



STAFF REPORT

DATE: December 3rd, 2019

ITEM #:

TO: City Council
FROM: Ben Prchal, City Planner
AGENDA ITEM: Development of Inwood Park
REVIEWED BY: Ken Roberts, Planning Director
 Parks Commission

BACKGROUND:

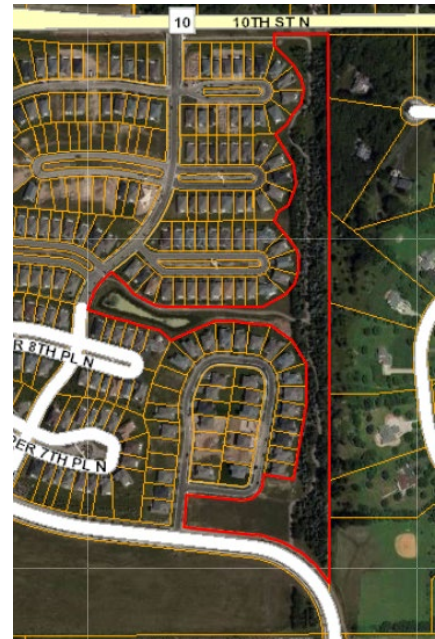
The City has decided that it would be appropriate to develop the available park Land in the Inwood Development. During the October 21st Parks Commission meeting, Staff asked the Parks Commission as well as an active Inwood Community group to provide details on the types of amenities they want to see in the park space. At the October 21st meeting suggested amenities were provided to Staff which was then brought back for a second review at the November 18th Parks Commission Meeting.

ISSUE BEFORE CITY COUNCIL:

Would the City Council Like to Approve the Parks Commission Recommendation for Developing the land in Inwood?

ANALYSIS/FISCAL IMPACT:

The entire park is 12.11 acres in size, which includes the north/south trail connection. However, Staff is expecting about 1.8 acres of the park will be useable for “active use amenities.” In the past there have been many ideas of the types of uses that this park should satisfy. At one point exercise equipment was discussed, picnic tables and a pavilion, and a pickle ball court(s) have all been on the table when it comes to this park space.



Some things Staff would like the Council to keep in mind is that the neighboring park to the East known as Stonegate which has a baseball field, playground, and parking. Staff would not recommend duplicating amenities due to the close proximity. Furthermore, keep in mind the surrounding demographic of potential users.

Suggested Amenities for the Park in Inwood:

Bike Rack	Pavilion (with electric)	Pickleball
Water fountain	Trash cans/seating	Exercise equipment
Walking Trail Connection(s)	Frisbee golf	Bocce ball

FISCAL IMPACT:

At this time, \$150,000 is reserved to develop the park. The funds are not sufficient enough to cover all of the desired items. Due to the cost of the amenities Staff would like to recommend follow through on one of two options and add the other items in an additional phase(s).

(Please refer to the breakout table explaining the costs.)

Plan 1 – Pavilion, Pickleball, Benches/Picnic tables, and trash cans.
Cost \$122,045 Remaining Funds for grading or unforeseen costs \$27,955

Plan 2 – Pickleball, Benches/Picnic tables, Trash can, Walking Trail, and Trees.
Cost \$111,080 Remaining funds for grading or unforeseen costs \$38,920

Amenity	Price	Unit	Cost
Bike Rack - 5 Bikes	\$284.00	1	\$284.00
Pavilion	\$40,000.00	1	\$40,000.00
Pickleball	\$40,000.00	2	\$80,000.00
Bocce Ball or Horeshoes		2	\$0.00
Water Line	\$47.00	73	\$3,431.00
Water Fountain	\$3,050.00	1	\$3,050.00
Trashcans	\$475.00	1	\$475.00
Benches/Picnic Table (under pavilion)	\$785.00	4	\$3,140
Exercise Equipment	\$2,000.00	4	\$8,000.00
Walking Trail	\$74.00	365	\$27,010.00
Frisbee golf	\$350.00	3	\$1,050.00
Tree Planting	\$250.00	10	\$2,500.00
Total Cost			\$168,940.00

Staff Comments

Staff recommended the Plan 2 improvements because it appeared to be more in line with the objectives of the Parks Commission and the City Council. Staff is recommending that the development of the park be broken up into two phases so that the City does not accidentally overextend on the allowed budget. With that said Plan 2 is being recommend with amendments and broken up into more than one phase. (See Park Commission Comments Below)

Plan 2 – Staff views this as the preferred option because it provides and active use (pickleball), benches under trees (alternative to the pavilion), and a walking trail connection to the Stonegate park (*Removed by Park Commission*). Instead of creating a paved trail at this time into Stonegate Public Works will be able to remove trees and create a gravel stub into Stonegate and create the connection.

