

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

COUNCIL ACTION FORM

SUBJECT: CITY HALL INTERIOR IMPROVEMENTS

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. In 2022, City staff retained SVPA Architects to explore interior improvements in City Hall. This included painting the walls after removing wallpaper, and carpet/flooring replacement as well as recommendations for window shades and the rehabilitation of the partition wall between the Council Chambers and the Courtroom.

Bids for this improvement project were solicited in October 2022. After the bids came in higher than the budget, the bids were rejected and staff proceeded to split the overall project into smaller projects. Some of these projects were then completed by facilities staff and local contractors, such as the painting of hallways and conference rooms including door frames in these areas.

Staff then prepared specifications for a project to replace the carpets and wall base in the conference rooms and hallways where the painting has been completed. The project also included new carpet in the Council Chambers and Courtroom. Carpeting in the Police area would be removed and replaced with vinyl tiles.

On October 19, 2023, City Council awarded the project to Phillips' Floors Inc., of Indianola, Iowa in the amount of \$108,082. Four change orders were administratively approved by staff. The change orders included adding an additional room for carpet replacement, eliminating the installation of base in some hallways, switching from vinyl to carpet in some of the Police area, remediation of asbestos floors in Police, and adding carpet in the previous Parks multi-purpose room for future office space. These change orders totaled \$20,695, bringing the total construction cost to \$128,777.

Funding for this project is budgeted in the City Hall Improvements Capital Improvement Project. This project currently has a balance of \$647,697. Remaining funds will be used to complete the carpeting and painting in office areas, which was recently awarded.

ALTERNATIVES:

1. Accept the Ames City Hall Interior Improvements as completed by Phillips' Floors Inc., of Indianola, IA in the amount of \$128,777.
2. Direct staff to pursue a modification to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The project has been completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.