



CITY OF IOWA CITY COUNCIL ACTION REPORT

March 21, 2023

Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2023 Park Renovations Project.

Prepared By: Marri VanDyke, Civil Engineer
 Reviewed By: Juli Seydell Johnson, Parks & Recreation Director
 Jason Havel, City Engineer
 Ron Knoche, Public Works Director
 Geoff Fruin, City Manager
 Fiscal Impact: \$828,288 available in the Kiwanis, Hunter's Run, Happy Hollow, and Hickory Hill Park accounts, account numbers R4359, R4375, R4371, and R4365 respectively
 Staff Recommendation: Approval
 Commission Recommendations: N/A
 Attachments: [Resolution](#)

Executive Summary:

The 2023 Park Renovations Project includes playground, shelter, and restroom replacements, as well as sidewalk and accessibility improvements located at Kiwanis, Hunter's Run, Happy Hollow, and Hickory Hill Parks. The Project Manual was approved at the February 21, 2023 Council Meeting, and the engineer's estimated cost of construction was \$865,000, which includes the cost of the base bid and Alternate #1.

Three (3) bids were submitted prior to the March 15, 2023 deadline:

Bidder Name	City	Base Bid	Alternate #1	Total
All American Concrete	West Liberty, IA	\$338,288	\$490,000	\$828,288
Tricon General Construction	Cedar Rapids, IA	\$394,000	\$418,000	\$812,000
McComas-Lacina Construction	Iowa City	Non-Responsive		
Engineer's Estimate		\$423,000	\$442,000	\$865,000

In accordance with City policy, the low bidder is determined by the base bid amount without alternates. Public Works and Engineering recommend awarding the project to All American Concrete of West Liberty, Iowa in the amount of \$828,288, which includes the base bid and Alternate #1.

Background / Analysis:

Kiwanis, Hunter's Run, Happy Hollow, and Hickory Hill parks are all prioritized in the 2017 Park Master Plan due to the age and condition of their current structures. This project includes playground replacement at Kiwanis Park, playground replacement at Hunter's Run Park, demolition of the current playground and preparations for City Staff to install new playground equipment outside of this project at Happy Hollow Park, and restroom and shelter replacement at the Conklin Lane entrance of Hickory Hill Park. Playground and shelter selections were based on various public meetings and surveys.

Project Timeline:

Construction – April to October 2023