

MEMO

To: Park Board

From: Greg Vitale, Director of Parks and Recreation

Date: May 19, 2015

Re: West Lakes Phase III Construction

The park bond funds are used for making necessary park and facility improvements as well as capital purchases. The West Lakes Park construction will cost an estimated \$847,095. However, the available funds will only be \$415,000, unless it is decided to not make many other park improvements besides construction projects. It is anticipated that more funds will be available next year because the Community Park construction costs will be off of the books.

The Arsh Group was asked to submit an estimate for if the construction was completed in two consecutive alternate phases. One of the options will fall within the budget threshold. If it is decided to move forward, work can start in late summer. Below are the construction options:

1. Hold off on construction until summer 2016 when the entire project can be completed at an estimated cost of \$847,095. This will allow an additional \$285,000 to be allocated to park improvements.
2. Start the first of two alternates this summer at an estimated cost of \$374,949:
 - All West Lakes Phase III underground work
 - Transport all of the stockpiled soil from Community Park to West Lakes Park
 - Spread and grade soil for the high school soccer field
 - Build the high school soccer field
 - Construct the walking path

The field should be playable by next spring, but staff would most likely recommend an additional growing season. The remaining work would start in summer 2016 using funds from the 2016 bond issue.

3. Reduce the 2015 bond scope of work for park improvements (other than construction projects) by \$432,095 and increase the West Lakes Park bond amount by the same amount and start the construction this summer at an estimated cost of \$847,095.

Regardless of which option is chosen, it is advisable to know that West Lakes Phase II will be used for soccer this Fall. There will be 3 soccer fields in this area.

Recommended Action

It is recommended that the Park Board chooses option 2. This will allow the construction to begin and it will also give staff the ability to catch up on some desired park improvements.