



STAFF REPORT

Meeting Type: Council Meeting

Meeting Date: July 17, 2023

From: Rochelle Anderholm-Parsch, Parks and Recreation Director

Subject: Community Campus Park Project Update and,
Contract Award for Construction of the Pump Track, Jump Line, and Skatepark

DECISION TO BE MADE:

Whether to award a Public Improvement Contract to American Ramp Company for the construction of the asphalt pump track, jump line and concrete skatepark for the Community Campus Park Project.

BACKGROUND / CONTEXT:

On [Jan. 3, 2023](#) the Council awarded two contracts pertaining to the Community Campus Park Improvement Project. Lango Hansen Landscape Architects received the first contract award for the design and engineering of the community campus park. The second contract was awarded to American Ramp Company for the design of the asphalt pump track and concrete skatepark.

Over the course of six months there was robust public engagement. Outreach efforts included numerous conversations with local youth, seniors, and diverse populations. There were five project advisory committee meetings, four parks board meetings, three city council meetings, five skatepark focus group meetings, two bike park focus group meetings, three open houses, three online surveys, and one senior center focus group, and one Sandy Vista open house. The public engagement resulted in a final park master plan, as well as the final design of the pump track, jump line, and skate park.

With the design phase complete, the next step was to solicit bids to build the action sports elements of the park. Therefore, the city conducted a public Invitation to Bid (ITB) to solicit bids from specialty construction companies for the construction of the pre-designed pump track, jump line and skate park.

The city received one ITB submission from American Ramp Company (ARC) in the amount of \$2,289,098.00. American Ramp Company was deemed the lowest responsive responsible bidder and an Intent to Award was issued on June 23, 2023.

KEY CONSIDERATIONS / ANALYSIS:

The park design phase is complete. Now the park project will move into the design development, land use, permitting, and bidding phase. The final phase will be construction.

During construction, the park project will have two contractors working onsite. The general contractor will be responsible for mass grading and the construction of all other park amenities, right-of-way improvements, and utilities, minus the construction of the action sports elements. The second contractor will be the specialty contractor who is responsible for constructing the asphalt pump track, jump line and concrete skatepark in coordination with the general contractor.

The timing to award the contract for the construction of the action sports element ahead of the general contract award is key for the following reasons. First, Lango Hansen and the Parks and Recreation Department has submitted for land use approval. Bringing on the specialty contractor now allows for better coordination as we progress through land use, permitting, and through 90% construction documents. Second, most specialty contractors are scheduling projects a year out. The City must confirm the construction schedule and then secure the availability of action sports construction team to align with the construction of the overall park project. Getting a specialty contractor on board now will ensure better coordination when the city brings on a general contractor.

BUDGET IMPACT:

Engineers Estimate:

\$1,900,000 - \$2,200,000

Contract amount:

\$2,238,227.95

To bring the project within the engineers estimate, the city eliminated 3,087 sqft of sky-blue concrete flatwork and replaced with gray concrete flatwork totaling 16,509 sqft of gray concrete flatwork. Total deducted from project amount \$50,861.05.

RECOMMENDATION:

The City recommends that the Council award the Public Improvement Contract to American Ramp Company for the construction of the asphalt pump track, jump line, and concrete skatepark for the Community Campus Park Project.

SUGGESTED MOTION LANGUAGE:

“I move to approve the award of the Public Improvement Contract to American Ramp Company for the construction of the action sports elements of the Community Campus Park Project.”

LIST OF ATTACHMENTS / EXHIBITS:

Attachment A: Park Master Plan

Attachment B: Slide Presentation

Attachment C: Public Improvement Contract for American Ramp Company