

ITEM #:	25
DATE:	05-12-26
DEPT:	PW

COUNCIL ACTION FORM

SUBJECT: RESOURCE RECOVERY AND RECYCLING CAMPUS TREE AND BRUSH REMOVAL

BACKGROUND:

The Resource Recovery and Recycling Campus (R3C) project represents a new method for handling solid waste, recycling, and yard waste for the City of Ames and partner agencies. This project includes the construction of a new transfer station to receive, process, and transport solid waste to the City's new landfill partner in Carroll County. Additionally the project will include a receiving area for recyclables that will then be transported to a material recovery facility and an area for yard waste collection.

The new R3C facility will be located at 220 Freel Drive. In advance of bidding and construction activities, City staff solicited quotes in January 2027 for removal of trees and vegetation on the site. A contract was awarded to J. Pettiecord, Inc. of Bondurant, IA in the amount of \$27,450. One change order, in the amount of \$5,250, was administratively approved by staff to include additional tree clearing along Freel Drive.

The site clearing was completed just as the final design of the R3C project was being prepared for bidding. This timing was necessary due to the accelerated timeframe in which the project design was performed in order to facilitate an early spring construction. As such, the impacts at the very edges of the R3C site were not immediately clear and staff made its best estimate as to which trees required removal and which would be able to stay.

Now that construction activities have commenced at the R3C site, formal project layout and survey activities have indicated a line of trees and brush along the eastern edge of the R3C property that need to be removed in order for construction to continue. This work is represented as Change Order No. 2 in the amount of \$13,900 and will be performed by J. Pettiecord, Inc of Bondurant, IA. Because this change order amount is over 20% of the original purchase order, City Council approval is necessary.

A revised project budget is provided below:

Budgeted Revenues		Budgeted Expenses	
Revenue Abated G.O. Bonds	\$22,006,730	Land Acquisition (220, 306, 312, 318, 400 Freel Drive)	\$1,077,500
Fleet Services Reserve Fund	425,000	Due Diligence prior to closing	15,465
FY 2025/26 Stormwater Quality Improvements CIP	159,077	Conceptual Design and Financial Modeling	50,000
Electric Services Rebate	3,000	Final Design	965,715

Solid Waste Alternatives Program (SWAP) Grants	100,000	Final Design Contingency	75,000
		Permitting	38,000
		Construction Contracts (as bid)	\$19,619,767
		Previously approved change orders	(1,627,770.97)
		Construction Incentives	100,000
		Items by Owner (FFE/Cameras/Fiber Network/ Tree Clearing) (This Council Action)	266,600
		Construction Contingency	428,598
		Construction Inspection (est)	228,760
		Construction Manager Fee (Fixed fees plus 2.25% of contract amounts)	952,860
		Construction Manager General Conditions Costs (est.)	<u>448,000</u>
R3C Construction Revenue Subtotal	\$22,693,807	R3C Construction Subtotal	\$22,638,494.03
Electric Utility Fund	\$2,340,000	Mobile Equipment (transfer trucks and trailers)	\$2,340,000
G.O. Bonds	\$975,000		
Unobligated G.O. Bonds	225,000		
Water Utility Fund	40,000	Freel Drive Paving (as bid + contract admin)	\$1,102,310
Total Project Revenues	\$26,273,807	Total Project Expenses	\$26,080,804.03

ALTERNATIVES:

1. Approve Change Order No. 2 with J. Pettiecord, Inc. of Bondurant, IA in the amount of \$13,900.
2. Direct staff to pursue other alternatives to remove the trees and brush.

CITY MANAGER'S RECOMMENDED ACTION:

Removal of the additional trees and brush is necessary to continue with site development for the construction of the R3C project. Approval of the change order will allow this work to occur and keep the project on schedule for an opening in spring 2027. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.