



Agenda Memo

Crest Hill, IL

Meeting Date: | October 14, 2024
Submitter: | Ronald J Wiedeman
Department: | Engineering
Agenda Item: | Status and Discussion of the Crest Hill Municipal Plaza

Summary: Below is an update on the Crest Hill Municipal Plaza based on work approved by council in August of 2023. The following work was approved to move forward.

1. Approved work to date.
 - a. Finalize grading and seeding plans for area shown in exhibit 1.
 - b. Design of water and sanitary service stubs to future concession stand and bathrooms.
 - c. Design and installation of final park drainage system.
 - d. Finalize design to install an underground irrigation system for the grass field and landscaping areas for the entire park.
 - e. Complete design to install a portion of a sidewalk system along the south end of the plaza to provide access to the playground. See exhibit 1.
 - f. Finalize design to install concrete curb and drainage beneath playground area. See exhibit 1
 - g. Determine pedestrian and security lighting layout design. See exhibit 1.

All work above has been completed and is ready to be bid except for the following:

- Need to determine final park playground equipment and layout with council.
- Need to present proposed poles and luminaires for final approval of material by council. This has not been completed due to the city's work to seek out funding through the Heritage Corridor Destinations, Route 66 grant. Once a pole and luminaire are picked then underground wiring design can begin. This will take 2-3 months to complete.

2. Finalize agreement with Lockport Park District for the installation and maintenance of the playground. This work was completed last August.

Construction estimates, based on the work previously approved which includes mass grading, an underground irrigation, underground storm drainage, water and sanitary sewer connections, playground equipment and a portion of sidewalks and paths to service the playground can be seen in the attached exhibit named "Phase 1 Totals, As Approved and as summarized below.

- Phase 1 Total-\$1,577,130.00
- 10% contingency-\$157,713.00
- Grand Total Phase 1-\$1,734,843.00
- Lockport Township Park District Funding towards Phase 1-\$250,000.00
- Grant Funding towards Phase 1-\$250,000
- Therefore, City Share for Phase 1-\$1,234,843.00

Funding for the City Center Municipal Plaza was not included in the 2025 city budget due to budget constraints. Since that time the city has finalized the IGA agreement with the Lockport Township Park District which provides for \$250,000 for the playground and secured two grants for \$250,000 and \$200,000. The grant for \$250,000 can be used to help offset costs for the grading, underground drainage and sidewalks and the other grant can be used towards the city's lighting in the park of which this work is currently not included in the phase 1 improvement and would need to be finalized and included in the current project. The total construction and engineering costs is estimated at \$550,000 for the lighting work. Staff would recommend completing both the security and pedestrian lighting at the same time. This is the most cost effective and will not disturb any of the restoration and civil work that will be completed.

Staff is also working with the Heritage Corridor and other funding sources to secure funding for the park. The Heritage Corridor has access to limited funding through the State's Route 66 grant program. We have secured funding in their 2025 budget for a not to exceed amount of \$30,300 to pay for design engineering service for the band shell. If we decide to move forward with this grant it could provide the city additional funding in the future to pay for the construction of band shell. The only requirement with receiving funding through this source is that the band shell will need to provide elements that celebrate Route 66. Attached is a copy of the grant application submitted for the FY2025 fund year which has previously been shared with the council.

If the council elects to use these funds for the band shell, staff will need to solicit RFPs and hire a consultant to provide the city drawing that show the type, size and Rte. 66 elements by May 30, 2025. The fee for this work is estimated at \$85,000.

Staff is also seeking direction about including construction of the parking lot along City Center Blvd and the walking paths shown in exhibit 2. These items would finish off the municipal parking lot and will put park in a condition where the park can be used for future city events (movies in the park; farmers' markets, national night out, etc.). The total construction and engineering costs is estimated at \$315,000 to include this work.

Cost for all of the work shown above can be found in the attached exhibit named City of Crest Hill Park With Route 66 Theme.

Please remember that in order to use the park events a turf surface will need to be established. Seeding the park will take 2-3 years to grow a turf in order to host events like those suggested above.

Funding would need to be allocated for this project, but except for the engineering cost to get plans finalized based on any additional work added to the original approved scope, estimated at \$65,000 and the costs for engineering firm to complete the band shell work, estimated at \$85,000, all other costs could be added to the FY 2026. Staff does recommend that council chooses to move forward with work that the projects be bid out in during February and March of 2025, so the entire 2025 construction season is available.

The city has received over the past couple of months grant reimbursements for past project completed. These funds are in excess of \$2 million dollars. Along with grants secured and discussed above could help pay for this project. The city administrator can elaborate more on the possible fund avenues.

Recommended Council Action: Provide direction to staff on how to proceed on each of these items below.

Options

- Proceed with Phase 1 project as currently prepared
- Proceed with Phase 1 project with both security and pedestrian lighting.
- Solicit RFPs for engineering services for band shell and select a consultant to prepare drawing and preliminary costs for a band shell.
- Proceed with Phase 1 with parking lot and additional walking paths.
- Bidding of park project in the winter of 2025.
- Do nothing.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: n/a

Cost: TBD

Attachments:

Exhibits for workshop.pdf

Grant Request Narrative-Crest Hill Programmatic Questions 8-15-2024.pdf