



AGENDA ITEM #3.3.A

REPORT TO CITY COUNCIL

Report Prepared by: Nancy Malecha

Date: January 22, 2019

Subject: Trailside Park Project

Report: At the November 14, 2018 Special City Council Meeting, the following action was approved by the Council regarding the Trailside Park Project.

i. Master Plan

COUNCIL MEMBER PEDERSON MOVED TO UTILIZE THE DONATED FUNDS FOR AMENITIES IN TRAILSIDE PARK BASED ON THE DONORS REQUEST AND THE PARK COMMISSION'S RECOMMENDATION AND RE-DEFINE THE INSTALLATION OF THE FLAG DISPLAY AND SPLASH PAD. MAYOR ADAMS SECONDED THE MOTION. MOTION CARRIED 3-2. COUNCIL MEMBER AKERSON AND COUNCIL MEMBER LOUKOTA OPPOSED.

ii. Street and Utility Improvements Project.

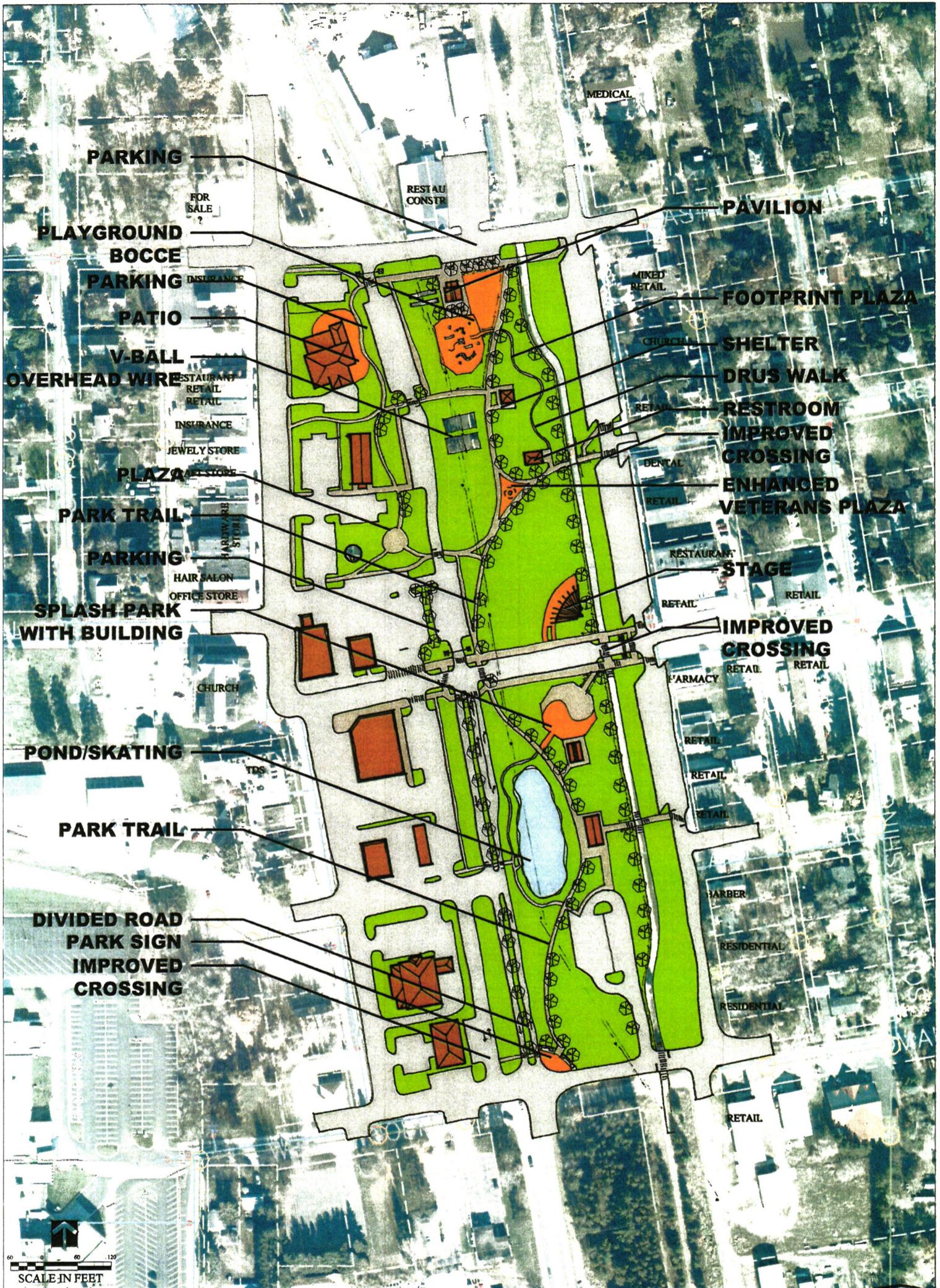
MAYOR ADAMS MOVED TO RE-DEFINE THE STREET AND UTILITY IMPROVEMENTS PROJECT FOR THE 2019 PRELIMINARY BUDGET BY DETERMINING THE ESSENTIALS. COUNCIL MEMBER SWANSON SECONDED THE MOTION.

