



## City Council

### Approval of a Bid Award for the Yauger Park Field Renovations Project

**Agenda Date:** 6/14/2022  
**Agenda Item Number:** 4.C  
**File Number:**22-0578

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**Type:** contract   **Version:** 1   **Status:** Passed

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**Title**

Approval of a Bid Award for the Yauger Park Field Renovations Project

**Recommended Action**

**Committee Recommendation:**

Not referred to a committee.

**City Manager Recommendation:**

Move to award the construction contract to Active Construction, Inc. in the amount of \$1,153,153 and authorize the City Manager to execute the contract.

**Report**

**Issue:**

Whether to approve awarding the construction contract for the Yauger Park Field Renovations project to Active Construction, Inc.

**Staff Contact:**

Jake Lund, Senior Engineer, Parks, Arts, & Recreation, 360.753.8152

**Presenter(s):**

None - Consent Calendar Item.

**Background and Analysis:**

The ballfields at Yauger Park have been in service since the early 1980s. During their 40-year lifespan, few improvements have been made to update the primary recreation feature at this West Olympia community park. The existing backstops are original, and the fields, dugouts, and spectator areas are not compliant with the Americans with Disabilities Act (ADA) for accessibility.

The proposed Yauger Park Field Renovations project will address replacement of the backstop structures, dugouts, and associated hardscape as identified in the Capital Facilities Plan. These asset deficiencies were identified through the Department's Capital Asset Management Program. Ballfields make up the largest maintenance need in the system with just over \$3M in deferred maintenance, out of a total \$7.2M systemwide.

The project was originally scheduled to be completed in 2021. Schedule delays with consultants and the equipment vendor during the pandemic pushed the project to 2022. The City placed a purchase order for the backstops and dugouts from Beacon Athletics in 2021 to hold pricing. The construction contract will include the installation of the netted backstop systems, new fencing, concrete retaining walls and pole foundations, steel dugout construction, and concrete ADA compliant ramps and spectator areas.

The City received 2 bids on May 25, 2022. Active Construction, Inc. was the lowest responsible bidder with a base bid of \$1,153,153. The original engineer's estimate of construction cost was \$589,546. No additive bid items will be awarded with this contract. Staff has reviewed the bids received and gathered further information from the contractor. Staff determined that the low bid is sound, and the published engineer's estimate of cost had not been updated to account for rising costs associated with construction materials, fuel, and demand for qualified contractors.

**Neighborhood/Community Interests (if known):**

The ballfields at Yauger Park receive intense use between March and October each year. User groups include youth baseball and fastpitch leagues, regional adult softball tournaments, City recreation leagues, and Capital High School fastpitch softball uses the park as their home field. The user groups have expressed concern over the years with the lack of field renovations consistent with the amount of use and age of the facility. The 40-year-old backstops also fail to provide adequate safety for spectator areas from foul balls, a common source of injuries at the park. The fields and dugouts are currently inaccessible for those with disability and fail to meet basic ADA standards for public sports facilities.

**Options:**

1. Award the construction contract to Active Construction, Inc. in the amount of \$1,153,153 and authorize the City Manager to execute the contract. The project proceeds as planned with an August 2022 construction start.
2. Do not award the contract, reject all bids, and request that staff rebid the project. Delaying the project could result in higher bids and will require additional staff time to modify and rebid the project. Rebidding the project would also prohibit the project from proceeding this year due to seasonal stormwater at the park during the winter. At earliest, the project is constructed in August 2023 with almost assured increase in material and total project cost.

**Financial Impact:**

This project is identified in the Capital Facilities Plan. Funding for the project comes from Olympia Metropolitan Park District (OMPD) funds. Specifically, OMPD funds that have been earmarked for the Department's Capital Asset Management Program addressing deferred maintenance backlog and previously identified deficiencies in the ADA transition plan.

The low bid of \$1,153,153 is 95% above the original engineer's estimate.

Overall project costs:

Total Low Bid:	\$ 1,153,153
Contingency to Award (10%):	\$ 115,315
Consultants, Design, Construction Admin.	\$ 149,910

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Permit fees (City)	\$ 5,000
Backstop and Dugout Equipment Purchase	\$ 225,000
1% for the Arts	\$ 11,532
Total Estimated Project Cost:	\$ 1,659,910

Available Project Funding: \$1,659,910

**Attachments:**

Summary of Bids