



# MEMORANDUM

Item 9(a) - Concession Building/Plaza

**Re:** Design Review and Financial Update

**Date:** February 7, 2022

**To:** City Council

**From:** Kristi Luger, City Manager

At the January 3<sup>rd</sup> City Council meeting, the Council reviewed the design development plans for the concession building/plaza. As part of the review, the Council identified a couple of items that needed further refinement related to design and finances. At the City Council meeting, Bruce Chamberlain will be presenting the Project Advisory Committee's recommendations on the design items and Finance Director Palmer will be presenting a comprehensive financial view of future projects in The Commons. Included in the packet are the following materials:

- Project Advisory Committee's Recommendations to the Excelsior City Council
  - New recommendations are Items 11-13
- Excelsior Commons Concessions/Plaza PAC Meeting Packet (dated January 21, 2022)
  - Presentation that correlates with the PAC's recommendations
- Scope of Work Diagram
  - Originally presented during the schematic design phase
- Design Rationale – 02-02-22 Email from Nathan Knutson of VJAA
- Memo from Finance Director Palmer with one spreadsheet showing the overall view of projects in The Commons and another spreadsheet showing a more detailed view of the pavilion project

## Requested Council Action

Provide direction on the final design items and feedback on the comprehensive financial view of future projects in The Commons.

# RECOMMENDATIONS TO THE EXCELSIOR CITY COUNCIL (updated 1/26)

From

## Excelsior Commons, The Plaza Project Advisory Committee (PAC)

Below are PAC recommendations reached by consensus on open design questions identified since the conclusion of the schematic design stage of the project.

- Recommendations 1-10 made at December 9, 2021 PAC meeting.
- Recommendations 11-13 made at January 26, 2022 PAC meeting.

1. Portable bathroom strategy for events.

*PAC recommendation. Follow design team recommendation to cluster portable toilets along walkway paralleling Lake Street.* Portables are anticipated to be needed only for large events.

PAC member	Support	Oppose
Ann Hersman	x	
Bruce Noll	x	
Eric Snyder	x	
Rob Tyler	x	
Tom Wolfe	x	

Discussion:

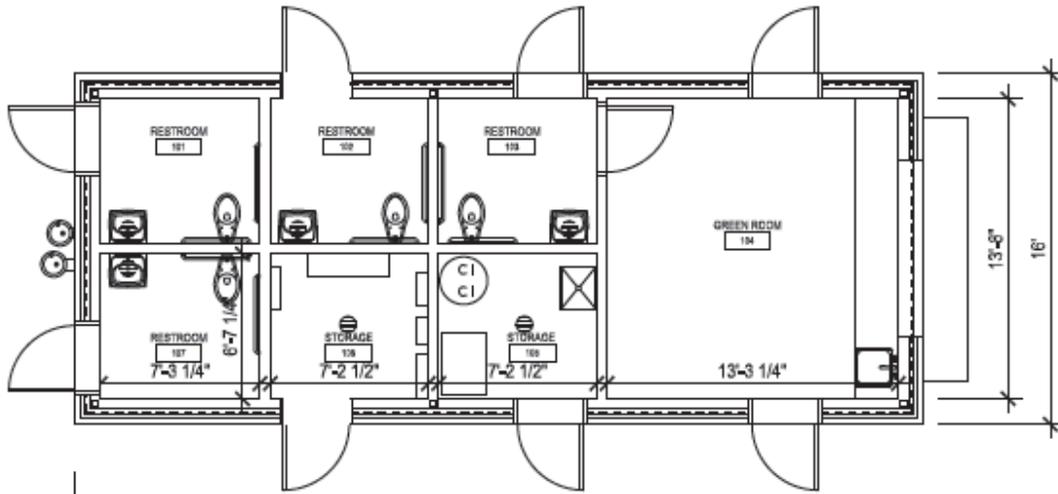
- Will it be necessary to widen walkway for this approach to function (not part of current scope)?
- Which side of tree line will toilets be placed?
- Should observe how siting functions and be prepared to modify walkway as necessary in the future.



2. Format & quantity of interior bathrooms.

*PAC recommendation. Follow design team recommendation on quantity (4) and format (gender-neutral) of bathrooms.*

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe		X

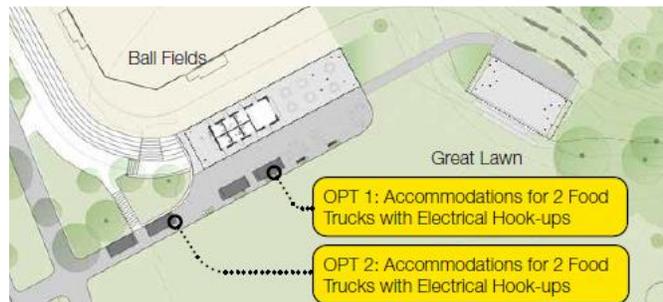


Discussion:

- a. Concern expressed about men & women sharing the same bathrooms. Idea raised for temporary event signage on permanent bathrooms for women & families only, asking men to use portable toilets during events.
- b. Helpful to hear analysis by design team that suggests four toilets are adequate for crowds up to several hundred.
- c. Concern expressed about two doors facing ballfield and two facing plaza. Concern that bathroom doors on the ballfield side will not function well for events.
- d. Need appropriate door hardware to lock off either public access or green room access depending on green room reservations.
- e. Recognition there is a nation-wide trend away from gender-specific public bathrooms.
- f. Concern expressed about confusion for men and women bathrooms being in different locations.
- g. Concern expressed that women may be uncomfortable waiting in line with men for same bathroom.
- h. Concern that more portables (because of fewer permanent toilets) will raise event costs.
- i. Good signage will be important.
- j. Consensus layout opinion: cluster bathroom doors on west and south sides.

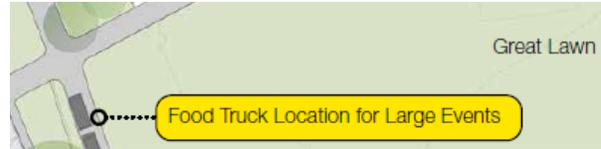
3. Number and location of food truck stations.

**PAC recommendation. Follow design team recommendation to establish different food truck parking locations for events (numerous spots paralleling Lake Street) and day-to-day service (2 spots on the plaza). For plaza**



**spots, provide electrical conduit to two alternate clusters and electrify the cluster as recommended, closest to Lake Street.**

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- a. Concern expressed about conflict between bathroom and food truck lines.
- b. Additional food truck electrical hookup from the building wall could be helpful.

4. Extent and format of green roof.

**PAC recommendation. Follow design team recommendation to establish green roof across entire extent of roof.**

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	

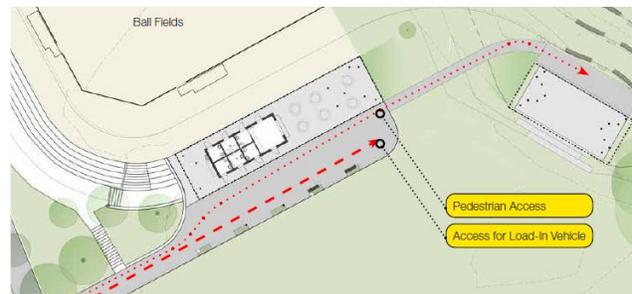


Discussion.

- a. A question about whether green roof can be removed in the future w/o damaging roof integrity? Yes.
- b. Question about added costs? Green roof capital cost is a line item in the project budget. There are annual plant maintenance costs. Green roof substantially extends the life of roof membrane, resulting in reroofing savings.

5. Extent/route of vehicle access to performance pavilion.

**PAC recommendation. Follow design team recommendation to extend vehicle access only as far as the edge of the plaza and as deemed necessary for circulation, install structured turf adjacent to the plaza. Movement of equipment beyond the plaza would be done by hand or cart.**



PAC member	Support	Oppose
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Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	

Discussion.

- a. Driving on great lawn has become a problem.
  - b. Use landscaping to discourage driving on great lawn.
  - c. Analyze vehicle circulation related to food truck and bathroom lines.
  - d. Team will study emergency vehicle needs as part of code review.
6. Evaluation of pavement alternatives.

**PAC recommendation. Follow design team recommendation to primarily use concrete pavement with varied surface treatments on the plaza in addition to provision for a paver donor-recognition program.**

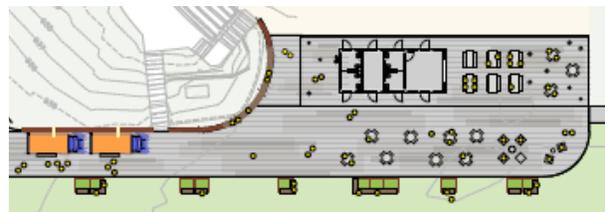
PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	

Discussion.

- a. Provision needed for paver program including location.
7. Type and extent of plaza amenities and furnishings.

**PAC recommendation. Follow design team recommendation to furnish plaza with picnic tables under the canopy and movable furnishings on the open-air portion of the plaza. Use planters and landscaping at plaza edges to control vehicle circulation.**

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- a. Locate planters to discourage driving on great lawn.
  - b. Analyze how food trucks circulate.
8. Recent design team recommendation to alter (twist) the roof design to more closely reflect the performance pavilion.

**PAC recommendation. Follow design team recommendation to design a slight “twist” into the roof design and place support columns in random pattern.**

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	X

Supports column placement, prefers non-twist.



Discussion.

- a. Concerned raised about overall length of roof while others expressed excitement about the amount of covered seating.
  - b. Twist is so slight, it doesn't call overdue attention or detract from pavilion.
9. Recent design team recommendation to add a band of clerestory windows to the perimeter walls.

