



AGENDA ITEM #9.4.A-B

REPORT TO CITY COUNCIL

Report Prepared by: Nancy Malecha

Date: January 8, 2019

Subject: Trailside Park Project

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

- a. *Remove or re-define the Street and Utility Improvements Project.*

COUNCIL MEMBER AKERSON MOVED TO REMOVE THE STREET AND UTILITY IMPROVEMENTS PROJECT FROM THE 2019 PRELIMINARY BUDGET. COUNCIL MEMBER PEDERSON SECONDED THE MOTION.

Mayor Adams stated that she would like this Project re-defined as Sibley Street needs storm sewer, Government Drive needs widening, Main Street needs a sidewalk, and the parking lot by the playground needs to be improved.

Council Member Pederson noted that re-defining would be a potential new layout

Council Member Loukota questioned the price of this Project in the budget. Nancy Malecha stated the price is \$862,500.

Council Member Swanson stated the City needs to re-calculate and re-define this Project.

MOTION FAILED 2-3. MAYOR ADAMS, COUNCIL MEMBER PEDERSON, AND COUNCIL MEMBER SWANSON OPPOSED.

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.

Council discussion ensued regarding the essentials including the sidewalk along the south side of Main Street, the storm sewer system on Sibley Street with curb and gutter, the widening of Government Drive, and an improved parking lot by the playground.

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.

Tim Houle noted that Widseth Smith Nolting would charge approximately \$750 to complete the cost breakdown analysis.

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.

- b. *Remove or re-define the Trailside Park Master Plan Project. Re-defining could include the installation of the flag display (utilizing donated funds of \$150,000), the splash pad (utilizing donated funds of \$100,000), constructing restrooms, and paving new walkways.*

COUNCIL MEMBER AKERSON MOVED TO REMOVE THE TRAILSIDE PARK MASTER PLAN PROJECT FROM THE 2019 PRELIMINARY BUDGET. COUNCIL MEMBER LOUKOTA SECONDED THE MOTION.

Council Member Loukota stated that he would be in favor of re-designing the Trailside Park Master Plan and re-utilizing the donated funds but would like this Project removed from the 2019 budget due to timing.

MOTION FAILED 2-3. MAYOR ADAMS, COUNCIL MEMBER PEDERSON, AND COUNCIL MEMBER SWANSON OPPOSED.

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.

Attached are the revised cost estimates from the City Engineer and SAS+ Associates which are based on the above Council action. These revised estimates were presented to the Council at their meeting held on December 4th.

I am requesting direction from the Council on how to proceed with the re-defined Trailside Park Street & Utility Improvements and Master Plan Projects.

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

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.