



City Manager

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MEMO

To: City Council Members
From: Michelle Beal, City Manager
Date: 6/13/2016
Re: Knowlton Park Project

Attached please find a proposal from Atlantic Landscape Construction for the construction of the Dr. Charles C. Knowlton Community Park. If approved, the project will begin construction on October 8 with an anticipated completion date of June 30, 2015.

The estimated cost of the project is \$1,347,459.50 which is \$148,000 more than originally anticipated. This is however, a reduced project from the original design which was estimated at more than \$2 million. For example, we have removed the fountain, much of the granite façade from the amphitheatre, the walkways are stone dust instead of asphalt, and the number of trees has been reduced. This updated design has been presented to the Knowlton Park committee and has been approved.

Atlantic Landscape utilized a bid process for the proposal and was assisted by the City's Engineer, Andrew McCullough. The proposal requests a 10% contingency for unanticipated expenditures in the amount of \$134,745.95. The proposal also includes three alternate items that were mentioned at project presentations. 1) A security system for the park; 2) A storage shed at the amphitheatre for chairs and other items necessary for productions; 3) A utility/storage shed for the skating rink. A cupola for the comfort station was also requested and has been donated by Woodshop Cupolas of Trenton.

There are three areas in which there is an allowance included in the budget instead of actual anticipated cost. The areas are Electrical for Site Lighting; the Nature Play Area, and the Splash Pad. Final choices for these areas have not been made but will be designed within the allowance budgeted.

The City's Finance Director has provided a financing summary for the project. Because the community has raised nearly \$700,000 towards this project, total borrowing for the project will be \$816,500.29 including contingency. Tammy is requesting the borrowing be paid through the recreational category of the City's Economic Development TIF program. A spreadsheet is attached

showing the current balance of the TIF program. Please note, this balance includes only the development in the TIF zone as of today. Any new development in the area will increase the TIF balance.

If the Council approves of this request, the following motion is suggested:

Move to accept the proposal of Atlantic Landscape Construction for the construction of the Dr. Charles C. Knowlton Community Park at an estimated cost of \$1,482,205.45 including contingency. Project to be funded through pledges, grants, donations and an amount up to \$816,000 will be borrowed and paid for through future Economic Development TIF funds.