**PAC recommendation. Follow design team recommendation to create a continuous band of clerestory windows around perimeter of building.**

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



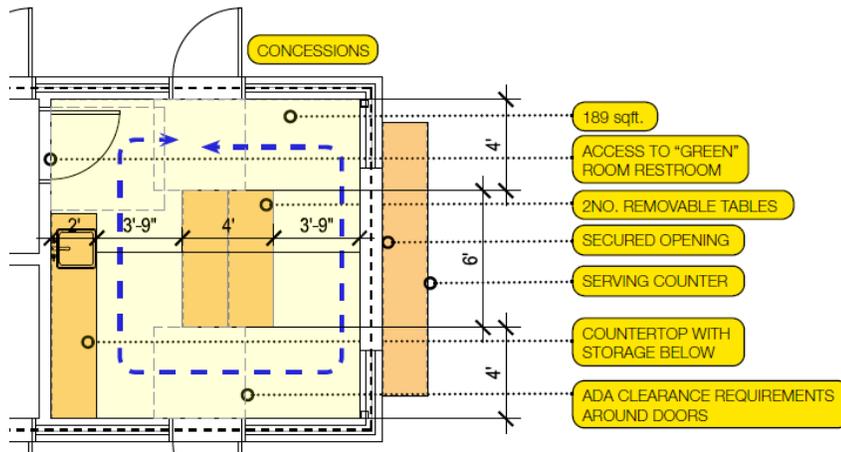
Discussion.

- a. None.

10. PAC desire for greater green room program and layout scrutiny/evaluation.

*PAC recommendation. Follow design team recommendation to design green room as flexible space and include some minor storages features.*

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



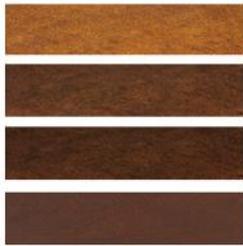
Discussion.

- a. Maybe too much space dedicated to green room.
- b. We don't know how this space will be used.
- c. Keep the space flexible. Make as multi-use as possible.
- d. Storage is an ongoing request by partners/users. Need countertop space and under-counter locked cabinets.

11. Evaluation of building material selections.

**PAC recommendation. Follow design team recommendation on building material selections including corten steel, dark burnished block, wood, translucent glass, and damage-resistant fiberglass doors.**

PAC member	Support	Oppose
Matt Allman	X	
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Weathering Steel

Columns / Fascia



Thermally Modified Wood Ash

Soffit / Ceiling



Burnished Block Onyx

Interior / Exterior Walls



Translucent Glass

Clerestory

Discussion.

- Note variation in block finish.
- Ensure doors are attractive and durable.
- Ensure properly-lit interiors – clerestory light will help w/natural light.
- Preference for light-colored countertops.

12. Evaluation of building dimensions and placement.

**PAC recommendation. Follow design team recommendation on building dimensions and placement.**

PAC member	Support	Oppose
Matt Allman	X	
Ann Hersman	X	
Bruce Noll	X	X
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	X

Supports dimension, prefers placement closer to ballfield.

Supports dimension, prefers placement closer to ballfield.



Discussion.

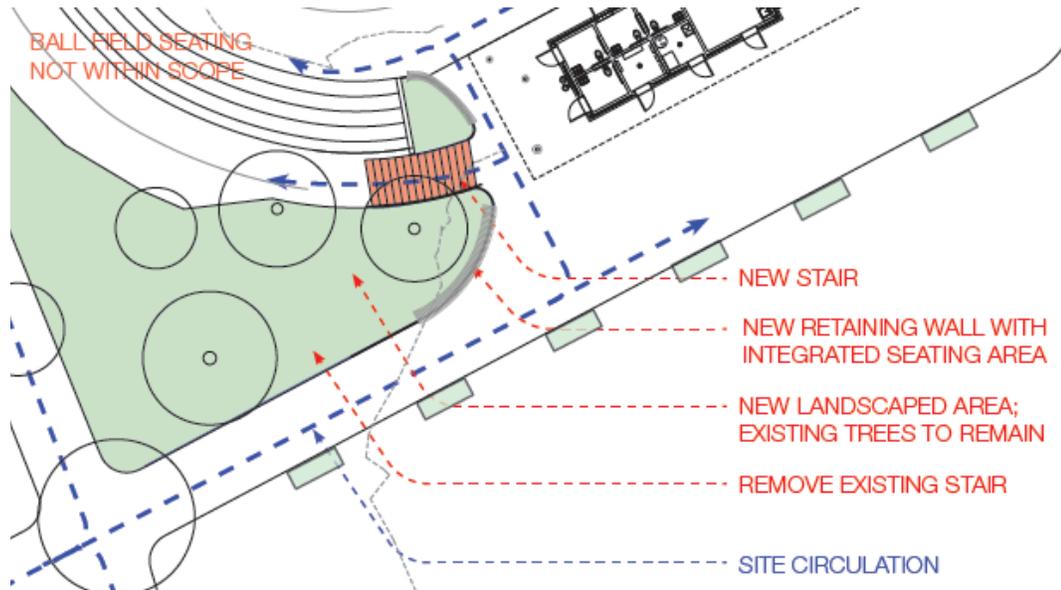
- a. Design rationale for amount of covered seating, building placement and alignment are compelling and important for City Council to understand.
- b. Dimension from ground to bottom of fascia is roughly 12' and roughly 14' to top of roof profile.
- c. Dimension of space between ballfield and building will increase roughly 6 feet from existing condition – group consensus that added space will support room for new door swings and pedestrian comfort.
- d. Tom W will provide listing/dimension of beer truck & ticketing demands.

13. Evaluation of ballfield stair reconstruction.

**PAC recommendation. Replace both sets of existing stairs with centrally-located single set of stairs as long as HPC determines current stairs have no historical significance.**

PAC member	Support	Oppose
Matt Allman	X	
Ann Hersman	X	

Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- a. Existing walkway that circumnavigates ballfield seating provides ADA access.
- b. Excelsior Historical Society is currently conducting photo search to determine age and historical significance of current stairs.

**END OF MEMO**



# Excelsior Commons Concessions / Plaza PAC Meeting #8

21 January 2022

VJAA Inc.  
124 Third Avenue North, Suite 301  
Minneapolis, Minnesota 55401  
(612) 872-6370  
[www.vjaa.com](http://www.vjaa.com)

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# Excelsior Commons - Plaza | Material Palette



Weathering Steel

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Columns / Fascia



Thermally Modified Wood Ash

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Soffit / Ceiling



Burnished Block Onyx

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Interior / Exterior Walls



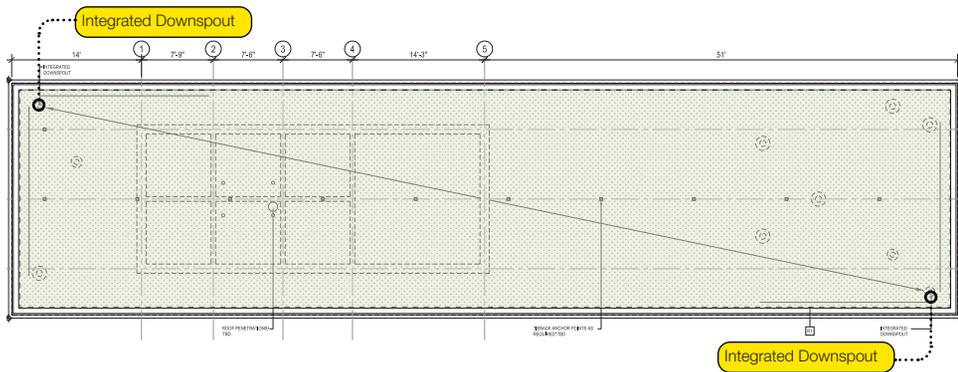
Translucent Glass

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Clerestory

# Excelsior Commons - Plaza | Green Roof

With the implementation of the green roof, the project is at a net zero change in impervious area. The green roof will fulfill the requirements for the watershed district and we don't need to pursue the irrigation reuse vault. PPA



Roof Plan



Cardiovascular and Cancer Research at the University of Minnesota - green roof designed by DAMON FARBER



Concessions / Plaza View from WPA Seating



Concessions / Plaza View from Across Great Lawn

# Excelsior Commons - Bandshell



# Excelsior Commons - Bandshell



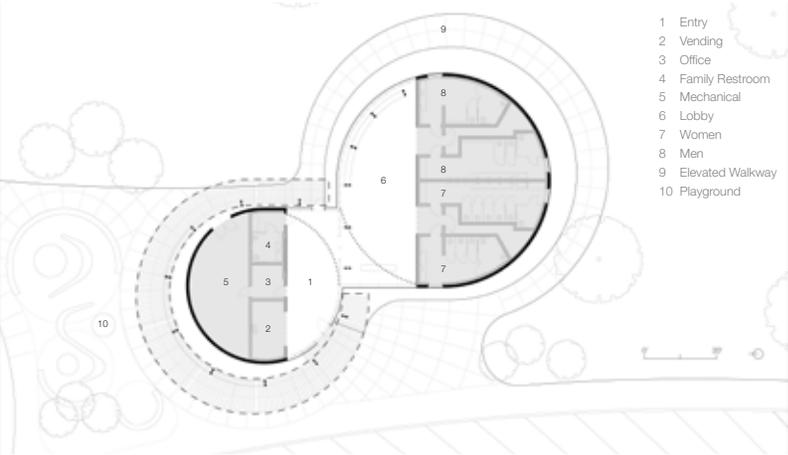
**Excelsior Commons - Bandshell** | Current Materials Used



