



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

02-458

SYNOPSIS -

AGENDA:

AUGUST 19, 2002

SUBJECT:

Approval of Reiley Construction Company, Inc. (Robert M. Reilly, President, 110 Main Street, P.O. Box 99, Ossian, Iowa, 52161) as the lowest responsible bidder for the replacement of the playing field at Sec Taylor Stadium. Also authorize a change order for \$83,000 savings to reduce the scope of work in the area of playing field Construction.

ACCEPTANCE OF
BID FOR A
REPLACEMENT
FIELD AT SEC
TAYLOR STADIUM

FISCAL IMPACT -

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

\$988,077 (Includes base bid of \$997,822; Add-alternate of \$73,255; and a change order of \$83,000 to reduce scope of playing field construction). Funds are available from Sec Taylor Stadium Infrastructure, Project CP040PKS990000PKS132 in the amount of \$774,000. A \$9,000 contingency is also recommended. This leaves a shortfall of \$223,077 that will be divided equally by the City and the Iowa Cubs. The entire shortfall of funds will be borrowed from the Bike Trails account of the City's Capital Improvements Program, budget item CP040PKS990000PKS045, but must be replaced by the end of FY04. These funds are currently available because of recent delays encountered in the design and construction of the Walnut Creek Trail project. The Iowa Cubs will pay its share in four equal installments to the City with its semi-annual lease payments for Sec Taylor Stadium. The final installment will be made by July 1, 2004.

SUBMITTED BY:

JEB E. BREWER, P.E.
CITY ENGINEER

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

RECOMMENDATION -

Approval.

BACKGROUND -

Although the bids received for replacing the playing field at Sec Taylor Stadium were considerably higher than anticipated, it is believed that they reflect a close approximation of what it will cost to

complete the project. Because the established slope and boundaries of the baseball stadium do not allow the luxury of surface drainage, the cost of building a sub-surface drainage system that maintains a stable playing field is significantly increased. If bids are rejected to redesign and/or re-bid the proposed project at a different time, the playing field will have to wait at least an additional year to be excavated and re-installed.

The project's design engineer, HOK Sports, Inc., estimated the base bid plus add-alternate cost to be approximately \$875,000 while the actual low bid was \$1,071,000, a difference of almost \$200,000. Five of the six bidders, however, submitted estimates within a narrow cost range: \$1,071,000 - \$1,131,000 leading HOK and staff to believe that the bids represent a true cost for the excavation and installation of the new playing field.

The recommendation for approval includes an add-alternate cost that increases the amount of excavation from 3'7" to 4'0" and increases the amount of granular backfill, a substance that significantly increases the ability of the soil to drain. Even though this option increases the overall cost of the project by \$73,255, the increase in stability of the playing field is more than proportionately enhanced. The bid for this option was significantly lower (approximately \$135,000 lower) than anticipated by HOK and staff and therefore has been unanimously recommended as an essential part of the total project.

While HOK Sports, Inc. is uncertain why the bids were so much higher than anticipated, they believe several items in the project could be change ordered to allow reduction in cost while maintaining the integrity of the stabilization of the completed playing field with resulting savings of up to \$83,000. A letter from HOK is attached, and it outlines the consultant's opinion on the reasons for the high bids. The change order is included in the approval of the bid award.

If awarded, this project is scheduled to begin September 12, 2002, in order to be completed for the 2003 playing season.
