

TO: City Council
FROM: James L. App, City Manager *JL App*
SUBJECT: Barney Schwartz Park - Final Design & Budget
DATE: January 19, 1998

NEEDS: For the Council to consider a final design for Barney Schwartz Park.

FACTS:

1. Barney Schwartz Park was originally conceived as a three phase project by RRM Design Group & North Coast Engineering [Exhibit A].
2. The original conceptual design, which included Phase I (2 softball & 2 soccer/football fields), Phase II (2 softball & 2 soccer/football fields), & Phase III (3 tennis courts & play/picnic facilities), was estimated to cost \$6,500,000 in 1996 [Exhibit B].
3. Following approval of the conceptual design and receipt of the cost estimate, detailed plans & specifications were completed for Phase I only.
4. In the Fall of 1998, the Council authorized RRM & North Coast Engineering to complete the final design, and then prepare final plans and specifications for Phases II & III.
5. Part of the final design effort was to confirm functionality of Park features. Concurrently, an updated cost estimate was to be prepared.
6. As part of the functional review, sports field demand/use was estimated against time required to properly irrigate sports field surfaces. It was determined that the on-site water well will not produce water at a rate sufficient to meet sports field irrigation demand (it is expected that use of the fields will be such that only 5-6 hours daily will be available for irrigation - given the amount of acreage requiring irrigation, 1000-1200 gallons per minute will be required to irrigate in the time available; the on-site well produces 600 gpm).
7. An irrigation reservoir, or lake, is a viable means of storing and supplying the irrigation water demand.
8. Additionally, only 24 restrooms (14 women's & 10 men's stalls) were provided in the original design.
9. Revisions to the original Park design were considered including an in-ground irrigation water reservoir (lake), an additional restroom building (to increase restrooms from 24 to 46), and deletion of the tennis courts (to provide space for, and partially offset the cost of, the reservoir) [Exhibit C].
10. Updated cost estimates have been completed:
 - Original Park design (without design changes noted above) - \$8,870,000 [Exhibit D].

The design team reports that the 1996 cost estimate did not include certain major Park components as they were not identified in the conceptual plan. These

components were later developed during actual Park planning & design (in the detailed plans and specifications) and included concrete walkways and improved roadways (due to soil conditions) - \$500,000, Park-wide lighting - \$1,000,000, and landscaping (other than field turf areas) - \$1,500,000.

- Revised Park design (including reservoir, additional restrooms, and deleting tennis courts) - \$8,820,000 [Exhibit E].
11. The 1996 estimate of \$6,500,000 can only be achieved by eliminating a portion of Phase II landscaping, walkways and entrance road, and all of Phase III (as well as the reservoir and additional restroom facilities).
 12. The Barney Schwartz Park Council sub-committee (T. Baron & W. Macklin) has reviewed design and cost options. They suggest that an additional water supply and restrooms are important to Park operations.
 13. The revised plan [as shown in Exhibit C], which includes the irrigation reservoir and additional restrooms, has been developed to meet these Park operation needs.
 14. The increased cost of the revised project - \$2,320,000 (\$8,820,000 vs. \$6,500,000) can be drawn from unallocated Measure D project finances. Construction inflation funds are budgeted for all Measure D projects, but not allocated to any specific project. These funds (\$1,644,000), along with expected increases in bond yields (approximately \$2,000,000, as a result of favorable interest rates), and/or County contributions to the Park will provide more than the \$2.3M needed to complete the Park.
 15. Other possible Park enhancements such as scoreboards, concession/restroom heating/cooling systems, etc., are not included in either design or cost estimate, but could be considered as bid alternatives (i.e., additions to the project if actual pricing is more favorable than estimated), and/or as opportunities for individual or corporate giving [Exhibit F].

**ANALYSIS &
CONCLUSION:**

The completion of Barney Schwartz Park is a long term goal of the City. It will become a reality due to voter approval of Measure D-98, and as a result of a volunteer effort which completed rough grading of Phase I & II, as well as volunteer installation of the underground storm drain system.

