



## Common Council Agenda Item Cover Sheet

---

**MEETING DATE:** February 13, 2018

- ☐ Previously Discussed Ordinance
- ☐ Proposed Development Presentation
- ☐ New Ordinance for Discussion
- ☒ Miscellaneous
- ☐ Transfer

**ITEM or ORDINANCE #:** 1

**INITIATED BY:** Brandon Bennett.

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No paperwork at time of meeting

# Memo

**To:** Common Council  
**From:** Brandon Bennett, Director  
**CC:** Mayor Ditslear, Steve Cooke, Mike Howard  
**Date:** 2/8/2018  
**Re:** Additional Funding request for Finch Creek Park Phase 1

---

In January I sent a memo to council and administration requesting additional funding for the construction of the first phase of Finch Creek Park. After talking with a few members of Council regarding this request our team went back and did some redesign to cut budget costs down on the project.

On February 8<sup>th</sup> I took the updated request to the Finance committee with the cuts of about \$1M we had made to the project for their input. After I updated them on the cuts that we were suggesting, the committee asked for a few considerations on the design including looking at adding lighting to the court area as well as adding back the Trailhead restroom along the path on Boden Road. With those considerations as well as the cuts that we have already made they recommended a park bond of \$7.5M. Of the \$7.5M, \$100k is dedicated to permanent stage lighting at Federal Hill Commons. We would also still be utilizing the \$2.5M in Impact fees and \$500k for the land sale as well as the PILOS money we have collected of around \$140K and finally a reimbursement of \$112k from Klipsch Card. Total requested construction budget with the changes requested by Finance Committee will be \$10.7M

We are hopeful that the project bids will come in well under budget and some of this can be accomplished with reduced construction costs from a contractor.

We are, and will continue, to actively look for cost savings on this project as we continue the refinement of the budget and design.

Please see information below for breakdown of changes.

### Areas we have made design changes that impact the new budget

- Reduced the number of shelters from 3 down to 2, but added shade around the court area for some shade instead of a permanent shelter.
- Redesigned the playground and some of the features reducing the amount of safety surface. Also reduced the amount of pavement in this zone.
- Removed some of the play features on the land form and design of it to reduce cost and get a better design. This may allow us to reduce the earthwork and landscaping required for the landform.
- Redesigned the splash pad to reconfigure it, making it more of a multipurpose space. This also reduced the amount of paved surfaces in this area.
- Planned for some future needs with the utilities and also the water control, quality and future irrigation.
- Removed one parking lot and trailhead adjacent to the neighborhood to the south.
- Generally refined numbers on the whole project as we have had more time to study
- \*We are looking at adding back the Trail head restroom at council request
- \*We are also looking at adding lights to the court area as requested.

\*These items are being considered but will only be added if they fit within the budget that has been requested. We will not ask for additional money to add these items as finance committee has tried to factor that in with the increase in the bond dollars.

**Initial approved budget:           \$8.9M   December of 2016**

Revenue sources:

Impact Fees	<b>\$2.5M</b>
FH Land Sale	<b>\$0.5M</b>
Park Bond	<b><u>\$5.9M</u></b>
	<b>\$8.9M</b>

**Requested Budget:               \$10.7M**

Revenue Sources:

Impact Fees	<b>\$2.5M</b>
FH Land Sale/reimburse	<b>\$ 750K</b>
<i>-includes current PILOS revenue and FH reimbursement for pond const.</i>	
Park Bond	<b><u>\$7.5M (\$100k of this is for Federal Hill Lighting)</u></b>
	<b>\$10.7M* Construction budget for Finch Creek park</b>

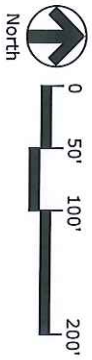
**\*includes the \$500k overage for Duke plus an additional \$1.1M for increased costs and additions requested by finance committee to be added to the bond for Finch Creek Park construction and stage lighting at Federal Hill Commons.**

Thank you for your continued support of the Parks Department and your consideration of this request.