After discussing the plans with Public Works it seems prudent to plant prairie grass east and north of the courts. There are grant opportunities to purchase seed and Washington County allows Cities to rent a no-till seeder. Staff is recommending that the Commission allow Public works to utilize the savings to purchase see (if the grant is not successful) and rent the planter from Washington County.

PARK COMMISSION AND STAFF RECOMMENDATIONS:

Park Commission:

The Parks Commission would not like to pave the trail connection into Stonegate as it would only be a stub into the park and remain unfinished until other funds were allocated to extending it up to Stonegate Park parking lot. Instead Public Works would cut and create a gravel path into the park which would serve as a temporary access until the mentioned funds were reserved for the trail.

Staff Recommendation:

City Staff agrees with the direction of the Parks Commission and agrees that a phased plan for the park would be appropriate. Doing it this way would allow Public Works to be involved and help prep for future improvements. Staff is recommending Plan 2 as it appears to be more in line with the objectives of the Park Commission while also providing shading for the picnic tables.

Inwood Park Plan

Phase 1

- Two pickleball courts arranged in a way that would allow additional courts (if desired).
- Install a trail connection from Ivywood Cir. to the existing Inwood trail.
- Tree Plantings (ten were budgeted)
- Install 1 Trash can and 4 picnic benches.

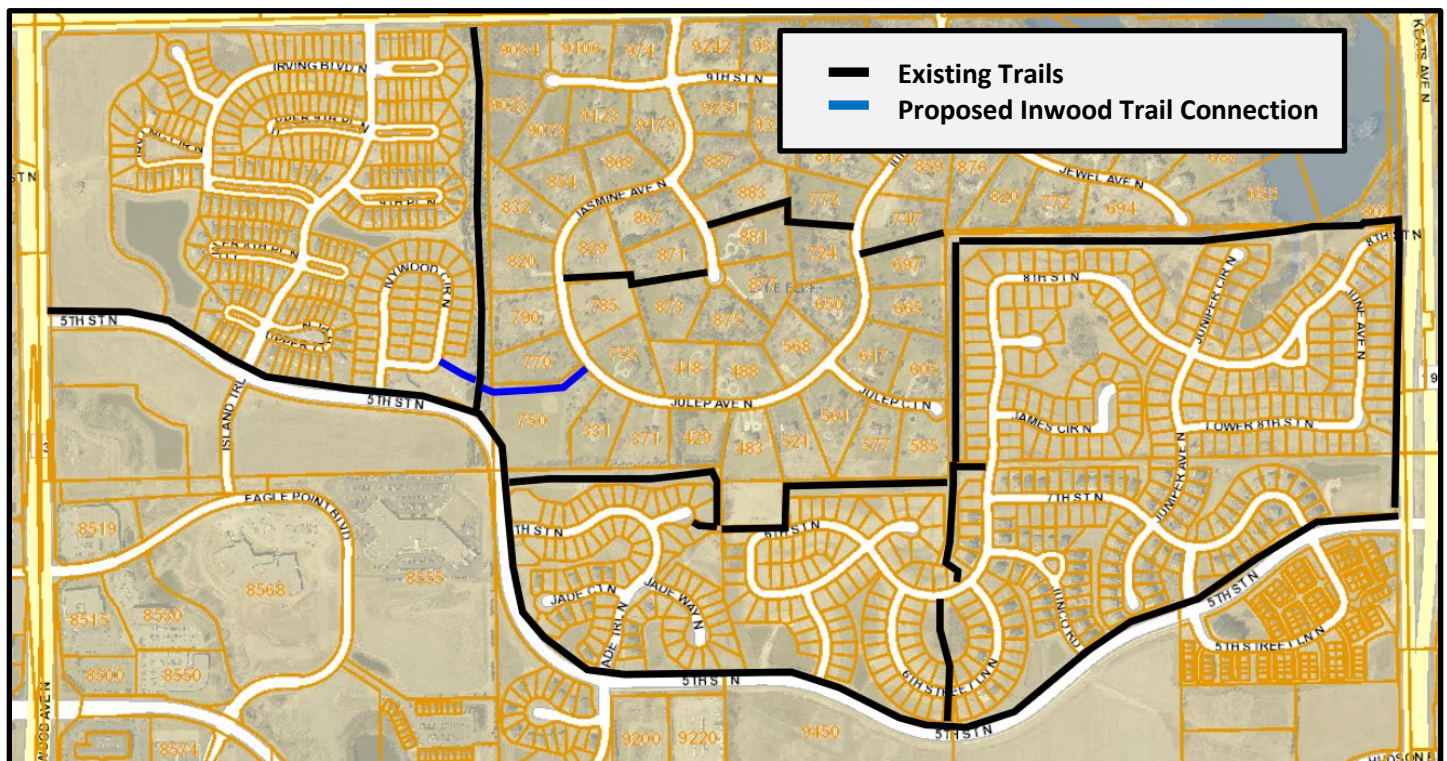
Staff estimates the costs of this phase to be \$98,325 which leaves \$51,675 for future phases.

