

memo



To: City Council
From: Ryan Dennison, Parks & Recreation Director
CC: Peter Brixius, City Manager
Date: 1/10/2024
Re: Alice Pleasant Park Improvements

Craig's core downtown area is actively being reenergized through completed infrastructure improvements that have been strategically implemented over the past 4 years. Alice Pleasant Park is a key component to the downtown area--- it is the heart of downtown Craig and a vital connectivity point. While community activity and park reservations have significantly increased at the Alice Pleasant Park location, the existing park infrastructure and amenities fail to serve the current needs and interests of our community and downtown. The City has prioritized Alice Pleasant Park downtown improvements due to alignment with multiple infrastructure objectives/strategies/goals aimed to better reinforce and enhance the economic vitality of downtown Craig.

In 2022, the City of Craig retained Ayres & Associates to assist in redesigning the area to be a more purposeful amenity for the community and downtown events. The consultants received feedback from the community, downtown business owners and staff and infused that into the design process. The result of the design process encompasses community needs and offers an improved park area that maximizes programmable space for the community and downtown events.

The anticipated 2024 budget amount for the project was \$360,000 in grant funding and \$240,000 from the City of Craig for a total project budget of \$600,000. This Fall, City staff submitted a \$300,000 funding request for the Alice Pleasant Park Improvements Project to the Gates Family Foundation. Additionally, the Kiwanis Club of Craig was encouraged by the potential park renovations and has committed a letter of intent to the proposed project in the

amount of \$10,000. The funding decision from the Gates Family Foundation was received in late December, officially awarding \$20,000 towards the project and of which a check has already been received.

In an effort to advance the Alice Pleasant Park Improvements project, an updated estimated costs and funding mechanism snapshot has been provided. The grant funding sought and awarded will not cover the entirety of the anticipated project cost, prompting the revised funding breakdown. I propose that the North Park playground and purchase of a Park's maintenance vehicle utility box be postponed until 2025. Monies would be reallocated towards the larger capital project of Alice Pleasant Park which is sure to make a significant impact within the community.

Upon your review of this updated project information, the remaining balance of \$66,650 is needed to complete the project in full. Therefore, I ask City Council for consideration and approval to proceed with completing the Alice Pleasant Park Improvements Project in full for 2024.

2024 Budget Projections

City of Craig: \$240,000
Anticipated Grant Funding: \$360,000
2024 Approved Budget Amount \$600,000

Current-Confirmed & Proposed Funding Sources:

\$240,000 - City of Craig

\$131,250 – Postpone North Park Playground until 2025. This project was budgeted and approved for 2024. Propose reallocating funding to Alice Pleasant Park Improvements. Staff will remove playground in 2024.

\$20,000 – Postpone utility box on park maintenance vehicle until 2025. Reallocate funding to Alice Pleasant Park Improvements.

\$20,000 – Gates Family Foundation - Grant Award

\$10,000 – Letter of Commitment from Kiwanis Club of Craig

\$100,000 - Conservation Trust Fund (POTENTIAL)

Total =\$521,250

Anticipated Expenses:

\$582,000 -Estimated Engineered Opinion of Probable Costs (EOPC) for project.

\$5,900 -Construction Administration (Ayres)

Total Cost - \$587,900

Remaining Difference to Offset- \$66,650



Alice Pleasant Park, 546 Yampa Avenue, Craig, Colorado

Date: February 28, 2023

Estimator: DL / CS

Total Estimate: \$582,006.80

Preliminary Rough Order of Magnitude Budget Model (ROM)

