

NORTH WATERFRONT PARK

CITY COUNCIL DESIGN DEVELOPMENT UPDATE

HARGREAVES JONES

SAGE + COOMBE ARCHITECTS // OAP P.C. // STEWART // ANDREW CONSULTING ENGINEERS
SOIL + ENVIRONMENTAL CONSULTANTS // EAGLE RESOURCES GROUP
CHEATHAM + ASSOCIATES // TILLOTSON DESIGN ASSOCIATES // DELTA FOUNTAINS

November 5, 2018

AGENDA

- 01** Aspirational Vision Plan
- 02** Value Analysis
- 03** Signature Park
- 04** Next Steps

AGENDA

01 Aspirational Vision Plan

02 Value Analysis

03 Signature Park

04 Next Steps

ASPIRATIONAL VISION PLAN

- 1 Great Lawn
- 2 Performance Stage + Lawn
- 3 Riverfront Lawn
- 4 Urban Gardens
- 5 Water Feature + Terraces
- 6 Play Area
- 7 Coastal Landscape
- 8 Festival Promenade + Plaza
- 9 Old Front Street Connection
- 10 Riverwalk Access
- 11 Boat Access
- 12 Public Art
- 13 Park Office / Restrooms
- 14 Shade Structure
- 15 Cooking Kitchen
- 16 Box Office
- 17 Follow Spots





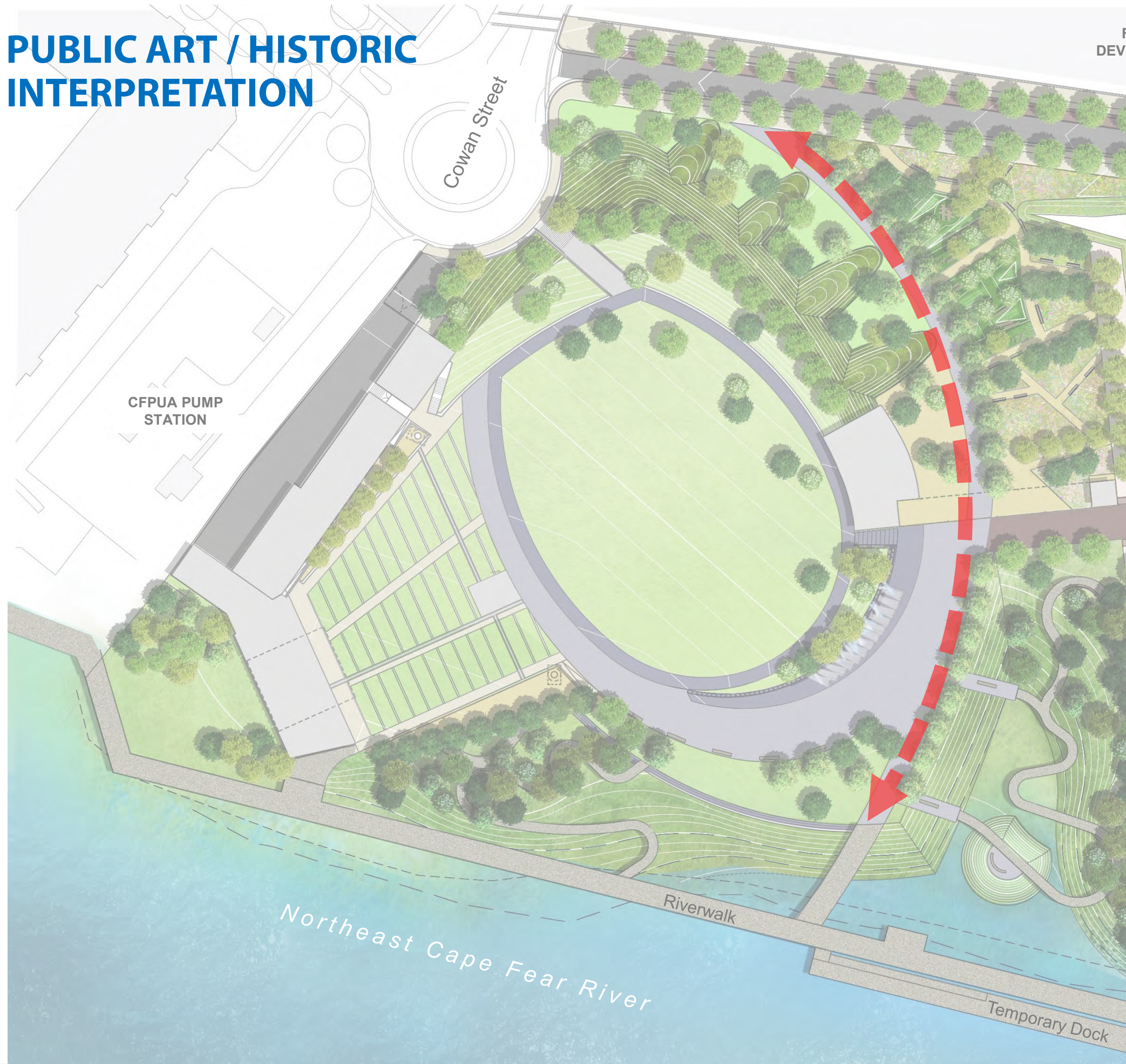








PUBLIC ART / HISTORIC INTERPRETATION



FUTURE DEVELOPMENT



FUTURE



ASPIRATIONAL VISION PLAN



\$25,373,085

AGENDA

01 Aspirational Vision Plan

02 Value Analysis

03 Signature Park

04 Next Steps

NORTH WATERFRONT MASTER PLAN

Elected Officials



City Manager



Mayor Bill Saffo

Area Employees



Civic Groups



Community Members

Event Promoters



City Staff

Landscape Architects



Business Leaders

Downtown Residents

Public Input Survey Results: Top 10 Park Elements

- 1 Greenspace/Lawn
- 2 Performance Space
- 3 Gardens
- 4 Water Feature
- 5 Playground
- 6 Natural Area
- 7 Shade/Trees
- 8 Festival space
- 9 River Access
- 10 Art

A large public open house was held in May of 2014 to capture ideas and concerns about the future park.

VALUE ANALYSIS

FUTURE PHASE

QUALITY REDUCTION

ELIMINATE

			NO	Design Element	Change	VE Savings
	Orange		1	CENTRAL PLAZA / ARCING PATH	Concrete Unit ILO Stone Unit	\$2,017,785
	Orange		2	PARK SUPPORT BLDG	Modify + Future Phase	\$1,598,737
	Green		3	WATER FOUNTAIN + TERRACES	Future Phase + Modify	\$1,520,002
	Orange		4	COASTAL LANDSCAPE	Modify	\$1,268,728
	Orange		5	STAGE	Reduce Size + Materials	\$803,845
	Green		6	FLOATING DOCK	Future Phase	\$269,096
	Green		7	FOLLOW SPOTS	Future Phase	\$250,000
		Red	8	GREAT LAWN SEAT WALL	Eliminate	\$236,000
	Green		9	SOUTHERN BOARDWALK	Future Phase	\$213,561
	Green		10	MOVABLE FURNITURE	Future Phase (10 Café Sets Only)	\$211,720
	Orange		11	PLANTING	Modify: Reduce Size / Spacing	\$207,500
	Orange		12	RIVERFRONT STEPS	Modify: Concrete Paving ILO Stone Unit	\$207,000
		Red	13	OLD FRONT ST RETAINING WALL	Eliminate	\$200,000
	Green		14	URBAN GARDENS	Future Phase	\$190,000
	Green	Orange	15	PLAY AREA	Modify + Future Phase	\$155,338
	Green		16	FIXED FURNITURE	Future Phase (Reduce by 20%)	\$52,742
	Orange		17	COWAN ST WALL	Modify: Concrete ILO Corten Steel	\$38,220
	Orange		18	FLUSH CURB	Modify: Concrete ILO Stone	\$30,000

OVER \$2,000,000

\$1,000,000 to \$2,000,000

\$100,000 to \$1,000,000

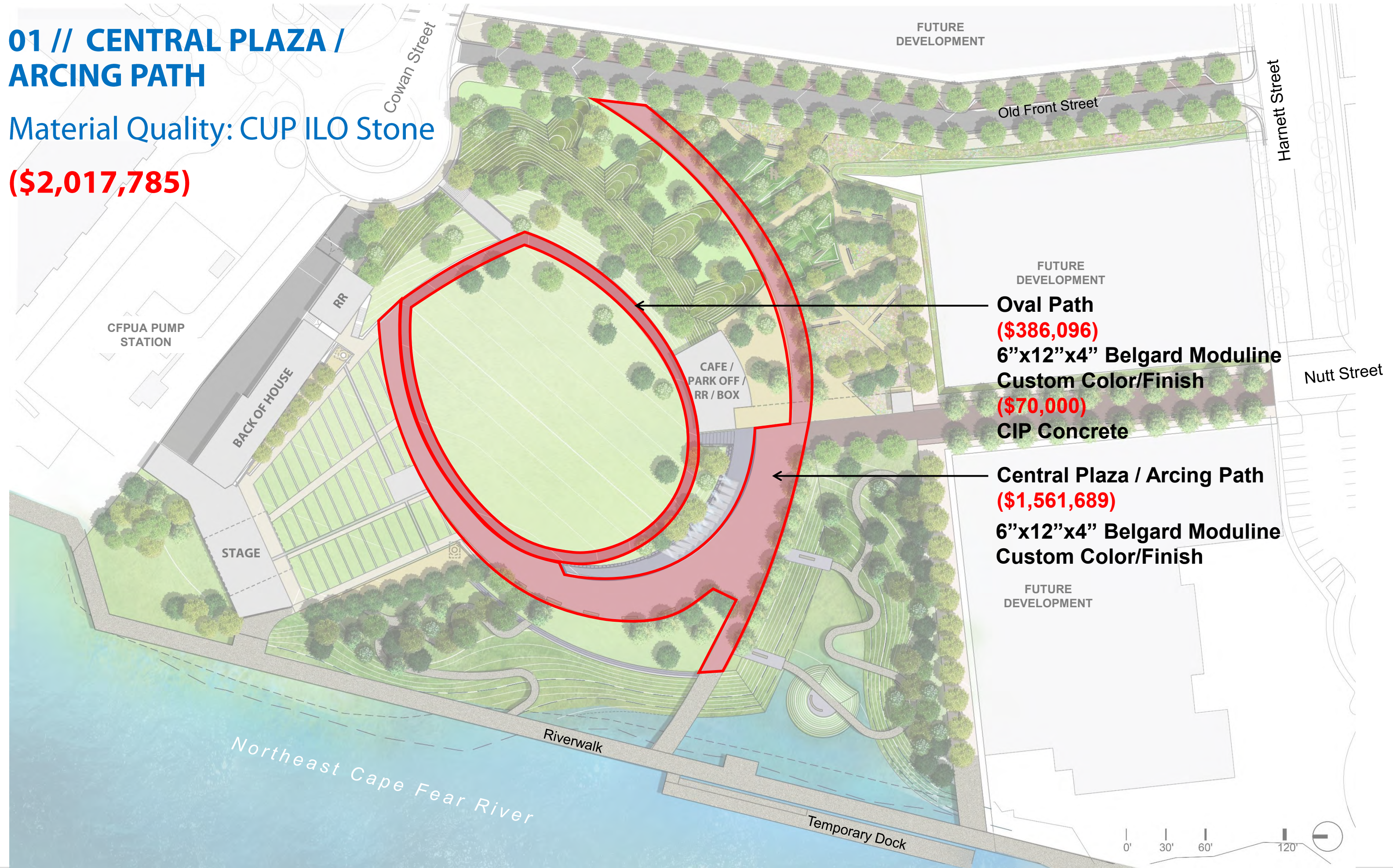
UNDER \$100,000

\$9,470,247

01 // CENTRAL PLAZA / ARCING PATH

Material Quality: CUP ILO Stone

(\$2,017,785)



Oval Path
(\$386,096)
6"x12"x4" Belgard Moduline
Custom Color/Finish
(\$70,000)
CIP Concrete

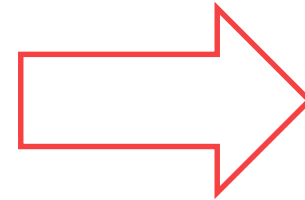
Central Plaza / Arcing Path
(\$1,561,689)
6"x12"x4" Belgard Moduline
Custom Color/Finish

