

SPECIAL MEETING

AGENDA

CITY OF FREDERICKSBURG CITY COUNCIL

MONDAY, JANUARY 9, 2017

4:00 PM

Law Enforcement Center, 1601 E. Main St.

1. Call to order
2. Discuss Proposed 2017 Parks Improvement Bond Issue

ADJOURNMENT



CITY COUNCIL MEMO

DATE: January 5, 2016
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Parks Bond Issue

Summary:

A Council Work Session is scheduled on Monday afternoon to discuss the three projects proposed for the 2017 parks bond issue.

Recommendation:

Following presentation of the plans for the three parks projects, it is recommended that the Council provide City staff with direction on changes that need to be made to these plans prior to presenting to local voters in May. It is also recommended that the City Council take action to schedule the bond election next month.

Background / Analysis:

Over the past year the City Council has discussed the need to expand our parks facilities to better serve local citizens with an emphasis on the youth of our community. Recently we have been working with our parks consultant, Dennis Sims, to prepare preliminary plans for these new facilities.

The proposed new facilities include a new trail system at Lady Bird Johnson Park, a new trail system at Cross Mountain Park and a new sports park adjacent to Oakcrest Park. Attached is a copy of the preliminary plans for these park improvements and cost estimates. At Monday's work session Dennis

The City of Fredericksburg

will present these plans and cost estimates in more detail. He will also describe how these projects can be developed in phases in case we do not want to construct all of the improvements at one time.

In terms of financing, our Financial Advisor, Dan Wegmiller will attend the meeting on Monday to address questions about bond terms and the impact on local property tax rates. Please keep in mind that, in addition to the improvements that will be discussed, we also have a need to fund the land acquisition for the Sports Park at a total cost of about \$3.4 million.

We will also present information at Monday's meeting on operational costs for these new facilities. It is important for the Council and local citizens to know the future impact on our budget for these maintenance costs which will impact our budget starting in FY 2019.

Attachments:

Master Plans for Athletic Complex/Trails

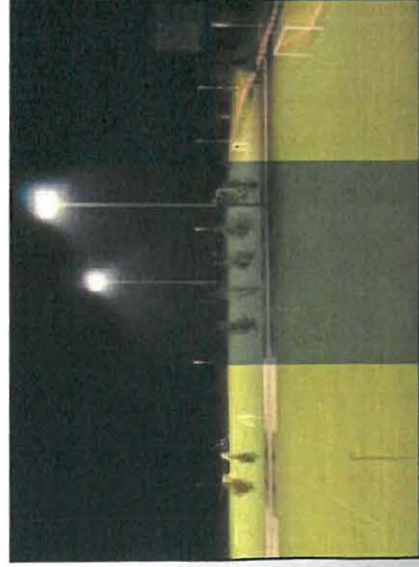

Department Approval


City Manager Approval

The City of Fredericksburg

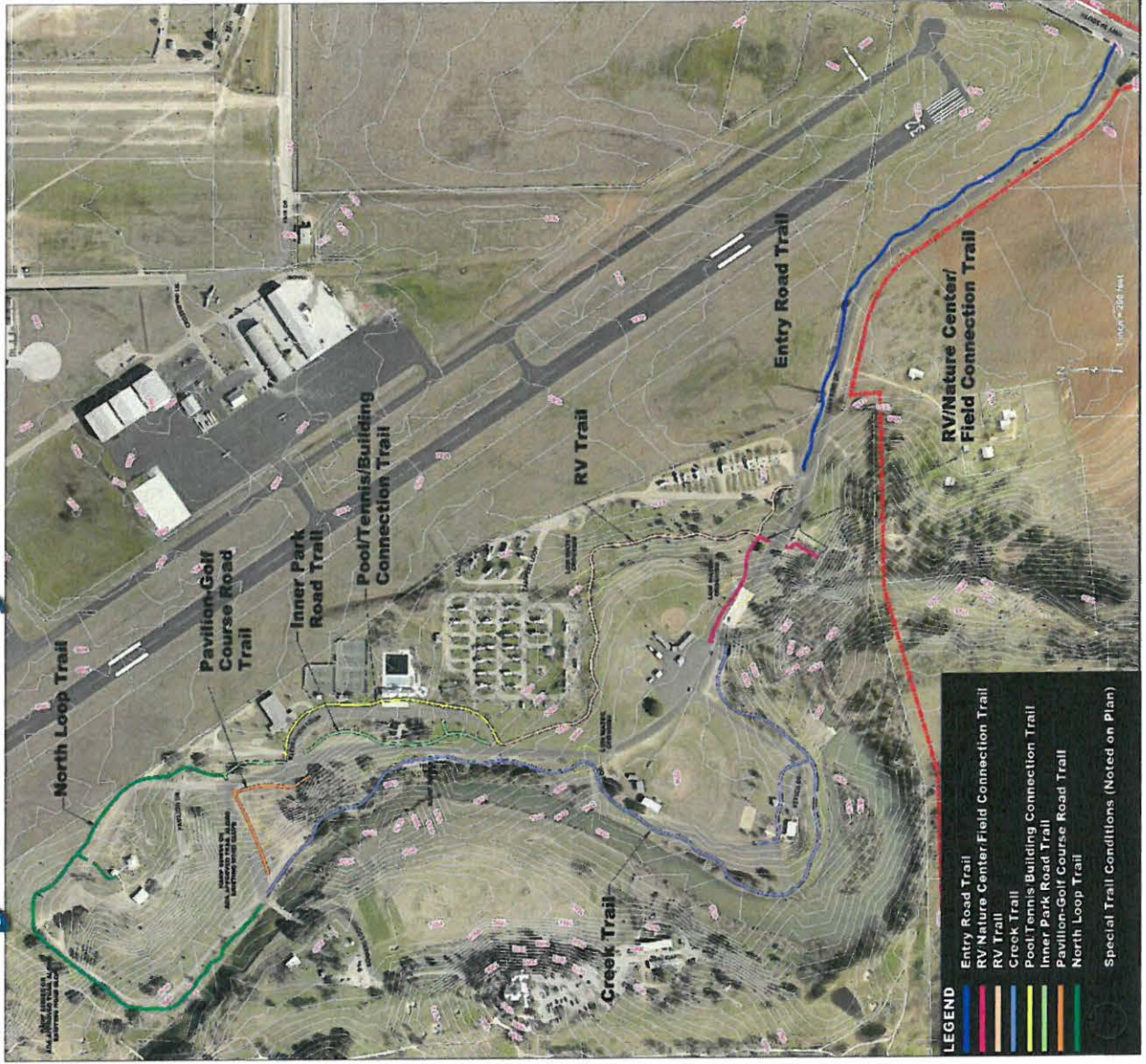
Master Plans for Athletic Complex/Trails

