

PARKS & RECREATION  
Parks Division



# Park Improvement Projects

CITY COUNCIL MEETING – February 21, 2023

City Staff Representative: Ryan Smith, Parks Manager

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## Park Improvement Projects

Three Projects

- Recreation Center Playground Replacement
- Donelson Park Playground Replacement
- Colorado Park Tennis Court Replacement

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## Recreation Center Playground Replacement

Location and Overview



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## Recreation Center Playground Replacement

Background/History

- Located: 555 North 11<sup>th</sup> Avenue
- Built in 2004
- This playground is part of the Recreation Center daycare and summer camp programs
- This playground is more of a residential unit and is outdated



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## Recreation Center Playground Replacement

Current Playground



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## Recreation Center Playground Replacement

New Playground Features

- ADA Accessible Pour-in-place Surfacing
- Age Inclusive Playground: 2–12-year-old play unit
- Extended footprint to incorporate a swing bay
- Shade structure to help reduce heat
- Commercial grade playground



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**Brighton**  
**Recreation Center Playground Replacement**  
 Design For New Playground

Logos: Brighton Rec Center Option 3, SFR, PLAYWORLD, Berliner, Yalp, landscape, EcoFit

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**Brighton**  
**Recreation Center Playground Replacement**  
 Overhead View

Logos: Brighton Rec Center Option 3, SFR, PLAYWORLD, Berliner, Yalp, landscape, EcoFit

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**Brighton**  
**Recreation Center Playground Replacement**  
 Budget/Construction Cost

- The solicitation for a new playground was posted in mid December for a total of five weeks, with a not to exceed maximum budget of \$150,000.00, and resulted in a total of four responses
- Star Playgrounds was deemed the most responsive and responsible vendor for the project.
- Sufficient appropriation exists for this project with a total project cost for install of the new playground, extended footprint, and "pour-in-place" surfacing and for \$150,000.00
- Funding Source: Parks and Recreation Capital Projects / "Recreation Center Play Structure" This whole project is being funded by some of the money the City received from the sale of the Denver Broncos

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**Brighton**  
**Procurement Summary**

**PROCUREMENT METHOD:**  
 Formal Solicitation advertised via BidNet resulting in four (4) responses.

**BIDS RECEIVED:**  
 Bid 1: \$178,200.25  
 Bid 2: Not Responsive  
 Bid 3: \$150,000.00  
 Bid 4: \$149,996.00

**STAFF RECOMMENDATION:**  
 Accept Bid 4, submitted by Just Be You, Inc dba Star Playgrounds, as this Bid has been deemed the lowest most responsive and responsible of those received.

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**Brighton**  
**Recreation Center Playground Replacement**  
 Construction Timeline

**Project Timeline**

Typical Manufacturing: 12-14 weeks | Typical Shipping: 1-2 weeks | Typical Installation: 2 weeks

WEEK OF: FEB | MAR | APR | MAY

Project Awarded: Feb 20th  
 Design & Color Confirmation: Allow 1 Week  
 Order Equipment: Feb 27th  
 Order Fabrication: Allow 8-10 Weeks  
 Shipping: Allow 1-2 Weeks  
 Installation of Equipment: May 8th Start  
 Contingency Week: 5 Day Contingency  
 Safety Surfacing Installation: May 22nd - Allow 5 Days  
 Substantial Walk Through: May 26th, 2023

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**Brighton**  
**Donelson Park Playground Replacement**  
 Location and Overview

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**Brighton**

### Donelson Park Playground Replacement

Background/History

- Located: 4500 Midland Street
- Built in 2007
- This playground is part of the ~15.5 acre park
- This playground is heavily used and has required a lot of upgrades over the past few years to keep it functional



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**Brighton**

### Donelson Park Playground Replacement

Current Playground



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**Brighton**

### Donelson Park Playground Replacement

New Playground Features

- ADA Accessible Sensory Panels throughout the structure
- Age Inclusive Playground
- Pour-in-place surfacing
- ADA ramp access to the playground
- Multiple ADA accessible play features
- New playground will fit into existing footprint



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**Brighton**

### Donelson Park Playground Replacement

Design For New Playground



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**Brighton**

### Donelson Park Playground Replacement

Design For New Playground



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**Brighton**

### Donelson Park Playground Replacement

Budget/Construction Cost

- The solicitation for a new playground was posted in mid December for a total of five weeks, with a not to exceed maximum budget of \$315,000.00, and resulted in a total of four responses
- AtoZ Recreation was deemed the most responsive and responsible vendor for the project
- Sufficient appropriation exists for this project with a total project cost for install of the new playground and pour-in-place surfacing for \$315,000.00
- Funding Source: Parks and Recreation Capital Projects / "Playground Replacements"

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Procurement Division

## Brighton Procurement Summary

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet, resulting in four (4) responses.

