

COUNCIL ACTION FORM

SUBJECT: **AWARD CONTRACT FOR THE DURHAM BANDSHELL
LIGHTING AND ELECTRICAL UPGRADES PROJECT**

BACKGROUND:

This project is to upgrade the lighting and electrical equipment at the Durham Bandshell, which was built in 1935. MODUS, Des Moines, Iowa was hired to develop plans and specifications, prepare a cost estimate, and provide project management for the lighting and electrical upgrades.

The base bid includes upgrading the main electrical service, interior restroom lighting, exterior building lighting, and shell lighting. The specifications include installation of a new 600-amp distribution panelboard and consolidating power. Interior restroom lighting includes upgrading to LED fixtures to reduce the electrical load and simplify future maintenance requirements. These fixtures will also be equipped with dual technology occupancy sensors (infrared and ultra-sonic) to change intensity when occupancy is detected. Existing exterior lighting around the south and east/west entries to the building and restrooms will be upgraded to LED fixtures. Additional lighting fixtures with integral photocells to dim and change intensity when occupancy is detected will be installed in these areas. The shell lighting replaces the existing four-circuit incandescent colored lamp system with new state of the art linear LED products that will have color changing capabilities.

The project includes five potential bid alternates:

- Alternate #1 is to provide a second 200-Amp Company Switch for hook-ups by outside vendors.
- Alternate #2 is to demo original fused switches and recircuit the existing devices.
- Alternate #3 provides one empty conduit for various audio/visual needs.
- Alternate #4 adds stage lighting.
- Alternate #5 upgrades all existing interior lighting (excluding restrooms) to LED fixtures.

On November 26, 2019, City Council issued a notice to bidders with three bids opened on January 7, 2020. The base bids and alternates are summarized below.

Durham Bandshell Lighting and Electrical Upgrades Project:

Bidder	Base Bid	Alt. #1	Alt. #2	Alt. #3	Alt. #4	Alt. #5	Total Bids with Alt.
Jaspering Electric, Inc., Ames, IA	\$136,500	\$6,400	\$4,700	\$4,100	\$29,200	\$12,500	\$193,400
Nelson Electric Co. LC, Ames, IA	\$140,960	\$7,100	\$5,460	\$3,780	\$28,040	\$10,740	\$196,080
Baker Electric, Inc., Des Moines, IA	\$199,530	\$8,695	\$8,115	\$9,515	\$28,785	\$13,060	\$267,700

The architect's cost estimate for the base bid and alternates is as follows:

Architect/Engineer's Estimate:	Amount
Base Bid (shell, exterior, & restroom lighting and electrical)	\$129,719
Alternate #1 (second 200-Amp Company Switch)	\$ 7,080
Alternate #2 (demo original fused switches & recircuiting)	\$ 6,080
Alternate #3 (6" PVC conduit with pull string to Quazite boxes)	\$ 5,635
Alternate #4 (stage lighting)	\$ 29,686
Alternate #5 (interior building lighting excluding restrooms)	\$ 11,510
Contingency 10%	\$ 18,971
<u>Architect/Engineering Services</u>	<u>\$ 17,880</u>
Total Project Estimate	\$226,561

The FY 2015/16 Capital Improvements Plan (CIP) included \$50,000 to replace the shell lighting and the FY 2017/18 CIP included \$115,000 to upgrade the electrical equipment for a total of \$165,000. These projects weren't implemented in their originally programmed years due to a vacancy of the Auditorium/Bandshell Manager and a lack of staff expertise in these areas.

If the base bid is awarded in the amount of \$136,500 and the architect's fees of \$17,880 are added, the project total is \$154,380, which leaves \$10,620 to be used for contingency and/or alternates. Staff would prefer that Alternate #2, to demo original fused switches and re-circuiting the existing devices, be awarded as part of this bid. However, given this type of work, the project engineer is recommending that we maintain a 10% contingency for this project. Therefore, sticking with the base bid only at this time appears to be the most prudent alternative.

ALTERNATIVES:

1. Award a contract for the base bid of the Durham Bandshell Lighting and Electrical Upgrades Project to Jaspering Electric, Inc., Ames, Iowa in the amount of \$136,500. **This Alternative will leave \$10,620 available for a 7.8% contingency.**
2. Award a contract for the base bid (\$136,500) and Alternate #2 (\$4,700) of the Durham Bandshell Lighting and Electrical Upgrades Project to Jaspering Electric, Inc., Ames, Iowa in the amount of \$141,200. **This Alternative will leave \$5,920 available for a 4.2% contingency.**
3. Accept the report of bids, but do not award a contract at this time and provide direction to staff as to how to proceed.
4. Reject all bids and direct staff to rebid the project at a future date.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed project will address safety concerns, code issues, and replace outdated lighting with LED fixtures. With the Durham Bandshell being an important entertainment venue in the community since 1935, it is important to update infrastructure to ensure it provides a quality, safe experience for users. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**

Perhaps after the work on the project has progressed to a point where it is apparent that no contingency will be needed, staff will request a change order to accomplish Alternate #2.