

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: March 19, 2013

SUBJECT: Resolution to Recommend Approval of a Construction Contract with Construction Solutions, Inc. for Gallup Park Livery and Site Improvements and appropriate funds (\$512,180)

Attached for your review is a resolution to recommend approval of a construction contract with Construction Solutions, Inc. for Gallup Park Livery and site improvements. Improvements to be completed as part of this project include barrier free paths to the docks, as well as barrier free docks and fishing facilities, expansion and modification of the patio area to create barrier free outdoor seating and to separate these areas from the pedestrian circulation, sliding glass doors from the meeting room that would allow for events and camps to take advantage of the scenic views and fresh air, and redesign of the park entry so that there is a separation between the service drive and the pedestrian pathway which will increase safety for park users.

Gallup Park is one of the most popular destinations in Washtenaw County, and the Livery is the largest in the State of Michigan. This public waterway serves residents and visitors as a destination for boating, fishing and environmental education. Fishing activities, camps and programs are popular among youth and adults.

When the Livery was designed, the amount and type of use that the park receives today was not envisioned. The rise in interest in kayaking, the success of the coffee shop, heavy use of the play area, and the popularity of the paths that intersect at the livery has made the operation challenging.

The potential for conflicts between users has increased as the number of vans used to transport canoers and kayakers up river has tripled, as well as the frequency in which they run. The playground is located adjacent to the livery, where the vans back up to turn around, creating a potential safety hazard.

The path, which is part of the Border to Border trail along the Huron River and is the main access to the Livery, is filled with walkers, bicyclists, runners and children, especially during the weekend when the river trips are most popular. The facility is rented constantly throughout the warmer months, where the inoperable windows make the facility hot and stuffy. Lastly, much of the facility is not barrier free. The docks are not accessible, and the entrances to the facility and restrooms do not meet the standards of the Americans with Disabilities Act. These issues would be resolved as a result of the construction project.

The 2011-2015 Parks and Recreation Open Space Plan needs assessment section outlines many of the improvements that will be accomplished by this construction project, including ADA compliance, safety improvements and upgrading access to the livery and docks .

The project is being funded in part by a grant of \$300,000.00 from the Michigan Natural Resources Trust Fund. Matching funding in the amount of \$300,000.00 for the Gallup Livery Improvements is available from the approved Park Maintenance and Capital Improvements Millage for FY2013.

Bids were received from six contractors:

Construction Solutions, Inc. \$512,180.00*
Braun Construction Group \$534,600.00
Detroit Contracting, Inc. \$554,620.00
The E&L Construction Group \$580,700.00
A.R. Brower Company \$607,160.00
Terra Firma Landscape \$612,137.00
*Lowest Responsible Bid

A 10% construction contingency (\$51,218.00) is included to cover potential contract change orders to be approved by the City Administrator. It is requested that \$563,398.00 be approved for the life of the project without regard to fiscal year. Funding is available in the approved FY2013 Park Maintenance and Capital Improvements Millage budget.

Construction Solutions, Inc. meets the living wage and prevailing wage requirements and received Human Rights approval on February 22, 2013.

RESOLUTION TO RECOMMEND APPROVAL OF A CONSTRUCTION CONTRACT
WITH CONSTRUCTION SOLUTIONS, INC. FOR GALLUP PARK LIVERY
AND SITE IMPROVEMENTS (\$512,180.00)

Whereas, Improvements to the Gallup Park Canoe Livery will benefit the operation, safety, accessibility, and usability of the facility;

Whereas, a grant was received through the Department of Natural Resources Trust Fund in the amount of \$300,000.00 to partially fund the project;

Whereas, Competitive bids were received by Purchasing on February 21, 2013;

Whereas, Construction Solutions, Inc. submitted the lowest responsive bid;

Whereas, Construction Solutions, Inc. received Human Rights approval on February 22, 2013;

Whereas, Improvements to the Gallup Livery are noted in the Parks & Recreation open Space Plan;

Whereas, Matching funding for the project is available in the approved FY2013 Park Maintenance and Capital Improvements Millage budget;

Whereas, MDNR will reimburse construction costs after City submitting construction invoices instead of providing \$300,000.00 at the start of the project construction; and

Whereas, \$563,398.00 needs to be available at the time of award of the construction contract;

RESOLVED, That the Park Advisory Commission recommend approval of a contract with Construction Solutions, Inc. for improvements to Gallup Park and approve a construction contingency of \$51,218.00 (10%) to cover potential contract change orders for a total contract amount of \$563,398.00 for the life of the project without regard to fiscal year;

RESOLVED, That \$563,398.00 are appropriated from the fund balance of the Parks Maintenance and Capital Improvements Millage;

RESOLVED, That reimbursements from MDNR for construction activities for the project be put into the Parks Maintenance and Capital Improvement Millage.

Prepared by: Amy Kuras, Landscape Architect IV
Reviewed by: Colin Smith, Parks & Recreation Services Manager