



R PARK

ROELAND PARK, KS

PHASED DEVELOPMENT UPDATE

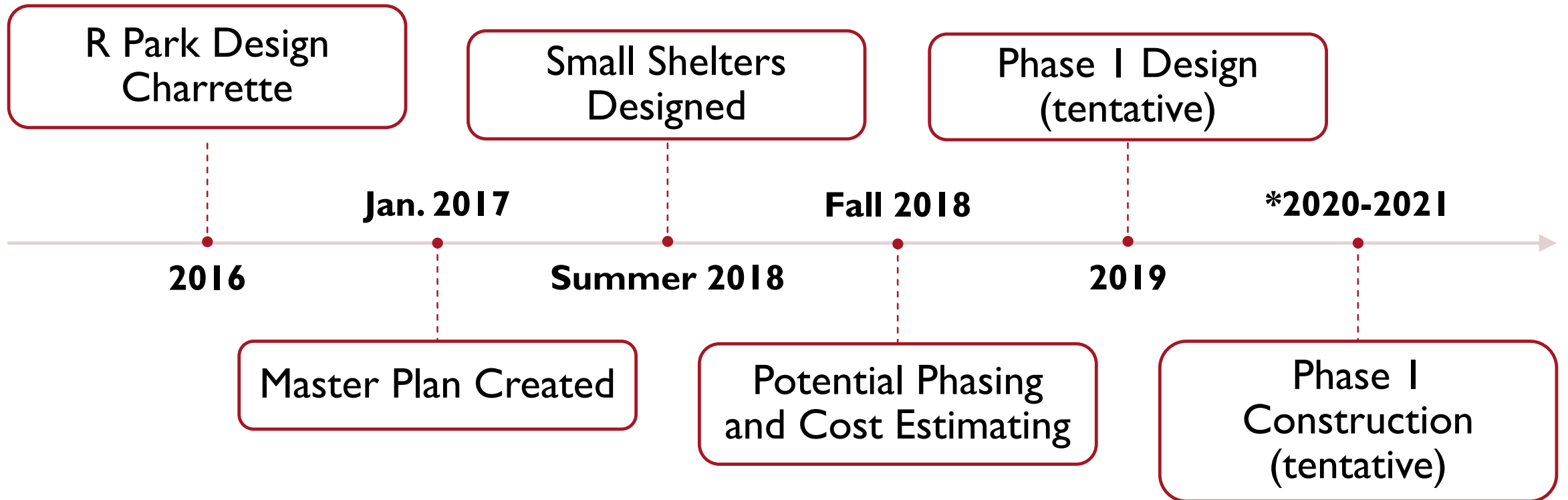
FEBRUARY 13, 2019

PARKS COMMITTEE MEETING

LAMP
RYNEARSON



R PARK PLANNING - TIMELINE

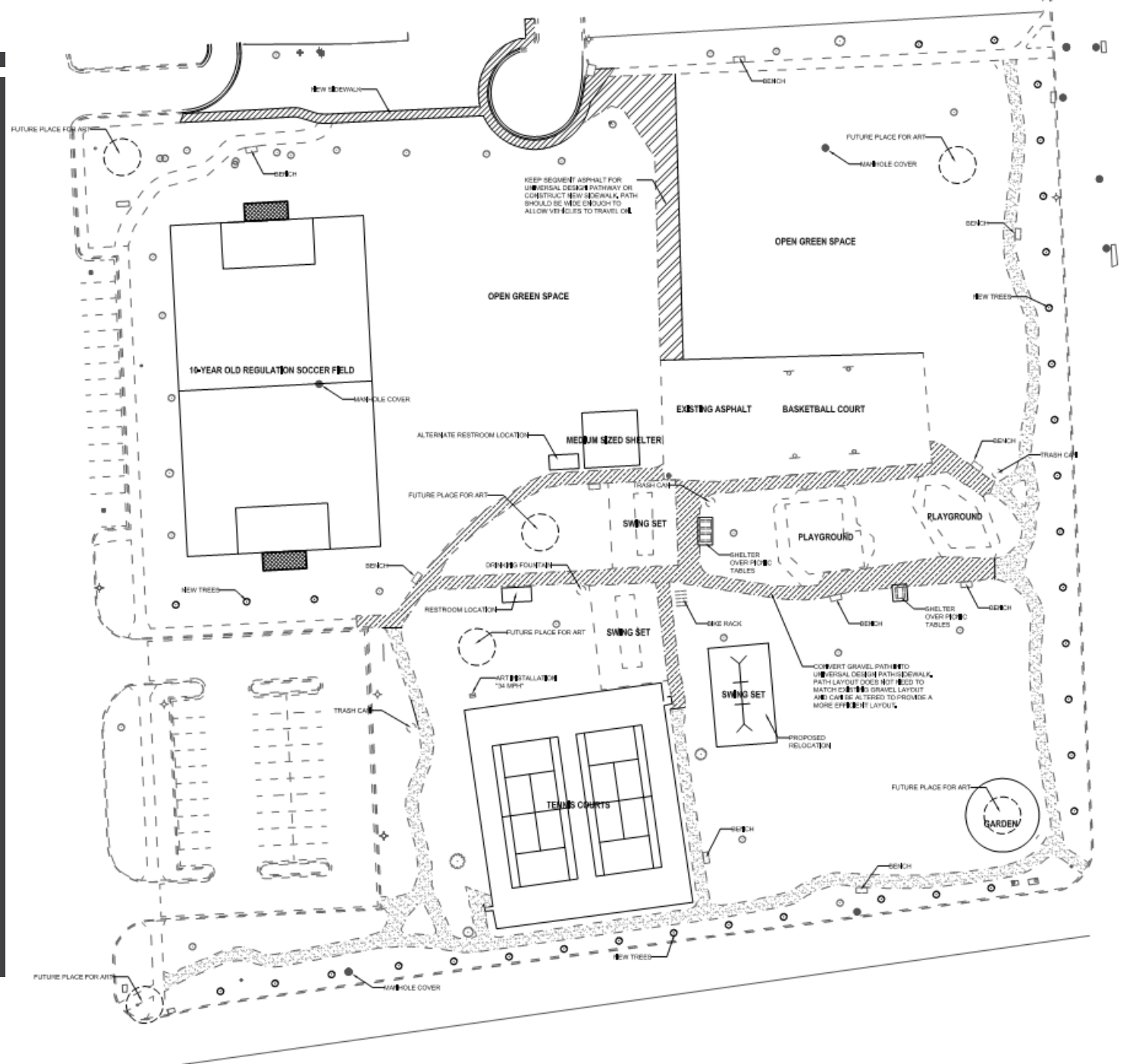


*Note: City's CIP currently anticipates construction of the pavilion in 2020 (\$200k) and restrooms in 2021 (\$200k) assuming a pay as you go approach to funding. With the first phase including these two main components estimated at \$1 million total between design and construction, a pay as you go approach will necessitate holding off on starting construction until 2021 or later.

