

COUNCIL ACTION FORM

SUBJECT: **BROOKSIDE PARK IMPROVEMENTS**

BACKGROUND:

The FY 2012/13 Budget and Capital Improvements Plan include a total of \$507,500 from Local Option Sales Tax funding to replace Brookside Park's four tennis courts (with lights), to replace the east concrete steps adjacent Brookridge Avenue (including new limestone veneer), to replace the walkway leading from Brookridge Avenue west into Brookside Park, and to repair and rebuild the west limestone walls.

On May 24, 2012 one bid was received for this work from Manatt's Inc. as follows:

BASE BID TOTAL \$484,000	
Tennis Courts	\$316,000
Limestone Walls and Stairs	\$168,000
Alternate 1	
Tennis Court Lighting	\$97,000
Alternate 2	
Repair Limestone Drinking Fountain	\$9,500

BUDGET SUMMARY:	
Base Bid	\$484,000
Engineering	\$ 35,800
Contingency	<u>\$ 41,000</u>
Total	\$560,800
Total Budget	\$507,500
Estimated Short Fall	\$ 53,300

Alternates 1 and 2:

By adding tennis court lights to the base bid, the budget shortfall would increase to \$150,300. By adding lights and repairing the drinking fountain to the base bid, the shortfall would increase to \$159,800.

Bid Analysis:

Staff met with the project engineering consultant, Snyder and Associates, to gain insight into why only one bid was received and why the bid was so much higher than their estimate. Snyder responded as follows:

Stairs and Limestone Walls:

The specifications call for the **east stairs** (adjacent Brookridge Avenue) to be torn out and for construction of concrete walls with limestone veneer installed. The **west stairs** do not need to be replaced, yet the limestone walls need to be repaired. With the goal of matching the existing limestone on the **west stairs**, the contractor is required to salvage limestone from the **east stairs** (adjacent Brookridge) and re-use it on the **west stairs**. The estimated budget for this work activity was \$98,000. The actual bid price was \$168,000, an increase of \$70,000. With renovation versus new construction of the west stairs, the contractor expressed concern over unforeseen issues with this work.

Tennis Courts:

Snyder and Associates developed their estimate using the actual cost that the City of Ankeny incurred to build similar courts in 2011. Ankeny's **per court** cost was \$65,000 (without lights) and the City's of Ames bid (without lights) was \$79,000 **per court**. This is an increase of \$14,000 per court for a total of \$56,000.

Receiving Only One bid:

Manatt's is the only asphalt company in Ames. Snyder and Associates contacted other asphalt companies in central Iowa, who indicated that they chose not to submit a bid.

Bid as One Project (Sidewalk/steps/limestone veneer and tennis courts):

Since the two projects are in such close proximity, it was determined that utilizing one general contractor would enhance scheduling coordination and prioritization of work activity. Additionally, it was anticipated that a cost savings would be realized by mobilizing equipment at the site through one general contractor. It should be noted that Manatt's solicited bids from subcontractors for the stairs and the installation of limestone. Manatt's informed the City that this work activity will be accomplished by Jensen Builders and Country Landscapes, respectively.

Engineer's Analysis Summary:

Snyder believed that the above stated issues account for the difference between the project budget and the bid received. They also emphasized that, in their opinion, redesigning or re-bidding the work as two projects versus one would be unlikely to result in substantially lower bid(s).

History of Brookside Tennis Courts:

In 1997 City Council **redirected \$100,000** in City funding (that would have been used to reconstruct the tennis courts at Brookside Park) to partner with the Ames Community School District and the Friends of Ames Tennis and construct a new, 8-court facility (four courts with lights) at **Ames High School**. The School District donated the land and \$50,900. The Friends of Ames Tennis privately fundraised \$207,000. In addition, the School District agreed to pay the City \$2,500 annually for a period of 10 years (through

FY07/08) to help pay for the ongoing maintenance costs of the tennis courts at Brookside. At that time, the City Council decided that the four courts at Brookside would be maintained at a “recreational level” until the City made a final decision regarding the future existence of these courts.

