

COUNCIL ACTION FORM

SUBJECT: **AWARD CONTRACT FOR THE
INIS GROVE PARK RESTROOMS PROJECT**

BACKGROUND:

This project in Inis Grove Park includes constructing a new restroom near the north end of the tennis courts and renovating the current restroom along Duff Avenue. Hartman & Trapp, Des Moines, Iowa was hired to develop plans and specifications, prepare a cost estimate, and provide project management for the Base Bid (new restroom) and Alternate #1 (renovate existing restroom).

The Base Bid is the new restroom (shown below) and its location will serve the participants using the park, but specifically the Miracle League Field and All Inclusive Playground users. The exterior of the building on three sides includes a limestone veneer that reflects the limestone features of the Walnut Shelter in the park. There will be a metal roof similar to other new shelters recently added to the park system. The building will be ADA accessible with two gender neutral restrooms. Each restroom will contain a toilet, urinal, sink, an adult/child changing table, LED lighting, hand soap and sanitizer dispensers, and hand dryers. The exterior of the building will have an ADA accessible water fountain with a bottle filler. The adult changing tables will be the first ones constructed in the park system.



Alternate #1 includes the specifications to renovate the existing restroom along Duff Avenue. The renovation includes removing the shingles and exterior siding and replacing with a metal roof and new siding. A limestone veneer will be added to the front and west side of the building. The building will be converted from a men's and women's restroom to two gender neutral restrooms and made ADA accessible. New LED lighting and fixtures, as well as, an ADA accessible fountain with a bottle filler will be added.

Inis Grove Restrooms Project

Bidder	Base Bid	Alternate #1	Total Bid with Alternate #1
R. H. Grabau Construction, Inc., Boone, IA	\$299,998	\$84,998	\$384,996
HPC, LLC, Ames, IA	\$300,000	\$78,000	\$378,000
Happe Commercial, Ankeny, IA	\$335,000	\$71,000	\$406,000
ASI Commercial Construction Services, LLC, Emmetsburg, IA	\$339,000	\$68,000	\$407,000
GTG Construction, LLC, Johnston, IA	\$347,250	\$78,250	\$425,500

Two items that were not included in the bid package but are part of the total project cost include decommissioning the restroom near Shagbark Shelter and installation of a sewage lift station that will service the new restroom. The decommissioning will be completed by City staff and includes removing the fixtures and demolishing the septic tank. The sewage lift station has been bid separately and will service the new restroom. Water & Pollution Control staff designed the system and will be overseeing the installation.

The architect's cost estimate for the Base Bid and Alternate #1 which includes a 5% contingency is shown below:

<u>Architect/Engineer's Estimate:</u>	<u>Amount</u>
Base Bid (New Restroom)	\$243,970
Alternate #1 (Restroom Renovation)	\$ 60,400
Soil Testing	\$ 920
Architect/Engineering Services	\$ 36,000
Bid Package Total	\$341,290
 Restroom Decommission (near Shagbark Shelter)	 \$ 2,500
Sewage Lift Station Installation	\$30,000
Non- Bid Package Total	\$32,500
 Total Project Estimate	 \$373,790

Total available funding for the entire project is \$375,000, however, only \$305,580 is available after deducting soil testing, A & E services, and the non-bid package items.

ALTERNATIVES:

1. Award a contract for the base bid of the Inis Grove Restrooms Project to R. H. Grabau Construction, Inc., Boone, Iowa in the amount of \$299,998.

Under this alternative, no additional funding would be required to accomplish the new restroom adjacent to the Miracle Field. However, the renovation of the Duff Avenue restroom would have to be rebid separately and additional funding be identified from either the Local Option Sales Tax or Park Development Funds.

2. Award a contract to HPC, LLC, Ames, Iowa in the amount of \$378,000 for both the new restroom and renovated restrooms.

Under this alternative, \$72,420 would need to be appropriated from the Park Development or Local Option Sales Tax Funds.

3. Accept the report of bids, but not award a contract at this time and provide direction to staff as to how to proceed.
4. Reject all bids and direct staff to rebid the project at a future date.

CITY MANAGER'S RECOMMENDED ACTION:

Inis Grove Park is one of the most popular parks in the City due to the amenities it provides. With the addition of the Miracle League Field and Inclusive Playground that will be completed in the summer of 2020, it is important patrons have use of restrooms that are near the amenities they are utilizing. The new restroom is a priority due to its proximity to the Miracle Park features and adult sized changing tables. With the restroom that is adjacent to Duff Avenue, it is important to keep infrastructure updated to ensure it portrays the excellence and accessibility of the City's park facilities.

The City's architect has indicated that because the City received five bids, the bid amounts are fairly close, and the current trend is that bids in the area are coming in above estimates; it is unlikely that rebidding the project will result in a lower cost to the City. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #2 as stated above.**

However, in order to proceed with Alternative #2, the City Council must identify additional funding. As with the Brookside Restroom project, it is recommended that the Council appropriate \$72,420 from the Park Development Fund balance towards the Inis Grove restrooms projects. The fund will have a balance of \$673,263 after deducting funds for the Brookside Restroom project.

However, the renovation can be delayed until funds become available. Although City Council approved the use of Park Development Funds for the Brookside Restroom Renovation, this fund's purpose is for acquiring park land or adding new amenities to the park system.