

ITEM #: 29
DATE: 09-24-24
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: PLANS AND SPECIFICATIONS FOR MINI PITCH COURT AT LLOYD KURTZ PARK (3710 HYDE AVE)

BACKGROUND:

City Council has directed staff to construct one Mini-Pitch Soccer Court at Lloyd Kurtz Park (3710 Hyde Ave.). The original plan for the project involved partnering with **Kick It Forward, a non-profit fundraising group to raise funds and contract the installation of the mini pitch.** However, to advance the project more quickly, in February 2024, Council directed staff to reallocate project savings from other department projects to fund the project instead.

The mini pitch project is classified as a public improvement due to the anticipated dollar amount of the project and requires engineered stamped drawings and review from the City Development Review Committee (DRC). To complete the engineered stamped drawings, staff contracted with Clapsaddle-Garber Associates, Inc. (CGA) for survey work, which was completed in April 2024. After the survey was completed, City staff worked with CGA to develop a scope of engineering services to provide plans and specifications for the Mini Pitch Court and a contract with CGA was executed in July 2024. **Delays in the development of the plans and specifications for the lighting portion of the project occurred as a result of the electrical engineer CGA retained for that portion of the project.** The delays were discussed with staff and it was ultimately determined for CGA to proceed with a different electrical contractor to keep the project moving forward. DRC reviewed 90% drawings on August 7, 2024 and provided minor comments regarding the plan.

PUBLIC OUTREACH:

A public input meeting was held on Monday, February 5, 2024, at Stonebrook Community Church with approximately 40 individuals in attendance. Community feedback from this meeting can be split into three categories: Category 1) traffic, parking and safety; Category 2) Mini-Pitch related items; and Category 3) other park related items. The feedback is summarized below, along with staff comments regarding several of the issues raised:

To summarize Category 1, the neighborhood has concerns about the current traffic and safety on Hyde Avenue, and to a lesser degree on Eisenhower. The safety of park users, especially children, focused on how difficult it can be trying to cross Hyde Avenue to get to Lloyd Kurtz Park. Additionally, on-street parking on Hyde is on the west side of the street, so individuals driving to the park have to cross Hyde when they get out of their vehicles. Suggestions included adding a traffic signal at Hyde and Bloomington, do not allow parking on Hyde from Welbeck to Bloomington, educate users to park in the church parking lot, add traffic signal at Hyde & Eisenhower, reduce speed limit on Hyde, and more. Staff has discussed these items and some are scheduled to be implemented.

Category 2 comments were mostly in favor of adding Mini-Pitch to Lloyd Kurtz Park. Many were in favor of adding two courts and if funding was a concern, one court being acceptable. With one court, many expressed the desire to have the space be dedicated to soccer use instead of multi-sport (soccer, basketball, and pickleball). A basketball court already exists at Lloyd Kurtz Park and it was mentioned

by some that noise would be a concern if pickleball was allowed. Lights were also discussed, with the desire for drop-in users to have the ability to turn on the lights when needed, and possibly have different hours for the lights during the school year versus the summer.

The Mini Pitch Court is designed to be dedicated to soccer use. The lights will also have the ability to be programmed for specific on/off times and staff is exploring the additional feature for drop-ins to have the ability to turn the lights on and off from the court. Regarding off-street parking, City Council has approved an agreement with Stonebrook Community Church (SCC) which allows Lloyd Kurtz Park users the ability to park in its parking lot. Staff has also stayed in communication with SCC leadership throughout the design phase of this project to keep them informed of the progress.

Park-related items discussed in Category 3 included a path connecting the church parking lot to the shelter. **Pathways from the mini pitch to the shelter and to the Stonebrook Community Church parking lot are included as add alternates in the project documents.** Stonebrook Church has a project planned for its parking lot in spring 2025 which will also include an accessible pathway from the parking lot to Bloomington Road sidewalk as a connection. The City will also provide signage regarding parking availability in the Stonebrook Community Church parking lot for park users.

BASE BID & ADD ALTERNATES:

The City will serve as its own general contractor for this project. There will be a total of four bid packages, which will consist of 1) concrete, 2) electrical, 3) water service, and 4) the modular mini pitch system. The base bid includes the concrete pad for the mini pitch, the mini pitch modular system (including lights), and a pathway from the Bloomington Road sidewalk to the mini pitch.

There are components of the of the project related to pathways within the park that resulted from public feedback that are shown as add alternates and will be incorporated into the project depending favorable bids. The water service is also listed as an add alternate as there is an opportunity for a grant that staff anticipates to apply for to cover the cost of this component of the project.

FUNDING:

Initially, \$150,000 from General Fund savings was dedicated to fund the installation of one mini pitch. Based on information staff received from other communities and contractors that have installed Mini Pitch Courts, a funding gap was anticipated. Staff has identified project savings from several Capital Improvement Projects (CIP) to cover the anticipated funding gap. These funding sources are outlined in the table below:

INITIAL FUNDING	AMOUNT AVAILABLE
General Fund Savings	\$150,000
CIP Project Savings	
▪ FAC Pool Painting	\$ 27,899
▪ Inis Grove Stair Project	\$ 37,408
▪ Community Center Weight Room Equipment	\$ 19,339

▪ AHHP Wetland Overlook	\$ 10,000
▪ Country Gable Playground	\$ 8,704
▪ Christopher Gartner Playground	\$ 7,610
TOTAL PROJECT FUNDING	\$260,960

The engineer's cost opinion (ECO) provided by CGA, has exceeded the initial funding amount with project savings. See the table below detailing the ECO.

ENGINEER'S COST OPINION	AMOUNT
Base Bid	\$287,746
Contingency (10%)	\$ 28,775
Site Survey (Completed)	\$ 1,800
Engineering	\$ 20,080
TOTAL PROJECT COST	\$338,401

With the estimated project cost of \$338,401 and identified available funding of \$260,960, there is a shortfall of \$77,441. Depending on bids received, project savings from the recently completed Community Center Gym Flooring Project are also available to cover the shortfall for this project, if necessary. Staff will present additional information regarding the financing at the time the bids are considered for award.

TIMELINE:

Bidding is anticipated to occur in fall 2024. With the concrete portion of this project being weather sensitive, installation of the Mini Pitch Court would occur in spring 2025, with a completion date of no later than May 31, 2025.

ALTERNATIVES:

1. Approve plans and specifications for Mini Pitch Court at Lloyd Kurtz Park (3710 Hyde Ave) and set October 23, 2024 as bid due date and November 12, 2024, as date of public hearing and award.
2. Approve plans and specifications for Mini Pitch Court at Lloyd Kurtz Park (3710 Hyde Ave) with modifications and set October 23, 2024 as bid due date and November 12, 2024, as date of public hearing and award.
3. Do not approve the plans and specifications for Mini Pitch Court at Lloyd Kurtz Park (3710 Hyde Ave).
4. Refer this item back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The City desires to offer diverse recreational opportunities throughout the community. The addition of a Mini Pitch Court at Lloyd Kurtz Park will be a new, unique amenity within the park system. The feedback from public outreach also indicates a community desire for adding a mini

pitch to the park. Project plans have been developed that take the feedback into consideration. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.