CENTRAL PLAZA / ARCING PATH

STONE UNIT PAVING



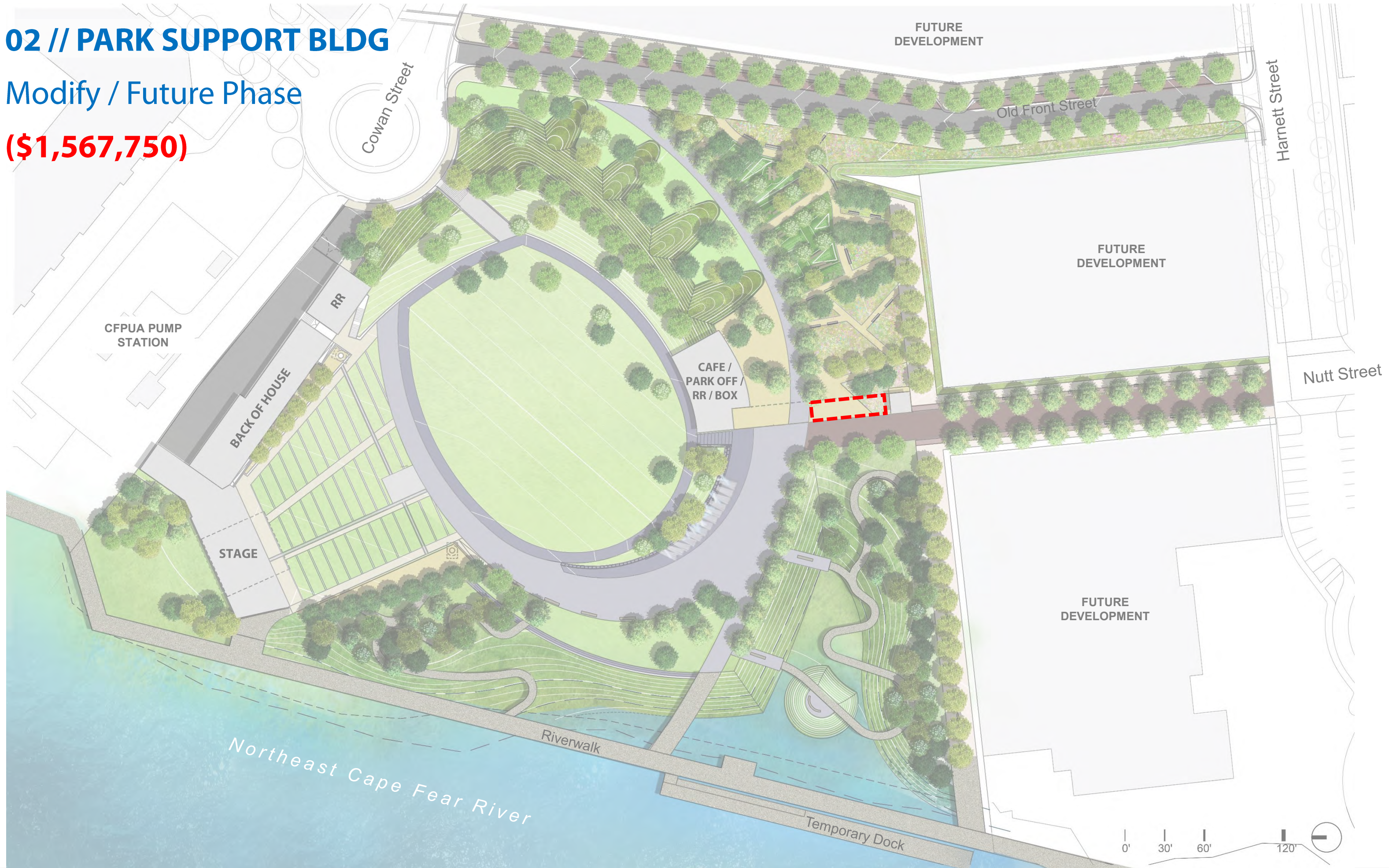
CONCRETE UNIT PAVING



02 // PARK SUPPORT BLDG

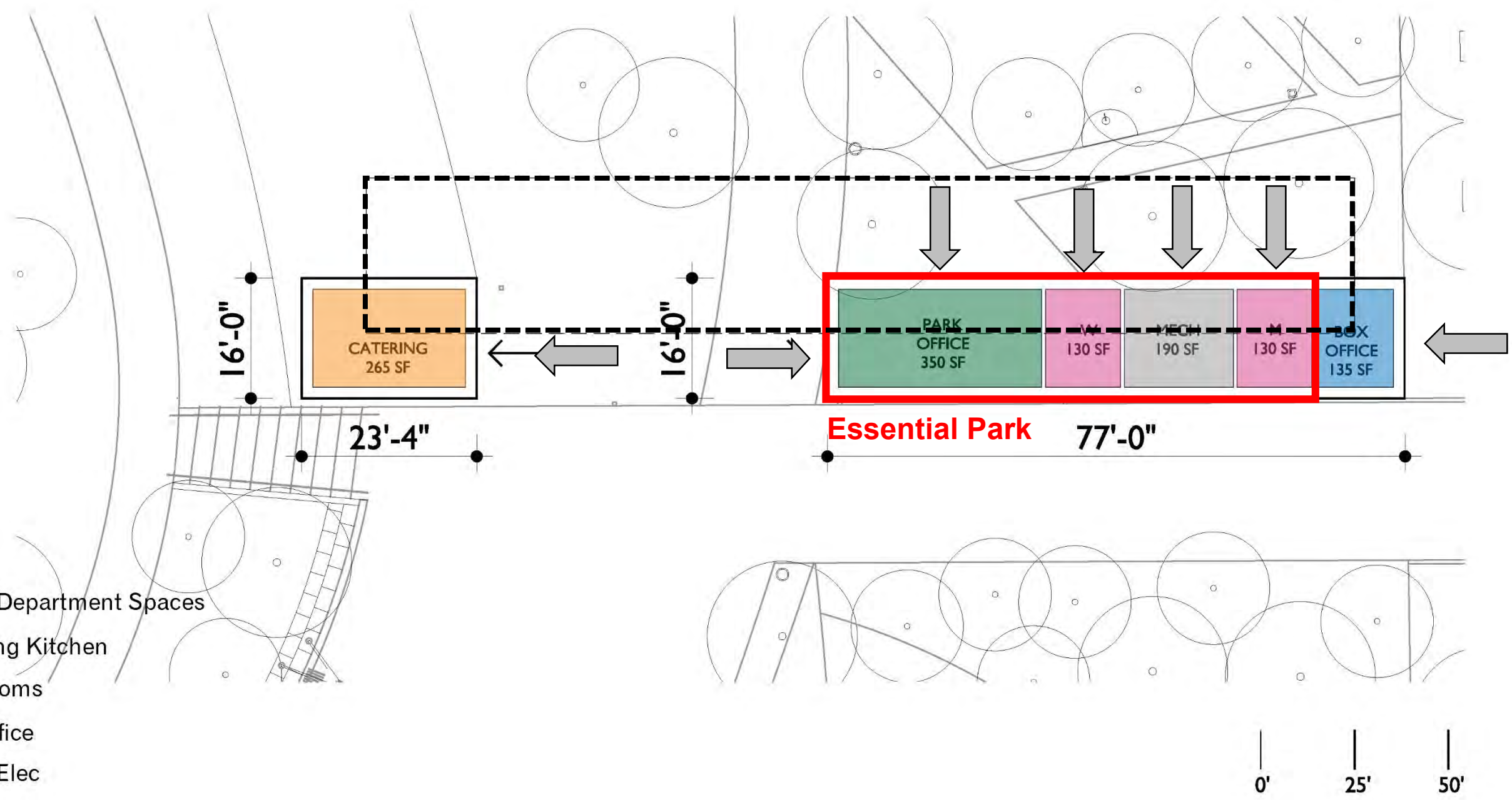
Modify / Future Phase

(\$1,567,750)



PARK SUPPORT BUILDING

PROGRAM	AREA
PARK OFFICE	350
WOMEN'S LAV	130
MEN'S LAV	130
FAMILY LAV	-
CATERING KITCHEN	365
FOUNTAIN EQUIPMENT	-
MECHANICAL/ELEC.	190
AREAWAY	-
CORRIDOR	-
BOX OFFICE	135
TOTAL	1,600 GSF



LEGEND

- Parks Department Spaces
- Catering Kitchen
- Restrooms
- Box Office
- Mech/Elec

PARK SUPPORT BUILDING

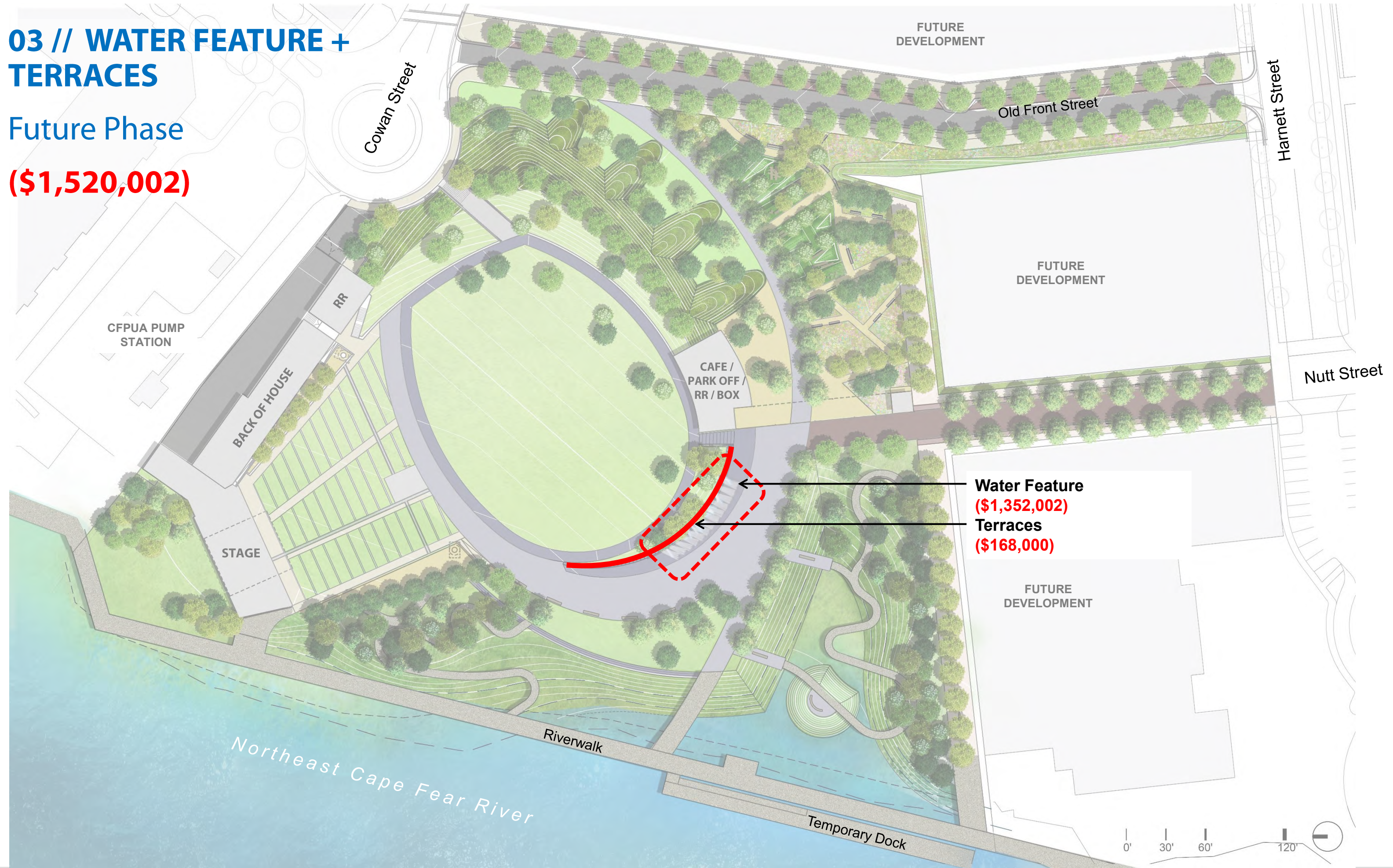
**Trees not shown for clarity*



03 // WATER FEATURE + TERRACES

Future Phase

(\$1,520,002)



Water Feature
(\$1,352,002)
Terraces
(\$168,000)

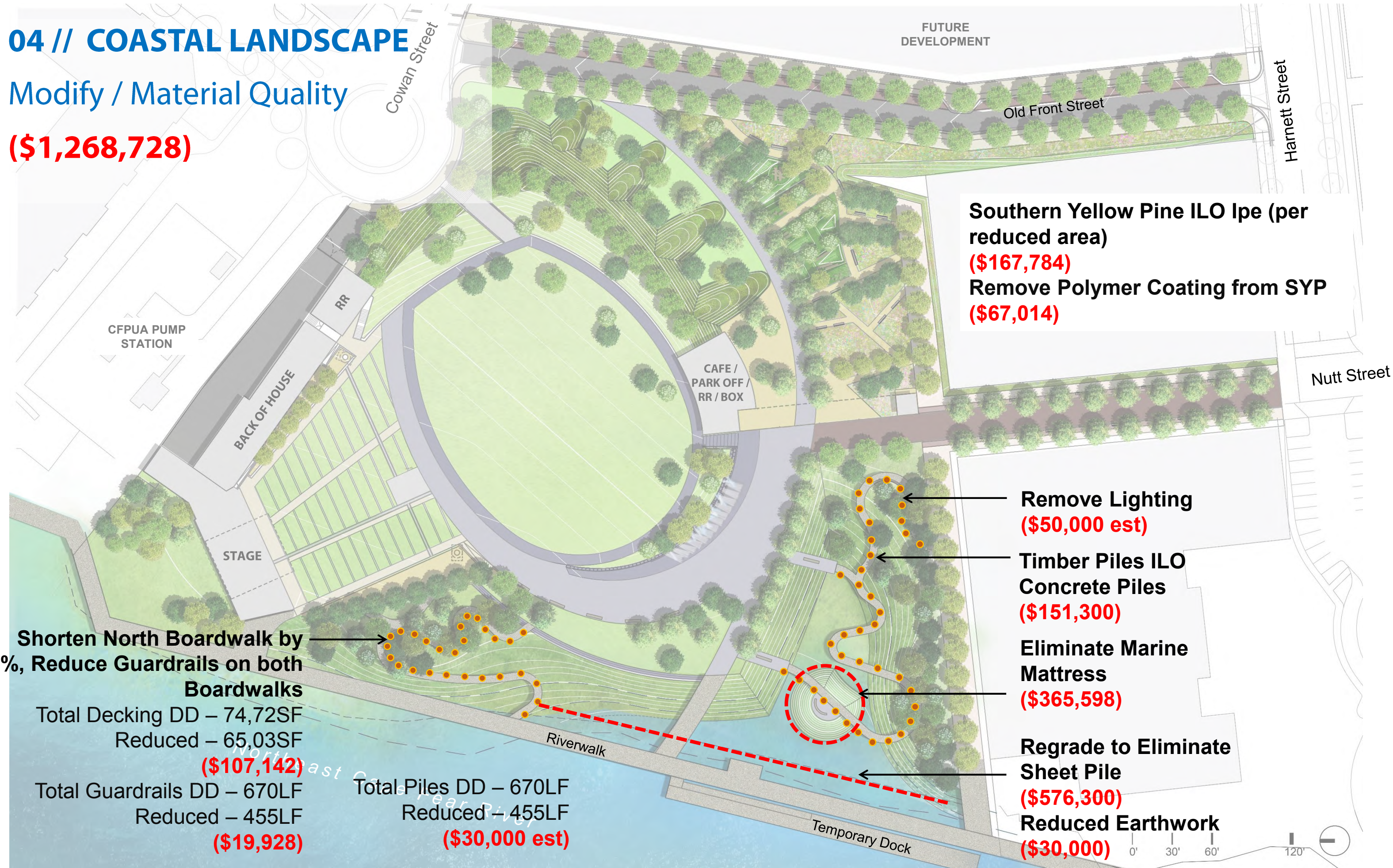
WATER FEATURE + TERRACES



04 // COASTAL LANDSCAPE

Modify / Material Quality

(\$1,268,728)



Southern Yellow Pine ILO Ipe (per reduced area)
(\$167,784)
Remove Polymer Coating from SYP
(\$67,014)

Remove Lighting
(\$50,000 est)

