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City Council

Approval of Bid Award for the Lions Park Sprayground Construction Contract

Agenda Date: 10/4/2022
Agenda Item Number: 4.B
File Number: 22-0899

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

Title

Approval of Bid Award for the Lions Park Sprayground Construction Contract

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to award the construction contract to Berschauer Construction, Inc. in the amount of \$1,294,307 and authorize the City Manager to execute the contract.

Report

Issue:

Whether to approve awarding the construction contract for the Lions Park Sprayground project to Berschauer Construction, Inc.

Staff Contact:

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

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

The project will add a water recreation facility and associated site improvements to Lions Park in northeast Olympia. The primary component of the project will be construction of a new spray park (or splash pad) like the feature that was constructed at Woodruff Park in 2019. The project also includes a new mechanical building to house the water treatment system, onsite pathways and ADA accessibility improvements, remodel of the existing restroom to meet ADA standards, and street frontage improvements to address parking and pedestrian safety. Street and pedestrian improvements outside the park property amount to approximately \$425,000 of the project cost. The project received a Water Recreation Facility Construction Permit approval from the State Department of Health in April 2022.

The City received three bids on September 14, 2022. Berschauer Construction, Inc. was the lowest responsible bidder with a base bid of \$1,294,307. The engineer's estimate of construction cost was

\$1,239,000.

Neighborhood/Community Interests (if known):

Water recreation features for summer children's play have been a popular community request. After being identified in the 2016 Parks, Arts, & Recreation Plan, public engagement with community members, neighbors, and Eastside Neighborhood Association began in early 2018. Community members and neighbors have also submitted comments to City staff over the last few years. City staff has worked to track and incorporate as many of the comments or concerns into the final project design as possible. Public Works Transportation has required improvements to street and pedestrian routes adjacent to the park to address neighborhood concerns with parking and safety. The final design of the splash pad was posted on Engage Olympia and selected by the public through online voting for their favorite set of spray features.

Options:

1. Award the construction contract to Berschauer Construction, Inc. in the amount of \$1,294,307 and authorize the City Manager to execute the contract. The project proceeds as planned with a November 2022 construction start and planned public opening by June 2023.
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.
3. Consider awarding the construction contract to Berschauer Construction, Inc. at another time. This could cause delays in the construction timeline.

Financial Impact:

This project is identified in the Capital Facilities Plan as well as the 2016 Park, Arts, and Recreation Plan. Funding for the project comes from Olympia Metropolitan Park District funding, Neighborhood Park Impact Fees, SEPA Mitigation Fees, and a \$500,000 grant from the Washington State Recreation and Conservation Office.

The low bid of \$1,294,307 is 4.5% above the engineer's estimate. There is sufficient parks funding to complete this project.

Overall project costs:

Total Low Bid:	\$1,294,307
Contingency to Award (10%):	\$129,431
Design, Construction Admin.	\$160,000
Permit fees (City & DOH)	\$5,000
Water Treatment and Spray Equipment Purchase	\$295,105
1% for the Arts	\$12,943
Total Estimated Project Cost:	\$1,896,786

Attachments:

Summary of Bids