

Item: 21a&b

Date: 2-23-16

**COUNCIL ACTION FORM**

**SUBJECT: REJECTION OF BIDS FOR THE AMES/ISU ICE ARENA LOCKER ROOM AND HALLWAY RUBBER FLOORING REPLACEMENT**

**BACKGROUND:**

The bid opening for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Replacement project was April 16. This project consists of removing and replacing all rubber flooring in the locker rooms, hallways, and team bench areas at the Ames/ISU Ice Arena. An Add Alternate to the project is to install approximately a four foot by four foot section of flooring containing the ISU Hockey Logo in the Men's Hockey Locker Room.

One bid was submitted and total price including the alternate exceeds the \$175,000 appropriated for the project. Details are as follows:

<b>Bidder</b>	<b>Base Price</b>	<b>Alternate #1</b>	<b>Total Bid with Alt</b>
Poindexter Flooring, Inc	\$173,682	\$3,480	\$177,162

Plans and specifications were sent out to fourteen potential bidders and only one bid was submitted. Haila Architecture contacted contractors as to why they did not submit a bid. The contractors indicated the adhesive specified and the rubber flooring installation process detailed in the specifications were no longer offered by the flooring manufacturer. The contractors also indicated if the specifications were modified in regards to the adhesive and the flooring installation system, they would bid the project.

Haila Architecture has modified the specifications to broaden the list of adhesives that can be used as well as specified a different installation procedure as recommended by the flooring manufacturer. Haila Architecture also believes the cost estimate provided for the first bidding process is still relevant and accurate. The specifications allow the contractor to complete all flooring activities during the annual shutdown for maintenance at the facility during the month of May. Project details and costs are as follows:

**Architect's Estimate:**

Floor Replacement	\$ 120,000
Concrete Shower Curb Work (separate from plans & specs)	\$ 5,000
ISU Hockey Logo Installation	\$ 5,000
Contingency 10%	\$ 12,500
Design Fees	\$ 8,500
<b>Total Estimate</b>	<b>\$ 151,000</b>

In the FY 2015/16 Capital Improvements Plan (CIP), \$175,000 is allocated to replace all of the flooring in the locker rooms, hallways, and team bench areas. In addition, ISU Men's Hockey will contribute funds to cover the cost of the ISU Hockey Logo flooring which is estimated at \$5,000. CIP projects at the Ames/ISU Ice Arena are funded through the Ice Arena Capital Reserve Fund. According to the architect's estimate, the CIP funds and the funding from ISU Men's Hockey will be sufficient to cover the costs of the project.

**Funding:**

CIP	\$175,000
ISU	\$ 5,000
<b>Total</b>	<b>\$180,000</b>

**ALTERNATIVES:**

1. Reject all bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, and, approve Plans and Specifications for the rebidding of the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, including the alternate for the ISU Hockey Logo flooring, and set the bid due date for April 6, 2016, and April 12, 2016, as the date of hearing and award of the contract.
2. Accept the report of bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, but do not award a contract at this time.
3. Refer back to staff.

**MANAGER'S RECOMMENDED ACTION:**

The proposed project will address needed replacement of the rubber flooring and continue to provide citizens with an excellent facility. By having further conversation with potential contractors, Staff is confident a more competitive bid will be submitted that is closer to the cost estimates provided by the Architect. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 rejecting all bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project and approve Plans and Specifications for the re-bidding of the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project.