

ITEM #:	38
DATE:	12-10-24
DEPT:	P&R

COUNCIL ACTION FORM

SUBJECT: MINI-PITCH COURT AT LLOYD KURTZ PARK

BACKGROUND:

City Council has directed staff to construct one Mini-Pitch Soccer Court at Lloyd Kurtz Park (3710 Hyde Ave.). This mini-pitch project is classified as a public improvement due to the anticipated dollar amount of the project and required engineered stamped drawings and review from the City's Development Review Committee (DRC). A survey and plans and specifications were developed for the project by Clapsaddle-Garber Associates, Inc. (CGA). DRC reviewed drawings on August 7, 2024 and provided minor comments regarding the plans.

At its September 24, 2024, City Council approved plans and specifications for the Mini-Pitch Court at Lloyd Kurtz Park (3710 Hyde Ave) and set October 23, 2024 as bid due date and November 12, 2024, as date of public hearing and award. The work to complete the project was divided into four separate bid packages, described in more detail below.

BID RESULTS:

On October 23, 2024, bids were received for Bid Package 1 (concrete and grading), Bid Package 3 (electrical), and Bid Package 4 (water services). Zero bids were received for Bid Package 2 (mini pitch modular system, Musco lighting, and acrylic surfacing). Council accepted bid reports at its November 12, 2024 meeting and directed staff to reissue Bid Package 2, setting December 4, 2024 as the bid due date and December 10, 2024 as the date of public hearing and award contracts for all Bid Packages (1-4).

Bid Package 1:

The base bid for Bid Package 1 includes concrete and grading for the mini-pitch pad with a sidewalk connection to the shared use path adjacent Bloomington Road. Add Alternate 1 is for adding a sidewalk from the mini-pitch court to the existing north shelter and pathway. Add Alternate 2 includes concrete for a new water drinking fountain to the south of the mini pitch. Add Alternate 3 is for installing a sidewalk from the mini-pitch to the Stonebrook Community Church existing parking lot.

Bid Package #1 - Concrete and Grading				
Bidder	Base Bid Amount	Add Alternate 1 - Sidewalk to Shelter	Add Alternate 2 - Drinking Fountain Concrete	Add Alternate 3 - Sidewalk to Church Parking Lot
Engineer's Estimate	\$121,746.00	\$33,902.00	\$ 456.00	\$18,072.00
Caliber Concrete	\$149,213.12	\$29,574.15	\$3,675.00	\$ 3,675.00
Woodruff Construction	\$205,700.00	\$43,700.00	\$ 500.00	\$21,700.00

Bid Package 2:

Bid Package #2 includes the modular system for the mini-pitch court (fencing, goals, benches, gates), Musco lighting, and acrylic surfacing. After reissuing this bid package, three bids were received.

Bid Package #2 - Mini-Pitch System, Lights, and Acrylic Surfacing	
Bidder	Bid
<i>Engineer's Estimate</i>	<i>\$150,000</i>
Caliber Concrete	\$109,300
Turf Dogs, Inc.	\$123,875
American Fence Company	\$133,330

Bid Package 3:

Bid Package 3 is for work to bring electrical wiring to the mini-pitch light system from Bloomington Road. Bid Option 1 is to integrate Musco lighting poles, light fixtures, and controls with a Musco mini-pitch modular system. Bid Option 2 is to integrate Musco lighting poles, light fixtures, and controls with a non-Musco mini-pitch modular system, as the enclosures and spacing for lighting may be different based on the modular system selected.

Bid Package #3 - Electrical		
Bidder	Option 1 - Musco Controls	Option 2 - Non-Musco Controls
<i>Engineer's Estimate</i>	<i>\$16,000</i>	<i>\$16,000</i>
Van Maanen Electric Inc	\$ 7,610	\$32,695
Klein Construction	\$ 7,648	\$13,265
NAI Electrical Contractors	\$10,400	\$14,122

Bid Package 4:

Bid Package 4 includes water service to be pulled from Hyde Ave to the location of the proposed drinking fountain location on the south side of the mini-pitch court. There is the possibility of securing a grant for this cost, but funds have already been allocated for 2024. Information for grant funding in 2025 will be made available in late January, at which time staff can take steps to pursue this aspect of the project again. **Staff is therefore recommending to reject this bid.**

Bid Package #4 - Water Service	
Bidder	Bid
<i>Engineer's Estimate</i>	<i>\$12,570</i>
Ames Trenching	\$11,080

PROJECT ALTERNATIVES AND COST TOTALS:

After reviewing bids, staff has developed two alternative combinations of bids the Council could consider awarding. The components proposed for inclusion in each alternative by staff, along with the costs if awarded to the low bidders, are summarized below:

	ALTERNATIVE 1	ALTERNATIVE 2
Bid Package 1 - Concrete and Grading		
Base Bid	\$ 149,213.12	\$ 149,213.12
Sidewalk to Shelter	--	29,574.15
Drinking Fountain Concrete	--	--
Sidewalk to Church	3,675.00	3,675.00
Bid Package 2 - Mini Pitch System	109,300.00	109,300.00
Bid Package 3 - Electrical		
Option 1 - Musco Controls	7,610.00	7,610.00
Option 2 - non-Musco Controls	--	--
Bid Package 4 - Water Service	--	--
CONSTRUCTION SUBTOTAL	\$ 269,798.12	\$ 299,372.27
Contingency (10%)	\$ 26,979.81	\$ 29,937.23
Site Survey	1,800.00	1,800.00
Engineering	20,080.00	20,080.00
TOTAL OF SELECTED OPTIONS	\$ 318,657.93	\$ 351,189.50

Both alternatives prepared by staff include the sidewalk from the mini pitch to the Stonebrook Church Parking Lot. This is included as the Parks and Recreation Commission and City Council have approved an agreement with Stonebrook Community Church to provide a connecting path from the existing church parking lot to the mini-pitch court. Through the agreement, Stonebrook Church allows park users to park in the church parking lot to avoid having to park along residential and high traffic streets surrounding the park. It is recommended to include this in the initial construction of the project due to this agreement and the cost effectiveness of the bid price.

