



## **STAFF REPORT**

DATE: May 16, 2017

**REGULAR**

ITEM #: 18

**MOTION**

**TO:** City Council

**FROM:** Kristina Handt, City Administrator

**AGENDA ITEM:** Lions Park Improvements

**REVIEWED BY:** Rob Weldon, Public Works Director  
Emily Becker, City Planner

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### **BACKGROUND:**

Last September the City Council approved a design contract with Miller Architect for improvements to Lions Park. The Parks Commission has held a series of meetings since last fall to gather more public input and refine the proposed improvements. Through this process, they have worked to develop a general master plan with multiple phases. At their April 17, 2017 meeting, the Parks Commission passed a motion to increase the cost of Phase 1 improvements, as shown in the attached plan P-104 (with the exception of relocating volleyball courts; demolition of existing concessions; and new south parking lot) to \$425,000.

Council discussed this at their May 9<sup>th</sup> work session.

### **ISSUE FOR DISCUSSION:**

Should Council approve plans and authorize advertisement for bids for Lions Park Improvements?

### **PROPOSAL DETAILS/ANALYSIS:**

P104 Phase I improvements would include re-grading the field and moving it north so that the 45<sup>th</sup> parallel is along the first base line, a perimeter fence, warning track, infield, dugouts, bullpens, lighting(metal poles), batting cages, relocating the volleyball courts and demolition the art center building. *Estimate \$404,000*

P106 Phase I improvements include re-grading the field in its current location, perimeter fence, warning track, infield, dugouts, bullpens, lighting (wooden poles) and batting cages. *Estimate \$247,550*

Another option would be for the Council to just focus on improving the safety of the field. This would involve at a minimum having staff and a volunteer regrade the field. Other safety concerns mentioned include the limited lighting due to the height of the poles.

It should be noted that certain variances might be required for the proposed layout, as some of the proposed structures do not meet City standards.

### **FISCAL IMPACT:**

The 2016-2020 CIP included \$40,000 for grading the field at Lions Park. The 2017-2021 CIP includes \$150,000 for improvements to Lions Park. The total request therefore was \$190,000.

The City's parkland dedication as of 3/16/17 is \$975,417. This does not take in to account the funds (\$150,000) approved for Savona Park and other items approved for the 2017-2021 Capital Improvement Plan.

Miller's not to exceed cost is \$27,500. In addition, the cost of the survey for the Lions Park was \$3,685 (including location of the 45<sup>th</sup> parallel). This would leave approximately \$158,815 available for improvements in the \$190,000 budget.

Aligning home plate with the 45<sup>th</sup> parallel would increase the cost of grading by an estimated \$39,800, as indicated in the attached price breakdown.

The estimated cost of Phase I for Layout P-106 would still exceed the budget for Lions Park as approved in the 2017-2021 CIP by \$57,550.

**OPTIONS:**

- 1) Direct staff to advertise for bids for Phase 1 improvements in the P104 plan
- 2) Direct staff to advertise for bids for Phase 1 improvements in the P106 plan
- 3) Amend Phase 1 in either P104 or P106 and direct staff to advertise for bids for those improvements
- 4) Approve up to \$60,000 for staff to complete the field regrading in house
- 5) Do not make any improvements to Lions Park

**RECOMMENDATION:**

*Motion to direct staff to advertise for bids for Phase 1 improvements (as amended) in the P106 plan*

