

CAPITAL IMPROVEMENT PROGRAM
City of Missoula CIP Project Request Form FY 2013-2017

Program Category:	Project Title:	11 Project #	12 Project #	13 Project #
Parks, Recreation and Open Space	Park Development and Expansion	PR-07	PR-07	PR-07

Description and justification of project and funding sources:
 Per Ordinance #3250, impact fees may be used to provide park, trail, open space, recreation opportunities if these expansions or improvement are related to incremental growth. Cash in lieu from area development is an additional revenue source. Park Development is in accordance with the Master Park Plan. The approach is to develop parks in two phases with Phase 1 addressing immediate infrastructure such as turf, irrigation, trees and basic park furnishings (benches, tables, garbage) and Phase 2 to include amenities such as picnic shelters, playgrounds, sports areas, restrooms, etc. The goal is to encourage developers, when feasible to develop a park to a Phase 1 level or greater through a development agreement.
 The City using cash in lieu, impact fees, SID's, grants, or CIP-GF develops the park at the Phase 2 level. This CIP includes priority listing of New Park development and the proposed year for park development using the two phase approach. CIP also includes expansion due to growth demand of existing parks.
FY11 budget impact fees for 44 Ranch, Pleasant View Park irrigation/repair
FY12 budget impact fees for 44 Ranch, and Impact fees/Cash In Lieu for Pleasant View Park - Also Fort Missoula - see separate CIP PR_03.
FY 13 -Master park planning for Hellgate and impact fees for Linda Vista Estates - Jeffery Park.
FY 16 - Pleasant View - estimated cost to develop park is @ 1.4 million dollars - funding not secured.

Is this equipment prioritized on an equipment replacement schedule?	Yes	No	NA
			x

Are there any site requirements:
 yes - see master park plan per each park

How is this project going to be funded:								Funded in Prior Years
Funding Source	Accounting Code	FY13	FY14	FY15	FY16	FY17		
Bellevue	Neighborhood grant	3,000						
Hellgate	N Grant & County Park	6,000						
	Impact Fees	2,000	30,886					
Linda Vista - Jeffery Park	Impact Fees	50,000	139,120					
Whitaker Park and Farview Trail	Cash In Lieu	27,000						
Fort Missoula Regional Park - see PR_	Impact Fees	10,000					10,000	
Cash in Lieu - 44 Ranch	Cash In Lieu						102,000	
Pleasant View	Impact Fees and TBD		50,000		1,400,000		38,240	
		98,000	220,006	-	1,400,000	-	150,240	

How is this project going to be spent:								Spent in Prior Years
Budgeted Funds	Accounting Code	FY13	FY14	FY15	FY16	FY17		
A. Land Cost								
B. Construction Cost								
C. Contingencies (10% of B)								
D. Design & Engineering (15% of B)		98,000						
E. Percent for Art (1% of B)								
F. Equipment Costs			220,006				38,240	
G. Other								
		98,000	220,006	-	1,400,000	-	38,240	

Does this project have any additional impact on the operating budget:								Spent in Prior Years
Expense Object	Accounting Code	FY13	FY14	FY15	FY16	FY17		
Personnel								
Supplies								
Purchased Services								
Fixed Charges								
Capital Outlay								
Debt Service								
		-	-	-	-	-	-	

Description of additional operating budget impact: FY 13 funding will go toward master park plans, actual park development not scheduled at this time

Responsible Person:	Responsible Department:	Date Submitted to Finance	Today's Date and Time	Preparer's Initials	Total Score
Dave Shaw	MPR		5/11/2012 9:13	KM	49

CAPITAL IMPROVEMENT PROGRAM

Project Rating

(See C.I.P. Instructions For Explanation of Criteria)