ITEM NO.	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE
1	Construction Surveying and Record Drawings	LS	1	\$1,500.00	\$ 1,500.00
2	Selective demolition & haul off	LS	1	\$8,500.00	\$ 8,500.00
3	Hot Mix Asphalt Paving (patch back) 8"	TN	20	\$150.00	\$ 3,000.00
4	Parking Lot Striping & Sealcoat	LS	1	\$9,700.00	\$ 9,700.00
5	Concrete Curb & Gutter	LF	165	\$30.00	\$ 4,950.00
6	Concrete Paving 5" depth standard grey	SF	5,000	\$12.00	\$ 60,000.00
7	Concrete Edger	LF	140	\$20.00	\$ 2,800.00
8	Crusher Fines Paving 5" depth, stabilized	SF	1,700	\$5.00	\$ 8,500.00
9	Irrigation Controller	EA	1	\$6,000.00	\$ 6,000.00
10	Irrigation Drip	SF	3,000	\$0.50	\$ 1,500.00
11	Irrigation Sod	SF	4,700	\$0.75	\$ 3,525.00
12	Earthwork	AL	1	\$3,000.00	\$ 3,000.00
13	Soil Prep - 4CY amendment per 1,000 SF	CY	31	\$12.00	\$ 372.00
14	Topsoil - 6 inch depth, imported	CY	142	\$24.00	\$ 3,408.00
15	Sod	SF	4,700	\$1.00	\$ 4,700.00
16	Landscape Mulch 1 1/2" Angular Rock over Landscape Fabric	SF	3,000	\$3.50	\$ 10,500.00
17	Shrub Planting - 5 Gal.	EA	55	\$65.00	\$ 3,575.00
18	Deciduous Shade Tree - 2" Cal. B&B	EA	6	\$900.00	\$ 5,400.00
19	Ornamental Tree - 2" Cal. or 6FT HT Multistem B&B	EA	2	\$700.00	\$ 1,400.00
20	Evergreen Tree - 6'-8' HT. B&B	EA	6	\$900.00	\$ 5,400.00
21	Pedestrian Light Poles	EA	5	\$3,500.00	\$ 17,500.00
22	Electrical Power Pedestals (200amp)	EA	2	\$5,000.00	\$ 10,000.00
23	Site Furnishings - Picnic Tables	EA	5	\$3,000.00	\$ 15,000.00
24	Site Furnishings - Bicycle Racks	EA	3	\$400.00	\$ 1,200.00
25	Site Furnishings - Radius Bench	EA	3	\$6,800.00	\$ 20,400.00
26	Landscape Boulders - Type 1 Sandstone Slab	EA	6	\$750.00	\$ 4,500.00
27	Landscape Boulders - Type 2 Blocky Granite)	EA	11	\$450.00	\$ 4,950.00
28	Structural Slab on Grade for Restroom	AL	1	\$15,000.00	\$ 15,000.00
29	Restroom Pre-Fabricated Structure, plumbed and power	LS	1	\$150,000.00	\$ 150,000.00
30	Sanitary and Electrical connections for Restroom	AL	1	\$8,000.00	\$ 8,000.00
31	Amphitheater Shelter (prefab, steel, monoslope)	AL	1	\$50,000.00	\$ 50,000.00
				Subtotal	\$ 444,280.00
5% Mobilization				\$	22,214.00
25% Bidding Contingency				\$	111,070.00
1% Performance and Payment Bonds				\$	4,442.80
Project Total				\$	582,006.80

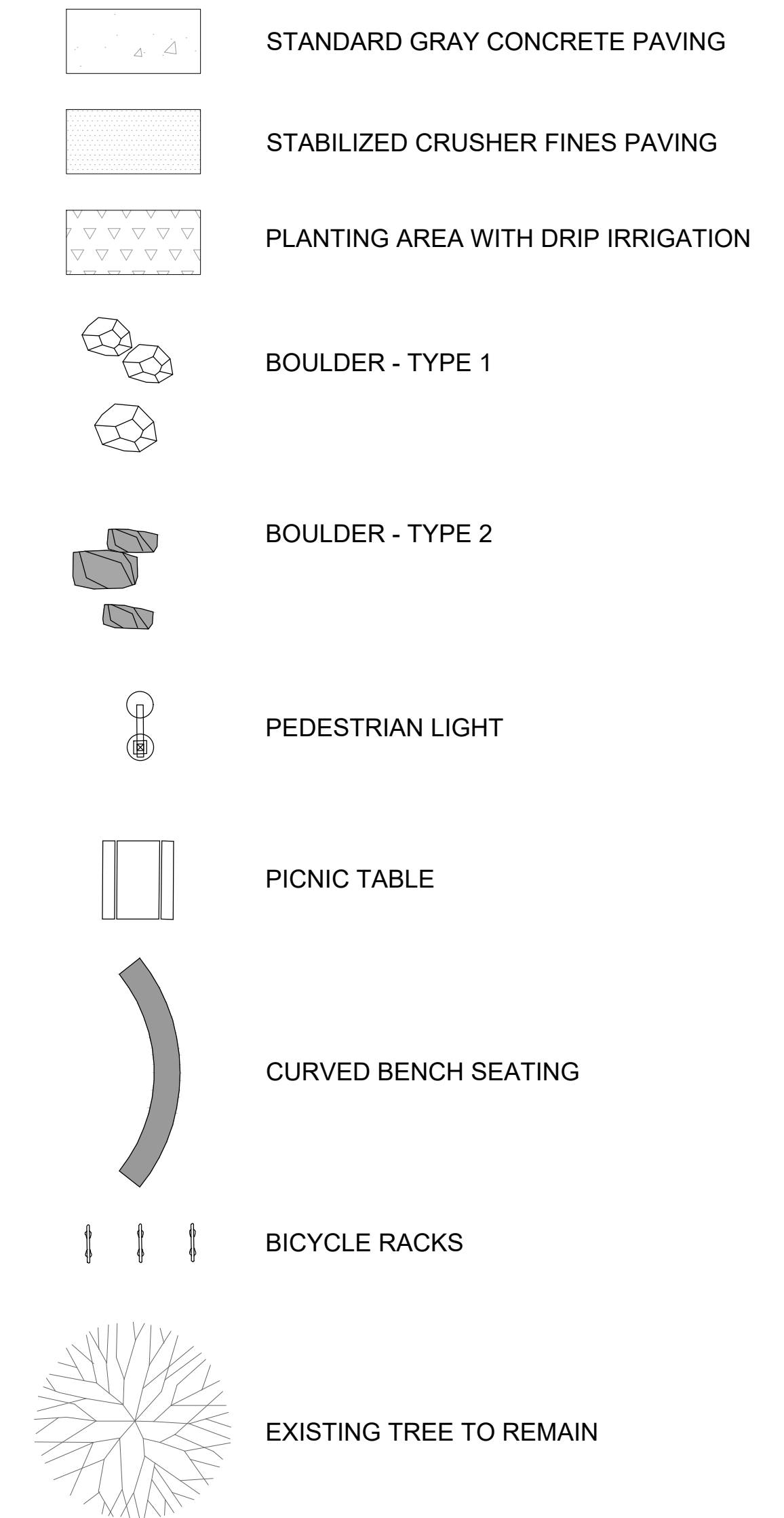
Exclusions: storm drainage systems, electrical power upgrades

