



Staff Report

TO: City Council
FROM: Doug Story, Community Services Director
Robert Vestal, Public Works Director
DATE November 21, 2023
SUBJECT: Stewart Park Improvement Project Update

Description Provide an update on the status of the Stewart Park Improvement Project. Target 5 – Quality of Life/Well Being Goal 6-Complete Stewart Park Improvement Project – Priority Level 3.

Background and Analysis:

On April 5, 2022, City Council approved a Professional Services Agreement with PlaceWorks for landscape architecture and engineering design services for the Stewart Park Improvement Project (Project).

On November 1, 2022, Placeworks presented two preliminary design alternatives “Celebrating Beaumont” and “Peaks and Creeks”, and direction was given to pursue construction documents.

In April 2023, 30% Design Plans were submitted.

In September 2023, 60% Design Plans were submitted which included an updated cost estimate for the Project. The 60% construction plans, in addition to recent bid results for similar projects, allowed the design team to prepare an accurate cost estimate.

The estimated cost for complete construction is \$14.9M. The current Capital Improvement Plan (CIP) total budget for the Project is \$8,024,853, of which the construction budget is approximately \$7.3M.

In order to construct the Project as designed, the Project would need approximately \$7.6M in additional funds. For discussion, the design team prepared a phasing plan which illustrates the improvements that can be potentially constructed now with the existing budget while postponing the remaining improvements and costs for a subsequent phase (refer to Attachment A for the cost estimate and Attachment B for the phasing presentation).

The following is a summary of Phase 1 and Phase 2 improvements and costs:

Phase 1 – \$9,261,555.97

The following are park amenities and improvements included in Phase 1:

- Large Playground
- Splash Pad and Restroom
- Entry Plazas
- Some Accessible Pathways (roughly 60%)
- New Turf, Sod, Plants, Trees
- All of the demolition and site clearing would be included in Phase 1, as well as the utility improvements for electrical and water
- Grading around the basin and throughout Phase 1 of the park

Phase 2 – \$6,408,599.33

The following are park amenities and improvements included in Phase 2:

- Small Playground
- Basketball/Pickleball Courts
- Stage
- Group Picnic Shelters
- Skate Park Improvements
- Tiled Entry Plazas
- Remaining Accessible Pathways
- Additional Demolition and Grading
- Additional Trees, Turf, Irrigation, and Plants

The phased approach would allow the project to continue to move forward with completed construction documents and bid documents. Once bids are received and reviewed the City will have a clearer understanding of market conditions and costs. Phase I improvements, based on the current cost estimate, will require additional funding; however, City staff is hopeful that market conditions may be more favorable at that time.

Subsequently, City Council may decide to fund Phase 2 improvements during FY 24/25. This approach would allow the bidding to be conducted as a single project where the contractor has the option to submit a Base Bid for Phase 1 and an Additive Bid for Phase 2 improvements.

Alternatively, City Council may decide to fund Phase 2 improvements in the future. This approach has the risk of costing more due to increasing construction costs and separate construction mobilization costs.

Schedule Updates

The project has experienced a few delays in the design process. The following is a summary of the delays:

- (~month) 30% plan City Council presentation bumped back to account for discussions for Cherry Festival about their needs for the use of the park
- (~month) Coordination with Beaumont Cherry Valley Water District for easement and impact to design
- (~month) Plan revisions and cost estimate due to comments at 60% design
- (~month) Phasing plan development and impacts to Project

The Project design phase had an original completion date of November 2023. It is now anticipated that the design phase will be completed by March 2023. The Project will have a 60-day bidding period. Therefore, construction is currently anticipated to begin in June of 2024 with a construction duration of 10-12 months.

Fiscal Impact:

The estimated cost to prepare this report is \$660.

Recommended Action:

Provide direction to staff on how to proceed with phasing; and,

Provide direction to staff on timing of funding.

Attachments:

- A. Stewart Park 60% Plan Construction Cost
- B. Stewart Park Phasing Presentation
- C. Stewart Park Schedule Update