

ITEM #: 37
DATE: 11-12-24
DEPT: FLEET

COUNCIL ACTION FORM

SUBJECT: AMES CITY HALL INTERIOR UPDATES - PHASE II

BACKGROUND:

In 1990, City Hall was remodeled from its previous use as a school building. At that time most of the walls were wallpapered or painted, and the majority of the offices, conference rooms, Council Chambers, and hallways were carpeted. Over the past three decades, the finishes of many areas of the building have become worn, including areas with peeling wallpaper, worn carpeting, and faded paint.

City staff retained SVPA Architects to explore interior improvements in City Hall. The firm's recommendations regarding improvements included painting the walls after removing wallpaper, replacing the carpet/flooring, and considering new window shades and a partition wall between the Council Chambers and the courtroom.

Following the receipt of these recommendations, in 2022 the City Hall Improvement Project was put out to bid. After receiving bids, the project was rejected due to costs being substantially higher than anticipated. Staff completed some of the project components with in-house labor and worked to split the remaining components into smaller projects that could be bid out and completed in phases. Altogether, since 2022, hallways and conference rooms have had wallpaper removed and were painted, and a contractor was retained to install new flooring in the hallways, conference rooms, Council Chambers, courtroom and Police patrol area. The contractor's work to-date is substantially finished.

WORK REMAINING TO BE PERFORMED:

The base bid for this project includes painting walls and replacing the carpet and base in all interior offices. Alternate #1 includes the cost to replace the flooring in Police Administration and Police Records. Alternate #2 includes the cost to paint both sides of the door and window frames. Alternate #3 includes the cost to paint the office side of the door frames where the corridor side has already been painted.

The specifications for carpet replacement include skim coating the floor in places where asbestos-based mastic exists from the original building. This skim coating would encapsulate the asbestos in lieu of removing it, which is an approach approved by the Iowa DNR. The Engineer's Estimate to complete all the work (base bid plus all three alternates), is \$590,000.

On October 8, 2024, City Council approved preliminary plans and specifications for Ames City Hall Interior Updates Phase II. Bid documents were sent to six contractors. The bid was also advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation. On October 30, 2024, three bids were received as shown on the table below.

BIDDER	BASE BID	ADD ALTERNATE #1 (Police Flooring)	ADD ALTERNATE #2 (Remaining 2- Sided Door/Window Frame Painting)	ADD ALTERNATE #3 (Remaining 1- Sided Door/Window Frame Painting)	TOTAL
<i>Engineer's Estimate</i>	<i>\$485,000</i>	<i>\$60,000</i>	<i>\$30,000</i>	<i>\$15,000</i>	<i>\$590,000</i>
GTG Construction Des Moines, IA	\$288,000	\$28,000	\$16,000	\$4,500	\$336,500
Dean Snyder Construction Ankeny, IA	\$369,447	\$54,063	\$23,027	\$8,034	\$454,571
R.H. Grabau Construction Boone, IA	\$428,217	\$49,374	\$17,231	\$5,457	\$500,279

Staff reviewed the bids and determined that more time is needed to review them and ensure the companies have the type of experience this project requires. GTG Construction, the apparent low bidder, bid on the recent Library carpet replacement project, but ultimately withdrew from the project. City staff met with GTG on-site to review City Hall and the project requirements. The company has also submitted references for review, which is underway.

Funding is available in the City Hall Capital Improvement project in the amount of \$647,697.

ALTERNATIVES:

1. Accept the report of bids and delay the award to provide staff additional time for review.
2. Reject all bids and direct staff to rebid.
3. Award a contract to one of the bidders.

CITY MANAGER'S RECOMMENDED ACTION:

Due to the disruptive nature of this project to City staff and customers, more investigation is necessary to ensure the selected contractor can successfully complete the project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.