



Dunkle, Director of Parks, Recreation & Forestry

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Park Improvements FY 2022- 2026 Priorities

CAPITAL IMPROVEMENTS

The City's Capital Improvement Plan (CIP) is generally based on projects and/or items that either have a life span of ten (10) years, or their individual costs are \$25,000 or greater.

Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Budget; 2) Liability or safety issue; 3) Didn't meet code/standards; 4) Need over want; and 5) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

FY 2022

Golf Course Driving Range

\$262,385

The driving range at the Ruth Park Golf Course over the past few years has experienced rutting due to poor drainage which has now become an impediment to staffs availability to pick up the driving range balls with the ball picker, thus forcing staff to pick up balls by hand. The severe rutting has also affected the maintenance staff's ability to mow areas of the driving range.

Needs Analysis Survey (Parks, Recreation, Forestry, Golf)

\$50,000

Conduct a citizen survey on Parks, Recreation, Forestry and Golf Services. This would allow the department to gather perceptions about many important issues/needs/wants and to aggregate the results to get the pulse of our residents. These results could then be used in part to develop a Comprehensive Parks and Recreation Master Plan.

Greensfelder Park Phase 1

\$363,729

(\$327,356 from Muni Grant - \$36,373 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. During our evaluation and analysis of the site, we have determined that the biggest concern deals with the stormwater runoff coming from adjoining neighbors, which has led to constant flooding of areas of the park which makes it unusable for use, as well as it affects maintenance delivery. As such, it is

recommended that the City move forward with exploring grant opportunities to assist in the funding of Phase I of the project which in part would include solutions to the stormwater issues.

Heman Park – Centennial Commons – Soccer Field **\$150,000**

The existing indoor soccer field turf was installed in 2004/2005 with the development of Centennial Commons. The normal life expectancy of artificial turf is approximately 8-10 years depending on original quality, use, and maintenance. The current artificial turf surfacing is approximately 15-16 years old and is in need of replacement. It is recommended that the artificial turf be replaced.

Heman Park – Centennial Commons – EIFS Painting and Caulking **\$100,000**

A partial restoration effort to the exterior walls at CentCom was undertaken in 2017. The work consisted of installation of “weepers” to allow for positive moisture control of the wall system, and cleaning, prepping, painting, and caulking the stucco surfaces at two of the exterior walls at the gymnasium. Additionally, the CMU block surfaces were treated with a clear waterproofing compound and the pre-cast stone sills were pointed with a flexible mortar. Subsurface CMU blocks received an elastomeric coating to provide a waterproof barrier. The work addressed an immediate maintenance need and should reduce future maintenance costs both to the exterior and interior of the building.

The Public Works – Facilities Division who is responsible for this work will be making a funding request for this work.

FY 2023

Update the 2008 Comprehensive Parks Master Plan **\$75,000**

Although the 2008 Master Plan still has some validity, the plan needs to be updated. This in part can be accomplished by starting with a Needs/Wants Analysis (FY22). Much like the Citizen Satisfactory Survey, a Public Engagement Process could include both Public Meetings and a Citizen Survey to gain the pulse of the needs and wants of the community.

Update the 2014 Heman Park Site Master Plan **\$25,000**
(\$6,400 from Muni Grant - \$18,600 City Share)

Although the 2014 Master Plan has some good ideas, the plan needs to be updated. If funding and Land, Water, Conservation Fund restrictions weren't an issue, the 2014 Master Plan would be a very good plan, however, the reality of being able to fund the suggested improvements as outlined in the plan isn't financially feasible at this point. Accordingly, a plan needs to be developed that is not only financially feasible but is a plan that can be actually implemented.

Greensfelder Park Phase 2 **\$602,367**
(\$525,000 from Muni Grant - \$77,367 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan.

Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 2 of the project. This would go over very well with the St. Louis County Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Ruth Park Golf Course – Septic System **\$15,000**

Replacement of existing Septic System at the Maintenance Facility.

FY 2024

Heman Park - ADA Improvements **\$500,000**

Although there are numerous improvements that need to be made to get into compliance with the Americans with Disabilities Act, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Athletic Fields **\$1,596,500**

Although there are numerous improvements (Fencing, Bleachers, Irrigation, Lighting, Turf, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Playground **\$782,000**

Replace existing playground(s) with a new All Abilities Playground. Although this improvement needs to be made, it is recommended that this improvement take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Parking Lot and Drives **\$1,899,520**

Although there are numerous improvements (Grading, paving, lighting, landscaping) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – River Des Peres **\$1,340,000**

Although there are numerous improvements (Streambank stabilization, riparian corridor plantings) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Beautification

\$100,000

Although there are numerous improvements (Formal and informal landscaped beds, tree plantings, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park Swimming Pool Pumps

\$100,000

As part of an ongoing maintenance plan it is recommended that the pool pumps be replaced every seven to ten years. As such it is recommended that the Heman Park Swimming Pool pumps be scheduled to be replaced.

Heman Park Pavilion and Bandstand

\$200,000

During our analysis it has been determined that the pavilion north of the south restrooms needs to be replaced. It is recommended that staff further explore and move forward with exploring the development of a new pavilion/band stage. However, in order for this to occur and to be functional for the band concerts that currently take place within the park, the proposed pavilion would need to be relocated up the hill closer to the restrooms and parking etc. This would require the removal of a playground (slated to be removed and relocated later to develop a new All Abilities Playground).

A final recommendation from the Park’s Commission needs to be made about replacing the current bandstand. Will a new self-contained mobile stage unit be purchased that will provide users with more platform area, better acoustics, open air and better sight lines for audiences? The mobile stage is utilized for many community occasions and is also rented to outside organizations for special events. The existing stage is a 1994 model that no longer meets the needs of our regular users. A proposal put forward by the Park’s staff supports eliminating the mobile stage and setting up a permanent stage in an existing park.