Recent design review and analysis identified project challenges. One challenge is the delivery of adequate quantities of irrigation water to all playing fields in a period of just 5-6 hours per day, as peak season use will limit irrigation time to Midnight - 6:00 am. The on-site water well is not capable of producing water at a rate sufficient to meet the peak season irrigation demand. A reservoir could provide the needed capacity (as is common practice for irrigation of golf courses). Another challenge is a limited number of restrooms for such a large facility. An additional restroom facility (with 22 stalls) could be added at the western end (Phase II) of the Park.

The Council sub-committee anticipates heavy Park use such that an additional water supply will be necessary to irrigate sports field surfaces, and added restrooms will be needed to serve Park users. The revised Park design includes features to address these needs. The increased cost can be drawn from Measure D funds not yet allocated to any specific project, and/or County contributions to the Park.

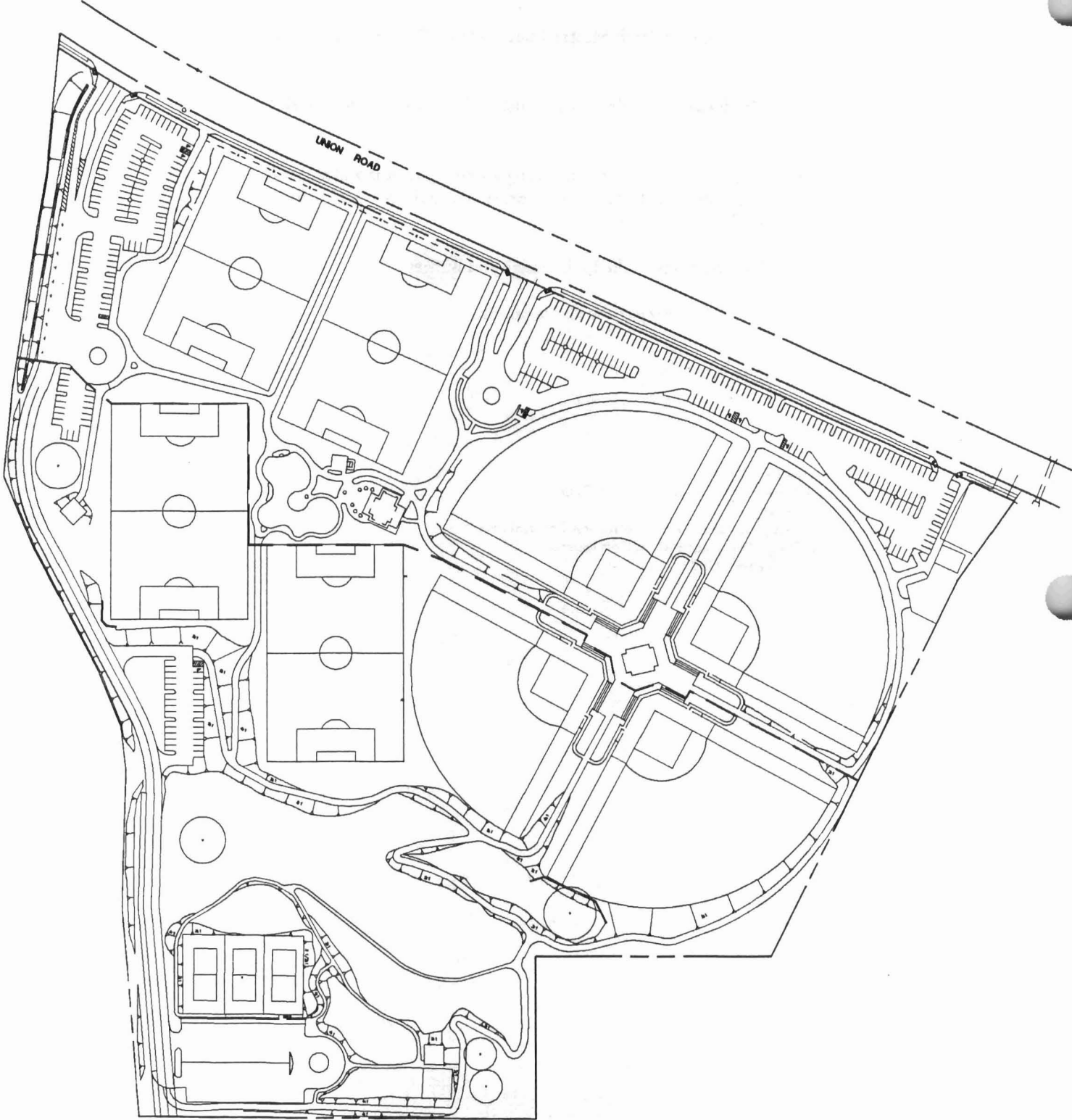
POLICY

REFERENCE: Measure D-98; City Park Master Plan; 1999-02 Capital Improvement Project Budget.

FISCAL IMPACT: \$8,820,000 drawn from Measure D funds and/or other sources (as described above).

- OPTIONS:**
- A. Approve the modified design, including a water reservoir and additional restroom building, direct preparation of final working drawings, and obtain bids for the revised project [as shown in Exhibits C & E].
 - B. Direct Modifications to the Park Design and Budget.
 - C. Amend, modify, or reject the above options.

- Exhibits:**
- A - Original 3-Phase Park Design.
 - B - Original Park Design 1996 Construction Cost Estimate.
 - C - Revised Park Design.
 - D - Original Park Design Updated 1999 Construction Cost Estimate.
 - E - Revised Park Design 1999 Construction Cost Estimate.
 - F - Other Park Enhancement Options List.



BARNEY SCHWARTZ PARK
CONCEPT
JANUARY 1997

NCE NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 239-3127

11a-H

BARNEY SCHWARTZ PARK SPORTS COMPLEX

July 25, 1996 Conceptual Construction Cost Summary

