

Memorandum

To: Finance Committee

From: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

Date: 10/03/2013

Re: Action: Award “Memorial Park Restroom Facility” to “Ko-Bra Buildings” in the amount of \$258,975 with a 3% contingency of \$7,769 for a contract total not to exceed \$266,744 in addition to budget adjustment required (2/3 vote required).

The bids for the construction of the restroom facility at Memorial Park were opened 10/3/13. Ko-Bra Buildings was determined to be the low bidder. The base bid totaled \$253,375. We recommend an alternate bid of \$5,600 to install a 3” water service versus 2” to accommodate future irrigation for the softball fields on the west side of the park. Please find the bid tabulation attached.

The 2013 Capital Improvement Plan includes a budget of \$205,000 for this project. To date a contract was issued to Gries, Inc. for \$48,850 for the engineering services, leaving a balance of \$156,150 and an overall budget shortfall of \$110,594.

The project was under budgeted as a result of not having a final design completed that defined an understanding of the total expense of this project. Upon design various costs were clarified. When the utilities were designed it was determined that the water service and sanitary sewer piping would have to be ran 470’–475’. In addition, the project includes a 110’ asphalt path to reach the restroom for users requiring ADA access. Other reasons that justify the cost of the facility include solar tubes that will allow lighting to be off during the day, seeding of all areas excavated including the utility runs noted above, LED fixtures, commercial grade exhaust system in the restrooms, epoxy floors and walls in the restrooms and various other miscellaneous items that are essential to keep the operational costs down and to hold up to vandalism.

In order to issue the construction contract additional funds are needed. As you may recall, the City did not borrow for 2013 projects. Timing delays and cost under runs on projects resulted in a very low borrowing package, thus it was decided to combine 2013 and 2014 projects together in one general obligation note saving issue costs. If approved, the contract can be issued so that the restroom is completed by spring of next year. We feel that delaying or rebidding the project would only result in a higher cost at a later date since the bidding environment is favorable at this time and the need for this project will not go away.

October 16, 2013

I request that the Council award the contract to Ko-Bra Buildings for \$266,744, including an addition to the 2014 borrowing package for \$111,000. Construction would commence this fall and would be completed late spring for the 2014 park season.

Please feel free to contact me at 832-5572 with any questions, or by email at dean.gazza@appleton.org.