

ITEM #:	23
DATE:	08-25-26
DEPT:	TRANSIT

COUNCIL ACTION FORM

SUBJECT: 2025 FACILITY FIRE PROTECTION IMPROVEMENT PROJECT CLOSEOUT

BACKGROUND:

The 2025 Facility Fire Protection Improvement Project (Bid No. 2025-176) was released to bidders on May 28, 2025, with an established project budget of \$661,323 utilizing a Public Transit Infrastructure Grant. Henkel Construction Company of Ames, Iowa, submitted a bid of \$227,600 and was awarded the contract at the July 22, 2025, City Council meeting.

The project enhanced the fire protection systems in bus storage lanes 1 and 2. Improvements included increasing the sprinkler system's water volume density, adding a coiling fire door, replacing the existing fire alarm panel, and making internal walk-through doors fire rated.

Construction on the project started in November 2025 and was substantially completed on May 11, 2026. The project had two change orders for a total cost increase of \$20,709.73. As of July 28, 2026, the project punch list is complete, the required project documentation is on file, and Henkel Construction Company has met all of the contract conditions to the satisfaction of CyRide staff and ASK Studios, the Architect & Engineering (A&E) firm.

The table below outlines details of the final project costs.

Description	Amount
Henkel Construction Company Original Contract Base Bid	\$207,700
Add Alternative No. 1 - Three fire rated doors	\$19,900
Henkel Construction Company Contract Award Amount	\$227,600
Change Order No. 1 - Relocate sprinkler head, add intumescent coating, and change door closing hardware	\$6,080.58
Change Order No. 2 - Rework fire door opening and add fire detection heads	\$14,629.15
Total Project Cost with Change Orders	\$248,309.73
Payment Made to Date	\$235,894.21
Unpaid Balance - 5% Retainage	\$12,415.52

All but the remaining \$12,415.52 in retainage has been paid to date. Payment of the retainage is the last step needed to complete this project. The Transit Board approved the final project completion and release of retainage at their board meeting on August 20, 2026.

ALTERNATIVES:

1. Accept final project completion and approve the release of retainage in the amount of \$12,415.52 to Henkel Construction Company of Ames, Iowa, for the 2025 Facility Fire Protection Improvement Project.
2. Do not approve the project completion and release of retainage.

CITY MANAGER'S RECOMMENDED ACTION:

Approving the final project completion and release of retainage will completely closeout of this project and is the final step in completing this important upgrade to the CyRide facility. All documentation and punch list items are complete, and all conditions of the project contract have been met to the satisfaction of CyRide staff and the A&E firm. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[24020 - CyRide Fire Protection Improvements - Completion Letter.pdf](#)