MASTER PLAN

ISSUE DATE:
JANUARY 17, 2017

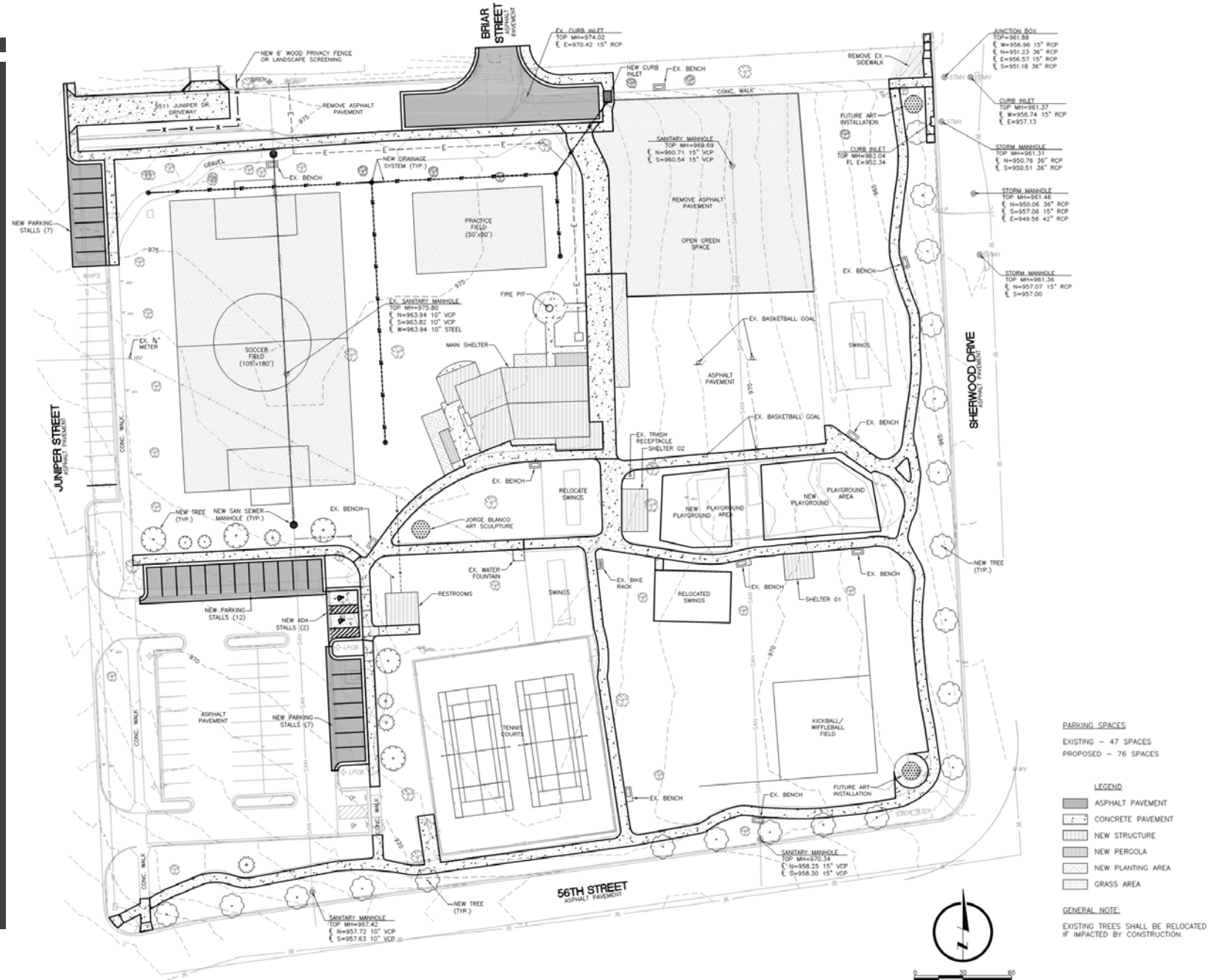
- Conceptual Plan developed based upon 2016 Design Charrette
- Establishes a vision and is the first step toward implementing improvements.



