



Parks, Recreation & Cultural Affairs Department

Wild Spaces & Public Places Capital Improvement Projects & Sensitive Lands Acquisition Update to City Commission

September 17, 2009

Legislative ID
#080128

WSPP Currently Funded Projects

CAPITAL IMPROVEMENT PROJECTS	September 2009 Estimate
Total CIP Funding (Estimated)	\$12,200,000
Sensitive Lands Acquisition @ 20%	\$2,440,000
Senior Recreation Center Commitment	\$1,500,000
Smokey Bear Park	\$600,000
Thomas Center Renovations (partial allocation)	\$188,000
NE & Westside Pool Renovations (partial allocation)	\$315,000
Northeast Park Infrastructure (partial allocation)	\$110,000
NE Pool Heating/Cooling	\$360,000
Cone Park Master Site Plan	\$9,850
Remainder Available for Capital Improvement Projects and Operating Cost Set-Aside	\$6,677,150

WSPP CIP Projects

Estimates with Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital 3/09	Capital Running Total	Operating Costs	Operating Running Total
1	Possum Creek Park	\$500,000	\$500,000	\$0	\$0
2	Rosa Williams Center	\$250,000	\$750,000	\$0	\$0
3	Cone Park Improvements	\$100,000	\$850,000	\$0	\$0
4	Cofrin Nature Park	\$200,000	\$1,050,000	\$10,000	\$10,000
5	TB McPherson	\$330,000	\$1,380,000	\$0	\$10,000
6	Citizens Park/NE Pool * (remaining allocation)	\$415,000	\$1,795,000	\$30,000	\$40,000
7	Nature Park Improvements	\$500,000	\$2,295,000	\$25,000	\$65,000
8	Thomas Center A * (remaining allocation)	\$62,000	\$2,357,000	\$0	\$65,000
9	Alfred A. Ring Park	\$500,000	\$2,857,000	\$0	\$65,000
10	Loblolly Trails * (\$750,000 can hold off)	\$0	\$2,857,000	\$0	\$65,000
11	Neighborhood Park Improvements	\$500,000	\$3,357,000	\$25,000	\$90,000
12	Depot Park Improvements	\$1,000,000	\$4,357,000	\$50,000	\$140,000

WSPP CIP Projects

Estimates with Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital	Capital Running Total	Operating Costs	Operating Running Total
13	Westside Park and Pool * (remaining allocation)	\$460,000	\$4,817,000	\$20,000	\$160,000
14	Northside Park / Senior Recreation Center - (funded)	\$0	\$4,817,000	\$0	\$160,000
15	Northeast Park * (remaining allocation)	\$170,000	\$4,987,000	\$0	\$160,000
16	Hogtown Creek Headwaters Park	\$150,000	\$5,137,000	\$50,000	\$210,000
17	Smokey Bear Park (funded)	\$0	\$5,137,000	\$20,000	\$230,000
18	Greentree Park	\$130,000	\$5,267,000	\$0	\$230,000
19	Northside Park * (funded as part of Senior Recreation Center allocation)	\$0	\$5,267,000	\$0	\$230,000
20	Cone Park with track & multi-purpose fields * (remaining allocation & revised costs)	\$2,783,000	\$8,050,000	\$157,350	\$387,350
21	Lincoln Park	\$250,000	\$8,300,000	\$0	\$387,350
22	NE Pool with heating/cooling * (capital funded; operating costs being addressed by advocates)	\$0	\$8,300,000	\$32,300 *	\$419,650
23	NW Soccer Complex * (removed from consideration at this time)	\$0	\$8,300,000	\$0	\$419,650
	TOTALS:	\$8,300,000	\$8,300,000	\$419,650	\$419,650

Option # 1

- Approve full or remaining funding for projects 1 through 18
- Project 10 (Loblolly Trail boardwalk replacement) can be held off
- Project 17 (Smokey Bear Park) has been funded
- Total Capital funding recommended for approval – \$5,267,000
- Estimated operating cost would equal \$210,000/year (\$1,050,000 set-aside for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- This would leave \$60,150 funds un-obligated

