



REQUEST FOR BOARD ACTION
Old Business

MEETING DATE: March 16, 2023
PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent
AGENDA ITEM: Lakeview Knolls Park Improvements – Authorize Construction Documents

PREVIOUS ACTIONS:

At their June 2022 meeting, the Board approved the concept plan and authorized construction documents.

RECOMMENDED PARK BOARD ACTION:

Motion to amend the concept plan and authorize construction documents.

COMMENTS:

Staff is seeking authorization from the Board to amend the concept plan and authorize construction documents for the amended plan. After the concept was approved in June 2022 staff moved forward with phase one of the project relocating the ball fields to ensure that construction of phase two (pickleball courts) would begin in spring of 2023. During that construction effort geotechnical analysis was complete as well as a more thorough review of site conditions. As a result, the design team is recommending a full reconstruction of the existing courts due to drainage issues and subgrade failure.

In June 2022 the Board approved Concept 2 which included ballfield improvements, parking lot, twelve pickleball courts, a picnic shelter, restrooms, and shade. Concept 2 was estimated at roughly \$1.81 million. A detailed budget estimate is included in Attachment D with the approved concept design.

When considering the replacement of the six existing courts into the project scope, staff directed the design team to rethink the approved concept and provide two options for Board consideration. Option A is the original approved concept plan with the addition of renovating and resizing the existing 6 courts. Option B, proposes to consolidate the courts into one large 18 court complex. It also relocates the parking lot to the east side of the courts allowing for an ingress and egress into the church parking lot. In addition to providing a more group-oriented recreational feel the cost of consolidating the courts reduces the estimate for Option B by \$167,021. A summary of estimates for both options are as follows:

<u>Option A (Separated Courts)</u>		<u>Option B (Consolidated Courts)</u>	
Earthwork	\$180,650	Earthwork	\$179,500
Erosion/Stormwater	\$40,100	Erosion/Stormwater	\$40,100
Utilities	\$149,200	Utilities	\$133,700
Courts	\$868,066	Courts	\$747,516
Trails	\$50,063	Trails	\$46,625
Parking Lot	\$148,000	Parking Lot	\$138,800
Restrooms	\$445,700	Restrooms	\$442,100
Amenities	\$204,490	Amenities	\$205,660
<u>Plantings</u>	<u>\$64,800</u>	<u>Plantings</u>	<u>\$58,000</u>
Construction	\$2,151,069	Construction	\$1,992,000
Phase One	\$153,500	Phase One	\$153,500
Contingency	\$99,878	Contingency	\$91,925
<u>Design/Engineering</u>	<u>\$209,500</u>	<u>Design/Engineering</u>	<u>\$209,500</u>
Option A TOTAL	\$2,613,947	Option B TOTAL	\$2,446,926

Detailed budget estimates for both options are included in Attachments A and B with the modified concept designs.

In summary, after reviewing new geotechnical data and a deeper analysis of the conditions of the existing six courts, staff pursued a modified concept and pricing to include the six courts in the project scope. As a result, the project cost increased between \$600-800K. After reviewing project costs that included reconstruction of the six existing pickleball courts staff and consultant determined there would be benefits in consolidating the courts into one network of eighteen courts versus having twelve courts separated from the existing six courts including cost savings. The consolidated courts in Option B is the preferred option from staff and stakeholders who actively use the Lakeview Knolls courts during the summer months. The recommended Option B provides a better synergy with the whole park and church parking, as well as a better all-around court complex and player experience.

Funding for this project comes from the Park Development Fund. Resources in the park development fund are available to cover the cost increases. Additionally, on Tuesday March 7th, 2023 staff was informed that the \$300,000 grant through the Hennepin Youth Sports Program was awarded for the Lakeview Knolls Park Improvement Project which will assist in offsetting the increase in construction costs and scope changes.

Following a positive review by the Board, staff will present construction documents for Board consideration and authorization to bid. The tentative schedule is as follows:

August 2022 PB Meeting.....Authorize Phase One Quotes
September 2022 PB Meeting.....Review Quotes

September-November 2022.....Construct New T-Ball Fields
March 2023 PB Meeting.....Amend Concept Plan
April 2023 PB Meeting.....Authorize Bids Phase Two
May 2023 PB Meeting.....Review Bids
June 2023.....Begin Phase Two Construction
October 2023.....Substantial Completion

Staff is recommending the Board approve the amended concept and authorize construction documents

ATTACHMENTS:

- Attachment A – Location Map
- Attachment B – Option A with Detailed Budget
- Attachment C – Option B with Detailed Budget
- Attachment D – Approved Concept with Detailed Budget