

**FIRCREST CITY COUNCIL
STUDY SESSION AGENDA**

**MONDAY, SEPTEMBER 21, 2020
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Agenda Modifications**
- 5. [Additional Park Bond Projects Discussion](#)**

FIRCREST CITY COUNCIL

STUDY SESSION AGENDA

MONDAY, SEPTEMBER 21, 2020

AGENDA ITEM: Additional Park Bond Projects Discussion

FROM: Scott Pingel, City Manager

BACKGROUND: Included with this memo are updated budget and projected cost sheets for the pool and community center project. As the pool has been the ongoing project, that has been the cost sheet we have used to consider all project costs as well. As we finalize the pool phase, we will transition this practice to the Community Center cost sheet.

Also included is a list of the projects we have discussed previously for the park bond. This list has never been voted on by the City Council, but it has been our presumptive list throughout the project. The projects listed as completed and spent are projects that we have reimbursed with bond funds already. The uncompleted projects are what we would like to discuss more specifically. Some context has been provided for each project listed.

To start, I would like to walk through where we sit with our estimated pool costs and our projected community center costs. This will provide context for the numbers we have currently with the listed projects and aid our discussion of the projects list and what else we might do under the park bond.

Based on the budget remaining available, other projects or replacement projects the Council might consider include the following:

- Installing a Public Announcement (PA) system for Fircrest Park. We have a PA system for the pool, and as a part of the Community Center project we can have the system stubbed to the park to develop when we are ready. Estimated Cost: \$25,000
- Master Plan Whittier Park. With the surface water issues at Whittier Park and the challenges with the wetlands basin so close, it would behoove us to Master Plan the park before taking on expensive projects there. Part of that master plan would be what elements we want and where, but it could also include funds/projects to figure out the storm system and possibly implement something to reduce the impact of the water table on the park. The only thing we really know we want to do (or at least staff wants to) at Whittier Park is move the ballfield to the front corner of Whittier School instead of the back corner. Where the park currently sits is partly on Tacoma Public Schools property, and it is hard for spectators to access and feel comfortable. Moving it would allow us to put the whole field on our property and provide a better space for spectators. Estimated Cost for the park master plan: > \$30,000
- A more minor project (or project element) that staff recommends we consider is to install a monument sign on the Contra Costa side of the new pool and community center recognizing the whole site as being the City of Fircrest's. Whereas we have struggled to

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decide where to put “City of Fircrest” on either the pool or community center, where we plan to prominently display the Edwards Family, Names Family, and Roy H. Murphy, a monument sign naming the site as a whole as the City of Fircrest Parks and Recreation Plaza (or something like that) would recognize the role of our residents. The sign could include a plaque with a dedication to our residents for their generosity and buy-in to the project. Estimated Cost: \$10,000

- Fox Property Improvements Design and Construction. As we complete the Community Center and have the Pool and Community Center plaza completed, it would be great to make improvements to the Fox Property as well to compliment what is across the street. We believe these can be fairly simple improvements. Possibilities include a half-court basketball court (to replace our current outdoor court at the Community Center), maybe a gazebo, angle-in parking improvements on the Contra Costa side, a walking path to the Tot Lot, and changing the Tot Lot entrance to the Electron side to ease traffic issues on that short piece of Contra Costa between Electron and Ramsdell. These are just some ideas staff have discussed, certainly nothing set in stone. Design costs would likely be in the \$3,000 to \$7,000 range. Improvement costs will depend on the design and elements.

If there are additional projects the Council would like to discuss, staff would like to hear about it. We also want to know if there are projects on the current list that the Council thinks can come off the list or that are lower priority projects. Should any of the projects listed here be higher priorities than projects currently on the list?

Attachments: [Pool Budget Worksheet](#)
[Community Center Budget Worksheet](#)
[Additional Park Bond Projects List with Costs](#)

| FIRCREST POOL AND COMMUNITY CENTER | | | | |
|---|-------|------------|---------------------|------------------------|
| BUDGET WORKSHEET - POOL | | | | |
| | | | | Sept. 22, 2020 |
| ESTIMATED CONSTRUCTION COSTS | | | Budget | Total Projected |
| | SF | | | |
| Bathhouse and Pool | 4,820 | \$1,046.37 | \$5,043,500 | \$5,043,500 |
| CONST. COSTS | | | \$5,043,500 | \$5,043,500 |
| ESTIMATED SOFT COSTS | | | | |
| A/E | | of ECC | \$933,224 | \$933,224 |
| FFE | 3.0% | of ECC | \$151,305 | \$150,000 |
| WSST | 9.9% | of ECC | \$499,307 | \$499,307 |
| construction contingency | 10.0% | of ECC | \$504,350 | \$495,000 |
| Owner's Project Manager | | | \$59,375 | \$59,375 |
| Fundraising Consultant | | | \$50,000 | \$60,000 |
| utility re-connection fees | | | \$75,000 | \$0 |
| testing | 1.0% | of ECC | \$50,435 | \$0 |
| permits/inspections | 3.0% | of ECC | \$151,305 | \$130,000 |
| Public Outreach/Other Misc | | | \$0 | \$128,500 |
| EST SOFT COSTS | | | \$2,474,301 | \$2,455,406 |
| EST POOL PROJECT COSTS | | | \$7,517,801 | \$7,498,906 |
| Est Comm Center Cost | | | \$10,721,513 | \$9,994,076 |
| Total w/ Community Center | | | \$18,239,314 | \$17,492,982 |
| Other Parks Capital Projects | | | \$693,630 | \$693,630 |
| Total Pool/CC/Parks | | | \$18,932,944 | \$18,186,612 |
| Non-Bond Funds Pledged to Date | | | \$8,860,360 | \$8,860,360 |
| Bond Funds Needed | | | \$10,072,584 | \$9,326,252 |

