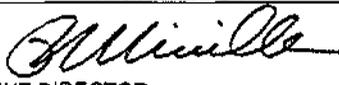
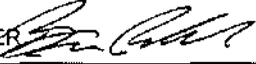


|   |        |
|---|--------|
| AGENDA ITEM NO.   | 2B     |
| COUNCIL MEETING   | 1/9/14 |
| APPROVED BY   |        |
|  |        |
| DEPARTMENT DIRECTOR   |        |
|  |        |
| CITY MANAGER  |        |

January 9, 2014

**FROM:** PATRICK N. WIEMILLER, Director  
Public Works Department

**THROUGH:** EFREN BAÑUELOS, Assistant Public Works Director   
Public Works Department, Capital Management Division

MARK M. JOHNSON , Interim Facilities Manager  
Public Works Department, Facilities Management Division

**BY:** ANDY VANDERFORD , Project Manager  
Public Works Department, Facilities Management Division

**SUBJECT:** Award a construction contract to American Paving Company in the amount of \$2,331,000 for the Martin Ray Reilly Park, Bid File No. 3296-11729 (Council District 7)

**RECOMMENDATION**

It is recommended that the City Council award a construction contract to American Paving Company of Fresno, California in the amount of \$2,331,000 for the construction of Martin Ray Reilly Park, Bid File No. 3296-11729, Council District 7, and authorize the Public Works Director or his designee to sign the City's standardized contract on behalf of the City.

**EXECUTIVE SUMMARY**

On May 24, 2012, the Fresno City Council approved the acceptance of a State of California Department of Recreation, Statewide Park program (Proposition 84) grant in the amount of \$3,165,365 for the construction of the Martin Ray Reilly Park. The catalyst for this park came from a 2005 study commissioned by the Trust for the Public Lands that noted that Council District 7 residents had significantly less access to parks when compared to other areas of the city. According to the 2011 California State Parks Community Fact Finder, this area has .75 park acres per 1,000 people compared to 3.0 acres per 1,000 people citywide. The construction of this park is also consistent with the City's proposed General Plan Update and Mayor Swearengin's commitment to revitalize Fresno's older neighborhoods.

**BACKGROUND**

In 2005, the Trust for the Public Lands released a study that noted that residents who live within City Council District 7, where this park is to be located, have significantly less access to parks when

## REPORT TO THE CITY COUNCIL

Award a construction contract for Martin Ray Reilly Park

January 9, 2014

Page 2

compared to other areas of the City. Per the 2011 California State Parks Community Fact Finder, Council District 7 has .75 park acres per 1,000 people compared to a citywide average of 3.0 acres per 1,000 residents. The closest green space to the Martin Rey Reilly site is Carroza Park, which also serves as a ponding basin and is not accessible to the public for recreational use from November through April.

The Martin Ray Reilly Park will be constructed on approximately 3.38 acres located adjacent to SR 180 between Chestnut Avenue and Garden Avenue. The State of California awarded the City of Fresno \$3,165,365 through a competitive grant program funded through Proposition 84, which evaluated the need for community parks and trails throughout the State. Park amenities will provide diverse recreational opportunities, including a multi-sport court (basketball/volleyball), multi-use field, splash-park, playground, shaded playground equipment and a walking path. It should be noted that in order to receive the grant funds the City will be required to provide the State with a recorded deed restriction, for a period running from 2011 through 2041, to protect the State's interest in the property, and ensures that the property will be used for purposes consistent with the grant contract.

Plans and specifications were prepared and a Notice Inviting Bids was published in the Business Journal on October 9, 2013, faxed to ten (10) Building Exchanges, and posted on the City's website. The plans and specifications were distributed to 21 prospective bidders. Three (3) sealed bid proposals were received and opened in a public bid opening on November 12, 2013, with the total net bid amounts ranging from \$2,331,000 to \$2,576,547, which is within the projects \$3.2 million budget.

While construction of the park will be funded by the Proposition 84 grant, the ongoing cost of maintaining this facility will come from the General Fund and/or local donations. Over the last year Councilmember Olivier has recently received a \$10,000 donation from Walmart that will be used to defray operational costs for the first year. The Councilmember has also committed \$15,000 from the District 7 infrastructure budget for a total of \$25,000.

The projected cost of operations and maintenance, allocated over a ten (10) year period, ranges from \$55,044 to \$177,067 annually. Annual operational and maintenance costs are predicated on the projected lifecycle costs of various improvements (e.g., splash park, lighting) Please refer to the attached report for additional information. It is anticipated that funding will be needed to support operational and maintenance costs beginning in FY15, based on the current construction schedule.

### **LOCAL PREFERENCE**

Local preference was not implemented based on conditions of State (Proposition 84) funding.

### **ENVIRONMENTAL FINDING**

A Mitigated Negative Declaration for this project (EA No. 13-02) was adopted by the Council on March 21, 2013 for this Project. An analysis has been performed pursuant to CEQA Guidelines §15162 to determine whether subsequent environmental review is required for the Project. Based on this analysis the following findings are made to support the determination that no subsequent environmental review is required:

## REPORT TO THE CITY COUNCIL

Award a construction contract for Martin Ray Reilly Park

January 9, 2014

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1. No substantial changes are proposed in the Project which will require major revisions of the previous MND due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.
3. There is no new information which was not known or could not have been known at the time of the previous MND that the Project will have significant effects not discussed in the MND.

Furthermore, since a MND was previously adopted for this Project, the considerations set forth in CEQA Guidelines §15162(a)(3)(C) and (D), related to the adequacy and feasibility of previously adopted mitigation measures, are not applicable. Based upon these findings, it has been determined that no further environmental documentation is required for this Project.

### FISCAL IMPACT

The FY2014 budget included \$3,165,365 of funding available through the State of California Department of Recreation, Statewide Park grant program (Proposition 84). While there is no fiscal impact to the General Fund due to the construction of this park, there are ongoing costs of operations and maintenance that will need to be derived from General Fund and/or through donations or sponsorships.

Currently Councilmember Olivier has identified \$25,000 thus far that will be obligated toward the ongoing cost of operations and maintenance, which have been estimated to be from \$55,044 to \$177,067 annually. Funding will be needed to support annual operational and maintenance costs in FY15, based on the proposed construction schedule. The Park will be completed by the end of November 2014, based on a January 2014 award of the construction contract.

#### Attachments:

Evaluation of Bid Proposal  
Fiscal Impact Statement  
Operations and Maintenance Report

**EVALUATION OF BID PROPOSALS**

FOR: MARTIN RAY RILLEY PARK

File No.3296-11729  
Bid Opening: 11/12/13.

---

| <b>BIDDER'S</b>   | <b>TOTAL NET BID AMOUNT</b> |
|---|-----------------------------|
| 1. AMERICAN PAVING CO.<br>P.O. BOX 4348<br>FRESNO, CA. 93744          | \$2,331,000.00              |
| 2. EMMETT'S EXCAVATION, INC.<br>1477 MENLO AVE<br>CLOVIS, CA.         | \$2,517,000.00              |
| 3. YARBS GRADING AND PAVING, INC.<br>P.O. BOX 87<br>FOWLER, CA. 93625 | \$2,576,547.00              |

---

Each bidder has agreed to allow the City sixty-four (64) days from date bids are opened to accept or reject their bid proposal. Purchasing requests that you complete the following sections and return this bid evaluation to the Purchasing Division at the latest by Wednesday, February 26, 2014, 5:00 P.M.

The Engineer's Estimate for this expenditure is \$2,600,000.00. The contract price is 12% below the Engineer's Estimate.

**BACKGROUND OF PROJECT:**

The City of Fresno has previously identified the need to build more city parks. The Martin Ray Reilly Park will help with filling this need. On June 24<sup>th</sup> 2010 Council approved an agreement with Lars Andersen & Associates Inc. of Fresno, California in the amount of \$304,416.00 for the preparation of plans, specifications and cost estimates for the Martin Ray Reilly Park located at Chestnut Avenue and Highway 180. Funding for the park is from a State of California Department of Recreation, Statewide Park program (Proposition 84 II) grant in the amount of \$3,165,365.00.

**DEPARTMENT CONCLUSIONS AND RECOMMENDATION:**

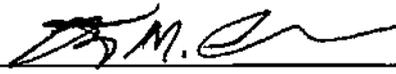
- Award a contract in the amount of \$2,331,000.00 to American Paving Co. as the lowest responsive and responsible bidder.

EVALUATION OF BID PROPOSALS

FOR: MARTIN RAY RILLEY PARK

File No.3296-11729  
Bid Opening: 11/12/13.

