



# Memorandum

**Meeting Details:** August 28, 2024

**Prepared For:** Mayor & Board of Commissioners

**From:** Megan Wepfer, Public Works Director

**Subject:** ITB 2024-08 Archibald Restroom Project Discussion

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## **Background**

Staff received approval in 2023 to proceed with Engineering and design of the new restroom facilities at Archibald Park for a total of \$29,750.00. The current facilities are way past their useful life and need demolition due to concrete spalling and utilities being undersized compared to the usage. The current restroom has three (3) fixtures in each and the new will have four (4) along with proper ADA stalls, a plumbing closet which hides all lines and makes it easier for maintenance or repairs. The new restroom will also have a large janitorial / garage area which will allow some indoor storage that is lacking in other areas.

The restroom facilities design and permitting were completed and sent out to bid on July 15, 2024. A mandatory pre bid meeting was held on site to answer any questions and show the site to the proposed contractors on July 23<sup>rd</sup> where four (4) companies were in attendance. On Tuesday, August 20<sup>th</sup> all bids were due by 10 AM, staff received only two (2) and only one (1) who is qualified for this project. All contractors, unless previously prequalified, were required to submit a prequalification packet to ensure they are able to build the restroom facility to our standards. Both contractors submitted the packet but only one (1) is qualified to complete the restroom project due to past projects that were similar. Due to past projects the staff has only one responsible responsive bidder and that is Khors Construction Inc.

## **Fiscal Impact**

Staff has budgeted \$1,500,000 in FY 2025 budget for the restroom project and the bid have been received for \$823,498.00 with a 10% contingency for a total of \$905,847.80.

**Recommendation(s)**

Staff recommends the Board of Commissioners accept and approve the contract with Khors Construction Inc. for \$823,498.00 with an additional 10% contingency total of \$905,847.80 in the event of any unknown emergency during construction.

**Attachments**

- :- Khors Construction Inc Submittal
- :- Khors Construction Prequalification packet