

ITEM #: _____
DATE: October 2, 2007

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR SITE PREPARATION AND EARTHWORK AT THE DONALD AND RUTH FURMAN AQUATIC CENTER

BACKGROUND:

On July 24, 2007, residents approved a special bond issue in the amount of \$8,488,000 toward the development of a \$9,488,000 aquatic center and site. In addition to the bond funding, Donald and Ruth Furman donated \$2,000,000 toward the aquatic center; \$1,000,000 for construction and \$1,000,000 for future enhancements to the facility.

At the September 11, 2007, City Council meeting, Council approved the preliminary plans and specifications for site preparation and earthwork at the Furman Aquatic Center site using material from various borrow sites. As the property owner, ISU requested a bid alternate calling for topsoil, from the aquatic center site, to be removed and transported to State Avenue. The University wanted to stockpile this material for use on future ISU projects. Therefore, a specific cost needed to be determined in order for ISU to pay for this expense. However, while the project was out-to-bid, ISU determined that they no longer wanted the topsoil and the bid alternate was removed from the project.

On September 26, 2007, the following bids were received for site preparation and earthwork at the Furman Aquatic Center:

McAninch Corporation, West Des Moines, IA	\$451,672.10
Peterson Contractors, Inc., Reinbeck, IA	\$534,108.00
Elder Corporation, Des Moines, IA	\$667,500.00

Work on this contract will begin as soon as possible after Award of Contract (October 2) and approval of the performance bond/insurance requirements at the October 9 City Council meeting. The contract calls for substantial completion by no later than December 3, 2007. Topsoil replacement and final grading of the site will be accomplished by no later than May 15, 2008. Project costs follow:

	Original Budget	Revised Budget
Site preparation and earthwork: City's base bid	\$ 603,535	\$ 451,672
ISU's alternate	N/A	N/A
Aquatic Center Facility	\$7,826,465	\$7,826,465
Construction Design (RDG Planning & Design)	\$ 718,000	\$ 718,000
Construction Observation (ISU FP&M)	\$ 100,000	\$ 100,000
Contingency	<u>\$ 200,000</u>	<u>\$ 351,863</u>
Total	\$9,488,000	\$9,488,000

ALTERNATIVES:

1. Award a contract to McAninch Corporation of Des Moines, Iowa, in the amount of \$451,672.10 for site preparation and earthwork at the Donald and Ruth Furman Aquatic Center.
2. Delay site preparation and earthwork at the Donald and Ruth Furman Aquatic Center.

MANAGER'S RECOMMENDED ACTION:

It should be remembered, this bid is limited to site preparation and earthwork at the aquatic center location. This timeline (substantial completion by December 3, 2007) allows the dirt adequate time to settle prior to pool construction beginning in the spring of 2008. A second bid, for the construction of the facility, will occur in early February.

As noted above, the site preparation and earthwork was originally budgeted at \$603,535. With the award of this contract, a deduction of \$151,863 will be realized. These funds will be redirected to the contingency account whereby increasing that line item to \$391,863.

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding a contract to McAninch Corporation of Des Moines, Iowa, in the amount of \$451,672.10.