



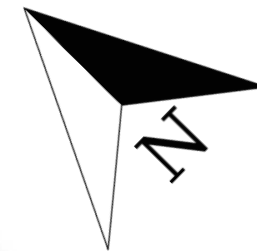
FRISBIE PARK EXPANSION

Project update

Presented by

JUNE 26, 2018





**NORTH EXPANSION
& REDEVELOPMENT**

RENOVATION

**SOUTH EXPANSION &
REDEVELOPMENT**

FRISBIE PARK



EXISTING





FRISBIE PARK — South Side - Existing





FRISBIE PARK — North Side - Existing

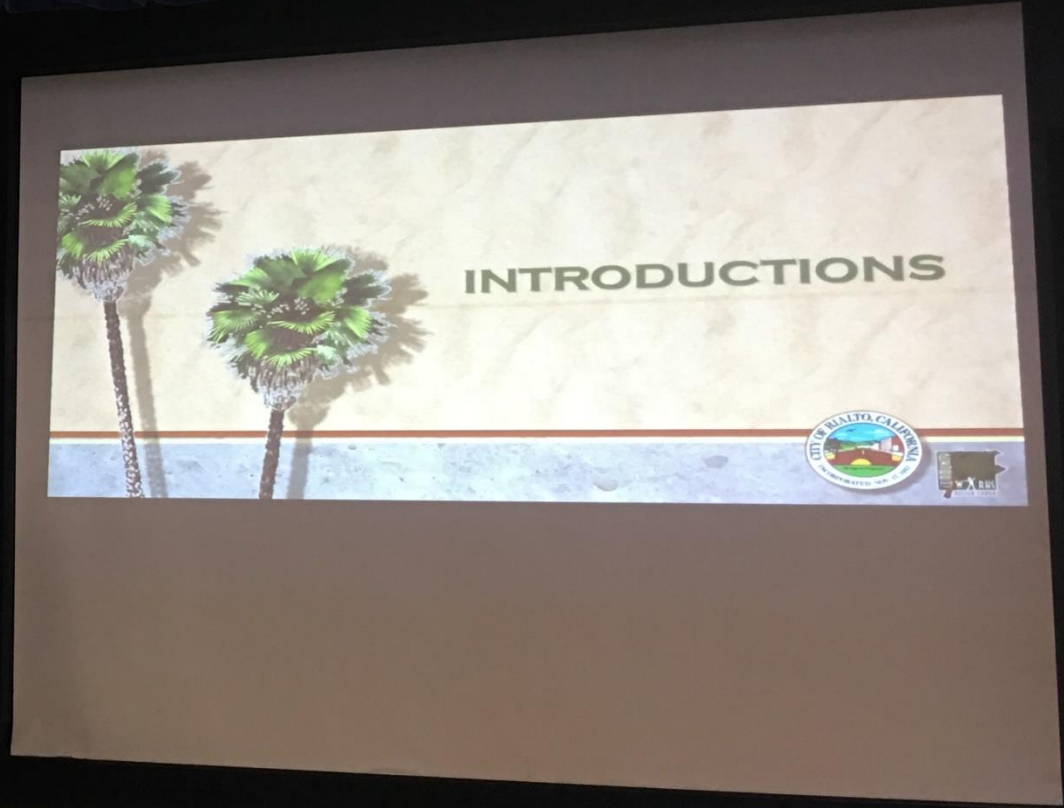


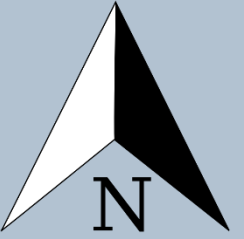
PUBLIC OUTREACH



FALCONS
Sons to Excellence
School Wide Expectations

Be Respectful!
Be Responsible!
Be Safe!



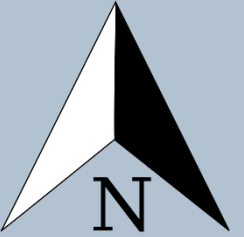


FRISBIE PARK — South Side - Existing





- Covers approximately 8.3 acres
- (2) Multi-Use Tennis/ Basketball Courts
- Expanded Parking
- New Playgrounds
- New Softball Fields – (1) Full size | (1) T-Ball
- Open Play Lawn Area
- Accessible Pedestrian Ramp/ Walkway to Acacia Avenue
- New Restroom Building
- Group Picnic Shelters – various locations