Timber Piles ILO Concrete Piles
(\$151,300)

Eliminate Marine Mattress
(\$365,598)

Regrade to Eliminate Sheet Pile
(\$576,300)

Reduced Earthwork
(\$30,000)

Shorten North Boardwalk by 40%, Reduce Guardrails on both Boardwalks

Total Decking DD – 74,72SF
 Reduced – 65,03SF
(\$107,142)

Total Guardrails DD – 670LF
 Reduced – 455LF
(\$19,928)

Total Piles DD – 670LF
 Reduced – 455LF
(\$30,000 est)

COASTAL LANDSCAPE

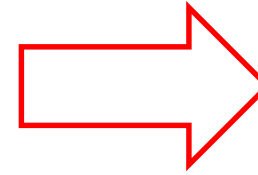


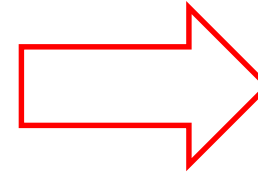
05 // STAGE

Modify / Material Quality

(\$803,845)







Eliminate wood detailing / skylights

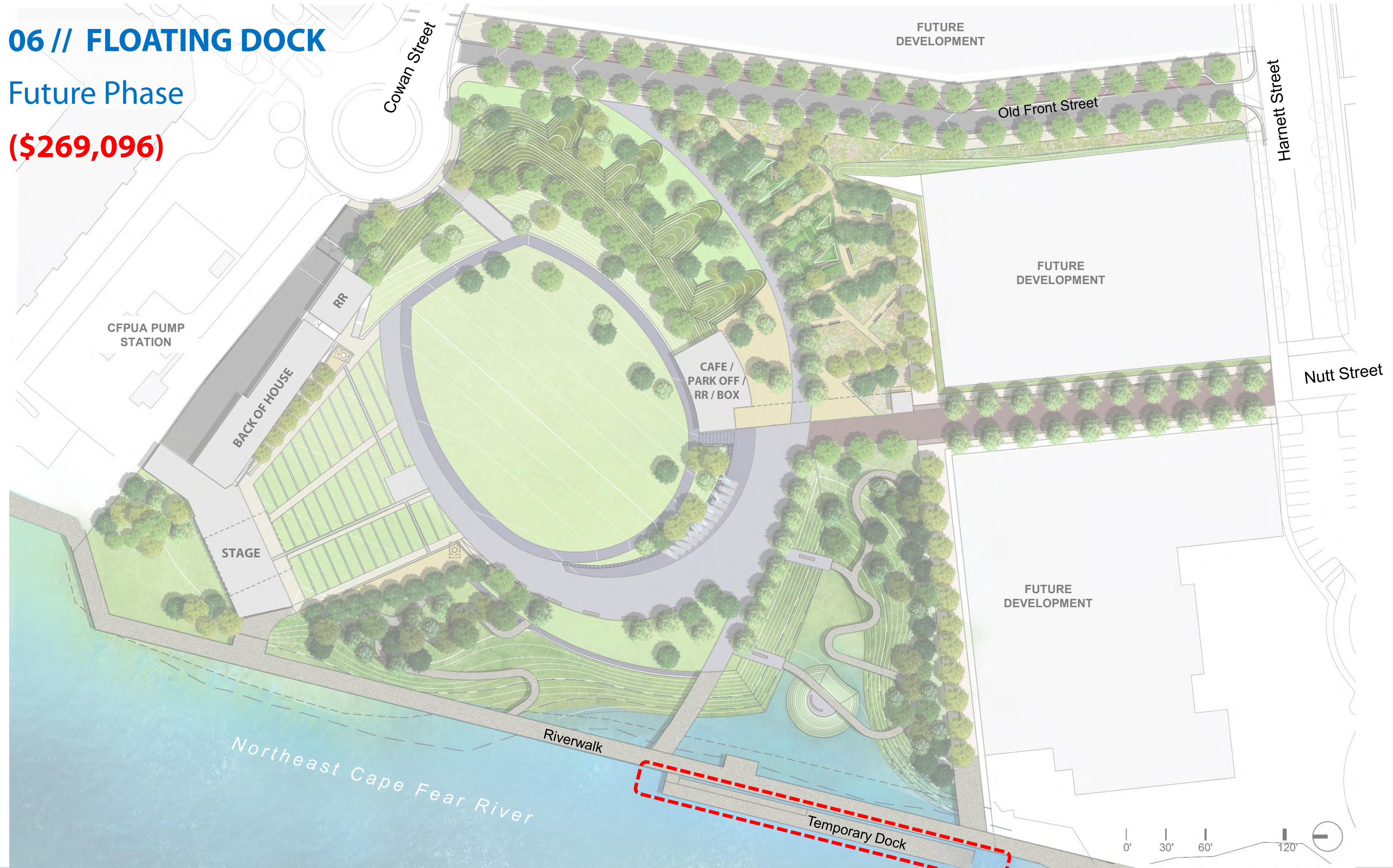
3-Bay Economical Steel Structure



06 // FLOATING DOCK

Future Phase

(\$269,096)



07 // FOLLOW SPOTS

Future Phase

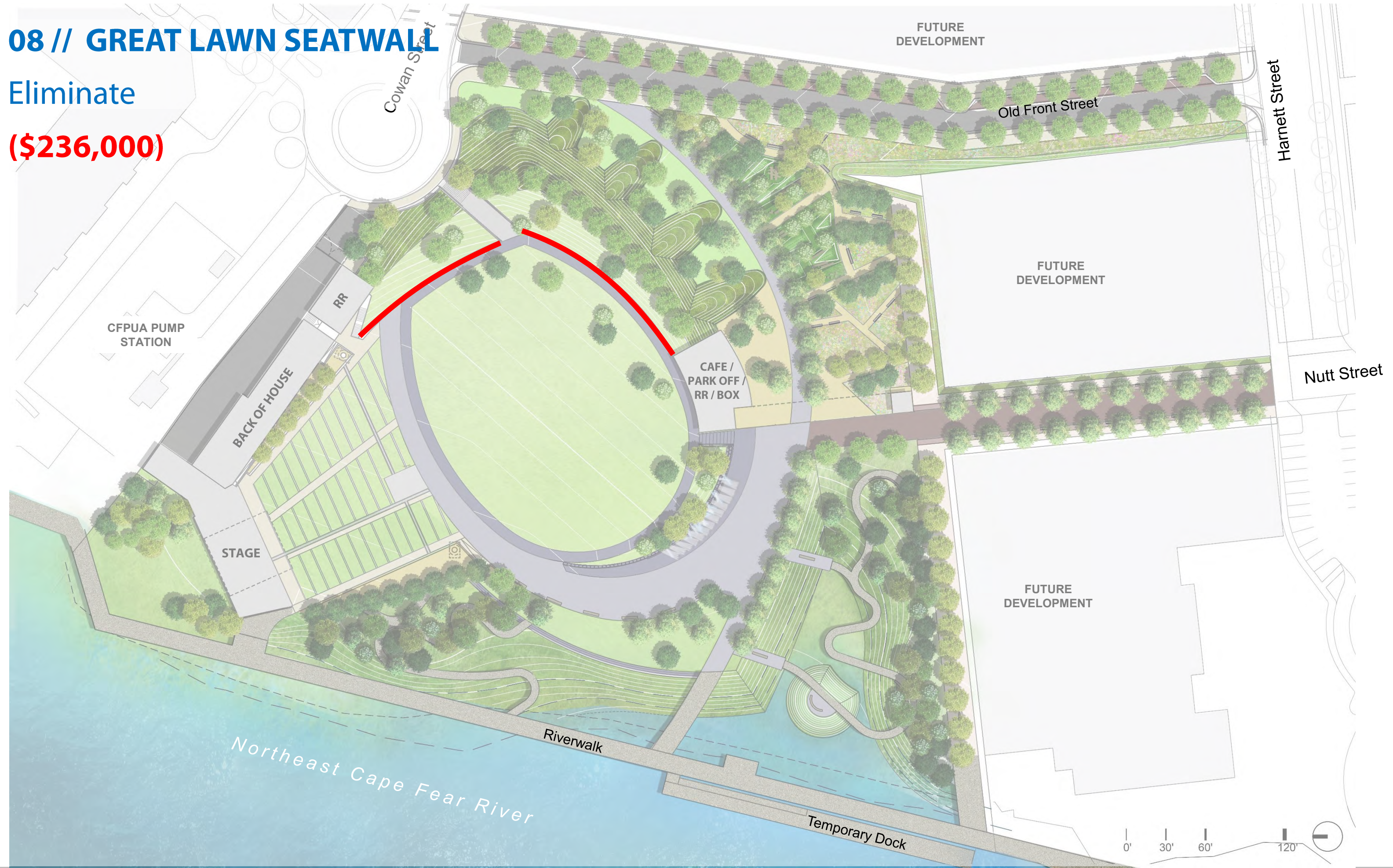
(\$250,000)



08 // GREAT LAWN SEATWALL

Eliminate

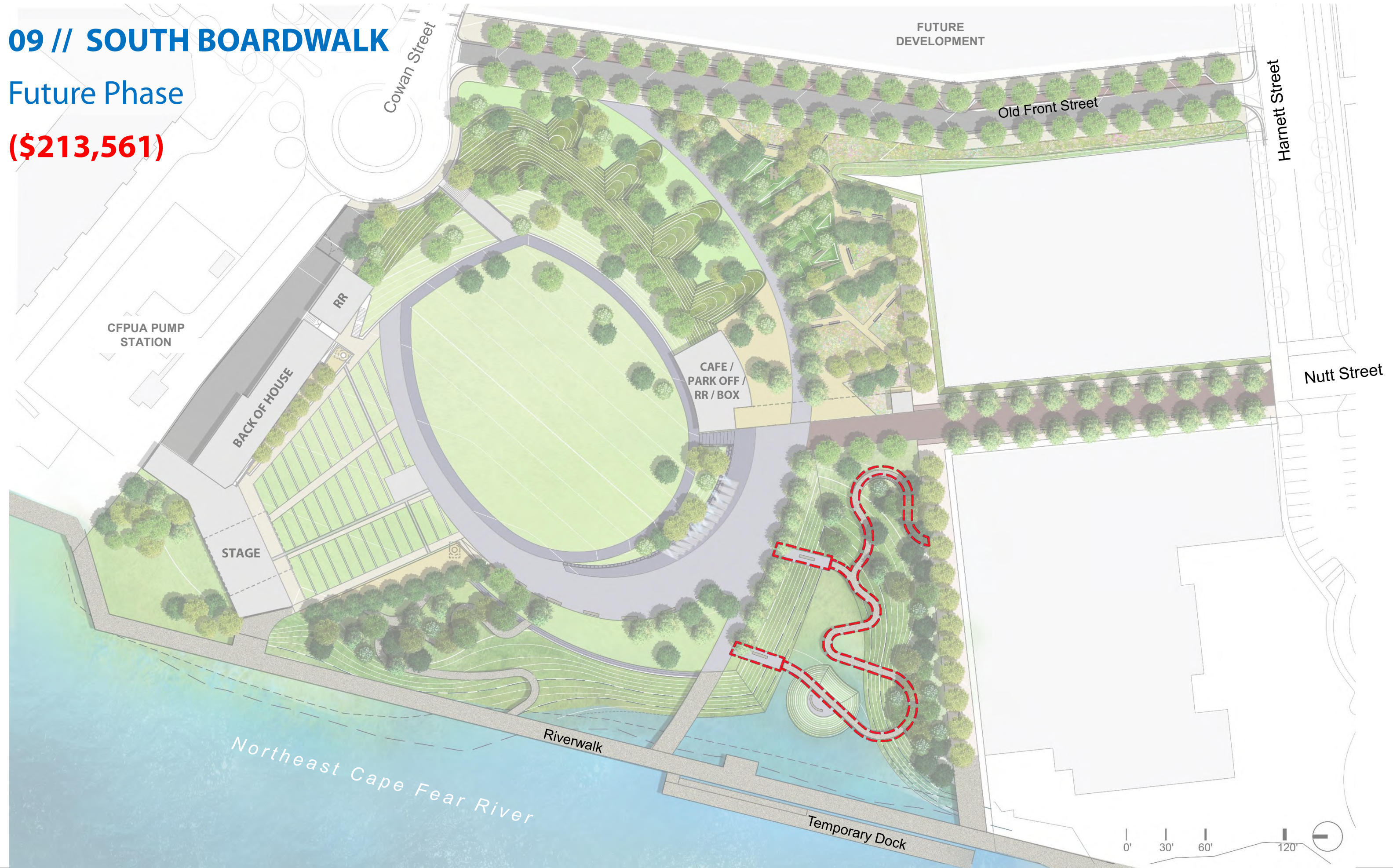
(\$236,000)



09 // SOUTH BOARDWALK

Future Phase

(\$213,561)



10 // MOVABLE FURNITURE

Future Phase

(\$211,720)



MOVABLE UMBRELLA
Remove All
(\$136,407.80)



MOVABLE LAWN CHAIRS
Remove All
(\$30,853.80)

