



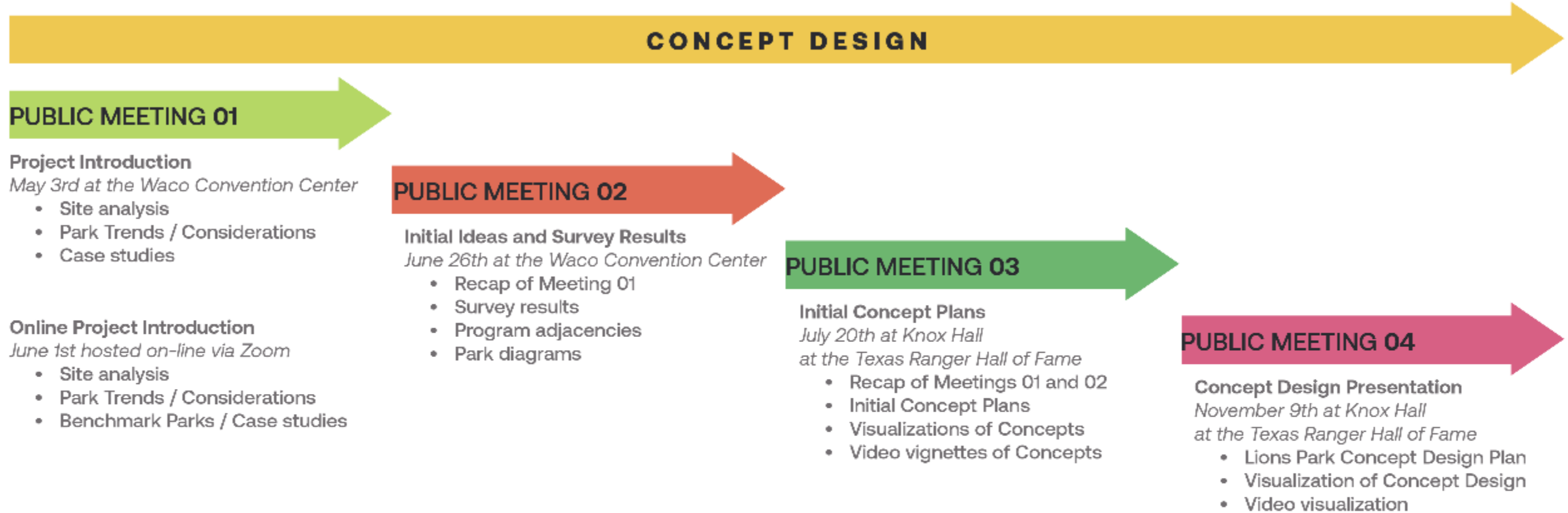
OJB



LIONS PARK

WACO, TX
City Council Update
05 December 2023

Concept Design Public Process



Concept Design Goals

1. Identify and prioritize key program elements
2. Develop a formal framework
3. Understand and establish a budget for future phases

