
E L M H U R S T P A R K D I S T R I C T
B O A R D O F P A R K C O M M I S S I O N E R S
M E M O R A N D U M

DATE: January 9, 2023

TO: Board of Park Commissioners

FROM: James W. Rogers, Executive Director
Angela Ferrentino, Director of Facilities
Jon Rudey, Landscape Architect

**RE: REJECTION OF BIDS - BEN ALLISON PARK REDEVELOPMENT AND
PLAYGROUND SAFETY SURFACING**

ISSUE

Bids for the redevelopment of Ben Allison Park and soft surfacing, which included Wilder and Marjorie Davis parks, came in over budget. As a result, staff is recommending the bids be rejected. According to the District's updated replacement schedule, the playground at Ben Allison Park, last renovated in 2002, was due for replacement in 2021, but was delayed to 2023 due to the global pandemic in 2020-21. These projects address the Vision 2020 Plan Theme: Meet Community Need for Parks, Open Space, and Outdoor Amenities.

DISCUSSION (begins on page 2)

Ben Allison Park Improvements

According to the District's updated replacement schedule, the playground at Ben Allison Park, last renovated in 2002, was due for replacement in 2021 but was delayed to 2023 due to the global pandemic in 2020-21. The 2023 capital budget includes \$264,500 (excluding \$32,000 budgeted for safety surfacing) for improvements to Ben Allison Park. Per the District's 20-year playground replacement schedule, staff developed a master plan for the park that was approved by the Park Board on November 14, 2022 to include the following:

- replace playground equipment and soft surfacing (last replaced in 2002);
- relocate the tee-ball field (to a preferred, safer orientation further from the street and other park amenities) and replace its backstop;
- install a new asphalt pathway (connecting street access at Surf Street and West Avenue to the sled hill and play area, improving accessibility to these park amenities);
- add new site furnishings such as benches and accessible picnic tables.

Thereafter, on December 19, 2022 staff recommended, and the Board approved, the purchase of equipment and site amenities for the project. A legal ad for the construction of the park was then placed in the Suburban Life newspaper on November 15, 2022 announcing the availability of bid packet specifications electronically and for pick up at the Administrative Office. Additionally, invitations for bids, with plans and specifications, were sent to fifteen contractors. Six contractors attended the mandatory pre-bid meeting on December 14, 2022. Five sealed bid were received, opened and read publicly on December 20, 2022 (bid tally attached). The lowest responsible bid was received from Hacienda Landscaping for \$175,369.

| Budgeted | |
|--|------------------|
| Playground Equipment & Installation | \$205,000 |
| Relocate tee ball field, asphalt path, new entry | \$ 59,500 |
| TOTAL BUDGETED: | \$264,500 |
| Approved Expenditures at 12/19/22 Board Meeting* | |
| Purchase of Playground (Joint Purchasing Agreement) | \$129,683 |
| Purchase of Site Furnishings (Joint Purchasing Agreement) | \$ 31,131 |
| TOTAL | \$160,814 |
| Remaining Funds: | \$103,686 |
| *Staff has not ordered Site Furnishings based bid results. | |

Safety Surfacing

As part of the 2023 capital plan, in addition to the Ben Allison Park improvements, staff also proposed replacing the play area soft surfacing at Wilder and Marjorie Davis Parks as it has deteriorated at the parks due to age and extremely high usage, causing separations and spider cracking that are becoming more frequent and beyond repair. Standard useful life of this type of playground surface is 10 to 15 years and Wilder Park will approach 12 years and Marjorie Davis 14 years in 2023. Therefore, replacing only the surfacing is critical in 2023 since the Marjorie Davis Park playground equipment replacement is not due until 2030 and Wilder Park in 2031. New surfacing would refresh the play area appearance and ensure future safe and accessible use by park patrons.

As a result, along with letting bids for the construction of Ben Allison, staff also concurrently developed specifications and let bids for safety surfacing budgeted at a total of \$167,000 for Ben Allison Park (\$32,000 budget), Wilder Park (\$75,000 budget) and Marjorie Davis Park (\$60,000 budget).