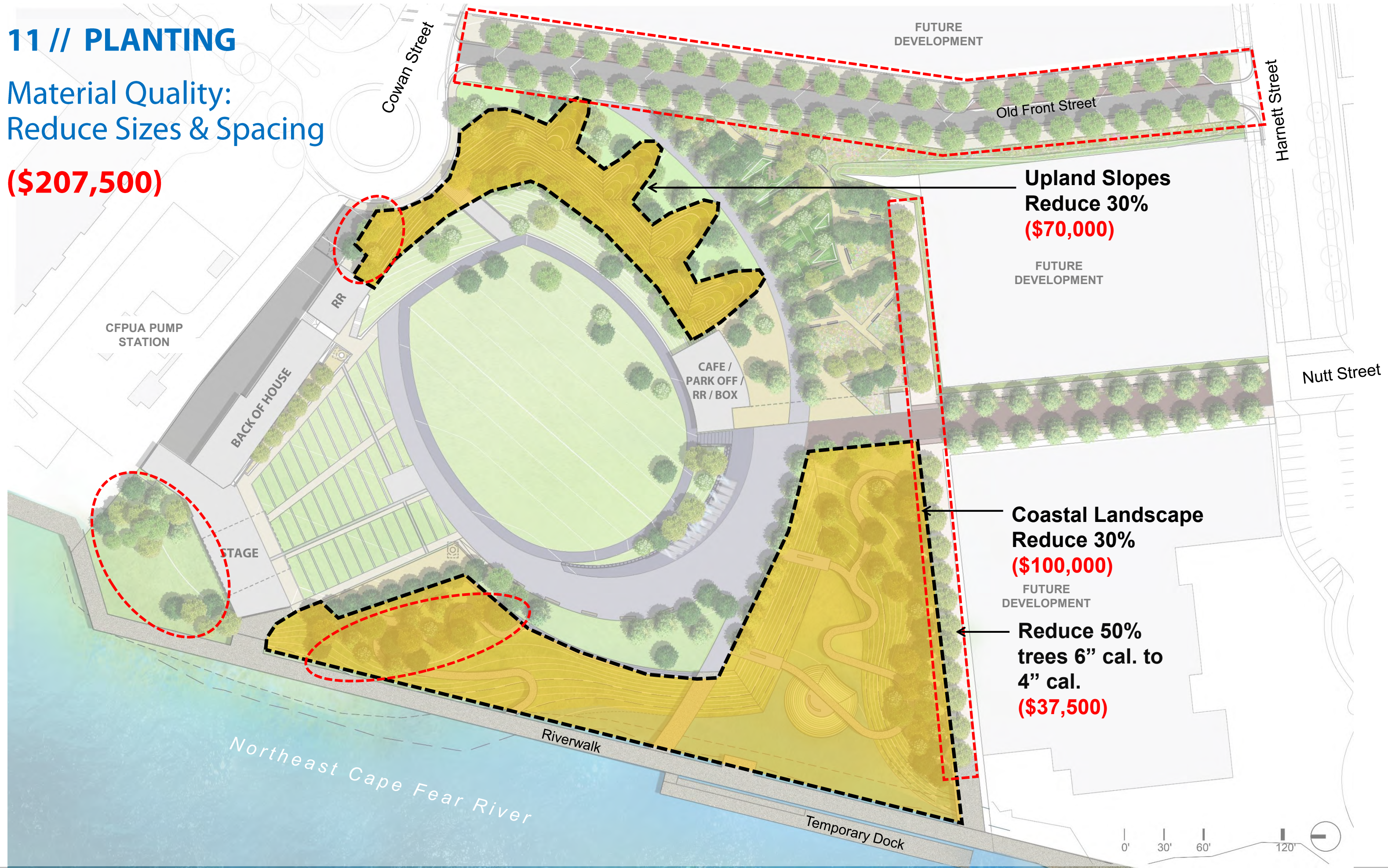


MOVABLE CAFÉ TABLES / CHAIRS
30 reduce to 10
(\$44,459.00)

11 // PLANTING

Material Quality:
Reduce Sizes & Spacing

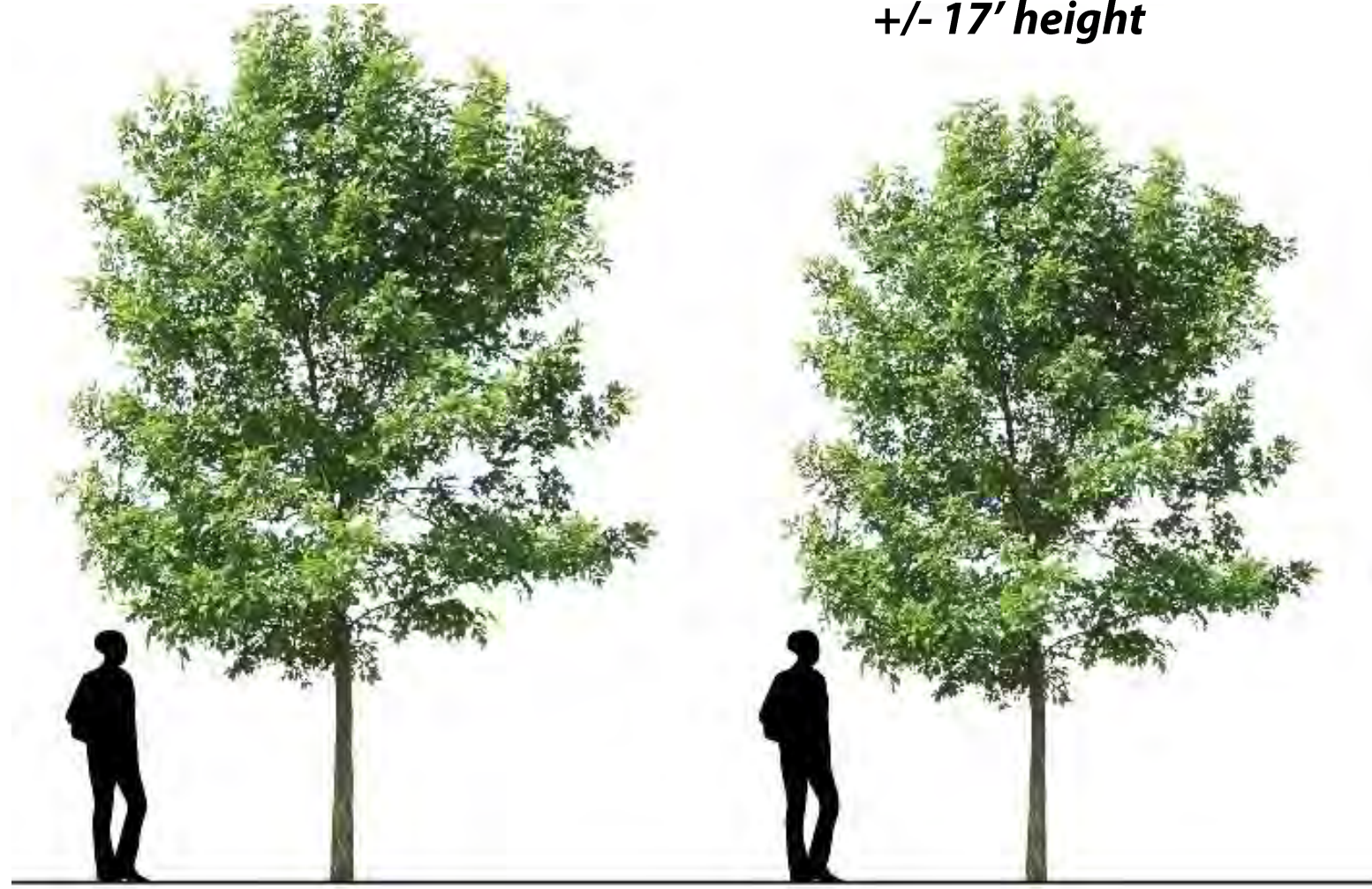
(\$207,500)



TREES

+/- 19' height

+/- 17' height



6"

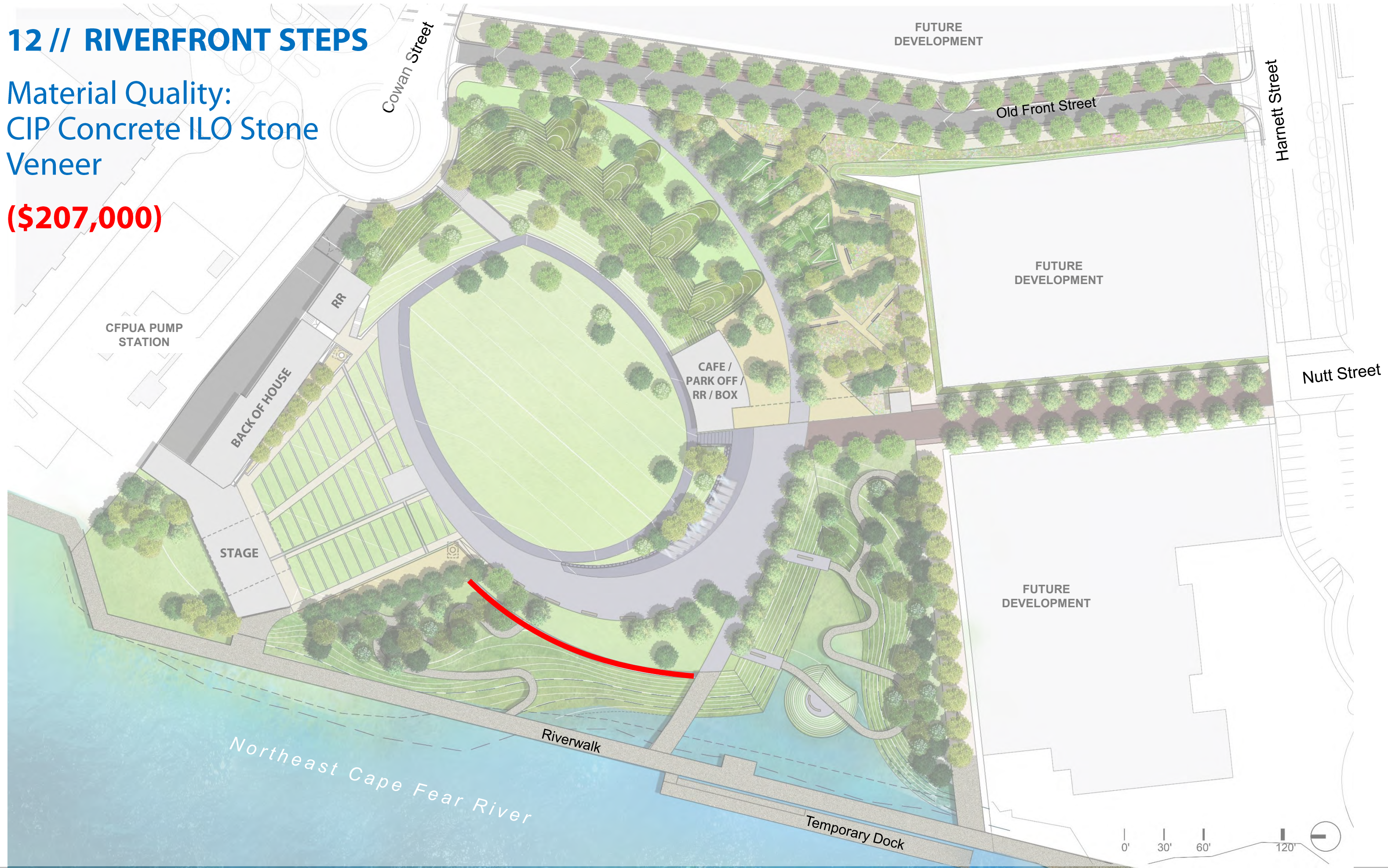
reduce to

4"

12 // RIVERFRONT STEPS

Material Quality:
CIP Concrete ILO Stone
Veneer

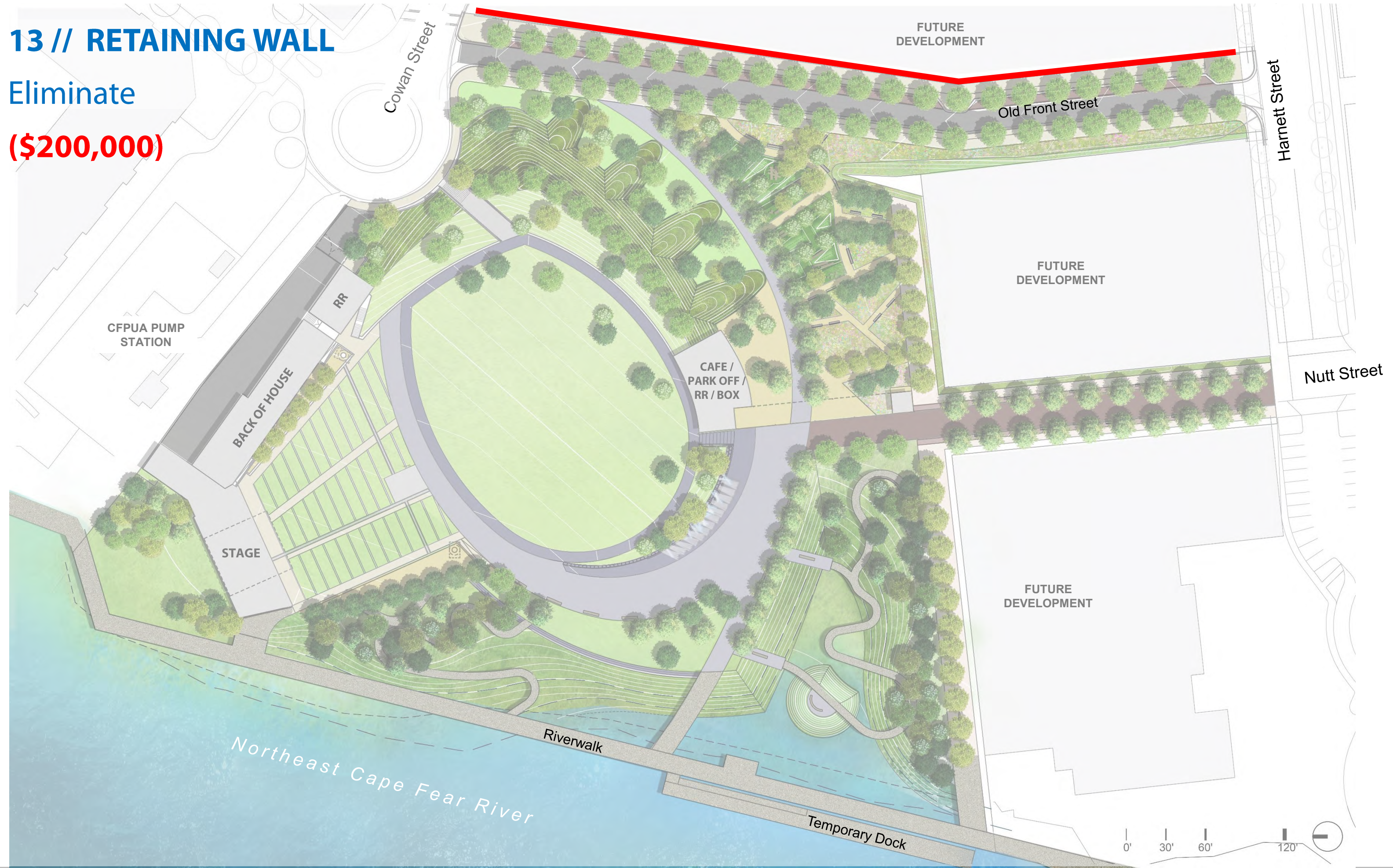
(\$207,000)