Park Trends and Considerations



GATEWAYS + ICONIC STRUCTURES



YEAR ROUND EVENTS



COMMUNITY SPACE



PERFORMANCE PAVILION

Park Trends and Considerations



ACTIVITY LAWN



INCLUSIVE PLAY



KIOSK

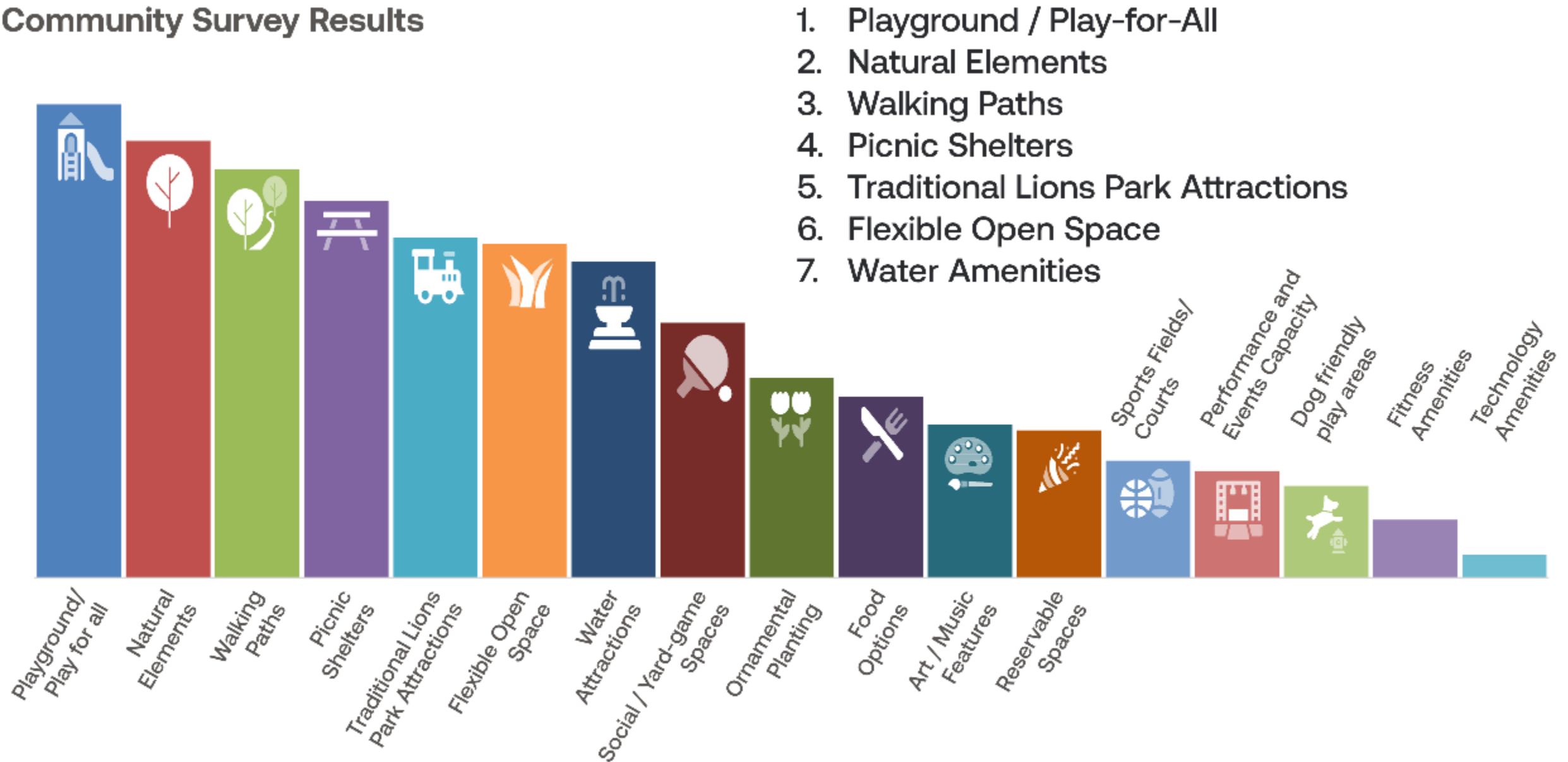


FOOD AND BEVERAGE



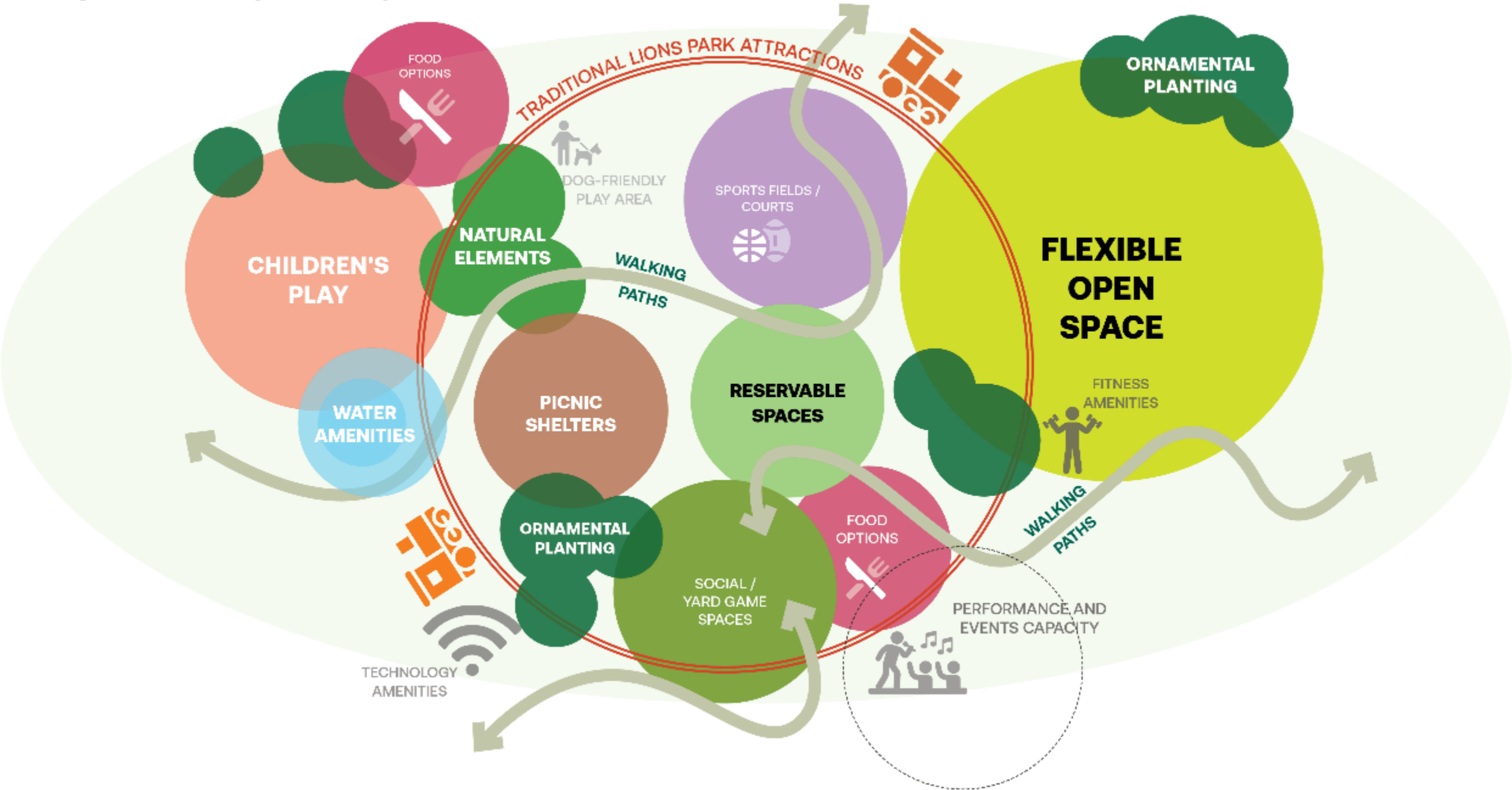
Public meetings and community outreach