1.	Civil-Union Road, site surface grading and drainage improvements.	\$1,003,586.00
2.	Electrical Site Improvements.	\$ 170,867.00
3.	Sports field lighting (4 baseball & 3 tennis courts).	\$ 244,000.00
4.	Two concession and restroom buildings, maintenance building, four score keepers booths and three picnic pavilions.	\$ 668,200.00
5.	Planting and landscaping.	\$ 492,265.00
6.	Landscape construction improvements - playing fields, one tot lot, softball core bleachers, site furniture and signage.	\$1,239,168.00
7.	Irrigation system.	<u>\$ 708,460.00</u>
	Subtotal	\$4,526,546.00
	Contingency @ 10%	\$ 452,655.00
	Engineering/Staking/Testing/Administrative/Legal @ 18%	\$ 814,778.00
	Offsite Drainage Improvements	<u>\$ 50,000.00</u>
	TOTAL	<u>\$5,843,979.00</u> *

CONSTRUCTION ITEMS NOT INCLUDED IN PROGRAM

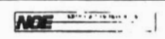
1. Concrete pathways.
2. Soccer field lighting.
3. Enhanced extensive landscaping.
4. Extensive/enhanced park pathway lighting system.
5. Upgraded/extensive irrigation system.
6. Street pavement and base thicknesses based on soil tests.
7. Four additional picnic pavilions.
8. Extended on site storm drainage system.
9. Effluent disposal system based on soil tests.

* CITY USED A FIGURE OF
\$6,500,000 FOR PLANNING
 PURPOSES.

EXHIBIT C



Revised April 24, 1998 Phase III Revised Survey 4.1.98



**BARNEY SCHWARTZ PARK
CONCEPT PLAN**



LEGEND		
Symbol	Description	Notes
[Symbol]	[Description]	[Notes]
[Symbol]	[Description]	[Notes]
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**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
TOTAL PROJECT SUMMARY**

**Barney Schwartz Park Sports Complex
Phases 1, 2, and 3
December 1998**

Phase 1 Master Plan Construction (9/30/97)	\$4,250,859.00	
V.T.F. Construction Cost Reductions	(\$ 246,558.00)	
Phase 1 Master Plan Construction Total (NET)		\$4,004,301.00
Phase 2 Master Plan Construction Total (including 10% contingency)		\$3,196,739.00
Phase 3 Master Plan Construction Total (including 10% contingency)		\$1,454,163.00
	Construction Subtotal	\$8,655,203.00
	Master Plan Design, Construction Inspection, & Staking Fees	\$ 214,801.00
	Phase 1, 2, & 3 Construction Grand Total	\$8,870,004.00