13 // RETAINING WALL

Eliminate

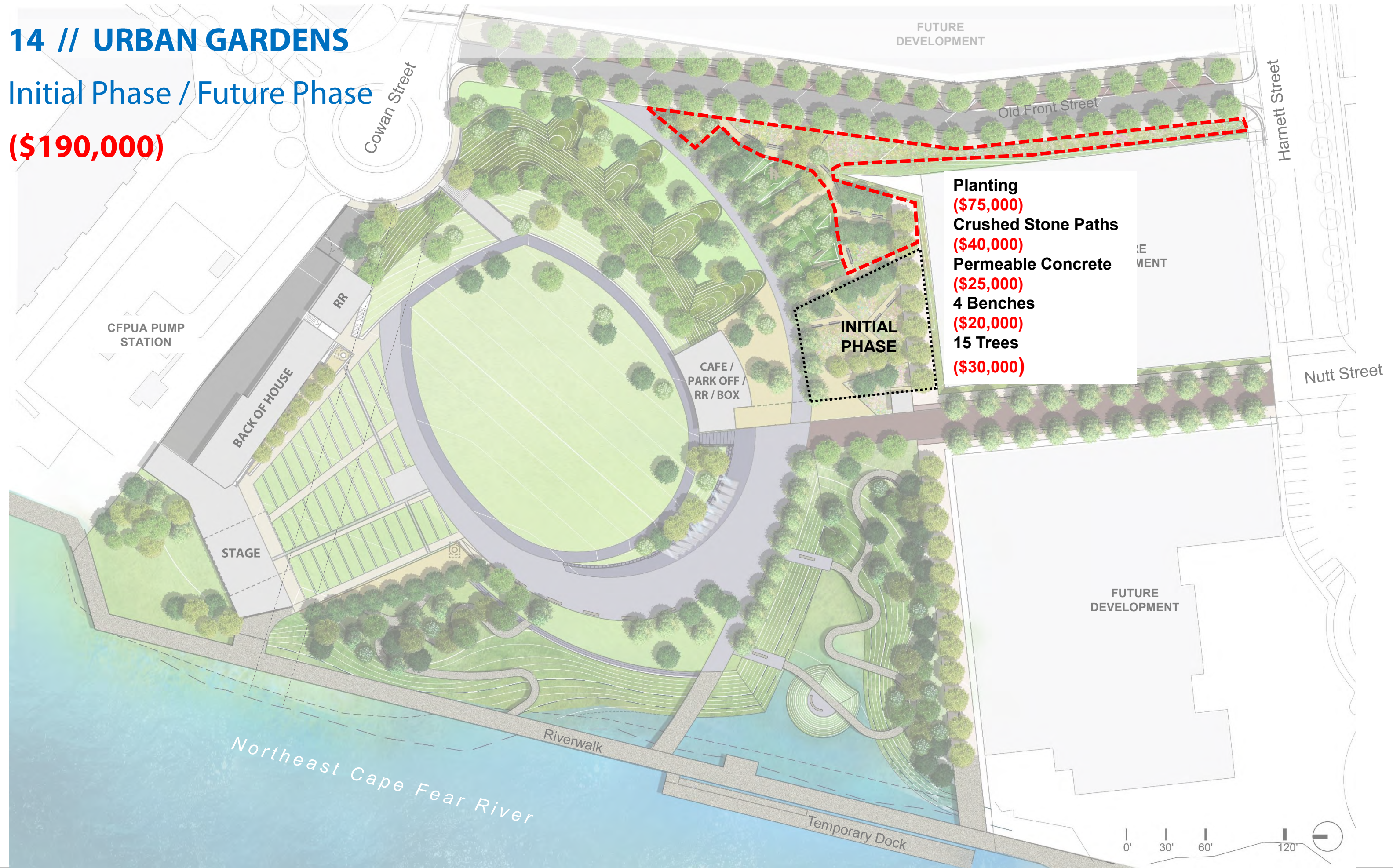
(\$200,000)



14 // URBAN GARDENS

Initial Phase / Future Phase

(\$190,000)

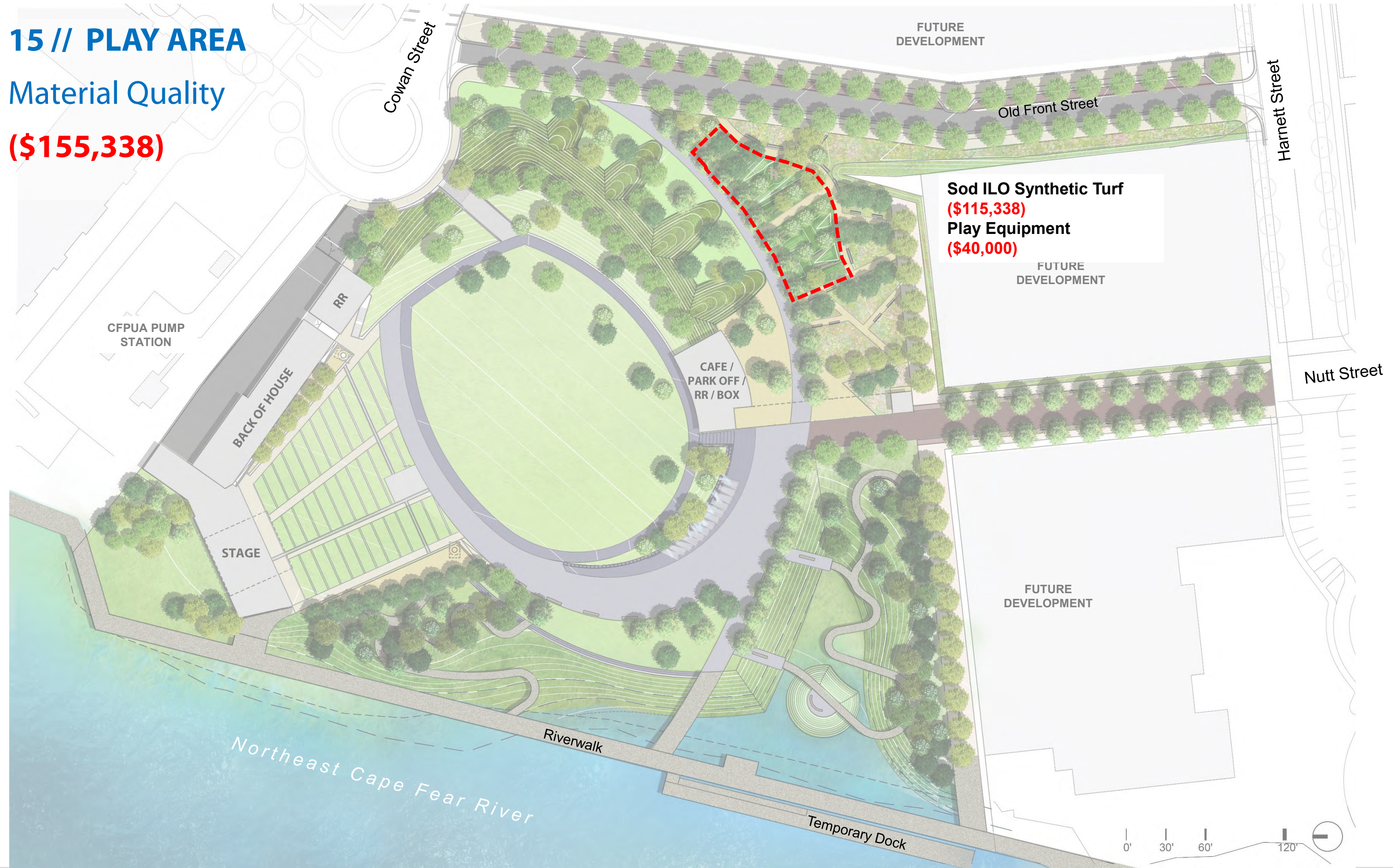


- Planting (\$75,000)
- Crushed Stone Paths (\$40,000)
- Permeable Concrete (\$25,000)
- 4 Benches (\$20,000)
- 15 Trees (\$30,000)

15 // PLAY AREA

Material Quality

(\$155,338)

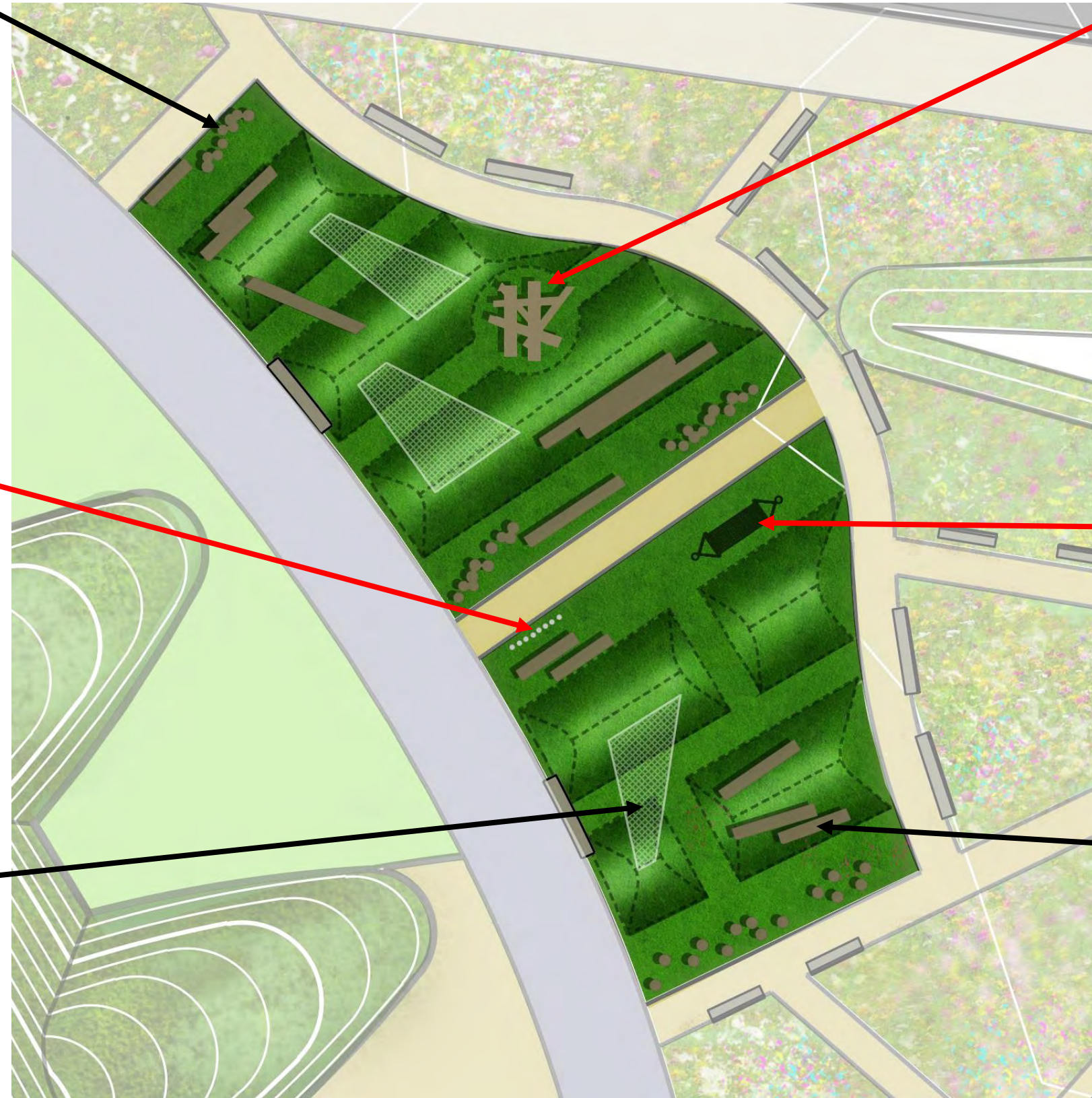


Sod ILO Synthetic Turf (\$115,338)
Play Equipment (\$40,000)

PLAY AREA



Nature's Instruments Chime Fence NI-PG-404-01 (Hamilton, Ontario)



EarthScape (Wallenstein, Ontario)



Columbia Cascade Play Hammock 4500-024 (Portland, Oregon)



Landscape Structures Custom Installation (Delano, Minnesota)

PLAY AREA MATERIAL OPTIONS



Synthetic Turf (Current Design)



Rubberized Surface

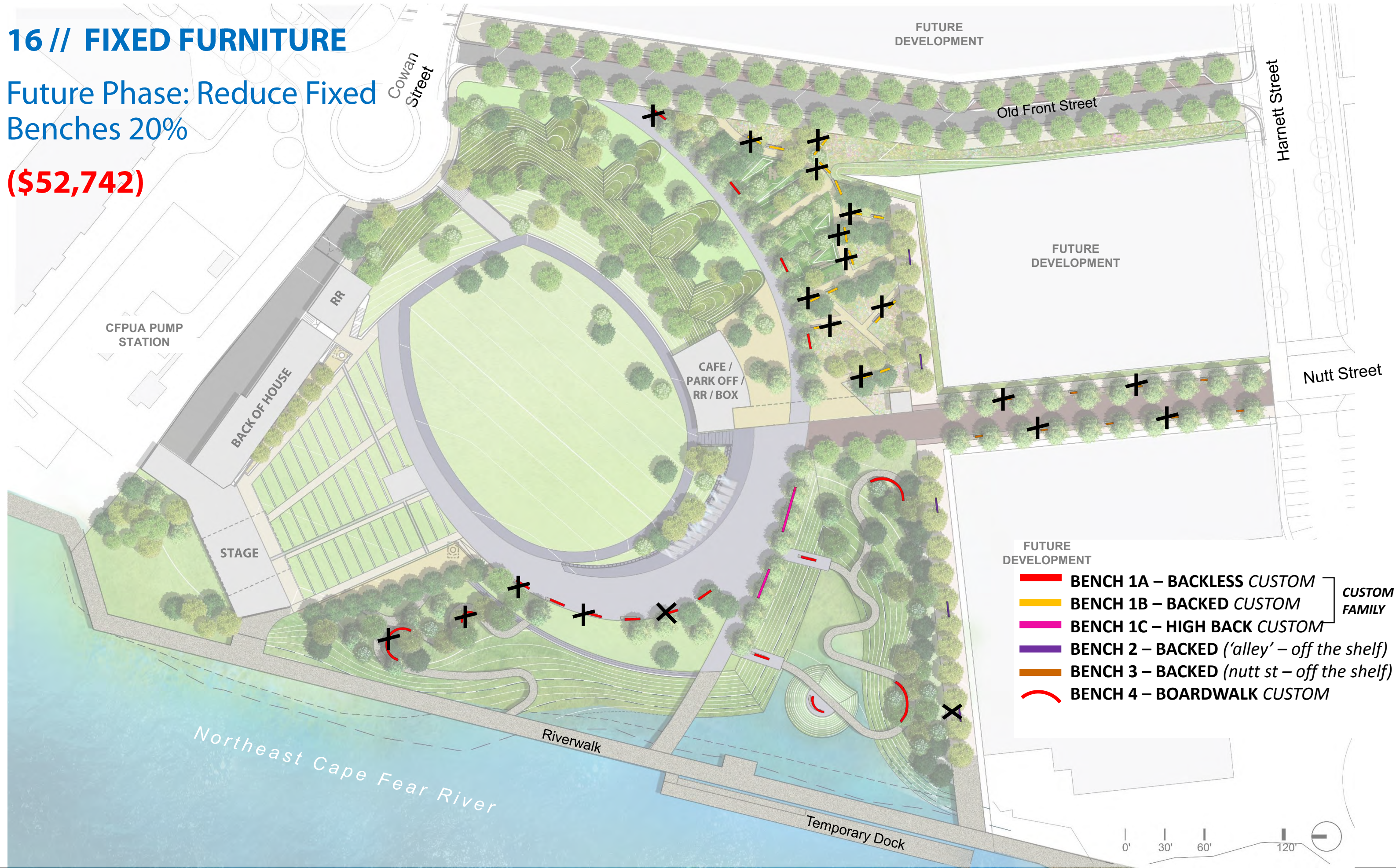


Regular Turf

16 // FIXED FURNITURE

Future Phase: Reduce Fixed Benches 20%

(\$52,742)