Option 1

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital 3/09	Running Total	Operating Costs	Operating Running Total
1	Possum Creek Park	\$500,000	\$500,000	\$0	\$0
2	Rosa Williams Center	\$250,000	\$750,000	\$0	\$0
3	Cone Park Improvements	\$100,000	\$850,000	\$0	\$0
4	Cofrin Nature Park	\$200,000	\$1,050,000	\$10,000	\$10,000
5	TB McPherson	\$330,000	\$1,380,000	\$0	\$10,000
6	Citizens Park/NE Pool * (remaining allocation)	\$415,000	\$1,795,000	\$30,000	\$40,000
7	Nature Park Improvements	\$500,000	\$2,295,000	\$25,000	\$65,000
8	Thomas Center A * (remaining allocation)	\$62,000	\$2,357,000	\$0	\$65,000
9	Alfred A. Ring Park	\$500,000	\$2,857,000	\$0	\$65,000
11	Neighborhood Park Improvements	\$500,000	\$3,357,000	\$25,000	\$90,000
12	Depot Park Improvements	\$1,000,000	\$4,357,000	\$50,000	\$140,000
13	Westside Park and Pool	\$460,000	\$4,817,000	\$20,000	\$160,000
15	Northeast Park * (remaining allocation)	\$170,000	\$4,987,000	\$0	\$160,000
16	Hogtown Creek Headwaters Park	\$150,000	\$5,137,000	\$50,000	\$210,000
18	Greentree Park	\$130,000	\$5,267,000	\$0	\$210,000

Option # 1-B

- Approve funding for staff ranked #1 and #2 priority projects 1, 2, 4 - 18
- Approve \$100,000 funding for project 3, Cone Park Improvements
- Project 10 (Loblolly Trail boardwalk replacement) can be held off
- This would provide a total of \$1,097,650 for project 20 Cone Park
- Total Capital funding recommended for approval – \$5,401,150
- Estimated operating cost would equal \$195,200/year (\$976,000 set-aside for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- There would be no un-obligated funds

Option 1-B

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital	Running Total	Operating Costs	Operating Running Total
1	Possum Creek Park	\$285,000	\$285,000	\$0	\$0
2	Rosa Williams Center	\$171,000	\$456,000	\$0	\$0
3	Cone Park Improvements	\$100,000	\$556,000	\$0	\$0
4	Cofrin Nature Park	\$107,000	\$663,000	\$10,000	\$10,000
5	TB McPherson	\$249,500	\$912,500	\$0	\$0
6	Citizens Park/NE Pool * (remaining allocation)	\$350,000	\$1,262,500	\$30,000	\$40,000
7	Nature Park Improvements	\$188,000	\$1,450,500	\$5,000	\$45,000
8	Thomas Center A * (remaining allocation)	\$62,000	\$1,512,500	\$0	\$45,000
9	Alfred A. Ring Park	\$491,000	\$2,003,500	\$0	\$45,000
10	Loblolly Trails * (\$750,000 can hold off)	\$0	\$2,003,500	\$0	\$45,000
11	Neighborhood Park Improvements	\$490,000	\$2,493,500	\$25,000	\$70,000

Option 1-B

Estimates w/ Operating Costs (continued)

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital	Capital Running Total	Operating Costs	Operating Running Total
12	Depot Park Improvements	\$1,000,000	\$3,493,500	\$50,000	\$120,000
13	Westside Park and Pool	\$460,000	\$3,953,500	\$20,000	\$140,000
14	Northside Park / Senior Recreation Center - (funded)	\$0	\$3,93,500	\$0	\$140,000
15	Northeast Park * (remaining allocation)	\$170,000	\$4,123,500	\$0	\$140,000
16	Hogtown Creek Headwaters Park	\$150,000	\$4,273,500	\$10,000	\$150,000
18	Greentree Park	\$130,000	\$4,403,500	\$0	\$150,000
19	Northside Park * (funded as part of Senior Recreation Center allocation)	\$0	\$4,403,500	\$0	\$150,000
20	Cone Park Improvements	\$997,650	\$5,401,150	\$45,200	\$195,200

