

ITEM #:	43
DATE:	06-24-25
DEPT:	P&R

### COUNCIL ACTION FORM

**SUBJECT:**                    **ADA HAYDEN HERITAGE PARK PATH REPLACEMENT**

**BACKGROUND:**

The asphalt paths at Ada Hayden are a popular location for walking and biking. The paths were installed when the park was developed over 20 years ago. This project includes the removal of the ten-foot-wide asphalt path and replacement with a twelve-foot-wide concrete path. The existing path will be removed, milled, and put back down to be used as a subbase under the new concrete.

WHKS and Co., Ames, Iowa, was hired to develop bid plans and specifications and assist with construction administration for the Ada Hayden Heritage Park Path Replacement Project. The base bid includes the paths around the north and south lakes as well as the connection from the main trail to the Harrison Road parking lot. Three alternates were included for removing and replacing the connector paths leading to Fletcher Blvd, Stone Brooke Road, and Edgewater Circle.

To assist with providing a safe experience for all users, graphics will be painted on the pavement indicating that walkers and runners are to use the portion of the path closest to the lake. Wheeled modes of transportation will be directed to use the portion of the path furthest from the lake. Signage will also be installed and an education campaign will be launched to help users understand the new protocols.

**The aforementioned paths will be closed for the duration of the project, which is expected to both reduce the project costs and the duration of the overall project compared to phasing.** However, staff will emphasize to the contractor to open one of the completed walking path loops, if possible, even though the entire project may not be completed.

Construction documents were released to bidders on May 14, 2025 with bids being due on June 11, 2025. Seven contractors submitted bids with the information shown below:

Bidder	Base Bid	Alternate #1	Alternate #2	Alternate #3	Total
Caliber Concrete LLC, Adair, IA	\$1,066,988.38	\$49,201.01	\$20,672.55	\$11,344.64	\$1,148,206.58
All-Star Concrete LLC, Johnston, IA	\$1,127,186.50	\$53,909.72	\$23,585.99	\$13,740.00	\$1,218,422.21

Howrey Construction Inc. Bondurant, IA	\$1,158,670.10	\$61,960.33	\$27,155.68	\$21,148.50	\$1,268,934.61
OEL Construction Inc., Steamboat Rock, IA	\$1,178,088.00	\$56,983.18	\$27,869.25	\$20,070.00	\$1,283,010.43
Jasper Construction Services, Newton, IA	\$1,197,232.20	\$64,253.08	\$31,059.80	\$22,180.00	\$1,314,725.08
Con-Struct Inc., Ames, IA	\$1,231,033.99	\$55,695.50	\$24,860.50	\$11,410.00	\$1,322,999.99
TK Concrete Inc., Pella, IA	\$1,261,429.00	\$62,215.45	\$27,025.55	\$15,485.00	\$1,366,155.00

Staff conducted an analysis to determine which combination of base bid and alternates should be pursued. To understand the total project costs for the Ada Hayden Heritage Park Path Replacement Project, 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, and Alternate #2. Staff is not recommending Alternate #3 as this section of trail is still in good shape.** This analysis indicates that the bid from Caliber Concrete, LLC, Adair, Iowa, (including Alternates 1 and 2) is the lowest acceptable bid.

The table below includes staff inspection time for Public Works staff, who will be performing project inspections. Additionally, WHKS recommends reducing its A & E fees to \$75,000 for the project.

Component	Cost Opinion / Funding Amount	Low Bid	Recommendation
Base Bid	\$1,234,615	\$1,066,989	\$1,066,989
Base Bid Contingency (5%)	\$ 61,731	\$ 53,349	\$ 53,349
Alternate #1 - Fletcher Connector	\$ 53,507	\$ 49,201	\$ 49,201
Alternate #2 - Stone Brooke Connector	\$ 23,335	\$ 20,673	\$ 20,673
Alternate #3 - Edgewater Connector	\$ 11,595	\$ 11,345	\$ 0
Alternate Contingency (5%)	\$ 4,422	\$ 4,061	\$ 4,061
Public Works Staff Time			\$ 25,000
A & E	\$ 88,600	\$ 88,600	\$ 75,000
<b>TOTAL PROJECT COST</b>	<b>\$1,477,805</b>	<b>\$1,294,218</b>	<b>\$1,293,706</b>
<b>FUNDING AVAILABLE</b>	<b>\$1,400,000</b>	<b>\$1,400,000</b>	<b>\$1,400,000</b>
<b>SURPLUS / (SHORTFALL)</b>	<b>\$ (77,805)</b>	<b>\$ 105,782</b>	<b>\$ 106,294</b>

**There is sufficient funding for this project and it is recommended that surplus funding for this project be used for the Park Maintenance Facility Expansion Project.** A detailed breakdown of funding for this project, the facility expansion project, and the Daley Park Splash Pad project is shown in Attachment A. This project is expected to be completed by November 30, 2025.

**ALTERNATIVES:**

1. The City Council can:
  - a. Accept the report of bids.
  - b. Approve final plans and specifications and award a contract to Caliber Concrete LLC of Adair, IA, in the amount of \$1,136,861.94.
2. Award the contract to one of the other bidders.
3. Accept the report of bids but do not award a contract at this time.
4. Refer back to staff.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The path replacement at Ada Hayden Heritage Park is necessary as the current path is at the end of its useful life. Also, increasing the width of the path from ten feet to twelve feet and using concrete instead of asphalt will decrease annual maintenance costs as well as increase user safety. During construction, the integrity of the lake, native plants, and other organisms will be protected to ensure continued viability.** Therefore, it is the City Manager's recommendation that City Council approve Alternative #1, as described above.

**ATTACHMENT(S):**

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