



Council Communication

Office of the City Manager

Date

August 21, 2006

Agenda Item No. 31
Roll Call No. 06-
Communication No. 06-522
Submitted by: Donald M. Tripp, Park
and Recreation Director

AGENDA HEADING:

Approving an exception to the procurement ordinance competitive bidding requirements for good cause and approving payment to the Western Waterproofing Co., Inc. (West Des Moines, IA) for additional work on the repainting and associated repairs of Birdland Pool in the amount of \$18,465

SYNOPSIS:

Recommend approval of an exception to the procurement ordinance to approve payment of \$18,465 to Western Waterproofing Company, Inc., (Benjamin Bishop, President, 1829 Industrial Circle, West Des Moines, IA 50265) for repairs and repainting of the Birdland swimming pool including extra joint repair, surface repair, and overtime labor. The original contract for the repair and repainting of Birdland Swimming Pool was awarded to Western Waterproofing on January 23, 2006, in the amount of \$37,706. This amount was low bid of six bids received.

Once work began to remove the old paint, it became apparent that the amount of concrete pitting in the walls and floor of the pool was greater than expected. Trying to meet a timely opening of the summer swimming season, the additional repairs and overtime were ordered by parks staff before the final work was completed and without bringing the proposed changes back to Council for prior approval. The additional costs proved to be greater than anticipated, and it wasn't until mid-summer that an invoice was received and the full expense was known.

FISCAL IMPACT:

Amount: \$18,465

Funding Source: Fiscal Year 2006-07 Capital Improvement Program, Park Improvements—Swimming Pools and Aquatic Infrastructure, CP040 PKS990000 PKS153, page 28. Discretionary funding is available in the CIP for this expense, and it will not impact other project schedules.

ADDITIONAL INFORMATION:

Western Waterproofing submitted the low bid for the original contract. The second and third low bids ranged from \$41,500 - \$45,170. Park staff estimated the extent of repairs needed based on past experience. None of the low bidders increased this estimate to reflect the true extent of the repairs needed. There was an additional 200 linear feet of joint repair (only 300 feet was estimated by park staff) for an additional cost of \$1,056. There was an additional 1,700 square feet of surface repair to walls and the floor (only 400 square feet was estimated by park staff) for an additional cost of \$13,212. This work was a prerequisite to obtaining a warranty on the final coat of paint on the pool. In addition, difficulty in removing water from the diving well to remove the old paint and repair the walls and floor significantly increased the labor and time to make repairs. In order to open the pool on schedule with the other aquatic facilities, an additional amount of \$4,197 was spent on overtime labor.

PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2006

Roll Call Number: 06-181

Action: Western Waterproofing to paint and repair Birdland Pool, \$37,706. (Eighteen bids mailed, six received). Moved by Brooks to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on construction contracts.