"Our goal is to develop an Athletic Complex and Trails that reflect Fredericksburg's unique character/needs!"



DUNKIN
SIMS
STOFFELS
INC.

Lady Bird Johnson Trail



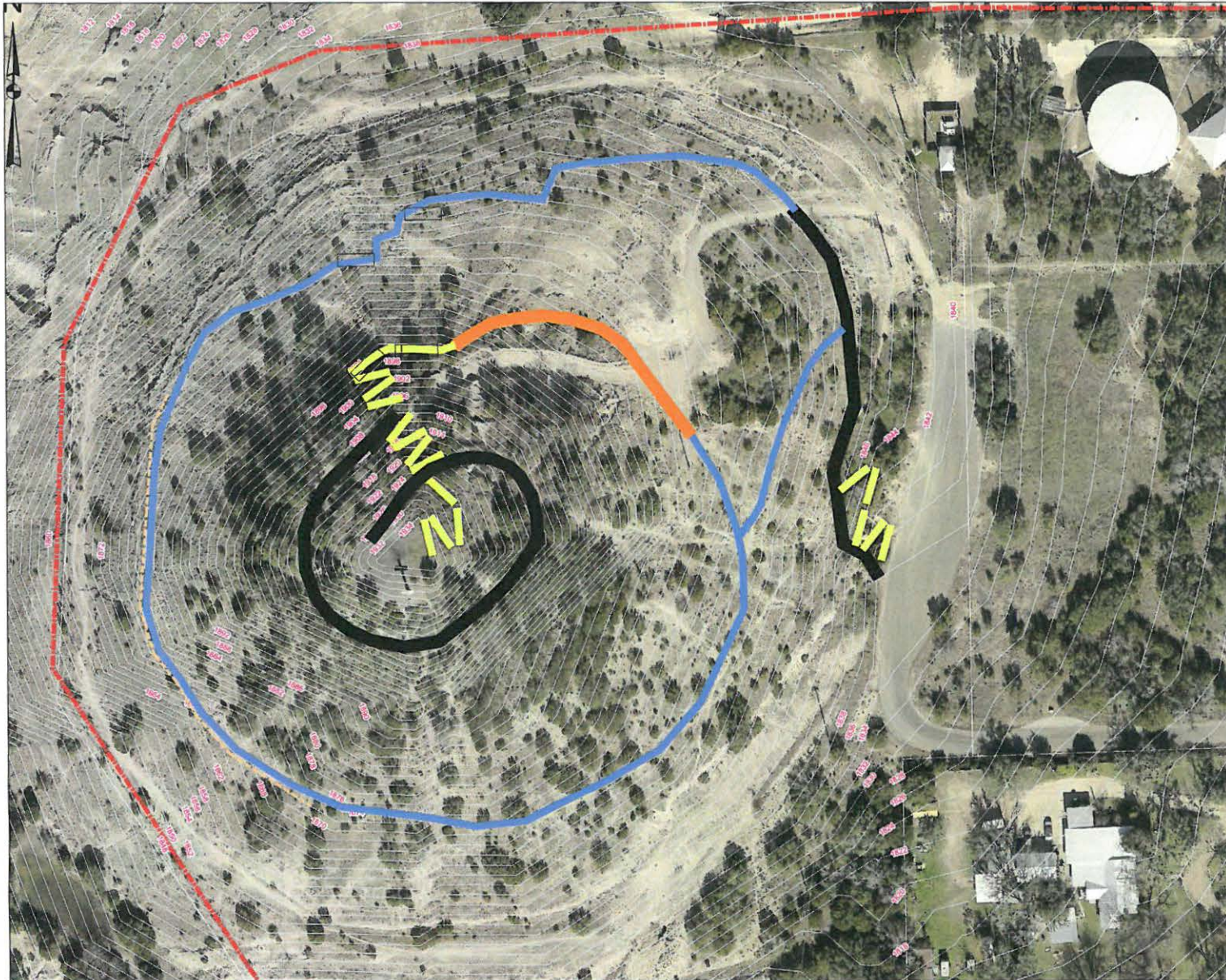
Lady Bird Johnson Trail- Cost

ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ITEM TOTAL	TOTAL
Entry Road Trail					
Concrete Trail (10' Wide)	L.F.	2,195	\$ 65.00	\$ 142,675.00	
Curb Ramps (10' Wide)	Each	2	\$ 3,500.00	\$ 7,000.00	
Crosswalk	Each	1	\$ 7,500.00	\$ 7,500.00	
Earthwork	Each	2,195	\$ 5.00	\$ 10,975.00	
Erosion Control	Each	2,195	\$ 2.50	\$ 5,487.50	
Turf Establishment (Hydro-mulch)	Each	43,900	\$ 0.20	\$ 8,780.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 11,000.00	\$ 11,000.00	
Entry Road Trail Construction Total:					190,417.50
RV - Nature Center, Field Connection Trail					
Concrete Trail (10' Wide)	L.F.	850	\$ 65.00	\$ 55,250.00	
Curb Ramps (10' Wide)	Each	3	\$ 3,500.00	\$ 10,500.00	
Low Water Crossing	Each	1	\$ 3,500.00	\$ 3,500.00	
Crosswalk	Each	1	\$ 7,500.00	\$ 7,500.00	
Earthwork	Each	850	\$ 5.00	\$ 4,250.00	
Erosion Control	Each	850	\$ 2.50	\$ 2,125.00	
Turf Establishment (Hydro-mulch)	Each	17,000	\$ 0.20	\$ 3,400.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 5,000.00	\$ 5,000.00	
RV - Nature Center, Field Connection Trail Construction Total:					78,225.00
RV Trail					
Concrete Trail (10' Wide)	L.F.	1,940	\$ 65.00	\$ 126,100.00	
Curb Ramps (10' Wide)	Each	2	\$ 3,500.00	\$ 7,000.00	
Low Water Crossing	Each	1	\$ 3,500.00	\$ 3,500.00	
Earthwork	Each	1,940	\$ 5.00	\$ 9,700.00	
Erosion Control	Each	1,940	\$ 2.50	\$ 4,850.00	