WEST TUBES

8:30 17th



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Civil Engineering • Land Surveying • Project Development

**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
SUMMARY**

**Barney Schwartz Park Sports Complex
Phase 1
September 30, 1997**

1.	Civil-Union Road, site surface and drainage improvements, Phase 1 and 2 grading.	\$1,068,738.00
2.	Electrical Site Improvements.	\$604,252.00
3.	Musco field lighting.	\$245,000.00 ✓
4.	Buildings and picnic pavilion structures - concession and restroom building, maintenance building, score keepers booths and picnic pavilion.	\$247,928.00
5.	Planting and landscaping.	\$558,074.00
6.	Landscape construction improvements - playing fields, tot lot softball core bleachers, site furniture and signage.	\$582,351.00
7.	Irrigation system.	\$558,074.00

Subtotal: 3,864,417.00

Contingency @ 10%: 386,442.00

Subtotal: 4,250,859.00

VOLUNTEER REDUCTIONS < 246,558.00 >

4,004,301.00



**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
SUMMARY**

**Barney Schwartz Park Sports Complex
Master Plan - Phase 2
December 1998**

1.	Civil, site surface and utility improvements.	\$ 255,128.00
2.	Electrical site improvements.	\$ 329,617.00
3.	Musco field lighting. (Same as Phase 1)	\$ 245,000.00
4.	Buildings and picnic pavilion structures - concession and restroom building, score keepers booths and picnic pavilion.	\$ 202,177.00
5.	Planting and landscaping,	\$ 682,500.00
6.	Landscape construction improvements - playing fields, balance of softball pavilion bleachers, site furniture and signage.	\$ 509,204.00
7.	Irrigation system.	<u>\$ 682,500.00</u>
	Subtotal	\$2,906,126.00
	Contingency @10%	<u>\$ 290,613.00</u>
	TOTAL	<u>\$3,196,739.00</u>

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NORTH COAST ENGINEERING, INC.

Civil Engineering • Land Surveying • Project Development

NORTH COAST ENGINEERING PRELIMINARY OPINION AS TO PROBABLE COST SUMMARY

Barney Schwartz Park Sports Complex Master Plan - Phase 3 December 1998

1.	Civil-site surface, drainage and utility improvements, Phase 3 grading.	\$ 243,494.00
2.	Electrical site improvements.	\$ 218,480.00
3.	Musco tennis court (2) lighting.	\$ 36,000.00
4.	Picnic pavilion structure.	\$ 21,157.00
5.	Planting and landscaping.	\$ 225,000.00
6.	Landscape construction improvements - 2 tennis courts, tot lot, site furniture and signage.	\$ 352,835.00
7.	Irrigation system.	<u>\$ 225,000.00</u>
	Subtotal	\$1,321,966.00
	Contingency @10%	<u>\$ 132,197.00</u>
	TOTAL	<u>\$1,454,163.00</u>

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**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
TOTAL REVISED PROJECT SUMMARY**

**Barney Schwartz Park Sports Complex
Phases 1, 2, and 3
January 11, 1999**

Phase 1 Master Plan Construction (9/30/97)	\$4,250,859.00	
V.T.F. Construction Cost Reductions	(\$ 246,558.00)	
Phase 1 Program Reduction Adjustments	(\$ 247,689.00)	
Phase 1 Revised Construction Total (including 10% contingency)		\$ 3,756,612.00
Phase 2 Revised Construction Total (including 10% contingency)		\$ 2,793,251.00
Phase 3 Revised Construction Total (including 10% contingency)		\$ 1,910,170.00
	Construction Subtotal	\$ 8,460,033.00
Master Plan Design, Construction Inspection, Staking & Testing Fees		\$ 214,801.00
Additional Design, Construction Inspection, Staking & Testing Fees		\$ 145,664.00
PHASE 1, 2, & 3 CONSTRUCTION GRAND TOTAL		\$ 8,820,498.00

This preliminary opinion as to costs is not to be construed as a guarantee of costs. N.C.E. has no control over the costs of labor, materials, equipment, future market conditions or contractor's bidding methods. The actual costs of construction may vary from the estimates and/or the project budget.

