



To: Board of Parks and Recreation  
From: Mark Heintz – Director of Parks and Recreation  
Date: August 19, 2025  
Re: West Lakes Park washroom building

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A bid tally sheet and letter of recommendation from CSK Architects for the West Lakes Park washroom building are in the Board packet. The project came in higher than anticipated but seems to be consistent with what it will cost as five of the six bids were within 10% of each other. The low bid is \$721,000. We will incur other additional expenses including fees for NIPSCO to update electric and run gas as well as for Town installed door system controls and surveillance system. Collectively, this is anticipated at \$800,000.

If you're in favor of awarding the project to the recommended contractor, we'll have to reprioritize some projects to dedicate funding for this project. To award this as presented, it is a best practice to already have the funds in place to cover the project. Unfortunately, we don't have a lot of options to find the funds at the amount we need, but the following plan is suggested.

Park Land Escrow	approx. \$396,782	(already budgeted for this project)
2023 GO Bond	approx. \$366,796	(postpone Community Estates Park development and place funding for that into the park bond later this year)
2023 GO Bond	approx. \$ 4,479	(from other park improvements)
2024 GO Bond	<u>approx. \$ 31,943</u>	(from other park improvements)
\$800,000		

The West Lakes Park washroom building has been anticipated since phase 2 and 3 of that park were planned and it's our third largest park site. I don't believe waiting to re-bid or changing the building specifications will have much impact on getting a lower cost as construction costs continue to fluctuate. We have been waiting on NICTD to close out the rail project to determine the site for a park in Community Estates. With that project delayed, we can put funds into a bond issue later this year for future development. The balance from other park improvement funds could also be utilized.

Staff recommends awarding the project with this funding plan.