

Brentwood Park Destination Playground Project



Board of Aldermen
August 31, 2022

Destination Playground Project

Base Bid

Base Bid includes:

- Site Infrastructure
- Grading
- Pathways / Sidewalks
- Equipment Installation
- Safety Surfacing
- Main Pavilion
- Water Play Area
- Irrigation
- Landscape

Brentwood Park Destination Playground Project

Bid Alternate #1 Water Capture System

- *Brentwood Park feature*
- One of the biggest sustainable features in Brentwood Park
- Estimate 200,000 gallons of water capture per week;
4,000,000 gallons per year
- Estimated Cost Recovery – 2 years



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Bid Alternate #2 Main Arches

- Artistic element signifying main entrances into Destination Playground
- Sensory enhancements



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Bid Alternate #3 Family Pavilion

- Provides a shaded seating area for the Family Pavilion
- Shade is #1 requested playground feature
- Will be difficult to do in future and will require closing large portion of playground



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Bid Alternate #4 Boardwalk & Overlook

- *Brentwood Park feature*
- Adds to the identity and heart to Brentwood Park
- Connection to entire park including amphitheater, event lawn, lake and playground
- Intergenerational feature
- Would be difficult to build later as the trail would need to be shut down for construction



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Bid Alternate #5 Understory Plantings

- Sustainable feature
- Natural shade
- Landscaping boost a child's cognitive development and stimulates nerve connections in the brain's pathway
- Landscaping elements provide significant sensory value for children and families.



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Bid Alternate #6 Turf at Main Pavilion

- Open space within playground for unstructured play
- Maintenance consideration
- Staff will have a difficult time keeping natural turf at this location



Brentwood Park Destination Playground Bid Information

- June 12: Project Advertised
 - four-week advertisement
- July 11: NAVIGATE receives bid confirmation from six bidders
- July 12: City receives bids from three companies
 - Bid prices are valid for 60 days



Brentwood Park Destination Playground Project

Budget

Budget	
Approved Budget – BOA February 7	\$5,000,000.00
Playground Equipment	(\$1,151,295.00)
Remaining Fund	\$3,848,705.00
Contingency	(\$300,000.00)
Budget – Destination Playground Project	\$3,548,705.00



Brentwood Park Destination Playground Bid Results



Base Bid	\$3,548,705.00
Byrne & Jones	\$5,685,000.00
Hof Construction	\$5,250,000.00
Plocher Construction - Recommended	\$4,256,000.00
Difference	(\$707,295.00)



Brentwood Park Destination Playground Bid Impacts

- *Labor Market*
- *Bid environment*
- *9.1% inflation in June*
- *Site infrastructure*
- Access & Staging
- Low voltage/security
- Sidewalk

Brentwood Park Destination Playground Project

Base Bid Funding

Difference	(\$707,295.00)
Financial Risk – Inflation Impacts on Bid Presented (contingency released)	\$400,000.00
West Community Credit Union Event Lawn	\$400,000.00
Difference	\$92,705.00



Bid Alternates Staff Recommendations

- #4 – Boardwalk & Overlook: \$806,000 (#1)
- #3 – Family Fun Pavilion: \$441,800 (#2)
- #5 – Understory Plantings: \$154,400 (#3)
- #6 – Artificial Turf at Main Pavilion: \$32,400 (#4)
- #1 – Water Capturing System: \$246,400 (#5)
- #2 – ~~Main Entry Arches: \$289,000 (not recommended)~~

- Cost of all recommended Bid Alternates: \$1,681,000





Brentwood Park Destination Playground Project

Funding Bid Alternates

- Municipal Park Grant Commission: \$410,000
- Naming Rights
- Storm Water and Parks Improvement Fund Balance
- EDST

Storm Water & Parks Improvement Fund Fund Balance

- 2021 Fund Balance - \$3,621,487
 - Bi-State - (\$196,297)
 - Mt. Calvary - (\$503,760)
- 2022 Fund Balance - \$2,921,430
- Recommended – (\$1,681,000)
- Remaining fund balance – \$1,240,430
- Operating reserve of budgeted expenditures - 27%

Storm Water & Parks Improvements Fund increased \$100,000 - \$300,000 annually.