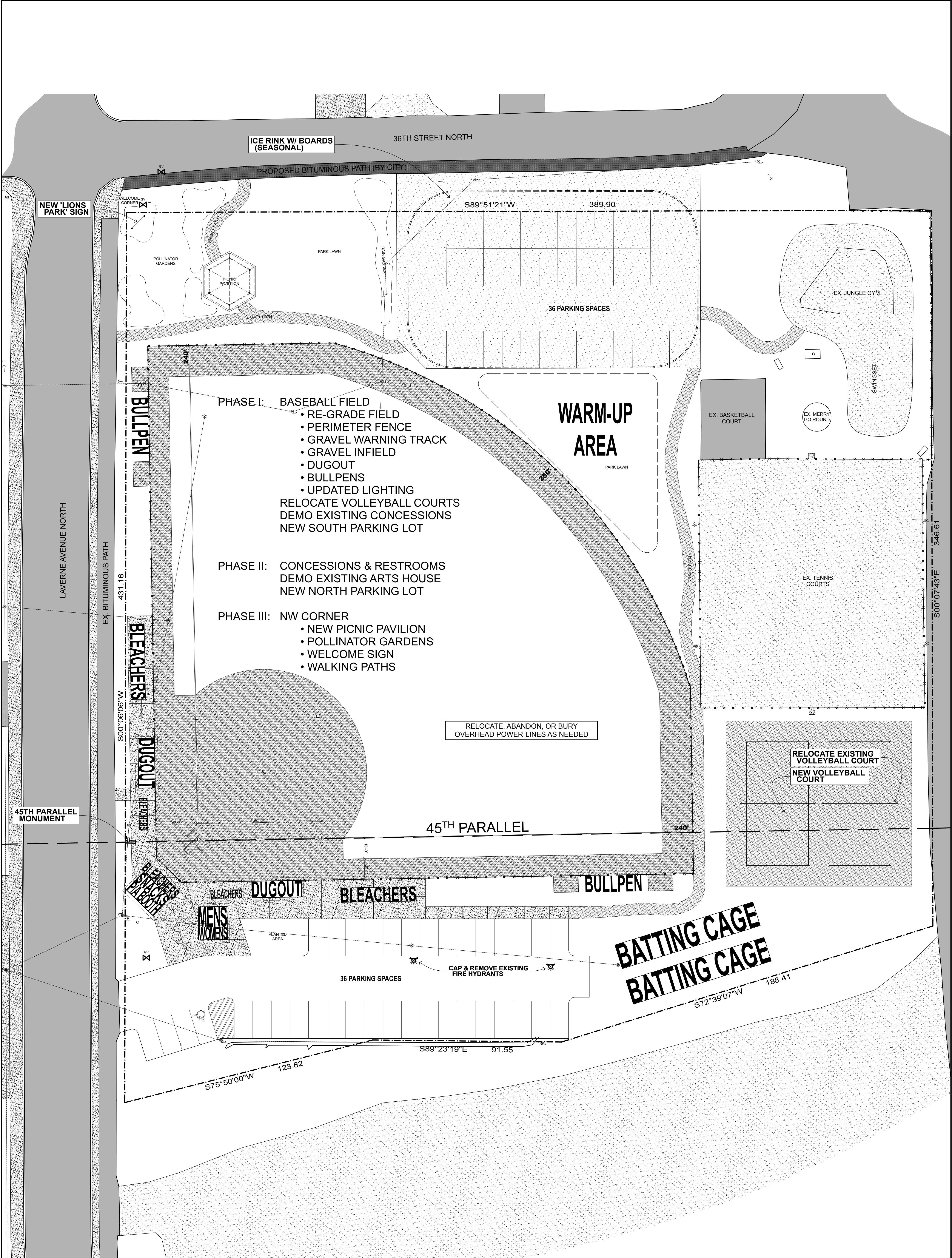
**OR**

*Motion to approve up to \$60,000 for staff to complete the field regrading in house*

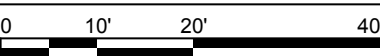
**ATTACHMENTS:**

- Lions Park Proposed Layout P104 (presented to Parks Commission)
- Lions Park Proposed Layout P106
- Price breakdown (Note: The cost estimate compares P-105 to P-106. P-105 was a plan that was presented to Staff on 4/28/17 and not included in the attachments. P-104 was the plan presented to the Parks Commission).