FIXED BENCHES

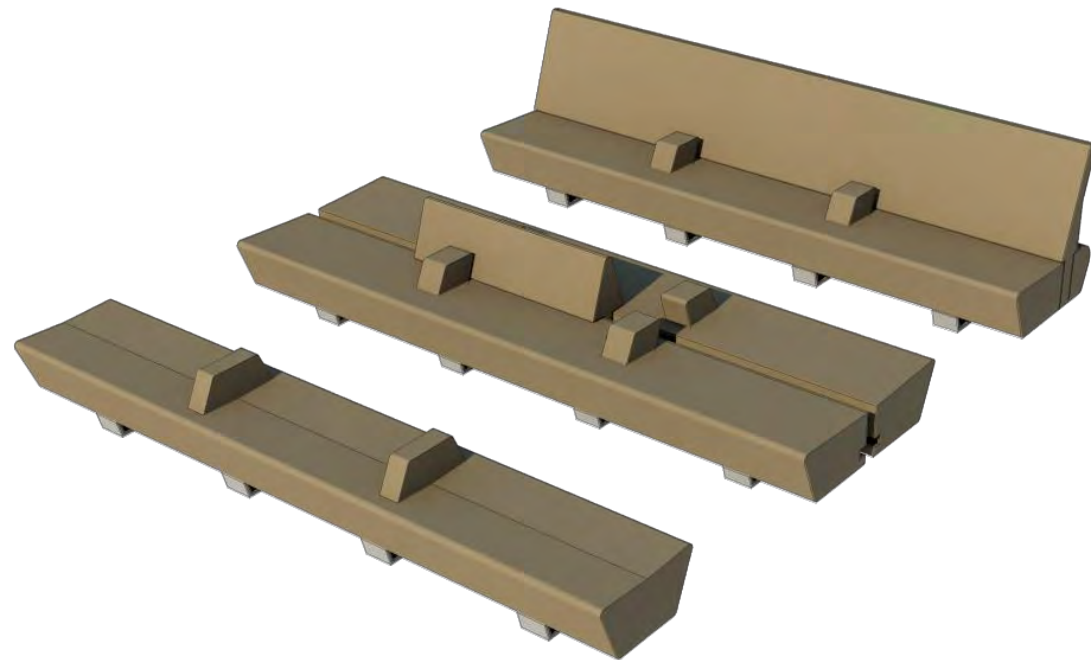
BENCH 1 / 2 / 3

Custom Family Opt. A



BENCH 1 / 2 / 3

Custom Family Opt. B



BENCH 4



*manufacture: vestre
model: kong backed / backless bench w/ armrest*

BENCH 5

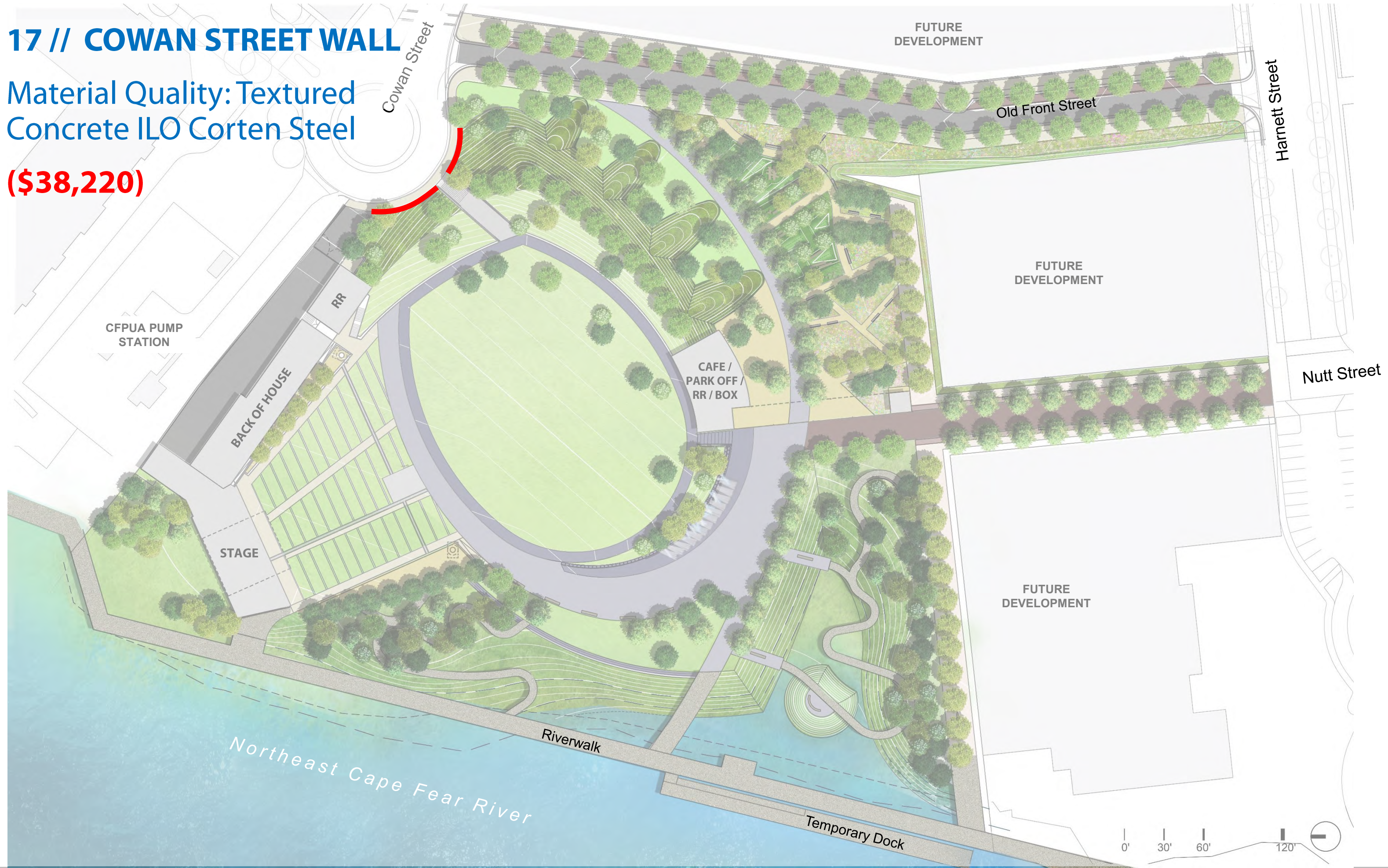


*manufacturer: forms and surfaces
model: knight w/ armrest*

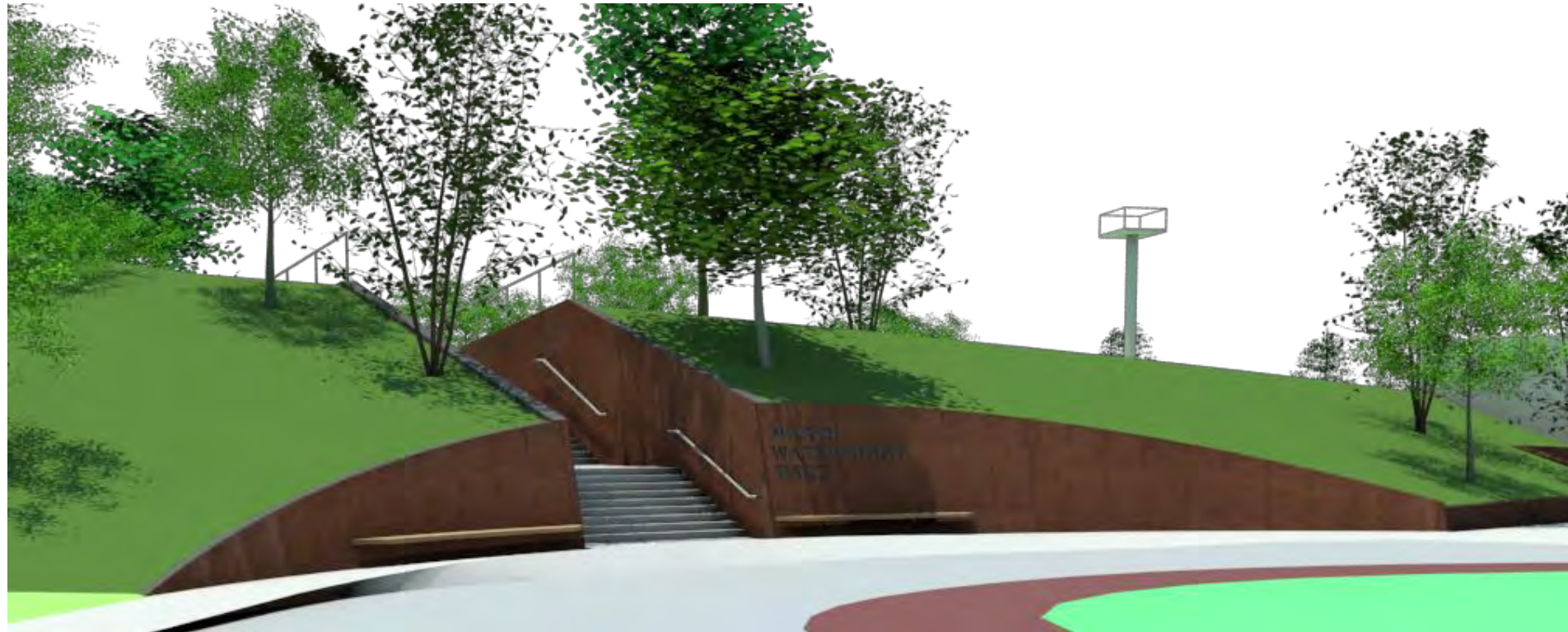
17 // COWAN STREET WALL

Material Quality: Textured Concrete ILO Corten Steel

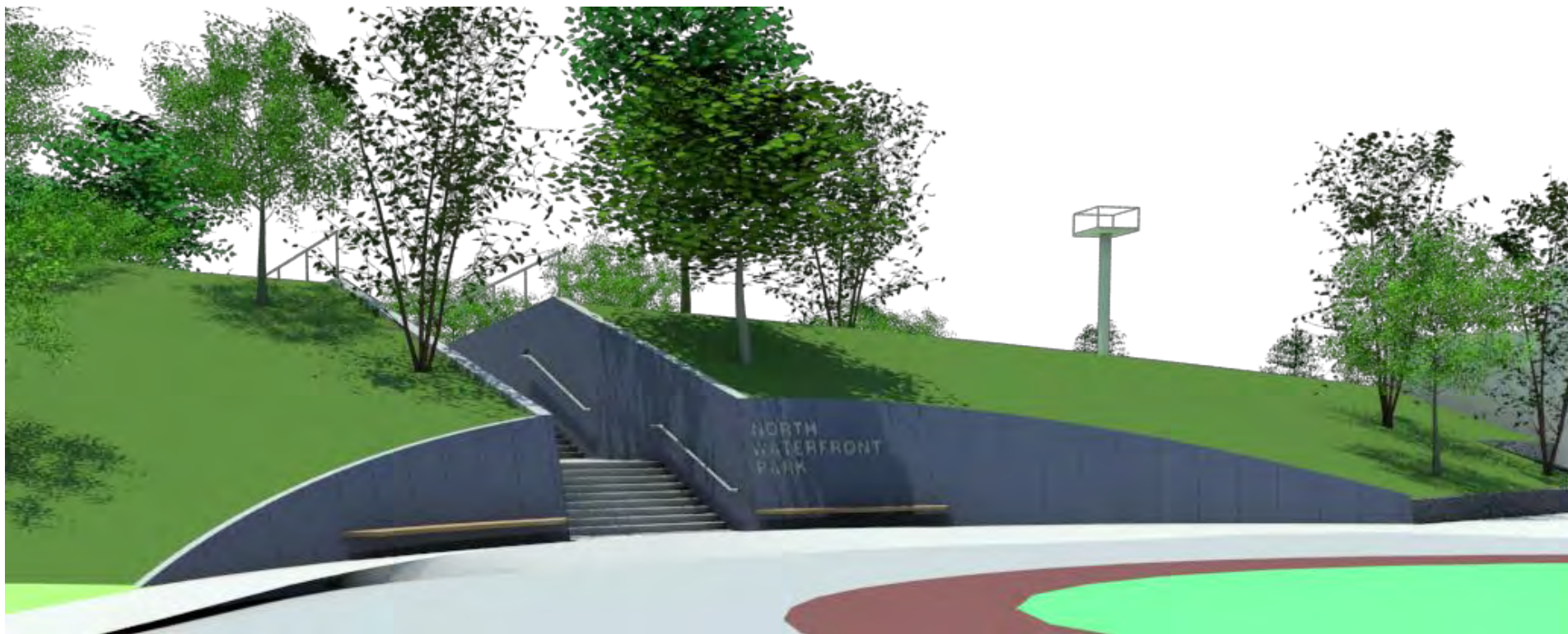
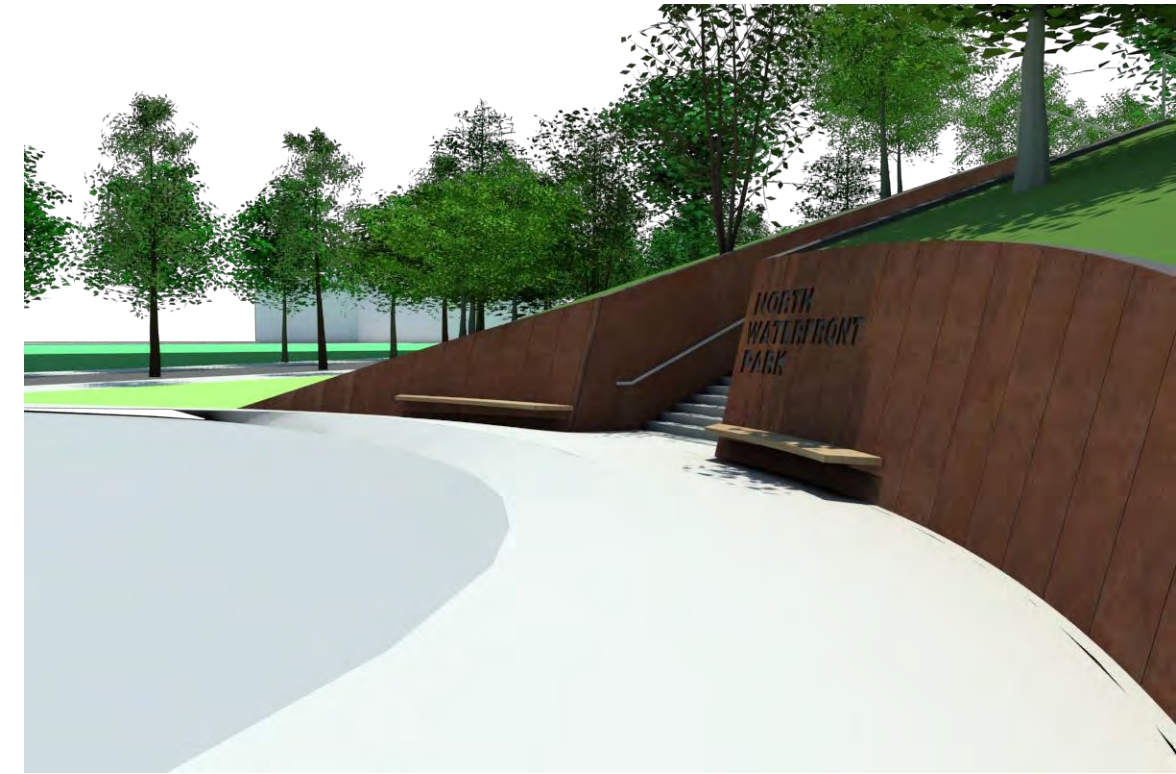
(\$38,220)



