

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 10, 2017

SUBJECT: Discuss Northfield Park preliminary construction costs and project options.

PRESENTER: Vickie Loftice, Managing Director of Community Services

GENERAL DESCRIPTION:

Redevelopment of Northfield Park was the top recommendation of the *Updated Park Development Schedule* adopted by City Council in January 2016. The project involves the renovation of the existing community park through the design and construction of active and passive recreational amenities based on public meetings and stakeholder input. The 32-year-old park has not been renovated since it opened other than playground replacement.

Funding for the project is included in the current Capital Improvement Program and includes:

- Loop walking trail
- Restrooms/concession facility
- Playground with separate play amenities for 2-5 and 6-12 year olds
- Group picnic pavilion for private and community events
- Upgraded lighting of the three existing softball fields
- Two tennis courts
- Basketball court
- Two sand volleyball courts
- Centralized parking
- Demolition/earthwork/utilities/retaining walls
- Turf establishment/irrigation
- Trees/landscaping and vegetation

Given all the construction in the DFW area and the associated labor shortage, preliminary cost estimates are significantly over budget. For the past several weeks staff has been working with the design consultant, *Dunkin Simms Stoffels*, and our Construction Manager at Risk (CMAR), *Dean Construction*, to reduce the cost of the project. Through these efforts, staff has reduced the project cost estimates as much as possible, and we are now seeking input and direction from the City Council. To date, project reductions include: elimination of several picnic areas throughout the park,



elimination of a proposed trail head adjacent to the parking lot, reduced irrigation, reduced size of the restroom and concession facility, reduced number of retaining walls and reduced internal loop trail connections to amenities throughout the park.

Even with these project reductions, the \$500,000 grant from Texas Parks and Wildlife Department and a \$150,000 grant from the Barfield Family Foundation, the preliminary cost estimate still remains significantly over budget.

The purpose of this work session item is to discuss and review three items for City Council consideration related to this project:

1. Use of Park Impact Fees to cash fund the budget gap along with eliminating or delaying other planned future park projects;
2. Reduction of some planned amenities including the use of “add alternates” for some elements when the project goes to bid (NOTE: any major park amenities included in the Texas Parks and Wildlife Department grant must remain in the project to keep the grant);
3. Delay the project until demand for construction is low and costs are reduced.

Staff and Dennis Simms from *Dunkin Simms Stoffels* will review these options during Work Session for City Council discussion and consideration.