1 BASEBALL FIELD RECONFIGURATION  
1" = 20'



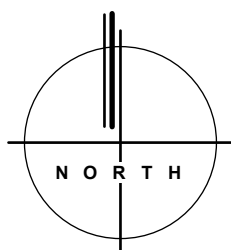
# LIONS PARK BASEBALL FIELD

## FIELD RECONFIGURATION

LAKE ELMO, MN

SHEET NO.  
**P-104**

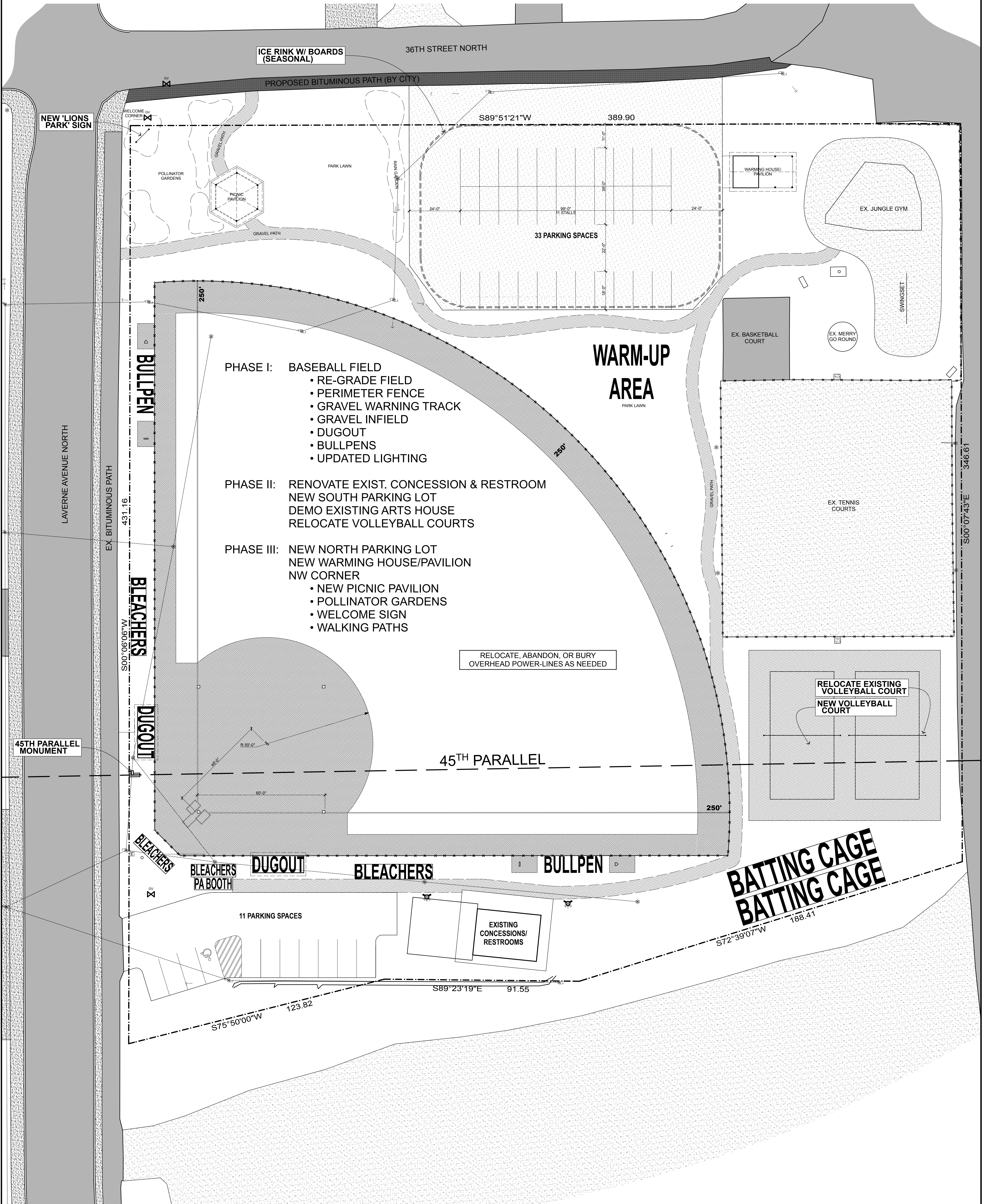
02/20/2016



**Miller**  
ARCHITECTURE, INC.

320.251.4109 | 320.251.4693 fx  
3335 West St Germain Street  
PO Box 1228  
St Cloud, MN 56302





1 BASEBALL FIELD RECONFIGURATION

1" = 20'

0 10' 20' 40'

# LIONS PARK BASEBALL FIELD

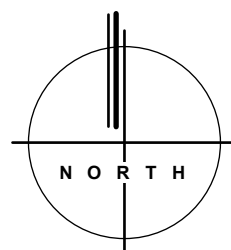
## FIELD RECONFIGURATION

LAKE ELMO, MN

SHEET NO.