Community Survey Results



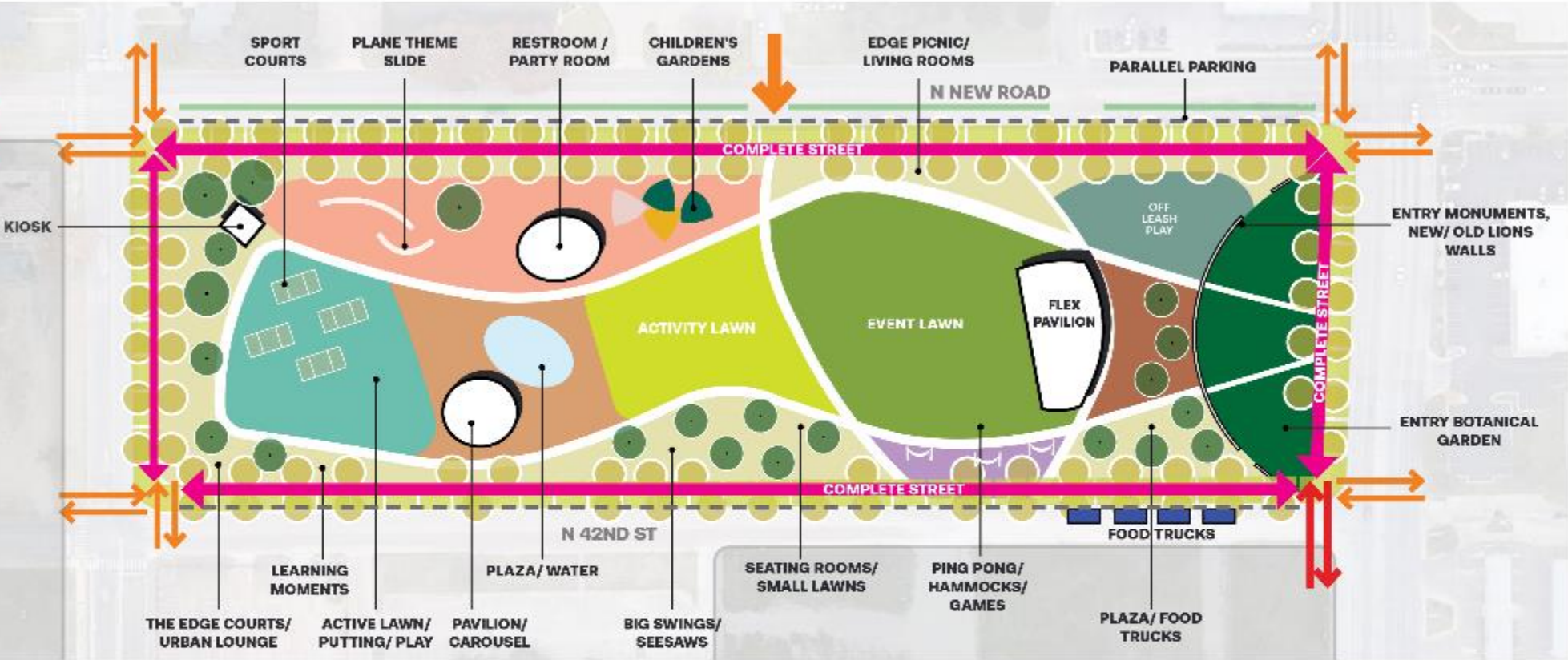
1,918 total survey responses

Incorporation of public input



Park Diagrams

COMMUNITY
PREFERRED
FROM
SURVEY DATA
COLLECTED



The Lions Park Train

Existing train and track is available, but needs assessment.

Existing train is diesel.

Train size does not allow for a wheel chair car (gauge is too narrow).

Recommendation is to consider a new wider electric train with new cars that will allow for wheel chair accessibility, eliminate fuel storage on-site, and eliminate fumes for driver and riders.

Cost of electric train is shown as alternate on budget slide.



