


## Trafton Phase II - Response to Comments

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 3 attachments (8 MB)

092822\_Trafton Park II\_Updated Cost Est.pdf; 061722\_Trafton Park II.Program.pdf; 092822\_Trafton II-Updated Concept Sketch.pdf;

Dan:

I've attached an updated budget that I received from Shadley Associates incorporates the cost savings laid out in the CPC funding request for Trafton.. As the grant application mentions, Mayor Christenson has dedicated \$1 million in ARPA funds towards Phase II of the Trafton Park Improvements.. The latest cost estimate, including the projected cost of add alternates is \$1.125 million.. which means there is approximately a \$125,000 budget gap.

Here are the responses to your questions:

1. What is the CPC request being allocated for?

The CPC request for for \$100,000 would be primarily allocated to cover the costs of \$77,234 needed to fund the add alternatives such as player benches, park benches and a water bottle filler / pet water station at the dog park. The balance would go towards colored surfacing for a play area (Item C4 - \$10,350), removing a concrete patch in the existing historic wall along Granite Street (Item C6 - \$10,000) and tree guards to protect the roots of new trees in the dog park (Item E8 - \$3000).

2. The narrative states that Phase 2 "substantially completes" the Trafton Master Plan... What will remain to be done after Phase 2 is completed?

No additional park elements contemplated by the Master Plan will be done after Phase 2 has been completed. Some elements will not be completed at all since they will be difficult to execute cost effectively due to the presence of granite ledge.

During Phase I, construction crews encountered granite ledge especially along the northern pathway extending off Jacob St. The presence of ledge makes several of the components of the Master Plan impractical to install including the installation of decorative lighting and a parcourse. Shadley proposes that during Phase II existing flood lights be replaced with more energy efficient lighting that will potentially be dimmable for movie nights.

The presence of ledge also means that a desired installation of a spray pad at the location where picnic benches were installed in Phase I is not practical either. Given the popularity of the picnic area next to the playground, the proposed picnic area by the courts shown in the Master Plan is not necessary. The current picnic area would benefit from the addition of shade structure. Further investigation of the area where the footing for the shade structure would go will be done as Phase II design and construction proceeds but the actually installation of the shade structure will await that investigation.

3. Please clarify why \$50,000 was cut from budget (i.e. Winslow Modifications).

Changes were suggested to eliminate elements of the 10% design set out by Shadley that were not called for in the Master Plan or to modify the elements to achieve a design goal in a more cost-effective manner. For instance, Shadley's initial 10% cost estimate included funding for baseball foul poles, a pitching mound and bases called for in the Master Plan since the field is being updated for multiple purpose use rather than exclusive use as a premium baseball diamond.

Also, Shadley proposed to have a water fountain and pet water station in the center of the park while the primary request from the public has been for a water service near the dog park. Locating that facility at the dog park reduces the length of trenches and copper lines resulting in cost savings while better serving the needs of park users. An additional cost savings will be achieved by consolidating all electrical service into the main electrical box rather than having a secondary box within a short distance of the main electrical box. The presence of sloping ledge in the dog park area made Shadley's proposal to add geotextile material below the new stone for the dog park impractical since it would be readily dug-up in areas where the stone will be more thinly layered.

4. Please provide any feedback received at community meetings regarding the addition of lights to the field/park.

Trafton Park already has spot lighting and the community supported the continued lighting of the park during community meetings. Trafton has not had "sport lighting". No commenters requested "sports lighting" during the development of the Master Plan or the June 8, 2022 meeting (see Shadley's June 17, 2022 Park Program Notes).

5. Please provide any feedback regarding the loss of one tennis court and cutting the basketball court from full to a 3/4 court.

At the community meeting on June 8th, many people called for bringing back basketball to Trafton Park. Participants did not raise concerns about the removal of a tennis court. The discussion including whether to have one basketball hoop set-up as a 1/2 court. Commenters called for having two baskets arranged to allow games to be played. There was also discussion of ensuring that space in the court area would be made for a plaza that could serve community events. After discussion at the meeting, the attendees overwhelmingly supported the idea of a "3/4 court" with 2 baskets. (see Shadley's June 17, 2022 Park Program Notes). The current 10% design reflects that.

(Note: Out of respect to the family of PFC Garvin who the courts had been dedicated to, the Mayor reached out and has received their support to ultimately have PFC Garvin's memorial corrected and moved to a location with other military memorials. The family did not express any issue with changes to the court area especial PFC Garvin played basketball when he was a youth)

6. Will Soccer still able to be played in outfield with revised Plan Design?

Yes - Fields for U-6 and U-8 soccer can be laid out in left and center field since the area can accommodate a field of 25 yards wide and 30+ yards long.

7. How many trees will be removed from the park? Please provide the plan for mitigating the loss of mature trees.

No trees will be removed. Two trees protected by tree grates will be added to provide additional

shade to the dog park.

8. Please clarify what is the "Owner's Budget".

I believe you are referring to a line under the "Base Bid Amount" - Typically Shadley includes a 5% contingency in its budget to be reserved for change orders. As the Note 5 indicates, rather than including the typical 5% contingency, contingencies will be paid out of \$30,000 that I have committed to reserve in Ward 6 mitigation funds..

9. Environmental considerations with all parks: CPC encourages less petroleum, rubber, plastic and concrete materials in parks and the use of more permeable, organic surfaces in Design Plan. (wood chips, grass, gravel, etc)

The field will remain a combination of natural grass with a dirt infill. Irrigation will be added to help ensure the new grass field can be better sustained. The dog park surface will be 6 inches of rice stone. Existing flood lights will be replaced by more energy efficient LED lighting. The court area will be resurfaced rather than dug-up and existing fence posts will be re-used.

Steve