

ITEM #:	<u>48</u>
DATE:	<u>05-13-25</u>
DEPT:	<u>P&R</u>

COUNCIL ACTION FORM

SUBJECT: **PARKS AND RECREATION CAPITAL PROJECTS:**
DALEY PARK SPLASH PAD, ADA HAYDEN HERITAGE PARK PATH
REPLACEMENT, AND MAINTENANCE BUILDING EXPANSION

BACKGROUND:

Parks and Recreation staff has been working with various consultants for three large projects that have been included as part of various CIP plans over the last several years. The three projects are: 1) the Daley Park Splash Pad, 2) Ada Hayden Heritage Park Path Replacement, and 3) the Parks and Recreation Maintenance Facility Expansion.

These three projects are being presented together as there are projected to be significant savings in one project and a significant shortfall in another. This information is being shown so that City Council has an idea of how all three projects can be funded.

At this time, however, Council is only being asked to approve the Plans and Specifications for each project. Once bids are received, staff will bring recommendations to reallocate funds as needed.

DALEY PARK SPLASH PAD:

The proposed Daley Park Splash Pad was included as part of the FY 2020/21 Capital Improvement Plan. The splash pad will include a recirculation system with chlorine and UV disinfection. The play area will consist of approximately 25 play components with ground sprays, geysers, directional jets, and a medium sized dump bucket.

The splash pad construction will adhere to the State of Iowa Swimming Pool Code and will be annually inspected by State inspectors. The City has received notice from the State of Iowa Department of Inspections and Appeals that a waiver will be granted to not have to provide additional bathroom fixtures due to the already existing restroom located at Daley Park. However, outdoor showers will be required to be installed.

Since the splash pad equipment is very specialized, Snyder and Associates, Ankeny, Iowa was hired to develop a Request for Proposals (RFP) which included the splash pad equipment, mechanical equipment, and installation. The RFP was sent to qualified splash pad equipment vendors for them to provide proposals for a cost that is not to exceed \$535,000. This approach to purchase equipment is how the Agility Course Equipment for Carr Park was purchased. Once proposals are received, staff will evaluate them and bring to Council a recommendation to award a contract.

For most of the remaining items of this project, Snyder was hired to provide engineered specifications and construction administration. The specifications and drawings include the installation of the water, sewer, and electric utilities, grading, concrete, benches, outdoor showers, and shade structure necessary to complete the construction of the splash pad. Not included as part of the specifications, but included in the total cost of the project, is a building that will house the mechanical equipment. The building will

be approximately 15' x 15' and potentially may be constructed by City staff.

The engineer's cost estimate for the entire project including the splash pad equipment, installation, grading, utilities, contingency, site amenities, and bid alternates is \$924,424. This project is expected to be completed by June 1, 2026.

A breakdown of the project components and funding are shown below:

Component	Cost Opinion / Funding Amount
Construction Base Bid	\$ 231,749
Construction Base Bid Contingency (10%)	\$ 23,175
Alternate #1 - Shade Structure	\$ 25,000
Alternate #2 - Benches	\$ 8,000
Splash Pad Equipment and Installation	\$ 535,000
Mechanical Building	\$ 75,000
A & E	\$ 26,500
TOTAL PROJECT COST	\$ 924,424
FUNDING AVAILABLE	\$1,349,392
SURPLUS / (SHORTFALL)	\$ 424,968

ADA HAYDEN HERITAGE PARK PATH REPLACEMENT PROJECT:

WHKS and Co., Ames, Iowa, was hired to develop bid plans and specifications, and assist with construction administration for the Ada Hayden Heritage Park Path Replacement Project. The project includes the removal of the ten-foot-wide asphalt path and replacing it with a twelve-foot-wide concrete path. The existing path will be removed, milled, and put back down to be used as a subbase under the new concrete. The base bid includes the paths around the north and south lakes as well as the connection from the main trail to the Harrison Road parking lot. Three alternates are included for removing and replacing the connector paths leading to Edgewater Circle, Fletcher Blvd, and Stone Brooke Road.

To assist with providing a safe experience for all users, graphics will be painted on the pavement indicating that walkers and runners are to use the portion of the path closest to the lake. Wheeled modes of transportation will be directed to use the portion of the path furthest from the lake. Signage will also be installed and an education campaign will be launched to help users understand the new protocols.

The aforementioned paths will be closed for the duration of the project; however, staff will emphasize to the contractor to open one of the completed walking path loops, if possible, even though the entire project may not be completed.