Turf Establishment (Hydro-mulch)	Each	38,800	\$ 0.20	\$ 7,760.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 9,000.00	\$ 9,000.00	
RV Trail Construction Total:					169,410.00
Creek Trail					
Concrete Trail (10' Wide)	L.F.	3,694	\$ 65.00	\$ 240,110.00	
Concrete Trail-Connection to Restroom	L.F.	425	\$ 65.00	\$ 27,625.00	
Curb Ramps (10' Wide)	Each	5	\$ 3,500.00	\$ 17,500.00	
ADA Ramps (10' Wide x 30' Long)	Each	3	\$ 8,200.00	\$ 24,600.00	
Low Water Crossing	Each	1	\$ 6,000.00	\$ 6,000.00	
Earthwork	Each	4,169	\$ 7.00	\$ 29,183.00	
Erosion Control	Each	4,169	\$ 2.50	\$ 10,422.50	
Turf Establishment (Hydro-mulch)	Each	83,380	\$ 0.20	\$ 16,676.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 25,000.00	\$ 25,000.00	
Creek Trail Construction Total:					400,946.50
Pool/Tennis/Building Connection Trail					
Concrete Trail (10' Wide)	L.F.	1,042	\$ 65.00	\$ 67,730.00	
Curb Ramps (10' Wide)	Each	4	\$ 3,500.00	\$ 14,000.00	
Earthwork	Each	1,042	\$ 5.00	\$ 5,210.00	
Erosion Control	Each	1,042	\$ 2.50	\$ 2,605.00	
Turf Establishment (Hydro-mulch)	Each	20,840	\$ 0.20	\$ 4,168.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 8,000.00	\$ 8,000.00	
Pool/Tennis/Building Connection Trail Construction Total:					108,713.00
Inner Park Road Trail					
Concrete Trail (10' Wide)	L.F.	1,190	\$ 65.00	\$ 77,350.00	
Curb Ramps (10' Wide)	Each	5	\$ 3,500.00	\$ 17,500.00	
Earthwork	Each	1,190	\$ 5.00	\$ 5,950.00	
Erosion Control	Each	1,190	\$ 2.50	\$ 2,975.00	
Turf Establishment (Hydro-mulch)	Each	23,800	\$ 0.20	\$ 4,760.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 9,000.00	\$ 9,000.00	
Inner Park Road Trail Construction Total:					112,845.00

