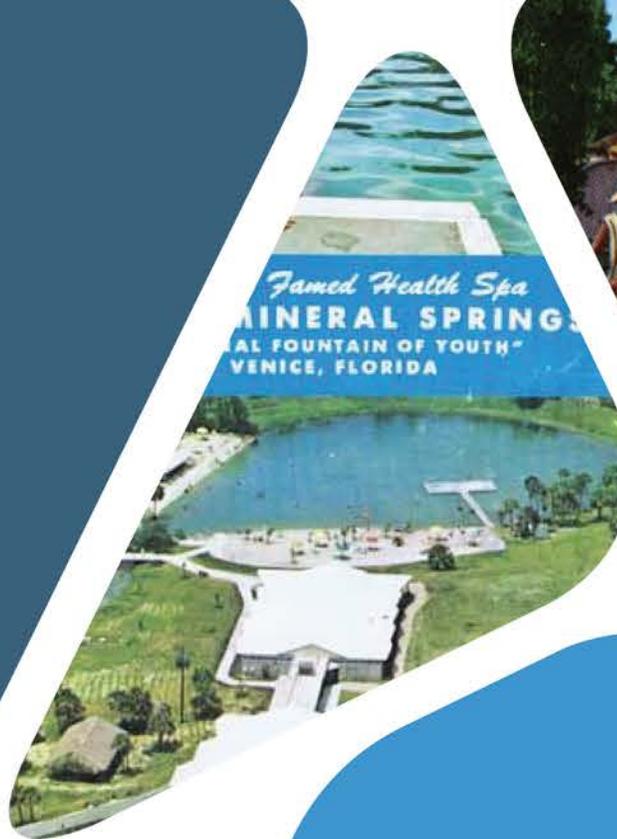


Warm Mineral Springs Park



Final Master Plan
4/9/19



Prepared by

Kimley»Horn

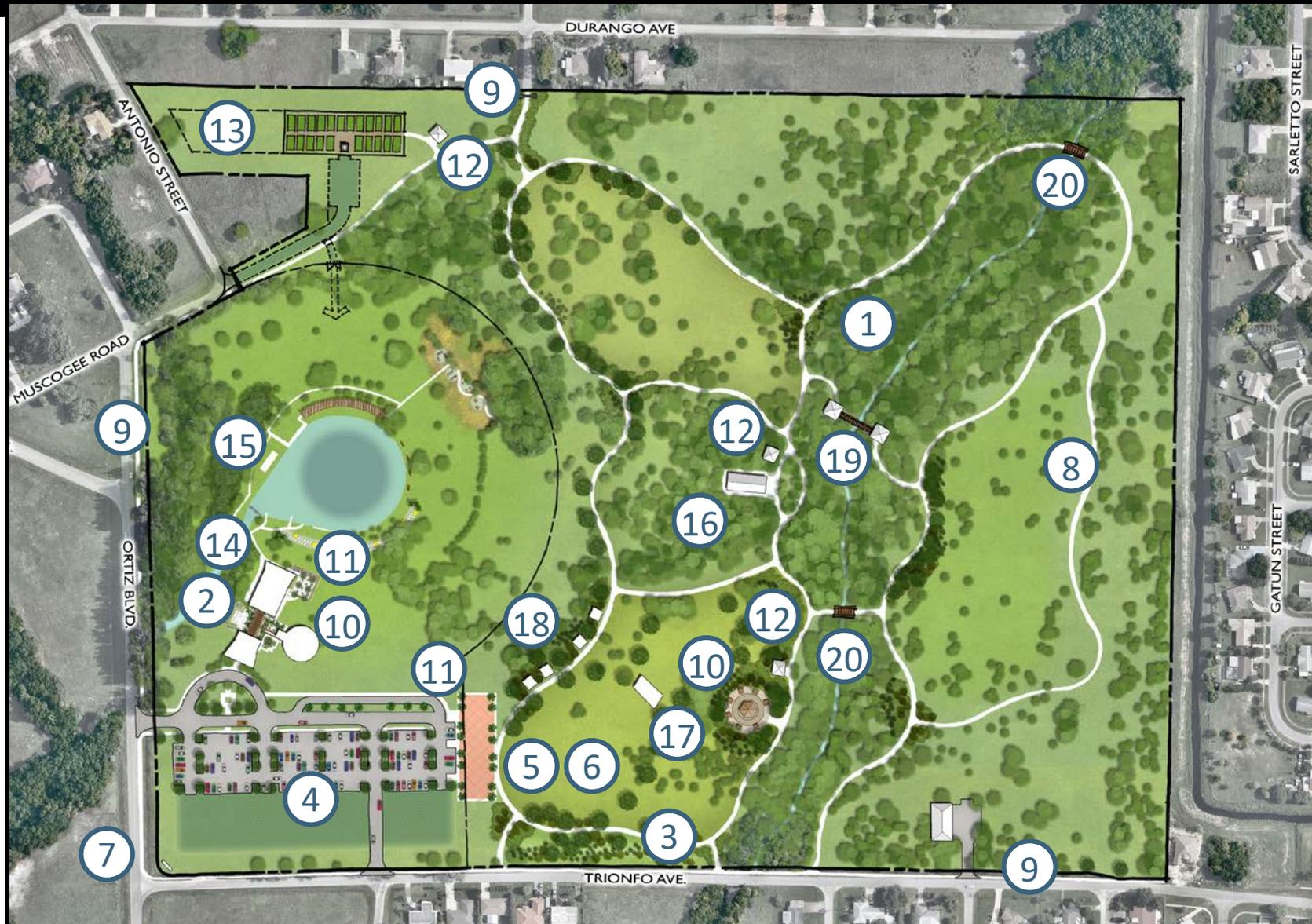
Agenda

1. Review changes to Draft Master Plan presented at Commission Meeting 2/26/19
2. Review of key elements within park plan
3. Review architectural renovations, structural, MEP, and food service recommendations
4. Proposed utility infrastructure improvements
5. Project phasing
6. Questions and comments



Draft Master Plan Concept – Presented 2/26/19

1. Preserve and incorporate existing tree canopy
2. Preserve and incorporate existing structures
3. Natural berms / noise abatement
4. Parking improvements
5. Large gathering / festival area
6. Event Lawn
7. Improved site access / gateway features
8. Trails (pedestrian, bike)
9. Trail connectivity to broader community
10. Museum and historical / educational exhibits, signage, displays
11. Light retail – boutique shopping, ice cream, etc.
12. Restroom facilities
13. Relocation of community gardens
14. Utility and infrastructure upgrades
15. Native / Historic Landscape Restoration
16. Event Pavilion
17. Multi-Purpose Shelter
18. Picnic Shelters
19. Lookout Tower / Canopy Walk
20. Boardwalk Crossing



Draft Master Plan Concept Modifications

Modifications to Draft Master Plan

- A. Bus lane shift
- B. Maintenance Building relocation
- C. Fire lane added adjacent to event plaza
- D. Education Center (School House) and additional educational activity space



Final Master Plan Concept

Modifications to Draft Master Plan

- A. Bus lane shift
- B. Maintenance Building relocation
- C. Fire lane added adjacent to event plaza
- D. Education Center (School House) and additional educational activity space



Final Master Plan Concept

1. Preserve and incorporate existing tree canopy
2. **Preserve and incorporate existing structures**
3. Natural berms / noise abatement
4. **Parking improvements**
5. Large gathering / event area
6. **Event Lawn**
7. Improved site access / gateway features
8. **Trails (pedestrian, bike)**
9. Trail connectivity to broader community
10. **Museum and historical / educational exhibits, signage, displays**
11. Light retail – boutique shopping, ice cream, etc.
12. **Restroom facilities**
13. Relocation of community gardens
14. **Utility and infrastructure upgrades**
15. Native / Historic Landscape Restoration
16. **Event Pavilion**
17. Multi-Purpose Shelter
18. **Picnic Shelters**
19. Lookout Tower / Canopy Walk
20. **Boardwalk Crossing**
21. Education Center / “Old-Fashioned School House”



