

ITEM #:	23
DATE:	07-28-26
DEPT:	P&R

COUNCIL ACTION FORM

SUBJECT: ACCEPT COMPLETION OF (7) BID PACKAGES AND PARTIAL RELEASE OF RETAINAGE FOR (1) BID PACKAGE FOR THE FITCH FAMILY INDOOR AQUATIC CENTER PROJECT

BACKGROUND:

The Fitch Family Indoor Aquatic Center Project was designed and constructed to enhance the quality of life in Ames by providing indoor aquatic and fitness opportunities. RDG Planning & Design, Inc, Des Moines, Iowa, was hired to provide design services, bidding assistance, and construction administration.

Story Construction was hired to perform construction management for the project. The aquatic center includes a six-lane lap pool, a zero-depth entry pool with a play structure and current channel, a wellness pool, locker rooms (men's, women's, and universal), two party rooms, one multipurpose room, mechanical rooms, maintenance area, offices, storage, four gender neutral restrooms, and lobby area.

The project was designed in 2023 with bid documents being distributed in late 2023. At its January 23, 2024 meeting, City Council awarded 13 contracts, with the final contract awarded February 20, 2024. Construction began in April 2024 and was substantially completed by March 3, 2026. **This action is to accept the completion of contracts for seven of the 14 bid packages and approve the partial release of retainage for one bid package.**

The following Bid Packages for this action include:

CONTRACTOR & BID PACKAGE	AWARD AMOUNT	# OF CHANGE ORDERS	CHANGE ORDERS TOTAL	CONTRACT TOTAL
1. Forrest & Associate, Inc 04-1 Unit Masonry Work	\$ 84,275	3	\$ 1,157	\$ 85,432
2. Lansink Construction, Inc 06-1 General Carpentry Work	\$1,016,000	16	\$ 114,962	\$1,130,962
3. Orning Glass Company 08-1 Entrance, Storefront, Curtainwall & Glazing Work	\$ 726,526	6	\$ 17,757	\$ 744,283
4. Hilsabeck Schacht, Inc 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Work	\$ 519,250	14	\$ 24,850	\$ 544,100
5. Sande Construction & Supply Company 13-1 Swimming Pool Work	\$4,326,187	6	\$ 2,349	\$4,328,536

6. Midwest Automatic Fire Sprinkler Company 21-1 Fire Suppression System Work	\$ 130,100	1	(\$ 700)	\$ 129,400
7. Lakeside Contractors LLC 32-1 Paving & Sidewalk Work	\$ 351,588	5	\$ 32,538	\$ 384,126
SUBTOTAL OF CLOSEOUT CONTRACTS*	\$7,153,926	51	\$192,913	\$7,346,839
PARTIAL RELEASE OF RETAINAGE**				
8. Brockway Mechanical & Roofing Co., Inc 22-1 Plumbing & HVAC Work	\$4,184,363	12	\$123,906	\$4,308,269
SUBTOTAL OF PARTIAL RELEASE OF RETAINAGE CONTRACTS	\$4,184,363	12	\$123,906	\$4,308,269
CONTRACTS NOT COMPLETE				
9. All Star Concrete, LLC 03-1 Building Concrete Work	\$ 671,500	6	\$ 42,056	\$ 713,556
10. Core Construction, LLC 03-3 Precast Concrete & Structural Steel Work	\$2,710,000	6	\$ 26,984	\$2,736,984
11. Central States Roofing 07-3 Membrane Roofing & Sheet Metal Flashing Work	\$ 806,300	2	\$ 6,763	\$ 813,063
12. Van Maanen Electric, Inc. 26-1 Elec., Comms., Electronic Safety & Sec. Work	\$1,477,436	20	\$145,256	\$1,622,692
13. Con-Struct, Inc. 31-1 Demolition & Earthwork Work	\$ 532,975	6	\$ 64,064	\$ 597,039
14. Iowa Pipe & Grading, LLC 33-1 Site Utility Work	\$ 385,700	1	\$ 14,518	\$ 400,218
SUBTOTAL OF CONTRACTS NOT COMPLETE	\$6,583,911	41	\$299,641	\$6,883,552
GRAND TOTAL	\$17,922,200	104	\$616,460	\$18,538,660

***The total of the seven contracts in this action is in the amount of \$7,346,839. Through the duration of the project there have been 51 change orders associated with these seven contracts totaling \$192,913, increasing the construction total of those contracts of the project by 2.6% to \$7,346,839.**

****The bid package contract 22-1 Plumbing & HVAC Work with Brockway Mechanical & Roofing Co., Inc is now substantially complete. Brockway has asked for a partial release of its retainage, and according to Iowa Law, the City needs to honor this request. RDG Planning & Design has estimated the cost of the outstanding work to be valued in the amount of \$10,000. The project retainage is being reduced to \$20,000, leaving funds available to complete the outstanding work.**

The table below outlines the expenses for the project.