Pavilion-Golf Course Road Trail					
Concrete Trail (10' Wide)	L.F.	675	\$ 65.00	\$ 43,875.00	
Curb Ramps (10' Wide)	Each	2	\$ 3,500.00	\$ 7,000.00	
Crosswalk	Each	1	\$ 7,500.00	\$ 7,500.00	
Earthwork	Each	675	\$ 7.00	\$ 4,725.00	
Erosion Control	Each	675	\$ 2.50	\$ 1,687.50	
Turf Establishment (Hydro-mulch)	Each	13,500	\$ 0.20	\$ 2,700.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 5,000.00	\$ 5,000.00	
Pavilion-Golf Course Road Trail Construction Total:					72,487.50
North Loop Trail					
Concrete Trail (10' Wide)	L.F.	2,294	\$ 65.00	\$ 149,110.00	
Concrete Trail-Connection to Restroom	L.F.	165	\$ 65.00	\$ 10,725.00	
Curb Ramps (10' Wide)	Each	3	\$ 3,500.00	\$ 10,500.00	
ADA Ramps (10' Wide x 30' Long)	Each	6	\$ 8,200.00	\$ 49,200.00	
Crosswalk	Each	1	\$ 7,500.00	\$ 7,500.00	
Earthwork	Each	2,459	\$ 7.00	\$ 17,213.00	
Erosion Control	Each	2,459	\$ 2.50	\$ 6,147.50	
Turf Establishment (Hydro-mulch)	Each	49,180	\$ 0.20	\$ 9,836.00	
Irrigation-Track to Establish Hydromulch	LS		\$ 12,000.00	\$ 12,000.00	
North Loop Trail Construction Total:					272,048.00
Parking Area Near Nature Center					
Concrete Parking Area (Drive & 10 spaces)	S.F.	5,740	\$ 6.50	\$ 37,310.00	
Wheel Stops	Each	10	\$ 150.00	\$ 1,500.00	
Parking Area Near Nature Center Construction Total:					38,810.00
Site Amenities					
Bench w/ Concrete Pad	Each	14	\$ 3,500.00	\$ 49,000.00	
Water Fountain	Each	2	\$ 15,000.00	\$ 30,000.00	
Trail Head Entry (Boulders, Accent Paving, Landscape, Seating, Trash Receptacle)	Each	2	\$ 8,500.00	\$ 17,000.00	
Distance Markers	Each	10	\$ 500.00	\$ 5,000.00	
Site Amenities Construction Total:					101,000.00
General Construction					
Contractor's Bonds, Overhead & Profit	LS			\$ 308,500.00	
Contingency	LS			\$ 100,000.00	
Site Amenities Construction Total:					408,500.00
Lady Bird Johnson Park Trail Construction Total:					1,964,234.00
Professional Fees Reimbursables					
*Estimate Professional Service Fees				\$164,000.00	
Plan Printing & Specifications (Estimated)				\$5,000.00	
Lady Bird Johnson Park Trail Design Total:					\$169,000.00
Total Project:					2,164,234.00

*Professional Fees will be based on 11% of final project cost. It includes survey fees.





Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS



Owner:



LEGEND

- 10' Wide Trail
- 6" Wide Trail
- ADA Ramps
- Elevated Boardwalk
- Guardrail

TRAIL PLAN



Project:

Cross Mountain Trail
City of Fredericksburg

SEPTEMBER 20, 2016

Opinion of Probable Cost
CROSS MOUNTAIN PARK TRAIL
Fredericksburg, Texas
September 20, 2016

ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ITEM TOTAL	
Entry Trail Head (Boulders, Seating, Gateway)	L.S.			\$ 8,500.00	
Elevated Boardwalk (10' Wide)	L.F.	250	\$ 1,000.00	\$ 250,000.00	
Concrete Approach Landing with Retaining Walls & Guardrails	Each	2	\$ 12,500.00	\$ 25,000.00	
Fill at Approach	Each	2	\$ 8,500.00	\$ 17,000.00	
Concrete Trail (10'Wide)	L.F.	1,083	\$ 60.00	\$ 64,980.00	
Concrete Trail (6'Wide)	L.F.	1,715	\$ 40.00	\$ 68,600.00	
Concrete Turn Down Footing Along Trail	L.F.	1,000	\$ 40.00	\$ 40,000.00	
Guardrail along Steep Trail	L.F.	384	\$ 75.00	\$ 28,800.00	
ADA Ramps (10' Wide x 30' Long)	Each	18	\$ 8,300.00	\$ 149,400.00	
Earthwork	LS			\$ 125,000.00	
Erosion Control	LS			\$ 45,000.00	
Materials & Construction Testing				\$ 35,000.00	
Contractor's Overhead, Bonds, Profit				\$ 171,500.00	
Contingency				\$ 80,000.00	
Cross Mountain Park Trail Construction Total:					\$ 1,108,780.00
Professional Fees Reimbursables					
*Estimate Professional Service Fees				\$113,165.00	
Plan Printing & Specifications (Estimated)				\$4,000.00	
Cross Mountain Park Trail Design Total:					\$117,165.00
Total Project:					1,225,945.00

*Professional Fees will be based on 11% of final project cost. This includes survey fee.

