

	<p style="text-align: center;"><b>Council</b></p> <p style="text-align: center;"><b>Communication</b></p> <p style="text-align: center;">Office of the City Manager</p>	<b>Date</b>	July 24, 2006
		<b>Agenda Item No.</b>	72
		<b>Roll Call No.</b>	<u>06-</u>
		<b>Communication No.</b>	<u>06-473</u>
		<b>Submitted by:</b>	<b>Jeb E. Brewer, P.E.</b> City Engineer

**AGENDA HEADING:**

Reject all bids on M. L. King Jr. Park Shelter and close the hearing on the plans, specifications, form of contract documents, and engineer’s estimate.

**SYNOPSIS:**

Recommend rejection of all bids because the low bid was almost 40% over the architect's estimate and project budget. The architect’s estimate for the project was \$350,000 and the lowest bid submitted was \$486,700. The City Engineer recommends redesign of the project, which may incorporate revisions to allow the shelter to be used as a Polk County meal site, and rebid at a later date. City Staff will meet with representatives of Polk County to determine what modifications to the current shelter design may be necessary for it to be utilized as a Polk County meal site. The feasibility of the modifications will be evaluated and funding sources reviewed.

**FISCAL IMPACT:**

Amount: Low bid of \$486,700

Funding Source: 2006-2007 CIP, Page Park-17, Park Redevelopment, PKS100, Being: \$240,000 in FY-2006 G. O. Bonds and \$110,000 from FY-2007 G. O. Bonds.

**ADDITIONAL INFORMATION:**

On June 19, 2006, under Roll Call No. 06-1175, the City Council received and filed plans, specifications, form of contract documents, and estimate for the construction of the M. L. King Jr. Park Shelter. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, form of contract documents, and estimate for the construction of the M. L. King Jr. Park Shelter, 11-2006-028.

The improvement includes construction of an all-season park shelter (approximately 2800 s.f.), including concrete footings, slabs, masonry walls, wood framed roof, plumbing, electrical, HVAC, restrooms, and kitchen, all in accordance with the contract documents, including Plan File Nos. 457-101/116, at the M. L. King Jr. Park, East 17th Street and Garfield Avenue, Des Moines, Iowa.

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

- Venter Spooner, Inc., Johnston, IA
- Larson & Larson Construction LLC, Urbandale, IA
- Regency Commercial Services, LLC, West Des Moines, IA (Bid read under advisement)  
Brothers Construction LTD, Des Moines, IA
- The Hansen Company, Inc., Johnston, IA, (Bid read under advisement)

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 July 11, 2006.

The Master Plan for M. L. King Jr. Park (adopted December 1999) included an open-air shelter adjacent to the new wading pool, and an attached enclosed all-season shelter. The wading pool has been constructed. The proposed improvement included the enclosed shelter with kitchen facilities and the attached open-air features. The M. L. King Jr. Park Neighborhood Association was able to collect over \$40,000 in donations over a period of three years, which will be used toward furnishing the enclosed shelter. During the bid process, representatives from Polk County approached Parks & Recreation Department Staff regarding using the proposed M. L. King Jr. Park Shelter as a Polk County meal site. City Staff will continue to meet with representatives of Polk County to determine what modifications to the current shelter design (kitchen size and configuration as well as the overall shelter size and design) may be necessary for it to be utilized as a Polk County meal site. The feasibility of the modifications will be evaluated and funding sources reviewed.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: June 19, 2006

Roll Call Number: 06-1175

Action: [M. L. King, Jr. Park Shelter](#) – Receiving of bids, (7-11-06), and Setting date of hearing, (7-24-06). (Construction Estimate - \$350,000). ([Council Communication No. 06-368](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

#### **BOARD/COMMISSION ACTION(S): NONE**

Date:

Roll Call Action:

Action:

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Redesign of the improvement and present to City Council to schedule bids at a later date.