MAYOR ADAMS MOVED TO AMEND THE MOTION DEFINING THE ESSENTIALS AS THE SIDEWALK ALONG THE SOUTH SIDE OF MAIN STREET, THE STORM SEWER WITH CURB AND GUTTER ON SIBLEY STREET, THE WIDENING OF GOVERNMENT DRIVE, AND A PARKING LOT BY THE PLAYGROUND AND FURTHER INSTRUCTS TIM HOULE TO PROVIDE AN UPDATED COST BREAKDOWN. COUNCIL MEMBER SWANSON SECONDED THE MOTION. MOTION CARRIED 3-2. COUNCIL MEMBER LOUKOTA AND COUNCIL MEMBER AKERSON OPPOSED.

MOTION AS AMENDED CARRIED 3-2. COUNCIL MEMBER LOUKOTA AND COUNCIL MEMBER AKERSON OPPOSED.

At the January 8, 2019 City Council Meeting, the Council consensus was to add the Trailside Park Project as a work session to tonight's agenda. Attached are some concept maps of the Trailside Park Project that were created through the years and the most recent cost estimates from the City Engineer and SAS+ Associates to aid in the work session discussion.

Council Action Requested: Council direction on how to proceed with the re-defined Trailside Park Master Plan and Street & Utility Improvements Projects.



BOBBER PARK - TRILSIDE PARK - OPTION "B"