Program Category:	Project Title:				10 Project #
Parks, Recreation and Open Space	Park Development and Expansion				PR-07
Qualitative Analysis		Yes	No	Comments	
1. Is the project necessary to meet federal, state, or local legal requirements? This criterion includes projects mandated by Court Order to meet requirements of law or other requirements. Of special concern is that the project be accessible to the handicapped.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Is the project necessary to fulfill a contractual requirement? This criterion includes Federal or State grants which require local participation. Indicate the Grant name and number in the comment column.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Is this project urgently required? Will delay result in curtailment of an essential service? This statement should be checked "Yes" only if an emergency is clearly indicated; otherwise, answer "No". If "Yes", be sure to give full justification.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Does the project provide for and/or improve public health and/or public safety? This criterion should be answered "No" unless public health and/or safety can be shown to be an urgent or critical factor.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Quantitative Analysis	Raw Score Range	Comments		Weight	Total Score
5. Does the project result in maximum benefit to the community from the investment dollar?	(0-3) 3	Yes, per intention of impact fee ordinance, the Master Park Plan, and Citizen support. Projects leverage 50% + of funding. Citizen initiated		5	15
6. Does the project require speedy implementation in order to assure its maximum effectiveness?	(0-3) 2	It would be most appropriate if Parks & Recreation infrastructure were developed with Public Works infrastructure Parks play a significant role in Missoula' health and economy		4	8
7. Does the project conserve energy, cultural or natural resources, or reduce pollution?	(0-3) 2	Trails and green space support and preserve our Natural Environment		3	6
8. Does the project improve or expand upon essential City services where such services are recognized and accepted as being necessary and effective?	(0-2) 2	Per Growth Policy, public polls, and the Master Park Plan as well as the Strategic Plan		4	8
9. Does the project specifically relate to the City's strategic planning priorities or other plans?	(0-3) 3	MPP Chapter 4 Goal 1.3 "Ensure that future demands are met through the development of new facilities/services as well as the upgrade of existing facilities." Goal 1.4 "Provide 2.5 acres of Neighborhood Parks for every 1,000 residents." Goal 2.5 "Locate multi-purpose practice fields for youth sports in Neighborhood Parks as well as Community Parks. Size Neighborhood Parks....to provide adequate land area to allow such uses." City Strategic Goal - Quality of Life for all citizens		4	12
Total Score					49

13 Project #	Project Title:
PR-07	Park Development and Expansion

Date	Author	Notes
		<p>In FY07 - LaFray Park Phase I was funded and CTA Architects began design, development of Phase 1. Construction of Phase I at Lafray was completed Fall 2008. Pineview Park SID was approved in January 2007. The park is now in City ownership and renovation construction was completed 2009.</p> <p>In 2003 White Pine Park was approved for Phase I development (turf and irrigation) at \$42,000. This project was moved to PR-12.</p>

Date	Author	Notes
2/1/2012	KM	<p>LaFray - final in 2012 - shelter remains on list to do</p> <p>Pineview - Final on 2012</p> <p>White Pine - Phase 1 complete - Phase 2 - playground structure for 2012</p> <p>44 Ranch - complete through Phase 3</p> <p>Pleasant View - irrigation project complete, Master park planning scheduled for 2012</p> <p>New Parks - 2013 and beyond in priority order</p> <p>Bellevue</p> <p>Hellgate</p> <p>Whitiker</p>

Date	Author	Notes

Park Development Projects - updated 2-25-2012

FY 12 - continued

		Amount	Source
Pleasant View	\$	18,000	Impact Fees
	\$	20,240	Cash In Lieu (settlement)

FY13

Bellevue	\$	3,000	N. Grant
Linda Vista - Jeffery Park	TBD		Impact Fees
Hellgate	\$	8,000	N. Grant/Impact Fees
Whitiker	\$	27,000	Cash In Lieu
Fort Missoula	\$	10,000	Impact Fees

FY14

Fort Missoula	\$	150,000	Impact Fees
Pleasant View	\$	50,000	Impact Fees

FY 15 -FY 17 Future Park Development as fund are available and plans are complete

Okeefe	No funding
Running W	No funding
Play Fair Park Re-location of 100 Hickory	No funding

Ending Balance FY 11 Impact Fees 116606.59
 (see attached Finance sheet)

Starting Balance FY12		116,607
Estimated Impact Fees FY12		\$ 130,000
	(actual as of 1-12-20)	108,146
Proposed Projects		\$ 78,301

