

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Direction regarding completion of the remaining elements of the Paramount School Park capital improvement project.
DEPARTMENT: Parks, Recreation and Cultural Services
PRESENTED BY: Wendy Barry

PROBLEM / ISSUE STATEMENT

The purpose of this agenda item is to inform the City Council of the Parks, Recreation and Cultural Services Advisory Committee's (PRCS-AC) review and recommendations regarding priorities and approach to finishing remaining elements of the Paramount School Park project. Staff is seeking City Council direction regarding completion of the remaining elements of the Paramount School Park project.

BACKGROUND

The City Council reviewed this issue at their November 12, 2002 meeting and referred it to the Parks, Recreation and Cultural Services Advisory Committee (PRCS-AC) for their review and recommendation. The PRCS – AC reviewed this issue at their November 21, 2002 meeting. Public Works project management staff provided the cost estimates listed below for the remaining elements:

Feature	Estimated Cost	Potential Funding Methods to Complete Unfunded Elements
Parking Lot 8 th Avenue NE (7,910 sq. ft. angle parking)	\$72,291	2003 CIP
Sidewalks (910 lineal feet including curb/gutter)	\$108,259	2003 CIP
Parking Lot 10 th Avenue NE (7,920 sq. ft.)	\$21,765	2003 CIP
Tot Play Area	\$46,758	2004 CIP in Neighborhood Park Improvement Account, Bond,
Picnic shelter & tables	\$184,125	Revised Future CIP, Bond
Perimeter Wood Fence (653 linear feet)	\$24,058	Revised Future CIP
Entrance (2,356 sq. ft. plant beds and irrigation and 2,412 linear feet planting curb)	\$53,600	Revised Future CIP, Future CIP in Neighborhood Park Improvement Account
Contingency 15% (Includes project management)	\$76,628	
Total	\$ 587,484	

Items are estimated as if they were bid independently and include mobilization and sales tax.

The list noted above reflects the consensus of the PRCS-AC regarding priorities and timing of completion of the unfunded elements. The PRCS – AC also recommended revisiting the cost estimates, specifically the picnic shelter and entrance. Staff concurs with the recommendations of the PRCS – AC and is securing updated cost information that will be included in the development of the proposed 2004 Capital Improvement Program.

ALTERNATIVES ANALYZED:

Three alternatives were analyzed and included in the November 12 staff report to City Council, and the November 21 staff report to the PRCS-AC including:

- ◆ Option #1 Budget and schedule the completion of unfunded elements on a project by project basis in the 2004 Capital Improvement Program (CIP).
- ◆ Option #2 Do not complete unfunded elements.
- ◆ Option #3 Find more funding and complete the elements in 2003.

PRCS –AC and staff recommend a combination of Options #1 and #3.

Street improvements associated with this project are required within six years per the Development Code. PRCS-AC and staff recommend street and frontage improvement work be completed in 2003. This will enable the City to close out the permit. In addition, PRCS –AC and staff recommend that the remaining unfunded elements be considered and scheduled on a project by project basis during the 2004-2009 CIP update process.

FINANCIAL IMPACT:

Work recommended in 2003 includes completion of items related to the right-of-way permit for the overall Paramount School Park CIP project. Work includes preparation of plans and coordination of documents to construct 910 lineal feet of curb, gutter and sidewalk along 8th Avenue NE, NE 155th Street and 10th Avenue NE. Work also includes overlay of an existing parking lot along 10th Avenue NE (7920 square feet) and construction of a new parking lot on 8th Avenue NE (7,910 square feet angle parking lot).

Work for the sidewalks includes grading and installation “bulb out” design at the new “official” park entrance. Work in the 8th Avenue NE parking lots includes appropriate subbase preparation. Work at the 10th Avenue NE parking lot includes minimal edge grinding if necessary and preparation of existing asphalt.

Cost Estimate:

Project Management / plans preparation:	\$ 2,500
Construction Management:	\$ 5,000
Construction Contract:	\$212,000

Total:	\$219,500
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Shoreline CIP staff is available to prepare the project and coordinate for a fall 2003 construction. Other schedules can be negotiated as necessary or requested.

