

ITEM #: 21  
DATE: 03-14-23  
DEPT: P&R

**COUNCIL ACTION FORM**

**SUBJECT: WAIVE PURCHASING POLICY AND AWARD A CONTRACT FOR THE INIS GROVE PARK RESTROOM REPAIR PROJECT**

**BACKGROUND:**

In July 2022, a portion of the Inis Grove Park Restroom located adjacent Duff Ave., caught on fire and resulted in approximately \$145,000 worth of damage. The cause of the fire was a result of a garbage can fire adjacent the structure. It was determined by fire investigators that the fire in the garbage can was intentionally set by individuals that had started two other fires in the park.

The restroom was recently renovated and opened to the public in the summer of 2020. Staff contacted representatives from HPC, L.L.C., who completed the 2020 renovation, to provide a proposal to repair the fire damage. The proposal to repair the damage was estimated at \$145,000 and was presented to the insurance company that represents the City. After an insurance adjuster inspected the fire damage, a check in the amount of \$112,580 was given to the City. The City has a deductible of \$25,000.

During recent budget planning meetings, staff reallocated \$25,000 of CIP project savings to the FY 2022/23 Adjusted Budget in order to complete this project. **Since HPC L.L.C., completed the restroom renovation, they have the necessary information, expertise, and material contacts to complete the repairs.**

The total funds available to complete the repairs is \$137,580, leaving a shortfall of \$7,420. Staff discussed the shortfall with HPC L.L.C. and there are some line items on the proposal that will be removed in order to ensure the cost of the project does not exceed \$137,580. Specific line items include City staff assisting with demolition and reusing all bathroom fixtures.

**ALTERNATIVES:**

1. City Council can:
  - a. Approve waiving City of Ames Purchasing Policy for competitive bidding, and
  - b. Award a contract to HPC L.L.C., for the Inis Grove Park Restroom Repair Project in a not to exceed amount of \$137,580.
2. Direct staff to develop specifications and drawings and solicit competitive bids to complete the Inis Grove Park Restroom Repair Project.

3. Refer back to staff.

**CITY MANAGER'S RECOMMENDED ACTION:**

The restroom at Inis Grove Park is a crucial amenity to park users as well as many others. Unfortunately, the process has taken a long time to get to this point and with the warmer temperatures approaching it is imperative to limit any further delays in repairing the restroom to get back normal service levels for the park. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**