



City Commission Agenda Item

Meeting Date: September 21, 2021
From: Mike Crandall, Management Assistant
Item: Wilson Park Phase 1 Upgrades Construction Contract

Purpose: Consider a Resolution authorizing the City of Arkansas City to enter into a contract with Vogts-Parga Construction, LLC, of Newton, for construction of the Wilson Park Master Plan Phase 1 Upgrades Project and installation of the Creekstone Farms Pavilion at Wilson Park, for an amount not to exceed \$356,176.62. **(Voice Vote)**

Background:

The City Commission on **November 20, 2018**, unanimously approved **Resolution No. 2018-11-3217**, entering into a professional services agreement with Wichita-based **LK Architecture** for professional architectural, electrical, plumbing, mechanical and structural engineering services for the **Wilson Park Master Plan Phase 1 Upgrades Project**, for a total amount not to exceed **\$60,500.00**.

As part of the Phase 1 improvements, the City received a quote on **February 9, 2021**, for a Polygon multi-rib pavilion that would be shipped in pieces and assembled on site by Vogts-Parga Construction, LLC, of Newton.

The City Commission on **April 6, 2021**, unanimously approved **Resolution No. 2021-04-3395**, authorizing the City to accept a proposal from Recreation Resource, Inc., of Overland Park, to purchase a Polygon multi-rib pavilion that was shipped in pieces and will be assembled on site by Vogts-Parga to form the new Arkansas City Farm and Art Market structure, south of the Wilson Park rotunda in the new parking lot, to be named the “Creekstone Farms Pavilion at Wilson Park,” for an amount not to exceed **\$169,470.00**. The structure was delivered in **July**.

Construction delays have prevented Vogts-Parga from preparing to mobilize until now, but City staff put this time to good use by working diligently with Vogts-Parga for the past five months to explore every possible cost-cutting option, including eliminating unnecessary sidewalks and drainage structures, repurposed rock donated by Evergy, and accomplishing some concrete work and all electrical upgrades in house with City staff labor.

This final revised quote of **\$330,388.47** from Vogts-Parga will cover all new stormwater pipe, manhole and drain basins, as well as excavation, reinforced concrete paving, ADA ramps, light pole bases, pavement markings, drilled piers and installation of the canopy structure, and the additional **\$25,788.15** option will add a reinforced rock base using the donated rock. Staff recommends this option to ensure maximum longevity of the concrete.

If the contract is approved tonight, Vogts-Parga can be on site in **October** and estimates project completion will occur four (4) to five (5) months later, which would be in the range of **February to April 2022**, well in advance of such spring and summer events as Tacolalah, the Farm and Art Market, and the Community Band season.

Primary funding sources for this project, including both the pavilion and the Vogts-Parga contract, include:

- Creekstone Farms Premium Beef donation — **\$300,000.00**
- V.J. Wilkins Foundation Challenge Grant — **\$205,802.00**
- Friends of Wilson Park (Legacy Foundation) — **\$15,470.97**

Commission Options:

1. Approve the Resolution.
2. Disapprove the Resolution.
3. Table the Resolution for further consideration.

Fiscal Impact:

Amount: **\$356,176.62**

Fund: **68** (Capital Improvement) Department: **100** (General Government) Expense Code: **6214** (Other Professional Services)

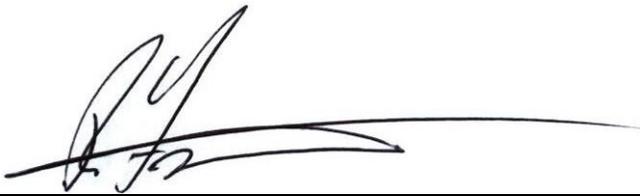
Included in Budget Grant Bonds Other (explain):

Funding sources for this project include \$205,802.00 in matching funds provided through a V.J. Wilkins Foundation Challenge Grant, \$300,000 from Creekstone Farms and Capital Improvement Fund reserves. As part of its generous contribution, Creekstone is being afforded promotional consideration on the pavilion structure.

Attachments:

1. Resolution No. 2021-09-_____
2. Vogts-Parga Revised Estimate/Contract
3. Wilson Park Phase 1 Check Set Plans
4. Poligon Multi-Rib Pavilion Drawings

Approved for Agenda by:



Randy Frazer, City Manager