



City Council Report

Subject: Quarry Park Adventures - Request for approval of resolutions authorizing the use of funds for permanent restrooms, food services, outdoor deck, king swing, and other miscellaneous expenses.

Date: July 10, 2018

Submitted by: Marc Mondell, Economic and Community Development Director

Department: Economic and Community Development Department

RECOMMENDATION

Resolution A - Adopt a Resolution of the City Council of the City of Rocklin Awarding the Bid and Authorizing the City Manager to Execute a Contract for the Construction of Adventure Park Restrooms (PBM Construction, Inc.).

Resolution B - Adopt a Resolution of the City Council of the City of Rocklin Authorizing the Use of Project Funds for Food Services, and other Miscellaneous Expenses, Authorizing Acceptance of the Bonsai Design GMP and the addition of a King Swing, Directing the Solicitation of Bids to add a Deck, and Approving the Allocation of Additional Funds to Complete the Adventure Park.

BACKGROUND

Below is a more detailed description of each proposed resolution.

Resolution A

1. Awarding the revised low bid from PBM Construction, Inc. (PBM) in the amount of \$632,427.63 for the construction of site built bathrooms, limited utilities, and concrete-asphalt slab; and
2. Authorizing the City Manager to execute the contract and expend up to an additional 15% contingency amount (for a total of \$727,292).

Resolution B

1. Authorizing the City Manager to expend \$486,898 to install a food services building and purchase necessary food service equipment; and
2. Authorize the City Manager to expend up to \$215,000 of budgeted project funds for miscellaneous expenses to complete the food service and restroom components of the adventure park; and
3. Authorize the City Manager to negotiate and execute change orders with Bonsai Design to (1) Accept the GMP of \$3,038,000; and (2) add construction of a King Swing for \$410,000, plus a 15% contingency, for a total of \$471,500; and
4. Directing staff to solicit bids for the construction of a deck in the Adventure Park; and
5. Approving an additional budget allocation of \$150,000 to complete the above adventure park related work.

On June 12, 2018, staff provided City Council a status update on the adventure park related projects including funds spent to date and anticipated remaining costs along with funding sources. Staff advised that the original architect estimate to complete the building as originally intended and approved by City Council was \$3,000,000. Unfortunately, based on bathroom bids received, staff has estimated the cost of completing the building as originally intended to require an additional \$3,500,000 (above that already approved).

During the meeting staff requested, and City Council approved, an additional \$900,200 to be used in conjunction with remaining unspent funds to complete the project, but directed staff to return with additional information pertaining to bathroom options, food service, the deck and king swing.

Staff has evaluated these four areas and recommends proceeding as follows:

Funds Available		\$1,976,000
Restrooms as Bid w/15% contingency	\$727,292	
Food Service Building	\$423,750	
Food Service Equipment	\$ 63,148	
Miscellaneous	\$215,000	
Subtotal		\$1,429,190
Remaining Balance		\$ 546,810

If approved, the City Manager would be granted authority to purchase the food service building, food service equipment, and to use the \$215,000 to cover miscellaneous expenses as necessary to complete the project. The anticipated cost of constructing the optional outdoor deck and king swing adventure element would result in a slight deficit of funds as follows:

Optional Expenditures		
King Swing w/ 15% contingency	\$471,500	
Deck	\$136,729	
Subtotal		\$ 608,229
Balance		\$ (\$61,419)

Portable and Prefabricated Bathrooms

During the June 12, 2018 meeting there was considerable discussion regarding whether the City should proceed with permanent or temporary bathrooms. Staff's recommendation is to proceed with permanent site-built bathrooms as originally approved by City Council. However, per Council's request, staff has evaluated the cost of temporary portable bathrooms and permanent prefabricated bathrooms as follows:

	Portable	Prefabricated
Restroom Lease/Purchase	\$140,000	\$240,000
Theming	\$ 25,000	\$ 10,000
Water	\$ 95,000	\$ 95,000
Slab/Utilities	\$252,000	\$252,000
Total Year 1	\$512,000	\$597,000

Both the leased portable and purchased prefabricated bathroom options assume required accessible units, minimum fixture count, and delivery. The portable bathroom would require

an additional ongoing \$140,000 per year lease cost unless the City elected to purchase the portable unit, which if Council selects the portable option would be advisable.

