



Staff Report: Forrest-Mellor Park

Office of the City Administrator
March 8, 2016

Issue

City Staff and Landmark Design present the final concept design of Forrest-Mellor Park for City Council Approval.

Background

Landmark Design has been working with city staff to complete a concept design for Forrest-Mellor Park since May 2015. The design has gone through a number of revisions due to changes in property lines and needed amenities. The final concept was presented to the City Council on February 23, 2016. Based on positive feedback, we present the concept for final approval.

Summary

Based on the assessment from the recently completed Parks Master Plan and recommendations from parks and recreation staff, Forrest-Mellor Park will be a sports-centric park with a five diamond baseball complex and three soccer/multi-purpose fields. A regional trail will weave through the park and connect to the proposed Dry Creek Trail. The existing mini park (with a playground and pavilion) will connect to the larger Forrest-Mellor Park by a walking bridge that crosses the creek.

The concept also includes two additional playgrounds, two small pavilions, restroom facilities, and two plazas. There are an estimated 515 parking stalls to meet the demands of the sports programs and facilities. The concept identifies a future road connection on the east side for future development.

This design is intended to only be a concept of the amenities that will be included in this park. Once funding is approved for construction, the Parks Division will hire a contractor to prepare final landscape and construction documents. Forrest-Mellor Park will follow the standard development process to be reviewed by the Development Review Committee and Planning Commission.

The final cost for the park is estimated to be between \$18.7 million to \$27.9 million. A cost estimate from Landmark Design is included with this briefing. The cost may vary depending on the costs to develop necessary infrastructure on and around Forrest-Mellor Park. The final cost will be fine-tuned through the budget process and when we have construction documents.

Staff Recommendation

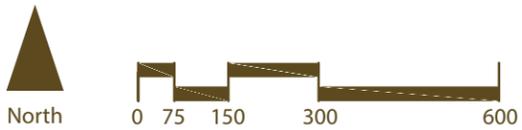
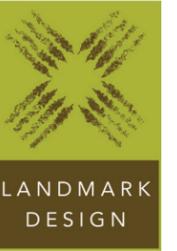
Based on previous discussion and briefings, staff recommends final approval of the Forrest-Mellor Park concept plan.

Prepared By: Cameron Boyle, Assistant to the City Administrator

Staff Contact: Cameron Boyle, Assistant to the City Administrator (385-201-2266; cboyle@lehi-ut.gov)

Forrest Mellor Park

Sports-Centric Park



Parking Calculations

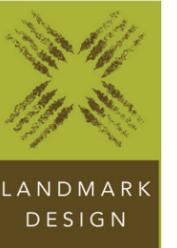
50 stalls per acre of baseball field	250
15 stalls per multi-use field	45
15 stalls per large pavilion	15
10 stalls per large play area	10
5 stalls per play area	10
	330

Total # of Parking Stalls (this plan) =515*

**Actual number of spaces shown on this plan is 531. This number is adjust to reflect accessible parking requirements.*

Forrest Mellor Park

Image Board



Multi-Use Sports Fields



Ballfields



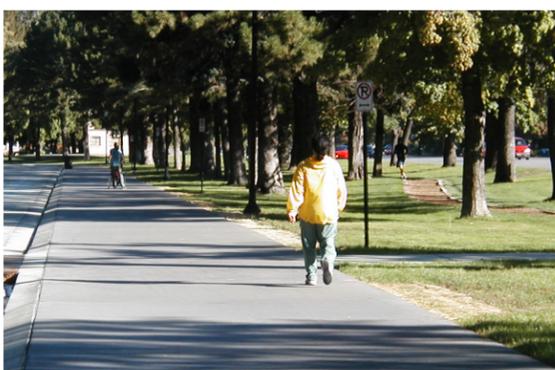
Farm-Themed Play Area



Centrally-Located Play Area



Large Pavilions



Regional Trail



Perimeter Walking Paths

LANDMARK DESIGN INC.
 FORREST MELLOR PARK - +/- 2,395,800 SF (+/- 55 Acres)
 CONCEPT OPINION OF PROBABLE COST
 Date: March 2, 2016

