

COUNCIL ACTION FORM

SUBJECT: **CONTRACT COMPLETION FOR INIS GROVE PARK
RESTROOMS**

BACKGROUND:

This project included constructing a new restroom on the north side of the tennis courts and renovating the current restroom building located along Duff Avenue in Inis Grove Park. A contract was awarded to HPC, LLC, Ames, IA in the amount of \$378,000 on November 12, 2019. The project was designed by Hartman Trapp Architecture Studio, Des Moines, Iowa.

The restroom renovation and the new restroom include some of the same amenities, including being gender neutral, ADA accessible, automatic door locks that lock when the park is closed from 10:30 PM to 6:00 AM, ADA accessible water fountains with bottle fillers, soap dispensers, metal roofs, limestone veneer that match Walnut Shelter in the park, infrared occupancy sensors, and LED lighting on the interior and exterior of the building.

The new restroom features linear trench drains for easy cleaning, hand sanitizer dispensers, and adult/child changing tables, which are the first ones constructed in the park system. Not included as part of this contract was a sewage lift station that was installed to service the new restroom. The cost of the lift station was \$27,400.

As part of the project there were eight change orders that resulted in a total credit to the project of \$1,845, thus reducing the final construction cost to \$376,155. The change orders are listed below:

| Change Order Description | Amount |
|--|-------------------|
| CO#1 - Trench Drain Slab/Foundation Change | \$ 1,256 |
| CO#2 - Changes in Pipe Materials | (1,300) |
| CO#3 - Drinking Fountain Trim | 664 |
| CO#4 - Plug Hollow Bolts on Steel Frame | 510 |
| CO#5 - Omit Gutter Waterproofing Coating | (300) |
| CO#6 - Rafter Joint Sealant | 750 |
| CO#7 - Omit Winterization Pit | (1,200) |
| CO#8 - Electrical Panel Change | (2,225) |
| Change Order Total | (\$ 1,845) |

As shown below, the final project cost including design, sewage lift station, septic tank decommissioning, renovation, and new construction was \$442,555. Decommissioning the septic tank for the old restroom near Shagbark Shelter is the only component that needs

to be completed yet and will be done by staff. Total funding for the Inis Grove Park Restrooms Project is \$446,210, leaving \$3,655 in unused funds which will be returned to the Park Development Fund.

| Project Components | Cost |
|--|------------------|
| Design (Complete) | \$ 36,000 |
| Renovation and New Restroom (Complete) | 378,000 |
| Change Orders (Complete) | (1,845) |
| Sewage Lift Station (Complete) | 27,400 |
| Septic Tank Decommissioning | 2,500 |
| Total Project Cost | \$442,055 |

ALTERNATIVES:

1. a. Approve Change Orders 1 – 8 in the amount of (\$1,845) to HPC, LLC., Ames, Iowa, for the Inis Grove Park Restrooms Project.
- b. Accept completion of the contract for the Inis Grove Park Restrooms Project in the amount of \$376,155.
2. Do not accept the completion of the Inis Grove Park Restrooms Project.

CITY MANAGER’S RECOMMENDED ACTION:

The project complements the addition of the Miracle League Field and Inclusive Playground because now individuals have easier access to restroom facilities that are safe, have adequate lighting, clean, and ADA accessible. The completion of the project has made Inis Grove Park a destination because it offers amenities for all to enjoy.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.