EXPENSE	AMOUNT
Conceptual Design / Environmental Testing	\$ 64,893
Land Acquisition	\$ 2,900,000
Relocate Electric Lines	\$ 85,355
Design	\$ 1,783,850
Construction Manager	\$ 2,582,115***
Construction (Total of awarded contracts)	\$17,922,200
Construction Change Orders	\$ 616,460
Other Project Related Costs	\$ 927,130
Available Balance	\$ 33,197
TOTAL Project Cost (As of 7/6/26)	\$26,915,200

*****It should be noted that there is a request from Story Construction for Change Order #3 in the amount of \$132,270 that will be brought to City Council in August. The funding source for that change order will be identified when the change order is before Council for consideration.**

Total available funding for the project is as follows:

REVENUE	AMOUNT
Hotel / Motel Tax	\$ 64,893
Grants / Donations	\$ 9,420,472
G.O. Bonds	\$17,429,835
TOTAL	\$26,915,200

ALTERNATIVES:

1. City Council can approve the following:

- a. Accept completion of the contract for bid package 04-1 Unit Masonry Work with Forrest & Associate, Inc., Des Moines, IA for the Fitch Family Indoor Aquatic Center, in the amount of \$85,432.
- b. Accept completion of the contract for bid package 06-1 General Carpentry Work with Lansink Construction, Inc., Johnston, IA for the Fitch Family Indoor Aquatic Center in the amount of \$1,130,962.
- c. Accept completion of the contract for bid package 08-1 Entrance, Storefront, Curtainwall & Glazing Work with Orning Glass Company, Ames, IA for the Fitch Family Indoor Aquatic Center in the amount of \$744,283.
- d. Accept completion of the contract for bid package 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Ceiling Work with Hilsabeck Schacht, Inc., West Des Moines, IA for the Fitch Family Indoor Aquatic Center in the amount of \$544,100.
- e. Accept completion of the contract for bid package 13-1 Swimming Pool Work with

Sande Construction & Supply Co., Humboldt, IA for the Fitch Family Indoor Aquatic Center, in the amount of \$4,328,536.

- f. Accept completion of the contract for bid package 21-1 Fire Suppression Systems Work with Midwest Automatic Fire Sprinkler Company, Des Moines, IA for the Fitch Family Indoor Aquatic Center, in the amount of \$129,400.
 - g. Accept completion of the contract for bid package 32-1 Paving & Sidewalk Work with Lakeside Contractors LLC, Ames, IA for the Fitch Family Indoor Aquatic Center, in the amount of \$384,126.
 - h. Approve **partial release** of retainage of the contract for bid package 22-1 Plumbing & HVAC Work with Brockway Mechanical & Roofing Co, Inc., Des Moines, IA, reducing the contract retainage to \$20,000 for the Fitch Family Indoor Aquatic Center
2. Do not approve the completion of the seven bid package contracts and do not approve the reduction in retainage for one bid package contract for the Fitch Family Indoor Aquatic Center, and direct staff regarding how to proceed.

CITY MANAGER'S RECOMMENDED ACTION:

The Fitch Family Indoor Aquatic Center has been a long-anticipated project. Fitness classes started on May 18 and the natatorium opened on June 1 for swim lessons, aqua exercise classes, and limited lap swimming and water walking opportunities. Additionally, the walking track is being used when the facility is open. Public comments have been very positive. The facility is a great addition to the community and will increase the quality of life for all users.

Work still must be completed by some contractors and there have been warranty items that are being addressed as needed. The work of the seven bid packages included in this action has been completed. Staff believes it is important to accept completion of the work as contractors are finished with their contractual obligations rather than hold all contracts until the last one is complete. The remaining bid packages will be brought to Council for acceptance when each one is completed. Therefore, it is the City Manager's recommendation that City Council approve Alternative No. 1, as described above.

ATTACHMENT(S):

[RDG Recommendation for Group 1 Closeout.pdf](#)

[Change Order Log - 7-28-26 Contractor Closeout 1.pdf](#)