Phase 2

- Installation of a pavilion.
- Install a paved trail connection into Stonegate Park.

Staff would recommend taking the savings from Phase 1 and applying it to Phase 2. The Parks Commission would have liked to have seen a pavilion but Staff is skeptical that the budget would be able to accommodate a pavilion in Phase 1 because of potential inflation.

“Motion to approve the Inwood Park Improvement Plan, consisting of two Picklball Courts, A Paved Trail Connection from Ivywood Cir. to the Inwood trail, Tree Plantings, trash can, and 4 picnic benches.”

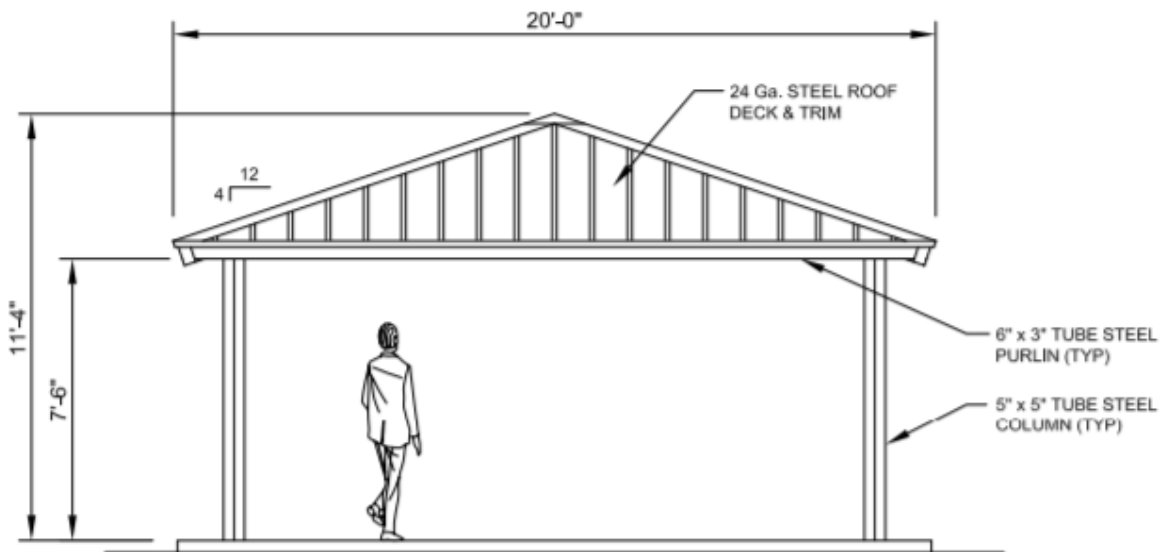


ATTACHMENTS:

- Proposals
 - Cost Break Out
 - Pictures of items
 - Tentative Layout of Park
 - Bids from other Communities for Pickleball

