

MEMORANDUM

DT: April 3, 2006

TO: Darin Atteberry, City Manager

FR: Marty Heffernan, Director of CLRS

RE: Spring Canyon Park Changes

The budget to build Spring Canyon Park is \$12,600,000. This includes \$800,000 for the stormwater project and \$800,000 in anticipated donations for the inspiration playground. The design consultant's estimate for the park was \$12,500,000. The low bid came in at \$14,000,600, about \$1.5 million over the estimate.

Park Planning staff, the design consultant and the low bidder (ECI) have been working together to bring the project within budget while making sure we deliver a great park. Here's how we can do it:

- Remove the permanent irrigation system for the non-turf, natural grasses and low water vegetation. This vegetation will be established with normal rain fall. If rain fall is below normal Parks staff will help establish the grasses and vegetation using the turf grass irrigation system and other means.
- Remove the skate park because of the high (\$553,000) bid. Re-bidding this item should result in a much lower cost. Staff anticipates being able to reduce other costs so the skate park can be brought back in later in the construction process.
- Change the price for moving rock from Gateway Park from a lump sum to a price per ton. This will result in a much lower cost. The rock will be placed along and on top of the canyon walls in the park to give them a more interesting look. This change will not diminish aesthetic look of the canyon.
- Change the full size in-line hockey rink to three-quarter size and use less expensive dasher boards. NHL type dasher boards were in the original design but are not needed and can be imposing. The new dasher system will be safe and more inviting.
- Use less expensive bins and shed in the maintenance yard.
- Use cedar fencing for the maintenance yard instead of plastic fencing.
- Relocate solar bike pump from Cottenwood Glen Park to the trail junction instead of buying another bike pump.
- Use six foot evergreen trees instead of eight and ten foot trees. 200 evergreens will be planted and the park will have 1,300 new trees in total. The contractor, ECI, will donate 219 of these trees.
- Use the City price discount to purchase irrigation heads at less cost.
- Install less expensive round concrete pipe instead of the designed concrete box culvert for drainage.

- Use a self-contained drain pipe that is less expensive to install than the pipe with gravel bedding in the original specs.
- Use a less expensive corrugated metal underpass for the trail as it goes under the park access road instead of the planned concrete box underpass.
- Use manufactured instead of natural stone on the restroom exteriors. The look of the two products is very similar.
- Use less expensive gravel, topsoil and seeding for the overflow parking area instead of paving rings and sod.
- Use the same design for the creek-side and ballfield restrooms instead of adding a storage room to the ballfield restroom.
- Keep the Cottonwood Glen irrigation pump and controller instead of replacing it with a new system that would serve both parks. This makes the new system less expensive.

Making these changes brings the park within the budget and minimizes the impact on park users. We will provide a beautiful, unique, full service park that will more than meet the recreational needs of the community for years to come. The park will be built to last and to reduce long-term maintenance costs. The primary difference between the park we will build and the one originally designed is the skate park. We will work hard to bring the skate park back by finding even more ways to reduce costs.