

ITEM #:	20
DATE:	01-13-26
DEPT:	FLEET

COUNCIL ACTION FORM

SUBJECT: AMES CITY HALL INTERIOR UPDATES PHASE II - FINAL ACCEPTANCE

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 as the Phase I project. The contractor's work to-date for this phase of the project is finished.

On November 26, 2024, City Council awarded a contract for Phase II of the City Hall Capital Improvements Project to GTG Construction in the amount of \$336,500, including all alternates. This phase of the project included painting walls and replacing the carpet and base in all interior offices. Alternate #1 included the cost to replace the flooring in Police Administration and Police Records. Alternate #2 included the cost to paint both sides of the door and window frames. Alternate #3 included the cost to paint the office side of the door frames, where the corridor side has already been painted.

Three change orders were completed during the project. Change Order #1 was for additional carpet in Police offices not shown on the original plans, and new wall base throughout Police offices in the amount of \$18,601.89. Change Order #2 was for additional carpet and base in an additional office, and additional painting of an office in the amount of \$5,408. Change Order #3 was for additional patching around floor boxes and an additional dumpster charge in the amount of \$684.87. The contract for Phase II of the project was completed in the amount of \$361,194.76 with included change orders. The substantial completion document from the designer is attached.

Funding for the project was provided through the City Hall Capital Improvement project. This account has a balance of \$143,496 remaining after this project. The remaining

funds will be used for large repairs and improvements to City Hall.

ALTERNATIVES:

1. Accept completion of the City Hall Interior Improvements Phase II by GTG Construction, of Des Moines, IA, in the amount of \$361,194.76
2. Direct staff to pursue modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

This project addressed carpeting and painting needed throughout City Hall. One area of wallpaper remains to be addressed following the completion of Phase II. Staff will work to complete wallpaper removal and painting in the City Hall lobby in the next few months, along with the replacement of the partition wall in the City Council Chambers. The work specified in the contract has been completed and a certificate of completion has been issued. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[2025-01-05_21008_Ames City Hall Renovations_Substantial Completion Certificate \(1\).pdf](#)