The engineer's total project cost estimate for the project including consultant fees, a five percent construction contingency, and all bid alternates is \$1,477,805. Available funding for the project is \$1,400,000, which includes \$700,000 in the FY 2024/25 CIP and \$700,000 in the FY 2025/26 CIP. The work is set to take place later this summer and fall. A budget breakdown follows:

Component	Cost Opinion / Funding Amount
Base Bid	\$1,234,615

Base Bid Contingency (5%)	\$ 61,731
Alternate #1 - Fletcher Connector	\$ 53,507
Alternate #2 - Stone Brooke Connector	\$ 23,335
Alternate #3 - Edgewater Connector	\$ 11,595
Alternate Contingency (5%)	\$ 4,422
A & E	\$ 88,600
TOTAL PROJECT COST	\$1,477,805
FUNDING AVAILABLE	\$1,400,000
SURPLUS / (SHORTFALL)	\$ (77,805)

PARKS AND RECREATION MAINTENANCE FACILITY EXPANSION:

The Parks and Recreation Maintenance Facility Expansion Project is designed to consolidate park maintenance staff and equipment into one location to improve efficiency and effectiveness. SVPA Architects, Des Moines, Iowa, was hired to provide design services, bidding assistance, and construction administration. This project includes the following four main components:

1. Renovation of the existing Park Maintenance Building - this includes expanding the break/training room, upgrading the HVAC system, and creating staff workspaces.
2. Constructing Additional Parking - bringing the Park Maintenance staff together in one location will require additional parking.
3. Cold Storage Building - this will allow staff to consolidate maintenance equipment and attachments onto one site and discontinue storing equipment in buildings that are either near the end of life or are in the flood plain.
4. Relocate the Bulk Water Station - the current location will interfere with the location of the cold storage building and additional parking. The costs of design and relocation will be paid for through Water & Pollution Control project savings.

The engineer's cost estimate for the project including architectural services, a five percent construction contingency, and alternates is \$1,326,460 and is detailed below.

Component	Cost Opinion / Funding Amount
Base Bid	\$ 755,650
Base Bid Contingency (5%)	\$ 37,783
Alternate #1 - Cold Storage Expansion	\$ 147,605
Alternate #2 - Concrete	\$ 85,000
Alternate #3 - Door Opener Retrofit	\$ 15,000
Alternate #4 - Relocate Bulk Water Station	\$ 118,500
Alternate #5 - 13th Street Sidewalk	\$ 10,340
Alternate Contingency (5%)	\$ 18,822
A & E, Survey, Etc.	\$ 102,760
FFE (Furniture, Fixtures, Equipment)	\$ 35,000
TOTAL PROJECT COST	\$1,326,460
FUNDING AVAILABLE	\$ 897,464
SURPLUS / (SHORTFALL)	\$ (428,996)

FUNDING:

Funding for the projects listed above are outlined in the table below.

Project	Engineer's Cost Opinion	Available Funding	Surplus/Shortfall
Daley Park Splash Pad Project	\$ 924,424	\$1,349,392	\$ 424,968
Ada Hayden Heritage Park Path Replacement Project	\$1,477,805	\$1,400,000	\$ (77,805)
Parks and Recreation Maintenance Expansion	\$1,326,460	\$ 897,464	\$ (428,996)
TOTAL FOR ALL 3 PROJECTS	\$3,728,689	\$3,646,856	\$ (81,833)

As indicated in the above table, there is an estimated shortfall of \$81,833 to complete all three projects which includes ten alternates (with contingency) totaling \$521,126. If bids come in according to the cost opinions, staff could recommend not awarding some of the alternates to cover the shortfall. A second option would be to utilize savings from other completed projects. A third option would be to use funds from the Park Development Fund or the Geitel Winakor Donation Fund to cover any shortfall. As mentioned previously, staff will bring final recommendations regarding funding once bids are received.

ALTERNATIVES:

1. The City Council can:
 - a. Approve Preliminary Plans and Specifications for the Daley Park Splash Pad Project, setting June 11, 2025, as the bid due date and June 24, 2025, as the date of Public Hearing;
 - b. Approve Preliminary Plans and Specifications for the Ada Hayden Heritage Park Path Replacement Project, setting June 11, 2025, as the bid due date and June 24, 2025, as the date of Public Hearing;
 - c. Approve Preliminary Plans and Specifications for the Parks and Recreation Maintenance Expansion Project, setting June 11, 2025, as the bid due date and June 24, 2025, as the date of Public Hearing.
2. Do not approve preliminary plans and specifications for any, or all, of three projects.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Daley Park Splash Pad, Ada Hayden Heritage Park Path Replacement, and the Parks and Recreation Maintenance Expansion Projects have been planned for quite some time.

The Splash Pad is an amenity that has been desired in the community for many years and it will be located in west Ames, where there currently is a deficiency of large park amenities, especially aquatic activities. The residents in west Ames are excited about the addition of the splash pad, which will be a staple for many years.

The path replacement at Ada Hayden Heritage Park is necessary as the current path is at the end of its useful life. Also, increasing the width of the path from ten feet to twelve feet and using concrete instead of asphalt will decrease annual maintenance costs as well as increase user safety. During construction, the integrity of the lake, native plants, and other organisms will be protected to ensure continued viability.

Lastly, the Parks and Recreation Maintenance Expansion project will add needed storage space and will house the maintenance staff operations at one facility that will improve efficiency and effectiveness of the staff and department.

Therefore, it is the City Manager's recommendation that City Council approve Alternative #1, as described above.