



City Council Report

Date: April 6, 2026
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Aripine Park and Whitman Park Playground Renovation
City Project No. CP1182 & LF0596
HUD Project No. Aripine IDIS-#964; Whitman IDIS-#940
Council Districts 4 and 1

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the results of the bids received for the Aripine Park and Whitman Park Playground Renovation project (See Exhibit “A” for project locations).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, Building and Development Professionals LLC, in the amount of \$1,116,873.37, and authorize a change order allowance in the amount of \$111,687.34 (10%).

Background

The City received authorization for federal funding through the Community Development Block Grant Program (CDBG) administered by United States Department of Housing and Urban Development (HUD). The CDBG program provides funding for acquisition, construction, reconstruction, rehabilitation, and/or installation of public improvements or facilities, including but not limited to playgrounds. The City of Mesa Housing and Community Development Department coordinated with the Parks, Recreation and Community Facilities Department to modernize Whitman Park and Aripine Park; each park serves a disadvantaged area.

The playground equipment at Whitman Park has reached the end of its lifecycle and is due for replacement. Additionally, replacement parts are no longer being manufactured and do not meet current safety requirements. Aripine Park currently has no playground equipment but does have an area designated for new playground equipment. This project was approved for the current federal CDBG cycle for fiscal year 2025/26.

Discussion

This project will furnish and install new playground equipment, shade structures, site amenities, concrete ramps and new playground surfacing at these parks. Sidewalk ramps, new engineered wood fiber, and new poured-in-place seamless rubber play surfacing will improve safety and make the playgrounds more accessible. Additional amenities to be installed include benches, new lighting, and trash receptacles.

Community Impact – During construction, the project will restrict access to the existing playground. A portion of available parking stalls, park area, or adjacent roadways may be used for construction staging or site access. Traffic and pedestrian control measures will be maintained as required to ensure safety for the public.

Once underway, construction of this project is anticipated to last approximately 10 months.

Alternatives

An alternative to this project would be to not construct these improvements. This is not recommended because the CDBG Grant has already been awarded to the City of Mesa. Furthermore, existing playground equipment would not be useable in the foreseeable future because replacement parts may not be readily available.

Fiscal Impact

The total authorized amount recommended for this project is \$1,228,560.71 based upon the lowest responsible bid of \$1,116,873.37 by Building and Development Professionals LLC, plus an additional \$111,687.34 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by a federal CDBG grant through the Housing and Community Development Department.

Coordinated With

Mesa Parks, Recreation and Community Facilities and the Housing and Community Development Departments both concur with this recommendation.

CITY OF MESA
MESA, ARIZONA

Aripine Park & Whitman Park Playground Renovation

City Project No. CP1182 & LF0596

Hud Project No. Aripine IDIS-#964; Whitman IDIS-#940

Tabulation of Bids Received, Thursday, February 19, 2026, at 1:30PM

ENGINEER'S ESTIMATE	\$1,270,000
1. Building and Development Professionals LLC	\$1,116,873.37
2. Valley Rain Construction	\$1,271,188.26
3. Lincoln Constructors	\$1,291,927.00
4. Action Direct LLC DBA Redpoint Contracting	\$1,334,598.00