	Portable	Prefabricated
Permanent Restrooms	\$727,292	\$727,292
Less Lease/Purchase	\$512,000	\$597,000
Short-Term Savings	\$215,292	\$130,292

If Council elects to pursue the portable option then the City will need to rebid the water, slab and utilities which are currently part of the permanent bathroom bid. In staff opinion, while there is a short-term savings to both the portable and prefabricated options neither will achieve the ultimate performance or appearance Council is looking to achieve (see Exhibit "A"). Additionally, in the long-term, the permanent bathroom facilities are the better solution from a financial perspective.

Food Service

During the June 12, 2018 meeting there was considerable discussion regarding how permanent food service could be achieved. Staff's recommendation is to proceed with one of the pre-engineered buildings as originally approved by City Council with interior modifications to achieve the minimum level of food service necessary to support both daily usage as well as large events (see Exhibit "A"). The overall cost associated with delivering permanent food service is \$486,898 (including engineered building, improvements to main structure, and equipment). Staff has consulted with Legacy Family Adventures (LFA), the park's operator, on the redesign of the food service facilities, the interior layout, and equipment list.

Outdoor Deck and King Swing

Council expressed a desire to pursue the outdoor deck and king swing. During construction the Zip Launch Pad was relocated to its current position to meet engineering requirements which eliminates the possibility of the outdoor deck being completed as originally designed in its entirety. However, approximately half of the deck (25' x 20') could be constructed (see Exhibit "A") at an estimated cost of \$136,729 to accommodate approximately 40 guests. The City would need to bid the work out to determine the actual final cost. The deck has been engineered as a steel structure supporting light-weight concrete. Other options were discussed with the architect but all would require redesign and re-engineering. It is recommended that the deck be constructed as described herein.

Bonsai Design will provide the City engineered stamped and sealed drawings for the King Swing under its current contract. Their cost of \$410,000 includes bonding, insurance, steel fabrication, shipping, installation, prevailing wage, inspection, housing, meals, training, overhead and profit. The City could elect to bid out the work to see if it could achieve a cost savings or could solicit proposals from other firms for different adventure element options. There may be additional design and engineering cost should the City elect to pursue other options. Delivery of a final product may take additional time due to the solicitation and design processes.

It is recommended that a change order be negotiated with Bonsai Design to complete the King Swing and balance of project.

Park Operations

The Kids Zone, Paddle Boats, and Picnic Pavilion are substantially complete and LFA has continued limited use of these areas primarily on weekends. LFA will begin utilizing the new parking lots once completed which will allow for limited weekday operations (assuming no conflicts with construction). Staff is working to complete the Rock Maze area and flex-space (adjacent to existing picnic area) by the end of July to provide an additional amenity for guest use and reduce impact to Quarry Park.

Once the balance of adventure elements is completed and LFA staff is trained on their use and operation, Adventure Park operations will be turned over to LFA. This is currently scheduled to occur by late August to early September. Assuming City Council approval, construction of bathroom facilities will not be completed until early November; and final design and completion of permanent food service is anticipated within six months. Temporary bathrooms and food service facilities will be needed until that time that permanent bathrooms and food service facilities are available.

Fiscal Impact

With adoption of the FY18-19 budget, City Council has approved total expenditures to complete the project not exceed \$12,950,915.66. Based upon staff's recommendations and request for an additional \$150,000 the total project cost would be \$13,100.915. This request may necessitate a budget amendment be brought separately to Council for approval later in the fiscal year.