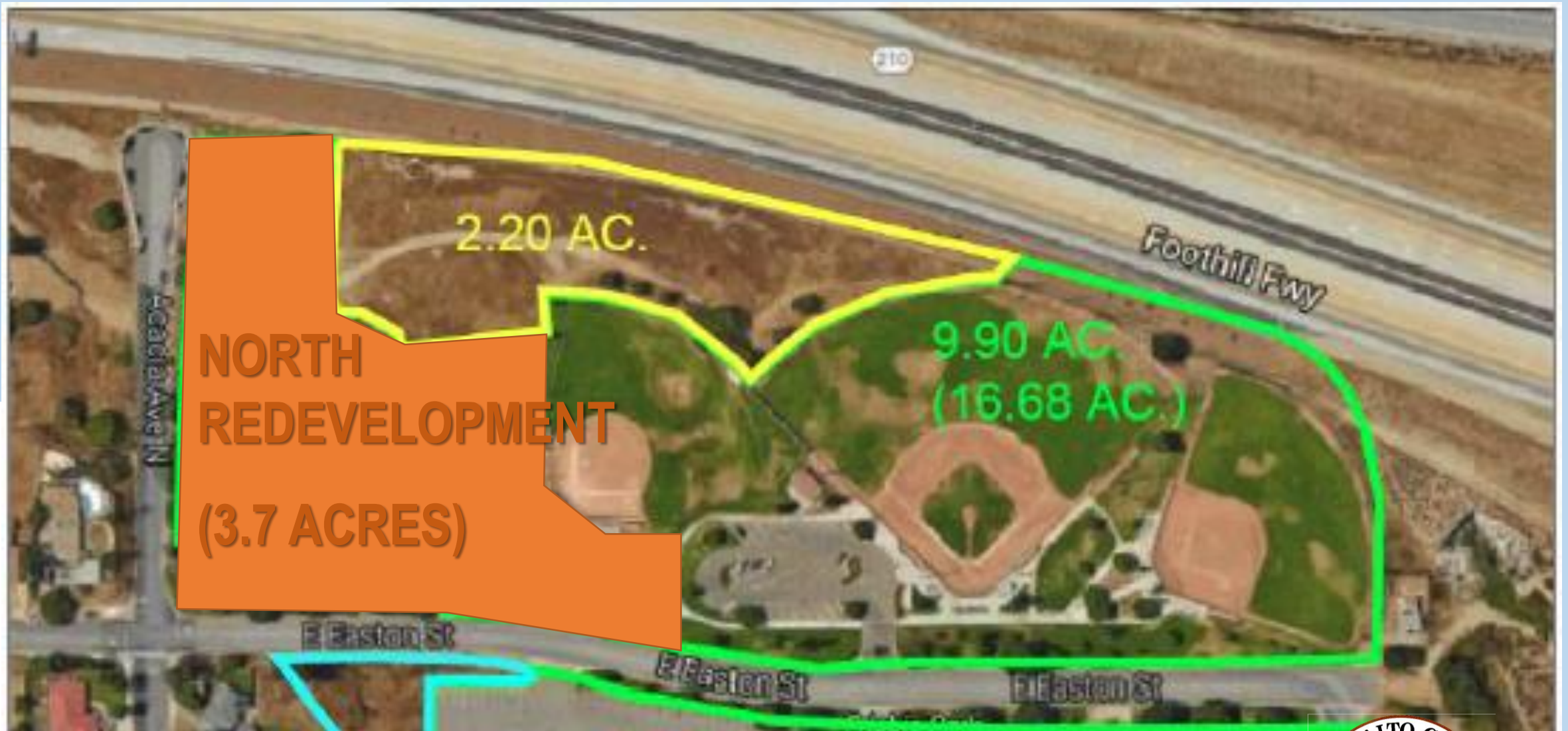
FRISBIE PARK — South Side - Planned





FRISBIE PARK — North Side - Existing





FRISBIE PARK — North Redevelopment Area



- Total Acreage: 2.2 ac Expansion + 3.7 ac Redevelopment = 5.9 acres
- Multi-Purpose Courts and Performance Area with Concrete Bleachers
- Expanded Parking
- New Playgrounds
- New Skate Park
- Open Play Lawn Area
- Renovated Existing Restroom Building
- Group Picnic Shelters – various locations



FRISBIE PARK — North Side - Planned





- Final concept was presented to City Council on May 9, 2017, at a **projected** cost of **\$14,292,400** for all of the desired amenities over the 14.2 acre work area (**cost per acre: \$1m+**)
- These costs did **not** include renovation of the remaining existing park facilities, as the path-of-travel and parking lot improvements (ADA Phase II) were a separately funded project.



