



MAYOR AND COUNCIL COMMUNICATION

DATE: 09/06/2016

CONSENT

ITEM #: 21

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 daintile. Public Works Staff suggested that the developer install the daintile along with the concrete curbing. The developer was asked to provide a quote for the daintile so the cost could be approved by Council. A few weeks later, Staff was made aware that daintile 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 daintile (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 daintile, 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 daintile 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 daintile. The water had nowhere to drain, and the playground could not be safely utilized as a result. The second photo shows that the daintile 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 daintile cost and increased cost estimate for concrete curbing.
- Deny reimbursement of daintile cost and increased cost estimate for concrete curbing.
- Approve reimbursement of daintile and direct Staff to gather bids for concrete curbing.
- Approve reimbursement of daintile 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 daintile in Easton Village Park. The base bid given for the installation of daintile 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 daintile and concrete curb once all work on the aforementioned is complete.”

ATTACHMENTS:

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

Photos of Easton Village Park Without Draintile Installed



Photos of Easton Village Park With Draintile Installed