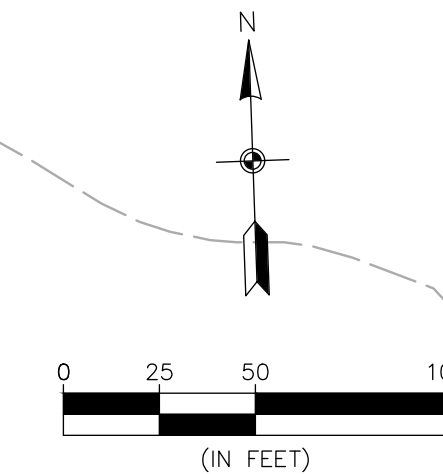
Amenity	Price	Unit	Cost	
Bike Rack - 5 Bikes	\$284.00	1	\$284.00	Capable of accommodating 5 bikes.
Pavilion	\$40,000.00	1	\$40,000.00	It is expected to cost \$20,000 for the pavilion and then another \$15-20K for shipping, install, etc.
Pickleball	\$40,000.00	2	\$80,000.00	Quotes from Stillwater have been provided, their situation is different from Lake Elmo's as they had a base to work off of and their space is consisting of 3 courts where Inwood would be 2 courts. Also, some information for St. Louis Park is useful as well. They propose to install 5 courts, Staff divided the total cost by 5 to get an estimate per court (\$40k)
Bocce Ball or Horseshoes		2	\$0.00	Staff would recommend waiting to see if there would be any interest for volunteers to build the courts or perhaps an eagle scout would be interested building them.
Water Line	\$47.00	73	\$3,431.00	I was given an estimation of \$36 to \$58 per ft., with an average coming to \$47 per lineal ft.
Water Fountain	\$3,050.00	1	\$3,050.00	One fountain that is handicap accessible
Trashcans	\$475.00	1	\$475.00	
Benches (under pavilion)	\$785.00	4	\$3,140.00	Benches under the pavilion or trees
Exercise Equipment	\$2,000.00	4	\$8,000.00	Estimated Cost - Not including Install
Walking Trail	\$74.00	365	\$27,010.00	The walking trail pricing is based off of a 8' trail with 6" of gravel base. The Lineal feet provided is an estimation of what will be needed.
Frisbee golf	\$350.00	3	\$1,050.00	
Tree Planting	\$250.00	10	\$2,500.00	Prices will vary per tree type
Total Cost			\$168,940.00	

Pictures of items listed out in the financial breakout.

