

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: November 19, 2019

SUBJECT: Resolution to recommend approval of a contract with Anlaan Corporation to rehabilitate four park bridges and replace one (\$424,863.00).

Attached for your review and action is a resolution to recommend approval of a \$424,863.00 contract with Anlaan Corporation (Anlaan) to rehabilitate the following four park bridges: North Barton Nature Area Structure, South Barton Nature Area Structure, Mitchell Field structure, and Gallup Park wooden vehicle structure, and to replace the lower Argo Cascades structure.

Budget/Fiscal Impact

Funding is available in the approved FY2020 Park Maintenance and Capital Improvement Millage budget.

Project Description

The Parks and Recreation Open Space Plan identifies bridge repair as an on-going need and one of the major categories of capital project improvements.

Recent bridge condition assessments have concluded that the bridge structures in Barton Nature Area (both north and south), Bandemer Park (pedestrian and vehicle), Mitchell Field, Argo Nature Area (lower cascades) and Gallup Park (wooden vehicle bridge) are all in need of repair in the near-term in order to maintain current use and prevent further deterioration and more costly repairs.

The project meets the sustainability goals of promoting active living and learning and providing transportation options, as the park bridges form important linkages in the non-motorized system in our community. This project also supports the goal of having a safe community by minimizing the risk to public health from deferred bridge maintenance.

The contract documents for the project were bid through the City's Procurement Unit following standard procedures. One bid was received and opened on October 25, 2019 from Anlaan Corporation in the amount of \$916,898.65. This construction bid that was received exceeded the funding that Parks had budgeted for the work. Consequently, the work at the two Bandemer Park structures will be postponed at this time due to their cost and the ability to safely defer the work. The City's engineering consultant confirmed that the work at the two Bandemer Park structures could be postponed for as much as 5-10 years, while continuing biennial bridge condition assessments to monitor their

condition in the interim. This will allow for their capital rehabilitation costs to be programmed in a future year's capital budget. Costs were further reduced by substituting scope items for lower cost alternatives.

Additionally, it was determined through discussions with Anlaan that the cost to replace the lower Argo Cascades bridge and add a protective concrete deck was marginally more expensive than the option to clean and re-paint it and would provide a better long-term solution: \$64,295.00 to paint vs. \$83,000.00 to replace the bridge entirely and add a concrete deck. Staff are recommending replacement as a prudent way forward as portions of the structural steel beneath the wooden decking are rusted to the point of section loss and will continue to do so unless the conditions which are allowing the corrosion to occur are corrected. The existing wooden decking allows salt-laden water from the pathway to drip onto the weathering steel of which the bridge is constructed. Compounding this issue is that the weathering steel is very susceptible to damage by de-icing salt. The current level of corrosion has already resulted in section loss to the structural steel and while it currently does not affect the load-carrying capacity of the bridge, it will continue to corrode unless measures are taken to correct the underlying causes of the corrosion.

The chosen solution is a new structure with a concrete deck. This option is preferred as compared to re-using the wooden decking because it minimizes the amount of moisture and salt-laden water to which the weathering steel is exposed and therefore minimizes the potential for corrosion. The bridge at the top of the Argo Cascades is also weathering steel, but was designed with a concrete deck in lieu of wood decking and has aged exceptionally well compared to the lower Argo Cascades Bridge. Therefore, the incremental cost of \$18,705.00 is considered a good value as it will provide a new steel structure (without section loss and existing corrosion) and will minimize future deterioration and repairs by adding a concrete deck to protect the steel from moisture and corrosion.

Staff is recommending awarding a contract to Anlaan Corporation in the amount of \$424,863.00 for repairs to four (4) park bridges and replacement of the lower Argo Cascades Bridge. A 15% construction contingency (\$63,729.45) is requested to cover potential contract change orders to be approved by the City Administrator. It is requested that a \$488,592.45 contract and contingency amount be approved for the life of the project without regard to fiscal year.

RESOLUTION TO RECOMMEND APPROVAL OF A CONTRACT WITH ANLAAN CORPORATION TO RENOVATE PARK BRIDGES LOCATED IN BARTON NATURE AREA, MITCHELL FIELD, AND GALLUP PARK, AND TO REPLACE THE LOWER ARGO CASCADES BRIDGE (\$424,863.00).

Whereas, the PROS plan identifies bridge repair as an on-going need and one of the major categories of capital project improvements;

Whereas, recent bridge condition assessments have concluded that the bridge structures in Barton Nature Area, Mitchell Field, the Argo Cascades and Gallup Park are all in need of repair;

Whereas, these bridge repairs need to be performed soon in order to maintain their current use and prevent further deterioration and more costly repairs;

Whereas, the project supports the City sustainability goals of promoting active living and learning and providing transportation options;

Whereas, funding for construction is available in the approved FY2020 Park Maintenance and Capital Improvement Millage budget;

Whereas, a competitive bid was received by Purchasing on October 25, 2019;

Whereas, Anlaan Corporation submitted the only responsive bid;

Whereas, the work at the two Bandemer Park bridges was postponed at this time due to budget constraints and the ability to safely defer the work;

Whereas, it was determined that replacing the lower Argo Cascades Bridge was a better long-term solution than painting the existing one;

Whereas, Anlaan Corporation has submitted all required Non-Discrimination, Prevailing Wage, Living Wage, and Conflict of Interest Disclosure forms and complies with the requirements of the City's Non-Discrimination, Prevailing Wage and Living Wage Ordinances;

RESOLVED, That the Park Advisory Commission recommends approval of a contract with Anlaan Corporation to rehabilitate four park bridges and replace one, and approve a construction contingency of \$63,729.45 (15%) to cover potential contract change orders for a total contract amount of \$488,592.45 for the life of the project without regard to fiscal year.