Heman Park – South Shelter Roofs

\$100,000

Although there are numerous improvements that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; and 2) In coordination with other individual improvements.

**Rabe Park – Playground and Surfacing
(\$350,000 from Muni Grant - \$35,000 City Share)**

\$385,000

During the audit analysis it was determined that the playground and surfacing at Rabe Park ranked the second highest of all playgrounds to be replaced. As such it is recommended that the City apply for a Municipal Parks Construction Grant for the replacement of the existing playground and surfacing as well as needed ADA improvements to the park.

FY 2025

Greensfelder Park Phase 3 **\$564,380**
(\$525,000 from Muni Grant - \$39,380 City Share)

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 3 of the project. This would go over very well with the St. Louis County Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Ruth Park Golf Course – Short Game Practice Area **\$80,000**

Completion of Short Game Practice Area and Replacement of existing Driving Range Tee Turf.

Ruth Park Golf Course – Maintenance Facility Lot and Drive **\$125,000**

Make necessary improvements to the existing lot and drive.

FY 2026

Lewis Park – Playground and Surfacing **\$551,250**
(\$525,000 from Muni Grant - \$26,250 City Share)

During the audit analysis it was determined that the playground and surfacing at Lewis Park ranked the third highest of all playgrounds to be replaced. As such it is recommended that the City apply for a Municipal Parks Construction Grant for the replacement of the existing playground and surfacing as well as needed ADA improvements to the park.

Greensfelder Park Phase 4 **\$145,000**

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with the development of Phase 4 of the project.

Ruth Park Golf Course – Main Building, Deck and Golf Cart Storage

\$Unknown

The Commission voted July 2019 to apply for planning grant in 2020 to repair golf shop and build an emergency shelter at end of driving range. This was deferred in place of funding for new netting and landscaping the driving range. *The condition of the facility has deteriorated over the years. The masonry walls often leak during rain events; the stucco exterior walls are cracking and peeling; and the trim and walls are in need of repair and painting. Improve aesthetics, eliminate yearly maintenance repair cost, provide a comfortable setting for guest and possibly add a concessions deck and below storage for golf carts.*

Ruth Park Golf Course – Lights for the driving range

> \$100,000

Previously the driving range had lights. The lights should be reinstalled in such a way that they do not add additional lumens to the neighbors. The permit to install the lights still exists and the previously electrical conduit still exists. This should increase usage. The driving range is a moneymaker and the addition of lights should increase revenues. Consideration of the management of the range at night must be addressed if the lights are installed.

Ruth Park Golf Course – Putting green

> \$100,000

A putting green east of #1 Tee would give the golfers somewhere to practice while waiting for their tee time. This would keep the golfers close to #1 Tee and keep the tee times on schedule. The additional practice green will also provide more teaching opportunities/increase revenues, allow more accessibility and improve pace of play.

Heman – Aquatics facility at Centennial Commons

\$ Unknown

An indoor aquatics facility would potentially attract more users to the Centennial Commons and could be a revenue generator. A study is needed to determine what would be attached to the current Centennial Commons facility. The expense is large and it is anticipated that compensation from the MSD instillation of tanks in Heman Park could fund the indoor aquatics facility.

REFURBISHMENT/REPLACEMENT IMPROVEMENTS

The City’s Capital Improvement Plan (CIP) is generally based on projects and/or items that either have a life span of ten (10) years, or their individual costs are \$25,000 or greater. Accordingly, Capital Items (Under \$25,000 and over \$5,000 and have a life span of less than ten (10) years) that do not fit these requirements are budgeted within the General Operating Budget of the Department.

Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Budget; 2) Liability or safety issue; 3) Didn’t meet code/standards; 4) Need over want; and 5) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

FY 2022

Flynn Park Tennis Court Resurfacing	\$12,750
Centennial Commons Gym Floor Sealing	\$ 5,305
Majerus Park Trail Sealing	\$ 2,200
Fogerty Park Trail Sealing	\$ 3,500
Fogerty Park Parking Lot Sealing and Striping	\$ 2,060
Golf Course Parking Lot Sealing and Striping	\$ 6,000
Heman Park North Trail Sealing	\$15,500
Metcalfe Park Playground Surfacing/ADA Improvements	\$10,000
Golf Course Pro Shop Repairs	\$Unknown

FY 2023

Heman Park Tennis Court Resurfacing	\$20,000
Eastgate Park Basketball Court Resurfacing	\$ 4,200
Mooney Park Basketball Court Resurfacing	\$ 4,200
Centennial Commons Gym Floor Sealing	\$ 5,465
Centennial Commons Fitness Equipment Replacement	\$20,000
Golf Course Pro Shop Repairs	\$Unknown

FY 2024

Heman Park Basketball Court Resurfacing	\$12,500
Centennial Commons Gym Floor Sealing	\$ 5,630
Millar Park Parking Lot Sealing and Striping	\$ 5,010
Metcalfe Park Parking Lot Sealing and Striping	\$ 1,215
Kaufman Park Parking Lot Sealing and Striping	\$ 2,125
Lewis Park Trail Sealing	\$ 2,200
Mona Trail Sealing	\$ 2,200
Greenway South Trail Sealing	\$ 2,200
Golf Course Maintenance Building Repairs	\$Unknown

FY 2025

Centennial Commons Gym Floor Sealing	\$ 5,800
Greensfelder Park Parking Lot Sealing and Striping	\$ 6,000
Kaufman Park Tennis Court Resurfacing	\$13,530
Centennial Commons Fitness Equipment Replacement	\$20,000
Golf Course Maintenance Building Repairs	\$Unknown

FY 2026

Centennial Commons Gym Floor Sealing	\$ 5,975
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