



TOWN OF LAKE PARK
DEPARTMENT OF PUBLIC WORKS

Kelsey Park Splash Pad

Council Decision Update

Refined alternatives aligned to an approximately
\$400,000 cost target

October 7, 2026, • Resolution 102-12-25



Parks • Recreation • Community Assets

All 3D renders shown are for illustration purposes only. Actual colors, textures and features may differ from renders.



Council Decision at a Glance

Six concepts were presented during public input; the Council is now considering four cost-reduction alternatives.

\$590K

Current design OPC

Original Concept A development

~\$400K

Cost target for alternates

Alternates A–D

\$190K

Reduction required

About 32% below current OPC

4

Council alternatives

A–D at approximately \$400K

What the evidence says

- Residents favored the south location near the playground (6 of 10).
- Organic footprints were strongly preferred (8 of 10).
- A mix of ground sprays and interactive features was strongly preferred (9 of 10).
- Concept A was previously advanced for design development.

Decision required

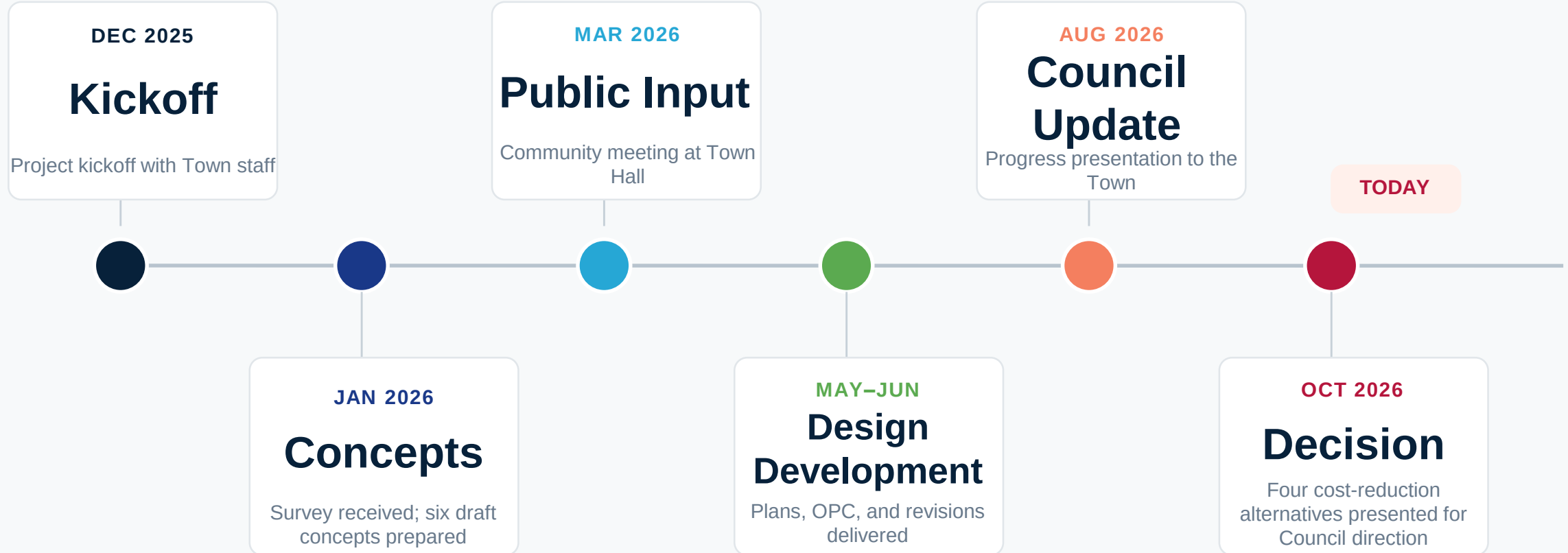
Select the preferred cost-reduction alternative to advance:

- A** Original concept / reduced scope
- B** New organic “amoeba” footprint
- C** New round footprint
- D** Playable fountain + misting posts



Project Journey

From project kickoff through public input, design development, and Council-directed alternatives.





What Residents Told Us

The March 28 public meeting clearly indicated a preference for location, form, and play experience.