Includes Expd for 44 Ranch

Estimated Expenditure FY12	Budget or balance from FY11	Actual Expended	Encumber
Fort Missoula Regional Park	\$ 10,000	\$ 10,000	\$ -
*New Parks:			
*44 Ranch	\$ 50,000	\$ 50,000	\$ -
Silver Park		\$ -	\$ -
White Pine		\$ -	\$ -
Pleasant View	\$ 18,301	\$ -	\$ 18,301
subtotal		\$ 60,000	\$ 18,301
	\$ -		

Proposed for FY12-FY15	FY12	FY13	FY14	FY15	FY16	FY17
Starting Balance	116,607	78,301	196,301	55,435	135,435	226,435
Projects Budgets	78,301	12,000	270,866	50,000	39,000	-
Projects Estimated Revenue	130,000	130,000	130,000	130,000	130,000	130,000
Balance	<u>168,306</u>	<u>196,301</u>	<u>55,435</u>	<u>135,435</u>	<u>226,435</u>	<u>356,435</u>

	FY13	FY14	FY15	FY16	FY17
Fort Missoula Regional Park	\$ 10,000.00	\$ 140,000.00	\$ -		
*New Parks:					
Pleasant View		\$ 50,000.00			
Silver Park	\$ -				
Master park plan - Hellgate	\$ 2,000.00	\$ 30,866.00			
Linda Vista Estates - Jeffery Park	\$ 50,000	\$ 50,000	\$ 50,000	\$ 39,000	
Total	<u>\$ 12,000.00</u>	<u>\$ 270,866.00</u>	<u>\$ 50,000.00</u>	<u>\$ 39,000.00</u>	<u>\$ -</u>

IMPACT FEES PROJECTS FOR FY 12-15

	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>
Starting Balance	116,148	115,815	205,815	135,815
Projects Budgets	72,301	-	200,000	-
Projected Revenue	<u>130,000</u>	<u>130,000</u>	<u>130,000</u>	<u>130,000</u>
Balance	<u><u>173,847</u></u>	<u><u>245,815</u></u>	<u><u>135,815</u></u>	<u><u>265,815</u></u>

Projects	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	
44 Ranch Balance Impact Fees	\$ 50,000	\$ -		\$ -	balance to developer to be paid by Cash in Lieu
Silver Park - (No funding needed yet) (MRA may need funding in future years)	\$ -	\$ -	\$ -		
Turf/Forestry Equipment	\$ -		\$ -		
New Parks - Expend balances					
Pleasant View	\$ 12,301		\$ 50,000		
Fort Missoula	\$ 10,000		\$ 150,000		
Bellvue					
Total	<u><u>\$ 72,301</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 200,000</u></u>	<u><u>\$ -</u></u>	

FY 12 Projects

- 44 Ranch - Payments per Development Agreement -FY 12 - Final for Impact Fees**
- Silver Park - MRA may need funding in future years**
- Turf/Forestry Equipment - no projects at this time**
- Pleasantview Park - Safety repairs, tree replacements & water/utility savings**
- Fort Missoula Regional Park - Engineering related to Wood waste & DNRC Grant of \$300 K**
- Whitaker Park - Private fundraising and grants to match Impact fees and Cash in Lieu for playground Installation to replace existing playground. Estimate Private Grants = 75K**
- New Parks - Expand out balances from previous years in FY 12 if not expended in FY 11**

44 Ranch Development Agreement

FY 09:

Cash In lieu \$ 68,000

\$ 452,000

The Valley

44 Ranch

\$ 126,786

\$ 102,000

\$ 228,786

Impact Fees

Cash In Lieu

FY10

Impact Fees \$ 200,000

(Finance over 3 years)

Cash In lieu \$ 34,000

Flynn Not collected as of 3-17-11

Impact Fees:2013 - 2015 annual \$ 150,000

Total 44 Ranch IF + CiL, Ph 1 + partial Ph 2 \$ 452,000

*NOTE: Cash in Lieu needs to be appropriated to qualifying projects, such as 44 Ranch

