



## **STAFF REPORT**

DATE: May 9, 2017

ITEM #:

DISCUSSION/DIRECTION

**TO:** City Council

**FROM:** Kristina Handt, City Administrator

**AGENDA ITEM:** Lions Park Improvements

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

---

### **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 I 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.

### **ISSUE FOR DISCUSSION:**

Should Lions Park improvements be sent back to the Parks Commission for a recommendation in line with the CIP budget before proceeding to solicit bids?

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

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, batting cages, relocating the volleyball courts and demolition the art center building. *Estimate \$404,000*

Phase II improvements include demolition the concession stand/restrooms, constructing the south parking lot and new concessions, restrooms and announcers booth. *Estimate \$156,000*

Phase III improvements include constructing the north parking lot, picnic pavilion, gardens, welcome sign, pavilion/warming house, and walking paths. *Estimate \$87,000*

After the Parks Commission action on April 17, staff met with the architect to get clarification on the pricing and explore options to bring Phase I in line with the proposed budget. Part of the explanation for increased was for relocating the field to the north. Miller Architect provided a second master plan option (P106) with Phase I costs of \$247,550.

It should be noted that certain variances may 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.

**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).