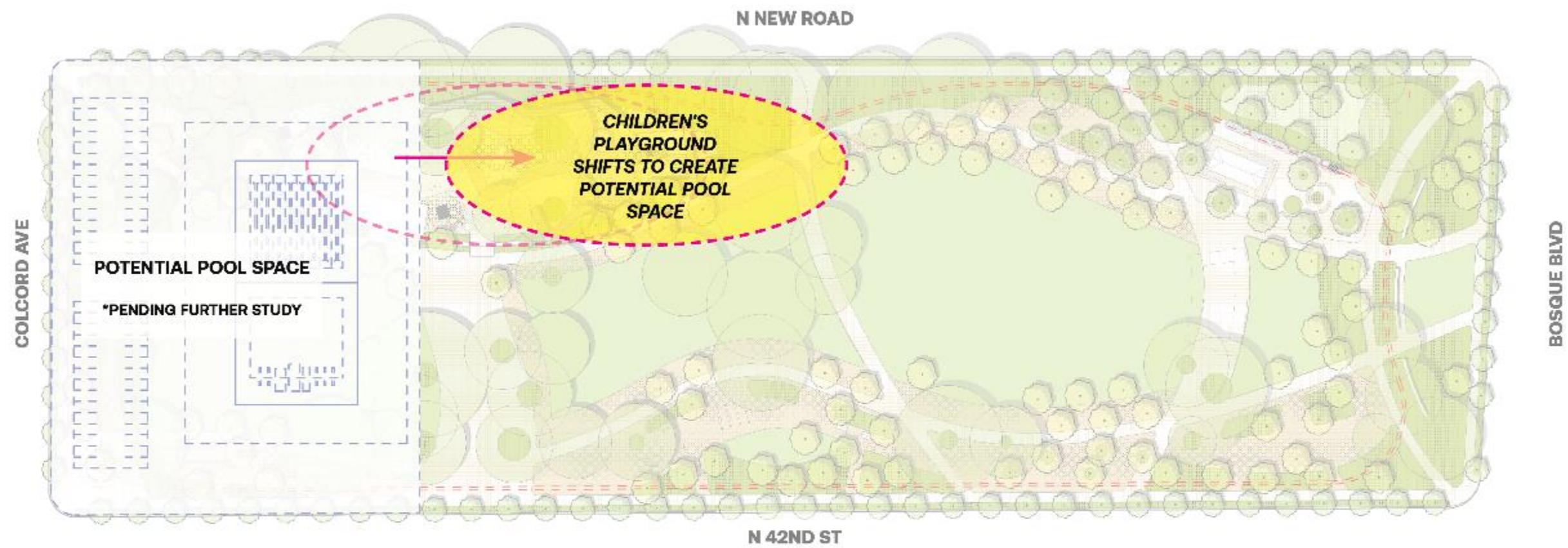
Lions Park Conceptual Design Masterplan



Lions Park Conceptual Design Proposed Phase One Plan



Phase One diagram to accommodate potential pool



Lions Park, Phase One



Lions Park, Phase One



Lions Park, Phase One



Lions Park, Phase One



Lions Park, Phase One



Lions Park, Phase One



Lions Park Concept Budgets

Master Plan ROM Concept Budget

Site Demolition and Utilities		\$	8,462,500
Architecture		\$	6,972,500
Site Construction		\$	10,110,000
Landscape Construction		\$	6,540,000
	<i>Subtotal</i>	\$	32,085,000
General Conditions	5.00%	\$	1,604,250
	<i>Subtotal</i>	\$	33,689,250
Bonds and Insurance	3.00%	\$	1,010,678
	<i>Subtotal</i>	\$	34,699,928
GC Fees	3.00%	\$	1,040,998
	<i>Subtotal</i>	\$	35,740,925
Contingency	10.00%	\$	3,574,093
	<i>Subtotal</i>	\$	39,315,018
Escalation to Start of Construction	8.00%	\$	3,145,201

Estimated Total Construction Cost \$ 42,500,000

The following are excluded:

- Design fees
- Professional Fees, inspections and testing
- Plan check fees and building inspections
- Escalation beyond start of construction in January 2025
- Cost of Hazardous material surveys, abatement and disposal
- Art installations

Alternates:

- Train*
- Carousel Building*
- Water Feature, Fountain at Playground*

Phase One ROM Concept Budget

Site Demolition and Utilities		\$	5,875,000
Architecture		\$	2,295,000
Site Construction		\$	7,779,407
Landscape Construction		\$	2,918,123
	<i>Subtotal</i>	\$	18,867,530
General Conditions	5.00%	\$	943,376
	<i>Subtotal</i>	\$	19,810,906
Bonds and Insurance	3.00%	\$	594,327
	<i>Subtotal</i>	\$	20,405,233
GC Fees	3.00%	\$	612,157
	<i>Subtotal</i>	\$	21,017,390
Contingency	10.00%	\$	2,101,739
	<i>Subtotal</i>	\$	23,119,129
Escalation to Start of Construction	8.00%	\$	1,849,530

Estimated Total Construction Cost \$ 25,000,000

- \$ 1,240,000
- \$ 800,000
- \$ 800,000
- \$ 2,840,000

Next Steps

We are here



Concept Design



Design/Documentation

Schematic Design
Design Development
Contract Documents



**Permitting
Bidding
Contracting**



Construction

Next steps include:

Council input

Budget direction

Establish a funding schedule and develop a fundraising campaign

Direction to proceed with Design/Documentation through Construction