



**Council
Communication**
Office of the City Manager

Date May 8, 2006

Agenda Item No. 47
Roll Call No. 06-
Communication No. 06-255
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Public hearing; approving plans, specifications, form of contract documents, Engineer's Estimate on Crivaro Park Water Playground; receive and file bids and designating lowest responsible bidder as Sande Construction and Supply Co., Inc., Ronald G. Sande, President, 1111 16th Avenue North, P.O. Box 368, Humboldt, IA, 50548 - \$806,280.

SYNOPSIS:

Recommend the City Council hold a public hearing to allow for public input on the Crivaro Park Water Playground and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The citywide wading pool master plan recommended replacement of the wading pool at Crivaro Park, which was removed after extensive damage from the flood of 1993. The Crivaro Park Water Playground will provide improved recreational opportunities.

FISCAL IMPACT:

Amount: \$806,280 - Construction Contract

Funding Source: 2006-2007 CIP, Page Park-30, Wading Pool Improvements, PKS034, G. O. Bonds.

ADDITIONAL INFORMATION:

On April 10, 2006, under Roll Call No. 06-597, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Crivaro Park Water Playground. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction for this improvement (Crivaro Park Water Playground, 11-2006-003) which is the construction of a new wading pool and water playground including a new pool house. The pool house contains a pool equipment room, surge/backwash pit, toilets and an open air shelter; and construction includes concrete support piers, metal roof trusses, wood plank deck, concrete tile roof, split face concrete masonry and framed acrylic windows. Work includes mechanical, electrical, painting, site work and site restoration, all in accordance with the contract documents, including Plan File Nos. 456-108/138, at Crivaro Park, 1105 East Railroad Avenue, Des Moines, IA.

Sealed bids for said improvement were submitted by the following bidders:

- Sande Construction and Supply Co., Inc., Humboldt, IA
- Larson & Larson Construction LLC, Urbandale, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on April 25, 2006.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Sande Construction and Supply Co., Inc., in the amount of \$806,280.

The bids are significantly higher than the consultant's estimate however, medium-sized contractors are extremely busy at this time, which may have resulted in a limited number of bids and higher prices. The consultant has reviewed its estimate and discovered that it underestimated certain components of the pool and equipment. The other bid submitted by Larson & Larson Construction LLC, Jeffrey C. Larson, President, 10703 Justin Drive, Urbandale, IA 50322 had an apparent error in one of the two unit bid prices, which if corrected would have resulted in a total bid of approximately \$985,000 instead of the \$1,345,000 as shown on the bid tabulation. The cost of this particular project, as designed with the Southwestern motif, appears to be consistent with the bids received in the current bidding climate. Rejecting these bids and rebidding the existing project as designed at this time would probably not result in a substantial reduction in the bid price. If the project is redesigned and rebid, bids could not be received until this fall for construction in spring 2007. Parks Department Staff recommends proceeding with award of this contract and construction this summer to avoid additional labor and material cost increases.

The FY 2006 CIP Budget for PKS034 had budgeted \$500,000 for the Crivaro Park Water Playground and \$470,000 for the Tower Park Water Playground. Staff recommended on April 10, 2006 under Council Communication No. 06-164 that approximately \$100,000 be reallocated from the Tower Park Water Playground to the Crivaro Park Playground based on the \$600,000 estimate which exceeded the CIP budget amount due to additional costs of incorporating similar design components from the park shelter currently under construction in Crivaro Park such as the southwestern motif with concrete tile roof, flared columns, large overhangs, and curved steel supports. In addition, clearstory windows and vaulted interiors as architectural elements bring natural light into the restrooms and enhance the building, but further increased the estimated cost. The actual bid prices for these enhancements exceeded the consultant's estimates, and funds budgeted for Crivaro Park. Parks Department Staff now recommend that the remaining funds necessary for the construction of Crivaro Park Water Playground (approximately \$210,000) be reallocated from the Tower Park Water Playground. The remaining FY2006 funding for the Tower Park project will be utilized to acquire and demolish the property at 4900 Hickman Road, which is estimated at \$150,000.

The Parks Department Staff has mailed a letter to interested residents and organizations informing them that the construction of the Tower Park Water Playground has been recommended to be delayed one year because the location for the Water Playground cannot be finalized until a parking lot use agreement has been executed with the First Federated Church at 4801 Franklin Street. There has been positive communications with First Federated Church, however, a firm agreement has not been established at this time.

PREVIOUS COUNCIL ACTION(S):

Date: April 10, 2006

Roll Call Number: 06-597

Action: Ordering Construction of Crivaro Park Water Playground – Receiving of bids, (4-25-06) and Setting date of hearing (5-8-06). (Construction Estimate - \$600,000). (Council Communication No. 06-164). Moved by Hensley to adopt. Motion Carried 6-1.

Date: September 26, 2005

Roll Call Number: 05-2360

Action: Approving Professional Services Agreement with Durrant, for the Crivaro and Tower Parks Water Playgrounds, not to exceed \$59,800. (Council Communication No. 05-540). Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Action:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.