

ITEM #:	23
DATE:	08-11-26
DEPT:	P&R

COUNCIL ACTION FORM

**SUBJECT: ACCEPTING COMPLETION OF TWO BID PACKAGES FOR 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 14th and 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 two of the 14 bid packages. The final acceptance recommendation letter from the architect for the two bid packages is attached. As a reminder, at the July 28, 2026 Council meeting, Council accepted the completion of seven other bid packages for this project (listed below in the table labeled "Contracts Completed").

The following Bid Packages for this action include:

CONTRACTOR & BID PACKAGE*	AWARD AMOUNT	# OF CHANGE ORDERS	CHANGE ORDERS TOTAL	CONTRACT TOTAL
1. Con-Struct, Inc. 31-1 Demolition & Earthwork Work	\$ 532,975	6	\$ 64,064	\$ 597,039
2. Iowa Pipe & Grading, LLC 33-1 Site Utility Work	\$ 385,700	1	\$ 14,518	\$ 400,218
SUBTOTAL OF CLOSEOUT CONTRACTS	\$918,675	7	\$ 78,582	\$ 997,257

CONTRACTS NOT COMPLETE				
3. Brockway Mechanical & Roofing Co., Inc 22-1 Plumbing & HVAC Work**	\$4,184,363	12	\$123,906	\$ 4,308,269
4. All Star Concrete, LLC 03-1 Building Concrete Work	\$ 671,500	6	\$ 42,056	\$ 713,556
5. Core Construction, LLC 03-3 Precast Concrete & Structural Steel Work	\$2,710,000	6	\$ 26,984	\$ 2,736,984
6. Central States Roofing 07-3 Membrane Roofing & Sheet Metal Flashing Work	\$ 806,300	2	\$ 6,763	\$ 813,063
7. Van Maanen Electric, Inc. 26-1 Elec., Comms., Electronic Safety & Sec. Work	\$1,477,436	21	\$147,682	\$ 1,625,118
SUBTOTAL OF CONTRACTS NOT COMPLETE	\$9,849,599	47	\$347,391	\$10,196,990

CONTRACTS COMPLETED				
8. Forrest & Associate, Inc 04-1 Unit Masonry Work	\$ 84,275	3	\$ 1,157	\$ 85,432
9. Lansink Construction, Inc 06-1 General Carpentry Work	\$1,016,000	16	\$ 14,962	\$1,130,962
10. Orning Glass Company 08-1 Entrance, Storefront, Curtainwall & Glazing Work	\$ 726,526	6	\$ 17,757	\$ 744,283
11. Hilsabeck Schacht, Inc 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Work	\$ 519,250	14	\$ 24,850	\$ 544,100
12. Sande Construction & Supply Company 13-1 Swimming Pool Work	\$4,326,187	6	\$ 2,349	\$4,328,536
13. Midwest Automatic Fire Sprinkler Company 21-1 Fire Suppression System Work	\$ 130,100	1	(\$ 700)	\$ 129,400
14. Lakeside Contractors LLC 32-1 Paving & Sidewalk Work	\$ 351,588	5	\$ 32,538	\$ 384,126
SUBTOTAL OF CONTRACTS COMPLETED	\$7,153,926	51	\$192,913	\$7,346,839
GRAND TOTAL	\$17,922,200	105	\$618,886	\$18,541,086

*The total of the two contracts in this action is in the amount of \$918,675. Through the duration of the project there have been 7 change orders associated with these two contracts totaling \$78,582, increasing the construction total of those contracts of the project by 8.6% to \$997,257.

**The bid package contract 22-1 Plumbing & HVAC Work with Brockway Mechanical & Roofing Co., Inc is now substantially complete and partial retainage has been released. Even

though Brockway has received partial retainage, they are still on the Contracts Not Complete list as they are still completing tasks.

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	\$ 618,886
Other Project Related Costs	\$ 960,621
Available Balance	\$ (2,720)****
TOTAL Project Cost (As of 7/6/26)	\$26,917,920

*****It should be noted that there is a request from Story Construction for Change Order #3 in the amount of \$132,270 that is on City Council's August 11 agenda. The \$132,270 amount is not included in this number.**

******Donation funds for Fitch or project savings from the Ada Hayden project will be used to cover this shortage.**

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 31-1 (Demolition & Earthwork) with Con-Struct, Inc., of Ames, IA, for the Fitch Family Indoor Aquatic Center, in the amount of \$597,039.
 - b. Accept completion of the contract for bid package 33-1 (Site Utility Work) with Iowa Pipe & Grading, LLC, of Ames, IA, for the Fitch Family Indoor Aquatic Center, in the amount of \$400,218.
2. Do not approve the completion of the two bid package contracts 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 two 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.

With the two approvals outlined above, a total of nine contracts have been completed. 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):

[FFIAC - RETAINAGE GROUP F002_TO OWNER.pdf](#)
[Change Order Log - 8-11-26 Contractor Closeout 2.pdf](#)