

City of Kinston

City Council Agenda



Meeting Date: Monday, October 16, 2017

Agenda Section: Action Agenda

Agenda Item: Bid Award

Agenda Item to be Considered

Presenter: Bill Ellis, Retired Parks and Recreation Director

Subject: Grainger Stadium Phase II Improvements

Action Requested: Approve Bid Award

Supporting Documentation:

Department Head's Approval _____

City Manager's Approval *TS 10-12*

Budgetary Impact: Other

Staff Recommendation:

To: Tony Sears, City Manager

Date: 10-11-2017

From: Bill Ellis 

Re: Grainger Stadium Phase II Project

Tony:

We have worked with Dunn and Dalton and Wimco to value engineer the stadium project. We have saved \$45,000 by removing some electrical circuits, pendulum lights and changing granite counter tops to engineered wood.

After working with the Rangers, they have agreed to extend the lease for an additional 2 years if we move forward the mid capital expenditures and the prior 2020 expenditures. This will allow us to complete all current capital requests at the stadium. The Rangers have also agreed not to request any further capital expenditures no sooner than the 2022 season which would be the final mid-term capital improvements. This would extend the lease for an additional 2 years.

These improvements and lease extensions will help ensure that the City of Kinston will have baseball until the year 2033. If you have any further questions, please contact me at 252-560-1050.

To: Tony Sears, City Manager

Date: 10-11-2017

From: Bill Ellis



Re: Grainger Stadium Phase II Project

Tony:

Bids have been received for the Grainger Stadium Phase II construction project. Wimco Construction was the low bid at \$930,000. This put the project over budget but with value engineering, we can reduce the bid to \$885,000.

Below are three options and available funding sources for your review. The Rangers and the Wood Ducks prefer Option 1 and have agreed to the proposed terms.

OPTION 1

Bid:	\$ 885,000
Pre Fab Roof:	\$ 105,000
Roof Installation	\$ 9,000
Office Expansion	\$ 90,000
Weight Room, Maintenance Shop, Club House Renovation:	\$ 91,000
Contingency:	<u>\$ 96,000</u>
TOTAL COST:	\$1,276,000

FUNDS AVAILABLE:	\$ 901,000
Move Funds Forward from Lease:	
Mid-term Capital Improvements (before 2020):	\$ 125,000
Extension Term Capital Improvements: 2 yr. lease ext.	<u>\$ 250,000</u>
	\$1,276,000

NOTE: Wood Ducks agree not to request 2nd extension term capital improvements before the 2022 season.

OPTION 2

Value Engineer Bid:	\$810,000**
**(Remove restrooms, ramp, fans, brick work, changes to countertops, lighting (estimated to be \$120,000))	
Pre Fab Roof:	\$105,000
Roof Installation:	\$ 9,000
Contingency:	<u>\$ 7,000</u>
TOTAL COST:	\$931,000
FUNDS AVAILABLE:	\$901,000
Use Stadium Budgeted Capital Funds:	<u>\$ 30,000</u>
TOTAL COST:	\$931,000

OPTION 3

Value Engineer Bid:	\$787,000**
**(Remove restrooms, ramp, fans, brick work, changes to countertops, lighting, and cut building size by 8,000 sq feet (estimated to be \$143,000))	
Pre Fab Roof:	\$105,000
Roof Installation:	<u>\$ 9,000</u>
TOTAL COST:	\$901,000