Option # 2

- Approve full funding for projects 1, 2, 4, 5 & 6 (\$1,695,000)
- Approve partial fund for project 7 (\$350,000)
- Approve partial funding for project 13 (\$330,000) to replace the filter at Westside Pool. The filter may not last much longer and needs to be replaced
- Approve full funding for project 20 Cone Park original Master Site Plan Development which includes project 3 Cone Park improvements (\$2,783,000 revised estimate)
- Total capital funding recommended for approval - \$5,158,000
- Estimated operating cost would equal \$242,350 (\$1,211,750 for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- This would leave \$7,400 funds un-obligated

Option 2

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital 3/09	Running Total	Operating Costs	Operating Running Total
1	Possum Creek Park	\$500,000	\$500,000	\$0	\$0
2	Rosa Williams Center	\$250,000	\$750,000	\$0	\$0
3	Cone Park Improvements	\$0	\$750,000	\$0	\$0
4	Cofrin Nature Park	\$200,000	\$950,000	\$10,000	\$10,000
5	TB McPherson	\$330,000	\$1,280,000	\$0	\$10,000
6	Citizens Park/NE Pool	\$415,000	\$1,695,000	\$30,000	\$40,000
7	Nature Park Improvements * (partial allocation)	\$350,000	\$2,045,000	\$25,000	\$65,000
13	Westside Park and Pool * (remaining allocation)	\$330,000	\$2,375,000	\$20,000	\$85,000
20	Cone Park with track & multi-purpose fields * (revised allocation)	\$2,783,000	\$5,158,000	\$157,350	\$242,350

Option # 3

- Approve full funding for projects 1, 2 & 4 (\$950,000)
- Approve full funding for project 12 Depot Park (\$1,000,000)
- Approve partial funding for project 13 (\$330,000) to replace the filter at Westside Pool. The filter may not last much longer and needs to be replaced.
- Approve full funding for project 20 Cone Park original Master Site Plan Development which includes project 3 Cone Park improvements (\$2,783,000 revised estimate)
- Total capital funding recommended for approval - \$5,063,000
- Estimated operating cost would equal \$237,350 (\$1,186,750 for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- This would leave \$127,400 funds un-obligated

Option 3

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING	Capital 3/09	Running Total	Operating Costs	Operating Running Total
1	Possum Creek Park	\$500,000	\$500,000	\$0	\$0
2	Rosa Williams Center	\$250,000	\$750,000	\$0	\$0
4	Cofrin Nature Park	\$200,000	\$950,000	\$10,000	\$10,000
12	Depot Park Improvements	\$1,000,000	\$1,950,000	\$50,000	\$60,000
13	Westside Park and Pool * (partial funding)	\$330,000	\$2,280,000	\$20,000	\$80,000
20	Cone Park with track & multi-purpose fields * (revised estimate)	\$2,783,000	\$5,063,000	\$157,350	\$237,350

Option # 4

- Fund all of the staff's recommended # 1 priority improvements for eligible parks/facilities
- Fund staff's recommended # 2 priority projects 1 - 18
- Total capital funding recommended for approval - \$5,351,500
- Estimated operating cost would equal \$195,200 (\$976,000 for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- This would leave \$49,650 funds un-obligated

Option 4

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING (Staff Recommended # 1 Priorities)	Capital 3/09	Running Total	Operating Costs	Running Operating Total
1	Possum Creek Park	\$285,000	\$285,000	\$0	\$0
2	Rosa Williams Center	\$171,000	\$456,000	\$0	\$0
3	Cone Park Improvements	\$100,000	\$556,000	\$0	\$0
4	Cofrin Nature Park	\$107,000	\$663,000	\$10,000	\$10,000
5	TB McPherson	\$249,500	\$912,500	\$0	\$10,000
6	Citizens Park/NE Pool	\$350,000	\$1,262,500	\$30,000	\$40,000
7	Nature Park Improvements	\$188,800	\$1,450,500	\$5,000	\$45,000
8	Thomas Center A	\$62,000	\$1,512,500	\$0	\$45,000
9	Alfred A. Ring Park	\$491,000	\$2,003,500	\$0	\$45,000
10	Loblolly Trails * (\$750,000 can hold off)	\$0	\$2,003,500	\$0	\$45,000
11	Neighborhood Park Improvements	\$490,000	\$2,493,500	\$25,000	\$70,000
12	Depot Park Improvements	\$1,000,000	\$3,493,500	\$50,000	\$120,000