Mobilization (Temporary Utilities, Staging, Traffic Control)	\$1,079,100
Clearing / Grubbing / Debris Removal	\$ 310,000
Grading and Drainage	\$1,620,000
Parking Lot	\$ 950,000
Walkways	\$1,576,000
Softball Fields (Full size and T-Ball)	\$ 587,000
Picnic Structures (various, throughout park)	\$1,176,800
Site Furnishings	\$ 210,100
Playground Areas	\$ 889,300
Exercise Stations	\$ 132,000
Multi-Use Court/ Performance Area	\$ 366,200
Restroom/ Storage Building	\$ 385,000
Landscape and Irrigation	\$2,226,000
Skate Park	\$ 588,500
Lighting	\$1,391,400
Tennis Courts (2)	\$ 530,000
Street Improvements	\$ 275,000
GRAND TOTAL (estimated)	\$14,292,400

FRISBIE PARK — Projected Construction Budget Estimate

(May 9, 2017 City Council Meeting)



ENHANCED SCOPE SINCE MAY 9, 2017

- **Phase II Renovation Improvements (ADA and Path-of-Travel)**
- **Fully Detailed Plans: Accurate Pricing**
- **Construction Labor & Material Price Increases**



PHASE II RENOVATION (ADA IMPROVEMENTS)

- On November 14, 2017, Council amended CWDG's Frisbie Park Expansion design contract to provide plans for Phase II ADA improvements to the existing facilities at Frisbie Park **not** previously covered in the Expansion scope.
- City initially budgeted the Renovation (ADA) improvements based on a 2016 Facility Condition Assessment Report, showing **\$262,900** for Frisbie Park.

