 <div style="text-align: center;"> <h1>Council Communication</h1> <p>Office of the City Manager</p> </div>	Date: September 24, 2018
	Agenda Item No. 50 Roll Call No. [] Communication No. <u>18-489</u> Submitted by: Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer

AGENDA HEADING:

Hearing on Tower and Sheridan Park Restrooms: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Trinity Construction Group, LLC, Jackie Goode, Vice President, \$443,084.

SYNOPSIS:

This is a public hearing to allow for public input on the Tower and Sheridan Park Restrooms and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. In a recent public survey of the City's park system the quality of the restroom facilities was cited as a priority need in the park system. Two (2) restrooms designs were developed to be used throughout the City as a standard for all future park restrooms. One (1) restroom style would be for neighborhood sized parks and another 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, which are currently under construction.

FISCAL IMPACT:

Amount: \$443,084 Construction Contract (\$405,000 City Engineer's Estimate)

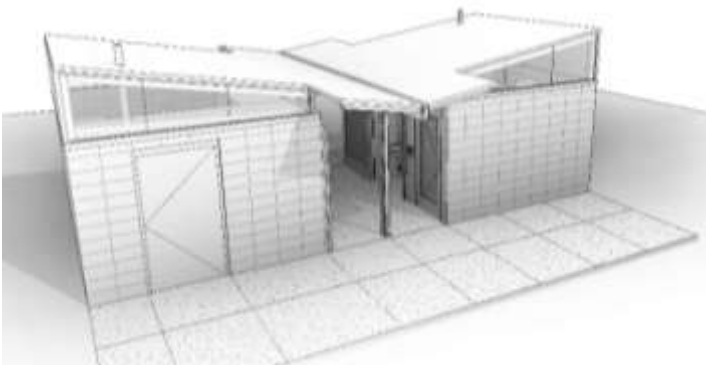
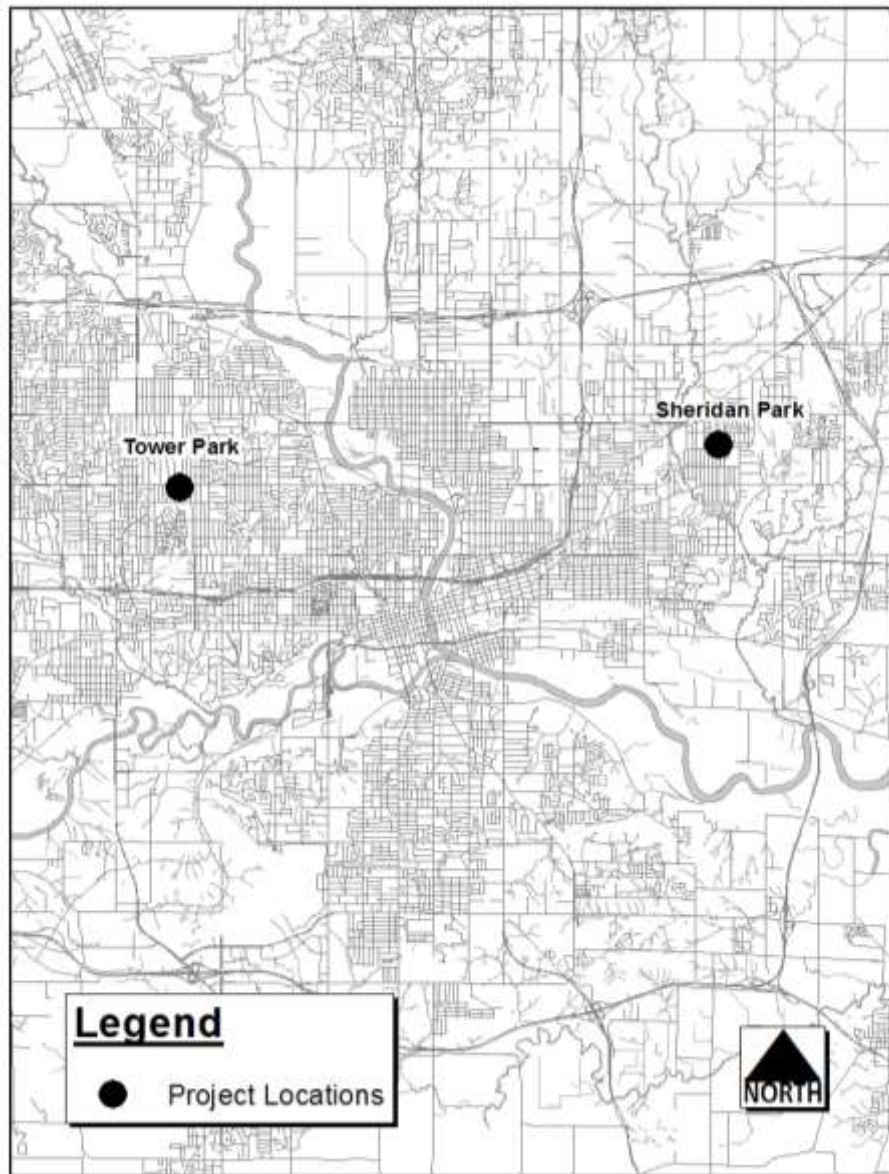
Funding Source: 2018-2019 CIP, Page Park - 10, Park Improvements, PK137, G. O. Bonds

ADDITIONAL INFORMATION:

- On August 20, 2018, under Roll Call No. 18-1384, 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 improvements 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.

- Sealed bids for said improvement were submitted by the following bidders:
 - Trinity Construction Group, LLC, Des Moines, IA
 - Core Structural Services LLC, Clive, IA
 - Lang Construction Group, Inc., West Des Moines, IA
 - Edge Commercial, LLC, Grimes, 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 September 11, 2018.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Trinity Construction Group, LLC, Jackie Goode, Vice President, 204 SW 2nd Street, Suite 200, Des Moines, IA, 50309 in the amount of \$443,084.00, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- During discussions that were had as part of the design re-evaluation process to identify potential cost-saving measures, it was learned that the originally-proposed fire-treated wood structural components for the buildings would actually need to be comprised of more expensive non-combustible steel components, essentially off-setting the cost-saving measures that had been identified and implemented into the revised bidding documents.
- Lowest bid was 9.45% over the engineer's estimate. Communications with the City's design consultant have indicated that the construction workload in the Des Moines market has increased significantly recently, thus escalating construction prices due to many contractors having a large current workload. Construction estimates for this type of work are typically based upon historical costs of similar projects with adjustments made for typical inflationary increases. Due to the busy construction market in the Des Moines area, construction prices have increased more rapidly than in normal years.
- The City's design consultant did not indicate any bid irregularities. Competition was acceptable with four (4) bidders. Rebidding the project would delay the project and likely will not result in cost savings.



Tower Park Restroom Rendering



Sheridan Park Restroom Rendering

PREVIOUS COUNCIL ACTION(S):

Date: August 20, 2018

Roll Call Number: [18-1384](#)

Action: Ordering construction of the following:

- (A) [Tower](#) and Sheridan Park Restrooms: Receiving of bids, (9-11-18), Setting date of hearing, (9-24-18). Engineer's estimate, \$405,000. ([Council Communication No. 18-433](#)) Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

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