Option 4

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING (Staff Recommended # 1 Priorities)	Capital 3/09	Running Total	Operating Costs	Running Operating Total
13	Westside Park and Pool	\$460,000	\$3,953,500	\$20,000	\$140,000
14	Northside Park / Senior Recreation Center - (funded)	\$0	\$3,463,000	\$0	\$140,000
15	Northeast Park	\$170,000	\$4,123,500	\$0	\$140,000
16	Hogtown Creek Headwaters Park	\$150,000	\$4,273,500	\$10,000	\$150,000
17	Smokey Bear Park (funded)	\$0	\$4,273,500	\$0	\$150,000
18	Greentree Park	\$130,000	\$4,403,500	\$0	\$150,000
19	Northside Park * (funded as part of Senior Recreation Center allocation)	\$0	\$4,403,500	\$0	\$150,000
20	Cone Park with track & multi-purpose fields	\$773,000	\$5,176,500	\$45,200	\$195,200
21	Lincoln Park	\$175,000	\$5,351,500	\$0	\$195,200
22	NE Pool with Heating/Cooling * (capital funded: operating costs being addressed by advocates)	\$0	\$5,351,500	\$0	\$195,200
23	NW Soccer Complex * (removed from consideration at this time)	\$0	\$5,351,500	\$0	\$195,200

Option # 4

Priority Improvements

1. Possum Creek Park – skate park, nature trails, paved parking, storm water retention, additional parking, boardwalks, signage, landscaping, fencing
2. Rosa Williams Center – new roof, heating/cooling unit, privacy wall renovations, new ceilings, flooring, doors, shade structure, signage
3. Cone Park – general park improvements, picnic shelters, benches, fitness trail and park amenities
4. Cofrin Park – restroom access, minor building improvements, trails and signage
5. TB McPherson – restroom renovations, electrical & plumbing upgrades, light fixture replacements, roof repairs, playground equipment, park amenities
6. Citizens Park/NE Pool – multi-purpose field development, pool deck resurfacing, repair interior pool lights, slide pump & shade structures
7. Nature Park Improvements – parking lot improvements, boardwalk repair & replacement, signage

Option # 4 Priority Improvements (continued)

8. Thomas Center A – children’s theatre upgrades, upgrade garden lights, upgrade irrigation
9. Ring Park – boardwalk removal & replacement, general park improvements
10. Loblolly Trails – held off
11. Neighborhood Park Improvements – project management, energy efficiencies for exterior and interior lights, shade structures for play grounds, solar panels at facilities, signage, general park improvements
12. Depot Park – historic building renovations
13. Westside Park/Pool – tennis hut renovations, pool filtration system
14. Senior Recreation Center – funded
15. Northeast Park – restroom upgrades, concession stand upgrades, general park improvements, re-grassing fields 1 & 3

Option # 4 Priority Improvements (continued)

16. Hogtown Headwaters Park – parking lot improvements, active recreation area, restrooms
17. Smokey Bear Park – funded
18. Greentree Park – re-pave & stripe parking lot, restroom upgrades, general park improvements
19. Northside Park – funded as part of Senior Recreation Center
20. Cone Park – update computers, lighted basketball courts, mall area & playground, paved parking & stormwater
21. Lincoln Park – new fencing, restroom upgrades, parking lot upgrades
22. Citizens Park/NE Pool – funded
23. NW Soccer Complex – held off

Option # 4 - B

- Fund all of the staff's recommended # 1 priority improvements for eligible parks/facilities
- Total capital funding recommended for approval - \$4,691,000
- Estimated operating cost would equal \$195,200 (\$976,000 for the 5 year period)
- Approve contingency funding of \$300,000 for possible cost overruns
- This would leave \$710,150 funds un-obligated