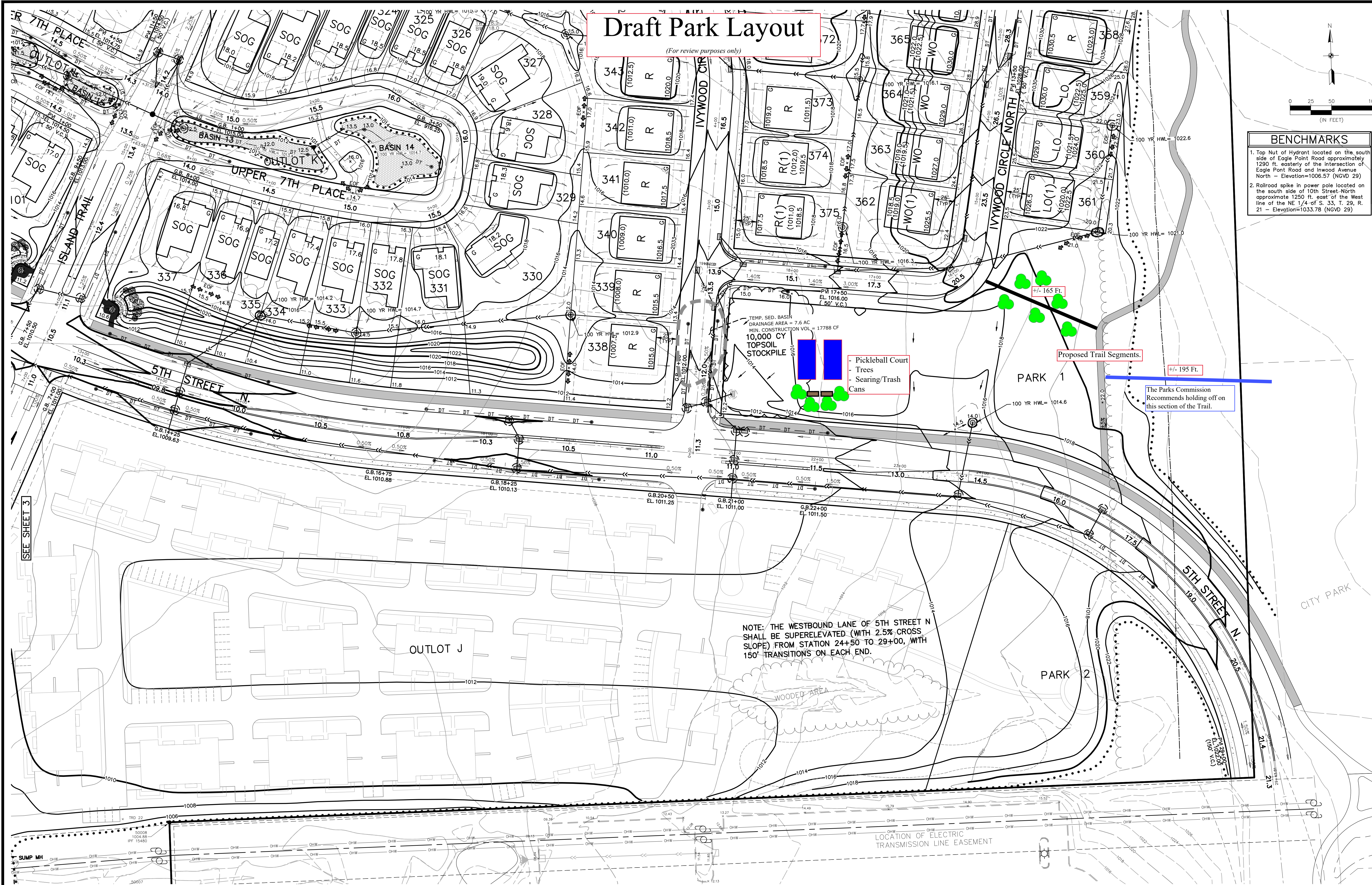


Draft Park Layout

(For review purposes only)



- BENCHMARKS**
1. Top Nut of Hydrant located on the south side of Eagle Point Road approximately 1290 ft. easterly of the intersection of Eagle Point Road and Inwood Avenue North - Elevation=1006.57 (NGVD 29)
 2. Railroad spike in power pole located on the south side of 10th Street-North approximately 1250 ft. east of the West line of the NE 1/4 of S. 33, T. 29, R. 21 - Elevation=1033.78 (NGVD 29)



SEE SHEET 3

The Parks Commission Recommends holding off on this section of the Trail.

Carlson McCain • environmental • engineering • surveying

248 Apollo Drive, Suite 100
 Lino Lakes, MN 55014
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 02/13/15 License #: 25063

Drawn: LC
 Designed: BJK
 Date: 02/13/15

Revisions:
 1. 02/23/15 Update Bid Set Per City Comments
 2. 03/23/15 Per Watershed Comments
 3. 03/27/15 Per City Comments
 4. 04/02/15 Per MPCA Comments
 5. 04/10/15 Per City Comments
 6. 04/16/15 Per City Comments
 7. 05/13/15 Per City Comments

8. 2/26/16 Per City Comments

M/I HOMES
 941 NE Hillwind Rd., Suite 300
 Fridley, MN 55432

InWood
 Lake Elmo, Minnesota

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Tennis Court Rehabilitation Project
Bid Proposal



City of Stillwater
216 N. 4th Street
Stillwater, MN 55082
651-275-4100 Public Works Department
651-275-4112 Fax

Staples Field Tennis Courts

Item #	Total Area is 17,017 ft ²	Unit	Quantity	Unit Price	Amount
1	Remove and Replace Fence as needed for access	LS	1	1,500	1,500
2	Full Depth Reclaim (based on estimated 4" depth)	CY	211	21.10	4,452
3	Grade Base and Compact	LS	1	4,250	4,250
4	2" Base Course	Ton	237	90.09	21,352
5	1 1/2" Wear Course	Ton	178	90.96	16,191
6	New Net Posts (6 tennis 4 pickleball) Nets (3 tennis 2 pickleball)	LS	1	5,526	5,526
7	Court Surfacing and Lines for Tennis (2) and Pickleball (6)	LS	1	16,115	16,115
Grand Total for Staples Tennis Court					69,386