Athletic Complex

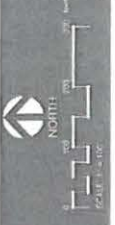


MASTER PLAN

DECEMBER 21, 2016



FREDERICKSBURG SPORTS COMPLEX
CITY OF FREDERICKSBURG, TEXAS



**DAVIS
SIMS
STOUTS
INC.**

Athletic Complex



MASTER PLAN



DECEMBER 21, 2016

FREDERICKSBURG SPORTS COMPLEX
CITY OF FREDERICKSBURG, TEXAS



**DUNN
SIMS
STOFFES
INC**

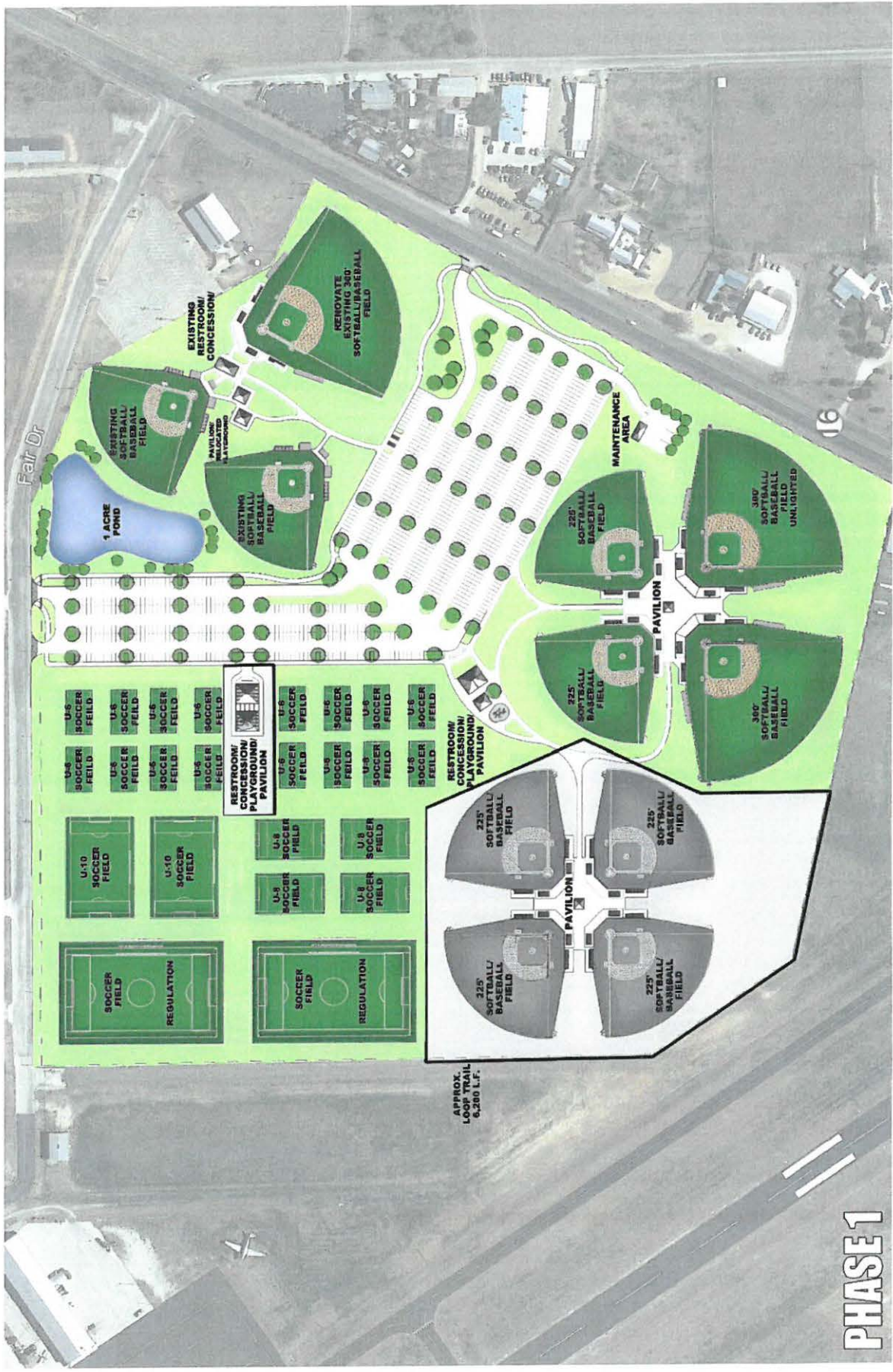
Athletic Complex- Cost



Preliminary Cost Estimate FREDERICKSBURG ATHLETIC COMPLEX Master Plan January 2, 2017

