

COUNCIL ACTION FORM

SUBJECT: AWARD A CONTRACT TO MANATTS INCORPORATED TO CONSTRUCT A PARKING LOT IN CHARLES CALHOUN MEMORIAL PARK

BACKGROUND:

In 2004, the family of Charles Calhoun donated four acres to the City of Ames with the understanding that the land be utilized for park purposes and be named Charles Calhoun Memorial Park.

The location of this parcel, between Highway 69 and Dawes Drive, is strategic because of its proximity to the southeast corner of Ada Hayden Heritage Park. The FY08/09 Capital Improvement Plan (CIP) calls for the development of this parcel to serve as a trailhead/passive park at the southeastern edge of Hayden Park. Development plans include a 20-stall parking lot, small shelter house, grills, and sidewalk. **The parking lot will be constructed to address storm water runoff in an environmentally conscious way. This will be accomplished by designing one half of the lot to drain into porous pavement and the other half into a bio-retention swale. These engineering practices are being utilized at this location to prevent storm water pollution from the parking lot from entering the drainage way between the lake at Hayden Park and the Skunk River.** The shelter will be constructed by staff and is not included within these plans and specifications.

The Park Development Fund is the source identified within the CIP to fund this project as follows:

Design / Engineering	\$ 13,850
Construction: Parking Lot / Sidewalk	\$111,000
Construction: Shelter House	<u>\$ 12,650</u>
Total	\$137,500

On March 27, 2008 one bid was received in the amount of \$132,450 from Manatts Incorporated. This exceeded the estimated budget of \$111,000 by \$21,450, or by 19%. In reviewing this bid with Manatts, they stated a significant portion of the increased costs could be contributed to the City's initiative to incorporate environmentally sensitive storm water management practices into the project (half of the lot draining into porous pavement and the other half into a bio-swale). No other changes could be identified to reduce costs without compromising project quality.

ALTERNATIVES:

1. Award a contract to Manatts Incorporated in the amount of \$132,450 utilizing an additional \$21,450 from the Park Development Fund for the construction of a parking lot at Calhoun Memorial Park. This increases the total project budget to \$158,950.
2. Reject this bid and delay the project until FY08/09.

CITY MANAGER'S RECOMMENDED ACTION:

The southern portion of Ada Hayden Heritage Park has been difficult to access due to the lack of parking at the southeast corner of the site. The development of Charles Calhoun Memorial Park with the construction of a 20-stall parking lot and a small shelter will allow and encourage increased utilization of the southern areas of the Ada Hayden Heritage Park by anglers, hikers, and joggers.

It appears that the project could be redesigned to reduce the cost of this project. However, the engineering methods used in the current design to address storm water in an environmentally conscious manner is important and will be utilized as a pilot project to assess its effectiveness in protecting waterways. Therefore, the staff is not recommending a redesign of the project.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1 thereby awarding a contract to Manatts in the amount of \$132,450 and utilizing an additional \$21,450 from the Park Development Fund for the construction of a parking lot at Calhoun Memorial Park. This action will increase the total project budget to \$158,950.