6 / 10 Preferred the south location

Next to the playground

8 / 10 Preferred an organic shape

Concepts A, B, or C

9 / 10 Preferred mixed play features

Ground + interactive

A Most preferred named concept

Concept A received the most votes

Additional public comments

● Funding concerns

● More seating

● Rubberized pad vs. concrete

● Bromine vs. chlorine

● Consider a changing area

Design implication

The strongest preferences point toward an organic, playground-adjacent splash pad with a mix of ground-level and interactive features.

Shade preferences were mixed, so no single shade solution emerged as dominant.



Site Logic: Why the South Location Advanced

The selected location balances user preferences with utility and proximity to infrastructure.



Location considerations

01

Restroom proximity

Supports family use and park operations

02

Water service

Reduces utility extension burden

03

Drainage/storm sewer

Supports flow-through discharge strategy

04

Electrical service

Supports equipment and operational needs

Consistent with the Kelsey Park master plan



CONCEPTS CONSIDERED

Concepts Presented at the Public Meeting

Six concepts—A, B, C, D, D2, and D3—were originally presented, reflecting two locations and multiple feature/footprint strategies.



Kelsey Park Splash Pad - Concept A



CONCEPT A



Kelsey Park Splash Pad - Concept B



CONCEPT B



Kelsey Park Splash Pad - Concept C



CONCEPT C



Kelsey Park Splash Pad - Concept D



CONCEPT D



Kelsey Park Splash Pad - Concept D2



CONCEPT D2



Kelsey Park Splash Pad - Concept D3



CONCEPT D3



Preferred Concept: Why Concept A Advanced

Concept A was selected for design development because it best combined community preference and site efficiency.



Design priorities carried forward

- Playground-adjacent location and organic footprint
- Mix of ground and above-ground interactive features
- All-ages / all-abilities play and multiple seating opportunities
- Proximity to water service and storm sewer
- Flow-through system to maximize play area and value

Supporting site-plan and furnishing information from the design-development package.

Site plan



Kelsey Park Splash Pad - Site Furnishings

The approximately \$400K alternates remove fencing, furnishings, and landscaping to reduce costs.



Current Design: Opinion of Probable Cost

The developed Concept A is estimated at approximately \$590,000.

