

## Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Peter Krause, Director of Parks and Recreation

Date: April 20, 2009

Subject: Consideration and adoption of the Master Development Plan for Bailey Lake Park.

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### **Council Action Requested:**

Council is requested to adopt the Master Development Plan for Bailey Lake Park.

### **Background Information:**

At the February 2, 2009 Council Meeting, staff and representatives of Kimley-Horn presented to Council a conceptual master plan for Bailey Lake Park (attachment (1)). That presentation included information of both park amenities and opinions of the park's construction cost for each phase of development.

During the discussion of the concept plan, concern was voiced regarding the type of trail surfacing; either soft (native material, gravel) or hard (concrete, asphalt) to be used. Staff agreed to explore the benefits of both.

Staff agrees that in certain applications, soft surface trails are more in tune with natural settings than concrete but in the case of Bailey Lake, ADA restrictions will prevent the city from using a soft surface trail. To be in compliance with Texas Accessibility Standard Code 4.1.3 Accessible Buildings: New Construction. "Accessible buildings and facilities shall meet the following minimum requirements: (1) At least one accessible route complying with 4.3 shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility." Staff believes the City must provide a hard surface trail linking the parking area to the fishing pier located on the eastern side of the lake rendering the integration of a soft trail around the park non-compliant.

Additionally, the master plan will require the acquisition of at least two privately owned parcels. These parcels are essential to the proper development of the park and Council has been informed of staff's steps toward obtaining them. A third parcel located adjacent the northern extreme of the lake has also been identified as a prospective addition to the park. This parcel would allow for an additional access point to the park as well as a site for an additional restroom. The funding for this additional parcel is called out in the opinion of probable cost set for phase 2.

**Board/Citizen Input:**

The plan was taken to the Park and Recreation Board to ascertain their level of support for the project's design. The Board asked if and when the northern parcel was acquired to include an additional restroom during the future phase 2 construction. This revision shows the additional restroom.

**Financial Considerations:**

Approval of the Master Plan does not result in the expenditure of any city funds.

Improvements associated with the Master Plan will be incorporated in a future Capital Improvement Plan. The Opinion of Cost (attachment 2) for phase 1 of the park is \$345,000 with an additional \$111,600 in alternates bid items. Preparation of construction documents for Phase 1 is estimated at \$35,000. The estimate provided for phase 2 is \$730,000.

**Attachments:**

- (1) Master Concept Plan for all phases of Bailey Lake Park.
- (2) Opinion of Probable Cost for all phase of Bailey Lake Park

**Staff Contact:**

Peter Krause, Director of Parks and Recreation

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# Conceptual Plan for all phases of Bailey Lake Park

## Attachment (1)



**Opinions of Probable Cost**  
Attachment (2)



**Bailey Lake Park Master Plan**  
**Burleson, Texas**

*Opinion of Probable Cost - Master Plan*

3/10/2009

**BASE BID - PHASE I**

Item	Unit	Quantity	Cost	Item Cost
Land Acquisition	LS	1	\$45,000.00	\$45,000.00
Erosion Control	LS	1	\$5,000.00	\$5,000.00
Grading and Site Preparation	LS	1	\$30,000.00	\$30,000.00
Utilities	LS	1	\$7,500.00	\$7,500.00
Restroom	LS	1	\$38,000.00	\$38,000.00
Lighting (4 Lights)	LS	1	\$14,000.00	\$14,000.00
Monument Sign	LS	1	\$2,500.00	\$2,500.00
Fishing Dock	LS	1	\$35,000.00	\$35,000.00
Parking (5" Concrete)	SF	6,500	\$6.00	\$39,000.00
4" Thick Concrete Trail (6' wide)	SF	12,500	\$4.00	\$50,000.00
Group Pavilion	LS	1	\$25,000.00	\$25,000.00
Site Furnishings (Drnk. Ftn./Benches/Waste Rec.)	LS	1	\$8,000.00	\$8,000.00
Ledgestone Overlook (@ \$50/FF)	AL	1	\$20,000.00	\$20,000.00
Landscape and Irrigation	AL	1	\$15,000.00	\$15,000.00

<b>TOTAL</b>				\$334,000.00
3% Contingency				\$10,020.00
<b>TOTAL BASE BID PROBABLE COSTS</b>				<b>\$344,020.00</b>
<b>SAY</b>				<b>\$345,000.00</b>

**ALTERNATE BID ITEMS - PHASE I**

#1 4" Thick Concrete Trail W/ Trail Linkage (6' wide)	SF	6,750	\$4.00	\$27,000.00
#2 Ledgestone Overlook (@ \$50/FF)	AL	1	\$20,000.00	\$20,000.00
#3 Phase I Base Bid Trail Upgrade (8' Wide)	SF	4,000	\$4.00	\$16,000.00
#4 Phase I Alt. Bid Trail Upgrade (8' Wide)	SF	900	\$4.00	\$3,600.00
<b>Indirect Costs - Professional Fees / Geotech / Testing / Survey</b>	LS	1	\$45,000.00	\$45,000.00

<b>TOTAL PHASE I PROJECT COSTS</b>				<b>\$456,600.00</b>
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**FUTURE PHASES**

Item	Unit	Quantity	Cost	Item Cost
#1 - Nature Boardwalk	AL	1	\$36,000.00	\$36,000.00
#2 - Ledgestone Overlooks (@ \$50/FF)	AL	1	\$40,000.00	\$40,000.00
#3 - Site Furnishings (Benches / Picnic Tables)	AL	1	\$20,000.00	\$20,000.00
#4 - Lighting (5 lights)	AL	1	\$17,000.00	\$17,000.00
#5 - 4" Thick Concrete Trail (6' wide)	SF	14,400	\$4.00	\$57,600.00
#6 - Trail Width Upgrades	SF	3,700	\$4.00	\$14,800.00
#7 - Group Pavilion	LS	1	\$25,000.00	\$25,000.00
#8 - Landscaping and Irrigation	AL	1	\$40,000.00	\$40,000.00
#9 - Land Acquisitions (Adjacent to Lake)	AL	1	\$40,000.00	\$40,000.00
#10 - Restroom / Lighting	AL	1	\$60,000.00	\$60,000.00
#11 - Grading/Site Prep	LS	1	\$10,000.00	\$10,000.00
#11 - 4" Thick Village Creek Trail Extension (10' Wide)	SF	12,700	\$4.00	\$50,800.00
#12 - Additional Parking (Main Entry)	AL	1	\$95,000.00	\$95,000.00
#13 - Road Extension / Parking / Sidewalk Link	AL	1	\$200,000.00	\$200,000.00

<b>TOTAL</b>				\$706,200.00
3% Contingency				\$21,186.00
<b>TOTAL FUTURE PHASE PROBABLE COSTS</b>				<b>\$727,386.00</b>
<b>SAY</b>				<b>\$730,000.00</b>

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.