SHEET M-2B
18 APRIL 2016

SAS + ASSOCIATES

LANDSCAPE ARCHITECTURE

SITE DESIGN

MASTER PLANNING

URBAN DESIGN

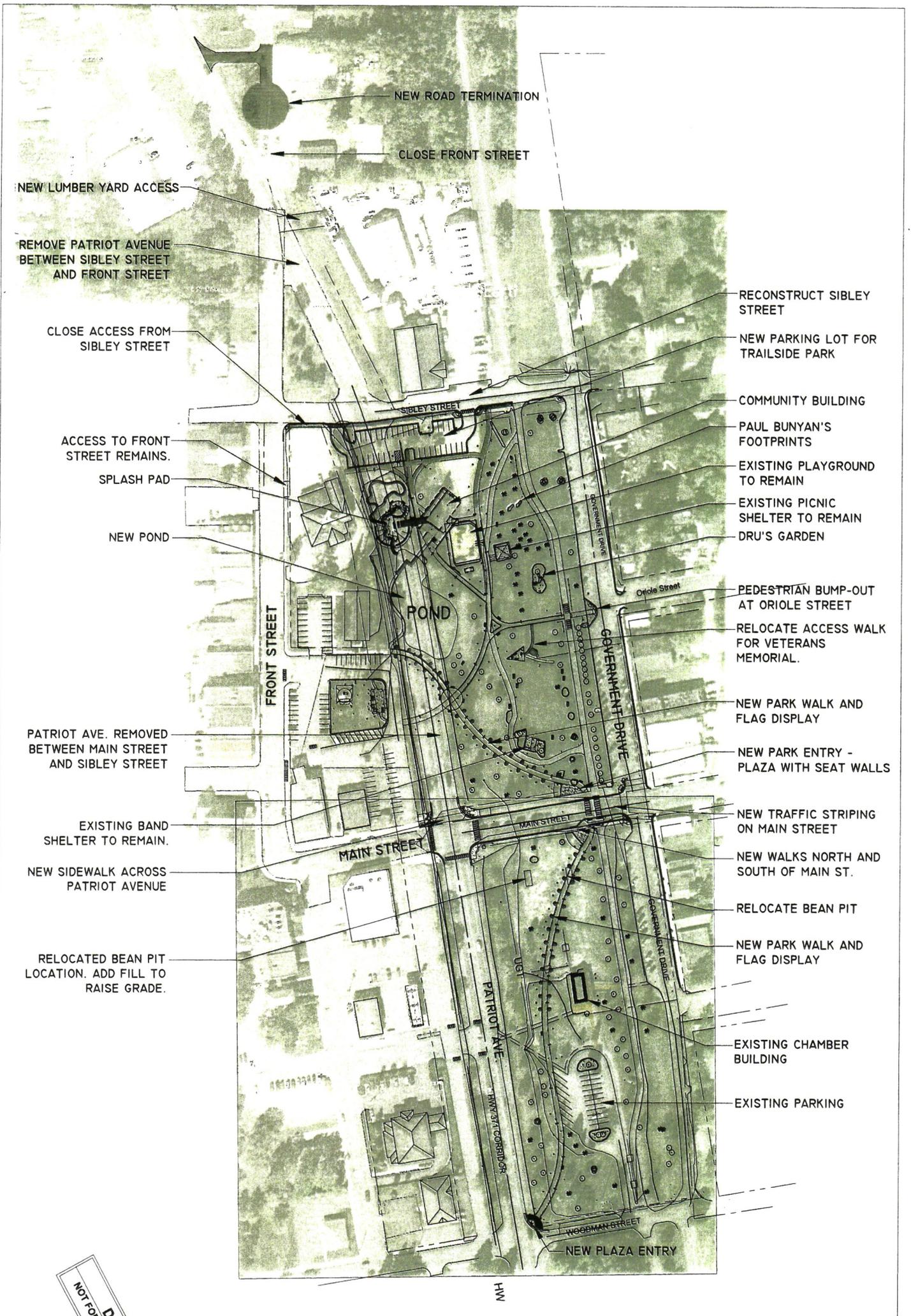
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- A. Remove Highway Reuse Pavement Where Possible
- B. Walk & Flags
- C. Improved Parking
- D. Splash Park & Shelter
- E. Relocated Playground
- F. New Restrooms / Warming Shed
- G. Improved Patio / Private
- H. Footprints
- I. Existing Shelter
- J. Drus Garden
- K. Pond / Skating
- L. Pier
- M. Relocated Veterans Plaza
- N. Performance Stage
- O. Play Courts. Future Commercial and/or Multi-use Building
- P. Improved Main Street Crossing
- Q. Open Space/Events
- R. Existing Visitor Center Building
- S. New Parking/Vendor
- T. Divided Drive
- U. Existing Parking
- V. Improved Intersection



BOBBER PARK - TRAILSIDE PARK REVISED MASTERPLAN "OPTION A"



NEW LUMBER YARD ACCESS

REMOVE PATRIOT AVENUE
 BETWEEN SIBLEY STREET
 AND FRONT STREET

CLOSE ACCESS FROM
 SIBLEY STREET

ACCESS TO FRONT
 STREET REMAINS.

SPLASH PAD

NEW POND

PATRIOT AVE. REMOVED
 BETWEEN MAIN STREET
 AND SIBLEY STREET

EXISTING BAND
 SHELTER TO REMAIN.

