ITEM #: 42
DATE: 06-24-25
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: DALEY PARK SPLASH PAD

BACKGROUND:

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 components will consist of 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 Iowa Department of Inspections and Appeals that a waiver will be granted exempting the City from constructing additional bathroom fixtures due to the existing restroom located at Daley Park. However, outdoor showers will be required to be installed.

Splash Pad Equipment:

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 was not to exceed \$535,000. This approach to purchase equipment is how the Agility Course Equipment for Carr Park was purchased.

The scope of work required vendors to provide a minimum of 25 play components (in-ground and above ground) and also include chlorine disinfection equipment that would match the existing equipment installed at the Furman Aquatic Center, Steven L. Schainker Plaza, and the equipment that will be installed at the Fitch Family Indoor Aquatic Center. Request for Proposals (RFP) were sent to eight vendors. Staff received three proposals from two vendors. The table below outlines the vendors, number of components, and cost for the equipment and installation.

Vendor	# of Components	Cost for Equipment and Installation
Commercial Recreation Specialists, Verona, Wisconsin Option #1	37	\$577,934.13
Commercial Recreation Specialists, Verona, Wisconsin Option #2	31	\$526,494.63
Crouch Recreation, Omaha, Nebraska	28	\$534,963.00

Commercial Recreation Specialists (CRS) Option 1 (Attachment A): Provides a variety of in-ground and above ground features including a medium sized dump bucket, multiple play pieces for young children (2-5 years of age), and play components for individuals of all ages.

Commercial Recreation Specialists Option 2 (Attachment B): Provides a lot of the same components as Option 1, but the above ground components are reduced by six, in order for the cost to be below \$535,000.

Crouch Recreation (Attachment C): The majority of the spray components are in-ground with minimal above ground components. Unfortunately, the proposal is not as appealing as the two proposed by Commercial Recreation Specialists.

The public had the opportunity to vote on their preferred option at the Juneteenth Celebration at Bandshell Park on June 14. There were 163 votes cast for the proposals with Commercial Recreation Specialists Option 1 receiving 157 votes and Crouch Recreation receiving six votes.

Construction - Concrete, Utilities, Furnishings;

For most of the remaining items of this project, Snyder was hired to provide engineered plans and specifications and construction administration. The construction documents 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 may be constructed by City staff.

The Plans and Specifications were distributed on May 14, 2025 with bids due on June 11, 2025. The construction documents were split into a Base Bid, Alternate #1 (Shade Structures), and Alternate #2 (Benches). Two bids were received and the results are shown below:

Bidders	Base Bid	Alternate #1	Alternate #2	Total
TK Concrete, Inc., Pella, IA	\$295,595	\$27,225	\$10,000	\$332,820
Caliber Concrete LLC, Adair, IA	\$344,145	\$54,000	\$ 8,000	\$406,145

The bid from TK Concrete, Pella, Iowa, is the lowest and is acceptable.

Project Total:

To understand the total project costs for the Daley Park Splash Pad, the following table provides a breakdown of the project components, the cost opinion and funding, the low bid amounts, as well as what staff is recommending Council approve. The recommendation includes the Base Bid, Alternate #1, CRS Option 1, and a reduced cost for the mechanical building. Staff is not recommending Alternate #2 (Benches) as these can be procured at a lower cost through the Parks and Recreation operating budget. Additionally, Snyder recommends reducing the construction base bid contingency to 5%.

Component	Cost Opinion / Funding Amount		Low Bid		Recommendation	
Construction Base Bid	\$	231,749	\$	295,595	\$	295,595
Construction Base Bid Contingency (10%)	\$	23,175	\$	29,560	\$	14,780
Alternate #1 - Shade Structure	\$	25,000	\$	27,225	\$	27,225
Alternate #2 - Benches	\$	8,000	\$	10,000	\$	0
Splash Pad Equipment and Installation	\$	535,000	\$	526,495	\$	577,934
Mechanical Building	\$	75,000	\$	75,000	\$	50,000
A & E	\$	26,500	\$	26,500	\$	26,500
TOTAL PROJECT COST	\$	924,424	\$	990,375	\$	992,034
FUNDING AVAILABLE	\$1	,349,392	\$1	1,349,392	\$1	,349,392
SURPLUS / (SHORTFALL)	\$	424,968	\$	359,018	\$	357,358

There is sufficient funding for this project and it is recommended that surplus funding for this project be used for the Park Maintenance Facility Expansion Project. A detailed breakdown of funding for this project, the facility expansion project, and the Ada Hayden Trail Replacement project is shown in Attachment D. This project is expected to be completed by June 1, 2026.

ALTERNATIVES:

- 1. The City Council can:
 - a. Accept the report of bids
 - b. Approve final plans and specifications and award a contract to TK Concrete, Inc. of Pella, IA, in the amount of \$322,820 for the Base Bid and Alternate #1
 - c. Award a contract to Commercial Recreation Specialists, of Verona, WI, for Splash Pad Equipment and Installation, in the amount of \$577,934
- Award contracts to one of other bidders.
- 3. Accept the report of bids but do not award contracts at this time.
- Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

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 lack 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. Based on public feedback and staff's recommendation, the CRS Option 1 design is the desired choice and there is ample funding available to cover the additional cost. Therefore, it is the City Manager's recommendation that City Council approve Alternative #1, as described above.

ATTACHMENT(S):

Attachment C - Crouch Recreation.pdf Attachment A - CRS Option #1.pdf Attachment D - Project Cost Breakdown.pdf Attachment B - CRS Option #2.jpeg