

CITY MANAGER'S/STAFF'S REPORT
SPECIAL CITY COUNCIL MEETING DATE:

January 11, 2022

SUBJECT: Consider Approval of Rockwell Pond Park Preliminary Phased Cost Estimate and Direction to Proceed to the Construction Plan development phase.

DISCUSSION:

The City's Architectural and Engineering consultant, RRM Design, will provide a PowerPoint presentation about the proposed phasing of the Park construction and the preliminary cost estimate.

Fiscal Impact:

The Council has already approved the contract with RRM for the full design of Rockwell Pond Park using Prop. 68 grant funds.

RECOMMENDATION: By motion, approve the Rockwell Pond Park Preliminary Phased Cost Estimate and provide staff with direction to proceed to the development of construction plans.

Fernando Santillan, City Manager

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Solutions for Success

City Council Study Session

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Rockwell Pond Park – Concept

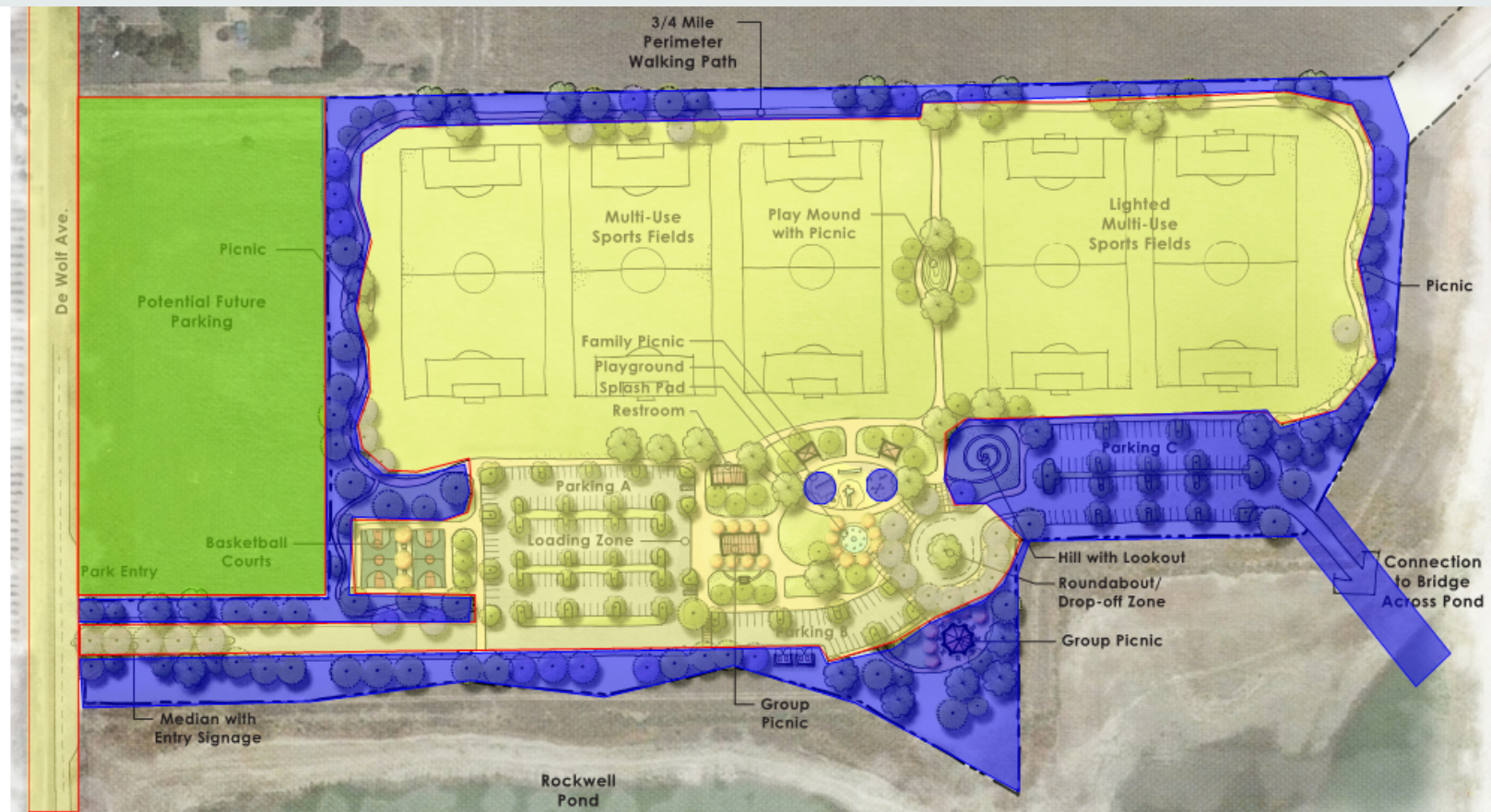
Original Cost Estimate

* Included in the Park Development are approx. \$2M of park upgrades per community input

Description	Estimate
Park Development (28-acres)	\$14M *
Land Bridge	\$1.25M
Additional Community Desired Features	\$1.5M
Direct Hard Costs & Soft Costs	\$7.25M
Off-site Improvements (Utilities & DeWolf)	\$2M
Total Project Budget Range	\$24.5M

Final cost of project is dependent on many complex factors, including market conditions, and number of bids received.

Cost Estimate – Phasing Plan



- PHASE 1 (includes Off-Site Improvements)
- PHASE 2
- PHASE 3 - plus additional amenities identified by community (needs to be designed within phase 1 and 2)

PARKING	PARKING COUNT
Parallel Parking Along Entry Road	20
Parking Lot A	134
Parking Lot B	35
Parking Lot C	94
TOTAL	283

Cost Estimate – Phase 1

Description	Estimate
Park Development (28-acres)	\$9.5M *
Direct Hard Costs & Soft Costs	\$4.5M
Off-site Improvements (Utilities & DeWolf)	\$2M
Total Project Budget Range	\$16M

Final cost of project is dependent on many complex factors, including market conditions, and number of bids received.