A legal ad was placed in the Suburban Life newspaper on November 15, 2022 announcing the availability of bid packet specifications electronically and for pick up at the Administrative Office. Additionally, invitations for bids, with plans and specifications, were sent to seven contractors. Two contractors attended the mandatory pre-bid meeting on December 14, 2022. Two sealed bid were received, opened and read publicly on December 20, 2022 (bid tally attached). The lowest bid was received from Innovative Sport Surfacing totaling \$293,545 for safety surfacing at Ben Allison Park (\$99,555), Wilder Park (\$113,165), and Marjorie Davis Park (\$80,825).

| Budgeted | | Bid Received |
|------------------------------|------------------|---------------------|
| Ben Allison Safety Surfacing | \$ 32,000 | \$ 99,555 |
| Wilder Park Resurfacing | 75,000 | 113,165 |
| Marjorie Davis Resurfacing | 60,000 | 80,825 |
| Total | \$167,000 | \$293,545 |

Bid Results & Value Engineering

Following the bid opening for both the Ben Allison Park Improvements and the Safety Surfacing Project, staff reviewed the specifications and found discrepancies in cost estimates and also sought feedback from contractors. Staff realized budget figures did not adequately account for rising labor costs for the installation of the playground, site amenities and the addition of the walking path. Furthermore, it was discovered that increasing petroleum prices drove the soft surfacing prices higher than the District's budget projections.

As a result, in an effort to get closer to budget projections staff worked to value engineer the projects without changing the overall designs. Therefore, staff is recommending the Park Board reject the bids received and direct staff to go out to bid with a revision to the plans and specifications to reflect the value engineering options listed below.

Playground Area:

- Eliminate a majority of the concrete curb surrounding the playground area.
- Eliminate all concrete paving less bench and picnic table areas.
- Substitute the concrete paved area at the ball diamond for asphalt.
- Eliminate redundant seating near existing picnic area.
- Eliminate 1 Bike Rack, 2 picnic tables, 1 bench, and 2 receptacles. (Move receptacles at Tee Ball Field)
- Redesign Entry Plaza to walkway
- Total Playground Value Engineering: +/- \$33,500

Surfacing:

- Simplify surface color - By introducing black into 50% of surface and simplifying colors, there is a potential cost savings of +/- \$2 per square foot resulting in a total estimated cost reduction of \$37,500.
 - Ben Allison approximate cost savings of \$9,500,
 - Wilder Park Resurfacing \$17,000, and
 - Marjorie Davis \$11,000

RECOMMENDATION

That the Board of Park Commissioners reject all bids for both the Ben Allison Park Improvements and for the Playground Safety Surfacing Project on the basis that the bid totals exceed projected budget and direct staff to rebid the project with revisions to scope of work.

Thank you.

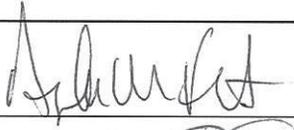
Attached: Bid Tally Sheets
Ben Allison Park Master Plan
Ben Allison Park Master Plan Value Engineering

2023 Ben Allison Park Playground & Park Improvements

Bid Opening: December 20, 2022 at 10:00 a.m.

No. Contractors in attendance: Mandatory Prebid 11/30/2022 @ 9:30am Bond Base Bid

| No. | Contractors in attendance | Bond | Base Bid |
|-----|---------------------------|------|---------------|
| 1 | Clauss Brothers | ✓ | \$199,292.00 |
| 2 | Innovation Landscapes | ✓ | \$ 190,229.48 |
| 3 | D & J Landscape | ✓ | \$ 185,342.60 |
| 4 | E. Hoffman, Inc. | ✓ | \$ 182,757.00 |
| 5 | Hacienda Landscaping | ✓ | \$ 175,369.00 |
| 6 | Landworks, Ltd | | |
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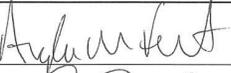
Witness:  Date: 12-20-22

ASST Treasurer:  Date: 12/20/2022

2023 Playground Safety Surface Project

Bid Opening: December 20, 2022 at 10:30 a.m.

| No. Contractors in attendance: Mandatory Prebid 11/30/2022 @ 10:30am | | Bond | Add. 1 | Ben Allison Park | Wilder Park | Marjorie Davis Park |
|--|----------------------------|------|--------|------------------|--------------|---------------------|
| 1 | Innovative Sport Surfacing | ✓ | ✓ | \$99,555.00 | \$113,165.00 | \$80,825.00 |
| 2 | Perfect Turf | ✓ | ✓ | \$103,200 | \$129,780 | \$72,500 |
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Witness:  Date: 12-20-22

Asst. Treasurer:  Date: 12-20-2022