Phasing Recommendations

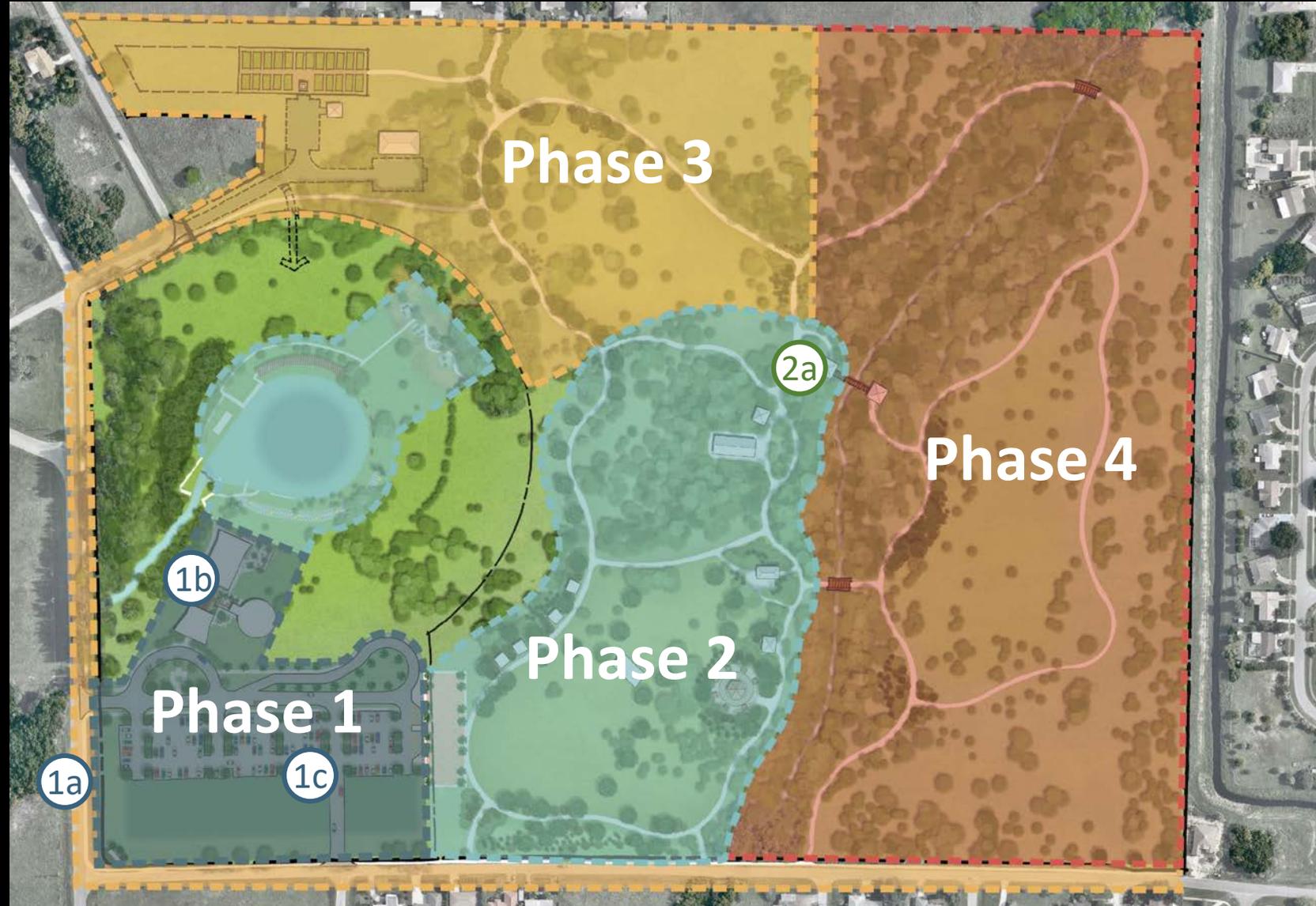
Phase 1

- 1a. Utility and infrastructure upgrades
- 1b. Renovate existing structures
- 1c. Parking improvements