Assumptions: existing irrigation system BFP to remain.

SITE NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED.
3. SEE CIVIL FOR ADDITIONAL CONTROL POINTS, MONUMENTS, BENCHMARKS, AND HORIZONTAL CONTROL.
4. ALL CONTROL JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE PLANS AND DETAILS, EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE DRAWINGS AND DETAILS OR EVERY 60' ALONGS CONCRETE PAVING. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE AND BETWEEN NEW CONCRETE AND BUILDINGS, WALLS OR CURBS, UTILITY AND OTHER FIXED STRUCTURES.
6. LAYOUT WALKS AND SCORE JOINTS PER PLANS, DETAILS & SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
7. ALL SITE IMPROVEMENTS MUST BE FIELD SURVEYED AND STAKED BY CONTRACTOR. LANDSCAPE ARCHITECT SHALL APPROVE STAKED LOCATION OF IMPROVEMENTS PRIOR TO INSTALLATION.
8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE PAVING, AND CURBS PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.
9. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION, AS NECESSARY. LANDSCAPE ARCHITECT WILL PROVIDE DIGITAL FILES OF THE SITE PLAN IN AUTOCAD. ALLOW 72 HOURS AFTER REQUEST FOR DELIVERY OF FILES.
10. CONTRACTOR SHALL UTILIZE BENCH MARK PROVIDED BY ORIGINAL SITE SURVEY FOR ALL LAYOUT.

LEGEND



ALICE PLEASANT PARK

CITY OF CRAIG COLORADO
 100 WYANDER AVE CRAIG CO 81625[illegible]

