

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 20, 2018
	Agenda Item No. 5A Roll Call No. <u>18-1384</u> Communication No. <u>18-433</u> Submitted by: Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: Tower and Sheridan Park Restrooms - Receiving bids, (9-11-18), and Setting date of hearing, (9-24-18). Construction Estimate - \$405,000.

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. In a recent public survey of the City's park system, improvement 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. One (1) restroom style would be for neighborhood sized parks and one (1) restroom style would be for larger parks. This project will construct a smaller restroom facility in Sheridan Park and a larger restroom facility in Tower Park. The construction of these restroom facilities is being coordinated with the construction of new water playgrounds in these respective parks.

FISCAL IMPACT:

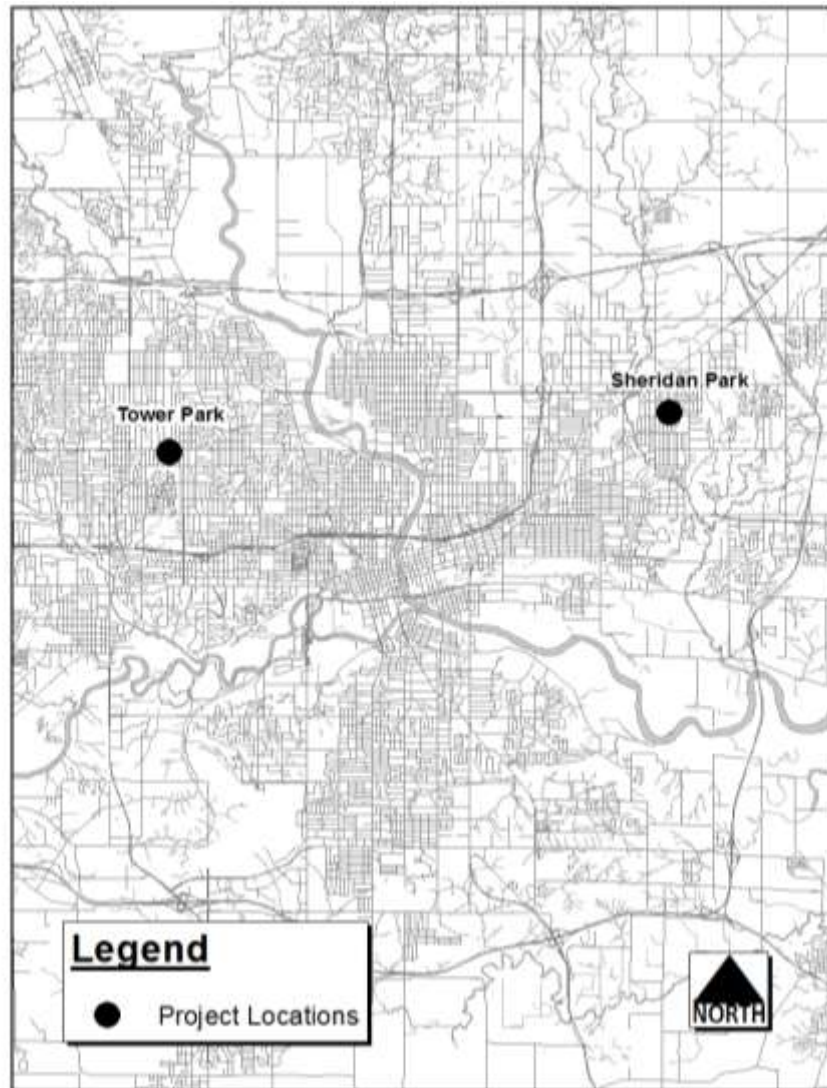
Amount: \$405,000 (City Engineer's Estimate)

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

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City 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 230-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. 584-041/090, located in Tower Park at 4900 Hickman Road and Sheridan Park at 4000 East Hull Avenue, Des Moines, Iowa.

- The estimated construction cost is \$405,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- On May 21, 2018, by Roll Call No. 18-0942, City Council rejected all bids on Tower and Sheridan Park Restrooms because only two (2) bids were submitted, only one (1) bid could be read, and the single bid of \$450,000 exceeded the estimate.
- City staff have worked with the architect to make some revisions to the design to reduce costs (minor revisions to one { 1 } restroom floor plan reducing square footage, replacing epoxy coated floor with sealed concrete floor, removed custom screen, and revised plans to reduce number of custom barn doors); extended the completion date to align with the completion of the spray grounds by summer 2019 allowing more flexibility for contractors (previous bid proposal included completion date in 2018); and changed bid period from two (2) to three (3) weeks. The water and sanitary services for the restrooms will be constructed as part of the spray grounds construction contract.
- Construction of the restrooms is anticipated to start this fall 2018 and be completed by summer 2019 in coordination with the spraygrounds.
- Restrooms in parks have become a priority for the citizens of Des Moines, as was noted, in the most recent citizen satisfaction survey, and was a priority for the City Council as part of GuideDSM.



PREVIOUS COUNCIL ACTION(S):

Date: May 21, 2018

Roll Call Number: [18-0942](#)

Action: [Reject](#) all bids on Tower and Sheridan Park Restrooms (31% over project estimate) and close the hearing on the plans, specifications, form of contract documents, and engineer's estimate. ([Council Communication No. 18-260](#)) Moved by Gray to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: March 21, 2018

Resolution Number: 18-16 and 18-17

Action: Sheridan Park Restroom Facility - Presentation by Tom Trapp and Zack Werba, Hartmann-Trapp Architects; Mark Dinges, City of Des Moines Engineering Department; and Lee Wheelock City of Des Moines Parks and Recreation Department; of plans for the Sheridan Park Restroom Facility. Plans reviewed by Smith and recommended approval of plans. Motion by Smith to approve. Seconded by Green. Motion Carried.

*The Access Advisory Board will review and approve the minutes with the above action at their next meeting.

Tower Park Restroom Facility - Presentation by Tom Trapp and Zack Werba, Hartmann-Trapp Architects; Mark Dinges, City of Des Moines Engineering Department; and Lee Wheelock City of Des Moines Parks and Recreation Department; of plans for the Tower Park Restroom. Plans reviewed by TenPas and recommended approval of plans. Motion by Gibson to approve. Seconded by Jones. Motion Carried.

*The Access Advisory Board will review and approve the minutes with the above action at their next meeting

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also, partial payments to the contractor and final acceptance of work.

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