



MEMORANDUM

DATE: June 20, 2023

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: David Swearingen, P.E. Public Works Director / City Engineer
Chris Harrington and Thomas Jantscher – HR Green

SUBJECT: Arden Manor Park & Floral Park Improvements

Budgeted Amount:	Actual Amount:	Funding Source:
\$606,000 – Floral Park	\$1,237,142.27	CDBG Funds, PIR – Parks
\$249,700 – Arden Manor		

Council Should Consider

- Project scope and related estimated cost reductions

Background

On April 12, 2021, City Council approved Resolution 2021-017 supporting the City’s application for a CDBG funding opportunity for Arden Manor Park. At a Work Session on November 15, 2021, Council discussed the proposed improvements at Arden Manor Park and Floral Park Hardcourt. At the November 22, 2021 Council meeting, the PSA with HR Green was approved to design and construct Arden Manor Park and Floral Park Hardcourt. On October 24, 2022, Council approved the PSA Amendment with HR Green to add the Floral Park playground structures and park equipment to the overall project.

On June 12, 2023 City Council tabled the item to award the construction contract to discuss project scope at a later Work Session.

Discussion

Council should review Attachment A & B and the table provided below, which shows 6 different project elements and the related cost based off of the low-bid numbers received. Please note, that the mobilization costs are not included. If project scope is changed, mobilization among other items, must be negotiated with the contractor.

Budget Impact

The project funding is provided below:

Funding

Arden Manor Park:

CDBG Program	\$ 189,700
City PIR - Parks	\$ 60,000
<u>Total</u>	<u>\$ 249,700</u>

Floral Park:

City PIR - Parks	\$ 606,000
<u>Total</u>	<u>\$ 606,000</u>

Per CIP: Roof work	\$ 30,000
Play structure	\$150,000
Hard courts	\$426,000

Primary elements at each park are play structure replacement, hard court rehabilitation, shelter improvements and other amenities.

FLORAL PARK	
HARD COURT AND TRAIL SEGMENT	\$ 214,480.11
SHELTER	\$ 86,123.76
PLAY STRUCTURE AND TRAIL RING	\$ 182,910.04

ARDEN MANOR PARK	
ARDEN MANOR HARD COURT	\$ 129,112.04
ARDEN MANOR SHELTER	\$ 105,376.45
ARDEN MANOR PLAY STRUCTURE	\$ 174,108.47

*These costs do not include mobilization

The actual total cost, per the low-bid, is \$381,442.27 over the total budgeted amount for both parks. This will have an impact on future CIP projects.

Finance has received 2024-2028 CIP requests from department heads and will be presenting information to the City Council at the July work session. Included below is a very preliminary view of the PIR Fund balances by year based on requests received and making no changes to revenue assumptions. These numbers do not include the Lake Johanna and Old Highway 10 trail projects and will change as we continue through the budgeting process.

<u>Year</u>	<u>Balance</u>	<u>Year</u>	<u>Balance</u>
2024	\$ 1,831,933	2029	\$ 659,573
2025	\$ 1,832,373	2030	\$ 183,313
2026	\$ 1,007,753	2031	\$ 1,318,013
2027	\$ 1,270,733	2032	\$ (1,003,787)
2028	\$ (124,167)	2033	\$ 77,595

Attachments

Attachment A – Cost breakdowns for Floral Park

Attachment B – Cost breakdowns for Arden Manor Park