In October 2011 a letter was mailed out to over 300 households inviting them to attend a meeting to gain input on how they would like to see this part of Brookside Park renovated. Eleven residents attended that meeting and voiced support for four tennis courts, with lights, to be rebuilt at this site.

Resident Feedback:

The eleven individuals who attended the October 2011 public meeting were contacted the week of June 4, 2012, informing them that the lone bid exceeded the approved budget by \$150,300 (with lights). Staff asked for their input in light of this significant budget shortfall.

Seven residents provided feedback (Attachment A). Staff’s summary of this input follows:

- Proceed with the project
- Lighting the courts is a priority
- To reduce costs, two people suggested making the east steps functional versus aesthetically pleasing by eliminating the limestone veneer
- One person placed priority on the steps because they are used daily

Value Engineering:

Eliminating the limestone veneer on the east steps would reduce costs by \$15,000 or 3% of the base bid. However, the chairperson of the Ames Historic Preservation Commission expressed support for incorporating limestone on the steps to maintain the historic appearance.

Lighting:

In the event lighting is not included in the project, underground conduit would be installed to insure that lighting would be easy to install in the future and that the existing plans and specifications could be utilized. It is not feasible to re-use the existing lights, since the electric electrical service to the individual poles will be removed during the demolition of the existing courts.

Horseshoe Courts: The Brookside Park horseshoe courts need to be removed to allow for large construction vehicles and equipment to access the tennis courts. Following a discussion with a local horseshoe court player, it has been determined to relocate the horseshoe courts to North River Valley Park. This new location is close to restroom facilities and parking. Funding to accomplish this relocation, estimated at \$10,000, will be taken from the Brookside project contingency fund.

ALTERNATIVES:

- 1) Award a contract to Manatt's Inc to reconstruct the tennis courts, limestone walls and stairways in the amount of the **base bid** of \$484,000. This alternative will result in a total cost for construction, engineering, and contingency of \$560,800. In order to finance this alternative, the additional \$53,300 should be reallocated from the Park Land Acquisition and Development fund from savings realized from the Northridge Heights Park project.
- 2) Award a contract to Manatt's Inc to reconstruct the tennis courts, limestone walls and stairways in the amount of \$581,000 that includes the **base bid and Alternate 1 (the addition of tennis court lighting)**. This alternative will result in a total cost for construction, engineering, and contingency of \$657,800. In order to finance this alternative, the additional \$150,300 should be approved from the Park Land Acquisition and Development fund (\$53,300 in savings realized from the Northridge Heights Park project and from additional funding from the PADF in the amount of \$97,000).
- 3) Award a contract to Manatt's Inc to reconstruct the tennis courts, limestone walls and stairways in the amount of \$590,500 that includes the **base bid and Alternate 1 (the addition of tennis court lighting) and Alternate 2 (refurbish the limestone drinking fountain)**. This alternative will result in a total cost for construction, engineering, and contingency of \$667,300. In order to finance this alternative, the additional \$159,800 should be approved from the Park Land Acquisition and Development fund (\$53,300 in savings realized from the Northridge Heights Park project and from additional funding from the PADF in the amount of \$106,500).
- 4) Reject the bid from Manatt's Inc and refer this project back to staff with a recommendation for how best to proceed with this project in FY 2013/14.

MANAGER'S RECOMMENDED ACTION:

Given the existing safety concerns for the tennis courts and stairs/walls and the fact that our consulting engineer reviewed the bids and advised that redesigning or re-bidding the project would not result in substantially lower bids, it is the recommendation of the City Manager that City Council approve Alternative #1.

If the Council supports this recommendation, funding to cover the \$53,300 project budget shortfall should be taken from the Park Land Acquisition and Development fund. Recently, during development of the Northridge Heights Park, fill dirt budgeted to cost \$120,000 was acquired for \$26,290. Staff does not recommend utilizing the entire \$93,710 in savings at this time, since 90% of the development of Northridge Heights Park remains. However, staff is comfortable in using \$53,300 of this savings for the Brookside Park project.

If Alternative #1 is supported, as a next step a recommendation regarding the funding for lighting these courts should be solicited from the Parks and Recreation Commission. With lighted tennis courts already located at Ames High School, McCarthy Lee Park, and Inis Grove Park, and with limited capital resources, the Commission should be asked to obtain additional public input and then prioritize this lighting project with other identified CIP priorities throughout the park system. This public input process would occur in November as the Commission prepares their 2013/18 Capital Improvement Plan recommendations.

