

ITEM #:	44
DATE:	06-24-25
DEPT:	P&R

### COUNCIL ACTION FORM

**SUBJECT:            PARKS AND RECREATION MAINTENANCE BUILDING EXPANSION  
PROJECT**

**BACKGROUND:**

The Parks and Recreation Maintenance Facility Expansion Project is designed to consolidate park maintenance staff and equipment into one location to improve efficiency and effectiveness. SVPA Architects, Des Moines, Iowa, was hired to provide design services, bidding assistance, and construction administration. This project includes the following four main components:

1. Renovation of the existing Park Maintenance Building - this includes expanding the break/training room, upgrading the HVAC system, and creating staff workspaces.
2. Constructing Additional Parking - bringing the Park Maintenance staff together in one location will require additional parking.
3. Cold Storage Building - this will allow staff to consolidate maintenance equipment and attachments onto one site and discontinue storing equipment in buildings that are either near the end of life or are in the flood plain.
4. Relocate the Bulk Water Station - the current location will interfere with the location of the cold storage building and additional parking. The costs of design and relocation will be paid for through Water & Pollution Control project savings.

The Plans and Specifications were distributed on May 14, 2025, with bids due on June 11, 2025. The construction documents were split into a Base Bid, Alternate #1 (Cold Storage Expansion), Alternate #2 (Concrete), Alternate #3 (Door Opener Retrofit), Alternate #4 (Relocate Bulk Water Station), Alternate #5 (13th Street Sidewalk). Alternate #5 was removed from the bid as a result of prior action approved by City Council.

**Seven bids were received and the results are shown Attachment A. King Knutson Construction, Inc., Iowa Falls, IA is the low bidder with a total bid of \$1,354,400 which includes the base bid and all alternates. The low bid is \$232,645 higher than SVPA's cost opinion. However, SVPA recommends awarding a contract to King Knutson Construction which can be seen in their recommendation letter included as Attachment B.**

To understand the total project costs for the Park Maintenance Facility Expansion, the following table provides a breakdown of the project components, the cost opinion and funding, the low bid amounts, as well as what staff is recommending Council approve. The recommendation includes the Base Bid, Alternate #1, Alternate #2, and Alternate #4. **Staff is not recommending Alternate #3 (Door Opener Retrofit) as these can be done at a later time.** A 5% contingency for the base bid and selected alternates is included.

<b>Component</b>	<b>Cost Opinion / Funding Amount</b>	<b>Low Bid</b>	<b>Recommendation</b>
Base Bid	\$ 755,650	\$ 990,000	\$ 990,000
Base Bid Contingency (5%)	\$ 37,783	\$ 49,500	\$ 49,500
Alternate #1 - Cold Storage Expansion	\$ 147,605	\$ 195,700	\$ 195,700
Alternate #2 - Concrete	\$ 85,000	\$ 44,900	\$ 44,900
Alternate #3 - Door Opener Retrofit	\$ 15,000	\$ 10,325	Do Not Award
Alternate #4 - Relocate Bulk Water Station	\$ 118,500	\$ 113,475	\$ 113,475
Alternate #5 - 13th Street Sidewalk	\$ 10,340	Removed From Bid	Removed From Bid
Alternate Contingency (5%)	\$ 18,822	\$ 18,220	\$ 17,704
A & E, Survey, Etc.	\$ 102,760	\$ 102,760	\$ 102,760
Special Inspections		\$ 19,000	\$ 19,000
FFE (Furniture, Fixtures, Equipment)	\$ 35,000	\$ 35,000	\$ 35,000
<b>TOTAL PROJECT COST</b>	<b>\$1,326,460</b>	<b>\$1,578,880</b>	<b>\$1,568,039</b>
<b>FUNDING AVAILABLE</b>	<b>\$ 897,464</b>	<b>\$ 897,464</b>	<b>\$ 897,464</b>
<b>SURPLUS / (SHORTFALL)</b>	<b>\$ (428,996)</b>	<b>\$ (681,416)</b>	<b>\$ (670,575)</b>

**There is a funding shortfall of \$670,575 for this project.** To cover this shortfall, staff is recommending using the following savings and/or funds:

<b>Funding Source</b>	<b>Amount</b>
Daley Park Splash Pad Project	\$357,358
Ada Hayden Heritage Park Path Replacement Project	\$106,294
Mini Pitch Project	\$ 64,500
Agility Course Project	\$ 30,000
Disc Golf Course Project	\$ 10,000
Brookside Stair Railings Project	\$ 1,698
Park Development Fund*	\$100,725
<b>Total</b>	<b>\$670,575</b>

\*There is a current balance in the Park Development Fund of \$574,942.

A detailed breakdown of funding for this project, the Daley Park Splash Pad project, and the Ada Hayden Trail Replacement project is shown in Attachment C. Substantial completion for this project is expected to be January 15, 2026.

## **ALTERNATIVES:**

1. The City Council can:
  - a. Accept report of bids.
  - b. Approve final plans and specifications and award a contract to King Knutson Construction, Inc. of Iowa Falls, IA, in the amount of \$1,344,075.
  - c. Approve reallocating funds from the Daley Park Splash Pad Project (\$357,358), Ada Hayden Path Replacement Project (\$106,294), Mini Pitch Project (\$64,500), Agility Course Project (\$30,000), Disc Golf Course Project (\$10,000), Brookside Stair Railings Project (\$1,698), and Park Development Fund (\$100,725) to be used for this project.
2. Award the contract to one of the other bidders.
3. Accept the report of bids but do not award a contract
4. Refer back to staff.

## **CITY MANAGER'S RECOMMENDED ACTION:**

**The Parks and Recreation Maintenance Expansion project will add needed storage space and will house the maintenance staff operations at one facility that will improve efficiency and effectiveness of the staff and department. Although the bids received were higher than the cost opinion, available funding has been identified to bring this project to fruition. Any unspent funds will be returned to the Park Development Fund.** Therefore, it is the City Manager's recommendation that City Council approve Alternative #1, as described above.

## **ATTACHMENT(S):**

[Attachment A - 2025-155 Park Maintenance Facility Bid Tab.pdf](#)

[Attachment B - SVPA Bid Award Recommendation.pdf](#)

[Attachment C - Project Cost Breakdown.pdf](#)