- Notes:
- *The City will set grade for grading and compaction of base.
 - *The acrylic coating should be green on outside and blue in play areas with white lines. Tennis lines should match USTA guidelines. Pickleball lines should match USAPA guidelines.
 - *There will be 2 permanent tennis courts with lines for pickleball in yellow on on(1). 2 permanent pickleball courts will be placed on the end. See photo for example.
 - *Removal of old net posts
 - *New Net Posts (6 tennis & 4 pickleball) and nets (3 tennis & 2 pickleball) to be installed.
 - *The surface (wear) course shall be built with a fine-graded, 1/2" maximum aggregate particle size (Nominal Maximum Aggregate Size of 3/8") or smaller. Surface course shall be installed to a minimum average 1-1/2" compacted thickness; ensure that no thickness of less than 1- 1/4" compacted thickness is placed.

Cities small contract agreement applies

Responsible Contractor Verification and Certification must be submitted with quote.

IC 134 must be submitted prior to final payment

Bids may be submitted by mail, email, fax or in person to City Hall at above address Attn: Tim Moore

Questions contact: Tim Moore at 651-275-4102 or tmoore@ci.stillwater.mn.us or Matt Babcock at 651-275-4106 or mbabcock@ci.stillwater.mn.us

Bids should be labeled **Tennis Court Rehabilitation** and will be due on **Monday April 22th, 2019 at 10:00 AM**

Project should be completed by **October 1, 2019**

The City reserves the right to add or subtract quantities from bid to meet project budget.

All bids must be submitted on the City's proposal form and be a complete proposal.

Please provide any additional comments, modifications, or suggestions to the proposal prior to quote due date.

Date: 19 APR 20 19 Company Name: Broehmman Blacktopping Inc
 Print Name: Edward J. Francis Address: 7020 Lake Elm Ave N
 Signature: [Signature] Stillwater, MN 55082
 Title: President - owner Phone: (651)439-5379

Executive summary

Title: Bid tabulation: award bid for addition of pickleball courts in Wolfe Park

Recommended action: Motion to designate K.A. Witt Construction Inc. as the lowest responsible bidder and authorize execution of a contract in the amount of \$209,906 for the pickleball courts in Wolfe Park.

Policy consideration: Does the city council wish to proceed with this projects by authorizing staff to enter into a contract with K.A. Witt Construction Inc.?

Summary: A total of seven bids were received for the Wolfe Park pickleball court project; summary is as follows:

Contractor	Bid amount
K.A. Witt Construction Inc.	\$209,906.00
GL Contracting, Inc.	\$231,337.55
Peterson Companies	\$237,217.28
G Urban Companies	\$244,582.00
ODESA II	\$255,740.50
Meyer Contracting, Inc.	\$297,503.46
Barber Construction, Inc.	\$313,777.80

A review of the bids indicates K.A. Witt Construction Inc. submitted the lowest responsible bid for the addition of pickleball courts in Wolfe Park. References have been checked and K.A. Witt Construction Inc. has completed this type of project successfully in other cities.

Financial or budget considerations: This project is included in the city's Capital Improvement Plan (CIP) for 2019 for \$175,000. The low bid was \$209,906. Additional expenses for consultants and soil disposal put the project costs at \$238,406. The increase in bids is due to two main factors: asphalt and steel costs. Similar to what the city has experienced with higher bids on street projects, the price of asphalt has risen dramatically due to all the construction projects in the area. Steel is needed for the fencing around the courts. Steel costs are also coming in higher for other cities. Staff recommends proceeding with this very project. We do not think rebidding this would result in lower prices. We have rearranged some CIP projects and have saved money on other projects so that we have money to cover the increased cost for this project in the Park Improvement Fund.

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents: None

Prepared by: Rick Beane, Parks Superintendent

Reviewed by: Cynthia S. Walsh, Director of Operations and Recreation

Approved by: Tom Harmening, City Manager