P-106

05/03/2017



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3335 West St Germain Street  
PO Box 1228  
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## LION'S PARK BASEBALL FIELD

**Concept Estimate: 7/28/17**

[illegible]

**Masterplan Estimate (P-105): 4/28/17**

Baseball Field	
Re-grade	\$120,500
Perimeter Fence	\$28,200
Warning Track	\$10,000
Infield	\$10,000
Dugouts	\$20,000
Bullpens	\$3,000
Lighting	\$170,000
Batting Cages	\$22,300
	<b>\$384,000</b>
Relocate Volleyball	<b>\$5,000</b>
Demo Ex. Arts Bldg.	<b>\$15,000</b>
<b>PHASE I Total:</b>	<b>\$404,000</b>
Demo Ex. Conc./RR	\$4,000
South Parking Lot	\$32,000
Concesssions/RR/PA Booth	\$120,000
<b>PHASE II Total:</b>	<b>\$156,000</b>
North Parking Lot	\$22,000
Picnic Pavilion	\$21,000
Gardens	\$10,000
Welcome Sign	\$500
Pavilion/Warming House	\$25,000
Walking Paths	\$8,500
<b>PHASE III Total:</b>	<b>\$87,000</b>
<b>PHASE I-III Total:</b>	<b>\$647,000</b>
Total General Req's	\$22,250
Total Contingency	\$30,000
Total Construction Fee	\$47,000
Arch & Eng. Fees	\$39,750
	<b>\$139,000</b>
<b>GRAND TOTAL:</b>	<b>\$786,000</b>

**Adjusted Masterplan Estimate (P-106): 5/3/17**

Baseball Field		
	Re-grade	\$80,700
	Perimeter Fence	\$28,200
	Warning Track	\$10,000
	Infield	\$10,000
	Dugouts	\$20,000
	Bullpens	\$3,000
	Lighting	\$85,000
	Batting Cages	\$10,650
		<b>\$247,550</b>
	<b>PHASE I Total:</b>	<b>\$247,550</b>
Relocate Volleyball	(Move to Phase II)	<b>\$5,000</b>
Demo Ex. Arts Bldg.	(Move to Phase II)	<b>\$15,000</b>
Renovate Conc./RR		\$20,000
South Parking Lot		\$16,000
PA Booth w/ Bleacher		\$15,000
	<b>PHASE II Total:</b>	<b>\$71,000</b>
North Parking Lot		\$22,000
Picnic Pavilion		\$21,000
Gardens		\$10,000
Welcome Sign		\$500
Pavilion/Warming House		\$25,000
Walking Paths		\$8,500
	<b>PHASE III Total:</b>	<b>\$87,000</b>
	<b>PHASE I-III Total:</b>	<b>\$405,550</b>
Total General Req's		\$22,250
Total Contingency		\$30,000
Total Construction Fee		\$47,000
Arch & Eng. Fees		\$39,750
		<b>\$139,000</b>
	<b>GRAND TOTAL:</b>	<b>\$544,550</b>

Re-grade Breakdown:		4/28/17	5/3/17
	Surveying & Staking	\$8,000	\$4,000
	Strip Sod, Import Fill, Regrade	\$33,000	\$33,000
	Demo Fence	\$1,200	\$1,200
	Remove Trees	\$3,500	\$0
	Erosion Control	\$5,000	\$5,000
	Relocate Power Lines	\$10,000	\$1,500
	Irrigation	\$14,000	\$14,000
	Landscape, Sod	\$22,000	\$22,000
	Sidewalk (concrete)	\$13,770	\$0
	Misc.	\$10,030	\$0
		<b>\$120,500</b>	<b>\$80,700</b>