



Legislation Details (With Text)

File #:	16-2074	Version:	1	Name:	Resolution - A Resolution Approving Award of a Construction Contract Between Mansfield Park Facilities Development Corporation to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. S
Type:	Resolution	Status:			Old Business
File created:	10/14/2016	In control:			City Council
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Title:	Resolution - A Resolution Approving Award of a Construction Contract Between Mansfield Park Facilities Development Corporation to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex				
Sponsors:	Shelly Lanners, Matt Young				
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Attachments:	1. Bid Tab Sports Complex Restroom, 2. RES Sports Complex Restroom				

Date	Ver.	Action By	Action	Result
10/24/2016	1	City Council	Postponed	Pass

Resolution - A Resolution Approving Award of a Construction Contract Between Mansfield Park Facilities Development Corporation to Morales Construction Services, Inc. in the Amount of \$266,300 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. Staff researched different methods of procurement and recommended installing a pre-fabricated building through the Buy Board system as the most effective method to construct a building while limiting the disruption the MYBA program.

It was presented and approved at the MPFDC Board meeting on August 21, 2014 and subsequently presented for City Council approval. On August 25, 2014, the City Council rejected the proposal and directed staff to build the restroom like what is represented on site as a concrete block, site-built building due to cost considerations. 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 January 2015 All Sports Association meeting, the subject of participation funding was revisited with MYBA. Staff asked if MYBA was still willing to participate as they had previously committed in the amount of \$53,000 toward the construction, but MYBA never recommitted to participate.

The project was advertised publicly for bid and opened on February 19, 2015 with four contractors submitting bids. Posse Construction LLC was the apparent low bidder, but requested to withdraw their bid due to sub-

contractors not holding pricing following delays in the bid award process. Staff was unable to obtain additional participation funding commitment from MYBA or hold any meetings to discuss additional participation.

During the FY2015-2016 budget process, staff recommended that the project be funded by MPFDC. 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 is attached to this staff report.

In order to fully fund the low-bid price of \$266,300, the MYBA has agreed to participate in the amount of \$50,000 towards the construction of the building. The remaining \$216,300 has been allocated in the FY2016-2017 MPFDC budget.

The MPFDC allocated funds for the sports complex improvements in the FY 2016-2017 budget for the facility. This improvement will increase convenience and satisfaction for younger baseball players and spectators. This purchase was approved with a vote of 6-0 at the October 20, 2016 MPFDC board meeting.

MPFDC ½ Cent Sales Tax

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