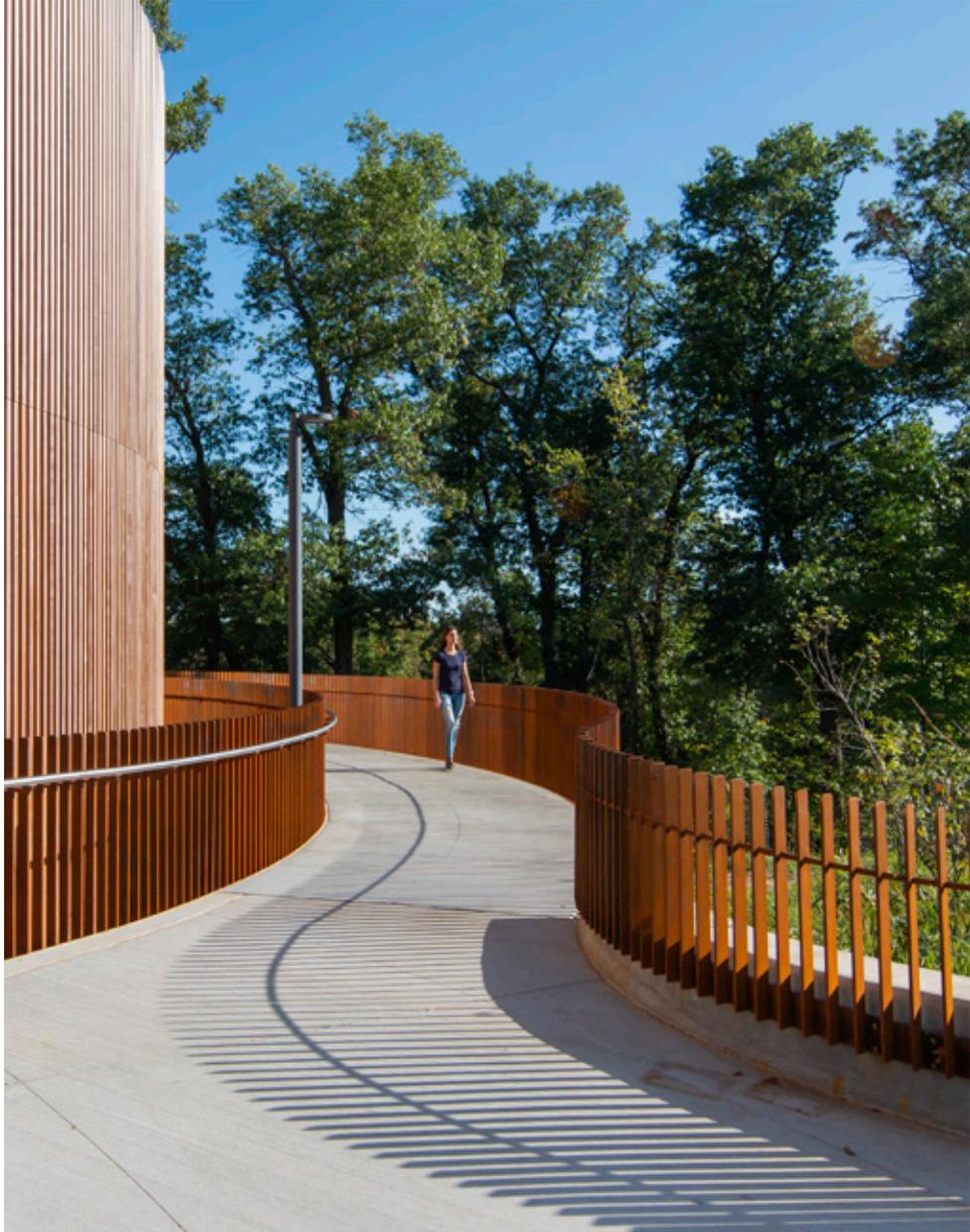
Goose Creek Safety Rest Area | Burnished Block / Wood / Corten



# Goose Creek Safety Rest Area | Burnished Block / Wood / Corten



# Goose Creek Safety Rest Area | Burnished Block / Wood / Corten



# Lilydale Regional Park Pickerel Lake Pavilion | Burnished Block / Wood / Corten



Lilydale Regional Park Pickerel Lake Pavilion | Burnished Block / Wood / Corten



Lilydale Regional Park Pickerel Lake Pavilion | Burnished Block / Wood / Corten



# Concession / Plaza Site Plan - 3D View Locations



# 1. Aerial View of Concessions / Plaza



## 2. Concessions / Plaza from Across Great Lawn



### 3. View from Great Lawn



# 4. Concessions / Plaza View from Bandshell



# 5. Concessions / Plaza from Lake Street Entry



# 6. Concessions Plaza View



# 7. Concessions / Plaza View from Ballfield Seating



# Excelsior Commons - Plaza | Ballfield Stair Review - Current Images



Existing Stair Layout.



Upper Existing Stair Layout.



Existing Stair Layout.



Existing Stair Layout Along Entry from Lake St.  
**Currently does not meet code with no handrails.**

