

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Approve Expenditure of \$2,365,335 for Design Services for the Recreation Campus, off-site improvements, and related budget transfer	STAFF PRESENTER: Nathan Torres, Parks and Recreation Director and Walt Kinsler, Capital Improvement Program Manager CASE NUMBER: None OTHER PRESENTER: None
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PROPOSED ACTION:

Approve an expenditure in the amount of \$2,365,335 for the development of construction drawings for the Recreation Campus to include: Community Park (30-acres), Recreation/Aquatic Center (10-acres), public art, relocate RID facilities and off-site improvements to Estrella Parkway, and Harrison Street and approve related budget transfer.

BACKGROUND AND PREVIOUS ACTIONS:

On July 14, 2014, City Council adopted the Parks, Recreation, Trails, and Open Space Master Plan. The purpose of this plan is to provide strategies and operational policies to best meet the needs of current and future residents. The plan was developed through a highly interactive process involving public forums, stakeholder meetings, surveys, site evaluations, benchmarks to like communities, meetings with the Parks and Recreation Advisory Commission as well as the General Plan Committee. The Parks, Recreation, Trails, and Open Space Master Plan identified the following priorities as mid-term goals (2018-2023):

- Recreation Center (*Gym, Track and Activity Space*)
- Family pool/aquatics facility
- Two community parks (*30 acres each with lighted fields, ramadas, tot lots, sport courts, and trails*)

The Parks, Recreation, Trails, and Open Space Master Plan also indicated the need for recreational facilities to be located in Central Goodyear, specifically between Interstate-10 and the Gila River. The City's 86-acre site, generally located at Estrella and Harrison, was identified as a prime location for the future Recreation Campus.

Planning for the future Recreation Campus began in August of 2017 with the selection of Kimley-Horn to provide master planning services for the project. The Recreation Campus Master Plan encompasses the entire 86-acre site and is consistent with the recommendations in the current Parks, Recreation, Trails, and Open Space Master Plan. The Recreation Campus includes a 30-acre community park, a recreation center, and an aquatics facility on the eastern portion of the site (40-acres). The remaining 46-acres will include future regional park amenities.

City Council adopted the Recreation Campus Master Plan on May 21, 2018.

STAFF ANALYSIS:

The City formally solicited a Request for Qualifications in March of 2017 for Master Planning Services related to the Recreation Campus. This Solicitation allowed for inclusion of design and construction services. Kimley-Horn was awarded the master planning contract on August 21, 2017. This contract was amended on June 28, 2018 to include preliminary design development services.

The Master Plan design was developed using a comprehensive community outreach process as a primary focus of the overall park planning effort. Multiple inputs from a variety of sources were utilized to ensure that the needs, ideas, and desires of the community were reflected in the Recreation Campus Master Plan.

Inputs included:

- Public outreach (four public meetings, online surveys, TOM van, community events)
- City Council interviews
- 2014 Parks, Recreation, Trails, and Open Space Master Plan
- 2025 General Plan
- Stakeholder sessions (HOA meetings, park user groups, Basis, Desert Edge High School)
- City commissions (Parks and Recreation Advisory Commission, Arts and Culture Commission, Youth Commission)
- City core team comprised of representatives from city departments

In all, more than **1,100 participants** were engaged in the community outreach process. The information collected was prioritized and incorporated into three initial concepts. These concepts were presented to the public and their input helped to formulate the final Recreation Campus Master Plan concept.

Based on community feedback, the following amenities are included in the Recreation Campus Master Plan:

Current Phase (East 40-Acres)

30-Acre Community Park	48,000 Sq. Ft. Recreation Center
<ul style="list-style-type: none">• Two lighted baseball/softball fields• Two lighted rectangular multi-purpose fields/“great lawn”• Lighted multi-purpose sport courts<ul style="list-style-type: none">○ Two basketball courts○ Two tennis courts○ Two sand volleyball courts○ Six pickleball courts• Group Ramadas• Tot Lots• Interactive Public Art• Trails and paths• Multiuse event plaza/gathering area• Restroom facilities	<ul style="list-style-type: none">• Indoor gymnasium• Three multi-purpose rooms• Locker/restrooms• Lounge space• Teen Breakout Area• Elevated walking track• Fitness Area• Administrative Offices
	Aquatics Facility
	<ul style="list-style-type: none">• Family activity pool<ul style="list-style-type: none">○ Zero-depth/splash play• Water Slides and lazy river• Lap swim• Shaded deck space and cabanas• Locker/restrooms

Infrastructure Improvements for the Recreation Campus includes ½ street improvements to Harrison Street and Estrella Parkway as well as the realigning of RID’s delivery facilities.

The development of construction drawings is anticipated to take approximately 12 months to complete. Staff will provide regular updates to City Council and the public throughout this process.

FISCAL ANALYSIS:

The contract amount of \$2,365,335 is within the adopted FY2019 budget of \$3,461,800 for the design phase. The remaining FY2019 design budget is intended for the Construction Manager at Risk participation in the design phase as well as the RID Relocation engineering services. The design contract includes: Community Park (30-acres), Recreation/Aquatic Center (10-acres), public art, relocate RID facilities, and off-site improvements to Estrella Parkway and Harrison Street.

Although the cost of this contract is within the total design budget allocated for FY2019, a budget transfer is needed to align the design budget to the proper projects and funds. G. O. Bonds, Impact Fees and General Funds are paying for different portions of the overall campus. The budget transfer will not change the underlying funding source for each of the individual projects, but will reduce the appropriation or authority to spend impact fees and increase that for spending G.O. Bonds by \$336,100 in FY2019.

RECOMMENDATION:

Staff recommends the approval of an expenditure in the amount of \$2,365,335 for the development of construction drawings for the Recreation Campus to include: Community Park (30-acres), Recreation/Aquatic Center (10-acres), public art, relocate RID facilities and off-site improvements to Estrella Parkway, and Harrison Street and related budget transfer.

ATTACHMENTS:

1. Contract Documents, CON-17-3833-A3