Phase 1 Park Development:

- ½ mile perimeter concrete path
- 5 Sports Fields
- 2 basketball courts
- Entry road with parking, western parking lot, and roundabout
- Eastern parking area graded for dirt parking lot
- Restroom
- Large picnic structure
- 2 small family picnic structures
- Playground - modest
- Splashpad
- Trash enclosures
- Security fencing on south side of park
- Utility bridge
- Includes \$2M Off-Site Improvements

Cost Estimate – Phase 2

* Enhanced playground and additional parking, picnic, land bridge, pathways, and lighting

Description	Estimate
Land Bridge	\$1M
Full Development of Park	\$3M*
Direct Hard Costs & Soft Costs	\$2.5M
Total Project Budget Range	\$6.5M

Final cost of project is dependent on many complex factors, including market conditions, and number of bids received.

Phase 2 Park Development:

- Enhanced Playground, surfacing, and playground fencing
- Land Bridge
- Look-out Hill
- Expanded concrete pathway around fields
- Picnic structure and landscaping at pond overlook
- Additional picnic tables, benches, BBQ, drinking fountain
- East parking lot
- Enhanced landscaping and irrigation around perimeter
- East parking lot lighting

Cost Estimate – Phase 3

* Additional fencing, site furnishings, dog park, fitness stations, pickleball, and sports lighting

Description	Estimate
Additional Community Desired Features	\$2M*
Direct Hard Costs & Soft Costs	\$1.3M
Total Project Budget Range	\$3.3M

Total Project Budget with Phasing \$26.2M

Final cost of project is dependent on many complex factors, including market conditions, and number of bids received.

Phase 3 Park Development:

- Demolition and grading
- Security Fencing around west, north, and east side
- Storage Building
- Dog park, fencing, gates, waste pick-up stations
- Fitness stations and surfacing
- Pickleball Courts with Lights
- Site furnishings around new amenities
- Sports lighting for 3 additional fields
- Improvements to 5-acre site (overflow parking)

QUESTIONS/FINAL COMMENTS

- Provide direction on budget and phasing