



MAYOR AND COUNCIL COMMUNICATION

DATE:

09/20/2016

Regular

ITEM #: 25

AGENDA ITEM: Easton Village Additional Cost Approval Request
SUBMITTED BY: Emily Becker, City Planner
THROUGH: Kristina Handt, City Administrator
REVIEWED BY: Stephen Wensman, Planning Director

BACKGROUND:

At the April 5, 2016 City Council meeting, the Council directed Staff to coordinate with Easton Village developer to grade the park pad and to install concrete curbing while Easton Village crews on site, to purchase proposed large park amenities and have amenities installed this summer. The estimated cost for this project was \$75,000, which included installation, rubber mulch, curbing, and grading.

The actual cost of the playground equipment, including rubber mulch and installation, came in to be \$71,927.52. The staff report from the April 5, 2016 City Council meeting stated the estimated cost of installation of concrete curbing would be \$2970.

On August 3, 2016, the Easton Village developer met with Staff to discuss the poor drainage underneath the swings of the playground area and the need for draitile. Public Works Staff suggested that the developer install the draitile along with the concrete curbing. The developer was asked to provide a quote for the draitile so the cost could be approved by Council. A few weeks later, Staff was made aware that draitile had been installed without a Council approved quote. Staff contacted the developer regarding the installation, and the developer communicated that it was felt that the lack of drainage was creating a safety issue, so their contractor was directed to install the draitile (the concrete curbing has not yet been installed). The developer then provided a quote of \$7241.50 for the installation of concrete curbing and \$3475.00 for the draitile, totaling \$10,716.50. It should be noted that the quote does not include site surveying/staking, soil conditionaing, testing, bonds, permits or turf restoration.

ISSUE BEFORE COUNCIL:

The Council is requested to approve the additional cost for the installation of draitile for Easton Village Park. With the installation of the playground equipment, the revised, total cost of the project will be closer to \$82,644.02, as compared to the \$75,000 budgeted for this project.

PROPOSAL DETAILS/ANALYSIS:

The first attached photo shows what the playground had looked like without the draitile. The water had nowhere to drain, and the playground could not be safely utilized as a result. The second photo shows that the draitile properly drained the playground area.

Staff asked the developer why the quote for the concrete curbing was so much more than what was quoted in the April 5, 2016 City Council Staff Report, and the developer replied that he believes that quote was for the plastic curbing, which Staff did not recommend installing due to its inferior durability. Staff has confirmed that the quote provided for concrete curbing, though higher than the cost estimate provided at the April 5, 2016 Council meeting, is reasonable; the seemingly high per square foot cost could be attributable to the smaller size of the park's perimeter.

FISCAL IMPACT:

The total cost of the playground will be \$82,644.02, \$7644.02 more than what was budgeted for the park.

OPTIONS:

- Approve reimbursement of draitile cost and increased cost estimate for concrete curbing.
- Deny reimbursement of draitile cost and increased cost estimate for concrete curbing.
- Approve reimbursement of draitile and direct Staff to gather bids for concrete curbing.
- Approve reimbursement of draitile and direct that the developer install plastic curbing, decreasing the cost.

RECOMMENDATION:

Staff recommends that Council approve, as part of tonight's consent agenda, the additional cost for installation of concrete curbing and draitile in Easton Village Park. The base bid given for the installation of draitile and concrete curbing is \$10,716.50. If the Council chooses to remove this item from the Consent Agenda, the recommended action can be take through the following motion:

“Move to approve reimbursement of \$10,716.50, plus possible necessary excluded costs listed on the bid, to Easton Village developer for the installation of draitile and concrete curb once all work on the aforementioned is complete.”

ATTACHMENTS:

- Quote from Easton Village
- Photos of playground before and after draitile was installed.
- Easton Village playground equipment invoice

Photos of Easton Village Park Without Drainile Installed



Photos of Easton Village Park With Drain Tile Installed





PROPOSAL FRIEDGES, INC.

Landscaping · Excavating Contractors
9380 202nd Street West, Lakeville, MN 55044
(952) 469-2996 · Fax: (952) 469-1755

Job: Lake Elmo Playground		Date 8/19/16
STREET		
CITY, STATE and ZIP CODE Lake Elmo, MN		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:

*** See Below ***

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized

Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 (thirty) days.

Work for Playground

We hereby submit the following:

- **350LF of Playground Curb Furnished and Installed @ \$20.69/LF Total: 7,241.50**

Includes base work

- **Core Drill Drain Tile into existing Structure and 316LF of 4" Drain Tile, Fabric and Rock running from structure to city's specified location @ \$3,475.00**

Grand Total: \$10,716.50

Excludes:

- *Site Survey/ Staking
- *Soil Conditioning/ Testing
- *Bonds
- *Permits
- *Turf Restoration

PLEASE CALL IF YOU HAVE ANY QUESTIONS

Acceptance of Proposal – The above prices; specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

By signing you have read and are familiar with the Minnesota Mechanic's Lien Law.

Signature _____ Date _____



PLAYPOWER

PLEASE REMIT TO

PlayPower LT Farmington, Inc.
PO Box 204713
Dallas, TX 75320-4713

Billing & A/R Inquiries - (866) 544-0348 Opt 2
Cust. Service and Order Dept. - (800) 325-8828
Tax ID# 34-1725366

Tracking #: Innovative 16-0476

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I MIKE BOUTHILET

L LAKE ELMO, CITY OF

L 3800 LAVERNE AVE NORTH

LAKE ELMO MN 55042

T United States

O

Invoice Number: 1400200336

Page: 1 of 1

Date: 05/17/2016

Salesperson: NORTHLAND RECREATION LLC

Regular Invoice

Registration Number:

Currency: USD US Dollars

TERMS AND CONDITIONS

TERMS AND CONDITIONS OF SALE
ARE AS STATED IN OUR CURRENT
PRICE LIST AND/OR CATALOG

S 1

H PUBLIC WORKS - CITY OF LAKE ELMO

I 3445 IDEAL AVE N

P F/EASTON VILLAGE

LAKE ELMO MN 55042

T United States

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Go to www.littletikesccommercial.com/warranty to register your product online.

To access your CPSIA General Certificate of Conformance please go to www.littletikesccommercial.com/CPSIA.

Order	Purchase Order	Packages	Prepaid	Weight	Ship Date	Terms
FM00150610	KB STRUCTURE	0		0.00	05/17/2016	Net 30 Days

Line/Rel	Qty Ordered	Qty Shipped	Back Order	Unit Price	Extended Price
1	1.00	1.00	0.00	40,646.53	40,646.53
Item:					
Description: Playground Equipment					
51	1.00	1.00	0.00	18,027.47	18,027.47
Item: 600000001					
Description: PBO (PRODUCT BY OTHER)					
52	1.00	1.00	0.00	9,073.00	9,073.00
Item: 600000003					
Description: EXTERNAL INSTALLATION					

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Easton Village
Parks CIP 404

Sales Amount	67,747.00
Misc Charges	0.00
Freight	0.00
Sales Tax	4,180.52
	0.00
Prepaid Amount	0.00
Total	71,927.52