

ITEM #:	25
DATE:	08-25-26
DEPT:	P&R

COUNCIL ACTION FORM

**SUBJECT: ACCEPTING COMPLETION OF ONE BID PACKAGE AND A PARTIAL
RELEASE OF RETAINAGE 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 a contract with Brockway Mechanical & Roofing Company and approve a partial release of retainage for Van Naanen Electric, Inc.

As a reminder, at previous Council meetings, Council accepted the completion of nine 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. Brockway Mechanical & Roofing Co., Inc 22-1 Plumbing & HVAC Work	\$4,184,363	12	\$123,906	\$ 4,308,269
SUBTOTAL OF CLOSEOUT CONTRACTS	\$4,184,363	12	\$123,906	\$ 4,308,269

***The original Brockway contract was in the amount of \$4,184,363. Through the duration of the project there have been 12 change orders associated with this contract totaling \$123,906, increasing the construction total by 2.96% to \$4,308,269.**

CONTRACTS NOT COMPLETE				
2. All Star Concrete, LLC 03-1 Building Concrete Work	\$ 671,500	6	\$ 42,056	\$ 713,556
3. Core Construction, LLC 03-3 Precast Concrete & Structural Steel Work	\$2,710,000	6	\$ 26,984	\$2,736,984
4. Central States Roofing 07-3 Membrane Roofing & Sheet Metal Flashing Work	\$ 806,300	2	\$ 6,763	\$ 813,063
5. 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	\$5,665,236	35	\$223,485	\$5,888,721

**The bid package contract 26-1 Electric, Communications, Electronic Safety & Security Work with Van Maanen Electric, Inc., Inc is now substantially complete, and a release of partial retainage has been requested. Even though Van Maanen is requesting the release of partial retainage, they are still on the Contracts Not Complete list as they are still completing tasks.

CONTRACTS COMPLETED				
6. Forrest & Associate, Inc 04-1 Unit Masonry Work	\$ 84,275	3	\$ 1,157	\$ 85,432
7. Lansink Construction, Inc 06-1 General Carpentry Work	\$1,016,000	16	\$ 14,962	\$1,130,962
8. Orning Glass Company 08-1 Entrance, Storefront, Curtainwall & Glazing Work	\$ 726,526	6	\$ 17,757	\$ 744,283
9. Hilsabeck Schacht, Inc 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Work	\$ 519,250	14	\$ 24,850	\$ 544,100
10. Sande Construction & Supply Company 13-1 Swimming Pool Work	\$4,326,187	6	\$ 2,349	\$4,328,536
11. Midwest Automatic Fire Sprinkler Company 21-1 Fire Suppression System Work	\$ 130,100	1	(\$ 700)	\$ 129,400
12. Lakeside Contractors LLC 32-1 Paving & Sidewalk Work	\$ 351,588	5	\$ 32,538	\$ 384,126
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 COMPLETED	\$8,072,601	58	\$271,495	\$8,344,096
GRAND TOTAL	\$17,922,200	105	\$618,886	\$18,541,086

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	\$ 2,714,385***
Construction (Total of awarded contracts)	\$17,922,200
Construction Change Orders	\$ 618,886
Other Project Related Costs	\$ 970,617
Available Balance	\$ 20,017
TOTAL Project Cost (As of 8/11/26)	\$27,080,203

***This includes Change Order #3 in the amount of \$132,270 for Story Construction.

Total available funding for the project is as follows:

REVENUE	AMOUNT
Hotel / Motel Tax	\$ 64,893
Grants / Donations	\$ 9,470,741
G.O. Bonds	\$17,544,569
TOTAL	\$27,080,203

ALTERNATIVES:

1. City Council can approve the following:
 - a. Resolution accepting completion of the contract for bid package 22-1 (Plumbing & HVAC) with Brockway Mechanical & Roofing CO. Inc., of Des Moines, IA, for the Fitch Family Indoor Aquatic Center, in the amount of \$4,308,269.
 - b. Resolution approving partial release of retainage for bid package 26-1 (Electrical, Communications, Electronic Safety & Security) with Van Maanen Electric, Inc., of Newton, IA, reducing the contract retainage to \$14,000 for the Fitch Family Indoor Aquatic Center.
2. Do not approve the contract or reduction in retainage, 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. 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. Additionally, the City is required by State law to partially release retainage if requested.

With the one approval outlined above, a total of ten contracts have been completed. The remaining bid package contracts 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 F003_TO OWNER.pdf](#)
[62948 CO #23, CC #22 Van Maanen.pdf](#)