At this time, there is approximately \$500,000 in unappropriated funds in the General Capital Fund for the next six years. If Council chooses to allocate \$220,000 for this work in 2003, there are adequate resources in the fund. However, the total amount of resources available for other projects will be reduced to \$280,000 for the remaining six years. If Council directs staff to proceed with the project in 2003, staff will prepare a budget amendment to allocate resources for this project.

RECOMMENDATION

Staff recommends City Council authorize \$220,000 construction of Paramount School Park parking lots and frontage improvements in 2003 and that City Council give consideration to remaining unfunded elements on a project by project basis during the 2004-2009 Capital Improvement Program update process.

Approved By: City Manager  City Attorney

INTRODUCTION

Due to budgetary limitations some "stand alone" elements that were in the original Paramount School Park Phase II plan cannot be completed. Council reviewed this issue at their November 12, 2002 meeting and requested the Parks, Recreation and Cultural Services Advisory Committee (PRCS-AC) review this issue and develop a recommendation for City Council.

BACKGROUND

Staff provided the following information on options to the City Council on November 12 and to the Parks, Recreation and Cultural Services Advisory Committee at their November 21, 2002 meeting.

Option #1: Budget and schedule the completion of unfunded elements on a project by project basis in the 2004-2009 CIP update.

This option allows the City Council to prioritize the remaining improvements in the context of the entire CIP, future budgets and work plans. It also allows the park to be utilized without disruption in 2003. The disadvantage of this option is planned improvements are postponed.

Option #2: Do not complete unfunded elements.

This option also allows the park to be utilized without disruption. The park has picnic tables and a play apparatus. Picnic and play functions can be served without the picnic shelter and tot area being installed. This is not a viable option regarding street improvements. They must be completed within six years from the permit approval date to meet permit requirements. A disadvantage of this option is the original master plan and planned levels of service will not be completed.

Option #3: Find more funding and complete the elements.

This option requires evaluation of the following funding sources at the end of the year: a.) Capital Improvement Program savings from 2002 projects, b.) Real Estate Excise Tax (REET) revenues in excess of current projections, and c.) Utilize a portion of the undesignated reserves within the General Capital Fund. This utilizes funds that are available now. If CIP savings and REET funds are utilized first, the impact on the General Capital reserves is reduced. The CIP savings are not identified at this time. The REET revenues collected in 2002 were approximately \$55,000 greater than projected. These REET revenues increased the Capital General reserves by \$55,000.

On November 12, 2002, staff recommended that the City Council approve Option #1. These items would be considered in the 2004 Capital Improvement Program (CIP) recognizing that street improvements are the only elements required by code to be completed within six years. This would allow consideration of these projects in the context of the entire CIP, budget capacity and work plan.

The City Council deferred action on the recommended strategies for completing the project. They expressed interest in PRCS-AC recommendations. They also indicated they recognize that it is difficult to prioritize without the benefit of the financial picture of the City. Staff presented financial information and project information to the PRCS-AC at their November 21 meeting.

The City plans for capital expenditures over a six-year period. Park improvements are funded through the City's General Capital Fund. In July 2002, the City Council adopted the 2003-2008 Capital Improvement Program (CIP). Over the next six years there is approximately \$500,000 in reserves within the General Capital Fund that has not been specifically allocated to any project. Although there are unallocated monies, there are some projects that have only been funded at the Master Plan level (Ronald Bog Park and Twin Ponds Park). Allocation of the remaining resources should be weighed against the need to have available funds to cover any future project cost increases, implementing improvements from Master Plans, or addressing projects with higher priority.

SUMMARY

PRCS-AC and staff recommend street and frontage improvement work be completed in 2003. Street improvements associated with the Paramount School Park project are required within six years per the Development Code. This will enable the City to close out the permit. In addition, PRCS –AC and staff recommend that the remaining unfunded elements be considered and scheduled on a project by project basis during the 2004-2009 CIP update process in the following priority order:

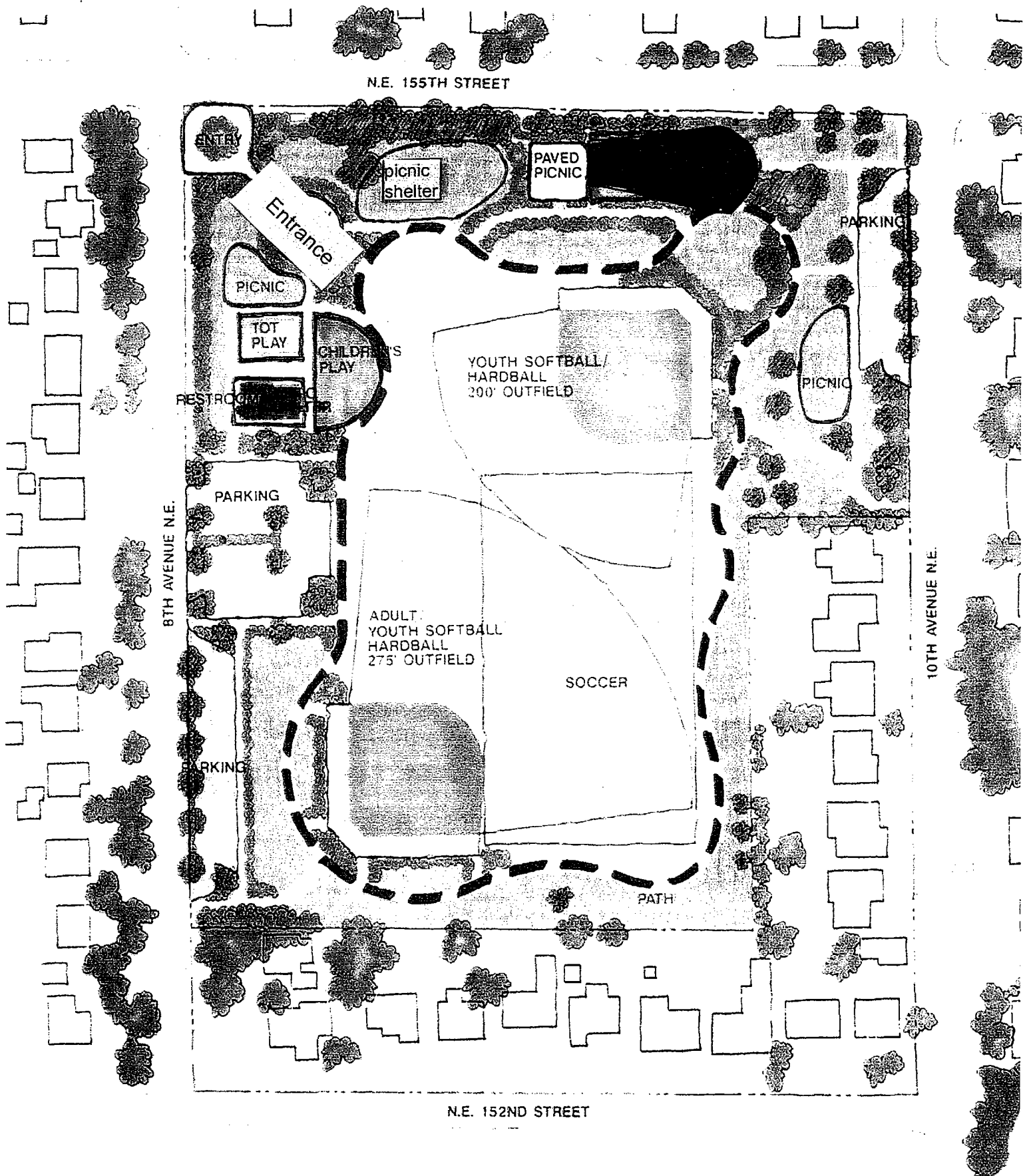
1. Tot Play Area
2. Picnic Shelter and tables
3. Perimeter Wood Fence
4. Entrance

Funding is available by allocating \$220,000 of the unallocated General Capital Improvement Fund reserves. If Council directs staff to proceed with the project in 2003, staff will prepare a budget amendment to allocate resources for this project.

RECOMMENDATION

Staff recommends City Council authorize \$220,000 for construction of Paramount School Park parking lots and frontage improvements in 2003 and that City Council give consideration to remaining unfunded elements on a project by project basis in the 2004 Capital Improvement Program.

Attachment A: Paramount School Park Plan



Paramount School Park