UPDATED MASTER PLAN

ISSUE DATE:
NOVEMBER 8, 2018

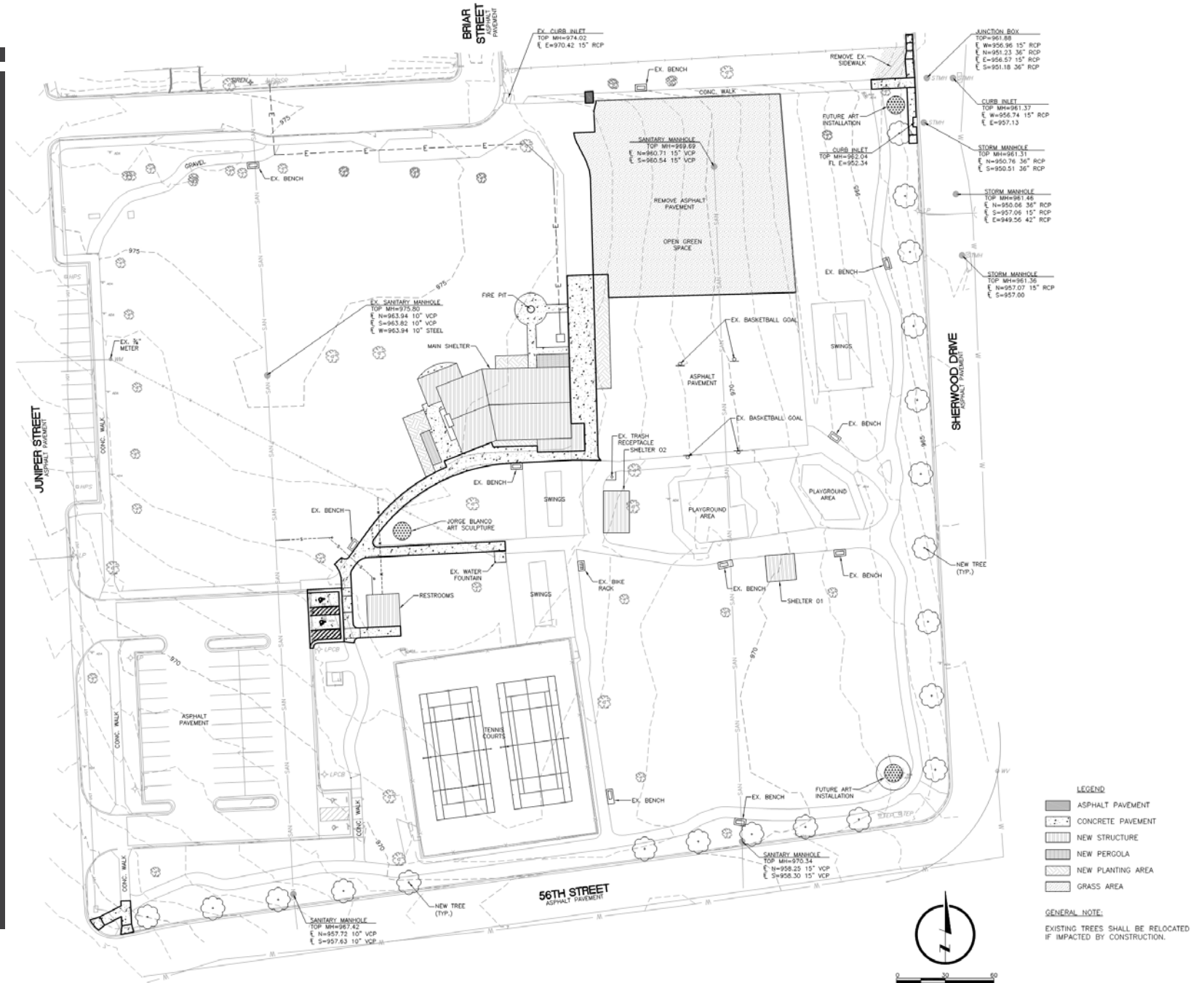
- 3 potential phases
- Total Cost: \$1.7M
(includes design, construction administration, construction observation)
- Total Cost assumes efficiencies of developing all phases at once



PHASE I

ISSUE DATE:
NOVEMBER 8, 2018

- Medium Shelter reflecting the renderings developed by shelter sub-committee (concepts supported by Council).
- Restrooms with accessible parking added nearby.
- Remove some Asphalt play area to add green space. Retain some paved play area for games.
- Total Estimate: \$1.005M (includes design, construction administration, construction observation)