Department Head Approval



Title Asst. Director

Date 11/20/13

- Approve Dept. Recommendation
- Disapprove
- See Attachment

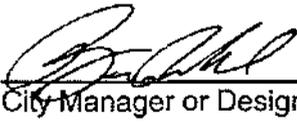
- Approve Finance/Purchasing Recommendation
- Disapprove

FINANCE DEPARTMENT

CITY MANAGER

  
Purchasing Manager      Date

11/20/2013

  
City Manager or Designee      Date

11/20/13

  
Assistant Controller      Date

11/20/2013

## FISCAL IMPACT STATEMENT

PROGRAM: PARCS Department Capital Improvement Projects Program

| <u>RECOMMENDATION</u>  | <u>TOTAL OR<br/>CURRENT</u> | <u>ANNUALIZED<br/>COST</u> |
|--|-----------------------------|----------------------------|
| Direct Cost  | \$2,331,000.00              | _____                      |
| Indirect Costs<br>(Plans and specifications, permit fees,<br>project and construction management,<br>change orders, etc. (estimated and actual)) | \$525,000.00                | _____                      |
| TOTAL COST<br>(estimated and actual)   | \$2,856,000.00              | _____                      |
| Additional<br>Revenue or Savings<br>Generated  | \$0                         | _____                      |
| Net City Cost  | \$2,856,000.00              | _____                      |
| Amount Budgeted  | \$3,165,365.00              | _____                      |

Source of Funds: State of California Department of Recreation, Statewide Park program (Proposition 84 II) grant in the amount of \$3,165,365.00.



**City of Fresno**  
**Department of Public Works**  
**Martin Ray Reilly Park Construction Project**  
**Conceptual Operations and Maintenance Cost Estimate**

**Overview:** The City of Fresno Department of Public Works has provided construction plans for construction of the Martin Ray Reilly Park proposed at North Chestnut Ave. and HWY 180. Kitchell has prepared this conceptual estimate to provide an order-of-magnitude forecast for ten years of Operation and Maintenance (O&M) costs. The O&M costs are subdivided into 9 categories based on the park features as shown on the drawings prepared by Lars Andersen & Associates, Inc. dated 09/19/13.

**Methodology:** Based on the drawings provided, the park elements were sub-divided into 9 categories as listed below:

- Basketball Courts
- Improved Grounds
- Multi-Purpose Field
- Parking Areas
- Play Areas
- Site Lighting
- Splash Pad
- Splash Pad Pump House
- Walking and Paved Areas

As part of the Conceptual Estimate level, only general lists of components were assumed for each park feature. The data herein utilizes comparisons with known resources such as The 2013-2014 Whitestone Building Maintenance and Repair Cost References and a report provided for a similar park in Fresno.

The 9 categories considered the following elements based on Whitestone’s Research Guidelines:

- City Management
- Custodial Functions
- Energy Expenses
- Landscaping and Grounds Maintenance
- Pest Control
- Refuse Services
- Road Clearance and Maintenance
- Security
- Telecommunications
- Water and Sewer

**Operations and Maintenance Conceptual Estimate:** Based on the park categories above, three alternate levels of service were developed for each of the 9 categories. O&M costs were developed for a period of 10 years but subdivided into 3 groups:

- Years 1-2
- Years 3-5
- Years 6-10

A summary of the O&M costs are provided in Table 1:

**TABLE 1: Park Operations Costs by Level of Service (Average O&M/Yr.)**

|                   | <b>LOW</b>  | <b>MEDIUM</b> | <b>HIGH</b>  |
|-------------------|-------------|---------------|--------------|
| <b>Years 1-2</b>  | \$55,044.26 | \$82,155.62   | \$118,304.09 |
| <b>Years 3-5</b>  | \$82,385.43 | \$122,963.32  | \$177,067.18 |
| <b>Years 6-10</b> | \$75,453.66 | \$112,617.40  | \$162,169.06 |

For this initial estimating phase, several key assumptions were used in the development of the estimates:

- The Medium costs were developed as the base for the Low and High Level of Service. The Low cost is 67% of the Medium. The High Level of Service is 144% of the Medium.
- According to Fresno staff, all park features shall be warrantied for repair and replacement tasks for the first year of operation. All maintenance requirements from 2014-2022 are included.
- The Improved Grounds feature captures all park landscaping and irrigation.
- No additional consideration for park-specific or custom features are included at this estimate level.
- A 15% estimating contingency is included for conceptual cost estimating level.
- Normal usage of the park is assumed. i.e.: special events or higher-than-normal usage would exceed these O&M costs.

Cost variances were assumed for the start of service and at various levels during the park’s initial 10-year life cycle. Charts for the overall estimate and park element-specific data are included in the following appendices for reference:

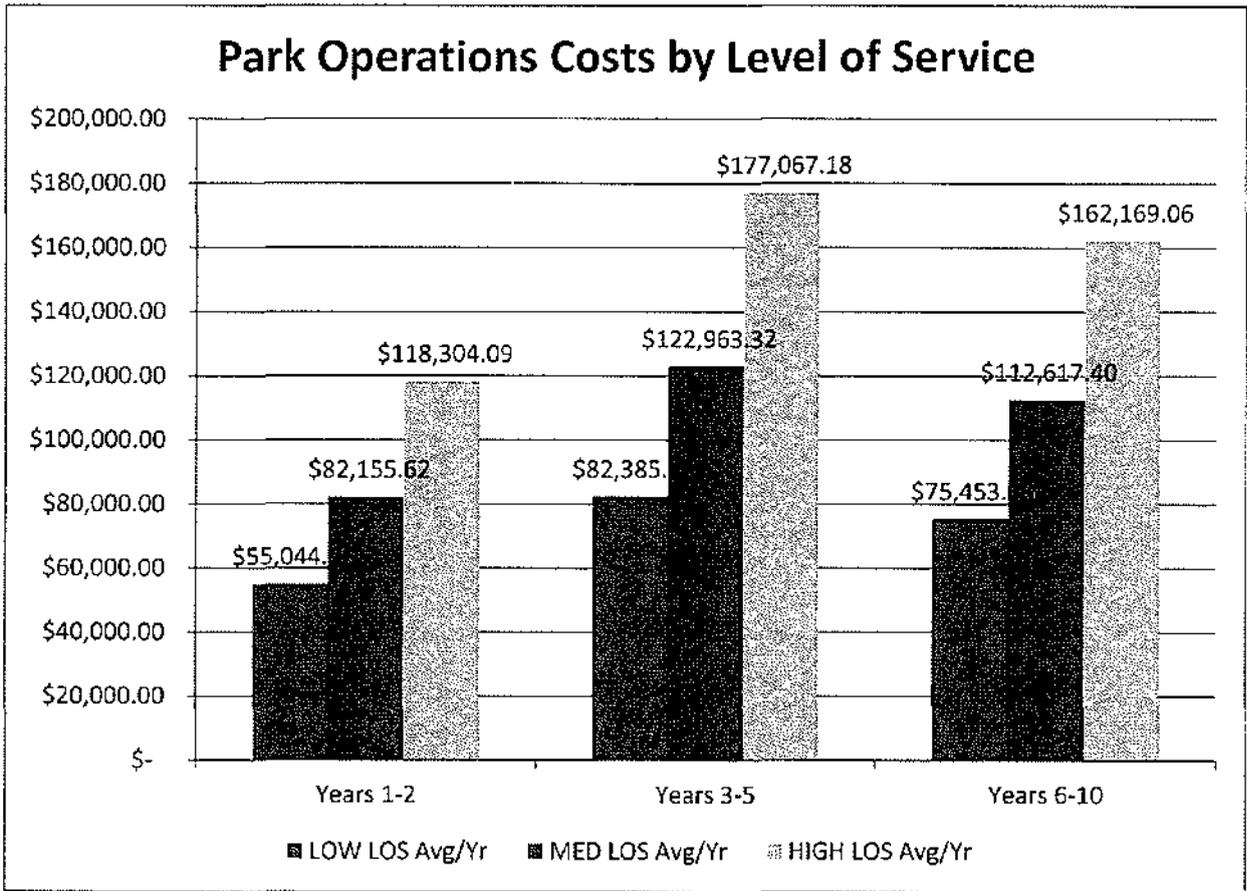
**Appendix A** – Provides the global park operations costs by year groups 1-2, 3-5, 6-10 as shown in Table I above.