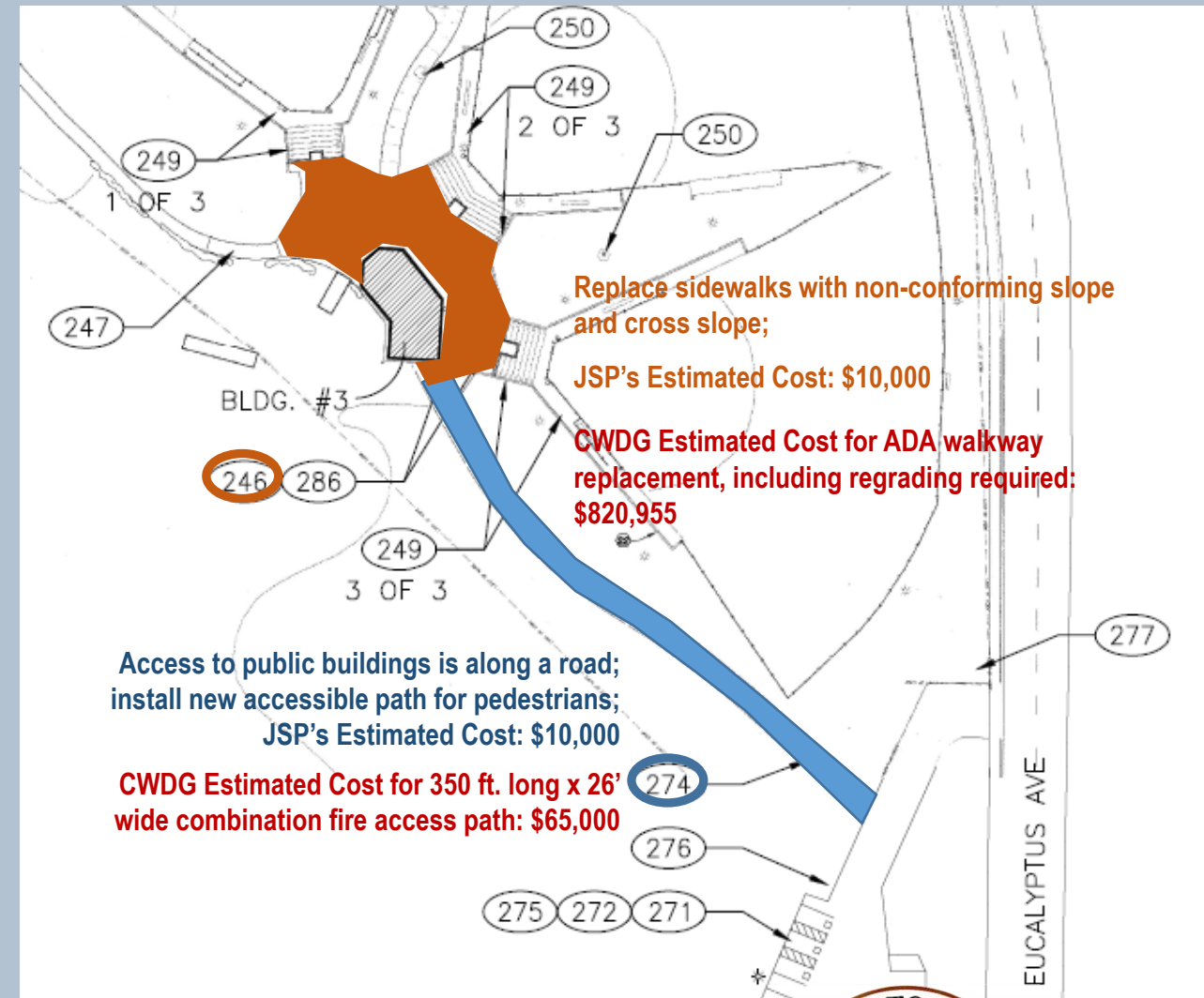




FRISBIE PARK — Renovation to Remaining Existing Park (ADA)



- Evaluation of the deficiencies at existing Frisbie Park, as reviewed by a Certified Access Specialist (CASP) identified construction costs at nearly **\$2,500,000**
- Major deficiencies not fully captured in 2016 report:
 - Existing building floor elevation in comparison to concrete bleacher height
 - Extent of re-contouring needed to accommodate ADA slopes



FRISBIE PARK — Renovation to Remaining Existing Park (ADA)



PARTIAL LIST OF RENOVATION IMPROVEMENTS

- Full removal and replacement of non-compliant walkways and plazas
- Full demolition of existing Softball Restroom/ Concession/ Office
- Substantial earthwork/ regrading
- Demolition and replacement of 2 out of 3 concrete bleachers
- Full removal and enhanced replacement of pathway to south parking to accommodate current fire access requirements
- New pedestrian connection between fields and Eucalyptus Avenue

FRISBIE PARK — Renovation to Remaining Existing Park (ADA)





Change in plaza elevation between
building and bleachers: 12" +/-

Average slope: 4%

Max. allowable plaza slope (ADA): 2.08%

FRISBIE PARK — Renovation to Remaining Existing Park (ADA)