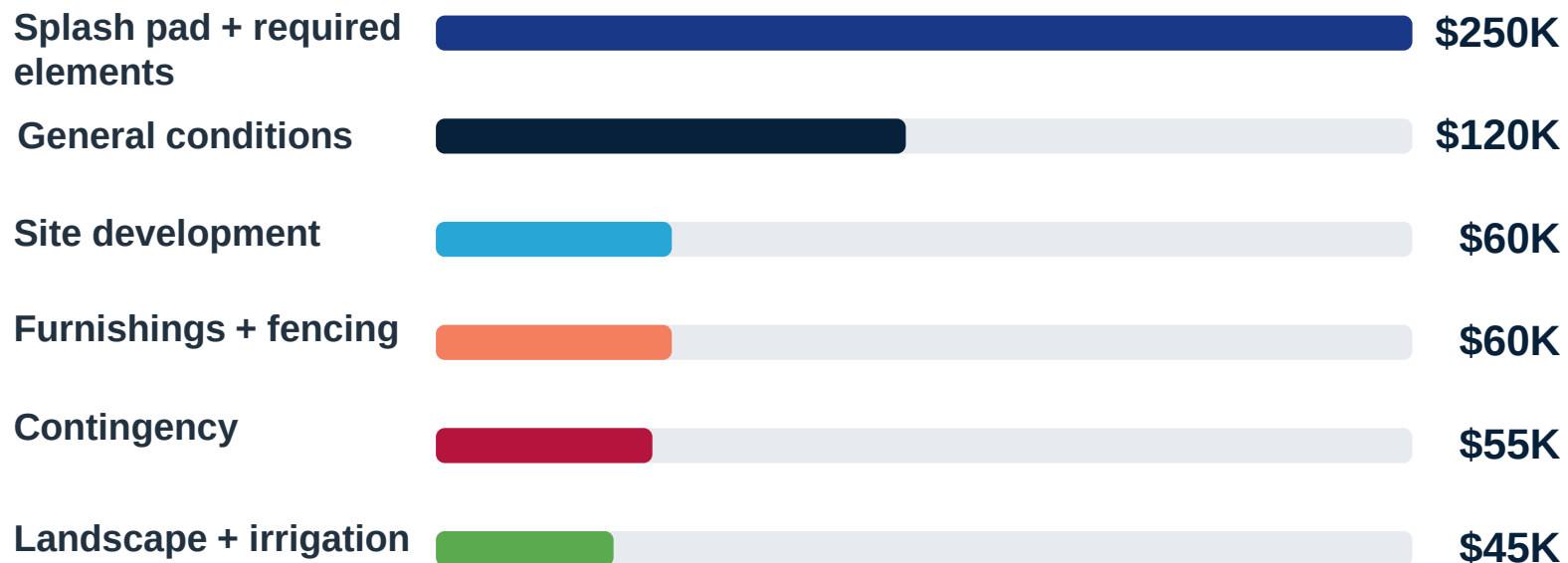
\$590K

CURRENT OPC

To reach an approximately \$400K target, the project must reduce roughly \$190K — about 32% of the current estimate.

**MATERIAL SCOPE TRADEOFF
REQUIRED**

Cost composition



\$340K (about 58%) of the total is outside the splash pad equipment / required-elements line item.



Alternate Designs: Opinion of Probable Cost

The Alternate design solutions are estimated at approximately \$400,000.

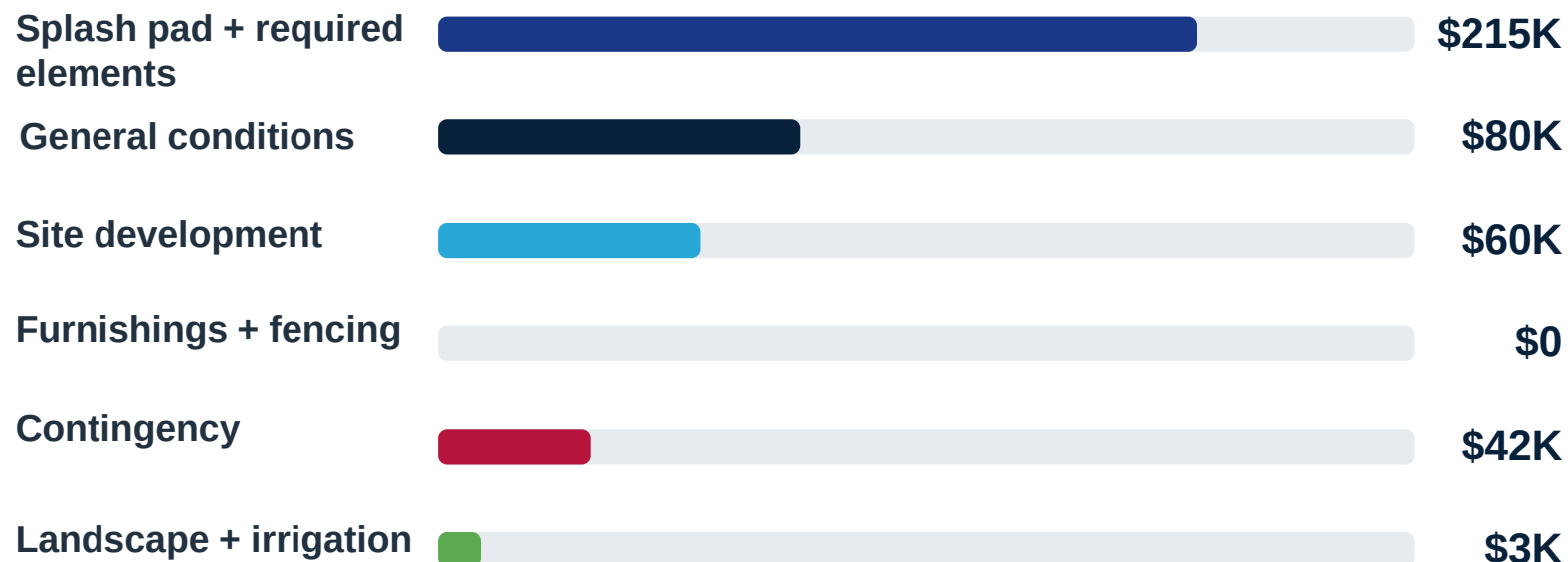
~\$400K

To reach an approximately \$400K target, scope tradeoff is required:

ALT DESIGN TRADEOFFS:

- Reduces wet area size
- Eliminates dry sitting space
- Eliminates furnishings
- Eliminates shade / umbrella
- Eliminates fencing
- Eliminates landscaping

Cost composition



\$3K (0.75%) of the total is allocated to sodding at the splash pad perimeter

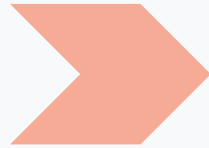


What Changes to Reach the ~\$400K Cost Target

The four current cost-reduction alternatives target approximately \$400,000 in savings through scope reductions, revised footprints, or changes to the water system.

\$590K

CURRENT DESIGN



-\$190K

≈32%
REDUCTION



~\$400K

ALTERNATE
TARGET

A

Reduce the original concept

Keep the flow-through system and general design intent, but remove fencing, furnishings, landscape, and 1–2 spray features.

≈ \$400,000

B

New organic footprint

Move to a smaller recirculating design with an “amoeba” footprint; no fencing, furnishings, or landscape.

≈ \$400,000

C

New round footprint

Use a compact round recirculating design with lower capacity; no fencing, furnishings, or landscape.

≈ \$400,000

D

Playable fountain concept

Use a recirculating, playable fountain with misting posts; no fencing, furnishings, or landscaping; note night-use caveats.

≈ \$400,000



ALTERNATE A

Alternate A — Original Design, Reduced Scope

Maintains the previously selected Concept A design and flow-through system while removing amenities and selected features.

A

Original design / reduced scope

Flow-through

Max load 45

Comfortable 20

~\$400K



Scope changes

- Eliminates fencing and furnishings
- Eliminates landscape
- Eliminates 1–2 spray features
- Maintains flow-through system
- Highest stated capacity of the four alternates

Retains most of the previously developed Concept A design.



ALTERNATE B

Alternate B — Interactive “Amoeba” Footprint

A new organic recirculating concept with interactive features and moderate capacity.

B Interactive “amoeba” footprint

Recirculating

Max load 30

Comfortable 15

~\$400K



Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 30; comfortable play for 15



A compact recirculating concept with the smallest stated capacity.

Recirculating

Max load 20

Comfortable 10

~\$400K



Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 20; comfortable play for 10



ALTERNATE D

Alternate D — Playable Fountain + Misting Posts

A recirculating fountain concept that changes the play experience and introduces night-use considerations.

