



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
 From: Robert L. Tetens, Director
 Date: July 24, 2012
 Re: Rolling Hills Phase III Water Park Expansion (RFP #6679)

Background

The Water Park at Rolling Hills County Park first opened in 1990 (Phase I). Phase II improvement in 2002 included the Lazy River, a spray/play structure and a concession building. The existing capacity, as established by the State Department of Health, is 1,825 bathers and attendance averages about 110,000 guests annually.

In October of 2011, the Commission selected the consulting team of Sidock Associates and Water Technologies to design Phase III improvements to the park. The project included replacing the bath house; adding several new water slides; office space and additional parking.

In February of 2012, the consulting team presented a conceptual design that would add a 32 foot slide tower with two body slides and a speed slide; a 4,300 square foot bath house; a 500 square foot mechanical building, a new 2,700 square foot office to be the new park headquarters, and a 450 car parking lot. The estimated cost of the project is \$4.4 million.

On March 6, 2012, the Commission authorized the consultants to proceed with the preparation of specifications and bid documents for the Phase III improvements. After minor design revisions, contract documents were developed and the project was put out to bid through County Purchasing as RFP #6679 on June 15, 2012.

Seven contractors submitted bids on the due date of July 12, 2012. The bids, listed below, ranged from a high of \$4,998,000 to a low of \$4,479,000.

CONTRACTOR	LOCATION	BID
A R Brouer Co.	Dexter	\$ 4,998,000
Braun Construction Group	Farmington Hills	\$ 4,860,000
Phoenix Contractors	Ypsilanti	\$ 4,739,000
O'Neal Construction	Ann Arbor	\$ 4,650,000
Micco Construction	Pontiac	\$ 4,645,000
JS Vig	Taylor	\$ 4,575,000
Sorensen Gross Construction	Flint	\$ 4,479,000

The low bid was submitted by Sorensen Gross Construction Services (SGCS) of Flint, Michigan. This cost includes desirable alternates of outdoor lockers, decorative paving, landscaping and irrigation (\$100,161) and a gray water recycling system (\$50,000). The lowest bid by a Washtenaw County contractor was submitted by O'Neal Construction @ \$4,650,000.

SGCS has completed several major renovation projects recently and is currently constructing the new spray play and office building at Independence Lake Park. The project, which is quite similar to the Water Park expansion, is proceeding very well. From our preliminary discussions with representatives of the firm, staff believes that SGCS would be able, if authorized to start immediately, to complete the Rolling Hills project in time for an opening on Memorial Day weekend 2013.

Recommendation

Based upon the review by staff and the consulting team, it is my recommendation the Washtenaw County Parks and Recreation Commission enter into a contract with Sorensen Gross Construction Services (SGCS) to provide the construction services necessary to complete the Phase III expansion of the Rolling Hills Water Park for \$ 4,479,000. In addition, I recommend a construction contingency of \$315,000 (approximately 7% of the total cost) be established for this project, for a total authorization of \$4,792,530.