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1/11/99



**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST**

**Barney Schwartz Park Sports Complex
Phase 1 Summary**

SEPTEMBER 30, 1997 COST ESTIMATE:

1.	Civil-Union Road, site surface and drainage improvements, Phase 1 and 2 grading.	\$1,068,738.00
2.	Electrical Site Improvements.	\$604,252.00
3.	Musco field lighting.	\$245,000.00
4.	Concession and restroom building, maintenance building, two score keepers booths and picnic pavilion.	\$247,928.00
5.	Planting and landscaping.	\$558,074.00
6.	Landscape construction improvements - playing fields, tot lot, softball core bleachers, site furniture and signage.	\$582,351.00
7.	Irrigation system.	\$558,074.00

Subtotal: 3,864,417.00

Contingency @ 10%: 386,442.00

Subtotal: 4,250,859.00

JANUARY 11, 1999 COST ADJUSTMENTS

A.	Civil - sidewalk reduction	(\$ 15,750.00)
B.	Electrical	(\$ 99,150.00)
C.	Planting and landscape	(\$ 101,325.00)
D.	Landscape Construction Imprv.	(\$ 0.00)
E.	Irrigation System	<u>(\$ 31,464.00)</u>

Cost Reduction Subtotal: (\$ 247,689.00)

ADJUSTED PHASE 1 TOTAL \$ 4,003,170.00
(Volunteer Task Force Reductions) < 246,558.00 >

3,756,612.00 / (10-12)



**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
SUMMARY**

**Barney Schwartz Park Sports Complex
Volunteer Task Force Construction Cost Reductions - Phase 1
December 1998**

Clear and grub (100% complete)	\$ 6,925.00
Cut and fill ($\pm 80\%$ complete x 60,120)	\$ 48,096.00
Remove fence (100% complete)	\$ 624.00
Septic tank and leach field (100% complete)	\$ 15,000.00
Storm Drain	
10" CPP ($\pm 80\%$ complete x 46,360)	\$ 37,088.00
12" CPP ($\pm 80\%$ complete x 37,400)	\$ 29,920.00
15" CPP ($\pm 80\%$ complete x 18,150)	\$ 14,520.00
18" CPP ($\pm 80\%$ complete x 25,920)	\$ 20,736.00
Field Drain Inlet ($\pm 90\%$ complete x 40,000)	\$ 36,000.00
Maintenance Building ($\pm 80\%$ complete x 47,061)	<u>\$ 37,649.00</u>
TOTAL COST REDUCTIONS	\$246,558.00

**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST**

**Barney Schwartz Park Sports Complex
Revised Master Plan
Phase 2 Summary
January 11, 1999**

1. Civil - site surface and utility improvements.	\$ 227,832.00
2. Electrical site improvements.	\$ 294,017.00
3. Musco field lighting. (Same as Phase 1)	\$ 245,000.00
4. One concession and restroom building, one additional restroom, two score keepers booths and picnic pavilion.	\$ 446,698.00
5. Planting and landscaping.	\$ 370,659.00
6. Landscape construction improvements - playing fields, balance of softball pavilion bleachers, site furniture and signage.	\$ 431,265.00
7. Irrigation system.	\$ 523,848.00
	<u>Subtotal</u> \$2,539,319.00
	Contingency @10% <u>\$ 253,932.00</u>
	REVISED PHASE 2 TOTAL <u>\$ 2,793,251.00</u>



**NORTH COAST ENGINEERING
PRELIMINARY OPINION AS TO PROBABLE COST
SUMMARY**

**Barney Schwartz Park Sports Complex
Revised Master Plan
Phase 3 Summary
January 11, 1999**

1.	Civil-site grading, drainage, utility and surface improvements.	\$ 159,783.00
2.	Electrical site improvements.	\$ 198,480.00
3.	Musco tennis court (2) lighting.	\$ 0.00
4.	Restroom and three (3) picnic pavilion structures.	\$ 126,047.00
5.	Planting and landscaping.	\$ 188,261.00
6.	Landscape construction improvements - tot lot, site furniture, signage, and path fence.	\$ 259,880.00
7.	Irrigation system.	\$ 242,585.00
8.	Water feature and service components.	\$ <u>561,482.00</u>
	Subtotal	\$1,736,518.00
	Contingency @10%	\$ <u>173,652.00</u>
	REVISED PHASE 3 TOTAL	<u>\$1,910,170.00</u>