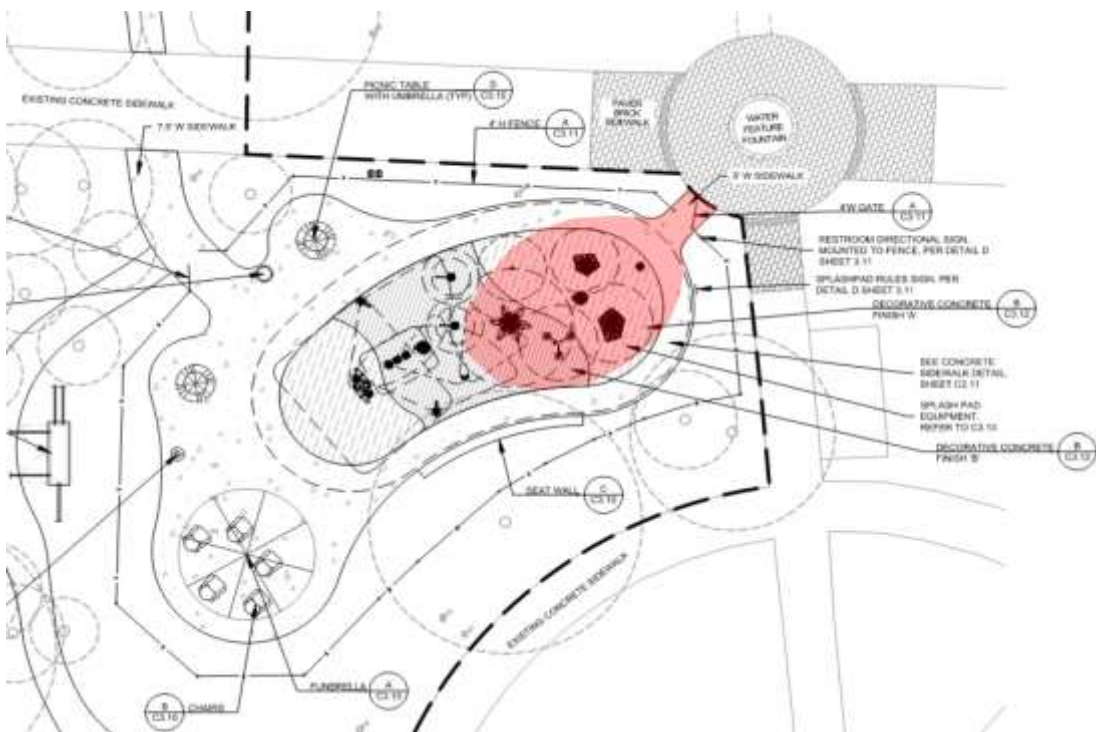
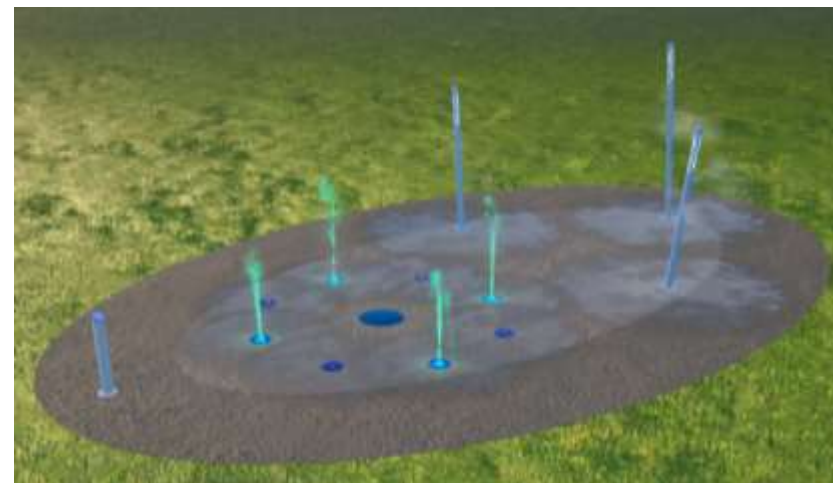
D Playable fountain + misting posts

Recirculating

Max load 25

Comfortable 12

~\$400K



Key implications

- New design footprint; recirculating system
- No fencing, furnishings, or landscape
- Max bathing load 25; comfortable play for 12



COMPARISON

Side-by-Side Decision Matrix

The four current cost-reduction alternatives target approximately \$400,000, but they make different tradeoffs in system, capacity, and continuity.

Decision factor	ALTERNATE A	ALTERNATE B	ALTERNATE C	ALTERNATE D
Design approach	Original / reduced	New organic	New round	Playable fountain
Water system	Flow-through	Recirculating	Recirculating	Recirculating
Max bathing load	45	30	20	25
Comfortable play	20	15	10	12
Landscape	Removed	Removed	Removed	Removed
Fencing / furnishings	Removed	Removed	Removed	Removed
Original footprint continuity	Retains original design / reduced scope	New “Amoeba” footprint	New round footprint	New playable-fountain concept
Noted caveat	1–2 features removed	New design	Lowest capacity	Night-use caveats

Note: capacity values and scope descriptions are those provided in the design team’s alternate concepts.



DECISION

Council Direction Requested

Select one preferred cost-reduction alternative so the design team can proceed with refinement.

Which current alternative should advance?

A

Original / reduced scope

Flow-through

• 45 max load

≈ \$400K

B

Organic “amoeba”

Recirculating

• 30 max load

≈ \$400K

C

Round footprint

Recirculating

• 20 max load

≈ \$400K

D

Playable fountain

Recirculating

• 25 max load

≈ \$400K

After Council direction

01

Refine selected alternate

02

Confirm updated cost estimate

03

Advance final design & permitting

04

Prepare for construction procurement, subject to final design, funding, permitting, and required approvals.



TOWN OF LAKE PARK

Questions & Council Discussion

Kelsey Park Splash Pad

Department of Public Works

October 7, 2026

