



TO: Mayor and Town Council

FROM: Joe Fivas, Town Manager

DATE: November 12, 2013

SUBJECT: Chestnut Square Park Change Order(s)

When the Town Council approved the bids for Chestnut Square Park, we discussed the sports field lighting was bid as alternates and was not included in the overall general bid package. The Council allowed staff to go back and try to reduce the cost of the lighting package that was bid as an alternate. Staff has worked with J.D. Goodrum, our construction contractor, and has been able to lower the cost of the bids by \$30,000. One benefit of having sports lighting is the facility can be used more efficiently all-year around. This would benefit our future users of the fields, such as probably Indian Trail Athletic Association, Porter Ridge Athletic Association, and several other groups. The lighting will also enable tournaments to be played at this facility. The negative aspect of sport lighting is the cost for installation and future energy cost.

The sports lighting system staff would recommend is one produced by Musco. Our contractor also received bids from Qualite. The Musco system is an energy efficient system that we anticipate will save the Town substantial cost over time in energy costs, and will provide a strong lighting system to keep athletic participants safe. The Musco system also has a 25-year warranty which covers everything from electrical failures to burned out lights. This also allows for centralized control panel.

Sports Field Lighting Options:

Staff is presenting the Mayor and Town Council with the following options for sports field lighting:

Option #1: Have no sport lighting at this complex. The cost would be \$0.00.

Option #2: Provide only conduit to light poles for future addition of lights. The cost would be \$82,000.00.

If this option is selected the Town Council can use the current contingency funds within this project to pay for this item.

Option #3: Only stub out the electrical for the lighting structures near buildings. This would require future trenching across field areas. This cost would be \$14,000.00. (This would be a minimum recommendation from staff.)

If this option is selected the Town Council can use the current contingency funds within this project to pay for this item.

Option #4: Have full lighting system installed for tennis, volleyball, and two (2) multi-purpose fields. This cost would be \$411,000.00.

Option #5: Have lighting system installed for volleyball, one (1) multi-purpose field, and have conduit for future lights at tennis and other (1) multi-purpose field. This cost would be \$394,500.00.

The Town Council can initially use funds from Capital Reserve Fund to pay for either of these amenities. If Option 4 or 5 is selected the Town Council could use the remaining portion of the \$154,000.00 in contingency funds and use any funds raised from the goal of \$300,000.00 in donations/sponsorships to repay the Capital Reserve Fund. The Town Council also has \$2.5 million in Park Bond funds remaining that could also be used to repay the Capital Reserve Fund.

The Town Council can also separately purchase sports lighting for each individual amenity.

Park Sign Costs:

The Town Council approved a Park Sign design from Buzz Bizzell during our discussions on the wayfinding program. Staff has received a bid for this sign from J.D. Goodrum. J.D. Goodrum's bid was \$49,550 for this sign. This cost includes lighting, electrical work, landscaping, and design. Town staff will work to lower this cost by working with the contractor. The cost of this sign would come from the wayfinding funds approved in the FY 2013/14 budget.

Recommendation:

Sports Field Lighting Costs:

1. The Town Council needs to select one of the options for sports field lighting recommended above.
2. If an option is chosen with cost, The Town Council gives authorization to the Town Manager to amend the current Chestnut Square Park Ordinance for the option selected above.
3. The Town Council gives the authorization to the Town Manager to proceed with the sports lighting project following the recommendation approved by Town Council.

Park Sign Costs:

1. The Town Council will consider approval of a change order for the cost not to exceed \$49,550.
2. The Town Council will give authorization to the Town Manager to amend the current Chestnut Square Park Ordinance for the Park Sign project.
3. The Town Council gives the authorization to the Town Manager to proceed with the Park Sign project as approved by Town Council.

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