

Memorandum

To: Programs, Projects and Operations Subcommittee

Subject: Cunningham Lake Marina

Date: January 30, 2008

From: Gerry Bowen

The District has received a request for financial assistance from the City of Omaha Parks Recreation and Public Property Department to make improvements to the Cunningham Lake Marina (see attached). The improvement project will include 60 boat slips, 25 moorings, a dry sail storage area, parking lots, access road, walkways, and a restroom facility at the marina.

The total cost of the marina improvements is estimated to be \$1,016,038, of this, the City is requesting \$250,000. The City intends to use bond funds for the remainder of the costs.

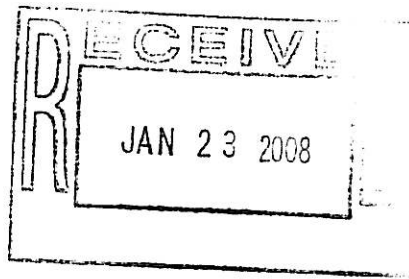
As noted in the attached letter, the District previously cost shared with the City on improvements to the N.P. Dodge Marina in 1999 and 2000. The cost share amount was \$250,000.

Management recommends that the Subcommittee recommend to the Board that the City of Omaha's cost share request for improvements to the Cunningham Lake Marina in the amount of \$250,000 be approved, subject to funds being included in the District's Fiscal Year 2009 Budget.



City of Omaha
Mike Fahey, Mayor

January 22, 2008



**Parks, Recreation &
Public Property Department**

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 701
Omaha, Nebraska 68183-0701
(402) 444-5900
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Steven Scarpello
Director

John Winkler
Papio-MRNRD
8901 South 154th Street
Omaha, NE 68138

Dear John,

For many years, the Papio Missouri River Natural Resources District and the Omaha Parks and Recreation Department have recognized the need to improve the water quality, extend the lake life cycle and upgrade the public amenities of Cunningham Lake.

As you also know, the Nebraska Game and Parks Commission recently invested over \$5 million dollars, with the City contributing another \$1 million dollars, to renovate this public lake. Through this effort, the lake's water quality has been improved, shore erosion addressed, deepening of the lake accomplished, fishery improvements made and generally, the life of Cunningham Lake has been extended for at least 100 years.

Now that this major lake renovation is nearly complete, the City of Omaha recognizes the timing is appropriate to address other needed improvements.

The purpose of this letter therefore, is to request the P-MRNRD partner with the City to restore public boating amenities to Cunningham Lake by constructing a new public marina; and the City hereby requests the P-MRNRD consider a \$250,000.00 contribution toward this project's first phase cost of just under \$1 million dollars.

Several years ago, the P-MRNRD approved our similar request for \$250,000 to upgrade the public marina facilities at the N.P. Dodge Park Marina. This proposal would provide the same quality facilities for Cunningham Lake boaters.

Cunningham Lake is the Metro's largest Corps lake. It provides excellent fishing and, due to its alignment with the prevailing winds, it is clearly the area's best sailing lake. In order to make this lake truly viable for all aspects of boating, a new public marina is necessary.

The proposed new marina will provide "first class" boating amenities. The marina's first phase of construction will include 60 boat slips, 25 moorings, a dry sail storage area, access road, parking areas, walkways and a restroom facility.

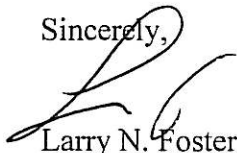
Should the \$250,000.00 herein requested be approved by the P-MRNRD, the City anticipates issuance of a revenue bond in the approximate amount of \$600,000.00 and will utilize Park and Recreation Bond funds, or possibly other funds, for the remaining Marina construction cost.

Construction of this first class marina in Cunningham Lake will offer facilities for fishing boats, pleasure boats and sailboats. The Park and Recreation staff has met with representatives of the boating community and have discovered significant enthusiasm and support for these public marina facilities.

I have attached a preliminary cost estimate and a conceptual drawing of the proposed marina. If I am granted an opportunity to make this presentation to a P-MRNRD sub-committee and general committee, I will be able to bring jpeg pictures which will better illustrate the planned marina facilities.

Thank you for your consideration of this request.

Sincerely,



Larry N. Foster, Administrator
Parks, Recreation and Public
Property Department

CC: Steve Scarpello
John Niksick
Pat Slaven
Paul Jeffries

PROBABLE PHASE I CONSTRUCTION COSTS

08/23/07 rev. by PS

PROJECT NAME: Cunningham Lake Marina

BCDM PROJECT #: 4457-00

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
EARTH WORK:				
Earth Work	2,500	CY	\$ 2.25	\$ 5,625.00
Additional fill	4,000	CY	\$ 12.00	\$ 48,000.00
				\$ 53,625.00
UTILITIES:				
Sanitary Sewer	200	LF	\$ 35.00	\$ 7,000.00
Water Line	200	LF	\$ 15.00	\$ 3,000.00
Well	1	LS	\$ 10,000.00	\$ 10,000.00
Pump Out Station	1	LS	\$ 15,000.00	\$ 15,000.00
				\$ 35,000.00
PAVING:				
Gravel Boat/ Trailer Parking	3,575	SY	\$ 5.00	\$ 17,875.00
Asphalt grindings	4,861	SY	\$ -	
Curb & Gutter, Conc.	1,017	LF	\$ 13.00	\$ 13,221.00
Sidewalk, Concrete, 4" Thick, 6' Wide	1,270	SY	\$ 3.50	\$ 4,445.00
				\$ 35,541.00
SITE AMENITIES:				
Beach Sand	400	TON	\$ 7.95	\$ 3,180.00
Concession/ Restroom Bldg./ Boat Rentals	1,200	SF	\$ 120.00	\$ 144,000.00
Lighthouse (from L&C landing)	1	EA	\$ 10,000.00	\$ 10,000.00
Fence, 6' w/ Control Gate	1,020	LF	\$ 20.00	\$ 20,400.00
Signage	1	LS	\$ 2,500.00	\$ 2,500.00
				\$ 180,080.00
LANDSCAPE:				
Turf Grass Seeding	17	AC	\$ 1,500.00	\$ 25,125.00
				\$ 25,125.00
MARINA IMPROVEMENTS				
Docks, Floating w/ power and water (60 Slips)	60	EA	\$ 7,000.00	\$ 420,000.00
Mooring Cable, Hardware	25	EA	\$ 50.00	\$ 1,250.00
Anchor, 200 lb. w/ Galvanized Steel Hoop	25	EA	\$ 15.00	\$ 375.00
Buoy, Mooring, 18" Dia.	25	EA	\$ 65.00	\$ 1,625.00
				\$ 423,250.00
Subtotal:				\$ 752,621.00
20% Contingency:				\$ 150,524.20
15% Fees:				112893.15
Total Probable Cost:				<u>\$ 1,016,038.35</u>



Cunningham
Lake
EL. 1121ft
Approx. 348 Acres

Glenn Cunningham Lake Marina

Omaha, Nebraska

MASTER PLAN

Beninger, Curcio, Dornell, Mabrey
Landscape Architecture • Landscape Architecture • 1000 N. 10th St., Suite 100 • Omaha, NE 68102 • 402.441.1111

