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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> May 21, 2018   |
|  | <b>Agenda Item No.</b> 77<br><b>Roll Call No.</b> <u>18-0942</u><br><b>Communication No.</b> <u>18-260</u><br><b>Submitted by:</b> Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer |

**AGENDA HEADING:**

Hearing on Tower and Sheridan Park Restrooms; rejection of all bids on Tower and Sheridan Park Restrooms; and close public hearing on plans, specifications, form of contract documents, engineer’s estimate.

**SYNOPSIS:**

Recommend the City Council reject all bids, because only (2) two bids were submitted, and only one (1) of the two (2) bids could be read, and the bid exceeded the estimate by 31%. In a recent public survey of the City's park system, the quality of the restroom facilities was cited as a need in the park system. Two (2) restroom styles were developed to be used throughout the City; a single stall restroom for neighborhood sized parks and a multi-stall restroom for larger parks. This project would have constructed a smaller restroom facility in Sheridan Park, and a larger restroom facility in Tower Park.

**FISCAL IMPACT:**

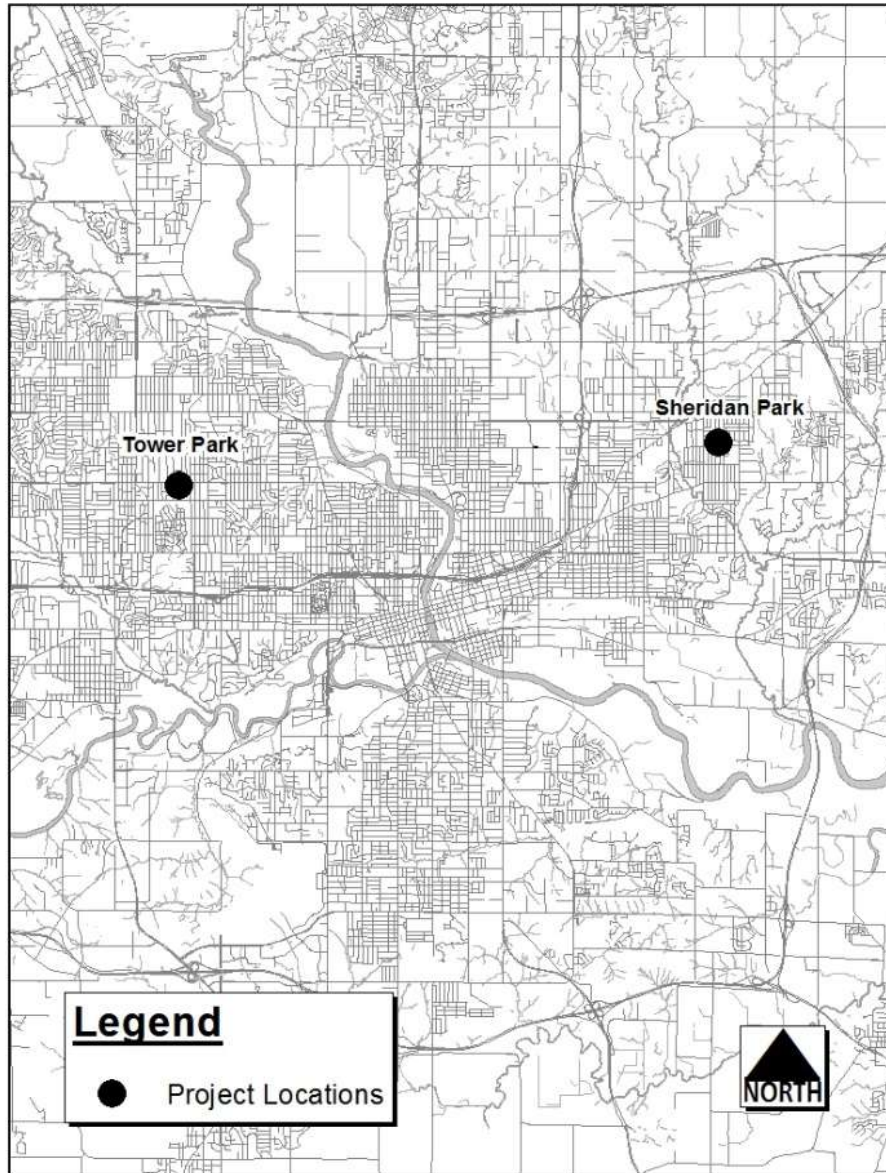
Amount: N/A

Funding Source: 2018-2019 CIP, Page Park - 10, Park Improvements, PK137, G.O. Bonds to be issued

**ADDITIONAL INFORMATION:**

- On April 23, 2018, under Roll Call No. 18-0667, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Tower and Sheridan Park Restrooms. 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 of the Tower and Sheridan Park Restrooms, 11-2018-008. The improvement includes the construction of a new 500-square-foot restroom building at Tower Park and a new 220-square-foot restroom building at Sheridan Park; including limited site work preparation, foundation excavation, new concrete foundations, concrete flatwork, masonry partitions, metal doors and frames, aluminum stopped windows, exposed wood and standing seam metal roof system, painting, mechanical, plumbing and electrical systems. All in accordance with the contract documents, including Plan File Nos. 538-215/263, located in Tower Park at 4900 Hickman Road and Sheridan Park at 4000 East Hull Avenue, Des Moines, Iowa.

- Sealed bids for said improvement were submitted by the following bidders:
  - Burkett Construction, LLC, Winterset, IA
  - Edge Commercial, LLC, Grimes, IA - Bid not read – Power of Attorney is not sealed.
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on May 8, 2018.
- There were two (2) bids submitted and only one (1) of the two (2) bids could be read, which was submitted by Burkett Construction, LLC, (Andrew Burkett, Owner, 2341 Carver Road, Winterset, Iowa, 50273) in the amount of \$450,410, which was 31% over the project estimate of \$343,800. Engineering staff contacted the four (4) other plan holders that indicated they would be prime bidders to find out why they did not submit a bid, and two (2) indicated they were busy and would be more interested in bidding later in the summer and the other two (2) said the project was not something they were interested in. Park and Recreation staff has reevaluated the project and project completion and have asked Engineering staff to meet with the design architects to make changes to the project, to bid later in the summer and to extend the completion date. The construction of these restroom facilities will still be coordinated with the construction of new water playgrounds in these respective parks.



**PREVIOUS COUNCIL ACTION(S):**

Date: April 23, 2018

Roll Call Number: [18-0667](#)

Action: Ordering construction of the following:

- (C) [Tower](#) and Sheridan Park Restrooms: Receiving of bids, (5-8-18) Setting date of hearing, (5-21-18). Engineer's estimate, \$340,000. ([Council Communication No. 18-208](#)) Moved by Coleman to adopt; refer to the City Manager and City Attorney for review and recommendation regarding purchase or use of the private parking lot adjoining Tower Park. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Ordering construction, setting date of hearing, and receiving of bids later in the summer.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).