NEW SIDEWALK ACROSS
 PATRIOT AVENUE

RELOCATED BEAN PIT
 LOCATION. ADD FILL TO
 RAISE GRADE.

NEW ROAD TERMINATION

CLOSE FRONT STREET

RECONSTRUCT SIBLEY
 STREET

NEW PARKING LOT FOR
 TRAILSIDE PARK

COMMUNITY BUILDING

PAUL BUNYAN'S
 FOOTPRINTS

EXISTING PLAYGROUND
 TO REMAIN

EXISTING PICNIC
 SHELTER TO REMAIN

DRU'S GARDEN

PEDESTRIAN BUMP-OUT
 AT ORIOLE STREET

RELOCATE ACCESS WALK
 FOR VETERANS
 MEMORIAL.

NEW PARK WALK AND
 FLAG DISPLAY

NEW PARK ENTRY -
 PLAZA WITH SEAT WALLS

NEW TRAFFIC STRIPING
 ON MAIN STREET

NEW WALKS NORTH AND
 SOUTH OF MAIN ST.

RELOCATE BEAN PIT

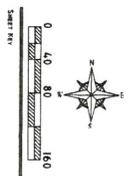
NEW PARK WALK AND
 FLAG DISPLAY

EXISTING CHAMBER
 BUILDING

EXISTING PARKING

NOT FOR CONSTRUCTION
DRY

DATE: 3/15/2018
 CHECKED BY: LWS
 PROJECT NUMBER: 15580
 SHEET NUMBER:



**TRAILSIDE PARK IMPROVEMENTS
 PHASE I**
 PEQUOT LAKES, MN

ISSUE RECORD/REVISION

NO.	DATE	DESCRIPTION

SAS
 LANDSCAPE ARCHITECTURE
 + ASSOCIATES

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From: Tim Houle [Tim.M.Houle@wsn.us.com]
Sent: Tuesday, November 27, 2018 3:54 PM
Subject: Pequot Lakes Cost Splits for Sibley Street and Trailside Park Road and Utilities Improvements

Nancy,

At the November City Council meeting, the Council asked for some cost breakdowns for different sets of improvements within the above Subject project to help them in budgeting.

As a reminder for the City Council, only two bids were received back at the beginning of August (Young Excavating at about \$691,000 and Aspen Construction Company at about \$760,000).

We took all the line items and tried to split out the appropriate quantities amongst all the different sets of improvements the Council mentioned. We used an average of the two bids to apply to the quantities in each set of improvements.

For some of the "general" bid items (e.g. Mobilization; Work Zone Traffic Control, Erosion Control Supervisor), we did not split them amongst the different sets of improvements but instead used the average because they would be needed on each set of improvement.

This will result in the sum of the total of each different set of improvements exceeding the bids received (but if you proceed with smaller projects, and quantities, we will probably see higher unit prices).

NOTE that the design of Sibley Street anticipated Patriot Avenue being removed, and so the vertical profile grade of the proposed improved Sibley Street went 'straight' over to Front Street. If just Sibley Street is improved in some manner, a new design will need to be performed, and a better cost estimate than the one below would need to be prepared.

Widening Government Drive on the west side by 2 feet from Main Street to Sibley Street ≈ \$90,000
Clarifiers: Two feet of existing pavement on the west side would be removed, widened by 2 feet, and 4 new feet of pavement put in so the pavement joint would avoid tire tracking. It also includes revisions to the bump out on the northwest corner of Main and Government.

Sidewalk on the south side of Main Street from Government Drive to Patriot Avenue ≈ \$80,000
Clarifiers: Includes some work around the existing traffic control cabinet in the southeast corner of Patriot and Main.

Storm drainage system on Sibley Street from Government Drive to Front Street ≈ \$105,000
Clarifiers: It will be challenging just to put in a "storm drainage system" without a design and some roadway improvements. This cost does not include erosion control as some kind of roadway work (with erosion control) would be needed too.

