

ITEM #:	37
DATE:	06-09-26
DEPT:	P&R

**COUNCIL ACTION FORM**

**SUBJECT: COMPLETION OF PARKS AND RECREATION MAINTENANCE FACILITY EXPANSION PROJECT**

**BACKGROUND:**

The Parks and Recreation Maintenance Facility Expansion Project was designed and constructed to consolidate park maintenance staff and equipment into one location to improve efficiency and effectiveness. SVPA Architects, Des Moines, Iowa, was hired to provide design services, bidding assistance, and construction administration. The project included four main components:

1. Park Maintenance Building Breakroom Renovation - Included expanding the break/training room, upgrading the HVAC system, and creating additional staff workspaces.
2. Additional Parking - Bringing the Park Maintenance staff together in one location required additional parking.
3. Cold Storage Building - This additional building allows consolidation of maintenance equipment into one location and out of the flood plain.
4. Bulk Water Station - This was moved to provide space for the new storage building and the additional parking.

The project started in September 2025 and was substantially completed by April 30, 2026.

**At its June 24, 2025 meeting, City Council awarded a contract to King Construction, Iowa Falls, Iowa, in the amount of \$1,344,075. Through the duration of the project there have been 12 change orders totaling \$21,244.61, increasing the construction total of the project to \$1,365,319.61.** The table below outlines the expenses for the project.

Construction (King Construction, Iowa Falls, Iowa)	\$ 1,344,075.00
Change Orders	\$ 21,244.61
<b>Construction Contract SUBTOTAL</b>	<b>\$ 1,365,319.61</b>
Design (SVPA, West Des Moines, Iowa)	\$ 91,780.00
Construction Testing (Terracon)	\$ 10,317.75
Miscellaneous (City of Ames Public Works Inspections, Building Permit, Etc.)	\$ 11,468.20
<b>TOTAL</b>	<b>\$ 1,478,885.56</b>

Total available funding for the project is as follows:

General Fund	\$ 468,636
Local Option Sales Tax Fund	\$ 187,884
Park Development Fund	\$ 100,725
G.O. Bonds	\$ 606,294
Water Utility	\$ 140,000
<b>TOTAL</b>	<b>\$1,503,539</b>

**ALTERNATIVES:**

1. Accept completion of the contract for the Parks and Recreation Maintenance Facility Expansion Project with King Construction, Iowa Falls, Iowa, in the amount of \$1,365,319.61.
2. Do not approve the completion of contract for the Parks and Recreation Maintenance Facility Expansion Project with King Construction, Iowa Falls, Iowa, and direct staff how to proceed.

**CITY MANAGER'S RECOMMENDED ACTION:**

**As the park system and its maintenance needs continue to grow, efficiency and effectiveness of staff becomes even more important. Expanding the storage capacity allows all park maintenance equipment to be stored at one location. Additionally, the expansion of the break room in the main park shop helps accomplish the goal of being efficient and effective.** Therefore, it is the City Manager's recommendation that City Council approve Alternative No. 1.

**ATTACHMENT(S):**

[2026-06-02 - 24065 Ames Park Rec Maintenance Cold Storage - Final Acceptance Recommendation Letter.pdf](#)