CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Resolution – Award Contract – Railroad Park Restrooms

DATE: November 1, 2021

FINANCIAL IMPACT: Total contract amount of $527,935.00, including (2) deduct alternates. Project costs will be paid from G/L account 500.000.000.5250.490.

Of the total project cost, only $313,700.00 is available in the CIP budget for this project, (No. 0510 032 2019). To address this deficiency, the following steps are proposed:

- Use $16,000 which was previously allocated in the CIP budget for Landscaping (Project No. 0510 066 2021).
- Use $150,000 which was previously allocated in the CIP budget to construct the Val Gate Entrance Signs (Project No. 0510 052 2021). This project has an overall budget of $180,000 but is currently under a $30,000 contract for design services. The construction could be reconsidered for a future CIP budget (likely for FY 22-23, in which case the sign project could still occur in the second half of 2022).
- Remaining funds will be covered by known cost-savings on other CIP projects.

BACKGROUND: Bids were received for the Railroad Park Restrooms on October 13, 2021. Three (3) contractors submitted bids and all were substantially higher than the estimate prepared by the project design consultant, Studio Melee. The low base bid in the amount of $542,457.00 was submitted by GTG Companies from Johnston, Iowa. As this was significantly higher than the estimated cost of $358,456.73 and well over the available budget of $313,700.00, Council was asked to defer action on the award of contract at the October 18, 2021 meeting to allow time for the consultant team and staff to make an informed recommendation. Three (3) deduct alternates were included as part of the bid, and staff is recommending accepting two of the three alternates for a deduction of $14,540. This includes deduct alternates #2 (accent and decorative lighting) and #3 (interior masonry finish changed from burnished concrete block to painted concrete block).

Staff also met with Studio Melee and GTG Companies to discuss other potential cost savings on the project. The contractor noted the most significant contributor to the cost overage was a labor shortage, increased labor costs, and an increase in the cost of materials including steel, concrete, and HVAC equipment. A couple potential cost saving measures were identified including changing roof framing from steel to wood (possibly $8-10,000) and changing the restroom from year-round to seasonal by removing heating, service electrical & insulation (possibly $15-20,000). The substitution of materials was

and changing the exterior from brick to burnished block (no estimate given). Staff did not feel that changes to exterior materials were acceptable due to the need to match existing materials within Railroad Park. If the contract is awarded, these changes will be further evaluated and discussed with the contractor.

After discussion with the project team, Finance Director and City Manager, staff is recommending proceeding with the award of contract to the low bidder, GTG Companies. Identified cost-savings are not significant enough to warrant redesigning and rebidding the project in hopes of receiving lower bids. Due to the high use of Railroad Park, this restroom will be a valued asset for the Valley Junction area. The contractor can begin the project immediately and get much of the utility, foundation, rough in and masonry work completed prior to winter. In addition, they have noted additional construction can continue over the winter months, all of which will minimize the impact to the park events starting up again next spring. There is also risk that delaying the project and rebidding may result in even higher costs.

A copy of the bid tabulation is attached.

RECOMMENDATION: That the Council pass the resolution to award the contract for the Railroad Park Restrooms in the amount of $527,935.00 and defer construction of the Val-Gate Signage (Project 0510 052 2021) to a future year.

Lead Staff Member: David Sadler, Superintendent of Parks

STAFF REVIEWS

Department Director	Sally Ortgies, Director of Parks and Recreation
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register
Dates(s) Published	October 8, 2021

SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed			
Recommendation	Yes	No	Split

Resolution Approving Contract

WHEREAS, the City Council of the City of West Des Moines has heretofore directed advertisement for bids for the following described public improvement:

Railroad Park Restrooms

and,

WHEREAS, bids have been received and opened by the City Clerk, Deputy City Clerk, or designee and placed on file by the City Council.

and,

WHEREAS, the bid of GTG Companies of Johnston, Iowa in the amount of $527,935.00 is the lowest responsible bid received for said public improvement, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, that a contract for the Railroad Park Restrooms project is hereby awarded to GTG Companies the amount of $527,935.00 and the bond of said bidder for the project is hereby fixed in the same amount.

BE IT FURTHER RESOLVED that the Director of Parks and Recreation is authorized and directed to return bid bonds and/or checks to any unsuccessful bidder.

BE IT FURTHER RESOLVED that work on said project may commence as soon as the final contract and bond have been approved by the Director of Parks and Recreation and have been signed by the Director of Finance and after the contractor is given a written notice to proceed by the Director of Parks and Recreation.

PASSED AND APPROVED this 1st day of November, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

STUDIO MELEE

BID TABULATION FORM

PROJECT NAME & NUMBER: WEST DES MOINES PARKS & RECREATION
RAILROAD PARK RESTROOMS PROJECT
0510-032-2019

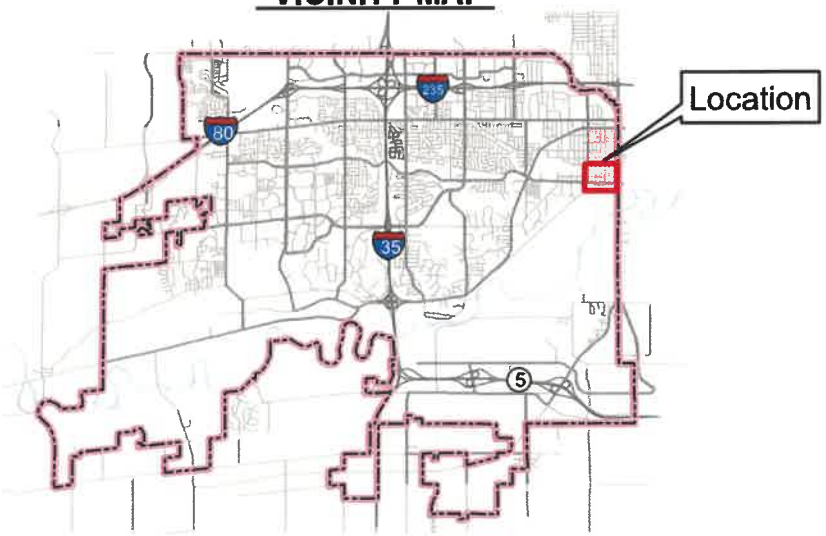
OWNER: CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265

BID DATE & TIME: October 13th, 2021 @ 2:00 PM

ARCHITECT: STUDIO MELEE

BIDDER NAME / BID ITEM	Trinity Construction	Lang Construction	**GTG**		
BID BOND (BID SECURITY)	X	X	X		
BIDDER STATUS FORM	X	X	X		
PROPOSAL FORM					
ADDENDUM #01	X	X	X		
ADDENDUM #02	X	X	X		
ADDENDUM #03	X	X	X		
BASE BID	$710,105.00	$612,000.00	**$542,475.00**		
ALTERNATES					
DEDUCT ALTERNATE #01	($13,950.00)	($9,000.00)	($16,000.00)		
DEDUCT ALTERNATE #02	($4,030.00)	($3,200.00)	($3,250.00)		
DEDUCT ALTERNATE #03	($10,000.00)	($7,400.00)	($11,290.00)		
TOTAL ALTERNATE DEDUCTIONS	($27,980.00)	($19,600.00)	**($30,540.00)**		

VICINITY MAP



LEGEND

- Project Location
- Park & Greenway

N

0 100 200 Feet

THE CITY OF WEST DES MOINES

PROJECT:	RAILROAD PARK RESTROOMS		
LOCATION:	425 RAILROAD AVENUE		
DRAWN BY: MAA	DATE: 5/12/2021	PROJECT NO.:	SHT. 1 of 1