Neither of the alternatives includes Bid Package 4 for water service or Add Alternate 2 (concrete for the drinking fountain). Staff will receive more information regarding a grant in late January 2025 that can be pursued to cover the cost of concrete and drinking fountain installation.

Alternative 2 contains the recommended awards from Alternative 1, plus the add alternate to install a sidewalk from the mini pitch to the park shelter, for an additional \$29,574.15 (plus increased contingency). Completing the sidewalk from the mini pitch to the shelter and connecting to the trail on the north end of the park would provide improved accessibility to amenities throughout the park and was an expressed desire from the neighborhood during the public meeting in February 2024. Having this connection would make parking in the Stonebrook Church parking lot a more desirable option for park users as there would be an accessible route to the shelter, playground, and basketball court.

FUNDING:

Available funding for this project is \$260,960, which results in a shortfall (shown below) for both Alternatives 1 and 2:

Alternative	Project Cost	Available Funding	Shortfall
1	\$318,657.93	\$260,960	\$57,697.93
2	\$351,189.50	\$260,960	\$90,229.50

Two options exist for covering this shortfall: 1) reallocate savings from the Community Center Gymnasium Flooring Project (\$116,103 available), or 2) use a portion of the available balance in the Park Development Fund (\$546,469 available).

PARKS AND RECREATION COMMISSION COMMENTS:

Staff provided the Parks and Recreation Commission an update on the mini-pitch project at its last meeting on November 21, 2024. Comments expressed by the Commission included recognizing 1) there was a lot of enthusiasm from the community at the public meeting held in February for the project, and 2) there was an interest from organizations to rent the mini-pitch courts, which could bring additional funding to support the Parks and Recreation operational budget. Staff also mentioned that additional soccer leagues would be created, which would also be additional revenue from registration fees.

Overall, the Commission is in favor of the project being completed and desires to have new and different amenities within park the park system beyond play structures. The Park Commission made a motion to recommend that the City Council move forward with the mini-pitch project. The motion was approved unanimously.

ALTERNATIVES:

1. The City Council can approve the following:
 - a. Accept the report of bids.
 - b. Approve final plans and specifications for Bid Package 1 – Concrete & Grading and award a contract to Caliber Concrete LLC, of Adair, IA, for the **base bid, Add Alternate 1, and Add Alternate 3** in the amount of \$182,462.27.
 - c. Approve final plans and specifications for Bid Package 2 - Mini-Pitch System, Lights, and Acrylic Surfacing and award a contract to Caliber Concrete LLC, of Adair, IA, in the amount of \$109,300.
 - d. Approve final plans and specifications for Bid Package 3 – Electrical and award a contract to Van Maanen Electric Inc, of Newton, IA, for Bid Option 1 in the amount of \$7,610.
 - e. Reject the bid for Bid Package 4 – Water Service.
 - f. Approve reallocation of Capital Improvement Project (CIP) savings for the Community Center Gym Flooring Project in the amount of **\$90,230**.
2. The City Council can approve the following:
 - a. Accept the report of bids.
 - b. Approve final plans and specifications for Bid Package 1 – Concrete & Grading and award a contract to Caliber Concrete LLC, of Adair, IA, for the **base bid and Add Alternate 3 only** in the amount of \$152,888.12.
 - c. Approve final plans and specifications for Bid Package 2 - Mini-Pitch System, Lights, and Acrylic Surfacing and award a contract to Caliber Concrete LLC, of Adair, IA, in the amount of \$109,300.
 - d. Approve final plans and specifications for Bid Package 3 – Electrical and award a contract to Van Maanen Electric Inc, of Newton, IA, for Bid Option 1 in the amount of \$7,610.
 - e. Reject the bid for Bid Package 4 – Water Service.
 - f. Approve reallocation of Capital Improvement Project (CIP) savings for the Community Center Gym Flooring Project in the amount of **\$57,698**.
3. Reject all bids and do not continue with the Mini Pitch Project.

4. Refer back to staff with direction.

CITY MANAGER'S RECOMMENDED ACTION:

The City desires to offer diverse recreational opportunities throughout the community. The addition of a Mini-pitch Court at Lloyd Kurtz Park will be a new, unique amenity within the park system. Feedback from the public meeting and the Parks and Recreation Commission indicates a community desire for adding a mini-pitch court within the park system. Although the final cost of the project is higher than originally anticipated, both Alternatives 1 and 2 are less than the Engineer's Cost Opinion. Savings from other capital projects would allow City Council to move forward with this project. The available savings also present the opportunity to incorporate the add alternates to support the agreement between the City and Stonebrook Community Church by providing an accessible sidewalk from the church parking lot to the mini pitch and incorporate community input to include an accessible sidewalk from the mini pitch to the existing park shelter and trail on the north end of the park.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.