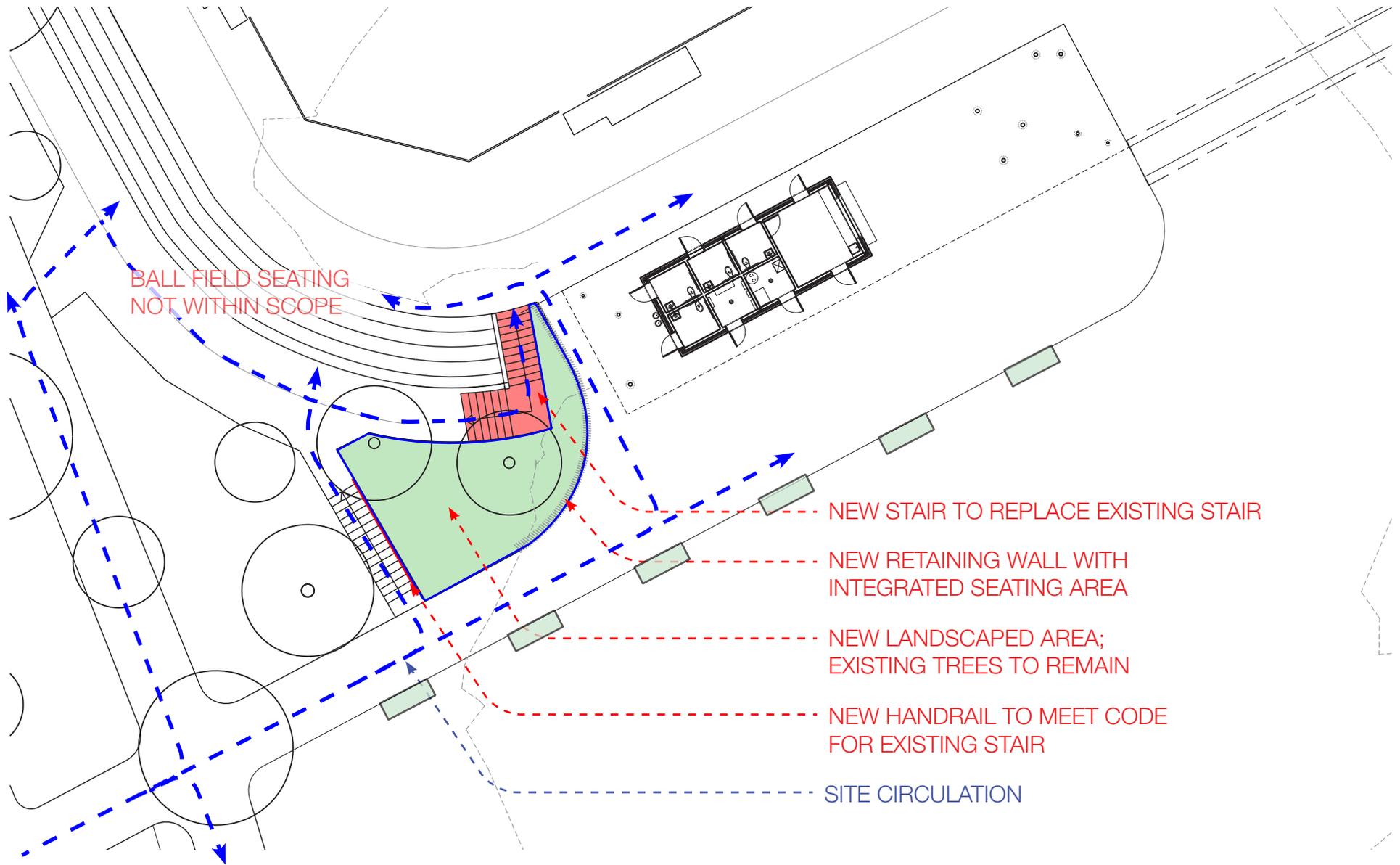


Existing Stair Layout Along Entry from Lake St from Top of Ball Field Seating

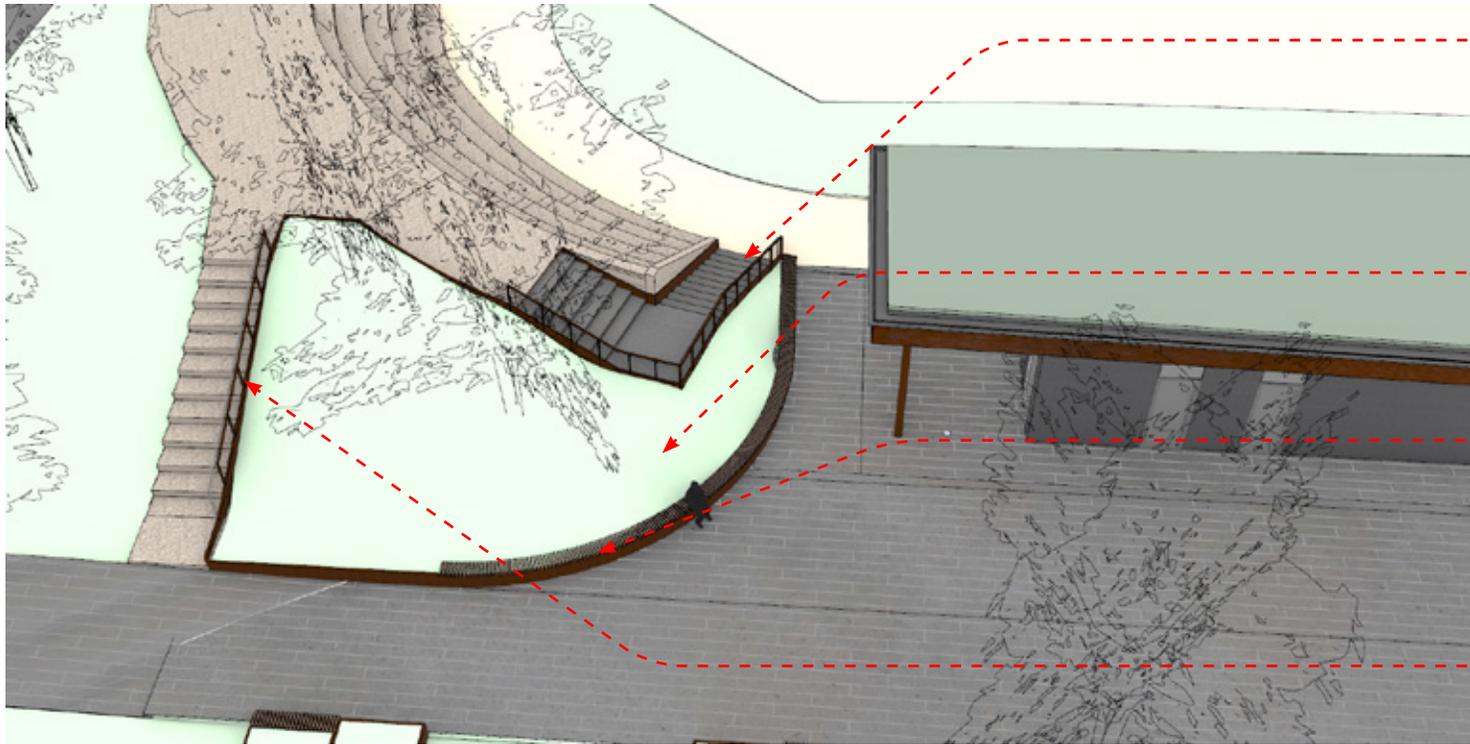


Current Park Railing near Tennis Courts

# Excelsior Commons - Plaza | Ballfield Stair Review - Site Plan



# Excelsior Commons - Plaza | Ballfield Stair Review - Overview Perspective of New Stair



NEW STAIRS MATERIAL TO MATCH NEW SITE CONCRETE

NEW LANDSCAPED AREA; EXISTING TREES TO REMAIN-REMOVED FOR CLARITY

CORTEN RETAINING WALL TO WRAP UP STAIRS

NEW HANDRAIL

# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of New Stair



NEW STAIRS MATERIAL  
TO MATCH NEW SITE  
CONCRETE

CORTEN RETAINING  
WALL TO WRAP UP  
STAIRS

# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of New Stair



NEW HANDRAIL TO EXISTING STAIR

STAINLESS STEEL HANDRAIL HANDRAIL WITH CORTEN VERTICALS

CORTEN RETAINING WALL TO WRAP UP STAIRS

**Excelsior Commons - Plaza** | Ballfield Stair Review - Perspective of New Stair



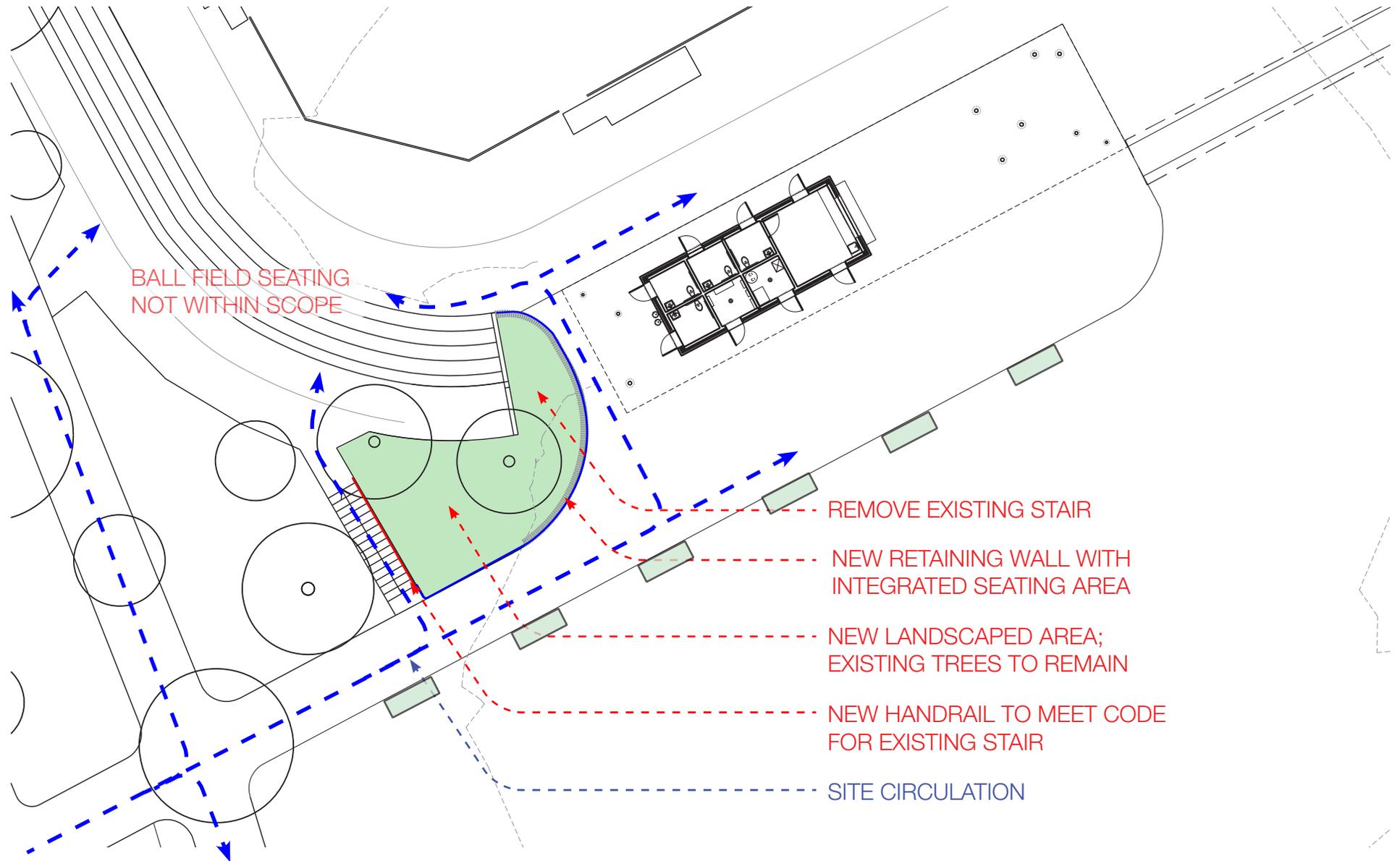
# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of New Stair



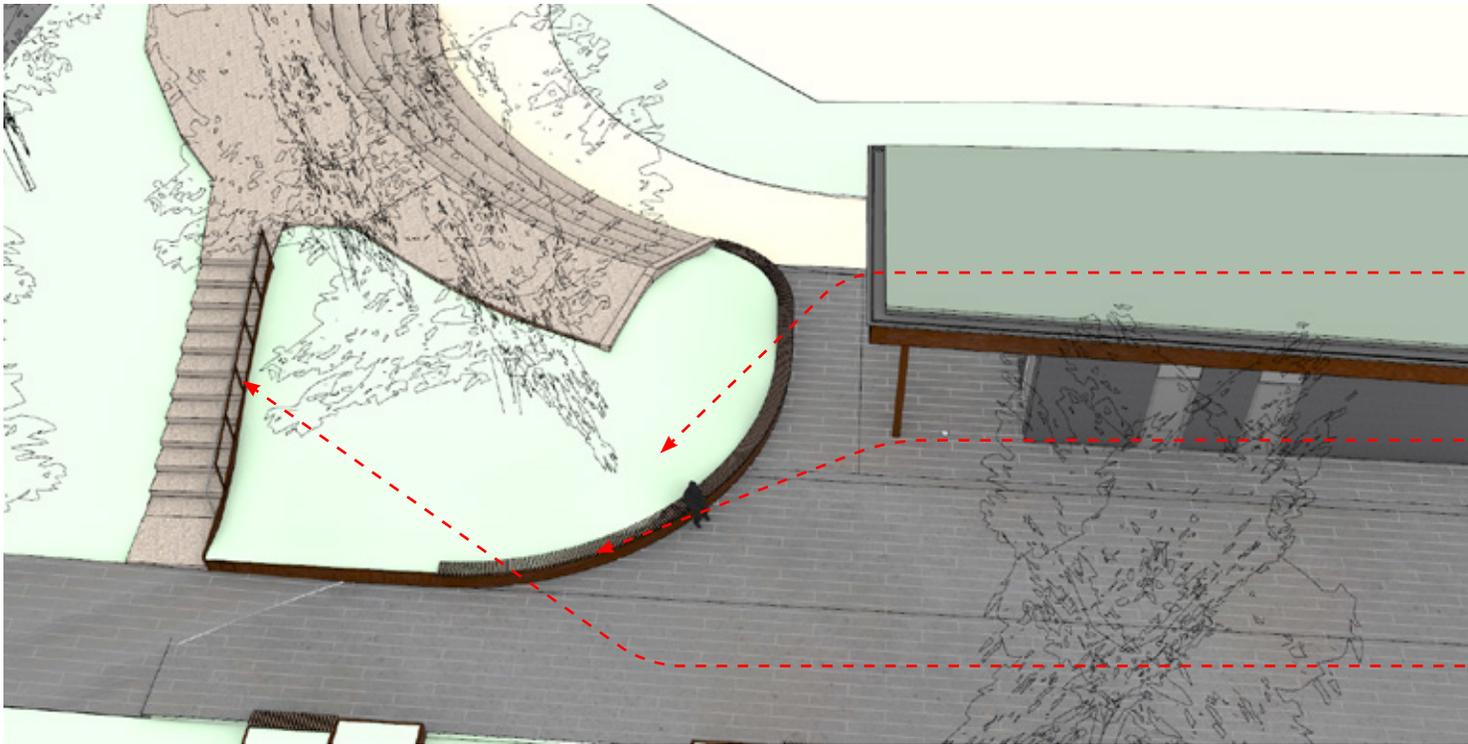
**Excelsior Commons - Plaza** | Ballfield Stair Review - Perspective of New Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Site Plan - Opt: Removed Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Overview Perspective of Removed Stair