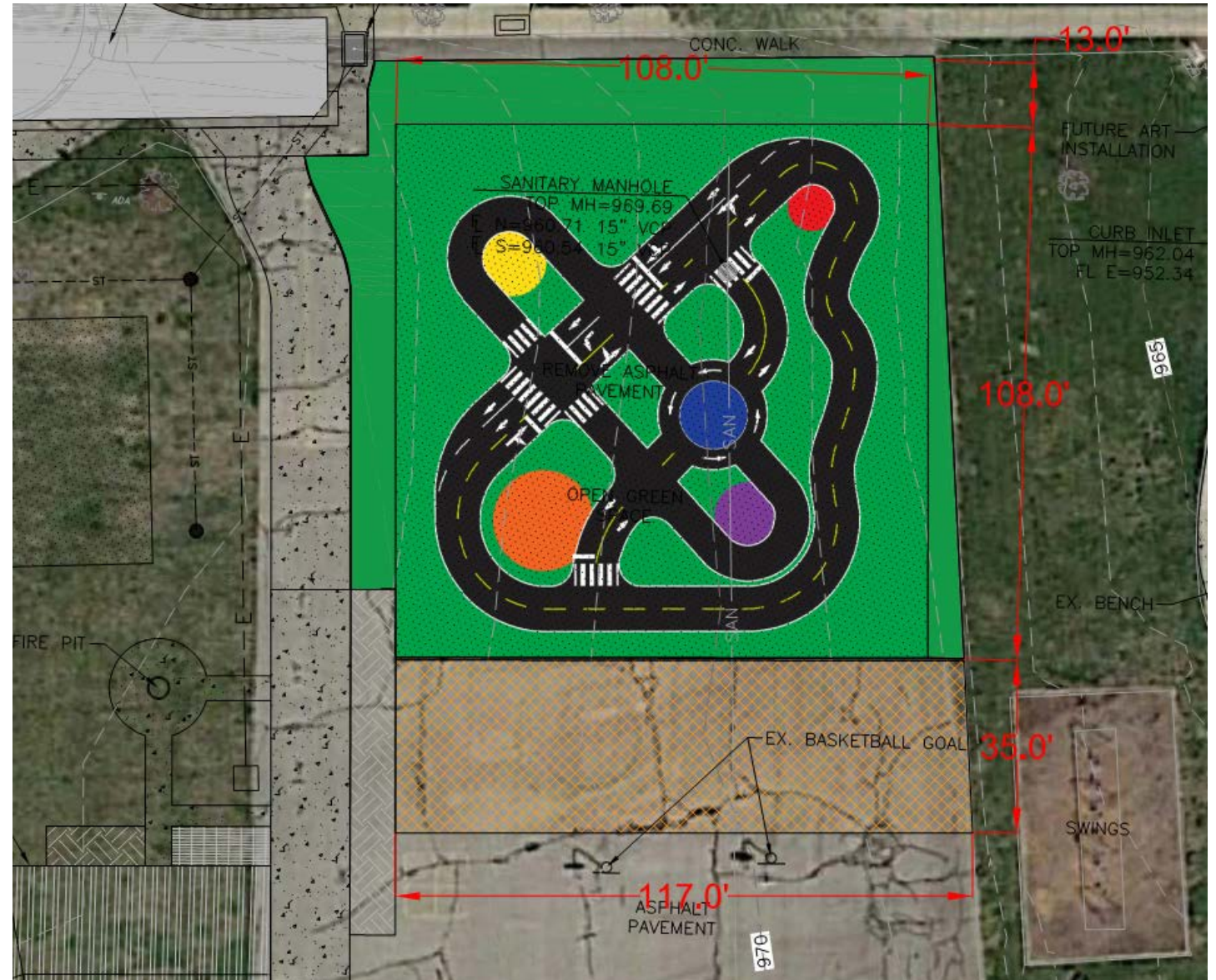




SHELTER CONCEPT

TRAFFIC GARDEN

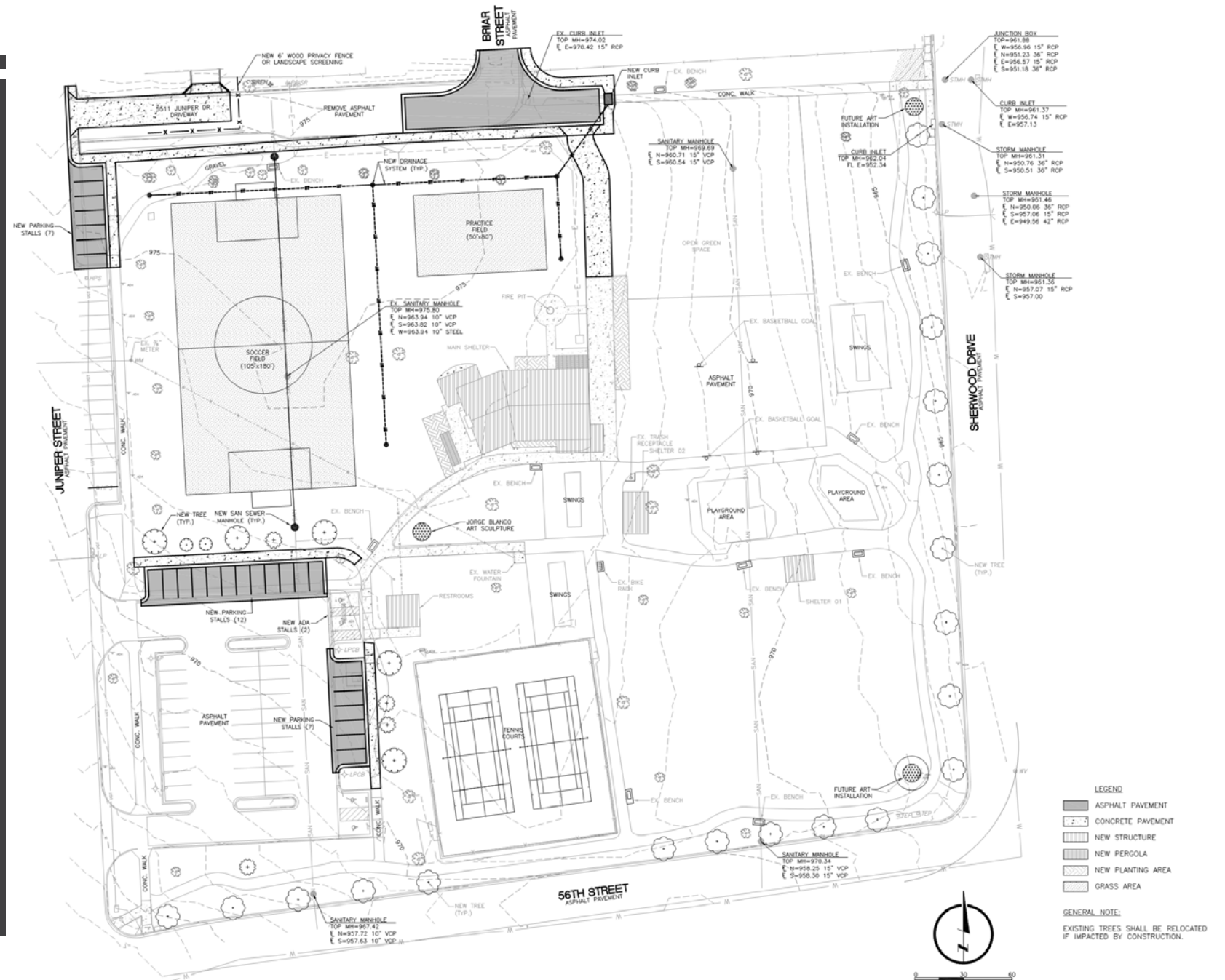
- Potential addition of a Traffic Garden has been discussed at Parks Committee Meetings.