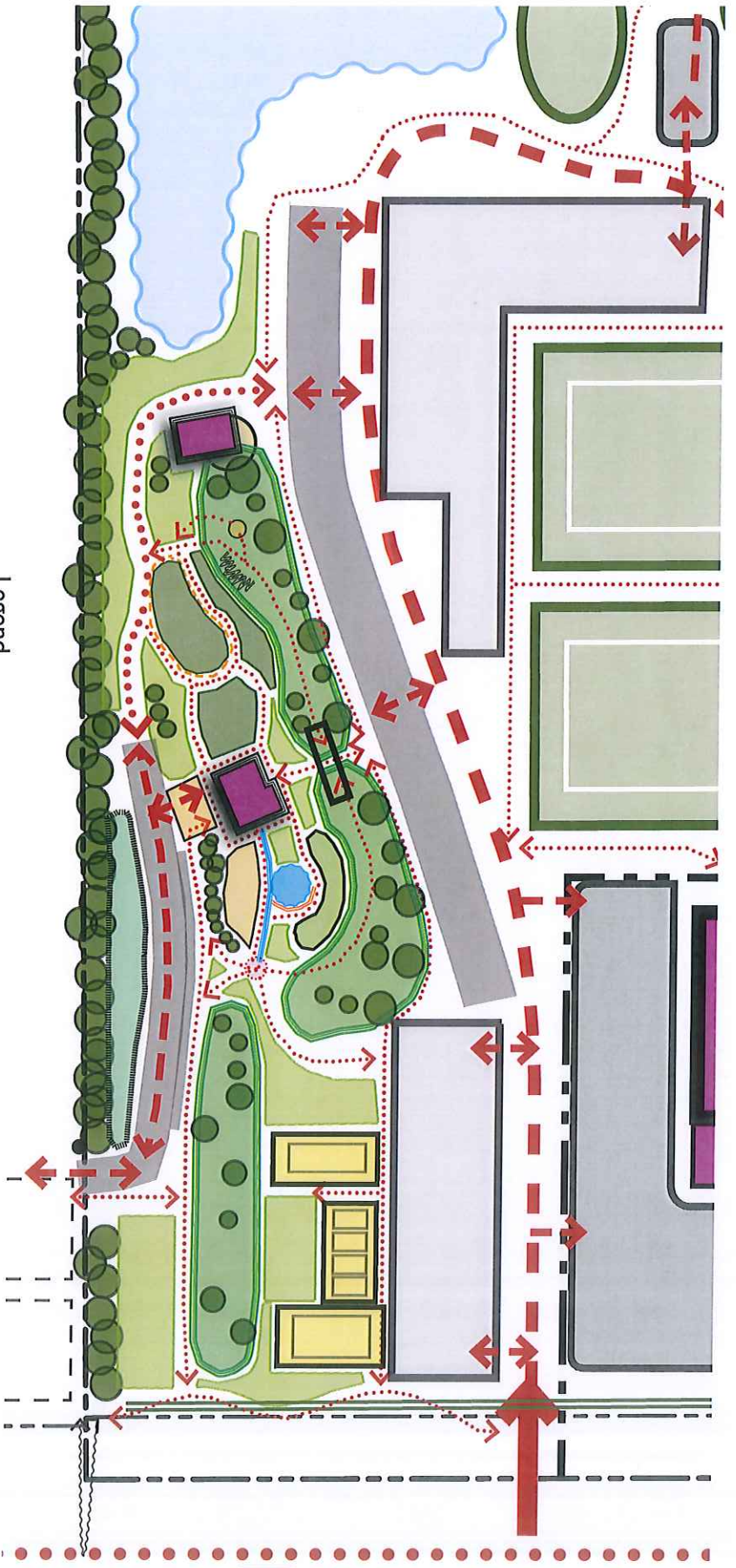
# FINCH CREEK PARK | PHASE 01 DESIGN

Update | February 07, 2018



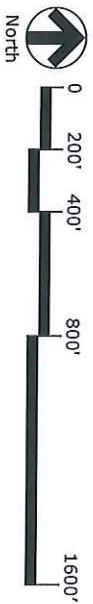
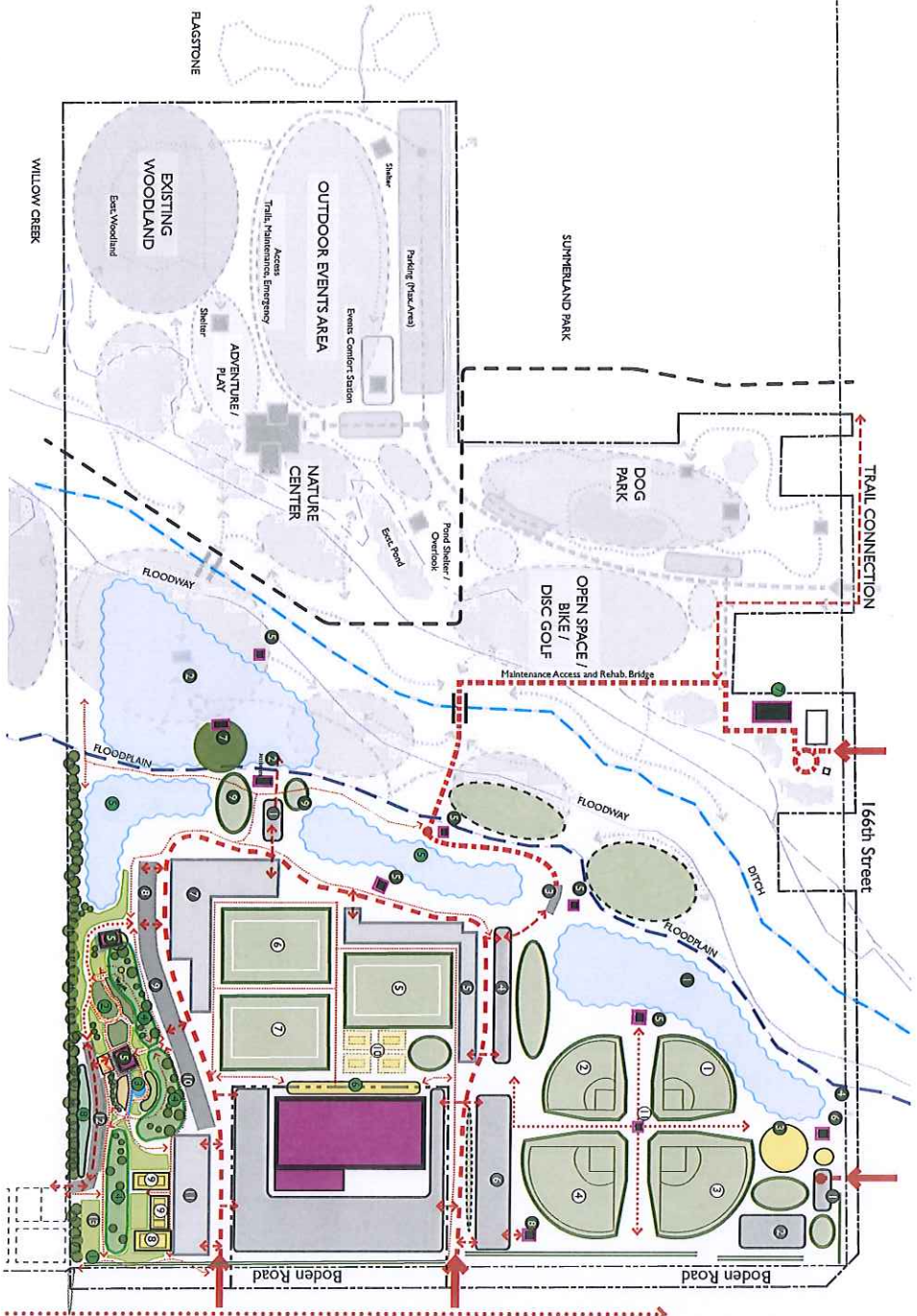
## Legend