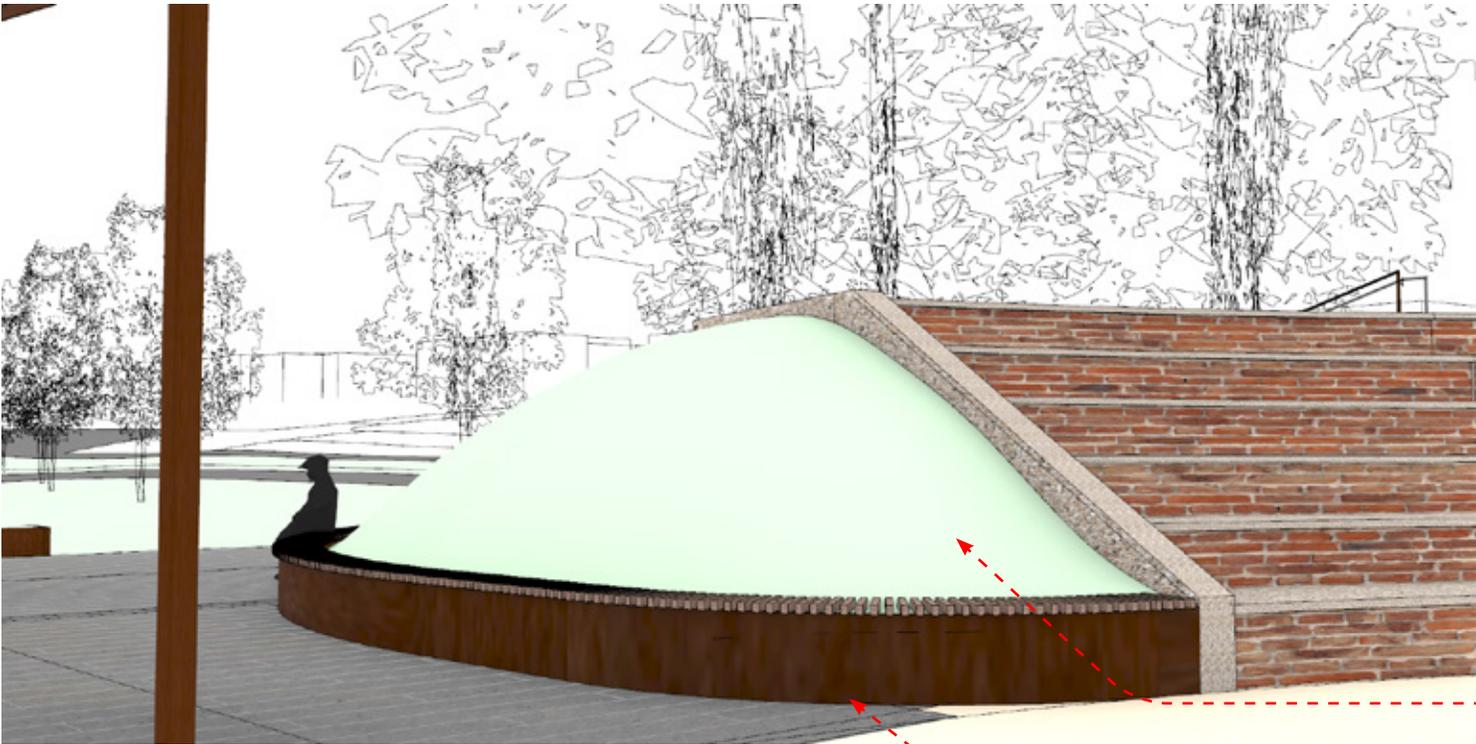


NEW LANDSCAPED  
AREA; EXISTING TREES  
TO REMAIN-REMOVED  
FOR CLARITY

CORTEN RETAINING  
WALL

NEW HANDRAIL

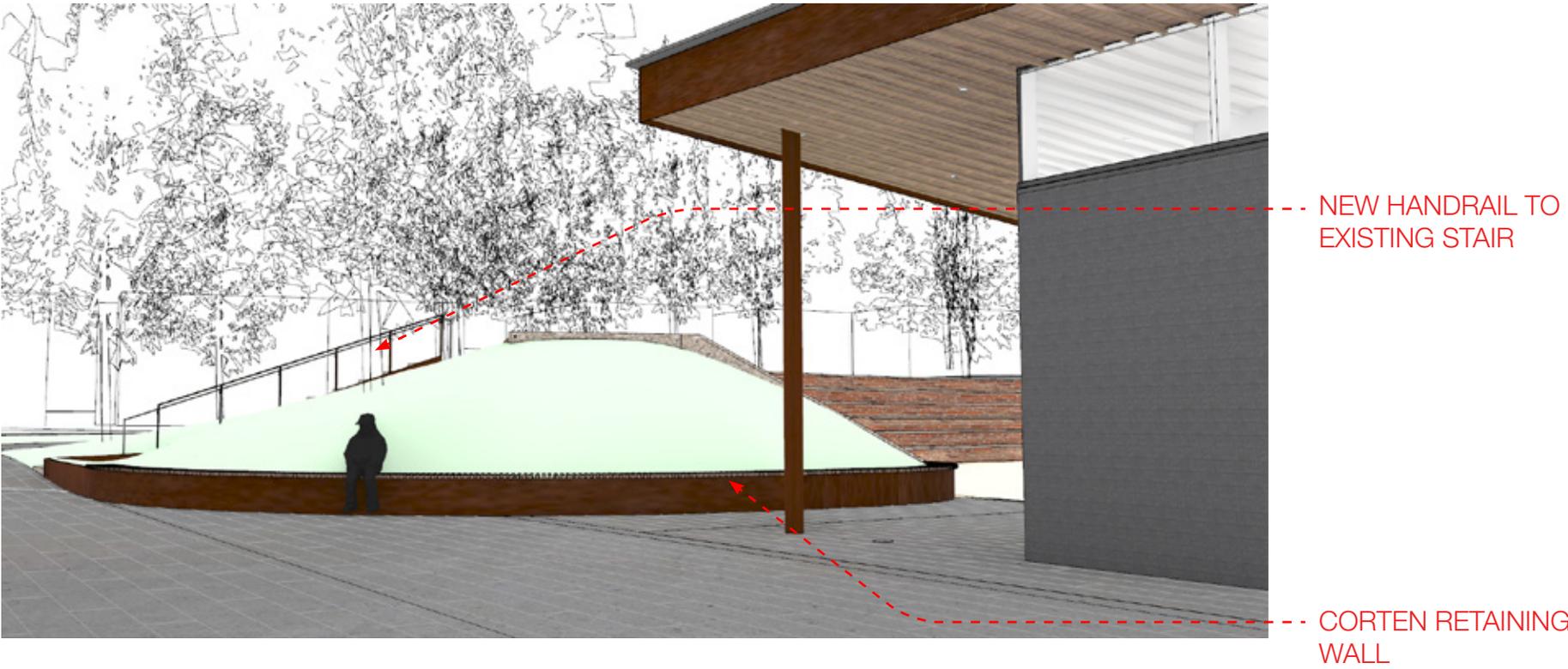
# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Removed Stair



REMOVE EXISTING STAIR

CORTEN RETAINING WALL

# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Removed Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Removed Stair



