

COUNCIL ACTION FORM

SUBJECT:       **INIS GROVE PARK RESTROOMS PROJECT  
PLANS AND SPECIFICATIONS**

BACKGROUND:

There are currently two restroom buildings in Inis Grove Park, 2500 Duff Ave. One is located adjacent to Duff Avenue and was constructed in 1993. The other is located near Shagbark Shelter in the northeast part of the park and was constructed in the early 1950s and utilizes a septic system. After assessing both restrooms, it was decided to update the restroom along Duff Avenue, add a new restroom located near the north end of the tennis courts that would be connected to the City's sanitary sewer system, and decommission the restroom near Shagbark Shelter. The FY 2015/16 Capital Improvements Plan (CIP) included \$250,000 to construct a new restroom and the FY 2016/17 CIP included \$125,000 to renovate the restroom adjacent to Duff Avenue. Both projects have been delayed in order for them to be included in one bid package in hopes of receiving more favorable pricing.

The project was split into a Base Bid (new restroom) and an Alternate #1 (renovate existing restroom). **The Base Bid will be the new restroom (shown below) and its location will serve the participants using the park, but specifically the Miracle League Field and All Inclusive Playground users.** The exterior of the building on three sides includes a limestone veneer that complements the limestone features of the Walnut Shelter in the park. There will also be a metal roof similar to the other new shelters recently added to the park system. The building will be ADA accessible with two gender neutral restrooms. Each restroom will contain a toilet, urinal, sink, adult changing table, LED lighting, hand soap/sanitizer dispensers, and hand dryers. The exterior of the building will have an ADA accessible water fountain with a bottle filler. The adult changing tables will be the first ones constructed in the park system. Staff worked with local ChildServe agency staff on the design of the tables to ensure they will meet the needs of the users.



**Alternate #1 includes the specifications to renovate the existing restroom along Duff Avenue.** The renovation includes removing the shingles and exterior siding and replacing with a metal roof and new siding. A limestone veneer will be added to the front and west side of the building. The building will continue to have a men’s and women’s restroom and will be made ADA accessible. Each restroom interior will be cleaned and new LED lighting and fixtures installed. An ADA accessible fountain with a bottle filler will be added to the exterior.

**There are two items that are not included in the bid package but are part of the total project cost. Those items include decommissioning the restroom near Shagbark Shelter and the installation of a sewage lift station that will service the new restroom.** The decommissioning will be completed by City staff and includes removing the fixtures and demolishing the septic tank. The building will then be used for storage of equipment for the summer day camp program. The sewage lift station will be bid separately and will service the new restroom. Water & Pollution Control staff designed the system and will be overseeing the installation.

Hartman & Trapp, Des Moines, Iowa, was hired to develop plans and specifications, prepare a cost estimate, and provide project management for the Base Bid (new restroom) and Alternate #1 (renovate existing restroom). Staff is optimistic the engineer’s estimate is accurate and there shall be sufficient funds to complete both restrooms. However, if the bids come in high, the priority is completing the Base Bid leaving the existing restroom renovation to be completed once funds become available.

The architect’s cost estimate for the Base Bid and Alternate #1 each include a 5% contingency and are shown below:

<b>Architect/Engineer’s Estimate:</b>	<b>Amount</b>
Base Bid (New Restroom)	\$243,970
Alternate #1 (Restroom Renovation)	\$ 60,400
Soil Testing	\$ 920
Architect/Engineering Services	\$ 36,000
<b>Bid Package Total</b>	<b>\$341,290</b>

Restroom Decommission (near Shagbark Shelter)	\$ 2,500
Sewage Lift Station Installation	\$ 30,000
<b>Non Bid Package Total</b>	<b>\$ 32,500</b>

**Total Project Estimate** **\$373,790**

Total available funding for the entire project is \$375,000.

**ALTERNATIVES:**

1. Approve Plans and Specifications for the Inis Grove Park Restrooms Project and set the bid due date for November 5, 2019 and November 12, 2019, as the date of hearing and award of the contract.
2. Do not approve the plans and specifications at this time, delaying the Inis Grove Park Restrooms Project.
3. Refer back to staff.

**CITY MANAGER’S RECOMMENDED ACTION:**

Inis Grove Park is one of the most popular parks in the City due to the amenities it provides. With the addition of the Miracle League Field and the All Inclusive Playground that will be completed the summer of 2020, it is important patrons have use of restrooms that are near the amenities they are utilizing. With the restroom that is adjacent to Duff Avenue, it is important to keep infrastructure updated to ensure it portrays the excellence and accessibility of the parks. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**