Cash in lieu collected: \$ 68,246

Cash in lieu anticipated in 2010 \$ 34,000

(see note above)

total impact fees \$ 350,000

total CIL \$ 102,000

Total to 44 Ranch \$ 452,000

Paid OUT

Impact Fees \$ 295,000

total remaining to pay out of IF \$ 55,000

Total out of Cash in Lieu \$ 102,000

total \$ 452,000

Project Priority 1
Year FY12 & FY14

Pleasant View
Acres 5.37

Phase I	Costs	Projected Date
Grading & Seeding		To be completed by Developer
Irrigation		To be completed by Developer
Turf		To be completed by Developer
Blvd, Trees & Sidewalks		To be completed by Developer
Credited Developer	\$86,000	FY12

Impact Fees not collected by City

Phase II (Master Plan Implementation)

Note: Implementation may be broken into subphases

Grading & Drainage	\$176,000
Irrigation Reconstruction	\$65,000
Trails	\$42,000
Trees & Turf	\$117,000
Entry Feature	\$25,000
Restroom	\$25,000
Sport Courts	\$126,000
Gazebo	\$50,000
Playground Equipment	\$140,000
Trees & Plantings	\$35,000
Fence & Furnishings	\$108,000
Irrigation Well	\$25,000
Owner Items	\$93,500
Contingency 10%	\$93,500
Professional Services	\$233,000
1% for Art	\$6,000
Financing if SID	\$100,000

Projected Date	
Total	\$1,460,000

Pending Neighborhood SID Request

Cost per Acre	
Grand Total	\$1,460,000
	\$271,881

(Phase 2 Only)

**Project Priority
Year**

**3
FY15 & FY 16**

Bellevue		
Acres	7.85	
Phase I		
	Costs	
Grading & Soil Preparation	\$115,000	
Utilities	\$45,000	
Irrigation & Plantings	\$88,000	
Trails/Furnishings/Ditch Mitigation	\$142,000	
Professional Services	\$120,000	
Contingencies	\$90,000	
Total	\$600,000	Projected Date FY15
Phase II		
	Costs	
Large Amenities	\$325,000	
Professional Services	\$100,000	
Contingencies	\$75,000	
Total	\$500,000	Projected Date FY16
Total	\$1,100,000	Cost per Acre \$140,127

**Project Priority
Year**

**2
FY12**

Whitaker	
Acres	2.27

Phase I	Costs	
Grading & Site Prep	\$26,000	
Irrigation	\$30,000	
Plantings & Turf	\$20,000	
Trails	\$41,000	
Furnishings	\$15,000	
Professional Services	\$41,000	
Contingencies	\$31,000	
Total	\$204,000	Projected Date FY13

Phase II		
Large Amenities/Shelter	\$100,000	
Restroom	\$35,000	
Professional Services	\$50,000	
Contingencies	\$20,500	
Subtotal	\$205,500	Projected Date
Total	\$205,500	FY14

		Cost per Acre
Grand Total	\$409,500	\$180,396

**Project Priority
Year**

**4
FY16 & FY 17**

O'Keefe Ranch Acres	10.20
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Phase I	Costs	
Grading & Seeding		To be completed by Developer
Irrigation		To be completed by Developer
Plantings		
Trails		
Furnishings	\$510,000	
Professional Services	\$102,000	
Contingencies	\$76,500	
Total	\$688,500	Projected Date FY16

Phase II		
Large Amenities	\$300,000	
Picnic Shelter	\$60,000	
Restroom	\$45,000	
Professional Services	\$71,000	
Contingencies	\$103,000	
Subtotal	\$579,000	Projected Date
Total	\$579,000	FY17

Grand Total	\$1,267,500	Cost per Acre \$124,265
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Project Priority **5**
Year **FY17 & FY 18**

Running W Ranch	
Acres	5.00

Phase I	Costs	
Grading & Seeding		To be completed by Developer
Irrigation		To be completed by Developer
Plantings		
Trails		
Furnishings	\$350,000	
Professional Services	\$70,000	
Contingencies	\$52,000	
Total	\$472,000	Projected Date FY17

Phase II		
Large Amenities	\$235,000	
Picnic Shelter	\$45,000	
Restroom	\$35,000	
Professional Services	\$46,000	\$35
Contingencies	\$50,000	
Total	\$411,000	Projected Date FY18

		Cost per Acre
Grand Total	\$883,000	\$176,600