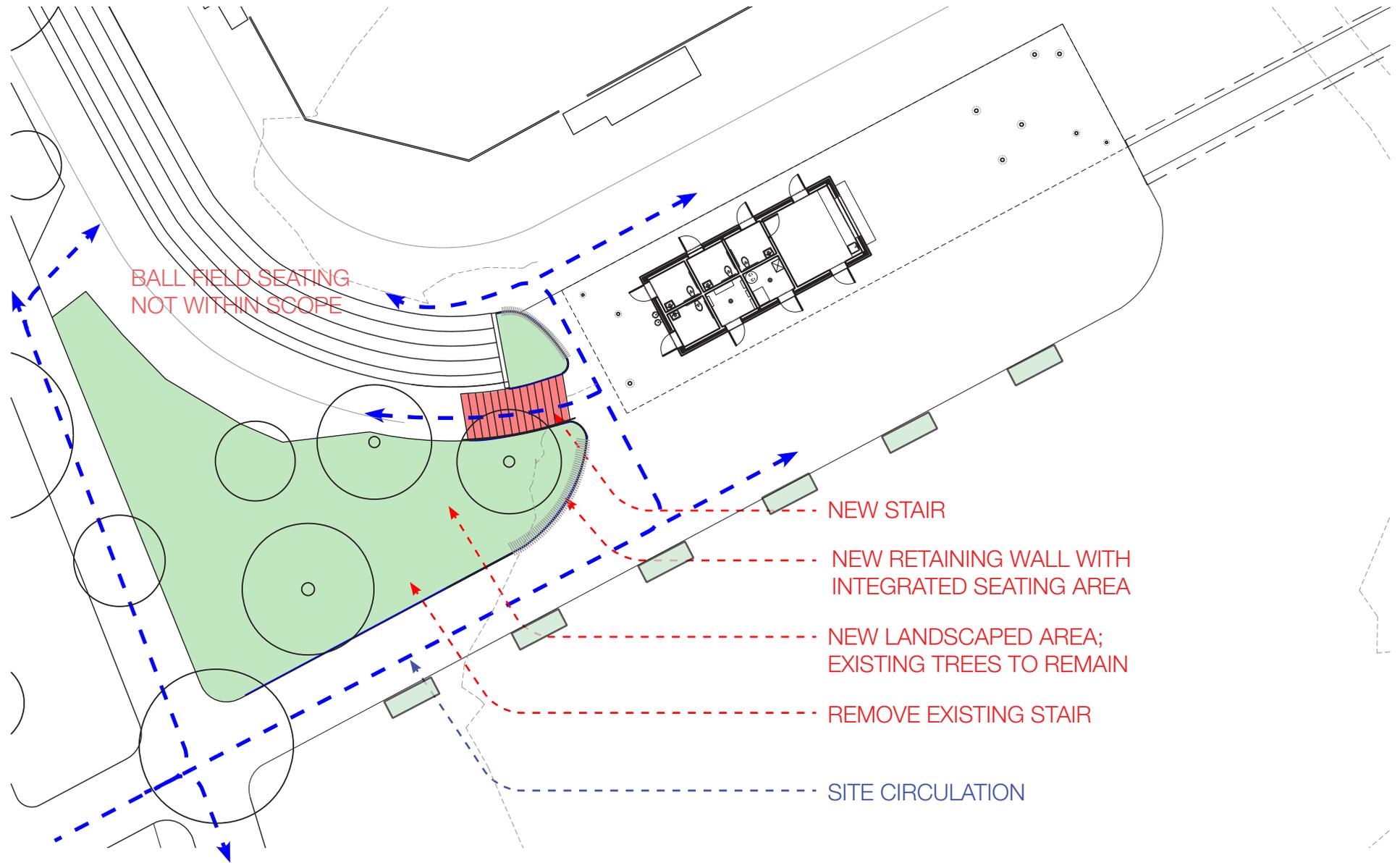
# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Removed Stair



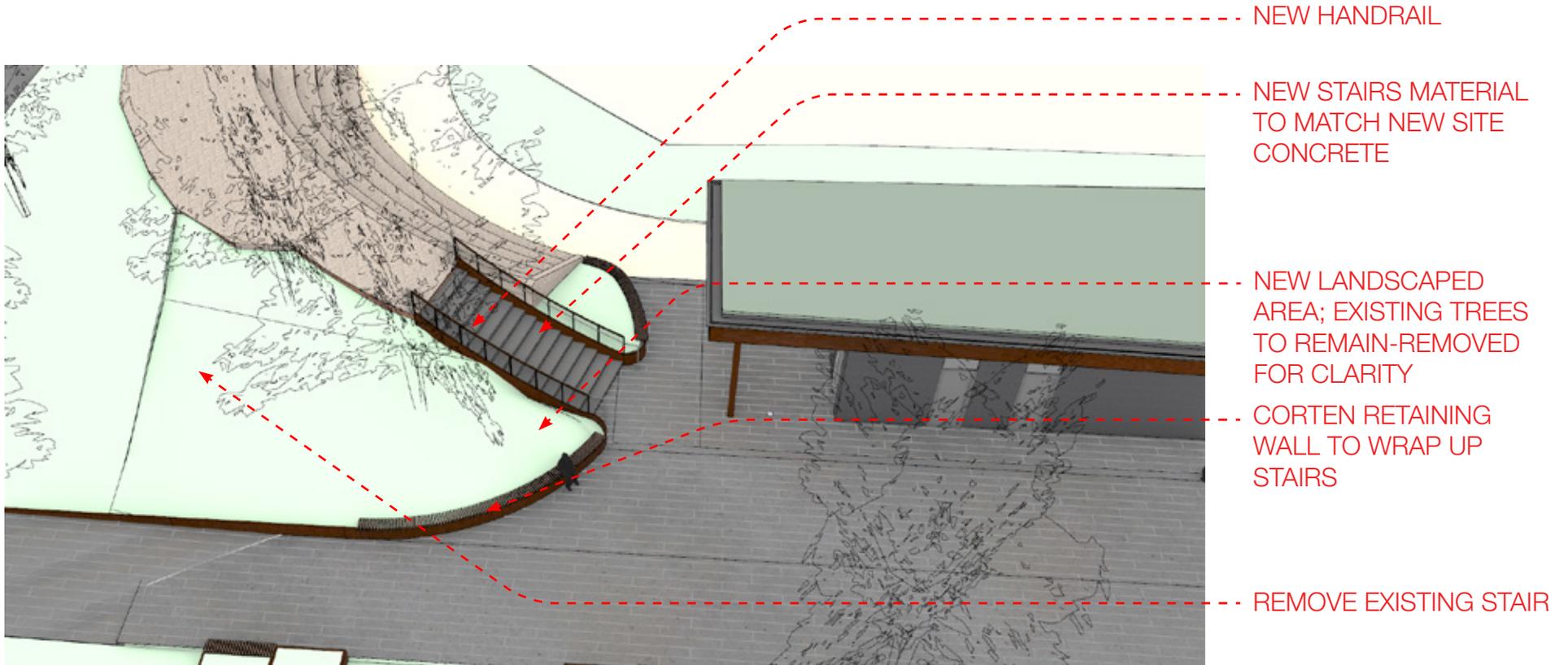
# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Removed Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Site Plan - Opt: Straight Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Overview Perspective of Straight Stair



# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Straight Stair



STAINLESS STEEL  
HANDRAIL

NEW STAIRS MATERIAL  
TO MATCH NEW SITE  
CONCRETE

CORTEN RETAINING  
WALL TO WRAP UP  
STAIRS

# Excelsior Commons - Plaza | Ballfield Stair Review - Perspective of Straight Stair



- NEW HANDRAIL
- NEW STAIRS MATERIAL TO MATCH NEW SITE CONCRETE
- CORTEN RETAINING WALL TO WRAP UP STAIRS

**Excelsior Commons - Plaza** | Ballfield Stair Review - Perspective of Straight Stair



**Excelsior Commons - Plaza** | Ballfield Stair Review - Perspective of Straight Stair



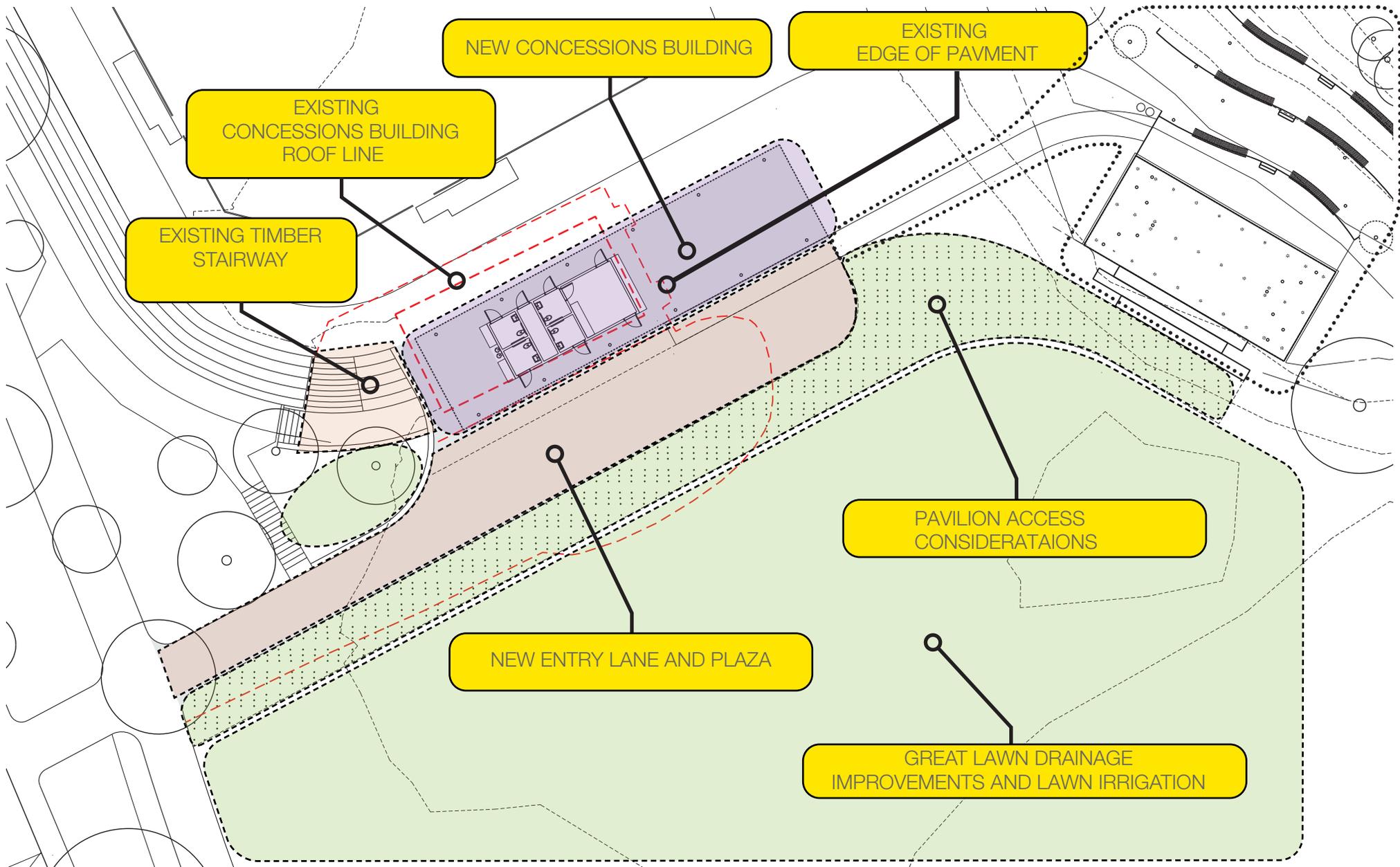
**Excelsior Commons - Plaza** | Ballfield Stair Review - Perspective of Straight Stair