| FIRCREST COMMUNITY CENTER | | | | | |
|-------------------------------------|--------|----------|---------------------|-----------------------|--|
| | | | | Sept. 22, 2020 | |
| | | | Original Budget | Bid Price Budget | |
| ESTIMATED CONSTRUCTION COSTS | | | | | |
| | SF | | | | |
| New Community Center | 14,615 | \$400.27 | \$5,850,000 | \$6,942,000 | |
| Site | | | \$1,915,000 | | |
| | | | | | |
| ESTIMATE CONST. COSTS | | | \$7,765,000 | \$6,942,000 | |
| | | | | | |
| ESTIMATED SOFT COSTS | | | | | |
| A/E | | of ECC | \$757,678 | \$757,678 | |
| FFE | 3.0% | of ECC | \$232,950 | \$208,260 | |
| WSST | 9.9% | of ECC | \$768,735 | \$687,258 | |
| construction contingency | 7.0% | of ECC | \$543,550 | \$694,200 | |
| owner's project manager | | | \$75,000 | \$84,000 | |
| LEED Certification | | | \$118,000 | \$118,000 | |
| traffic impact fees | | | \$0 | \$0 | |
| utility re-connection fees | | | \$150,000 | \$150,000 | |
| testing | 1.0% | of ECC | \$77,650 | \$69,420 | |
| permits/inspections | 3.0% | of ECC | \$232,950 | \$208,260 | |
| Other | | | | \$75,000 | |
| EST SOFT COSTS | | | \$2,956,513 | \$3,052,076 | |
| | | | | | |
| EST PROJECT COSTS | | | \$10,721,513 | \$9,994,076 | |
| POOL AND COMM CENTER | | | \$18,239,314 | \$17,492,982 | |
| | | | | | |

Proposed Parks Projects under the Bond

| | | |
|---|------------------|---|
| Whittier Tennis Courts | \$25,462 | Completed and Spent |
| Playground Equipment | \$60,580 | Completed and Spent |
| Whittier Irrigation | \$73,368 | Completed and Spent |
| New Electrical Panels | \$9,220 | Completed and Spent |
| Lighting and Field Turf Improvements at Fircrest Park | \$350,000 | This is a 2018 estimate. It is for Fircrest Park. This is a project we would like to do in conjunction with finishing the Community Center while the field is already torn up from being a construction site. Our RCO Grant application includes Lighting and Field Turf Improvements at Fircrest Park for a total of \$317,030. |
| Whittier Park Ballfield Adjustment | \$20,000 | This is a placeholder estimate. It is likely that we don't need \$20,000 if we are going to leave the field alone for now, or if we want to master plan Whittier Park prior to making any changes. This is now our adult field for softball. The current location is not very spectator-friendly. |
| Whittier Restroom Renovation | \$30,000 | This is a current estimate. Again, we need to look at this project from the context of potentially master planning Whittier Park. |
| Fircrest Tennis Courts | \$32,000 | Our RCO Grant application for the Tennis Courts is for \$32,000. The City's portion would be \$8,000 to \$16,000. |
| Fircrest Storage Garage | \$35,000 | Old Estimate. We need to redetermine what is needed/wanted. Maintenance staff still believe this building could be redone on the same slab of concrete for about \$35,000. The question continues to come up whether we need to include bathrooms at this location now that we have included bathrooms on the park side of the pool house. |
| Paved Paths at Fircrest Park | \$58,000 | PROS Plan estimate. This is another project where we need to determine what is wanted now vs. when the PROS Plan was adopted. The PROS Plan identifies walkways to and around the ballfields and the playground, as well as to the Community Center. With the new layout of the site, the walkways to the Community Center are essentially taken care of, but there is still a need for walkways otherwise. \$58,000 may be a low estimate depending on what we want. |
| Parks Projects TOTAL | \$693,630 | |

Remaining \$255,000