



MEMORANDUM

To: Mayor and City Councilors

From: Rich Olson, City Manager
Bobbi White, Parks and Recreation Director

Date: April 4, 2013

Re: Consideration – Charles Creek Park Shelter Replacement Bids

BACKGROUND:

The Charles Creek Park was developed in the early 1970's as a Land and Water Conservation Fund Project. Jerry E. Allen, the City's first Parks and Recreation Director, applied for the grant in 1970 and the park was completed in 1972. This is a three (3) acre park with a picnic shelter and tables, restrooms, a volleyball court and a small playground apparatus. This was the first park located in our community that was built after the City had an established Recreation Department. In 1990, Charles and Elise Watts deeded the front portion of the property (where the house and barbershop were located) to the City. This is the property where the playground equipment for children ages two to five years old is now located along Riverside Avenue. This playground equipment was purchased by Smart Start in 1996. Council placed \$175,000 in the 2012-13 budget to replace the picnic shelter at Charles Creek due to the poor condition of the existing shelter as well as the restroom facilities. The shelter itself is rotten and is leaning. The restroom facilities do not meet ADA requirements and are antiquated. This shelter is used daily and almost every weekend during the spring, summer and fall months to host birthday parties, family reunions, class reunions, as well as Walk-A-Thon for the Food Bank and Food Pantry, Easter Seals, March of Dimes, Relay for Life, etc.

ANALYSIS:

After consulting with the Recreation Advisory Board (RAB), staff decided that the best type of facility to replace the wooden structure would be a metal shelter with the restrooms located on one end. This is the same shape as the existing shelter. (Due to the location of the creek and the wetlands toward the back of the property, it was determined that an "L" or "V" shaped building would not

work.) The RAB wanted to ensure that the shelter complimented the Dome in Waterfront Park as well as the Museum of the Albemarle. The Parks and Recreation Department staff contacted several local and national businesses to give estimates to purchase a shelter and have the restrooms built. We have chosen the Chelsea, a 40 X 75 foot metal structure with a clerestory gable roof built by Poligon. (A picture follows this memo.) We will also replace the small single shelter located beside Charles Creek near the front entrance to the park. This will also be a Poligon structure called a Sunshelter and it will have a metal roof as well. (A picture of this structure also follows.)

Two companies supply the Poligon structures in North Carolina and both submitted bid proposals to supply the Chelsea Shelter as well as the Sunshelter:

Carolina Parks and Play (out of Wilmington)	\$88,102.00
Piedmont Parks (out of Greensboro)	\$80,860.00

Three companies submitted a bid to erect the shelter and construct the restroom facilities:

Godfrey Construction Company-Harrellsville (Dare County)	\$83,312.45
Piedmont Parks (Shelter only, no restrooms)	\$38,000.00
A. R. Chesson	\$76,256.00

These bids are without electrical, as we would use our City electrician to wire the building. (With the possibility of not having this position with the City, we will add \$10,000 for electrical costs.)

Three companies submitted bids for the demolition of the present shelters:

Stevenson's Sand	\$3,600.00
Earth Shakers Marine	\$6,800.00
Layden Marine Construction	\$9,800.00

After reviewing the scope of each proposal submitted, staff recommends that Piedmont Parks be awarded the bid to provide the shelter at \$80,860; that A. R. Chesson be awarded the bid to erect the shelter for \$76,256 and construct the restrooms and Stevenson's Sand be awarded the bid to demolish the existing shelters for \$3,600. (With adding \$10,000 for electrical, the total construction project will cost \$170,716.)

The Finance Committee discussed this matter during their meeting on April 4, 2013 and recommends approval by the City Council.

STAFF RECOMMENDATION:

By motion, make the following awards for the replacement of the Charles Creek Pavilion:

1. Piedmont Parks be awarded the bid to provide the shelter at \$80,860;
2. A. R. Chesson be awarded the bid to erect the shelter for \$76,256 and construct the restrooms;
3. Stevenson's Sand be awarded the bid to demolish the existing shelters for \$3,600.
4. \$10,000 be provided for electrical work.

(The total construction project will cost \$170,716.)