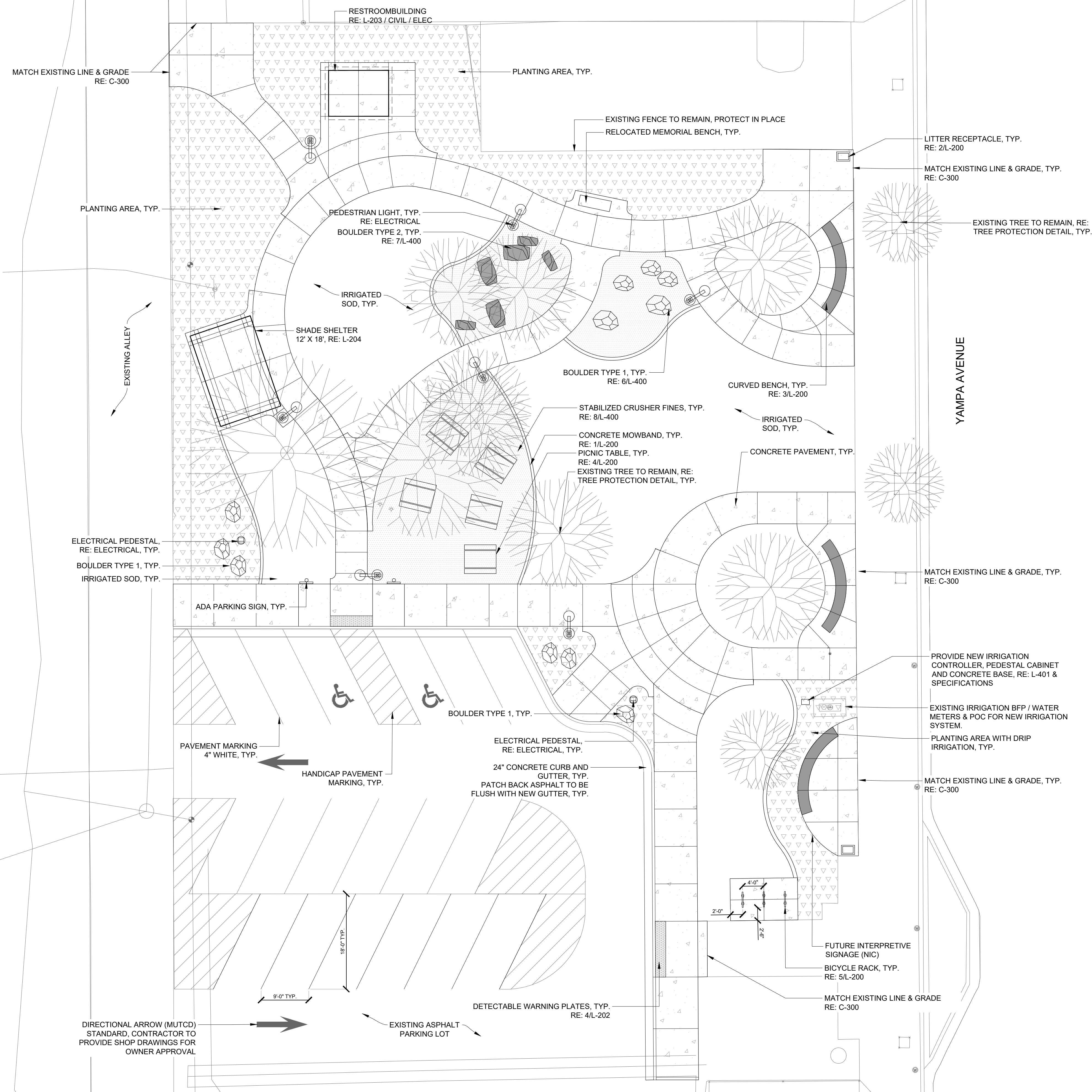
signed By: CS
checked By: DL

[illegible]

Project Number:	51-0612.00
Project Type:	100% CONSTRUCTION DOCUMENTS
Effective Date:	01.31.2023

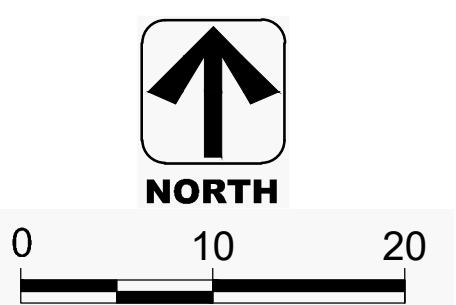
ITE PLAN

-100



1 SITE PLAN

SCALE: 1"=10'-0"





December 14, 2023

Peter Brixius
City of Craig
300 West 4th Street
Craig, CO 81625

Dear Peter:

I am pleased to inform you that the trustees of the Gates Family Foundation adopted a resolution during their December 2023 meeting that provides for the following commitment:

To City of Craig:

Be it resolved that the Gates Family Foundation make a grant in the amount of \$20,000 toward the improvements to Alice Pleasant Park.

We have implemented the use of DocuSign to secure grant agreement signatures. The grant payment will be released at the end of the month provided we have received a completed grant agreement. Please contact Lisa Rucker at 720-454-0335 should you have any questions completing the grant agreement.

Please provide a final report for this project by December 2024. The Gates Family Foundation accepts the Colorado Common Grants Report and photographs of the completed project are always appreciated. Please send the report to lrucker@gatesfamilyfoundation.org.

Sincerely,

Lisa Rucker
Senior Program Officer

6412-2309

Cc: Melanie Kilpatrick



Kiwanis Club of Craig
P.O. Box 866
Craig, CO 81626

August 28, 2023

Mr. Ryan Dennison
Parks and Recreation Director
City of Craig
300 West 4th Street
Craig, CO 81625

RE: Alice Pleasant Park Financial Commitment

Dear Ryan:

Per our conversations last week, please accept this letter as a formal commitment from the Kiwanis Club of Craig to contribute \$10,000.00 to the proposed renovation project for Alice Pleasant Park in downtown Craig. The commitment was reviewed and approved at our board meeting held on August 23, 2023.

This commitment is conditioned upon the ability of the City of Craig to secure adequate funding and all other necessary approvals to initiate and complete the project as roughly set forth in the existing concept design.

The Kiwanis Club of Craig is requesting the ability to honor one of its most prominent members – Pete Pleasant - through some sort of prominent memorial on the site, perhaps on the proposed pavilion.

If you have any questions or require anything additional, please contact me at your convenience.

Yours truly,

Kevin H. Peck
Board Member

970-756-6561
Kpeck13@yahoo.com