

**COUNCIL ACTION FORM**

**SUBJECT:** REPORT OF BIDS FOR BROOKSIDE PARK RESTROOM PROJECT

**BACKGROUND:**

This project is to renovate the Brookside Park Restroom which was damaged during a 2018 fire. The renovation will eliminate the current male and female restrooms and replace them with four gender neutral, ADA compliant restrooms. The roof will be rebuilt and the shingles replaced with a brown metal roof. Skylights for each restroom will be added to allow daylight and reduce the need for lights to be on during the day. Infrared occupancy sensors are to be installed and will turn on lights based on occupant's body temperature. This feature will serve multiple purposes as it will not only turn on the lights when needed, the lights will stay on as long as someone is inside and will illuminate the dome on the skylight. If this happens outside of park hours, the lit dome will be an indicator for Police to check the restroom while they are on patrol. In addition, a door will be added to the south side to access the mechanical room. The picture below illustrates what the renovated restroom will look like.



On August 27, 2019, Council issued a notice to bidders. Staff opened bids on September 25, 2019. The bids are summarized below.

**Brookside Park Restroom Bids**

<b>Bidder</b>	<b>Base Bid</b>
Henkel	\$295,000
Harold Pike Construction	\$380,000

ISG, Des Moines, Iowa, was hired to develop plans and specifications, prepare a cost estimate, and provide project management for this project. The engineer's cost estimate for the restroom renovation project which includes a 10% contingency is shown below:

<b><u>Architects Estimate:</u></b>	<b><u>Amount</u></b>
Restroom Renovation	\$199,788
Building Assessment (after fire)	2,068
Engineering	21,750
<b>Total Estimate</b>	<b>\$223,606</b>

**Total funding available for this project \$223,606.**

ISG has contacted the two firms who bid to find out why the bids are so much higher than the estimate and is awaiting to receive those details.

**ALTERNATIVES:**

1. Accept the report of bids and reject all bids for the Brookside Park Restroom Project.
2. Accept the report of bids for the Brookside Park Restroom Project, but do not award a contract at this time.

This would allow staff time to determine if these bids are reasonable or if it is better to rebid the project as designed or with modifications.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Parks Master Plan indicates permanent restrooms are an amenity to be located in community parks. Since Brookside Park is a community park, it is reasonable to renovate the current restroom. **Renovating the current restroom facility and adding four gender neutral restrooms that meet ADA requirements is a way to provide restrooms that can be used by the wide diversity of park users.**

**Unfortunately, the funding available is insufficient by \$95,212 to complete the project based on the low bid received. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**