**NORTH COAST ENGINEERING, INC.
PRELIMINARY OPINION AS TO PROBABLE COST**

EXHIBIT F

PROJECT : 97107B
BY : DRB/ RDK
DATE : December 1998
REV. DATE : January 11, 1999

**BARNEY SCHWARTZ PARK SPORTS COMPLEX
REVISED ADDITIVES BY PHASE**

<u>ITEM</u>		<u>COST</u>		
PHASE 1				
ADDITIVE ITEMS				
1	CONCESSION/RESTROOM AC/HEATING	1	\$16,000	\$16,000
2	6 SACK CEMENT & FIBER-MESH CONCRETE SIDEWALK FOR VEHICLE ACCESS (SF)	60,450	\$0.20	12,090
3	2 SOFTBALL/BASEBALL SCOREBOARDS	2	13,000	26,000
4	2 SOCCER SCOREBOARDS	2	7,500	15,000
5	FOOTBALL GOAL POSTS (2 SETS)	2	4,000	8,000
6	WROUGHT IRON ENTRY GATES			
a	24' DOUBLE GATES	3	1,800	5,400
b	16' DOUBLE GATES	2	1,200	2,400
c	GATE POSTS/HINGES & FINISH (LS)	1	8,400	8,400
			PHASE 1 SUBTOTAL	\$93,290
			+10% CONTINGENCY	9,329
			PHASE 1 ADDITIVE TOTAL	<u>\$102,619</u>
ELIMINATED ITEMS				
1	DELETE 4" P.C.C. SIDEWALK	4,500	\$3.50	(15,750)
			PHASE 1 DEDUCT TOTAL	(\$15,750)
			PHASE 1 TOTAL ADJUSTMENTS	<u>\$86,869</u>
PHASE 2 ADDITIVE ITEMS				
1	CONCESSION/RESTROOM AC/HEATING	2	\$16,000	\$32,000
2	6 SACK CEMENT & FIBER-MESH CONCRETE SIDEWALK FOR VEHICLE ACCESS (SF)	30,800	\$0.20	6,160
3	2 SOFTBALL/BASEBALL SCOREBOARDS	2	13,000	26,000
4	2 SOCCER SCOREBOARDS	2	7,500	15,000
5	FOOTBALL GOAL POSTS (2 SETS)	2	4,000	8,000
			PHASE 2 SUBTOTAL	<u>\$87,160</u>
			+10% CONTINGENCY	8,716
			PHASE 2 ADDITIVE TOTAL	<u>\$95,876</u>
PHASE 3 ADDITIVE ITEMS				
1	CONCESSION/RESTROOM AC/HEATING	1	\$8,000	\$8,000
2	6 SACK CEMENT & FIBER-MESH CONCRETE SIDEWALK FOR VEHICLE ACCESS (SF)	25,930	\$0.20	5,186
3	2 ADDED PICNIC PAVILIONS	2	21,157	42,314
			SUBTOTAL	<u>\$55,500</u>
			+10% CONTINGENCY	5,550
			PHASE 3 ADDITIVE TOTAL	<u>\$61,050</u>
			PHASE 1, 2 & 3 ADDITIVE GRAND TOTAL	<u>\$243,795</u>

THIS PRELIMINARY OPINION AS TO COSTS IS NOT TO BE CONSTRUED AS A GUARANTEE OF COSTS. N.C.E. HAS NO OVER THE COSTS OF LABOR, MATERIALS, EQUIPMENT, FUTURE MARKET CONDITIONS OR CONTRACTOR'S BIDDING THE ACTUAL COST OF CONSTRUCTION MAY VARY FROM THE ESTIMATES AND/OR THE PROJECT BUDGET.

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