ATTACHMENT A

BROOKSIDE PARK FEEDBACK (Week of June 4, 2012)

- You could have the contractor rough in the conduit for lights for the project this year and delay the installation of lights for a couple more years. If that doesn't work out, I think I'd rather see you delay the project and do it right all at once. We don't mind playing on the aging courts for a couple more years. Thanks,
Art Baumgartner

- First I would like to thank the city for the planned improvements to these facilities. In regards to our phone conversation today concerning the installation of lights at the Brookside tennis courts. As I write at 9.20 pm the lights are on and people are using the basketball and tennis courts, [we reside directly across the from the stairs leading down to the courts]. It would be a such a shame not to have the lights. I also realize the constraints that the city may be under, but the more I think about it the more I feel that the lights are essential. Having lights will allow the city to receive the greatest return on their investment. The lights will not only add hours to the courts use in summer but will also add weeks of possible use during the spring and fall months when it is still warm enough to be outside but daylight hours are fewer.

We don't want to delay the project as the work is desperately needed but is there a possibility we could somehow spend less on lights. Can we refurbish the current one? Also, I am unaware of the design for the new stairs, but is it possible to limit the replacement stairs to a purely functional level as after all the most important thing about stairs is that they are functional and that any savings could go towards lights. If none of these are options can the city budget for adding lights next year- and the renovations that go ahead this year include plans for that retrofit next year.

These are just some ideas that I hope help more than hinder and once again I would like to say thank you for involving us. Thanks again, **Kevin Walker**.

- I would prefer the tennis court resurfacing (including the basketball court) and the new lighting be completed this year. Improved surfaces and new lights increase the safety of the area and make tennis more accessible to more people. In addition new lights will glare less in the eyes of passing motorists making driving on Brookridge Ave. safer.

Though the steps and walls definitely need to be rebuilt for safety reasons, including a hand rail, could one make a start on them this year and finish it next? I am confident the Ames City Council would agree to provide the funds to finish that project next year but I'm not so confident that the Ames City Council would agree about funding tennis court lighting next year, especially when funds are tight.

It's been 2012-1997=15 years we've waited to have the tennis courts resurfaced and better lights installed. Let's get that project done, and then move on to the walls and steps. Sincerely, **Holly Fuchs**

- I just want to say that I think that the stairs should be the priority at Brookside, rather than the lights. I am a fit able person, but i have ms and am not the mst graceful of people. I am always very slow going down them and worried that I am going to fall, especially in the winter. I think the tennis players are over stating the use of the courts, but I know those stairs are used a tremendous amount and the park becomes inaccessible to those that might need a little balance/support to get down the steps. Also if you wait a year for the lights folks might loose 20 weeks of tennis weather, but the steps are used every day in all weather and would get the most use.
Thanks! **Lori Biederman**

- I support giving priority to the lighting improvement in the Brookside Park tennis courts.
Ricardo Rosenbusch

- The tennis/basketball courts are a high priority. The lighting although expensive is needed because that is one of the features that makes the courts so attractive. If the lighting was omitted this year, preparation work for lighting would need to be done this year as the courts are reconstructed so that lighting could be easily added next year.

The steps and walls do need attention. I understand that the limestone is in keeping with the "preservation" of the park's historic state. However, if the limestone is a costly addition, maybe just concrete would do. Although I value preservation efforts here in town, cost is always a consideration. Whatever is done with the steps, railings are a must and should meet ADA requirements.

I think we need to do this project this year and not wait to reconfigure and rebid for another year. **Sue Crull**

- Thank you for soliciting the concerns of the Brookside Park neighbors in making your recommendations for how to allot the improvement funds.

I believe that the tennis courts and lights should be the highest priority because of how frequently they are used and how badly they need attention. The stairs could use handrails, but the walkways are still quite serviceable and the improvements to them can wait another year or more, but the courts are a very popular and fun feature that deserve our support and maintenance.

Thank you kindly for listening, **Sarah Davis**