

ITEM #: 37
DATE: 12-10-24
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: CARR PARK AGILITY COURSE PROJECT

BACKGROUND:

As part of the City's Capital Improvement Plan (CIP), Parks and Recreation replaces several pieces of playground equipment each year. Staff has been working to diversify the types of equipment to be installed in the parks in order to provide a variety of offerings. In October 2021, City Council approved the placement of agility course equipment in Carr Park, 1704 Meadowlane Avenue. An agility course consists of multiple pieces of equipment that allows individuals (youth and adult) to utilize their upper and lower body strength to complete multiple activities, which may include cargo nets, overhead ladders, balance beams, ledge hangers, spider walks, and others.

The overall project consists of three main components: 1) Sitework (e.g., grading, drainage, site utilities, play surfacing, and concrete), 2) Agility Course equipment, and 3) a small Shelter. Site amenities, including the water fountain, bike rack, grill, and benches, will be procured and installed by staff separately from these main bid packages. Additionally, City staff will be completing the removal of the mid-block pedestrian crossing and replacing that section with curb and gutter.

SITWORK:

The Council approved plans and specifications for the project at its October 22, 2024, meeting. Bid specifications included all drainage, grading, site utilities, play surfacing, and concrete for the project. On November 27, 2024, bids were received for the project as follows:

BIDDER	BID AMOUNT
Caliber Concrete LLC, Adair, IA	\$443,800
HPC LLC, Ames, IA	\$445,000
GTG Construction LLC, Des Moines, IA	\$448,000
Concrete Professionals, Altoona, IA	\$464,950
Edge Commercial, Grimes, IA	\$479,800

The bid from Caliber Concrete LLC, Adair, Iowa, in the amount of \$443,800 is the low bid and is acceptable.

AGILITY COURSE EQUIPMENT:

This past summer, staff solicited written proposals from qualified playground equipment manufacturer's and/or their designated representatives to supply, deliver, and install agility course equipment. The proposed equipment had to fit within the Carr Park site and was not to exceed a cost of \$160,000. This process is similar to what is used for procuring playground equipment within the park system. Staff reviewed the proposals using the criteria listed below:

- Safety of equipment
- Site compatibility
- Promotes whole body fitness and agility
- Assists in physical and cognitive development
- Cost vs. value of components
- Neighborhood/community input
- Unique features
- Longevity
- Replacement parts availability and ease of repair
- Aligns with the City's vision for the project
- Creates positive lasting impressions so people want to return

Staff reviewed three proposals from qualified equipment manufacturers/vendors shown below:

- Outdoor Recreation Products, Gretna, Nebraska
- Boland Recreation, Marshalltown, Iowa
- Cunningham Recreation, Charlotte, North Carolina

All three proposals included a cost of \$160,000 for the equipment, freight, and installation. **Staff reviewed the three proposals and determined the equipment proposed by Outdoor Recreation Products, Gretna, Nebraska, best met the evaluation criteria. Since there has been a delay in awarding a contract for the equipment, the cost of the equipment has increased by five percent, thus making the total cost for the agility course equipment and installation \$166,570.**

SHELTER:

A small shelter was included as part of the design for the project that will be erected by staff. Specifications were developed by staff and bids were solicited in late October. Staff received four bids for the shelter and they are listed below:

BIDDER	BID AMOUNT
Premium Park Products, Minneapolis, Minnesota	\$24,535*
Boland Recreation, Marshalltown, Iowa	\$25,250
Ross and Barr, Warren, Michigan	\$25,400
Crouch Recreation, Elkhorn, Nebraska	\$28,985

*The bid from Premium Park Products did not meet specifications

Premium Park Products, Minneapolis, Minnesota, provided the lowest bid for the shelter, however the specified tongue and groove pine underlayment was not included as part of the bid, which makes the bid unacceptable. **The next lowest bid was Boland Recreation, Marshalltown, Iowa, and its bid met the specifications for the shelter.**

PROJECT COST AND FUNDING:

The City contracted with Snyder and Associates, Ankeny, Iowa, to develop plans and specifications and a cost opinion for the project. The Engineer's estimated costs are outlined in the table below:

PROJECT COMPONENT	COST OPINION
Construction Estimate	\$ 642,707
Engineering and Design	\$ 16,650
Contingency 10%	\$ 64,271
Engineer's Total Project Cost Estimate	\$ 723,628

Factoring in all project components and bid costs, the total project cost is outlined in the table below.

PROJECT COMPONENT	ESTIMATED COST
<i>Construction:</i>	
Agility Course Drainage, Concrete, Surfacing, etc.	\$ 443,800
Agility Course Equipment and Installation	\$ 166,570
Shelter	\$ 25,250
City of Ames Owner Costs (demolition, site amenities, site restoration, etc.)	\$ 32,800
Construction Subtotal	\$ 668,420
Engineering and Design	\$ 16,650
Contingency (10% of Caliber Construction Bid)	\$ 44,380
TOTAL PROJECT COST	\$ 729,450

Originally, City Council allocated \$345,760 for the agility course and \$393,363 for a shelter/restroom to be constructed at the park. However, on September 10, 2024, Council gave direction to staff to move forward with the project with a shelter but not a restroom. **Total funding available for the project is \$739,123, which is enough to cover the total project cost of \$729,450.**

PUBLIC OUTREACH:

Staff conducted three meetings with the neighborhood to present the project as well as listen to their feedback. Several concerns the neighbors raised were reviewed by staff and solutions were included as part of project specifications. At the final meeting, staff presented to approximately fifteen individuals, and they were all excited for the project and were thankful for including the neighborhood in the development of the project.

ALTERNATIVES:

1. The City Council can approve the following:
 - a. Accept the report of bids.
 - b. Award a contract for the Carr Park Agility Course Project to Caliber Concrete, Adair, Iowa, in the amount of \$443,800.
 - c. Award a contract for the Carr Park Agility Course Equipment and Installation to Outdoor Recreation Products, Gretna, Nebraska, in the amount of \$166,570.
 - d. Award a contract for the Carr Park Agility Course Shelter to Boland Recreation, Marshalltown, Iowa, in the amount of \$25,500.

2. Accept the report of bids for the Carr Park Agility Course Project, but do not award any contracts at this time.

3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The agility course will provide a diverse type of equipment that is not offered anywhere else in the park system. The public is excited about the improvements that will be made to Carr Park including alleviating some of the concerns expressed by neighborhood residents. Caliber Concrete, LLC., Adair, Iowa, has completed many similar playground projects for Outdoor Recreation Products and also the Ames Community School District. Representatives from Snyder and Associates presented very positive feedback about Caliber Concrete's ability to successfully complete this project. The bidders for the agility course equipment and the shelter have also presented proposals for the equipment that meets the needs of the City and will contribute to a unique amenity in the community. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1a-d, as described above.