**BIDS RECEIVED:**  
 Bid 1: \$315,000.00  
 Bid 2: \$315,000.00  
 Bid 3: \$315,000.00  
 Bid 4: \$314,991.00

**STAFF RECOMMENDATION:**  
 Accept Bid 1, submitted by A to Z Recreation, as this Bid has been deemed the most responsive and responsible of those received. Though not the lowest bid received, the Firm exhibits the capability to deliver the equipment within the City's expected completion timeline.



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## Brighton Donelson Park Playground Replacement Construction Timeline

City of Brighton 2023 Playground Project Donelson Park - Proposed Project Timeline

Task	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	
Final Design Review																			
Submittal Returned by City																			
Equipment Ordered																			
Equipment Shipped (2-3 Week Lead)																			
Equipment Delivered																			
Contingency Work																			
Playground Installation																			
Substantial Completion Walk Through																			
Contingency Work																			
Final Completion																			

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## Brighton Colorado Park Tennis Court Replacement Location and Overview



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## Brighton Colorado Park Tennis Court Replacement Background

- Location: 254 Miller Avenue
- Last original amenity left in the park
- Crack sealed in 2021
- Originally built with an asphalt surfacing
- This sport court is part of the ~6.5 acre park
- This tennis court has deteriorated to an almost unplayable condition and is beyond the point of repair



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## Brighton Colorado Park Tennis Court Replacement Colorado Park Tennis Court Current Conditions



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## Brighton Colorado Park Tennis Court Replacement New Sports Courts

- Post Tension Concrete
- The court will fit into the existing footprint
- The court will be striped and surfaced for tennis use
- New nets
- New fence



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## Colorado Park Tennis Court Replacement

**Budget/Construction Cost**

- The tennis court solicitation was posted in mid December for four weeks. We received one response.
- Hellas Construction was deemed the most responsive and responsible vendor for the project.
- Sufficient appropriation exists for this project
- Funding Source: Parks and Recreation Capital Projects / "Colorado Park Tennis Courts"

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## Procurement Summary

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet, resulting in one (1) response.

**PROPOSAL RECEIVED:**  
Proposal 1: \$534,000.00




**STAFF RECOMMENDATION:**  
Accept Proposal 1, submitted by Hellas Construction, Inc. as this Proposal has been deemed responsive and responsible.

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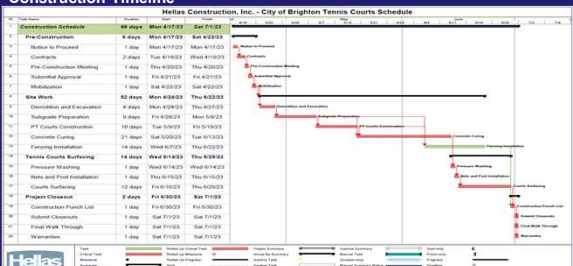


## Colorado Park Tennis Court Replacement

### Construction Timeline

Hellas Construction, Inc. - City of Brighton Tennis Courts Schedule


Task	Duration	Start	End
Pre-Construction	8 days	Mon 4/17/23	Sat 4/29/23
Notice to Proceed	1 day	Mon 4/17/23	Mon 4/17/23
Coordinate	2 days	Tue 4/18/23	Wed 4/19/23
Pre-Construction Meeting	1 day	Thu 4/20/23	Thu 4/20/23
Substantial Approval	1 day	Fri 4/21/23	Fri 4/21/23
Mobilization	1 day	Sat 4/22/23	Sat 4/22/23
Site Work	22 days	Mon 4/24/23	Thu 5/18/23
Demolition and Excavation	2 days	Mon 4/24/23	Thu 4/27/23
Subgrade Preparation	9 days	Fri 4/28/23	Mon 5/8/23
RFI Grade Construction	10 days	Tue 5/9/23	Fri 5/19/23
Concrete Curing	21 days	Sat 5/20/23	Tue 6/13/23
Forming Installation	14 days	Wed 5/24/23	Thu 6/22/23
Tennis Courts Building	14 days	Wed 5/24/23	Thu 6/22/23
Pressure Washing	1 day	Wed 6/14/23	Wed 6/14/23
Nett and Post Installation	1 day	Thu 6/15/23	Thu 6/15/23
Courts Surfacing	12 days	Fri 6/16/23	Thu 6/29/23
Project Cleanup	2 days	Fri 6/30/23	Sat 7/1/23
Construction Punch List	1 day	Fri 6/30/23	Fri 6/30/23
Final Closeout	1 day	Sat 7/1/23	Sat 7/1/23
Final Walk Through	1 day	Sat 7/1/23	Sat 7/1/23
Warranty	1 day	Sat 7/1/23	Sat 7/1/23



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## Options for City Council

Brighton City Council has the following options in this matter:

- Approve the proposals as presented
- Reject the proposals
- Request staff to look at other options for construction

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