



TO: Board of Commissioners

FROM: Neil Dalcerro, Building Engineer
Bruce Stoller, Director of Golf

THROUGH: Michael Benard, Executive Director

RE: Portable Restroom Trailers

DATE: March 6, 2015

SUMMARY:

Bids were solicited for the purchase of a portable restroom trailer with separate accommodations for men and women. An alternate was also included for an integrated ADA accessible restroom in the unit, and a second alternate was included for delivery.

The unit will be placed in the wooded area near the residence between the greens on number 6 South and number 15 East. It will service both courses and will replace standard portable restrooms that are currently located near the green on number 5 South and behind the green on number 12 East.

The trailer will include flushing toilets, electricity and running water for the purpose of hand washing. The waste tank will need to be emptied on a regular basis and will be accessed by a gravel road being installed off the current road near the residence. Electricity will come off an existing transformer in the area and will be metered separately. Water will be filled with a hose from the residence or by using a tank and trailer.

Bid Results

Notice for potential bidders was published on February 4, 2015 and bids were received through February 18, 2015 at 11:00 AM. Bid documents were distributed to 14 potential bidders. Results were as follows:

	Base Bid	With Alt. 1 ADA	Alt. 2 Delivery	Bid Bond
Comforts of Home	\$25,445.00	+ \$12,869.00	+ \$0.00	Present
Portable Restroom Trailers	\$24,993.00	+ \$13,587.00	+ \$600.00	Not Present
The Trailer Showroom	Received Late			
Verde Inc.	Received Late			

The bid provided by Portable Restroom Trailers was missing the bid bond required in the specifications. Additionally, two bids were received after the specified deadline. These bids were returned without being opened as has been the custom on previous projects. References were checked for both vendors. They were all positive and indicated projects were completed on time and in a satisfactory manner.

PREVIOUS COMMITTEE/BOARD ACTION:

Permanent restroom structures went to bid in early 2014. Results came back substantially over budget and were rejected by the Board of Commissioners. Portable restroom trailers were seen as a viable alternative.

REVENUE OR FUNDING IMPLICATIONS:

\$70,000 is budgeted in capital account number 60-601-000-57-5706-0000 for the restroom project. All costs for the completion of this project will come from this account with the exception of the additional cost of alternate number one which will be paid for using ADA funding. Additional costs will include the gravel access road, additional cart paths to attach to current, electric work, concrete pad, water trailer and landscaping around the site. Costs are based on estimates from contractors and recent work completed at Arrowhead.

Restroom:	\$25,445 (golf fund portion)
Gravel Access Road:	\$ 5,000 (tree removal and gravel)
Cart Paths:	\$ 9,000 (3,000 sq/f. at \$3 per sq/ft)
Electric Work:	\$ 6,500 (contractor and in-house)
Concrete Pad:	\$ 4,500 (300 sq/ft (15' x 20') at \$15 per sq/ft)
Water tank/trailer:	\$ 1,500 (if needed)
Landscaping:	\$ 3,000 (plant materials and labor)

TOTAL \$54,945

Cost for pumping the 450 gallon waste tank will be \$195 per service. We estimate this service to be needed once per week for 35 weeks and will adjust as necessary. Estimated annual cost will be \$6,825 and is budgeted. We will still need service on one standalone portable restroom on the course at an estimated cost of \$1,240 per year. Total estimated cost to service the two units is \$8,065.

STAKEHOLDER PROCESS:

N/A

LEGAL REVIEW:

N/A

ATTACHMENTS:

League play chart

ALTERNATIVES:

Portable restrooms will continue to be used if the restroom trailer option is not approved. We are currently spending a total of \$465 per month to have the three units serviced. They are normally serviced April through November at a cost of \$3,720 for the eight month season.

RECOMMENDATION:

Staff recommends that the base bid from Comforts of Home be accepted in the amount of \$25,445. In addition, staff recommends acceptance of alternate number one for the integrated ADA accessible restroom at an extra cost of \$12,869, and alternate number two for delivery to Arrowhead at no cost. Total for the portable restroom trailer will be \$38,314.

ATTACHMENT 1

League Play:

	Male/Female	Course Played	Comments
Nehls League	M	South/West	9-holes, alternate Courses
Niners	F	South	9-holes
Swingers	F	South	9-holes
Early Birds	F	West	9-holes
Birdies	F	West	9-holes
Mulliganettes	F	West	9-holes
Olde	M	West	9-holes
Senior Men	M	South and East	18-holes
Duffers	F	West	9-holes
DuPage Realtors	M	West	9-holes
Office Max	M/F	South/West	9-holes, alternate Courses
Wheaton Neighbors	F	West	9-holes
BP	M/F	South/West	9-holes, alternate Courses
Export Trades	M	South/West	9-holes, alternate Courses
Christensen	M	West	9-holes
Wedgeheads	M	South/West	9-holes, alternate Courses
EWGA	F	South/West	9-holes, alternate Courses
Couples	M/F	East	9-holes

Outings:

The 18-hole rotation normally utilizes the South and East courses on weekdays and is therefore used by the majority of our larger golf outings.