**Appendix B** – Provides each park category at the Medium Level of Service

**Appendix C** – Provides a breakdown of the preliminary cost assumptions based on Whitestone’s data

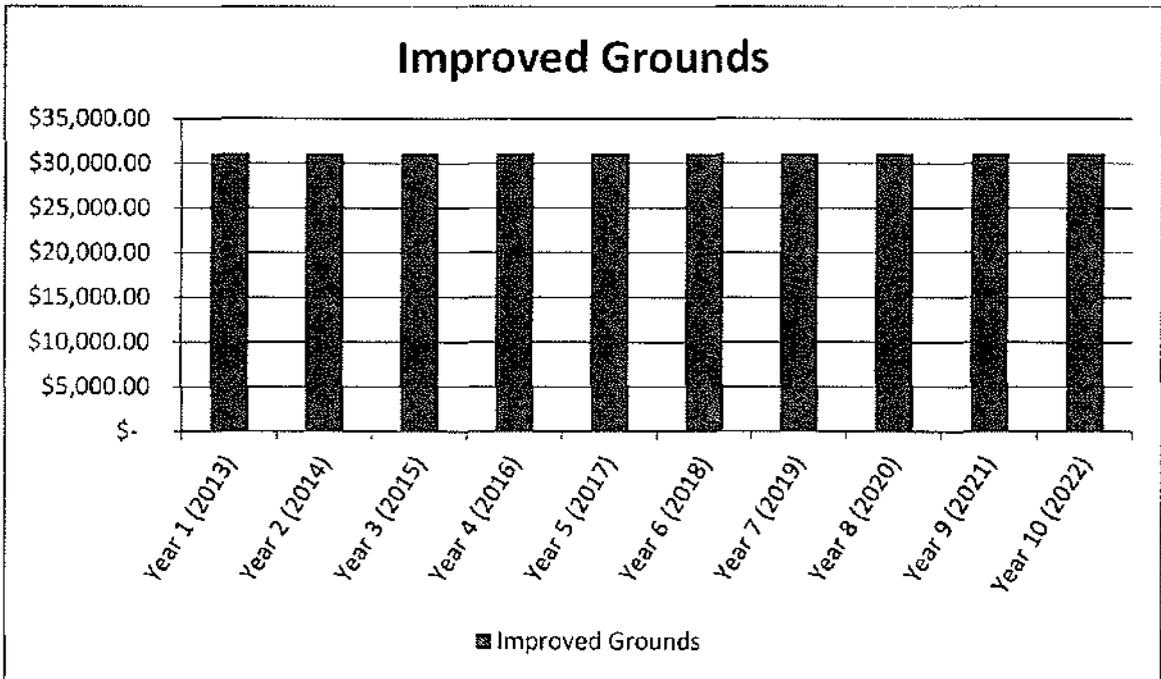
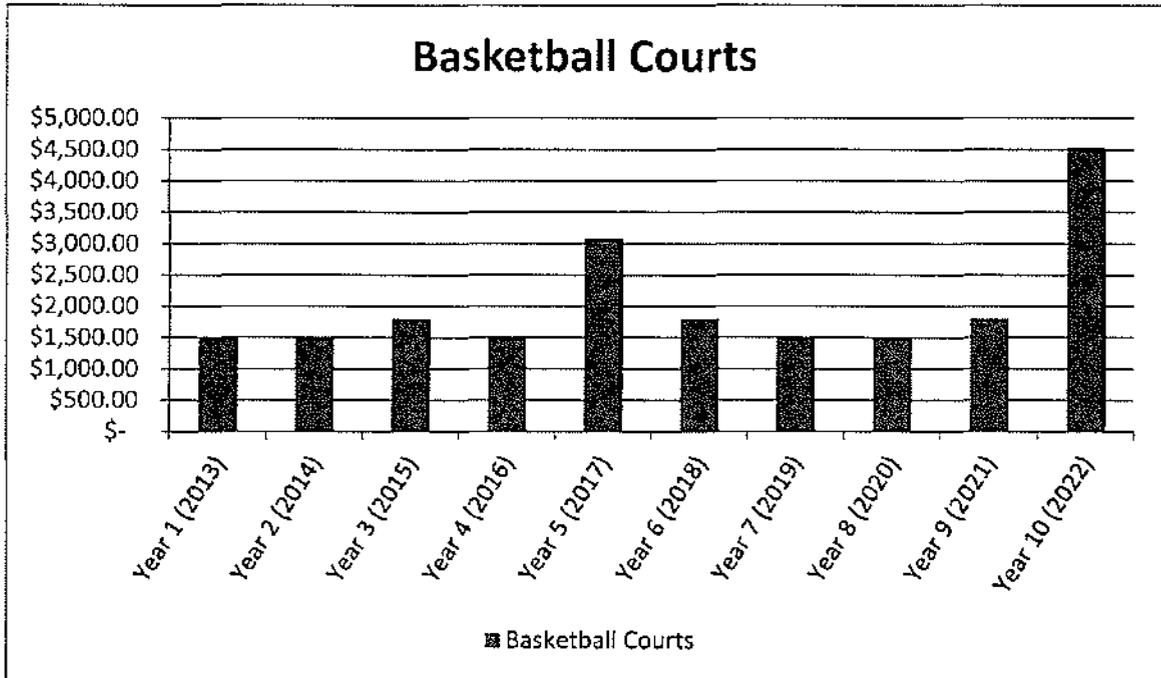


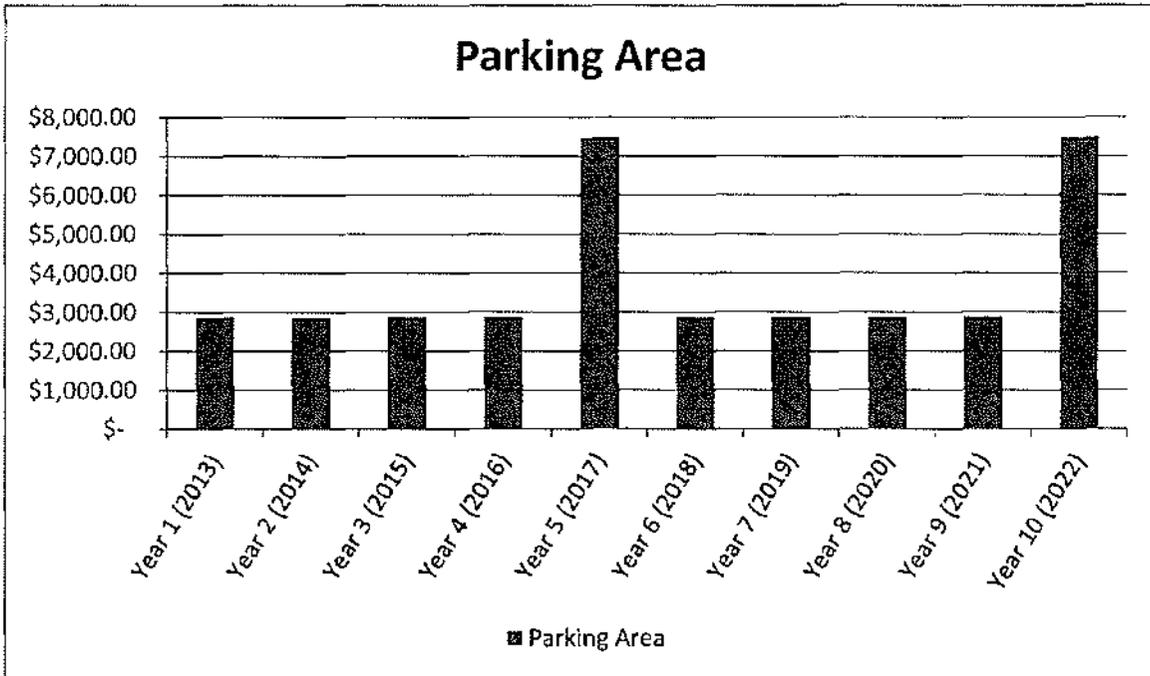
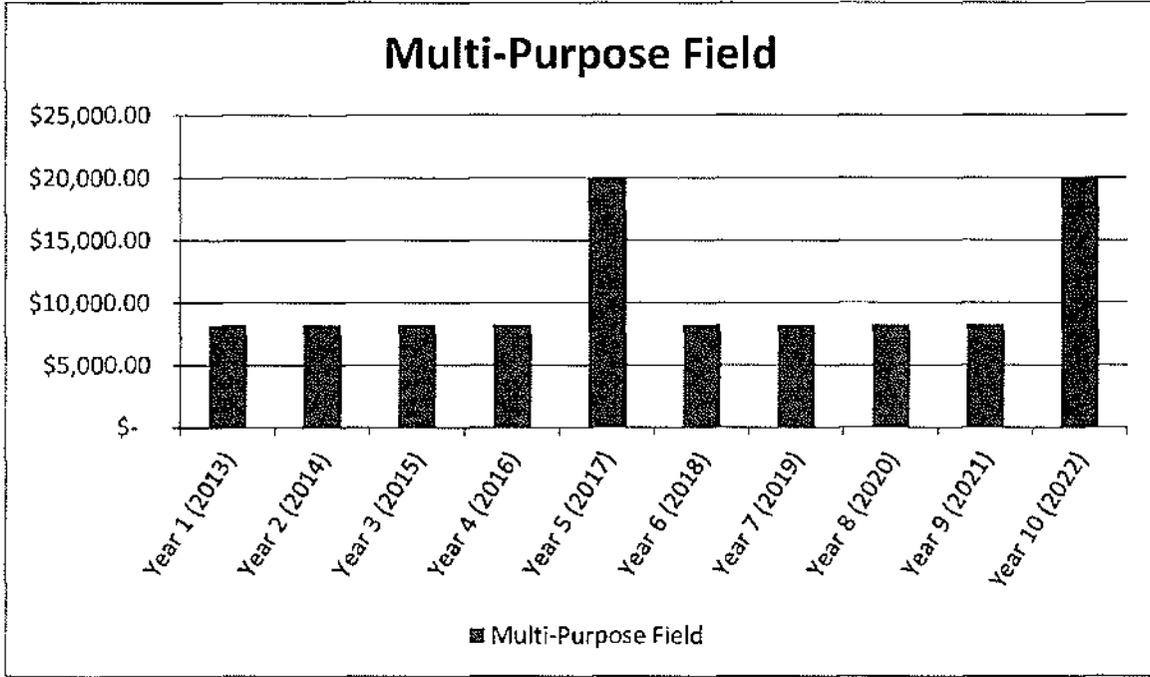
## APPENDIX A

