

MEMORANDUM



DATE: *October 8, 2025 (Update)*
TO: Mayor and City Council
FROM: *[Signature]* Assistant City Manager
SUBJECT: RFP#25-005 Ridge Lake Playground – Design/Build Contract Award

RECOMMENDED ACTION

Amend the contract award from September to Playground Creations for the design and construction of a new *expanded* playground at Ridge Lake Park in the *revised* amount of *\$487,254.89* and authorize the mayor to sign the contract.

BUDGET IMPACT

Park improvements are currently budgeted (\$300,000) in the 2025 Capital Improvement Program, sourced from SPLOST. *The additional \$200,000 needed to cover the expanded scope of this phase will be carved out from the next phase (3) proposed for 2026. Phase 3 is proposed to include 96 additional parking spaces, a pavilion near the pond, terraced seating areas around the pond and fishing pier. Some of this work will be completed in-house at a reduced cost (pavilion and terraced seating area). Adequate funds are available to complete the playground including the larger playground presented (adding some \$200,000 to the overall project budget).* The original project award was for \$289,322.62 but with a much smaller scope of work.

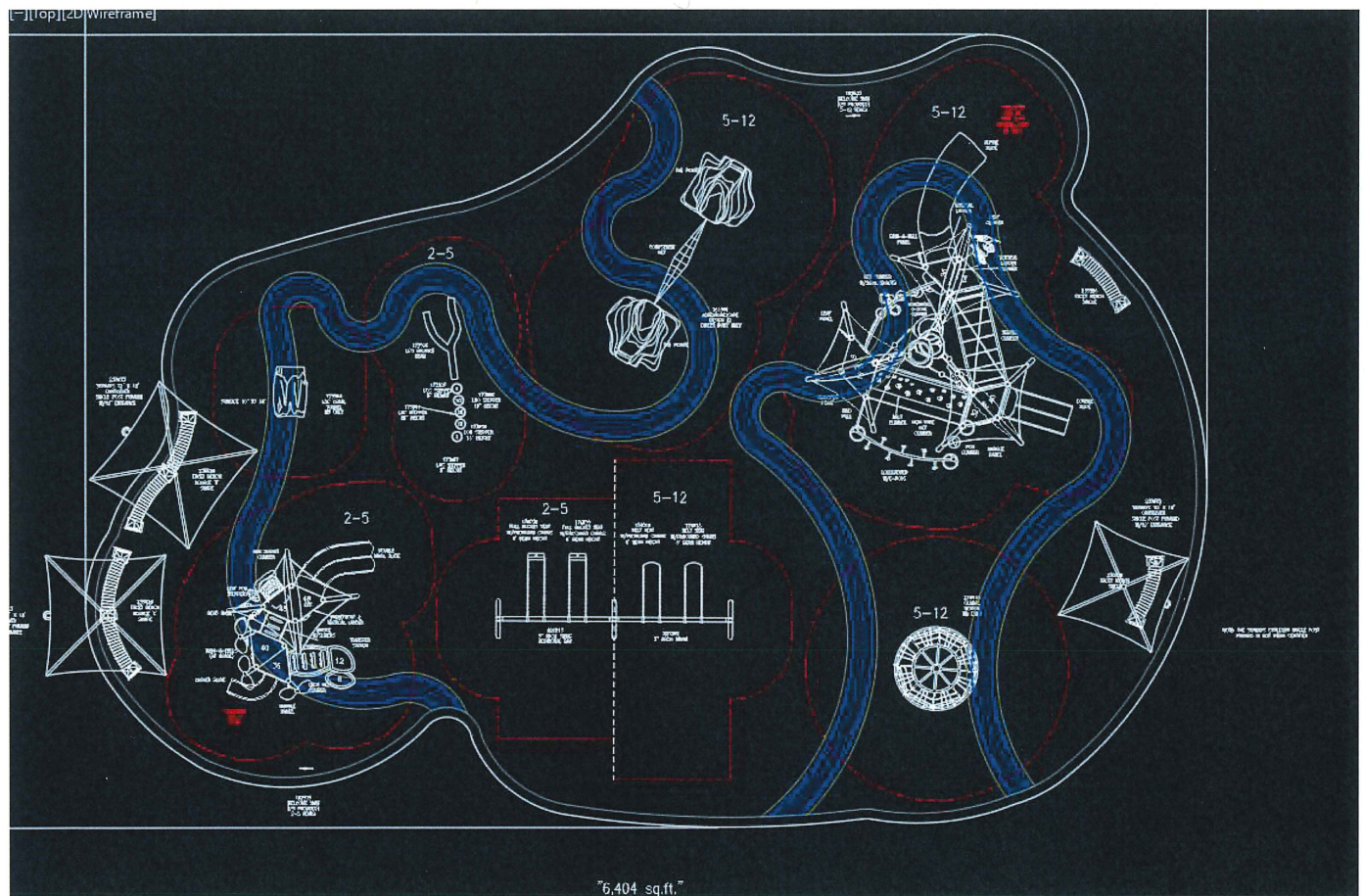
DISCUSSION

The master plan for the park included a small playground adjacent to the restroom building and pavilion, not previously installed during the initial phases of improvements to the property. Staff researched the areas, put together some suggested specifications, basic scope description, and advertised the project as a Request for Proposals with a design-build delivery method. The opportunity was advertised in June with proposals coming in August. There were twenty (20) vendors registered for the project, fourteen (14) attended the pre-proposal meeting, and eight (8) proposals received.

The eight were scored and evaluated by a committee of staff. The committee shortlisted three vendors to provide the next stage of evaluation, including price and ability to complete the surfacing portion of the project with options requested in the RFP. The results during the initial phase were as follows:

Vendor	Qualifications Score	Price	Rank
Playground Creations	22.8	\$289,322.62	1
Safe Play	19.6	\$277,460.00	2
Gametime	21.3	\$331,954.82	3

As a result of the input received from Council, the project layout has been updated from the September award action as shown below:





Since the award action last month, the playground has been upgraded to include more play equipment, shade structures, benches, and larger surface area. Staff will remove the blue stream inset as the Council said there could be conflicts with the play zones. The surface will be monochromatic.