ITEM		
INFRASTRUCTURE		
Effluent Line		\$ 75,000.00
Water Line (1,700 L.F.)		\$ 80,000.00
Sewer Line - 2 Lift Stations / Force		\$ 80,000.00
Pond Excavation & Construction (1 Acre)		\$ 400,000.00
Impoundment Wall		\$ 1,25,000.00
Pump House		\$ 20,000.00
INFRASTRUCTURE TOTAL:		\$ 760,000.00
SOCCER FIELDS		
Soccer Fields (8 Unlighted)		\$ 700,000.00
1/4" F.C. Field Lighting (2)		\$ 300,000.00
Irrigation (Approximately 6 Acres)		\$ 165,000.00
Plaza Paving (6,400 Sq. Ft.)		\$ 38,500.00
Earthwork		\$ 75,000.00
Landscaping / Trees		\$ 25,000.00
Restroom / Concession Building		\$ 600,000.00
Pavilion		\$ 100,000.00
Playground with Shade Structure		\$ 125,000.00
Soccer Entry Sign		\$ 15,000.00
SOCCER FIELDS TOTAL:		\$ 2,143,500.00
BASEBALL / SOFTBALL FIELD COMPLEX		
Baseball - Softball Fields 225' (6)		\$ 1,800,000.00
Baseball - Softball Fields 300' (2)		\$ 950,000.00
Bleacher Shade Canopies (8)		\$ 150,000.00
Cypress Metal Roof (16)		\$ 80,000.00
50'x33' Field Lighting (8)		\$ 1,300,000.00
Irrigation (Approximately 6 Acres)		\$ 137,500.00
Scoreboards (8)		\$ 200,000.00
Plaza Paving (68,405 Sq. Ft.)		\$ 410,500.00
Sidewalks (1,920 Sq. Ft.)		\$ 11,500.00
Area Lighting		\$ 50,000.00
Earthwork		\$ 250,000.00
Landscaping / Trees		\$ 50,000.00
Restroom / Concession Building		\$ 600,000.00
Pavilion (2)		\$ 150,000.00
Playground with Shade Structure		\$ 125,000.00
Baseball Entry Sign		\$ 15,000.00
BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:		\$ 6,279,500.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX		
Baseball - Softball Fields 225' (2) Fencing		\$ 40,000.00
Baseball - Softball Fields 300' (1) Renovated		\$ 475,000.00
Bleacher Shade Canopies (1)		\$ 20,000.00
Cypress Metal Roof (1)		\$ 10,000.00
Irrigation (Common Areas)		\$ 75,000.00
Scoreboards (1)		\$ 25,000.00
Plaza Paving / Sidewalks		\$ 15,000.00
Area Lighting		\$ 50,000.00
Earthwork		\$ 20,000.00
Landscaping / Trees		\$ 30,000.00
Pavilion		\$ 75,000.00
Relocate Playground with Shade Structure		\$ 20,000.00
Concession ADA Compliance		\$ 15,000.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:		\$ 670,000.00
PARKING AREA		
Sidewalks (1,600 L.F. @ 10' Wide)		\$ 100,000.00
Asphalt Parking (945 Spaces) + Entrance Drive		\$ 1,764,000.00
Parking Lot Lights		\$ 350,000.00
Earthwork		\$ 250,000.00
Irrigation (Common Areas)		\$ 150,000.00
Landscaping / Trees		\$ 20,000.00
PARKING AREA TOTAL:		\$ 2,634,000.00
OTHER		
Hike & Bike Trail Loop (6,500 L.F. @ 10' Wide)		\$ 390,000.00
Dark Benches, Trash Receptacles, Soccer Goals, Bleachers		\$ 150,000.00
Entry Features with Signage (2)		\$ 50,000.00
Top Soil Import		\$ 250,000.00
Bus Stop		\$ 60,000.00
Storm Sewer		\$ 450,000.00
Electrical Complex Service		\$ 20,000.00
Construction Testing		\$ 50,000.00
Maintenance Building (Metal Building / Outside Storage)		\$ 150,000.00
OTHER TOTAL:		\$ 1,680,000.00
SUB TOTAL:		\$ 14,267,000.00
Pre-Design Contingency (25%):		\$ 3,566,750.00
ESTIMATED CONSTRUCTION TOTAL		\$ 17,833,750.00
A & E Fees: (12%):		\$ 2,140,050.00
GRAND TOTAL:		\$ 19,973,800.00

Athletic Complex- Phase 1



PHASE 1



DECEMBER 21, 2016

FREDERICKSBURG SPORTS COMPLEX
CITY OF FREDERICKSBURG, TEXAS



**DUNN
SAS
STOUTS
INC.**

Athletic Complex

Phase 1- Cost



Preliminary Cost Estimate FREDERICKSBURG ATHLETIC COMPLEX Phase I January 2, 2017

