

MEMORANDUM



Date: October 18, 2023

To: Joe Snook, CPRP
Administrator of Parks and Recreation

From: Steve Casey, PLA, ASLA
Superintendent of Park Planning and Construction

CC:

Re: Pleasant Lea Park Renovation End of Project Report

END OF PROJECT REPORT Pleasant Lea Park Renovation

Project Scope

Pleasant Lea Park, located at 1100 SW Walnut Street, is a 16.4 acre neighborhood park located in the Mission Woods and Hinsdale subdivisions. The park has two access points from either Walnut or Allendale Boulevard with cul-de-sac parking. Park improvements included playground renovation with nature theming, park shelter installation, sport court renovation, trail improvements, ball field upgrades, ADA improvements, and nature interpretive play areas.

In the fall of 2019, LSPR completed a master plan with neighborhood and community input. The Parks Board approved the master plan in February 2020 and in March 2020, LSPR was awarded a grant from the National Park Service through the Land and Water Conservation Fund in the amount of \$250,000. This grant was the largest single award for a project ever received by LSPR.

Project Schedule

The project began upon approval of the grant funding with a Notice to Proceed on October 1, 2021 with a two-year schedule to complete.

LSPR crews began with ballfield renovations in the Fall of 2021. Work consisted of field re-grading to improve playing conditions, a new backstop, and installation of an ag-lime infield for improved drainage. In Spring 2022, LSPR crews began removal of the existing playground equipment in preparation for a new playground and turf surfacing. Over the next several months, the project team completed playground replacement, renovation of the tennis court to a new sport court configuration, new park shelter, comfort station installation, and repair of several sections of park trail.



On February 11, 2023 the park was rededicated with a ribbon cutting ceremony. After the rededication, LSPR crews worked on several wrap up items including ADA improvements, bridge repair, and design and construction of two small nature play areas inside the park. A timeline of the project is included as Attachment 'A' in the report

Budget and Expense Summary

In March 2020, LSPR applied for and received a \$250,000 Land and Water Conservation Fund grant for the park renovation. The FY 2020 CIP funds totaled \$400,000 with an additional contribution from the Legacy for Parks Foundation in the amount of \$20,000 to install a new park shelter in the park which brought the total project budget to \$670,000

In order to ensure completion of the full scope of the project and due to the increase in cost of construction materials with inflation and COVID, a request was made in July of 2022 to increase the project budget by 10% increasing the project to \$737,000. The budget increase was approved by the Parks Board in September 2022.

A summary of project expenses is in Attachment 'B' in the report. The final project total including in house labor and equipment costs was \$734,397 or approximately 0.4% under budget. Staff tracks in house labor and equipment time but does not typically include in capital project cost expenses. The LWCF grant permits reimbursements for in house labor and equipment costs which came to a total of \$134,676.29 over the length of the project. Excluding labor and equipment costs the project total was \$599,721 or approximately 18.7% under budget.

A full LWCF reimbursement is anticipated upon submittal of the recorded deed restriction that was approved by the Board at the September meeting and will need City Council approval

Project Evaluation

Pleasant Lea Park is one the true neighborhood parks in the LSPR system. The adjoining neighborhoods enjoy the walk-to convenience of the park, the winding trails, and the established tree canopy providing shade and peaceful, quiet surroundings. The new park improvements have protected these attributes and added value and enjoyment to the park with upgraded amenities. The sport court configuration, which included a full-size tennis court, full-size pickleball court, and half court basketball, was a first-time amenity for LSPR. It been well received and offers a multitude of recreational opportunities. Comments and conversation with the park patrons indicate that the improvements have been well received. Overall, the project met budget and was completed prior to the LWCF grant deadline.