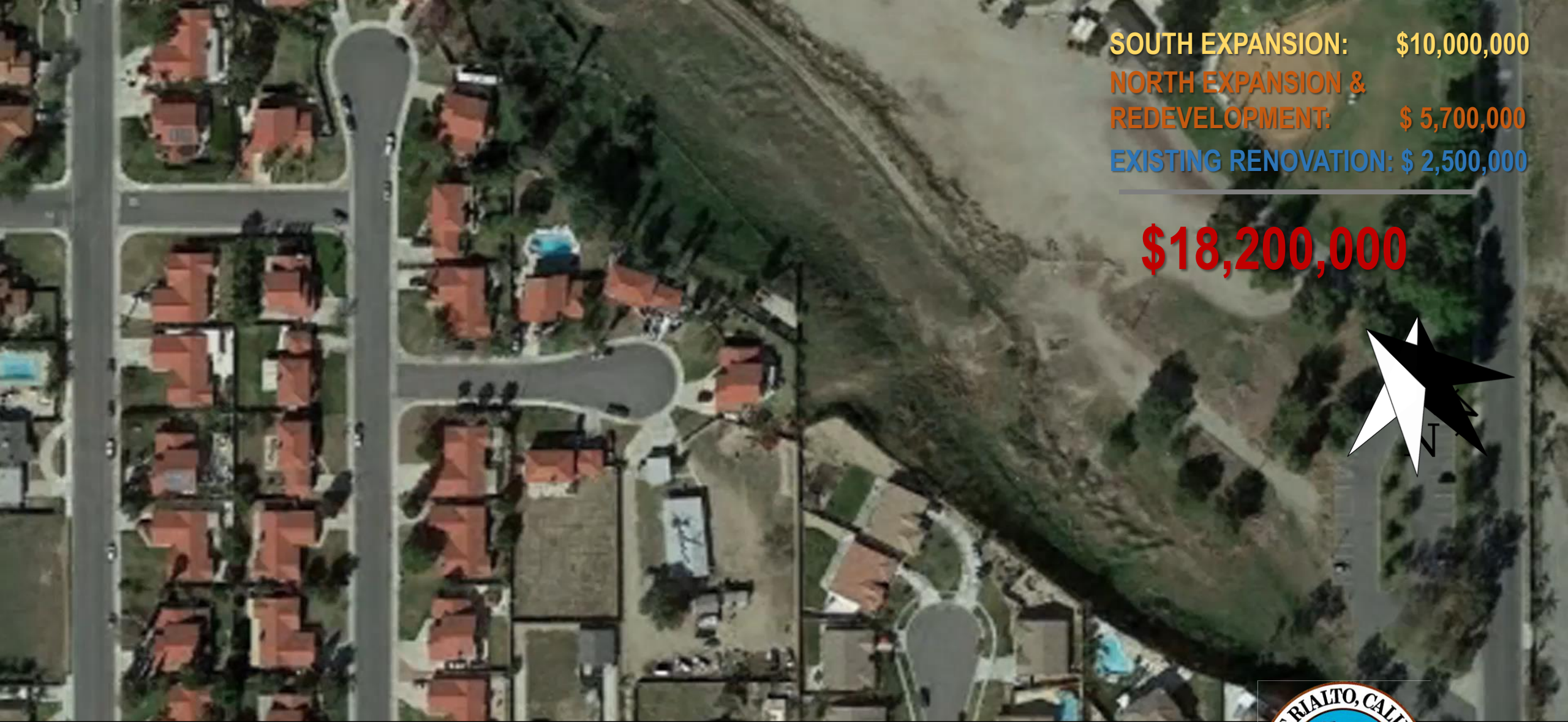
OVERALL SCOPE & COST PROGRESSION



Milestone	City releases RFP for Frisbie Park Master Plan	Ad Hoc Committee adds renovation of northern 3.7 acres to accommodate 2.2 acre expansion area	Final Concept Presented to City Council	ADA Improvements to Existing Park Site Added to Overall Project Scope	Updated Cost Estimate at 90% Construction Document Phase	Griffin Structures Peer Review of CWDG Cost Estimate at 90% Construction Document Phase
Date	December 9, 2015	February 9, 2017	May 9, 2017	November 14, 2017	January 17, 2018	February 27, 2018
Area to be developed (acres)	10.5	14.2	14.2	16.7	16.7	16.7
Estimated Cost	\$7,875,000	\$10,650,000	\$14,292,000	\$16,722,000	\$17,014,635	\$18,200,000
Acreage Increase from Previous Estimate	0	3.7	0	2.5	0	0
Cost Increase from Previous Estimate	0	\$2,775,000	\$3,642,000	\$2,430,000	\$292,635	\$1,478,000
Estimated Cost per Acre	\$750,000	\$750,000	\$1,006,479	\$1,001,317	\$1,018,840	\$1,089,820
Primary Reason(s) for Cost Increase	Costs were initially budgeted based on construction of undeveloped site with limited earthwork needed	35% increase in project area but still using \$750k per acre budget; full extent of earthwork not factored until dispersion of amenities on site was locked down.	Budgetary unit cost adjusted to reflect demolition and protection of existing items, significant earthwork, density of proposed amenities (such as multi-use courts, skate park, large quantity of shade shelters, renovation of existing restroom, etc.)	Expanded scope area due to necessary barrier removal, demolition, and modernization of existing park facilities not previously addressed by Frisbie Park Expansion Project; including costs of demolishing and rebuilding restroom/concession building; concrete bleachers	90% Construction Drawings provided biddable-level plans for accurate cost estimating, reflecting approximately 1.75% increase from \$16,722,000 (or \$292,635)	Industry-wide construction cost increase of 7% factored into overall project costs (or \$1,185,365)

SUMMARY





SOUTH EXPANSION: \$10,000,000

**NORTH EXPANSION &
REDEVELOPMENT:** \$ 5,700,000

EXISTING RENOVATION: \$ 2,500,000

\$18,200,000



NEXT STEPS



NEXT STEPS:

- **Public Works to solicit Contractor Bids**
- **Determine which portions of project scope to build, depending on pricing**
- **Council will have the following options:**
 1. **Award South-of-Easton Improvements only**
 2. **Award South-of-Easton AND North-of-Easton Improvements only**
 3. **Reject all Bids**
- **Build this park!**

FRISBIE PARK





QUESTIONS?