ITEM			
INFRASTRUCTURE			
Effluent Line			\$ 75,000.00
Water Line (1,700 L.F.)			\$ 80,000.00
Sewer Line - 2 Lift Stations / Force			\$ 60,000.00
Pond Excavation & Construction (1 Acre)			\$ 400,000.00
Irrigation Wet Well			\$ 125,000.00
Pump House			\$ 20,000.00
INFRASTRUCTURE TOTAL:			\$ 760,000.00
SOCCER FIELDS			
Soccer Fields (6 Unlighted)			\$ 700,000.00
30 FC Field Lighting (2)			\$ 300,000.00
Irrigation (Approximately 6 Acres)			\$ 165,000.00
Plaza Paving (6,400 Sq. Ft.)			\$ 38,500.00
Earthwork			\$ 75,000.00
Landscaping / Trees			\$ 25,000.00
Soccer Entry Sign			\$ 15,000.00
SOCCER FIELDS TOTAL:			\$ 1,319,500.00
BASEBALL / SOFTBALL FIELD COMPLEX			
Baseball - Softball Fields 225' (2)			\$ 600,000.00
Baseball - Softball Fields 300' (2)			\$ 950,000.00
Bleacher Shade Canopies (4)			\$ 75,000.00
Dugout Metal Roof (2)			\$ 40,000.00
50/30 Field Lighting (3)			\$ 375,000.00
Irrigation (Approximately 2.5 Acres)			\$ 69,750.00
Scoreboards (4)			\$ 100,000.00
Plaza Paving (68,405 Sq. Ft.)			\$ 410,500.00
Sidewalks (1,920 Sq. Ft.)			\$ 11,500.00
Area Lighting			\$ 25,000.00
Earthwork			\$ 250,000.00
Restroom / Concession Building			\$ 600,000.00
Pavilion (1)			\$ 75,000.00
Playground with Shade Structure			\$ 125,000.00
Baseball Entry Sign			\$ 15,000.00
BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:			\$ 3,720,750.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX			
Baseball - Softball Fields 225' (2) Fencing			\$ 40,000.00
Baseball - Softball Fields 300' (1) Renovated			\$ 475,000.00
Bleacher Shade Canopies (1)			\$ 20,000.00
Dugout Metal Roof (1)			\$ 10,000.00
Irrigation (Common Areas)			\$ 75,000.00
Scoreboards (1)			\$ 25,000.00
Plaza Paving / Sidewalks			\$ 15,000.00
Area Lighting			\$ 50,000.00
Earthwork			\$ 20,000.00
Landscaping / Trees			\$ 30,000.00
Pavilion			\$ 75,000.00
Relocate Playground with Shade Structure			\$ 20,000.00
Concession ADA Compliance			\$ 15,000.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:			\$ 870,000.00
PARKING AREA			
Sidewalks (1,600 L.F. @ 10' Wide)			\$ 100,000.00
Asphalt Parking (945 Spaces) • Entrance Drive			\$ 1,764,000.00
Parking Lot Lights			\$ 350,000.00
Earthwork			\$ 250,000.00
Irrigation (Common Areas)			\$ 150,000.00
Landscaping / Trees			\$ 20,000.00
PARKING AREA TOTAL:			\$ 2,634,000.00
OTHER			
Hike & Bike Trail Loop (2,333 L.F. @ 10' Wide)			\$ 140,000.00
Park Benches, Trash Receptacles, Soccer Goals, Bleachers			\$ 150,000.00
Entry Feature with Signage (2)			\$ 50,000.00
Top Soil Import			\$ 250,000.00
Erosion Control			\$ 60,000.00
Storm Sewer			\$ 450,000.00
Electrical Complex Service			\$ 30,000.00
Construction Testing			\$ 50,000.00
Maintenance Building (Metal Building / Outside Storage)			\$ 150,000.00
OTHER TOTAL:			\$ 1,330,000.00
SUB TOTAL:			\$ 10,633,250.00
Pre-Design Contingency (25%):			\$ 2,658,312.50
ESTIMATED CONSTRUCTION TOTAL:			\$ 13,291,562.50
A & E Fees (12%):			\$ 1,594,987.50
GRAND TOTAL:			\$ 14,886,550.00