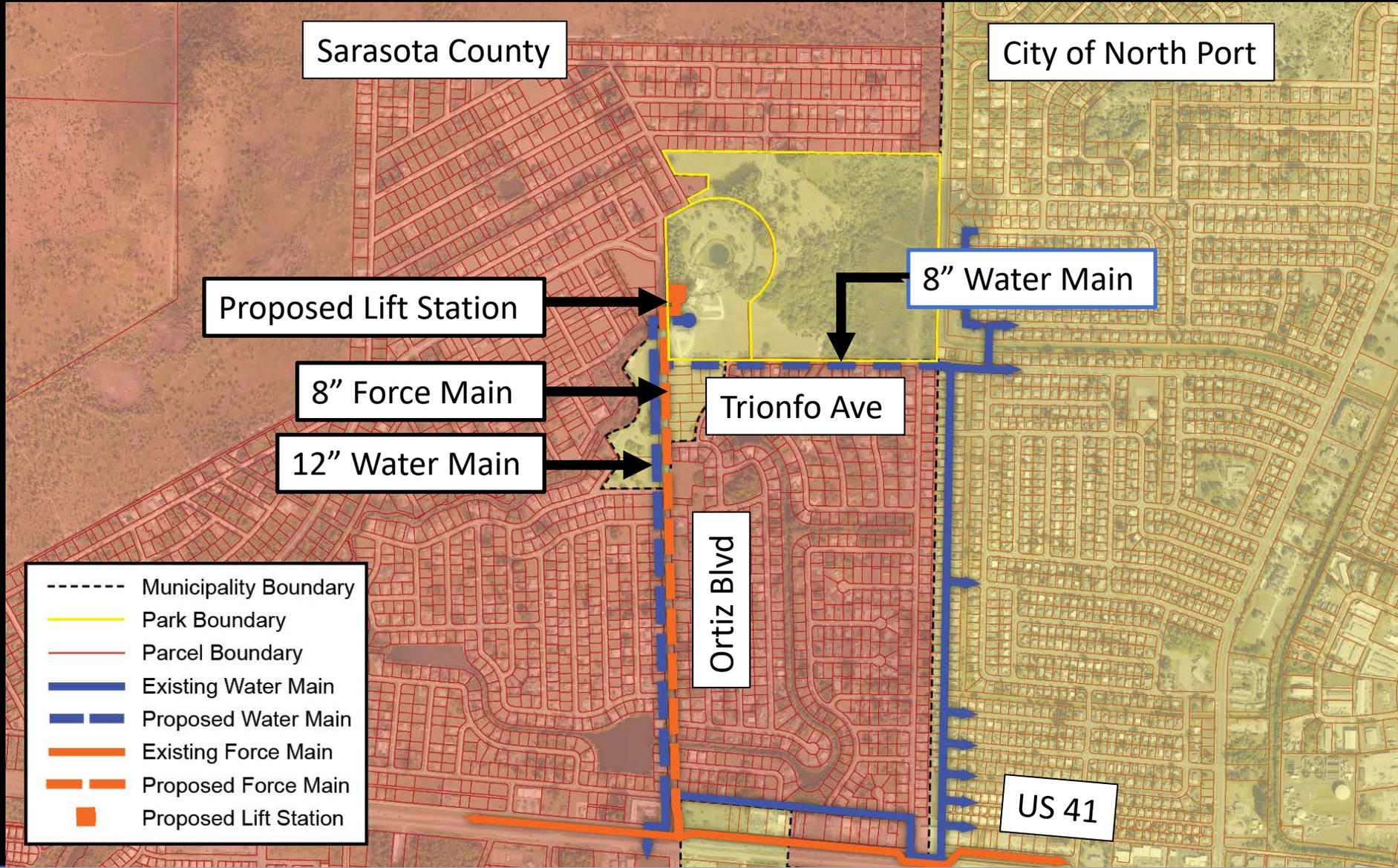
Phase 2

- 2a. Asphalt Trail Loop & (1) Lookout Tower

Remaining improvements recommended in the Final Master Plan will be phased in based on Commission direction and available funding.



Infrastructure Improvements



Next Steps

- **Design and permitting of Phase I**
 - Finalize scope and fee
 - Milestone submittals (30%, 60%, 90%, Final)
 - Site Permitting at 60% stage
 - Cost refinements
- **Bidding and project delivery options**
 - Hard bid
 - Design build (DB)
 - Construction Manager at Risk (CMaR)
- **Construction**



Construction Manager at Risk - Benefits

- **Hired based on qualifications, staff and experience**
- **Project bids / cost are open book and transparent**
- **Higher standard of care**
 - Collaborative partner with City and designer
- **Paid a fee, plus the cost of work**



Construction Manager at Risk – Keys to Success

Cost Certainty

- Start with preconstruction, through closeout
- Cost Certainty
 - Budget Development – detailed estimate at each design phase (30%, 60%, 90% and final)
- Guaranteed Maximum Price (GMP) provided to City for review
- Maximize local subcontractor participation to leverage competitive bids and pricing
- Value management – Reduce costs while maintain design intent and quality



Construction Manager at Risk – Keys to Success

Schedule Certainty

- Develop schedules during design phases, identify potential challenges early
- Review and incorporate long lead material items
- Constructability reviews during design phases

Provides a project plan incorporating budget, schedule, site logistics, safety and staff organization



Questions