- |  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |



site plan





# FINCH CREEK PARK | PHASE 01 DESIGN

Update | February 07, 2018

- Legend**
- Phase 01 Shelters:**
- 1 Large Shelter
  - 2 Medium Shelter / Comfort Station (w/ Restrooms)
  - 3 Small Shelter
  - 4 Trailhead w/ Restroom (Removed from Plan)
- Parking:**
- 1 20 Spaces
  - 2 40 Spaces
  - 3 20 Spaces
  - 4 70 Spaces
  - 5 145 Spaces
  - 6 170 Spaces
  - 7 170 Spaces
  - 8 24 Spaces (Phase 01)
  - 9 55 Spaces (Phase 01)
  - 10 50 Spaces (Phase 01)
  - 11 Shared Spaces - 125 (Phase 01)
  - 12 28 Spaces (Phase 01)
  - 13 32 Spaces (Removed from Plan)
- Athletics:**
- 1 Baseball - 225'
  - 2 Baseball - 225'
  - 3 Baseball - 300'
  - 4 Baseball - 300'
  - 5 Multi-purpose - 360'x240'
  - 6 Multi-purpose - 360'x240'
  - 7 Multi-purpose - 360'x240'
  - 8 Basketball Courts
  - 9 Tennis / Pickleball
  - 10 Volleyball (Potential)
  - 11 Press Box / Viewing
- Phase 01 Amenities:**
- 1 Trailhead (Removed from Plan)
  - 2 Play
  - 3 Spray
  - 4 Berm
  - 5 Detention Pond
  - 6 Plaza and Outdoor Amenity Area / Emergency Access
  - 7 Maintenance Building (Primary)
  - 8 Bio-Retention Area
- Future Amenities:**
- 1 Detention Pond
  - 2 Amenity Pond (w/ Boat House & Parking)
  - 3 Agricultural / Heritage-Themed Play
  - 4 Trailhead
  - 5 Shelter
  - 6 Farmstead Structure
  - 7 Event Lawn & Pavilion
  - 8 Maintenance Building (Secondary)
  - 9 Open Lawn Space



## PROJECT PLAN – Timeline

### Finch Creek Park Ph. 01

Date printed: Wednesday, February 7, 2018

PROJECT NAME, No.: Finch Creek Park Ph. 01

#### NOTES:

1/29	Infrastructure TAC Submittal - completed
2/7	Park Board, Regular Meeting - project update
2/7 - 2/23	Final Design / Construction Documents
2/15	TAC Meeting - Infrastructure submittal (9am)
2/23 - 3/8	Bid Document Preparation
2/26	Amenities / Infrastructure Revisions TAC Submittal
3/2	First Advertisement for Bids
3/7	Park Board, Regular Meeting
3/9	Plans Available to Bidders; Second Advertisement for Bids
3/15	TAC Meeting - Amenities submittal (9am)
4/6	Final Addendum Due (approx.)
4/13	Bids Due
4/18	Bid Evaluation and Recommendation
4/25	Award Bid / Contractor Mobilization (approx.)
5/2	Park Board, Regular Meeting