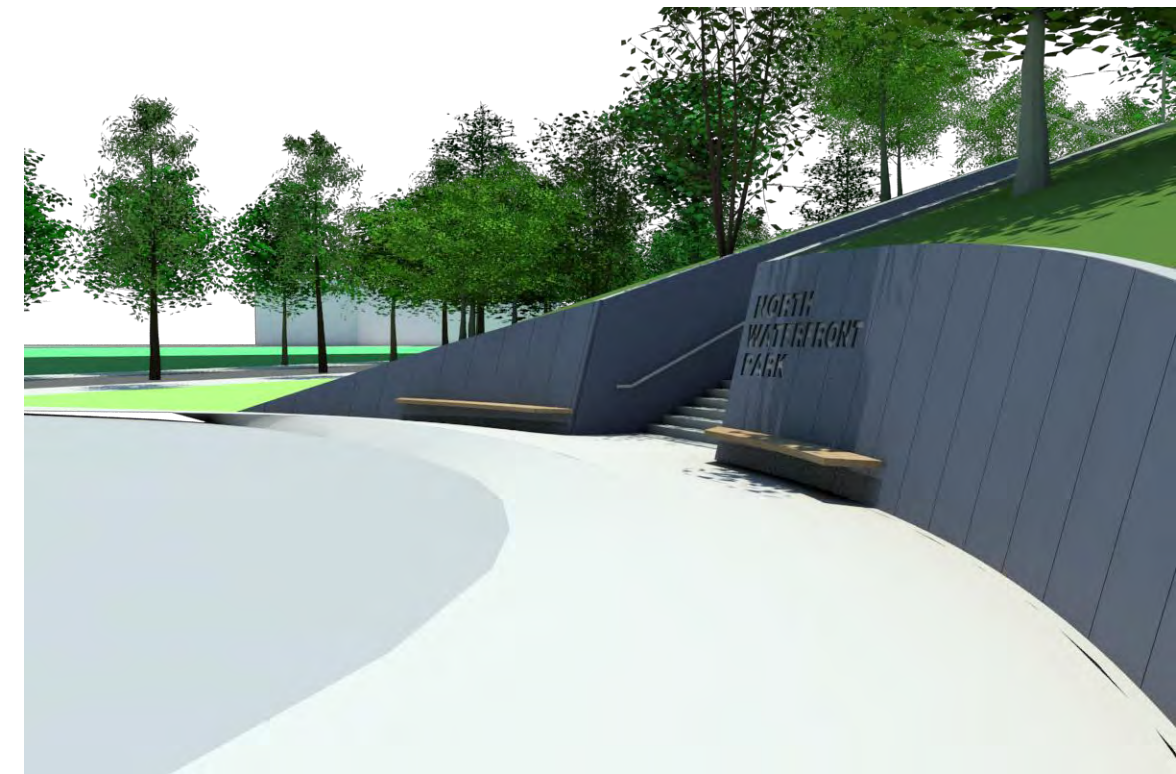
COWAN STREET WALL



Corten Steel Panels



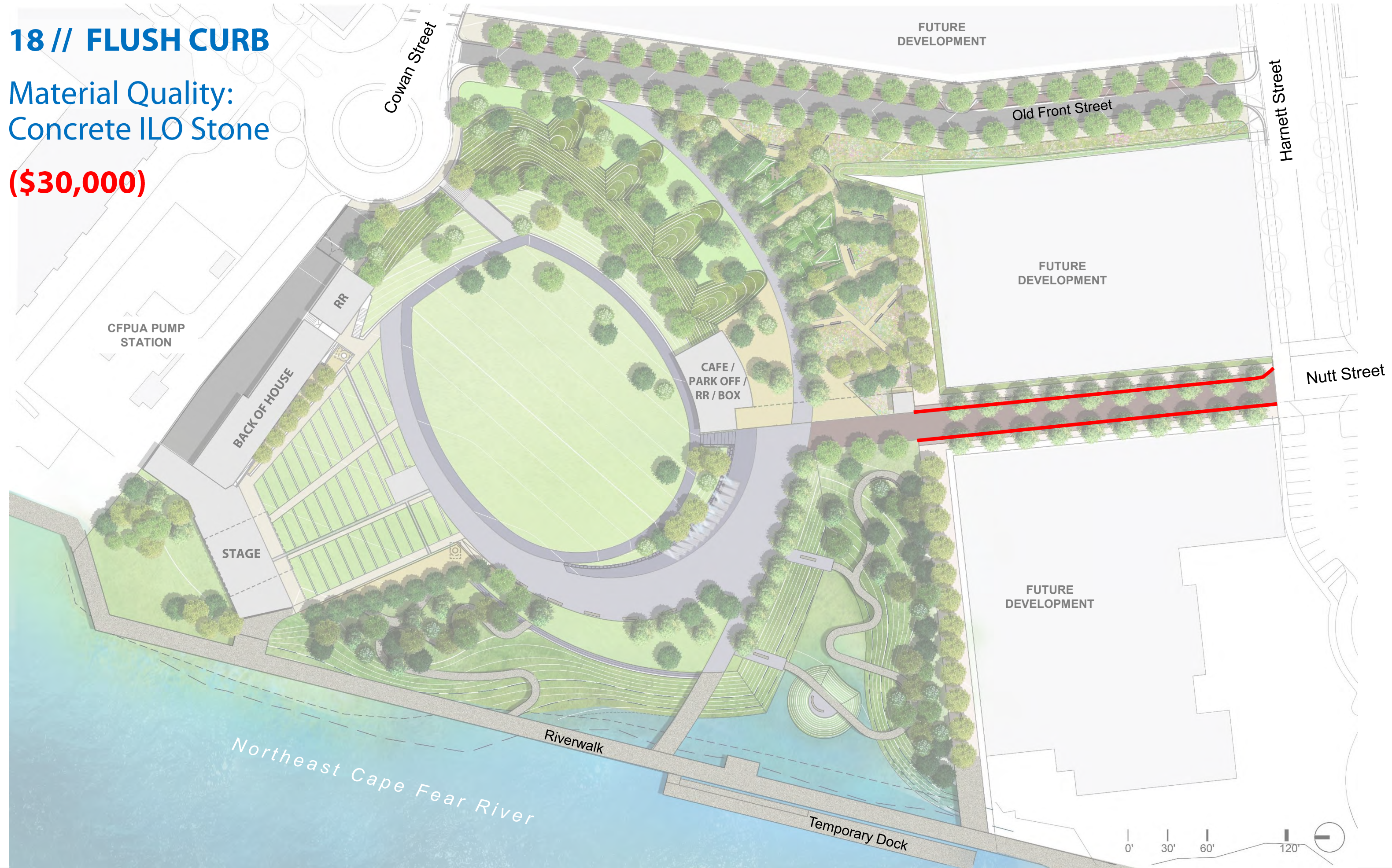
Textured Concrete



18 // FLUSH CURB

Material Quality:
Concrete ILO Stone

(\$30,000)



AGENDA

01 Aspirational Vision Plan

02 Value Analysis

03 Signature Park

04 Next Steps

ASPIRATIONAL VISION PLAN

- 1 Great Lawn
- 2 Performance Stage + Lawn
- 3 Riverfront Lawn
- 4 Urban Gardens
- 5 Water Feature + Terraces
- 6 Play Area
- 7 Coastal Landscape
- 8 Festival Promenade + Plaza
- 9 Old Front Street Connection
- 10 Riverwalk Access
- 11 Boat Access
- 12 Public Art
- 13 Park Office / Restrooms
- 14 Shade Structure
- 15 Cooking Kitchen
- 16 Box Office
- 17 Follow Spots



\$25,373,085

ESSENTIAL PARK

- 1 Great Lawn
- 2 Performance Stage + Lawn
- 3 Riverfront Lawn
- 4 Urban Gardens
- 5 Water Feature + Terraces
- 6 Play Area
- 7 Coastal Landscape
- 8 Festival Promenade + Plaza
- 9 Old Front Street Connection
- 10 Riverwalk Access
- 11 Boat Access
- 12 Public Art
- 13 Park Office / Restrooms
- 14 Shade Structure
- 15 Catering Kitchen
- 16 Box Office
- 17 Follow Spots

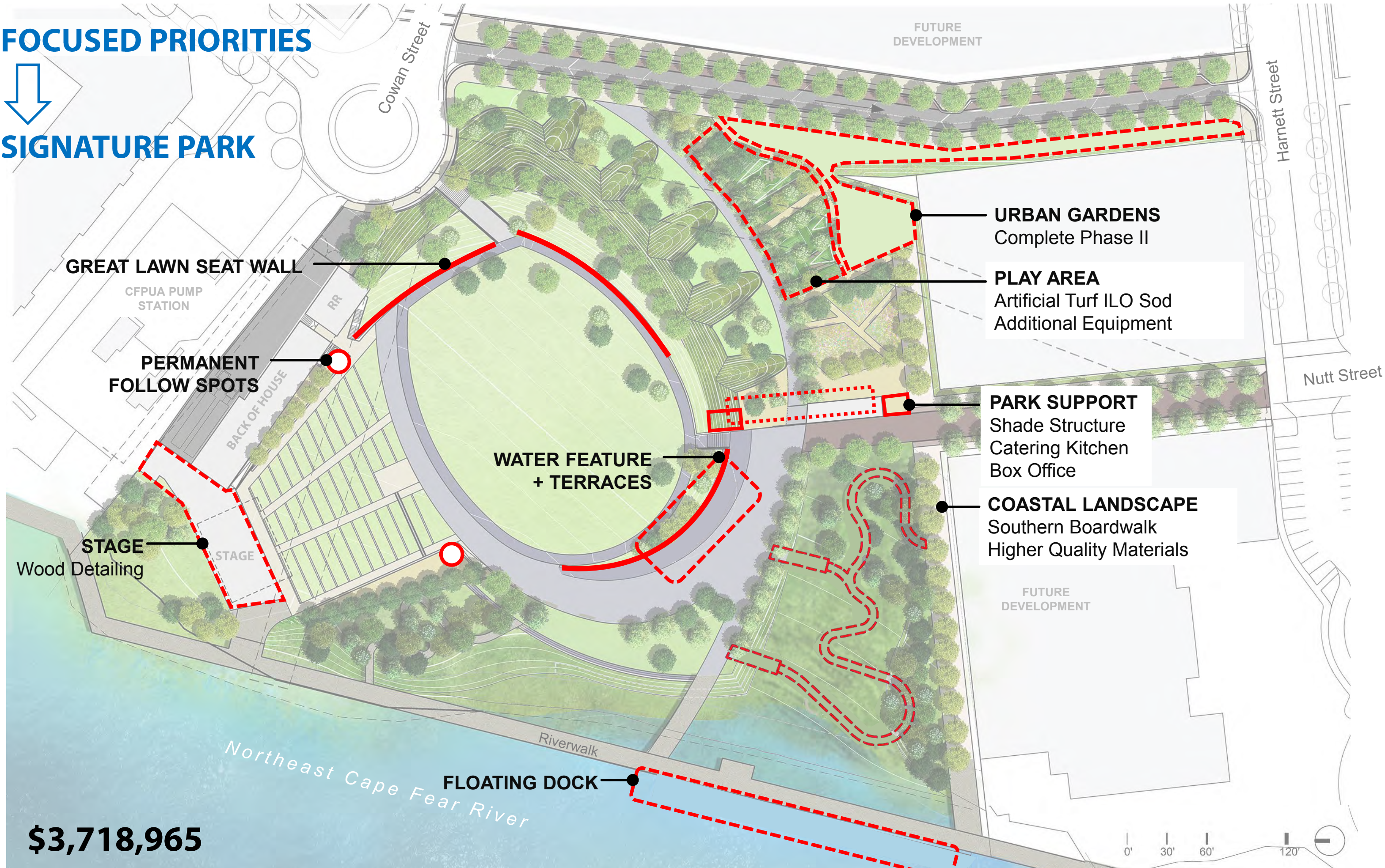


\$16,035,436 TARGET: **\$15,308,920***

FOCUSED PRIORITIES



SIGNATURE PARK



GREAT LAWN SEAT WALL

CFPUA PUMP STATION

PERMANENT FOLLOW SPOTS

BACK OF HOUSE

WATER FEATURE + TERRACES

STAGE

Wood Detailing

STAGE

FLOATING DOCK

FUTURE DEVELOPMENT

URBAN GARDENS
Complete Phase II

PLAY AREA
Artificial Turf ILO Sod
Additional Equipment

PARK SUPPORT
Shade Structure
Catering Kitchen
Box Office

COASTAL LANDSCAPE
Southern Boardwalk
Higher Quality Materials

FUTURE DEVELOPMENT

\$3,718,965

SIGNATURE PARK

- 1 Great Lawn
- 2 Performance Stage + Lawn
- 3 Riverfront Lawn
- 4 Urban Gardens
- 5 Water Feature + Terraces
- 6 Play Area
- 7 Coastal Landscape
- 8 Festival Promenade + Plaza
- 9 Old Front Street Connection
- 10 Riverwalk Access
- 11 Boat Access
- 12 Public Art
- 13 Park Office / Restrooms
- 14 Shade Structure
- 15 Catering Kitchen
- 16 Box Office
- 17 Follow Spots