EDST Fund Balance

	Prior Year 01/01/2019 - 12/31/2019	Prior Year 01/01/2020 12/31/2020	Prior Year 01/01/2021 12/31/2021	Adopted Budget 01/01/2022 12/31/2022	Current Year 01/01/2022 05/31/2022	Estimated 2022	Proposed 2023	Projected 2024	Projected 2025	2022-2023 Budget % Change
41 - Economic Development Revenues										
41-100-4025 ECONOMIC DEV SALES TAX	\$0	\$2,966,080	\$3,622,194	\$3,427,760	\$1,568,316	\$3,427,760	\$3,462,038	\$3,496,658	\$3,531,625	1.00%
41-100-4525 INTEREST INCOME	\$0	\$30	\$433	\$129	\$0	\$129	\$133	\$137	\$141	3.00%
Totals for Department(s) 100 - General:	\$0	\$2,966,110	\$3,622,627	\$3,427,889	\$1,568,316	\$3,427,889	\$3,462,170	\$3,496,795	\$3,531,766	1.00%
Total Revenues	\$0	\$2,966,110	\$3,622,627	\$3,427,889	\$1,568,316	\$3,427,889	\$3,462,170	\$3,496,795	\$3,531,766	1.00%
Expenses										
41-601-6550 DEBT SERVICE SERIES 2019 COPS	\$0	\$455,000	\$1,095,000	\$1,125,000	\$0	\$1,125,000	\$1,160,000	\$1,195,000	\$1,245,000	3.11%
41-601-6556 INTEREST & FISCAL CHGS	\$0	\$744,449	\$1,482,025	\$1,446,000	\$726,150	\$1,446,000	\$1,412,250	\$1,377,450	\$1,329,650	-2.33%
Totals for Department(s) 601 - Capital:	\$0	\$1,199,449	\$2,577,025	\$2,571,000	\$726,150	\$2,571,000	\$2,572,250	\$2,572,450	\$2,574,650	0.05%
Total Expenses	\$0	\$1,199,449	\$2,577,025	\$2,571,000	\$726,150	\$2,571,000	\$2,572,250	\$2,572,450	\$2,574,650	0.05%
Transfers										
41-601-7005 TRANSFER OUT TO SW/PARKS	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Totals for Department(s) 601 - Capital:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Total Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
		\$1,199,449	\$2,577,025	\$0	\$726,150	\$2,571,000	\$2,572,250	\$2,572,450	\$2,574,650	0.00%
BEGINNING FUND BALANCE	\$0	\$0	\$1,766,661	\$2,586,758	\$2,812,264	\$2,812,264	\$3,669,153	\$4,559,072	\$5,483,418	41.84%
NET SURPLUS/(DEFICIT)	\$0	\$1,766,661	\$1,045,602	\$856,889	\$842,166	\$856,889	\$889,920	\$924,345	\$957,116	3.85%
ENDING FUND BALANCE	\$0	\$1,766,661	\$2,812,264	\$3,443,647	\$3,654,430	\$3,669,153	\$4,559,072	\$5,483,418	\$6,440,533	32.39%

Brentwood Park Park Amenities

Additional Funding Sources

- Staff began seeking additional funding sources after BOA approved the Pavilion and Event Lawn design on November 2, 2020
 - Earned over One Million Dollars (\$1,140,000) in additional funding for park amenities
- Grants
 - \$740,000 in grant funding
 - \$410,000 grant application submitted
 - Staff continues to seeks additional grant funding
- Naming Rights
 - WCCU first organization that staff met with
 - Met with four additional parties
 - Meeting scheduled on Friday with next organization
 - Staff has identified an additional 10+ organizations
- Staff Additional Funding Sources Goals
 - Movement from grant writing to naming rights
 - Continue to find funding for park amenities
 - Start endowment fund for future expenditures

Brentwood Park Destination Playground

Destination Playground	
Playground Equipment	\$1,151,295.00
Base Bid	\$4,256,000.00
Family Fun Pavilion	\$441,800.00
Understory Plantings	\$154,400.00
Turf at Main Pavilion	\$32,400.00
Contingency	\$300,000.00
Total Cost	\$6,335,895.00

Additional Park Features	
Water Capture System	\$246,400.00
Boardwalk & Overlook	\$806,000.00
Total Cost	\$1,052,400.00

- *27% increase over \$5,000,000 approved budget*

Brentwood Park Destination Playground Project

Funding Recap

Expenditures	
Base Bid	\$4,256,000.00
Water Capture System	\$246,400.00
Family Fun Pavilion	\$441,800.00
Understory Plantings	\$154,400.00
Turf at Main Pavilion	\$32,400.00
Boardwalk & Overlook	\$806,000.00
Total Cost	\$5,937,000.00

Revenue	
Approved Budget	\$3,548,705.00
Financial Risk – Contingency release	\$400,000.00
WCCU Event Lawn	\$400,000.00
Fund Balance	\$1,578,295.00
Total	\$5,937,000.00

- *Fund Balance commitment will decrease if decision to utilize EDST funds or as additional grants and naming rights opportunities are realized*

Brentwood Park Destination Playground

Approval Requests

- Approval of Plocher Construction Company's Base Bid to complete the Brentwood Park Destination Playground Project - \$4,256,000
- Approval of Bid Alternate #4: Boardwalk and Overlook - \$806,000
- Approval of Bid Alternate #3: Family Fun Pavilion - \$441,800
- Approval of Bid Alternate #5: Understory Plantings - \$154,400
- Approval of Bid Alternate #6: Artificial Turf at Main Pavilion - \$32,400
- Approval of Bid Alternate #1: Water Capture System - \$246,400