Similar Project



Five Star Athletic Complex-
The Colony, Texas

Similar Project



Valley Ridge Park-
Cedar Hill, Texas

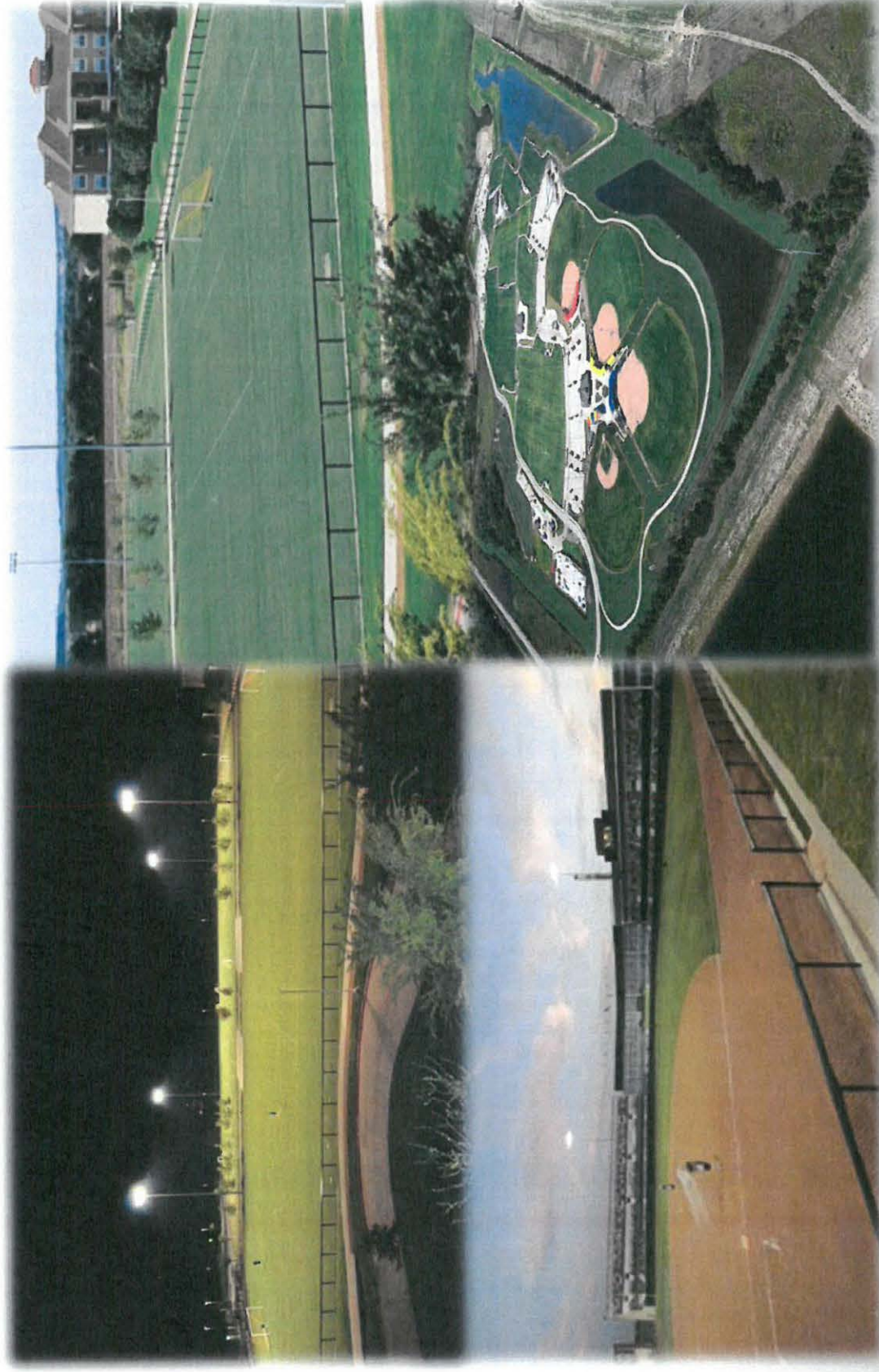
Similar Project



Community Park
Midlothian, Texas

Athletic Fields

EXAMPLES



Restroom / Concession

EXAMPLES



Playground

EXAMPLES



Shelter

EXAMPLES



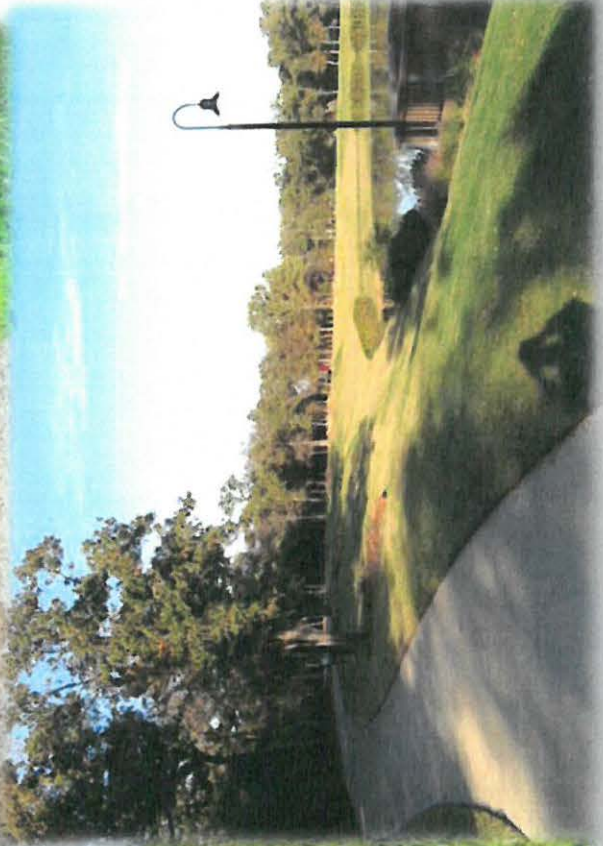
Shade Cover

EXAMPLES



Trails- Hike & Bike

EXAMPLES



Project Schedule

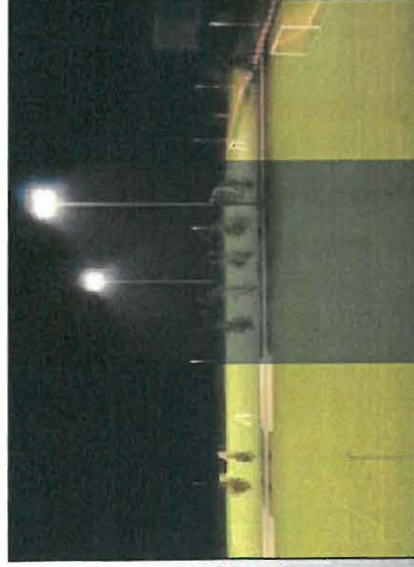


Proposed Project Schedule
OAK CREST COMMUNITY PARK
Fredericksburg, Texas

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Master Plans for Athletic Complex/Trails

Question and Discussion



DUNKIN
SIMS
STOFFELS
INC.