Option 4 - B

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING (Staff Recommended # 1 Priorities)	Capital 3/09	Running Total	Operating Costs	Running Operating Total
1	Possum Creek Park	\$172,000	\$172,000	\$0	\$0
2	Rosa Williams Center	\$110,000	\$282,000	\$0	\$0
3	Cone Park Improvements	\$11,500	\$293,500	\$0	\$0
4	Cofrin Nature Park	\$75,000	\$368,500	\$10,000	\$10,000
5	TB McPherson	\$195,000	\$563,500	\$0	\$10,000
6	Citizens Park/NE Pool	\$320,000	\$883,500	\$30,000	\$40,000
7	Nature Park Improvements	\$180,500	\$1,064,000	\$5,000	\$45,000
8	Thomas Center A	\$0	\$1,064,000	\$0	\$45,000
9	Alfred A. Ring Park	\$469,000	\$1,533,000	\$0	\$45,000
10	Loblolly Trails * (\$750,000 can hold off)	\$0	\$1,533,000	\$0	\$45,000
11	Neighborhood Park Improvements	\$470,000	\$2,003,000	\$25,000	\$70,000
12	Depot Park Improvements	\$1,000,000	\$3,003,000	\$50,000	\$120,000

Option 4 - B

Estimates w/ Operating Costs

RANKING	CAPITAL IMPROVEMENT PROJECTS REMAINING (Staff Recommended # 1 Priorities)	Capital 3/09	Running Total	Operating Costs	Running Operating Total
13	Westside Park and Pool	\$460,000	\$3,463,000	\$20,000	\$140,000
14	Northside Park / Senior Recreation Center - (funded)	\$0	\$3,463,000	\$0	\$140,000
15	Northeast Park	\$90,000	\$3,553,000	\$0	\$140,000
16	Hogtown Creek Headwaters Park	\$150,000	\$3,703,000	\$10,000	\$150,000
17	Smokey Bear Park (funded)	\$0	\$3,703,000	\$0	\$150,000
18	Greentree Park	\$40,000	\$3,743,000	\$0	\$150,000
19	Northside Park * (funded as part of Senior Recreation Center allocation)	\$0	\$3,743,000	\$0	\$150,000
20	Cone Park with track & multi-purpose fields	\$773,000	\$4,516,000	\$45,200	\$195,200
21	Lincoln Park	\$175,000	\$4,691,000	\$0	\$195,200
22	NE Pool with Heating/Cooling * (capital funded: operating costs being addressed by advocates)	\$0	\$4,691,000	\$0	\$195,200
23	NW Soccer Complex * (removed from consideration at this time)	\$0	\$4,691,000	\$0	\$195,200

Option # 4 - B Priority Improvements

1. Possum Creek Park – skate park, nature trails, paved parking and storm water retention
2. Rosa Williams Center – new roof, heating/cooling unit, privacy wall renovations
3. Cone Park – general park improvements
4. Cofrin Park – restroom access, minor building improvements
5. TB McPherson – restroom renovations, electrical & plumbing upgrades, light fixture replacements, roof repairs
6. Citizens Park/NE Pool – multi-purpose field development, pool deck resurfacing, repair interior pool lights
7. Nature Park Improvements – parking lot improvements, boardwalk repair & replacement

Option # 4 - B Priority Improvements (continued)

8. Thomas Center A – funded
9. Ring Park – boardwalk removal & replacement
10. Loblolly Trails – held off
11. Neighborhood Park Improvements – project management, energy efficiencies for exterior and interior lights, shade structures for play grounds, solar panels at facilities
12. Depot Park – historic building renovations
13. Westside Park/Pool – tennis hut renovations, pool filtration system
14. Senior Recreation Center – funded
15. Northeast Park – restroom upgrades, concession stand upgrades, general park improvements

Option # 4 –B Priority Improvements (continued)

16. Hogtown Headwaters Park – parking lot improvements, active recreation area, restrooms
17. Smokey Bear Park – funded
18. Greentree Park – re-pave & stripe parking lot, restroom upgrades
19. Northside Park – funded as part of Senior Recreation Center
20. Cone Park – update computers, lighted basketball courts, mall area & playground, paved parking & stormwater
21. Lincoln Park – new fencing, restroom upgrades, parking lot upgrades
22. Citizens Park/NE Pool – funded
23. NW Soccer Complex – held off

Option # 5

Option # 5

- Commission may propose alternate priorities

Recommendations

The City Commission:

1. Review and approve the preferred project prioritization option for WSPP funding
2. Approve creation of an operating cost set-aside from WSPP funding to address recurring operating expenses for new surtax-funded capital projects for a 5-year period and
3. Approve the creation of a contingency fund to address any cost overruns that may occur