

COUNCIL ACTION FORM

SUBJECT: **2024/25 MULTI-MODAL ROADWAY IMPROVEMENTS
(6TH STREET - NORTH OF CITY HALL)**

BACKGROUND:

Multi-modal transportation refers to the variety of modes used by Ames residents to travel the transportation system. The modes specifically addressed in this program include bicycling and automobiles.

Multiple complaints have been received over the past several years regarding the sidewalk along 6th Street north of City Hall (see attached map). Due to the Police parking area and sallyport access, this sidewalk contains several jogs, does not have ADA-compliant slopes, and is frequently blocked by vehicles. **In order to better serve the needs of the public for both pedestrian safety and ADA compliance, as well as more efficiently utilize the parking area for Police and Public Works staff, a collaborative project has been designed to improve the area.** The design was also coordinated with the operations of the City Auditorium so that events could still be managed during and after construction.

The project will improve the pedestrian path by eliminating the jogs in the existing sidewalk, and ensuring that sidewalk slopes are compliant with ADA. Additionally, the project will allow a drainage issue to be resolved; one downspout draining a small portion of the City Hall roof currently drains over the sidewalk, which freezes in the winter. This drain will be re-routed to the storm sewer system. Finally, the design provides an adequate number of parking spaces for Police patrol vehicles, which have increased in number over the past several years.

The Police vehicles will utilize back-in angled parking, which will provide increased visibility in instances where officers need to enter the roadway quickly, and will also make loading equipment easier.

Staff has worked with Bolton & Menk of Ames, Iowa to develop plans and specifications for the project with an estimated construction cost of \$91,236.

On August 6, 2025, bids for the project were received as follows:

Bidder	Bid Amount
Engineer's Estimate	\$91,236.00
MidState Solution, LLC	\$125,151.50
TK Concrete, Inc.	\$138,625.00
Brothers Concrete	\$139,321.50
Con-Struct, Inc.	\$144,444.00
Caliber Concrete LLC	\$150,373.45
Absolute Group	\$153,981.75

The bids contained 21 separate specification categories. Staff reviewed the itemized bid proposal document from the apparent low bidder, MidState Solution, LLC, and compared it to the itemized Engineer's Estimate. Pricing submitted by MidState Solution was very close to the Engineer's Estimate for higher-cost components of the project, such as concrete. The pricing in the bid was between \$1,000 and \$6,500 higher than the estimate in 10 of the specification categories, which in aggregate resulted in a total bid \$33,915.50 higher than the Engineer's Estimate.

Other bidders seemed to consistently price most of those categories higher than the Engineer's Estimate as well. Therefore, staff believes the bids to be a competitive reflection of market pricing, and the bid from MidState Solution, LLC, is acceptable.

When the plans and specifications were approved, the budget for this project included \$25,000 from FY 2024/25 General Fund savings and \$90,000 in savings in the Multi-Modal Roadway Improvements Program available to fund the remainder of the project. Based on the bid results, the Multi-Modal Roadway Improvements funding needs to be increased to \$130,000. Funds are available to handle this increase without affecting any other committed project.

The table below shows the revenues and expenses for this project:

Revenues	Amount	Expenses	Amount
Road Use Tax	\$ 130,000.00		
General Fund Savings	25,000.00		
		Design	\$ 16,262.00
		Construction	125,151.50
		Administration	5,000.00
		Construction Contingency	\$ 8,586.50
Totals	\$ 155,000.00		\$155,000.00

ALTERNATIVES:

1. Approve this project by:
 - a. Accepting the report of bids
 - b. Approving final plans and specifications and awarding a contract to MidState Solution, LLC of Baxter, Iowa, in the amount of \$125,151.50
2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

This project will provide a compliant sidewalk to improve pedestrian and bicycle travel along 6th Street to the downtown area and City Hall. The project will also double the available parking on the north side of City Hall from nine current spots to 18.

While the bids came in above the engineer's estimate, staff has reviewed the bid discrepancies and determined rebidding the project at a later date will not likely lead to significant savings. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[6th Street Project Map.pdf](#)