\$19,873,718

ASPIRATIONAL VISION



SIGNATURE PARK

MODIFY DESIGN / MATERIAL QUALITY
Simplify construction;
Change materials and detailing

MATERIAL QUALITY
Change material finish

MODIFY DESIGN
Back Slope ILO Retaining Wall

MODIFY DESIGN
Reduce Size 2,500SF to 1,600SF
Simplify construction / materials

MODIFY DESIGN
Simplify construction

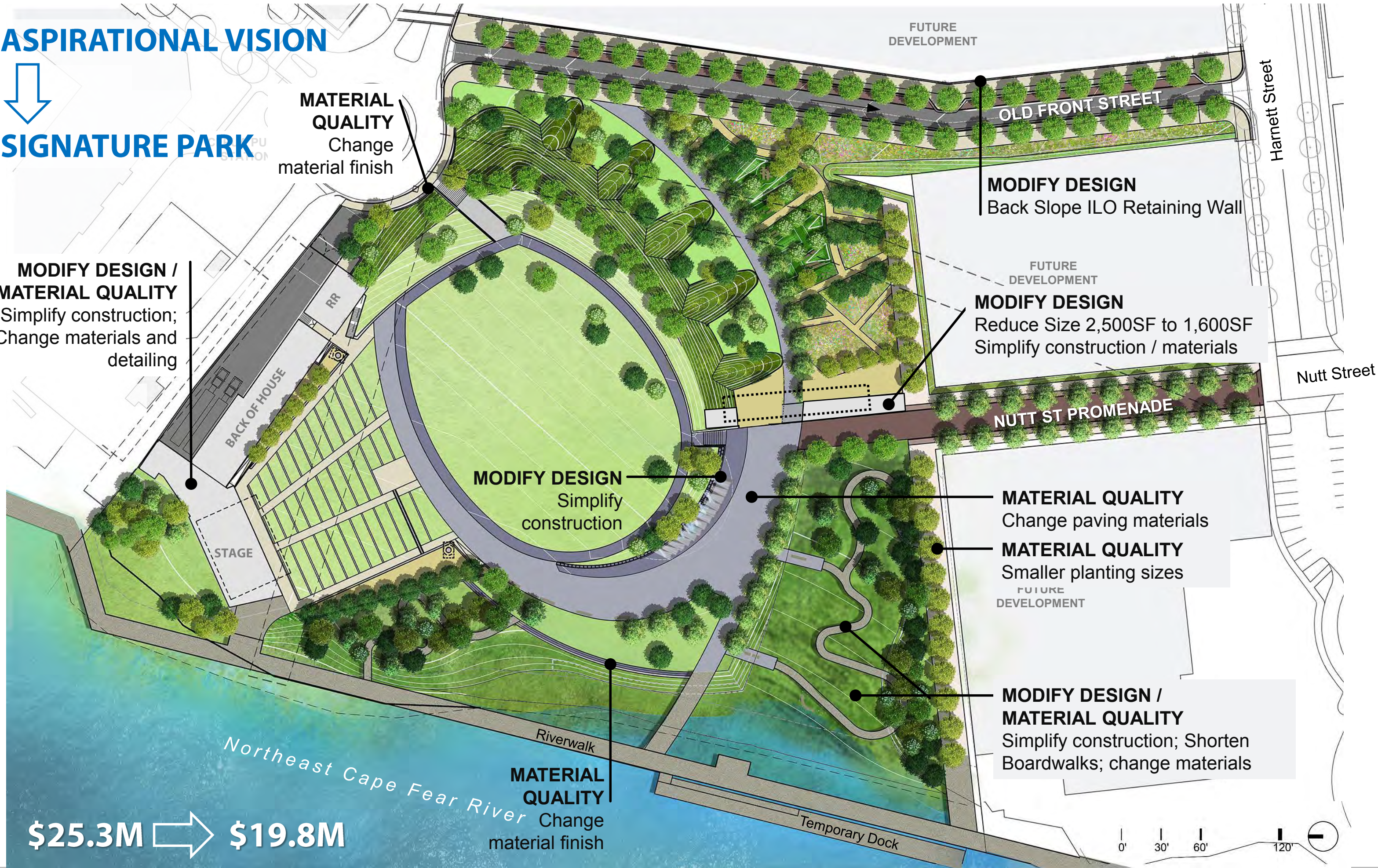
MATERIAL QUALITY
Change paving materials

MATERIAL QUALITY
Smaller planting sizes

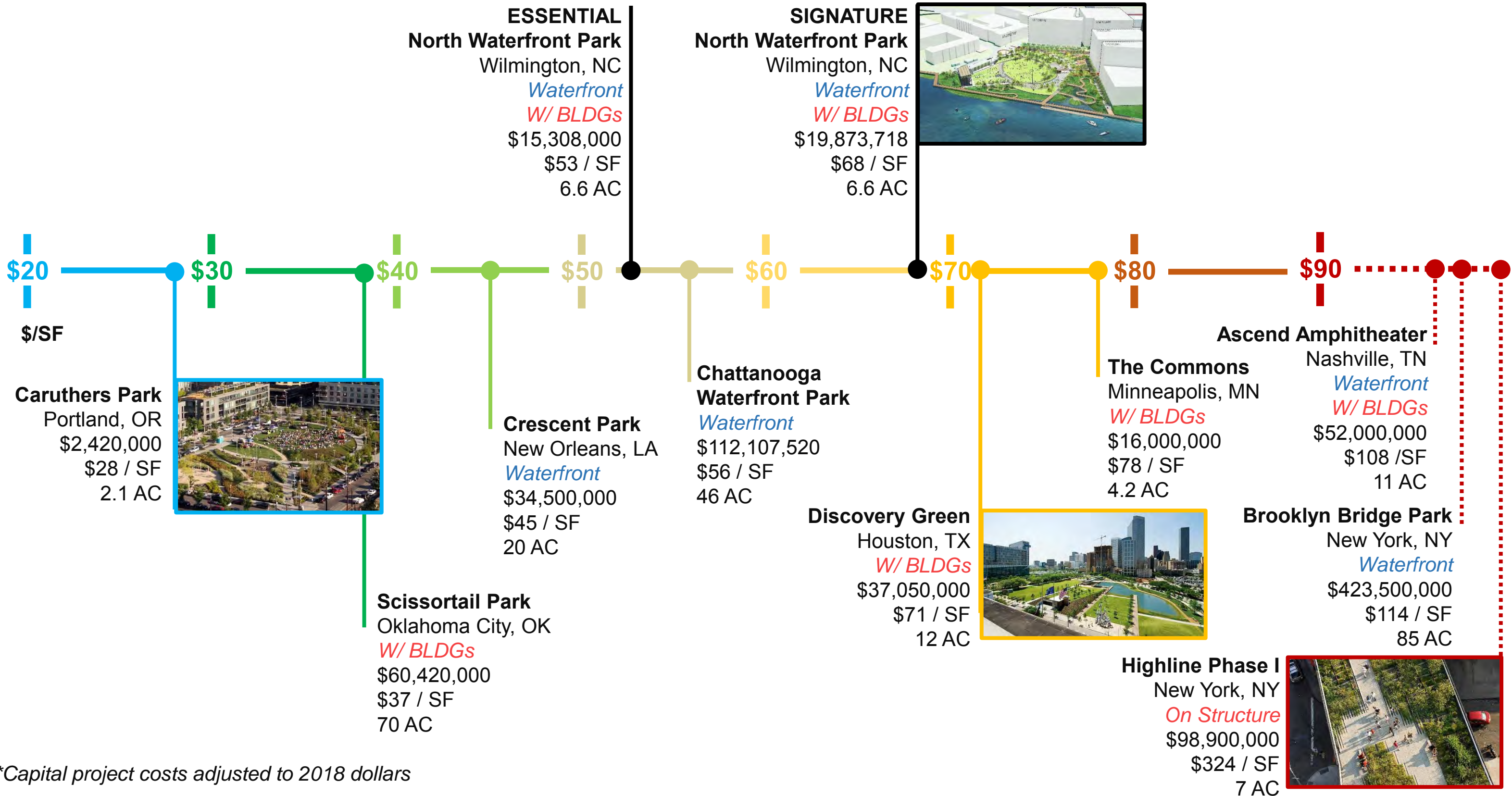
MODIFY DESIGN / MATERIAL QUALITY
Simplify construction; Shorten Boardwalks; change materials

MATERIAL QUALITY
Change material finish

\$25.3M → **\$19.8M**



PARK VALUE BENCHMARKING - NATIONAL



*Capital project costs adjusted to 2018 dollars

PARK VALUE BENCHMARKING – REGIONAL



*Capital project costs adjusted to 2018 dollars

AGENDA

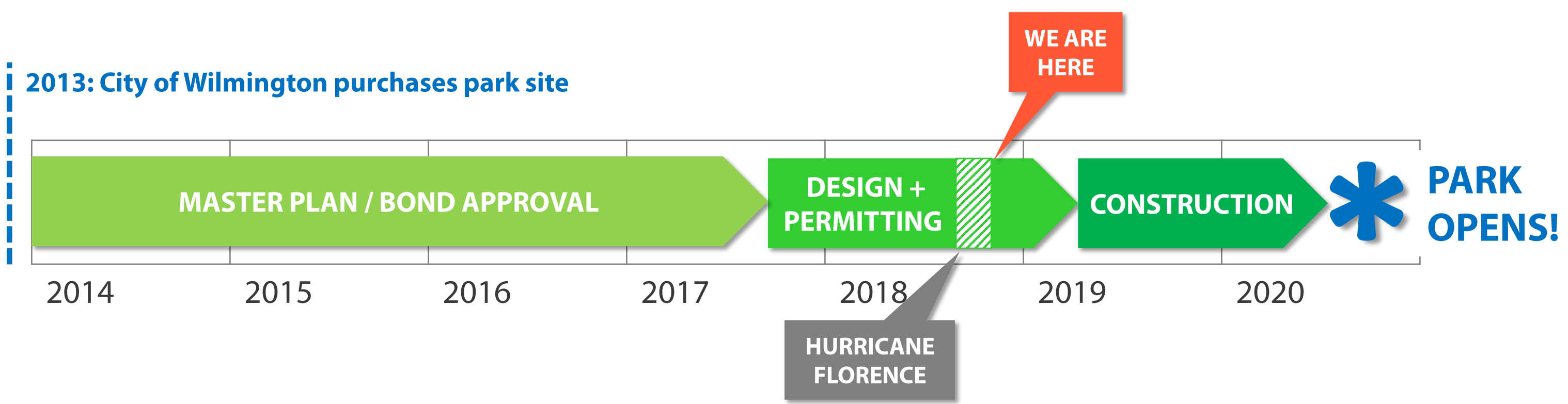
01 Aspirational Vision Plan

02 Value Analysis

03 Signature Park

04 Next Steps

PROJECT SCHEDULE



VALUE ANALYSIS

FUTURE PHASE

QUALITY REDUCTION

ELIMINATE

			NO	Design Element	Change	VE Savings
	Orange		1	CENTRAL PLAZA / ARCING PATH	Concrete Unit ILO Stone Unit	\$2,017,785
	Orange		2	PARK SUPPORT BLDG	Modify + Future Phase	\$1,598,737
	Green		3	WATER FOUNTAIN + TERRACES	Future Phase + Modify	\$1,520,002
	Orange		4	COASTAL LANDSCAPE	Modify	\$1,268,728
	Orange		5	STAGE	Reduce Size + Materials	\$803,845
	Green		6	FLOATING DOCK	Future Phase	\$269,096
	Green		7	FOLLOW SPOTS	Future Phase	\$250,000
		Red	8	GREAT LAWN SEAT WALL	Eliminate	\$236,000
	Green		9	SOUTHERN BOARDWALK	Future Phase	\$213,561
	Green		10	MOVABLE FURNITURE	Future Phase (10 Café Sets Only)	\$211,720
	Orange		11	PLANTING	Modify: Reduce Size / Spacing	\$207,500
	Orange		12	RIVERFRONT STEPS	Modify: Concrete Paving ILO Stone Unit	\$207,000
		Red	13	OLD FRONT ST RETAINING WALL	Eliminate	\$200,000
	Green		14	URBAN GARDENS	Future Phase	\$190,000
	Green	Orange	15	PLAY AREA	Modify + Future Phase	\$155,338
	Green		16	FIXED FURNITURE	Future Phase (Reduce by 20%)	\$52,742
	Orange		17	COWAN ST WALL	Modify: Concrete ILO Corten Steel	\$38,220
	Orange		18	FLUSH CURB	Modify: Concrete ILO Stone	\$30,000

OVER \$2,000,000

\$1,000,000 to \$2,000,000

\$100,000 to \$1,000,000

UNDER \$100,000

\$9,470,247