THANK YOU.



# VJAA | Conceptual Scoping Documents - Scope of Work Diagram



## **Design Rationale**

**From:** Nathan Knutson  
**Sent:** Wednesday, February 2, 2022 1:03 PM  
**To:** Bruce Chamberlain  
**Cc:** Steuerwald Nate; Shortall Clay  
**Subject:** ECC - Design Rationale

Bruce,

Supplemental information to provide in the packet for city council regarding design rationale:

### **Materials Palette**

VJAA selected the materials to maintain consistency with the bandshell project and, given new construction assemblies, provide durable materials that complement those original materials. The burnished block walls complement the warm colors of the weathering steel and wood ceilings while providing a durable surface finish that can withstand heavy park use.

### **Roof Extents**

The proposed concessions building (and the associated roof) are located tangential to the sweep of the historic baseball seating and connection to the new bandshell. The design of enclosed space is minimized in order to prioritize views through to the knoll and lake beyond. The proposed roof extension provides the needed area requested for “sheltered” picnic seating from the initial City program for the building. After further study, the height of the proposed concessions building, as well as the extent of the rise of the roof at each corner, was reduced by 3 to 4 feet to highlight the bandshell while maintaining the openness to the views beyond.

### **Ballfield Stairs**

In evaluating the replacement options for the stair (Stair #1) adjacent to the ballfield seating, we considered it to be redundant to the stair (Stair #2) running more or less parallel with the existing paved path. Although Stair #2 is in good condition, it will require a code compliant guardrail. With further consideration, we believe that a single new stair running tangentially from the back of the seating down to the great lawn side of the proposed new concessions would provide the appropriate circulation and access to the proposed concessions and great lawn without being redundant to the walking path.

Regards,

Nathan Knutson, AIA, LEED AP  
Principal

# V J A A

2012 National AIA Architecture Firm Award

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Minneapolis, Minnesota 55401  
o: (612) 872-6370 Ext. 2004 (messages only)  
m: (612) 819-9315  
[www.vjaa.com](http://www.vjaa.com)



# MEMORANDUM

9(a)-Commons Finances

**Re:** \_\_\_\_\_

**Date:** February 7, 2022

Jenny Palmer-Finance Director

**To:** City Council

**From:** \_\_\_\_\_

Council requested a spreadsheet with a comprehensive view of future projects in The Commons including individual spreadsheets to view each project as they progress.

The first page of this spreadsheet is the overall view of projects in The Commons. This includes projects up to the \$7 million dollar sales tax limit. The first half of the sheet shows the project and its expenditures, and the second half shows the revenue sources used or projected for those projects.

Also included in this spreadsheet are expenditures for things other than projects including maintenance and bond financing costs. The estimate for maintenance comes from the July 12, 2021, presentation to the Council on The Commons Master Park Plan. The bond financing costs come from Doug Green's presentation to the Council on the sales tax bond.

Some things to note:

- Numbers in italics are estimates
- The City can collect additional sales tax revenues to cover bond issuance and interest costs
- Donations of \$100,000 annually are estimated based on the previous \$86,000 donations from Community for the Commons plus some possible revenues from park event fees
- The dock fund transfer has to be approved annually by the Council and is not guaranteed

The second page in this spreadsheet is the more detailed view of the pavilion project, which is the first project to be completed. The project estimated costs along with the original bid, total change orders, final cost and total engineering fees are listed on the left and on the right are a detailed list of the funding sources used to pay for the project.

Additional project tabs will be added as they begin and will be tracked accordingly.

City of Excelsior, Minnesota  
 Commons Park 36-Month Cash Flow Model

Month	Expenditures								Revenue Sources								Project Balance
	Master Park Plan	Pavilion	Concession Stand Plaza Area	Ballfields/Childrens Beach/Playground	Annual Maint	Bond Financing Costs and Interest	Total Expenditures	Cumulative Expenditures	Local Sales Taxes	LOST Fund Reimbursement	Park Infrastructure Fund	Dock Fund	Donations	Capital Fund	Bond Proceeds	Monthly Revenue	
Funding Source		Sales Tax Revenue	Sales Tax Revenue	Sales Tax Revenue	TBD/City	Sales Tax Revenues											
Notes-see below	(1)	(2)	(3)	(4)	(5)	(6)					(7)	(8)					
2016	\$ 2,540.00									\$ 2,540.00							
2017	\$ 55,432.63													\$ 55,432.63			
November-19							\$0	\$0	\$39,312						\$39,312	\$39,312	\$39,312
December-19							\$0	\$0	\$40,038						\$40,038	\$79,349	\$79,349
January-20							\$0	\$0	\$50,580						\$50,580	\$129,930	\$129,930
February-20							\$0	\$0	\$42,131						\$42,131	\$172,061	\$172,061
March-20							\$0	\$0	\$48,219						\$48,219	\$220,280	\$220,280
April-20							\$0	\$0	\$55,792						\$55,792	\$276,072	\$276,072
May-20							\$0	\$0	\$52,714						\$52,714	\$328,786	\$328,786
June-20		\$18,800					\$18,800	\$18,800	\$69,482						\$69,482	\$398,268	\$379,468
July-20		\$18,800					\$18,800	\$37,600	\$52,350						\$52,350	\$450,619	\$413,019
August-20		\$9,400					\$9,400	\$47,000	\$136,649						\$136,649	\$587,268	\$540,268
September-20							\$0	\$47,000	\$67,688						\$67,688	\$654,956	\$607,956
October-20							\$0	\$47,000	\$57,395						\$57,395	\$712,351	\$665,351
November-20		\$13,090					\$13,090	\$60,090	\$41,614						\$41,614	\$753,966	\$693,876
December-20		\$43,031					\$43,031	\$103,121	\$41,949						\$41,949	\$795,915	\$692,794
January-21		\$19,215					\$19,215	\$122,336	\$47,780						\$47,780	\$843,695	\$721,359
February-21		\$4,182					\$4,182	\$126,518	\$42,494						\$42,494	\$886,190	\$759,672
March-21		\$5,884					\$5,884	\$132,402	\$112,870				\$86,000		\$198,870	\$1,085,059	\$952,657
April-21		\$117,953					\$117,953	\$250,355	\$82,537						\$82,537	\$1,167,596	\$917,241
May-21		\$93,106					\$93,106	\$343,461	\$70,116						\$70,116	\$1,237,712	\$894,251
June-21		\$252,074	\$9,363				\$261,437	\$604,898	\$56,993						\$56,993	\$1,294,705	\$689,808
July-21		\$334,135	\$6,038				\$340,173	\$945,070	\$66,323						\$66,323	\$1,361,029	\$415,958
August-21		\$225,235	\$8,503				\$233,737	\$1,178,808	\$102,312						\$102,312	\$1,463,341	\$284,533
September-21		\$813	\$4,820				\$5,633	\$1,184,440	\$56,284						\$56,284	\$1,519,624	\$335,184
October-21		\$7,695					\$7,695	\$1,192,135	\$58,920						\$58,920	\$1,578,544	\$386,409
November-21		\$22,441					\$22,441	\$1,214,576	\$57,807				\$86,000		\$143,807	\$1,722,350	\$507,774
December-21		\$115,888					\$115,888	\$1,330,465	\$46,000						\$46,000	\$1,768,350	\$437,886
January-22					\$27,133		\$27,133	\$1,357,598	\$61,398						\$61,398	\$1,829,748	\$472,151
February-22					\$27,133		\$27,133	\$1,384,731	\$61,398						\$61,398	\$1,891,146	\$506,416
March-22			\$357,444		\$27,133		\$384,577	\$1,769,308	\$61,398						\$61,398	\$1,952,544	\$183,237
April-22			\$357,444		\$27,133	\$110,000	\$494,577	\$2,263,885	\$61,398					\$5,500,000	\$5,561,398	\$7,513,942	\$5,250,058
May-22			\$357,444		\$27,133		\$384,577	\$2,648,462	\$61,398						\$61,398	\$7,575,340	\$4,926,879
June-22			\$357,444		\$27,133		\$384,577	\$3,033,039	\$61,398						\$61,398	\$7,636,738	\$4,603,700
July-22			\$357,444		\$27,133		\$384,577	\$3,417,616	\$61,398						\$61,398	\$7,698,136	\$4,280,521
August-22			\$357,444		\$27,133	\$3,637	\$388,214	\$3,805,830	\$61,398						\$61,398	\$7,759,534	\$3,953,705
September-22			\$357,444		\$27,133	\$3,637	\$388,214	\$4,194,044	\$61,398						\$61,398	\$7,820,932	\$3,626,889
October-22			\$357,444		\$27,133	\$3,637	\$388,214	\$4,582,258	\$61,398						\$61,398	\$7,882,330	\$3,300,073
November-22			\$357,444		\$27,133	\$3,637	\$388,214	\$4,970,472	\$61,398						\$61,398	\$7,943,728	\$2,973,257
December-22			\$357,444		\$27,133	\$3,637	\$388,214	\$5,358,686	\$61,398				\$100,000		\$161,398	\$8,105,126	\$2,746,441
January-23					\$29,600	\$4,455	\$34,055	\$5,392,741	\$61,398						\$61,398	\$8,166,524	\$2,773,783
February-23					\$29,600	\$4,455	\$34,055	\$5,426,796	\$61,398						\$61,398	\$8,227,922	\$2,801,126
March-23				\$377,778	\$29,600	\$4,455	\$411,833	\$5,838,629	\$61,398						\$61,398	\$8,289,320	\$2,450,691
April-23				\$377,778	\$29,600	\$4,455	\$411,833	\$6,250,463	\$61,398						\$61,398	\$8,350,718	\$2,100,256
May-23				\$377,778	\$29,600	\$4,455	\$411,833	\$6,662,296	\$61,398						\$61,398	\$8,412,116	\$1,749,820
June-23				\$377,778	\$29,600	\$4,455	\$411,833	\$7,074,129	\$61,398						\$61,398	\$8,473,514	\$1,399,385

July-23				\$377,778	\$29,600	\$4,455	\$411,833	\$7,485,962	\$61,398						\$61,398	\$8,534,912	\$1,048,950
August-23				\$377,778	\$29,600	\$4,455	\$411,833	\$7,897,796	\$61,398						\$61,398	\$8,596,310	\$698,515
September-23				\$377,778	\$29,600	\$4,455	\$411,833	\$8,309,629	\$61,398						\$61,398	\$8,657,708	\$348,079
October-23				\$377,778	\$29,600	\$4,455	\$411,833	\$8,721,462	\$61,398			\$100,000			\$161,398	\$8,819,106	\$97,644
November-23				\$377,778	\$29,600	\$4,455	\$411,833	\$9,133,295	\$61,398						\$61,398	\$8,880,504	(\$252,791)
December-23				\$377,778	\$29,600	\$4,455	\$411,833	\$9,545,129	\$61,398			\$100,000			\$161,398	\$9,041,902	(\$503,226)
January-24					\$30,067	\$4,251	\$34,318	\$9,579,446	\$61,398						\$61,398	\$9,103,300	(\$476,146)
February-24					\$30,067	\$4,251	\$34,318	\$9,613,764	\$61,398						\$61,398	\$9,164,698	(\$449,066)
March-24					\$30,067	\$4,251	\$34,318	\$9,648,082	\$61,398						\$61,398	\$9,226,096	(\$421,986)
April-24					\$30,067	\$4,251	\$34,318	\$9,682,400	\$61,398						\$61,398	\$9,287,494	(\$394,906)
May-24					\$30,067	\$4,251	\$34,318	\$9,716,718	\$61,398						\$61,398	\$9,348,892	(\$367,825)
June-24					\$30,067	\$4,251	\$34,318	\$9,751,036	\$61,398						\$61,398	\$9,410,290	(\$340,745)
July-24					\$30,067	\$4,251	\$34,318	\$9,785,353	\$61,398						\$61,398	\$9,471,688	(\$313,665)
August-24					\$30,067	\$4,251	\$34,318	\$9,819,671	\$61,398						\$61,398	\$9,533,086	(\$286,585)
September-24					\$30,067	\$4,251	\$34,318	\$9,853,989	\$61,398						\$61,398	\$9,594,484	(\$259,505)
October-24					\$30,067	\$4,251	\$34,318	\$9,888,307	\$61,398			\$100,000			\$161,398	\$9,755,882	(\$132,425)
November-24					\$30,067	\$4,251	\$34,318	\$9,922,625	\$61,398						\$61,398	\$9,817,280	(\$105,344)
December-24					\$30,067	\$4,251	\$34,318	\$9,956,943	\$61,398			\$100,000			\$161,398	\$9,978,678	\$21,736
January-25					\$34,500	\$3,988	\$38,488	\$9,995,431	\$61,398						\$61,398	\$10,040,076	\$44,645
February-25					\$34,500	\$3,988	\$38,488	\$10,033,919	\$61,398						\$61,398	\$10,101,474	\$67,555
March-25					\$34,500	\$3,988	\$38,488	\$10,072,408	\$61,398						\$61,398	\$10,162,872	\$90,465
April-25					\$34,500	\$3,988	\$38,488	\$10,110,896	\$61,398						\$61,398	\$10,224,270	\$113,374
May-25					\$34,500	\$3,988	\$38,488	\$10,149,384	\$61,398						\$61,398	\$10,285,668	\$136,284
June-25					\$34,500	\$3,988	\$38,488	\$10,187,873	\$61,398						\$61,398	\$10,347,066	\$159,194
July-25					\$34,500	\$3,988	\$38,488	\$10,226,361	\$61,398						\$61,398	\$10,408,464	\$182,103
August-25					\$34,500	\$3,988	\$38,488	\$10,264,849	\$61,398						\$61,398	\$10,469,862	\$205,013
September-25					\$34,500	\$3,988	\$38,488	\$10,303,338	\$61,398						\$61,398	\$10,531,260	\$227,923
October-25					\$34,500	\$3,988	\$38,488	\$10,341,826	\$61,398			\$100,000			\$161,398	\$10,692,658	\$350,832
November-25					\$34,500	\$3,988	\$38,488	\$10,380,314	\$61,398						\$61,398	\$10,754,056	\$373,742
December-25					\$34,500	\$3,988	\$38,488	\$10,418,803	\$61,398			\$100,000			\$161,398	\$10,915,454	\$496,652
January-26					\$37,000	\$3,656	\$40,656	\$10,459,459	\$61,398						\$61,398	\$10,976,852	\$517,394
February-26					\$37,000	\$3,656	\$40,656	\$10,500,115	\$61,398						\$61,398	\$11,038,250	\$538,136
March-26					\$37,000	\$3,656	\$40,656	\$10,540,771	\$61,398						\$61,398	\$11,099,648	\$558,878
April-26					\$37,000	\$3,656	\$40,656	\$10,581,427	\$61,398						\$61,398	\$11,161,046	\$579,619
May-26					\$37,000	\$3,656	\$40,656	\$10,622,083	\$61,398						\$61,398	\$11,222,444	\$600,361
June-26					\$37,000	\$3,656	\$40,656	\$10,662,739	\$61,398						\$61,398	\$11,283,842	\$621,103
July-26					\$37,000	\$3,656	\$40,656	\$10,703,395	\$61,398						\$61,398	\$11,345,240	\$641,845
August-26					\$37,000	\$3,656	\$40,656	\$10,744,051	\$61,398						\$61,398	\$11,406,638	\$662,587
September-26					\$37,000	\$3,656	\$40,656	\$10,784,707	\$61,398						\$61,398	\$11,468,036	\$683,329
October-26					\$37,000	\$3,656	\$40,656	\$10,825,363	\$61,398			\$100,000			\$161,398	\$11,629,434	\$804,071
November-26					\$37,000	\$3,656	\$40,656	\$10,866,019	\$61,398						\$61,398	\$11,690,832	\$824,813
December-26					\$37,000	\$3,656	\$40,656	\$10,906,676	\$61,398			\$100,000			\$161,398	\$11,852,230	\$945,555

Notes:

- (1) 2016 SRF \$2,540.00; 2017 MSR \$50,323.63 and Preservation Design Works \$5,109.00.
- (2) Pavilion - Constructed in 2021 by Gardner Construction. Originally paid for with funds from the Park Infrastructure Fund. Sales Tax Fund reimbursed Park Fund in December 2021.
- (3) Concession Stand - Estimated project cost of \$3.6 million. Taking bids in March 2022. Construction expected to begin in March 2022 and completed in December 2022. Paid for primarily through sales tax revenues.
- (4) Ballfields and Beach - Estimated \$3.7 million. Construction in 2023. Design planning led by CFP in 2022. Next project listed on July 2021 Council presentation
- (5) Annual Maintenance - Estimated to be approximately \$375,000. Funding source is TBD. Cost estimates from July 2021 Council presentation.
- (6) Bond Interest - Paid semi-annually. Estimated year 1 interest of approximately \$50,000 and decreasing annually. Shown here accruing monthly. Can collect additional sales tax revenue for costs.
- (7) Dock Fund transfer needs to be approved annually by City Council.
- (8) Donations from C4C or a portion of revenues allocated from park events.

**Commons Pavilion**

**Project Estimate**      \$ 1,100,000.00  
**Original Bid**            \$ 1,018,985.00  
**Change Orders**        \$ 44,637.03  
**Final Cost**             \$ 1,063,622.03

**Engineering Fees**      \$ 16,653.75

**Total Cost**             \$ 1,080,275.78

**Funding Sources**      \$ 1,080,275.78  
C4C Donations          \$ 172,000.00  
Sales Tax Revenues     \$ 908,275.78