



Legislation Details (With Text)

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**Title:** Resolution - A Resolution to Reject All Bids Received for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

**Sponsors:** Shelly Lanners, Matt Young

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2/27/2017	1	City Council	Approved	Pass

Resolution - A Resolution to Reject All Bids Received for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

Consider approving the resolution

Approve the resolution

In the spring of 2013, staff met with the youth sports associations to gather feedback on needed facility improvements. Each youth association prioritized their requested improvements. Mansfield Youth Baseball Association (MYBA) requested a restroom facility to service baseball fields 7, 8 and 9.

On August 25, 2014, the City Council rejected a construction contract for a pre-fabricated building due to cost considerations and directed staff to design and build the restroom similar to other buildings on site as a concrete block, site-built building. Staff proceeded to implement a design-bid-build program in the fall of 2014. In working with MYBA, the floor plan and the contract that was originally presented as a pre-fabricated concrete restroom was redesigned by Level 5 Architects.

During the FY2015-16 budget process, staff recommended that the project be funded by the Mansfield Park Facilities Development Corporation (MPFDC). The MYBA agreed to contribute \$50,000 towards the project to meet their user needs. Staff revisited the restroom design through the summer of 2016 and changed the roof structure from wood to metal for sustainability. The project was advertised for public bid in late July and early August. Bids were opened on August 25, 2016, with three contractors submitting bids. The bid tab form is attached to this staff report.

On October 24, 2016, the City Council tabled a construction contract award to Morales Construction Services, Inc. in the amount of \$266,300 due to cost considerations and a list of other needs at the sports complex. The Council directed staff to look at alternatives for providing additional restrooms, including the use of portable restrooms. After meeting with MYBA, staff determined that additional

restrooms to serve the small baseball fields remain a high priority. Due the location of these fields within the complex, the ability to service portable restrooms is not possible without construction of a service drive.

Since the bids have now expired, staff recommends the rejection of all bids and proposes to use some of the authorized funding in the FY2016-2017 MPFDC budget to develop a long-term master plan for the Michael L. Skinner Sports Complex. Considering the various infrastructure needs within the sports complex, the MYBA supports the proposal to develop a new master plan for redevelopment. Staff will continue to work with MYBA on short-term restroom solutions.

Due to concerns associated with the cost of the proposed restroom building and a growing list of other needed improvements at the complex, staff has determined that a long-term master plan is needed for redevelopment of the Michael L. Skinner Sports Complex. The proposed restroom will be considered in the program elements of the new master plan.

MPFDC ½ Cent Sales Tax

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