

NAPLES CITY COUNCIL AGENDA MEMORANDUM

Workshop Meeting Date: December 19, 2016

Agenda Item:

Prepared By: Gregg Strakaluse and Dana Souza
 Department: Streets & Stormwater & Community Services

SUBJECT:

Baker Park design progress report and presentation by the design team led by Mr. Bill Waddill, Landscape Architect with Kimley Horn & Associates.

BACKGROUND:

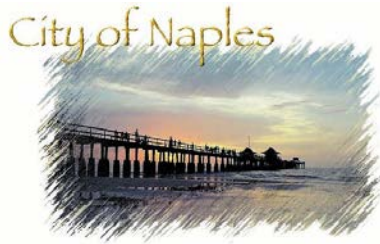
At the September 19, 2016 City Council Workshop, Kimley Horn & Associates (KHA) and staff presented the 30% Design for Baker Park. At the conclusion of this presentation City Council directed staff to continue to proceed towards the 60% design milestone and *{per City Clerk's Action Report for Sept. 19, 2016 meeting.}*:

1. Incorporate a planted knoll in the 60% design;
2. Provide space for the Rowing Association of Naples;
3. Include a restroom on the eastern side of the park;

At the November 2, 2016 City Council workshop, Matt Kragh of MHK Architecture presented City Council with the 30% design for Baker Park's architectural components. Staff provided follow-up information to City Council at the November 14, 2016 meeting. At the conclusion of the presentations City Council consensus was as follows *{per City Clerk's Action Report for Nov. 2 and 14, 2016 meetings.}*:

1. General support for design as presented;
2. General support for a 1-story building with office for staff with the option to extend the building by 300 square-feet for storage and a larger restroom;
3. Support for a small, flexible bandshell (platform);
4. Support for an alternate design for a smaller entry feature.
5. Primary park pathway to be located behind the pavilion structure rather than in front of it to avoid conflicts with events using the pavilion;
6. Additional restrooms and boathouse: staff to research self-cleaning facilities;
7. General support for restroom at southwest corner of site which is to be separate from boathouse; however, funding is not currently included in the project budget for this restroom;
8. Funding for boathouse to be discussed with Rowing Association of Naples (RAN);
9. boathouse orientation to be north/south; and
10. General support for restroom at northeast corner of site near eastern terminus of the pedestrian bridge; however, funding is not currently included in the project budget for this restroom.

During subsequent discussion in City Council Correspondence & Communications on October 19, 2016, there was consensus to continue design as directed on September 19th, but also require staff to provide more information regarding constructability of the landscaped knoll and pathways, the geotechnical analysis, and cost implications. Staff and KHA committed to providing this information leading up to the 60% design delivery. This progress report and presentation will address the following items:



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BACKGROUND (cont.):

1. A geotechnical engineer will discuss knoll design and construction specifications that would minimize future settlement, absorb impacts from anticipated future settlement, and simplify maintenance that may be required due to future settlement. The engineer will address risk concerns raised by City Council.
2. Information will be provided regarding pathways and the use of flexible pavements that are being proposed. Options will be discussed.
3. Review of the project schedule and budget.
4. Staff will review its recommendation to proceed with a Construction Manager at Risk.

While staff and the Consultant discussed having 60% plans available for review for this workshop, the Consultant's scope does not allow for two separate park designs (with a knoll or without). KHA has, however, arrived at a point where comprehensive information can be provided to City Council so that confirmation for the existing design of the landscaped knoll feature can be achieved with a much higher level of confidence. Before proceeding with critical design components that require significant engineering, City Council is being asked to confirm direction on the landscaped knoll and achieve a complete 60% deliverable. While the current design is close to 60% complete, it would be inaccurate to say that the project is 60% complete without having fully designed for the landscaped knoll (or not). For example, site grading, landscaping, stormwater management components, and many other engineering details that are typically seen in a 60% deliverable cannot be delivered without commitment on the knoll feature. While City Council can still reverse a decision on features, significant redesign would be required and the consultant's agreement supplements with additional fees.

The FY16-17 Capital Improvement Budget provides \$2,700,000 for construction of the pedestrian bridge connecting Baker Park to the Gordon River Greenway and \$100,000 for permitting and wetland mitigation costs associated with the bridge and park. In FY17-18, \$12,550,000 is available for Baker Park construction. As of this progress report, Baker Park construction cost estimates continue to fall within the \$12,550,000 budget allocation. This includes a 30% contingency. A revised construction cost estimate will be provided at the 60% design level to be presented in March 2017 and that estimate will have a contingency in the range of 10-20%

Reviewed by Department Director
Gregg R. Strakaluse, P.E.

Reviewed by Finance

Reviewed by City Manager

City Council Action: