Memorandum

To: Programs, Projects and Operations Subcommittee

Subject: City of Papillion Request – Glenwood Hills Park

Date: February 1, 2011

From: Gerry Bowen

In April, 2010, the District approved a Recreation Area Development Program application from the City of Papillion for improvements to Glenwood Hills Park. The project was to install a park shelter and to relocate a bridge to the park. The approval amount was $24,059 (50% of $48,118).

Due to a change in the floodplain maps for Midland Creek in May, 2010, the City needs to prepare a “no-rise” certificate in order to install the bridge. The cost for this study was not included in the original application. In addition, the cost to prepare bidding documents was not included. The City estimates these costs to be approximately $12,000.

They are asking (see attached letter) for an increase in the maximum cost share amount for the project from $24,059 to $30,000. The project has not been bid or constructed, therefore, these cost are estimates. The District’s program provides for a cost share rate of 50% of actual costs up to the maximum amount approved by the Board.

Management recommends approval.

- It is recommended that the Subcommittee recommend to the Board that the maximum cost share amount for the City of Papillion’s Glenwood Hills Park Recreation Area Development Project be increased from $24,059 to $30,000.
January 25, 2011

Mr. Gerry Bowen
Papio-Missouri River Natural Resource District
8901 S. 154th Street
Omaha, NE 68138

VIA: E-Mail

RE: Glenwood Hills Park Shelter and Bridge
    Request for Additional Cost Sharing Grant Funding
    City Projects

Mr. Bowen:

On March 10, 2010 Anthony Gowan, the Parks Director for the City of Papillion, made application to the Papio-Missouri River Natural Resource District for a cost share program for improvements to the Glenwood Hills Park located at the intersection of Glenwood Avenue and Corn Drive. These improvements included a park shelter, picnic tables, grills, and a pedestrian bridge and trail system over West Midlands Creek connecting this park to the Schram Road trail system. The total project construction cost estimate at the time of application was $48,118.00. The PNRD Board approved our request and agreed to a cost share not to exceed $24,059.00.

Upon my review of Mr. Gowan's request, I've identified a number of additional costs and project constraints that were not included in his original cost estimate. As you are aware in May of 2010, FEMA updated the FIRM maps for the entire Omaha Metro area including the City of Papillion and Sarpy County. With that being said, the park land located within the Glenwood Hills subdivision in now located almost inclusively within the floodway and special flood hazard area making any structural park improvements (shelter, bridge, restrooms, etc) hopeless without providing a no-rise certification.

I have reviewed the FIS study data as well as existing site conditions and have consulted with a special engineering firm as to accuracy of the modeling used for the new mapping. We are confident that model used for the new FIRM maps did not account for existing site conditions which would include the construction of Schram Road and the removal of an abandoned railroad right-of-way embankment and collapsed box culvert.

Taking that into consideration we feel it would be appropriate to file an application for a letter of map revision (LOMR) with FEMA. This application would include updated modeling that would also account for the proposed pedestrian bridge which we feel is a vital connectivity component for this area and our comprehensive parks plan. Furthermore it is our opinion that promoting gathering in park areas located within the special flood hazard areas would be irresponsible as they could be subject to flooding in a major storm event.
Mr. Gerry Bowen  
January 25, 2011  
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The cost estimate to complete the LORM modeling and paperwork is approximately $3,500. The original cost share estimate also did not include the cost associated with the design, generation of bid documents and survey control for the park improvements which I have estimated as approximately $8,500. This cost would include the structural design of the bridge abutments and shelter foundations as well as plans and specifications which allow the project to go to competitive bid.

At this time I would like to formally request your consideration in allowing a total project cost increase of approximately $12,000 which I would propose be cost shared equally between our two parties. This proportional split would be consistent with our current agreement making the PNRD responsible for no more than $30,000.

Without your approval, it is likely that the installation of these improvements as well as those planned in the future would need to be modified making this park less of a community attraction and more of a neighborhood amenity.

If you, your staff or any of your board members have any questions I would be happy to answer them at your convenience.

Respectfully submitted by,

City of Papillion

Jeffrey L. Thompson, P.E., CPESC, CFM

cc: File  
Mr. Anthony Gowan, City of Papillion
RECREATION AREA DEVELOPMENT

SPECIAL PROJECT REQUEST APPLICATION

1. DATE: March 10, 2010

2. PROJECT NAME: Glenwood Hills Park Shelter & Bridge

3. PROJECT SPONSOR: City of Papillion

   ADDRESS: 122 East Third Street
   Papillion, NE 68046

4. CONTACT PERSON: Anthony Gowan

   TITLE: Parks Director

   TELEPHONE: (402) 597-2049

   E-MAIL: tgowan@papillion.org

7. PROJECT LOCATION:
Intersection of Glenwood Avenue and Corn Drive in Southern Papillion

8. DESCRIPTION OF PROJECT:
Project entails the installation of a new 20’ by 20’ shelter, grill, and picnic tables as well as a pedestrian bridge owned by the City of Papillion. This would also include the installation of a sidewalk to connect this area to the Schram Road Trail.

9. TOTAL ESTIMATED COST: $48,118.00

10. COST SHARE REQUESTED: $24,059.00

11. SIGNATURE/TITLE: [Signature]
    ANTHONY GOWAN - PARKS DIRECTOR

FORM 17-27A
## GLENWOOD HILLS SIDEWALK/BRIDGE ATTACHMENT TO SCHRAM ROAD TRAIL; GLENWOOD HILLS SHELTER BUILDING AND INSTALLATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Approx. Quantities</th>
<th>Unit Price</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install Pedestrian Bridge Abutments</td>
<td>2 EA.</td>
<td>$1,500.00</td>
<td>$3,000.00</td>
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<tr>
<td>Install 40' x 4&quot; Pedestrian Bridge</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(provided by City of Papillion)</td>
<td>1 LS</td>
<td>$2,000.00</td>
<td>$2,000.00</td>
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<tr>
<td>Install 6&quot; x 6' PCC Sidewalk</td>
<td>3000 s.f.</td>
<td>$4.00 s.f.</td>
<td>$12,000.00</td>
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<tr>
<td>Install 22' x 22'x 4&quot; Concrete Pad</td>
<td>484 s.f.</td>
<td>$4.00 s.f.</td>
<td>$1,936.00</td>
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<tr>
<td>Install Concrete Footings (4 per structure)</td>
<td>1 EA.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
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<tr>
<td>Install 4' x 4' Concrete Trash Can/Grill Pad</td>
<td>32 s.f.</td>
<td>$4.00 s.f.</td>
<td>$128.00</td>
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<tr>
<td>Installation of Shelter Equipment</td>
<td>1 LS</td>
<td>$4,000.00</td>
<td>$4,000.00</td>
</tr>
<tr>
<td>Trash Receptacle, in place</td>
<td>1 EA.</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
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<tr>
<td>Rough in Electrical Conduit</td>
<td>1 LS</td>
<td>$300.00</td>
<td>$300.00</td>
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<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit Price</td>
<td>Total</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
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<td>------------</td>
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<tr>
<td>20' x 20' Park Shelter, delivered to jobsite</td>
<td>1 LS</td>
<td>$11,500.00</td>
<td>$11,500.00</td>
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<tr>
<td>Super Turf 2 with Straw matting</td>
<td>1877 SY</td>
<td>$2.00</td>
<td>$3,754.00</td>
</tr>
<tr>
<td>Misc. Site Prep/Grading</td>
<td>1 LS</td>
<td>$3,500.00</td>
<td>$3,500.00</td>
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<tr>
<td>Picnic Benches</td>
<td>4 EA.</td>
<td>$700.00</td>
<td>$2,800.00</td>
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<tr>
<td>Galvanized Grill</td>
<td>1 EA.</td>
<td>$200.00</td>
<td>$200.00</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$48,118.00</strong></td>
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SHELTERS & PAVILIONS

SMALL HEXAGONAL (FXE 20 SPAS)
Available in sizes ranging 16' to 64'

LARGE HEXAGONAL (FXE 64 MR)
Available in sizes ranging 16' to 64'

GABLE ROOF RECTANGULAR (RERK 6x24 TGMR)
Available in 16' to 30' widths and unlimited 20' bays

SMALL OCTAGON (OTC 24 SPAS)
Available in sizes ranging 16' to 64'

LARGE OCTAGONAL (OTC 58 MR)
Available in sizes ranging 16' to 64'

HIP ROOF RECTANGULAR (RRA 16x24 MR)
Available in 16' to 50' widths and unlimited 20' bays

SQUARE (SQ 20 MR)
Available in sizes ranging 12' to 50'

DODECAHEDRON PAVILION (PVA 85 SPAS)
Available in sizes ranging 49' to 85'

CAROUSEL HOUSE (PLC 85 TGAS)
Available in sizes ranging 49' to 85'

800-354-7723
www.poligon.com

PROPOSED SHELTER TYPE
### CUSTOMER INFORMATION
- **Name**: Home Office
- **Address**: 6946 N. 97th Circle
- **City, State Zip**: OMAHA, NE 68122
- **Country**: United States

### PROJECT INFORMATION
- **Project Name**: Glenwood Hills Park
- **Job Location**: OMAHA, NE 68122
- **Quote Number**: 60258
- **Revision**: 0
- **Freight Miles**: 613 miles
- **Date Quoted**: March 09, 2010
- **Day Quote Expires**: April 08, 2010

### DESIGN CRITERIA
- **Building Code**: IBC 2006
- **Wind Speed**: 90
- **Ground Snow Load**: 25
- **Under Perimiter Beam**: 8.0
- **Calc Books**: 2
- **Drawings**: 4
- **Submittal Approval Required**: NO
- **Sealed Drawings Required**: NO
- **Upper Roof Slope**: 6.00/12

### BUILDING DESCRIPTION
- **Model and Size**: SQR-20MR
- **Primary Roof**: Multi-Rib Metal Roof "R" Panel
- **Anchor Bolts**: 
- **FINISHES: COLORS**
  - Frame: Poli-5000
  - TRD: 0.00

### BUILDING TOTALS
- **Building Shipping Weight**: 3,127 lbs
- **Building Price Each**: 10,035.00

### QUOTE TOTALS
- **Building Quantity**: 1
  - **Total Price**: 10,035.00
  - **Total Engineering Price**: 250.00
  - **State Sales Tax**: 
  - **Additional Sales Tax**: 
  - **Freight Charge**: 850.00

### GRAND TOTAL
- 11,135.00

**BIN**
- **CLR**: FR0-RF0
PEDESTRIAN BRIDGE, OWNED BY THE CITY OF PHALLON, TO
BE INSTALLED AS PART OF THE PROPOSED GRANT.