BASE BID

ITEM	QUANTITY	UNIT	COST	TOTAL
General				
Mobilization / Demobilization 6%	1	LS	\$850,536.00	\$850,536.00
Soil Mitigation Allowance	1	LS	\$200,000.00	\$200,000.00
Section Subtotal				\$1,050,536.00
Engineering				
SWPPP	1	LS	\$10,000.00	\$10,000.00
Survey and Layout	1	LS	\$30,000.00	\$30,000.00
Clear and Grub (55 Acres), Mass Grading, Finish Grading	1	LS	\$500,000.00	\$500,000.00
Asphalt Parking	198,000	SF	\$3.00	\$594,000.00
Asphalt Roadway (Includes future local road connection)	88,000	SF	\$3.50	\$308,000.00
Concrete Curb and Gutter (Includes future local road connection)	14,600	LF	\$18.00	\$262,800.00
Concrete Plazas	50,000	SF	\$8.00	\$400,000.00
Concrete Sidewalks and Ramps	122,000	SF	\$7.00	\$854,000.00
Utility Water	1	LS	\$75,000.00	\$75,000.00
Utility Irrigation Water	1	LS	\$75,000.00	\$75,000.00
Utility Sewer	1	LS	\$50,000.00	\$50,000.00
Utility Electrical Site	1	LS	\$100,000.00	\$100,000.00
Utility Electrical Parking	1	LS	\$250,000.00	\$250,000.00
Utility Electrical Structures	12	Each	\$10,000.00	\$120,000.00
Utility Storm Drain	1	LS	\$75,000.00	\$75,000.00
Section Subtotal				\$3,703,800.00
Sports Fields				
Sports fields (Grass, irrig, fences, infield, etc.)	5	LS	\$500,000.00	\$2,500,000.00
Field Drainage	5	LS	\$70,000.00	\$350,000.00
Utility Service	1	LS	\$150,000.00	\$150,000.00
Building (Two-story with restroom, storage, etc.)	1	LS	\$1,200,000.00	\$1,200,000.00
Seating	5	LS	\$35,000.00	\$175,000.00
Concrete Flatwork	76,000	SF	\$8.00	\$608,000.00
Section Subtotal				\$4,983,000.00
Hardscape and Furnishings				
Restroom, Utility	2	EACH	\$250,000.00	\$500,000.00
Maintenance, Utility (Location to be determined)	1	EACH	\$750,000.00	\$750,000.00
Pavilion - structure 30 x 40, Concrete flatwork, picnic tables	1	EACH	\$75,000.00	\$75,000.00
Pavilion - structure 20 x 20, Concrete flatwork, picnic tables	2	EACH	\$30,000.00	\$60,000.00
Picnic - structure 12 x 12 concrete flatwork, 1 picnic table	8	EACH	\$15,000.00	\$120,000.00
Furnishings - Benches, Trash Receptacles, Bike Racks, Etc.	1	LS	\$100,000.00	\$100,000.00
Special Planting Considerations - tree grates, planters, soils, etc.	1	LS	\$150,000.00	\$150,000.00
Playground - Large, Equipment, Edging, Surfacing	1	EACH	\$500,000.00	\$500,000.00
Playground - Medium Equipment, Edging, Surfacing	1	EACH	\$300,000.00	\$300,000.00
Bridge Link	1	EACH	\$100,000.00	\$100,000.00
Section Subtotal				\$2,655,000.00
Softscape				
Plant Material, Trees and Shrubs	1	LS	\$400,000.00	\$400,000.00
Sod	1,241,000	SF	\$0.60	\$744,600.00
Soil Amendments/Topsoil	1,241,000	SF	\$0.10	\$124,100.00
Hydroseed and Fine Grading Fescue Blend	0	SF	\$0.10	\$0.00
Irrigation Systems	1,241,000	SF	\$1.10	\$1,365,100.00
Section Subtotal				\$2,633,800.00
SUBTOTAL				\$15,026,136.00
General with % Calculations				
Contingency		15%	\$2,253,920.40	\$2,253,920.40
Design Fees		10%	\$1,728,005.64	\$1,728,005.64
SUBTOTAL				\$3,981,926.04
TOTAL COST				\$19,008,062.04