MEMORANDUM

TO: St. Charles County Council

FROM: Ryan Graham. Director of Parks

RE: Youth Activity Park Re-Design and Development RFQ 19-152 Change Order #1

DATE: 12/3/2020

For your consideration is a request for approval of Change Order #1 for redesign and additional development of the Youth Activity Park. RFQ 19-152 was awarded to Patty Banks Associates LLC DBA Vireo.

The original scope of this project intended to add missing amenities in the Youth Activity Park that would appeal to a broader range of park visitors. Vireo was contracted to rebrand the park, update the Master Plan of the entire park and design and develop construction documents on phase 1 amenities to include a water playground, signature playground, pathways, improve park access and parking, hardscapes and utilities. In addition, the interior of the existing building was to be evaluated to determine if the current space could be developed into an obstacle course/Ninja Warrior inspired play area.

After going through the Master Planning and Conceptual Design phases, along with the evaluation of the existing indoor space; the need for a large indoor space to allow for year-round recreational use, along with a remodel of the existing facility became a signature component of the park redesign. The new facility along with the remodel of the existing facility will allow for the inclusion of an all-season recreational amenity such as an indoor skating area or ninja warrior course, expanded concessions, pro-shop/gift shop area and improved storage and office space. This change order will allow sub-consultant JEMA to develop building plans to construction documents. The cost for construction of the building is already factored into the FY21 park development budget.

The total cost to complete construction documents is $219,500 bringing the total professional services cost to $872,237. The cost of this project is budgeted into the Parks Site Development Capital Budget.

Please let me know if you have any questions, concerns or would like to discuss further.

Thank you,

Ryan Graham
Director of Parks