PHASE 2

ISSUE DATE:
NOVEMBER 8, 2018

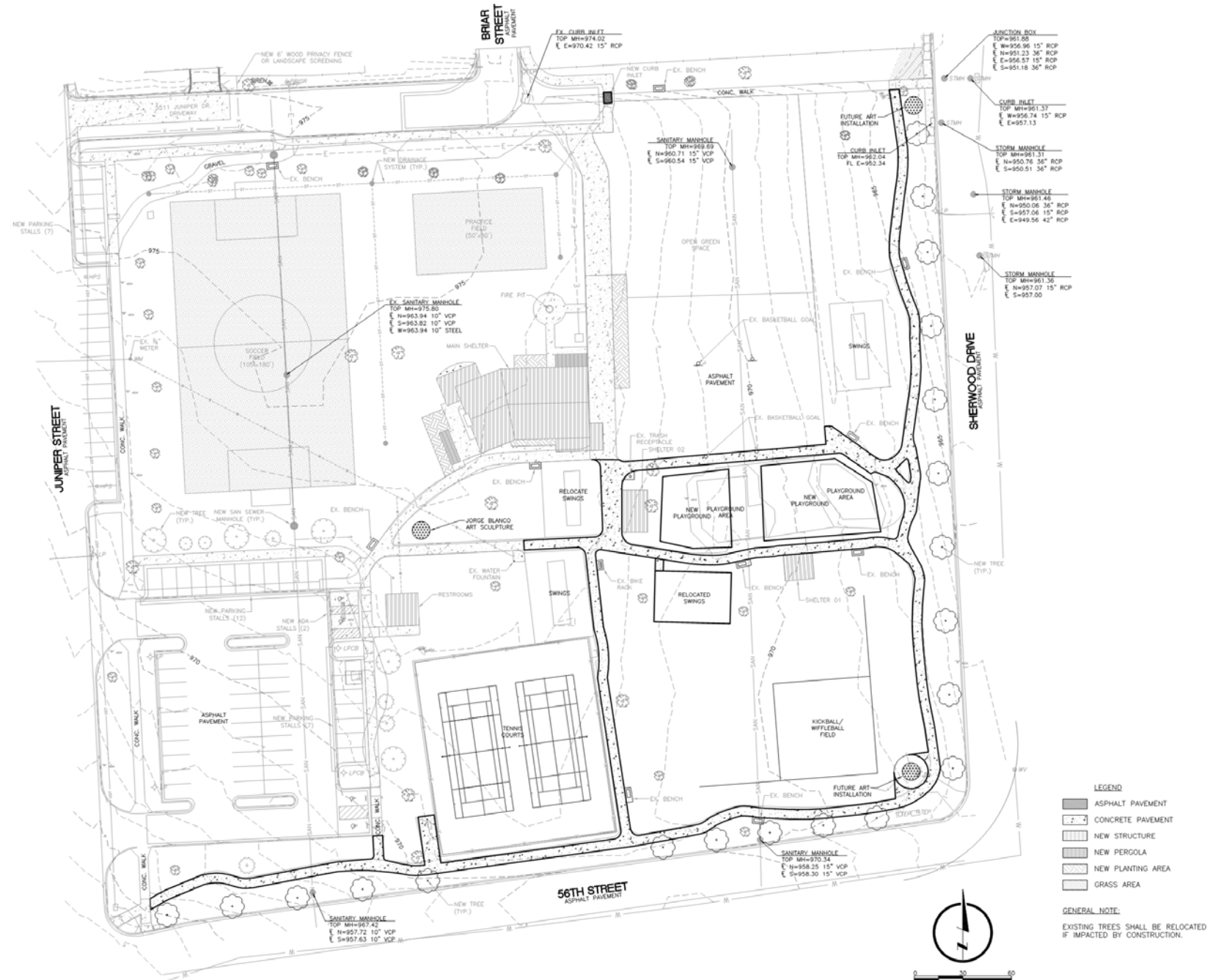
- Reconfigure North Access
- Add/Improve Soccer Field(s)
- Add Additional Parking- these improvements are independent of other improvements and need not be completed unless needed
- Total Estimate: \$467k (includes design, construction administration, construction observation)



PHASE 3

ISSUE DATE:
NOVEMBER 8, 2018

- Trail/Walk Improvements-
hard surfacing the trail
expands usability
- New Playground (All-inclusive)
- Total Estimate: \$270k
(includes design, construction
administration, construction
observation)



CATEGORY ESTIMATE SUMMARY

- Assumes 3 Phases of Development
- Includes design, construction administration, construction observation

Item No.	Phase	Item Description	Total
1	1	Shelter	\$ 457,000
2	1	Restrooms	\$ 281,000
3	1	Shelter / Restroom Site Work (services, ADA, sidewalk)	\$ 268,000
4	2	Parking Lot Expansion, Hammerhead at Briar	\$ 274,000
5	2	Sanitary Sewer Modifications	\$ 71,000
6	2	Soccer Field	\$ 122,000
7	3	New Playground Structure(s), Swing Relocation	\$ 75,000
8	3	Concrete Trail	\$ 194,000
Total:			\$ 1,742,000

**LAMP
RYNEARSON**

hollis + miller

smith&boucher
ENGINEERS

PHASE I – PROJECT APPROACH AND TEAM

Schematic Design

Geotechnical Investigation

Programming, existing conditions, building codes review, Parks Committee meeting

Design Concepts created for review, Parks Committee meeting

Site plan, roof plan, floor plans, reflected ceiling plans, exterior elevations, renderings, MEP narratives Provided for Parks Committee meeting and Council meeting

Design Development

MEP systems and site civil incorporated, utility coordination

Material options selected for City review and selection

Advance schematic design plans plus wall sections, details, MEP drawings, Civil drawings

Cost Estimating

Architect, MEP and Civil Engineers as a team develop cost estimates based upon plans developed at the direction of Council and Parks Committee

Construction Documents

Develop bid documents (full construction plans, project manual and technical specifications)

Permitting

Bidding, Bid Recommendation

WHERE DO WE STAND WITH THE PHASED DEVELOPMENT PLAN?

- Are we happy with the improvements reflected on the overall plan?
- Are the improvements in the appropriate phase? Does the timing of improvements make sense and is it cost efficient?
- Once the phased development plan is in a final form design of Phase I improvements will begin.