Roadway improvements on Sibley Street from Government Drive to Front Street ≈ \$240,000
Clarifiers: This includes new curb and gutter, new pavement, and new sidewalk. Due to keeping Patriot Avenue, some kind of new design and a better cost estimate would need to be undertaken.

New Parking Lot on the south side of Sibley Street ≈ \$175,000

Clarifiers: This improvement does need to coordinate with storm drainage system improvements and Sibley Street improvements.

Watermain Replacement under Sibley Street ≈ \$100,000

Clarifiers: Replace these before putting a new roadway on top. This cost does not include erosion control as some kind of roadway work (with erosion control) would be needed too.

Sanitary Sewer Replacement under Sibley Street ≈ \$120,000

Clarifiers: Replace these before putting a new roadway on top. This cost does not include erosion control as some kind of roadway work (with erosion control) would be needed too.

Again, the above estimated cost breakdowns for different sets of improvements incorporate the full price of general bid items. It is challenging to try and take an "a la carte" approach to splitting out different sets of improvements and corresponding costs.

Thank you,

**Tim Houle, PE
Civil Engineer, VP**

From: SAS+Associates [mailto:saslandarch.com]
Sent: Wednesday, November 28, 2018 3:19 PM
Subject: Trailside Park Revised Budget Projection

Good afternoon Nancy,

Luke asked me to put together a revised budget projection for a reduced scope of work for Trailside Park, including only the flag display and the splash pad. Please see attached.

Included in these numbers is some assumptions and unknowns, such as the final design and location of the splash pad which may change the requirements for grading, water, electrical, removals, new walks needed, etc. Other items I have removed from the budget projection, such as fencing, benches, bike racks, trash receptacles, new lighting, in an attempt to keep the costs to a minimum.

So until a revised design is in place, and the work is actually bid, these numbers may go up or down.

But looking at these figures, and figuring the \$ donation for the splash pad and flag display, it is looking like the City's contribution will be somewhere around +/- \$400,000.

Thank you.

Matthew
SAS+Associates, Inc

PEQUOT LAKES TRAILSIDE PARK

PHASE I MASTER PLAN QUANTITIES & BUDGET PROJECTION August 3, 2018



NUMBER	ITEM	UNIT	QUANTITY	UNIT COST	ITEM COST PROJECTION
Earthwork / Removals					
1.01	Mobilization	EA	1	10000.00	10,000
1.02	Erosion Control	EA	1	5000.00	5,000
1.03	Light pole, Base & Electrical - Salvage for Reuse	EA	3	1500.00	4,500
1.04	Grading	SF	5000	2.50	12,500
1.05	Tree Removal - Clearing and Grubbing	Ea	6	600.00	3,600
Pavements					
2.01	Paving for Walks (Bituminous)	LF	150	110.00	16,500
2.03	Splash Pad Surface (Colored Concrete)	SF	2000	25.00	50,000
Site					
3.01	Light Pole Re-installation / Electrical	EA	3	4000.00	12,000
3.02	Splash Pad - Mechanical Equipment	EA	1	200000.00	200,000
3.03	Water Lines for Splash Pad	LF	200	200.00	40,000
3.04	Electrical for Splash Pad	EA	1	10000.00	10,000
3.05	Irrigation System Revisions	EA	1	10000.00	10,000
3.06	Flag Pole for Flag Display	EA	58	2500.00	145,000
Structures					
4.01	Precast Building for Splash Pad Mechanical	EA	1	50000.00	50,000
Landscaping					
5.01	Tree - Site	EA	5	650.00	3,250
5.02	Site Restoration (Topsoil & Sod)	SF	10000	1.00	10,000
	SUB-TOTAL PHASE 1				582,350
	DESIGN FEES - 10%				58,235
	CONTINGENCY - 10%				58,235
	TOTAL PHASE 1 BUDGET PROJECTION				698,820

* This table is a projection of potential costs associated with select improvements at Trailside Park. This is not meant to be inclusive of all costs associated with the project. Final inclusive costs will not be known until the project is competitively bid.