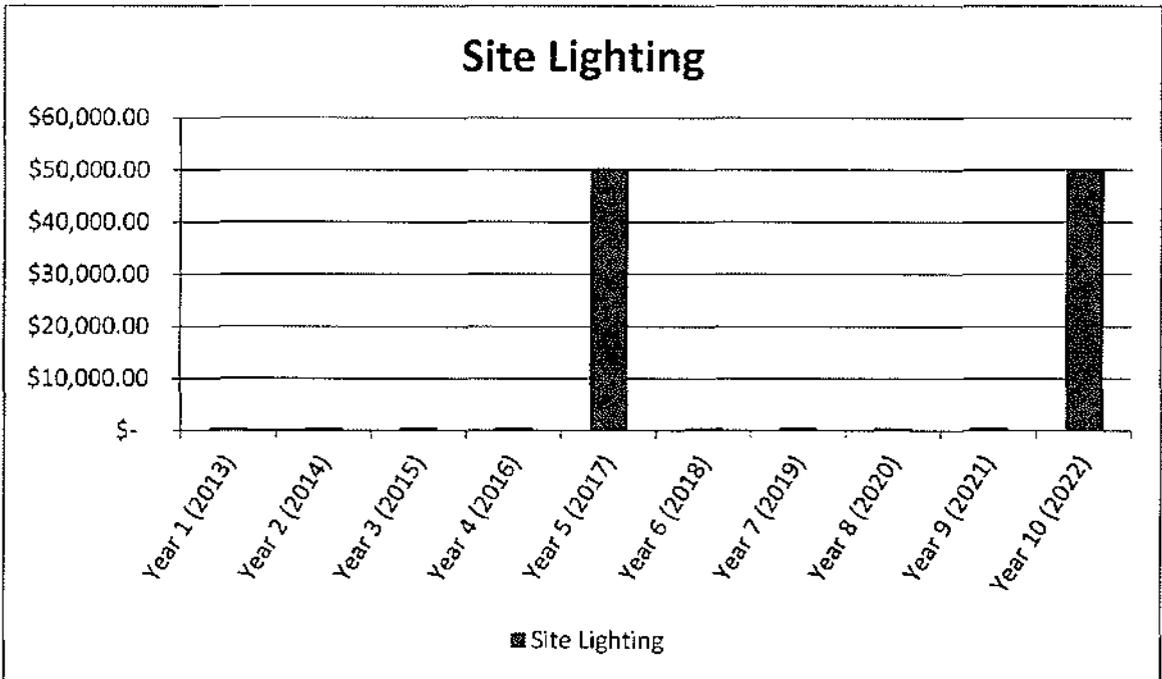
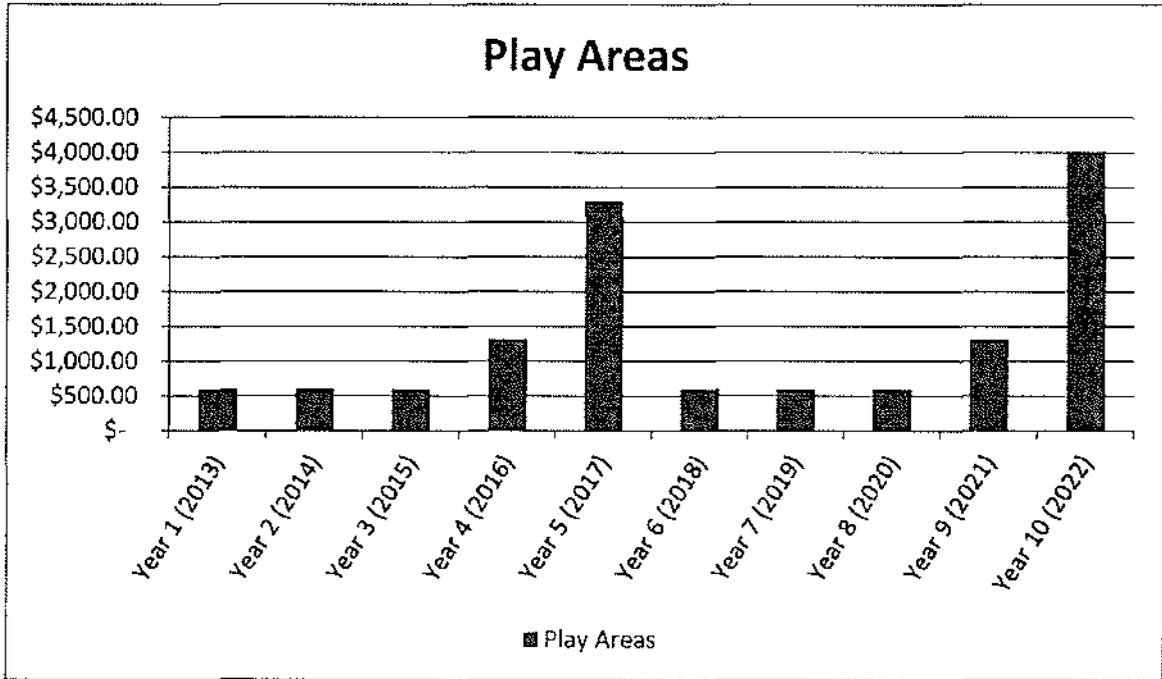


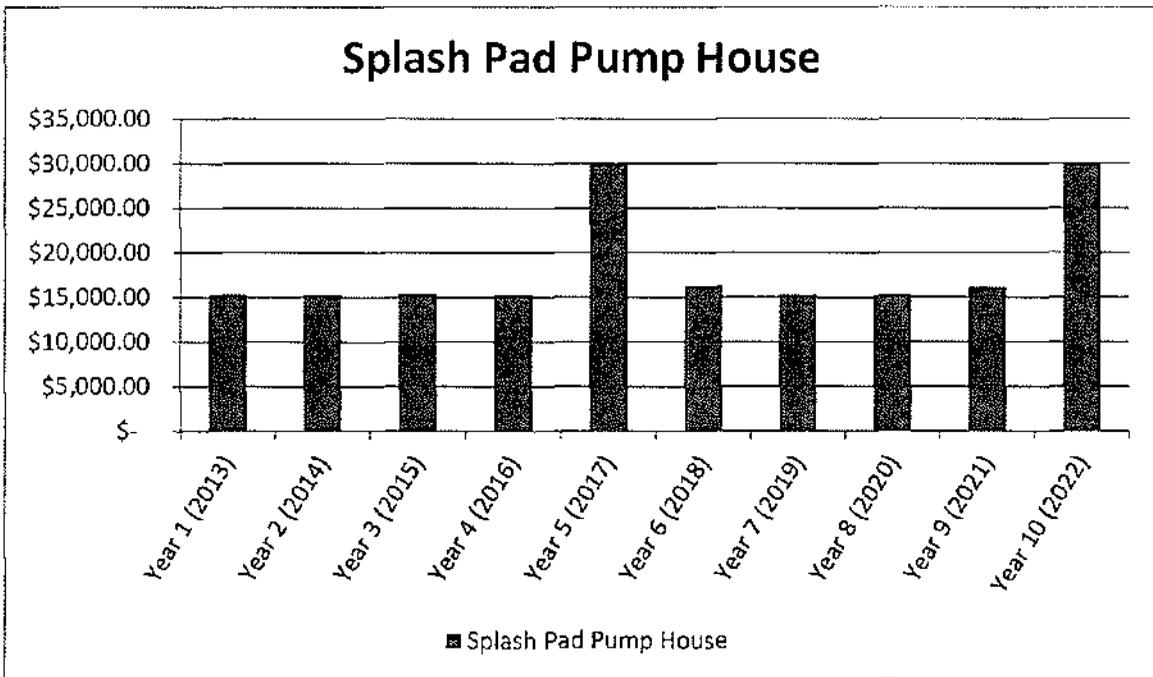
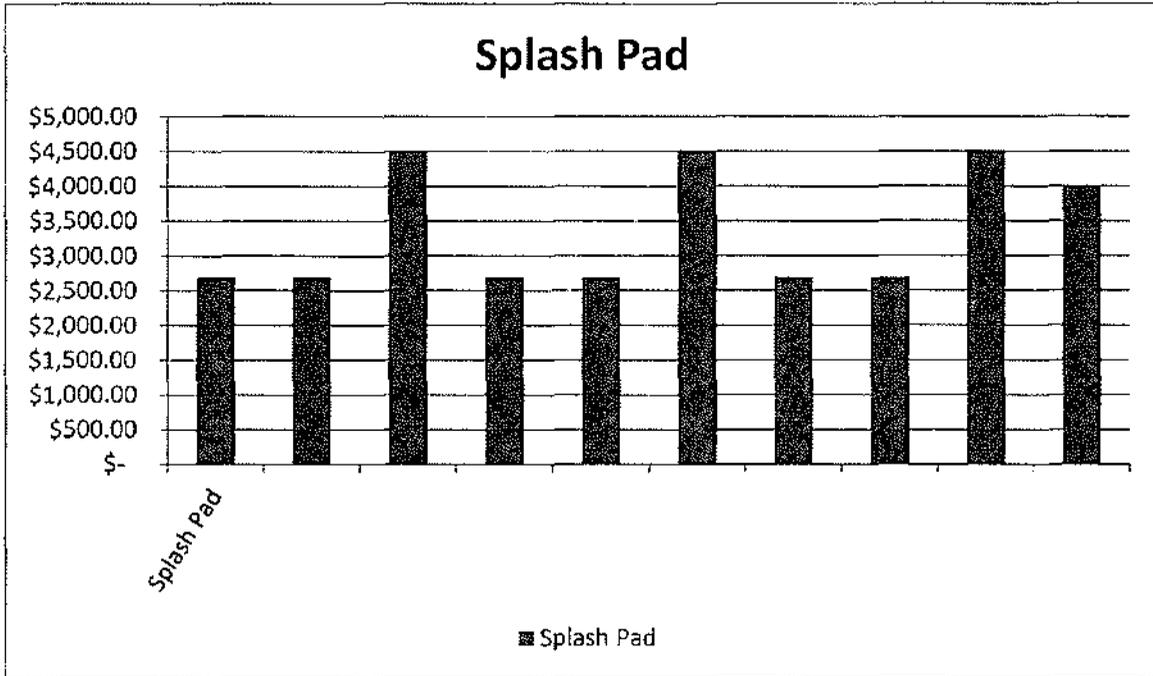


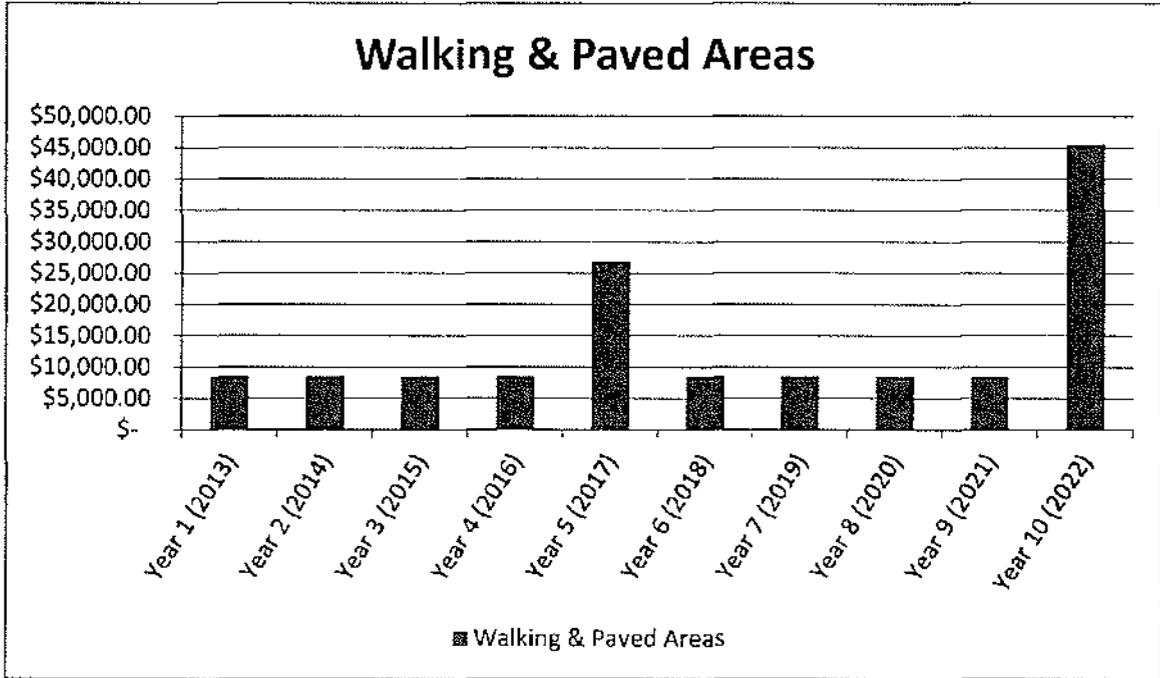
## APPENDIX B











## **APPENDIX C**

**COST AND DATA ANALYSIS  
(WHITESTONE DATA)**

|                                | Basketball Courts       |                    | Improved Grounds         |                     | Multi-Purpose Field      |                     |
|--------------------------------|-------------------------|--------------------|--------------------------|---------------------|--------------------------|---------------------|
|                                | GSFT for MRR Park: 9350 | Annual O&M         | GSFT for MRR Park: 34388 | Annual O&M          | GSFT for MRR Park: 45000 | Annual O&M          |
| Custodial                      | \$ -                    | \$ -               | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Energy                         | \$ -                    | \$ -               | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Grounds                        | \$ -                    | \$ -               | \$ 0.459                 | \$ 15,784.09        | \$ -                     | \$ -                |
| M&R                            | \$ 0.096                | \$ 900.20          | \$ -                     | \$ -                | \$ 0.197                 | \$ 8,860.23         |
| Management                     | \$ 0.025                | \$ 233.75          | \$ 0.025                 | \$ 894.09           | \$ 0.032                 | \$ 1,440.00         |
| Pest Control                   | \$ -                    | \$ -               | \$ 0.094                 | \$ 3,232.47         | \$ -                     | \$ -                |
| Refuse                         | \$ -                    | \$ -               | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Road Clearance                 | \$ 0.092                | \$ 860.20          | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Security                       | \$ -                    | \$ -               | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Telecom                        | \$ -                    | \$ -               | \$ -                     | \$ -                | \$ -                     | \$ -                |
| Water/Sewer                    | \$ -                    | \$ -               | \$ 0.299                 | \$ 10,282.01        | \$ -                     | \$ -                |
| <b>Total (Avg O&amp;M/Yr):</b> | <b>\$ 0.21</b>          | <b>\$ 1,994.15</b> | <b>\$ 0.88</b>           | <b>\$ 30,192.56</b> | <b>\$ 0.23</b>           | <b>\$ 10,300.23</b> |
| Add 3% (2013 Adj)              | \$ 0.22                 | \$ 2,053.97        | \$ 0.90                  | \$ 31,098.44        | \$ 0.24                  | \$ 10,609.24        |
| Sum Years 1-10                 |                         | \$ 20,539.75       |                          | \$ 310,984.44       |                          | \$ 105,092.27       |

**O&M COST BASED ON %  
CHANGE PER YEAR**

|                       |                | \$ 19,941.50                         |               | \$ 19,941.50                         |               | \$ 19,941.50                         |               |
|-----------------------|----------------|--------------------------------------|---------------|--------------------------------------|---------------|--------------------------------------|---------------|
|                       |                | Yearly O&M % (of total sum yrs 1-10) | O&M Cost/Year | Yearly O&M % (of total sum yrs 1-10) | O&M Cost/Year | Yearly O&M % (of total sum yrs 1-10) | O&M Cost/Year |
| MEDIUM LOS (BASELINE) | Year 1 (2013)  | 7%                                   | \$ 1,501.70   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 2 (2014)  | 7%                                   | \$ 1,501.70   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 3 (2015)  | 9%                                   | \$ 1,805.54   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 4 (2016)  | 7%                                   | \$ 1,501.70   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 5 (2017)  | 15%                                  | \$ 3,068.89   | 10%                                  | \$ 31,098.44  | 19%                                  | \$ 19,974.30  |
|                       | Year 6 (2018)  | 9%                                   | \$ 1,805.54   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 7 (2019)  | 7%                                   | \$ 1,501.70   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 8 (2020)  | 7%                                   | \$ 1,501.70   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 9 (2021)  | 9%                                   | \$ 1,805.54   | 10%                                  | \$ 31,098.44  | 8%                                   | \$ 8,267.97   |
|                       | Year 10 (2022) | 22%                                  | \$ 4,525.71   | 10%                                  | \$ 31,098.44  | 19%                                  | \$ 19,974.30  |
| <b>Chart</b>          | <b>100%</b>    | <b>\$ 20,539.75</b>                  | <b>100%</b>   | <b>\$ 310,984.44</b>                 | <b>100%</b>   | <b>\$ 106,092.27</b>                 |               |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY LOS)**

|                           |                 |              |               |              |
|---------------------------|-----------------|--------------|---------------|--------------|
| LOW LOS (67% OF MEDIUM)   | Avg/Yr (Yr 1-2) | \$ 1,006.14  | \$ 20,835.96  | \$ 5,539.54  |
|                           | Sum (Yr 1-2)    | \$ 2,012.28  | \$ 41,671.91  | \$ 11,079.08 |
|                           | Avg/Yr (Yr 3-5) | \$ 1,428.47  | \$ 20,835.96  | \$ 8,153.95  |
|                           | Sum (Yr 3-5)    | \$ 4,285.41  | \$ 62,507.87  | \$ 24,461.86 |
|                           | Sum (Yr 6-10)   | \$ 7,463.93  | \$ 104,179.79 | \$ 35,540.94 |
| MEDIUM LOS                | Avg/Yr (Yr 1-2) | \$ 1,501.70  | \$ 31,098.44  | \$ 8,267.97  |
|                           | Sum (Yr 1-2)    | \$ 3,003.40  | \$ 62,196.89  | \$ 16,535.94 |
|                           | Avg/Yr (Yr 3-5) | \$ 2,132.05  | \$ 31,098.44  | \$ 12,170.08 |
|                           | Sum (Yr 3-5)    | \$ 6,396.14  | \$ 93,295.33  | \$ 36,510.24 |
|                           | Sum (Yr 6-10)   | \$ 11,140.20 | \$ 155,492.22 | \$ 53,046.18 |
| HIGH LOS (144% OF MEDIUM) | Avg/Yr (Yr 1-2) | \$ 2,162.45  | \$ 44,781.76  | \$ 11,905.88 |
|                           | Sum (Yr 1-2)    | \$ 4,324.90  | \$ 89,563.52  | \$ 23,811.75 |
|                           | Avg/Yr (Yr 3-5) | \$ 3,070.15  | \$ 44,781.76  | \$ 17,524.92 |
|                           | Sum (Yr 3-5)    | \$ 9,210.44  | \$ 134,345.28 | \$ 52,574.75 |
|                           | Sum (Yr 6-10)   | \$ 16,041.89 | \$ 223,908.80 | \$ 76,386.51 |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY  
YEAR GROUPS)**

|            |                 |              |               |              |
|------------|-----------------|--------------|---------------|--------------|
| Years 1-2  | LOW LOS Avg/Yr  | \$ 1,006.14  | \$ 20,835.96  | \$ 5,539.54  |
|            | LOW LOS Sum     | \$ 2,012.28  | \$ 41,671.91  | \$ 11,079.08 |
|            | MED LOS Avg/Yr  | \$ 1,501.70  | \$ 31,098.44  | \$ 8,267.97  |
|            | MED LOS Sum     | \$ 3,003.40  | \$ 62,196.89  | \$ 16,535.94 |
|            | HIGH LOS Avg/Yr | \$ 2,162.45  | \$ 44,781.76  | \$ 11,905.88 |
| Years 3-5  | LOW LOS Avg/Yr  | \$ 1,428.47  | \$ 20,835.96  | \$ 8,153.95  |
|            | LOW LOS Sum     | \$ 4,285.41  | \$ 62,507.87  | \$ 24,461.86 |
|            | MED LOS Avg/Yr  | \$ 2,132.05  | \$ 31,098.44  | \$ 12,170.08 |
|            | MED LOS Sum     | \$ 6,396.14  | \$ 93,295.33  | \$ 36,510.24 |
|            | HIGH LOS Avg/Yr | \$ 3,070.15  | \$ 44,781.76  | \$ 17,524.92 |
| Years 6-10 | LOW LOS Avg/Yr  | \$ 1,492.79  | \$ 20,835.96  | \$ 7,108.19  |
|            | LOW LOS Sum     | \$ 7,463.93  | \$ 104,179.79 | \$ 35,540.94 |
|            | MED LOS Avg/Yr  | \$ 2,228.04  | \$ 31,098.44  | \$ 10,609.24 |
|            | MED LOS Sum     | \$ 11,140.20 | \$ 155,492.22 | \$ 53,046.18 |
|            | HIGH LOS Avg/Yr | \$ 3,208.38  | \$ 44,781.76  | \$ 15,277.30 |
|            | HIGH LOS Sum    | \$ 16,041.89 | \$ 223,908.80 | \$ 76,386.51 |

**COST AND DATA ANALYSIS  
(WHITESTONE DATA)**

|                                | Parking Area                    |                     | Play Areas                      |                    | Site Lighting                   |                      |
|--------------------------------|---------------------------------|---------------------|---------------------------------|--------------------|---------------------------------|----------------------|
|                                | GSFT for MRR Park:<br>Cost/GSFT | 28210<br>Annual O&M | GSFT for MRR Park:<br>Cost/GSFT | 4700<br>Annual O&M | GSFT for MRR Park:<br>Cost/GSFT | 147293<br>Annual O&M |
| Custodial                      | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Energy                         | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ 0.012                        | \$ 1,766.80          |
| Grounds                        | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| M&R                            | \$ 0.032                        | \$ 889.92           | \$ 0.239                        | \$ 1,122.43        | \$ 0.049                        | \$ 7,160.83          |
| Management                     | \$ 0.007                        | \$ 197.47           | \$ 0.041                        | \$ 192.70          | \$ 0.009                        | \$ 1,325.10          |
| Pest Control                   | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Refuse                         | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Road Clearance                 | \$ 0.092                        | \$ 2,595.32         | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Security                       | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Telecom                        | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| Water/Sewer                    | \$ -                            | \$ -                | \$ -                            | \$ -               | \$ -                            | \$ -                 |
| <b>Total (Avg O&amp;M/Yr):</b> | <b>\$ 0.13</b>                  | <b>\$ 3,682.71</b>  | <b>\$ 0.28</b>                  | <b>\$ 1,315.13</b> | <b>\$ 0.07</b>                  | <b>\$ 10,252.72</b>  |
| Add 3% (2013 Adj)              | \$ 0.13                         | \$ 3,793.19         | \$ 0.29                         | \$ 1,354.58        | \$ 0.07                         | \$ 10,560.30         |
| Sum Years 1-10                 |                                 | \$ 37,931.91        |                                 | \$ 13,545.84       |                                 | \$ 105,603.02        |

**O&M COST BASED ON %  
CHANGE PER YEAR**

|                       | Yearly O&M % (of<br>total sum yrs 1-10) |               | Yearly O&M % (of<br>total sum yrs 1-10) |               | Yearly O&M % (of<br>total sum yrs 1-10) |               |
|-----------------------|---|---------------|---|---------------|---|---------------|
|                       | O&M Cost/Year                           | O&M Cost/Year | O&M Cost/Year                           | O&M Cost/Year | O&M Cost/Year                           | O&M Cost/Year |
| MEDIUM LOS (BASELINE) |   |               |   |               |   |               |
| Year 1 (2013)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 2 (2014)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 3 (2015)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 4 (2016)         | 8%                                      | \$ 2,872.07   | 10%                                     | \$ 1,314.53   | 1%                                      | \$ 594.86     |
| Year 5 (2017)         | 20%                                     | \$ 7,477.68   | 24%                                     | \$ 3,300.06   | 48%                                     | \$ 50,422.07  |
| Year 6 (2018)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 7 (2019)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 8 (2020)         | 8%                                      | \$ 2,872.07   | 4%                                      | \$ 600.43     | 1%                                      | \$ 594.86     |
| Year 9 (2021)         | 8%                                      | \$ 2,872.07   | 10%                                     | \$ 1,314.53   | 1%                                      | \$ 594.86     |
| Year 10 (2022)        | 20%                                     | \$ 7,477.68   | 30%                                     | \$ 4,014.16   | 48%                                     | \$ 50,422.07  |
| Check                 | 100%                                    | \$ 37,931.91  | 100%                                    | \$ 13,545.84  | 100%                                    | \$ 105,603.02 |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY LOS)**

|                                 |                  |              |              |              |
|---------------------------------|------------------|--------------|--------------|--------------|
| LOW LOS<br>(67% OF<br>MEDIUM)   | Avg/Yr (Yr 1-2)  | \$ 1,924.29  | \$ 402.29    | \$ 398.56    |
|                                 | Sum (Yr 1-2)     | \$ 3,848.57  | \$ 804.57    | \$ 797.11    |
|                                 | Avg/Yr (Yr 3-5)  | \$ 2,952.87  | \$ 1,164.69  | \$ 11,526.63 |
|                                 | Sum (Yr 3-5)     | \$ 8,858.62  | \$ 3,494.06  | \$ 34,579.90 |
|                                 | Avg/Yr (Yr 6-10) | \$ 2,541.44  | \$ 955.42    | \$ 7,075.40  |
|                                 | Sum (Yr 6-10)    | \$ 12,707.19 | \$ 4,777.08  | \$ 35,377.01 |
| MEDIUM<br>LOS                   | Avg/Yr (Yr 1-2)  | \$ 2,872.07  | \$ 600.43    | \$ 594.86    |
|                                 | Sum (Yr 1-2)     | \$ 5,744.14  | \$ 1,200.85  | \$ 1,189.72  |
|                                 | Avg/Yr (Yr 3-5)  | \$ 4,407.27  | \$ 1,738.34  | \$ 17,203.93 |
|                                 | Sum (Yr 3-5)     | \$ 13,221.82 | \$ 5,215.01  | \$ 51,611.79 |
|                                 | Avg/Yr (Yr 6-10) | \$ 3,793.19  | \$ 1,425.99  | \$ 10,560.30 |
|                                 | Sum (Yr 6-10)    | \$ 18,965.96 | \$ 7,129.97  | \$ 52,801.51 |
| HIGH LOS<br>(144% OF<br>MEDIUM) | Avg/Yr (Yr 1-2)  | \$ 4,135.78  | \$ 864.61    | \$ 856.60    |
|                                 | Sum (Yr 1-2)     | \$ 8,271.56  | \$ 1,729.23  | \$ 1,713.20  |
|                                 | Avg/Yr (Yr 3-5)  | \$ 6,346.47  | \$ 2,503.21  | \$ 24,773.66 |
|                                 | Sum (Yr 3-5)     | \$ 19,039.42 | \$ 7,509.62  | \$ 74,320.98 |
|                                 | Avg/Yr (Yr 6-10) | \$ 5,462.20  | \$ 2,053.43  | \$ 15,206.83 |
|                                 | Sum (Yr 6-10)    | \$ 27,310.98 | \$ 10,267.16 | \$ 76,034.17 |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY  
YEAR GROUPS)**

|            |                 |              |              |              |
|------------|-----------------|--------------|--------------|--------------|
| Years 1-2  | LOW LOS Avg/Yr  | \$ 1,924.29  | \$ 402.29    | \$ 398.56    |
|            | LOW LOS Sum     | \$ 3,848.57  | \$ 804.57    | \$ 797.11    |
|            | MED LOS Avg/Yr  | \$ 2,872.07  | \$ 600.43    | \$ 594.86    |
|            | MED LOS Sum     | \$ 5,744.14  | \$ 1,200.85  | \$ 1,189.72  |
|            | HIGH LOS Avg/Yr | \$ 4,135.78  | \$ 864.61    | \$ 856.60    |
|            | HIGH LOS Sum    | \$ 8,271.56  | \$ 1,729.23  | \$ 1,713.20  |
| Years 3-5  | LOW LOS Avg/Yr  | \$ 2,952.87  | \$ 1,164.69  | \$ 11,526.63 |
|            | LOW LOS Sum     | \$ 8,858.62  | \$ 3,494.06  | \$ 34,579.90 |
|            | MED LOS Avg/Yr  | \$ 4,407.27  | \$ 1,738.34  | \$ 17,203.93 |
|            | MED LOS Sum     | \$ 13,221.82 | \$ 5,215.01  | \$ 51,611.79 |
|            | HIGH LOS Avg/Yr | \$ 6,346.47  | \$ 2,503.21  | \$ 24,773.66 |
|            | HIGH LOS Sum    | \$ 19,039.42 | \$ 7,509.62  | \$ 74,320.98 |
| Years 6-10 | LOW LOS Avg/Yr  | \$ 2,541.44  | \$ 955.42    | \$ 7,075.40  |
|            | LOW LOS Sum     | \$ 12,707.19 | \$ 4,777.08  | \$ 35,377.01 |
|            | MED LOS Avg/Yr  | \$ 3,793.19  | \$ 1,425.99  | \$ 10,560.30 |
|            | MED LOS Sum     | \$ 18,965.96 | \$ 7,129.97  | \$ 52,801.51 |
|            | HIGH LOS Avg/Yr | \$ 5,462.20  | \$ 2,053.43  | \$ 15,206.83 |
|            | HIGH LOS Sum    | \$ 27,310.98 | \$ 10,267.16 | \$ 76,034.17 |

**COST AND DATA ANALYSIS  
(WHITESTONE DATA)**

|                                | Splash Pad              |                    | Splash Pad Pump House  |                     |
|--------------------------------|-------------------------|--------------------|------------------------|---------------------|
|                                | GSFT for MRR Park: 1661 | Annual O&M         | GSFT for MRR Park: 480 | Annual O&M          |
| Custodial                      | \$ -                    | \$ -               | \$ -                   | \$ -                |
| Energy                         | \$ -                    | \$ -               | \$ 3,136               | \$ 1,505.28         |
| Grounds                        | \$ -                    | \$ -               | \$ -                   | \$ -                |
| M&R                            | \$ 0.448                | \$ 743.51          | \$ 32.513              | \$ 15,606.26        |
| Management                     | \$ 0.087                | \$ 144.51          | \$ 1,542               | \$ 740.16           |
| Pest Control                   | \$ -                    | \$ -               | \$ 0.100               | \$ 48.00            |
| Refuse                         | \$ -                    | \$ -               | \$ -                   | \$ -                |
| Road Clearance                 | \$ -                    | \$ -               | \$ -                   | \$ -                |
| Security                       | \$ -                    | \$ -               | \$ -                   | \$ -                |
| Telecom                        | \$ -                    | \$ -               | \$ -                   | \$ -                |
| Water/Sewer                    | \$ 1.435                | \$ 2,383.54        | \$ -                   | \$ -                |
| <b>Total (Avg O&amp;M/Yr):</b> | <b>\$ 1.97</b>          | <b>\$ 3,271.55</b> | <b>\$ 37.29</b>        | <b>\$ 17,899.70</b> |
| Add 3% (2013 Adj)              | \$ 2.03                 | \$ 3,369.70        | \$ 38.41               | \$ 18,436.69        |
| Sum Years 1-10                 |                         | \$ 33,696.97       |                        | \$ 184,366.91       |

**O&M COST BASED ON %  
CHANGE PER YEAR**

|                       | Yearly O&M % (of total sum yrs 1-10) |                    | Yearly O&M % (of total sum yrs 1-10) |               |
|-----------------------|--------------------------------------|--------------------|--------------------------------------|---------------|
|                       | O&M Cost/Year                        | O&M Cost/Year      | O&M Cost/Year                        | O&M Cost/Year |
| MEDIUM LOS (BASELINE) | Year 1 (2013)                        | 8% \$ 2,693.49     | 8% \$ 15,305.80                      |               |
|                       | Year 2 (2014)                        | 8% \$ 2,693.49     | 8% \$ 15,305.80                      |               |
|                       | Year 3 (2015)                        | 13% \$ 4,515.31    | 8% \$ 15,404.68                      |               |
|                       | Year 4 (2016)                        | 8% \$ 2,693.49     | 8% \$ 15,305.80                      |               |
|                       | Year 5 (2017)                        | 8% \$ 2,693.49     | 16% \$ 29,978.15                     |               |
|                       | Year 6 (2018)                        | 13% \$ 4,515.31    | 9% \$ 16,289.45                      |               |
|                       | Year 7 (2019)                        | 8% \$ 2,693.49     | 5% \$ 15,305.80                      |               |
|                       | Year 8 (2020)                        | 8% \$ 2,693.49     | 8% \$ 15,305.80                      |               |
|                       | Year 9 (2021)                        | 13% \$ 4,515.31    | 9% \$ 16,187.48                      |               |
|                       | Year 10 (2022)                       | 12% \$ 3,990.09    | 16% \$ 29,978.15                     |               |
| Check                 | 100% \$ 33,696.97                    | 100% \$ 184,366.91 |                                      |               |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY LOS)**

|                           |                  |              |               |
|---------------------------|------------------|--------------|---------------|
| LOW LOS (67% OF MEDIUM)   | Avg/Yr (Yr 1-2)  | \$ 1,804.64  | \$ 10,254.89  |
|                           | Sum (Yr 1-2)     | \$ 3,609.28  | \$ 20,509.77  |
|                           | Avg/Yr (Yr 3-5)  | \$ 2,211.51  | \$ 13,553.79  |
|                           | Sum (Yr 3-5)     | \$ 6,634.54  | \$ 40,661.38  |
|                           | Avg/Yr (Yr 6-10) | \$ 2,466.63  | \$ 12,470.94  |
|                           | Sum (Yr 6-10)    | \$ 12,333.15 | \$ 62,354.68  |
| MEDIUM LOS                | Avg/Yr (Yr 1-2)  | \$ 2,693.49  | \$ 15,305.80  |
|                           | Sum (Yr 1-2)     | \$ 5,386.98  | \$ 30,611.60  |
|                           | Avg/Yr (Yr 3-5)  | \$ 3,300.76  | \$ 20,229.54  |
|                           | Sum (Yr 3-5)     | \$ 9,902.29  | \$ 60,688.63  |
|                           | Avg/Yr (Yr 6-10) | \$ 3,681.54  | \$ 18,613.34  |
|                           | Sum (Yr 6-10)    | \$ 18,407.69 | \$ 93,066.68  |
| HIGH LOS (144% OF MEDIUM) | Avg/Yr (Yr 1-2)  | \$ 3,878.63  | \$ 22,040.35  |
|                           | Sum (Yr 1-2)     | \$ 7,757.25  | \$ 44,080.70  |
|                           | Avg/Yr (Yr 3-5)  | \$ 4,753.10  | \$ 29,130.54  |
|                           | Sum (Yr 3-5)     | \$ 14,259.30 | \$ 87,391.63  |
|                           | Avg/Yr (Yr 6-10) | \$ 5,301.42  | \$ 26,803.20  |
|                           | Sum (Yr 6-10)    | \$ 26,507.08 | \$ 134,016.02 |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY  
YEAR GROUPS)**

|            |                 |              |               |
|------------|-----------------|--------------|---------------|
| Years 1-2  | LOW LOS Avg/Yr  | \$ 1,804.64  | \$ 10,254.89  |
|            | LOW LOS Sum     | \$ 3,609.28  | \$ 20,509.77  |
|            | MED LOS Avg/Yr  | \$ 2,693.49  | \$ 15,305.80  |
|            | MED LOS Sum     | \$ 5,386.98  | \$ 30,611.60  |
|            | HIGH LOS Avg/Yr | \$ 3,878.63  | \$ 22,040.35  |
|            | HIGH LOS Sum    | \$ 7,757.25  | \$ 44,080.70  |
| Years 3-5  | LOW LOS Avg/Yr  | \$ 2,211.51  | \$ 13,553.79  |
|            | LOW LOS Sum     | \$ 6,634.54  | \$ 40,661.38  |
|            | MED LOS Avg/Yr  | \$ 3,300.76  | \$ 20,229.54  |
|            | MED LOS Sum     | \$ 9,902.29  | \$ 60,688.63  |
|            | HIGH LOS Avg/Yr | \$ 4,753.10  | \$ 29,130.54  |
|            | HIGH LOS Sum    | \$ 14,259.30 | \$ 87,391.63  |
| Years 6-10 | LOW LOS Avg/Yr  | \$ 2,466.63  | \$ 12,470.94  |
|            | LOW LOS Sum     | \$ 12,333.15 | \$ 62,354.68  |
|            | MED LOS Avg/Yr  | \$ 3,681.54  | \$ 18,613.34  |
|            | MED LOS Sum     | \$ 18,407.69 | \$ 93,066.68  |
|            | HIGH LOS Avg/Yr | \$ 5,301.42  | \$ 26,803.20  |
|            | HIGH LOS Sum    | \$ 26,507.08 | \$ 134,016.02 |

**COST AND DATA ANALYSIS  
(WHITESTONE DATA)**

|                                |                | Walking & Paved Areas    |                  |
|--------------------------------|----------------|--------------------------|------------------|
|                                |                | GSFT for MRR Park: 59876 |                  |
|                                | Cost/GSFT      |                          | Annual O&M       |
| Custodial                      | \$ 0.037       | \$                       | 2,215.41         |
| Energy                         | \$ -           | \$                       | -                |
| Grounds                        | \$ -           | \$                       | -                |
| M&R                            | \$ 0.094       | \$                       | 5,620.59         |
| Management                     | \$ 0.005       | \$                       | 299.38           |
| Pest Control                   | \$ -           | \$                       | -                |
| Refuse                         | \$ -           | \$                       | -                |
| Road Clearance                 | \$ 0.092       | \$                       | 5,508.59         |
| Security                       | \$ -           | \$                       | -                |
| Telecom                        | \$ -           | \$                       | -                |
| Water/Sewer                    | \$ -           | \$                       | -                |
| <b>Total (Avg O&amp;M/Yr):</b> | <b>\$ 0.23</b> | <b>\$</b>                | <b>13,643.97</b> |
| Add 3% (2013 Adj)              | \$ 0.23        | \$                       | 14,053.29        |
| Sum Years 1-10                 |                | \$                       | 140,532.89       |

**O&M COST BASED ON %  
CHANGE PER YEAR**

|                          |                | Yearly O&M % (of total sum yrs 1-10) | O&M Cost/Year |
|--------------------------|----------------|--------------------------------------|---------------|
| MEDIUM LOS<br>(BASELINE) | Year 1 (2013)  | 6%                                   | \$ 8,504.91   |
|                          | Year 2 (2014)  | 6%                                   | \$ 8,504.91   |
|                          | Year 3 (2015)  | 6%                                   | \$ 8,504.91   |
|                          | Year 4 (2016)  | 6%                                   | \$ 8,504.91   |
|                          | Year 5 (2017)  | 19%                                  | \$ 25,922.81  |
|                          | Year 6 (2018)  | 6%                                   | \$ 8,504.91   |
|                          | Year 7 (2019)  | 6%                                   | \$ 8,504.91   |
|                          | Year 8 (2020)  | 6%                                   | \$ 8,504.91   |
|                          | Year 9 (2021)  | 6%                                   | \$ 8,504.91   |
|                          | Year 10 (2022) | 32%                                  | \$ 45,570.83  |
| Check:                   | 100%           | \$                                   | 140,532.89    |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY LOS)**

|                              |                  |               | TOTALS        | Add 15% Design Contingency |
|------------------------------|------------------|---------------|---------------|----------------------------|
| LOW LOS<br>(67% OF MEDIUM)   | Avg/Yr (Yr 1-2)  | \$ 5,698.29   | \$ 47,864.58  | \$ 55,044.26               |
|                              | Sum (Yr 1-2)     | \$ 11,396.57  | \$ 95,729.15  | \$ 110,088.53              |
|                              | Avg/Yr (Yr 3-5)  | \$ 9,811.62   | \$ 71,639.50  | \$ 82,385.43               |
|                              | Sum (Yr 3-5)     | \$ 29,434.86  | \$ 214,918.50 | \$ 247,156.28              |
|                              | Avg/Yr (Yr 6-10) | \$ 10,665.12  | \$ 65,611.88  | \$ 75,459.66               |
|                              | Sum (Yr 6-10)    | \$ 53,325.61  | \$ 328,059.38 | \$ 377,268.29              |
| MEDIUM LOS                   | Avg/Yr (Yr 1-2)  | \$ 8,504.91   | \$ 71,439.67  | \$ 82,155.62               |
|                              | Sum (Yr 1-2)     | \$ 17,009.81  | \$ 142,879.33 | \$ 164,311.23              |
|                              | Avg/Yr (Yr 3-5)  | \$ 14,644.21  | \$ 106,924.63 | \$ 122,963.32              |
|                              | Sum (Yr 3-5)     | \$ 43,932.62  | \$ 320,773.88 | \$ 368,889.96              |
|                              | Avg/Yr (Yr 6-10) | \$ 15,918.09  | \$ 97,928.17  | \$ 112,617.40              |
|                              | Sum (Yr 6-10)    | \$ 79,590.46  | \$ 489,640.87 | \$ 563,087.00              |
| HIGH LOS<br>(144% OF MEDIUM) | Avg/Yr (Yr 1-2)  | \$ 12,247.06  | \$ 102,873.12 | \$ 118,304.09              |
|                              | Sum (Yr 1-2)     | \$ 24,494.13  | \$ 205,746.24 | \$ 236,608.17              |
|                              | Avg/Yr (Yr 3-5)  | \$ 21,087.66  | \$ 153,971.46 | \$ 177,067.18              |
|                              | Sum (Yr 3-5)     | \$ 63,262.98  | \$ 461,914.39 | \$ 531,201.55              |
|                              | Avg/Yr (Yr 6-10) | \$ 22,822.05  | \$ 141,016.57 | \$ 162,169.06              |
|                              | Sum (Yr 6-10)    | \$ 114,610.26 | \$ 705,082.66 | \$ 810,845.29              |

**DETERMINATION OF LOS FOR  
LOW, MED, AND HIGH (BY  
YEAR GROUPS)**

|            |                 |               | TOTALS        | Add 15% Design Contingency |
|------------|-----------------|---------------|---------------|----------------------------|
| Years 1-2  | LOW LOS Avg/Yr  | \$ 5,698.29   | \$ 47,864.58  | \$ 55,044.26               |
|            | LOW LOS Sum     | \$ 11,396.57  | \$ 95,729.15  | \$ 110,088.53              |
|            | MED LOS Avg/Yr  | \$ 8,504.91   | \$ 71,439.67  | \$ 82,155.62               |
|            | Med LOS Sum     | \$ 17,009.81  | \$ 142,879.33 | \$ 164,311.23              |
|            | HIGH LOS Avg/Yr | \$ 12,247.06  | \$ 102,873.12 | \$ 118,304.09              |
|            | HIGH LOS Sum    | \$ 24,494.13  | \$ 205,746.24 | \$ 236,608.17              |
| Years 3-5  | LOW LOS Avg/Yr  | \$ 9,811.62   | \$ 71,639.50  | \$ 82,385.43               |
|            | LOW LOS Sum     | \$ 29,434.86  | \$ 214,918.50 | \$ 247,156.28              |
|            | MED LOS Avg/Yr  | \$ 14,644.21  | \$ 106,924.63 | \$ 122,963.32              |
|            | Med LOS Sum     | \$ 43,932.62  | \$ 320,773.88 | \$ 368,889.96              |
|            | HIGH LOS Avg/Yr | \$ 21,087.66  | \$ 153,971.46 | \$ 177,067.18              |
|            | HIGH LOS Sum    | \$ 63,262.98  | \$ 461,914.39 | \$ 531,201.55              |
| Years 6-10 | LOW LOS Avg/Yr  | \$ 10,665.12  | \$ 65,611.88  | \$ 75,459.66               |
|            | LOW LOS Sum     | \$ 53,325.61  | \$ 328,059.38 | \$ 377,268.29              |
|            | MED LOS Avg/Yr  | \$ 15,918.09  | \$ 97,928.17  | \$ 112,617.40              |
|            | Med LOS Sum     | \$ 79,590.46  | \$ 489,640.87 | \$ 563,087.00              |
|            | HIGH LOS Avg/Yr | \$ 22,822.05  | \$ 141,016.57 | \$ 162,169.06              |
|            | HIGH LOS Sum    | \$ 114,610.26 | \$ 705,082.66 | \$ 810,845.29              |

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