

ITEM #: 25
DATE: 01-14-25
DEPT: CYRIDE

COUNCIL ACTION FORM

SUBJECT: CYRIDE'S 2023 SHOP REHABILITATION PROJECT COMPLETION

BACKGROUND:

The CyRide 2023 Shop Rehabilitation Project (Bid No. 2024-015) was released on July 27, 2023. Plans and specifications called for the construction of a new section of mezzanine connecting the existing east and west mezzanines and reworking workspaces within the maintenance area. Project goals included consolidating bus parts into one location, improving maintenance employees' work environment, supporting employee efficiency, and adjusting workspaces to enhance safety.

The project utilized a Public Transportation Infrastructure Grant (PTIG) that CyRide was awarded from the Iowa Department of Transportation. Bids were due on August 23, 2023. R.H. Grabau Construction Inc. of Boone, Iowa submitted a bid of \$390,165 for the base bid plus Alternate #1, and was awarded the contract at the City Council meeting on September 12, 2023.

Construction on the project started in December 2023. **Due to a favorable bid by R.H. Grabau, CyRide was able to implement several project elements previously removed during the design phase with change orders, increasing the utilization of available grant funding.** Six change orders were approved at the City Council meeting on May 28, 2024, revising the contract amount to \$457,089.34. Since then, two additional change orders were executed and an administrative correction of \$0.20 was made to Change Order number 1.

The table below outlines details of the final project costs.

Description	Amount
R.H. Grabau Original Contract Base Bid	\$385,000.00
Add Bid Alternate #1 - Install window on the new masonry wall	\$5,165.00
Contract Award Amount	\$390,165.00
Change Order No. 1 - Infill opening in the mezzanine*	\$2,356.00
Change Order No. 2 - Extend west support I-beam to vertical I-beam	\$1,842.12
Change Order No. 3 - Add power outlets, data ports, and relocate fluid system control terminal	\$4,895.74
Change Order No. 4 - Not executed	\$0.00
Change Order No. 5 - Rework air compressor power supply wires, add data ports in repair bay and wing wall, add vertical support C-channel, and repair concrete under removed wall	\$9,348.41
Change Order No. 6 - Rework existing mop sink area into office space for the Principal Clerk position. Move existing laundry facilities to the mezzanine level. Apply epoxy flooring to the fabrication area under the new mezzanine floor and between the new masonry wall and repair bay. Paint remaining walls in the fabrication area under the new mezzanine floor and rework office space.	\$48,482.07
Amended Project Cost with Change Orders One through Six	\$457,089.34

Change Order No. 7 - Repair damaged underground conduits	\$8,956.00
Change Order No. 8 - Deduct: For implementing alternate #1	\$(5,165.00)
Total Project Cost with All Change Orders*	\$460,880.54
Payment Made to Date	\$437,836.51
Unpaid Balance - 5% Retainage	\$23,044.03

*Due to clerical error, Change Order No. 1 was short \$0.20, adjustment made at project closeout.

The project was substantially completed on September 1, 2024. As of December 12, 2024, the project punch list is complete, the required project documentation is on file, and R.H. Grabau has met all of the contract conditions to the satisfaction of CyRide staff and the A&E firm. All but the remaining \$23,044.03 in retainage has been paid to date. Payment of retainage is the last step needed to complete this project.

The Transit Board approved acceptance of project completion and release of final retainage at its meeting on December 19, 2024.

ALTERNATIVES:

1. Accept final project completion and approve the release of retainage in the amount of \$23,044.03 to R.H. Grabau Construction Inc of Boone, Iowa, for the 2023 Shop Rehabilitation Project.
2. Reject final project completion and direct staff to proceed according to City Council priorities.

CITY MANAGER'S RECOMMENDED ACTION:

All documentation and punch list items are complete, and all conditions of the project contract **have been finished to the satisfaction of CyRide staff and the A&E firm. Closeout of this project is the last step needed to complete this important upgrade to the CyRide facility.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[22001 - CyRide Maintenance Shop Improvements - Completion Letter.pdf](#)