

CAPITAL IMPROVEMENT PROGRAM
City of Missoula CIP Project Request Form FY 2012-2016

Program Category:	Project Title:		10 Project #	11 Project #	12 Project #
Parks, Recreation and Open Space	Park Development and Expansion		PR-09	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 Cash In Lieu for Pleasant View Park,

See List for Parks to be developed or expanded. Also see Notes for Parks completed in this CIP.

Is this equipment prioritized on an equipment replacement schedule?

Yes

No

NA

Are there any site requirements:

How is this project going to be funded:							Funded in Prior Years
Funding Source	Accounting Code	FY12	FY13	FY14	FY15	FY16	
Impact fees - 44 Ranch	2321	50,000					250,000
Cash in Lieu - 44 Ranch	1211			102,000			
Cash In Lieu- Pleasant View - Settlement	1211						20,240
Impact fees - Pleasant View	2321	18,000		50,000			
		68,000	-	152,000	-	-	270,240
How is this project going to be spent:							Spent in Prior Years
Budgeted Funds	Accounting Code	FY12	FY13	FY14	FY15	FY16	
A. Land Cost							
B. Construction Cost							
C. Contingencies (10% of B)							
D. Design & Engineering (15% of B)							
E. Percent for Art (1% of B)							
F. Equipment Costs							
G. Other		68,000	-	152,000	-	-	270,240
		68,000	-	152,000	-	-	270,240

Does this project have any additional impact on the operating budget:

Expense Object	Accounting Code	FY12	FY13	FY14	FY15	FY16	Spent in Prior Years
Personnel							
Supplies		see below					
Purchased Services							
Fixed Charges							
Capital Outlay							
Debt Service		-	-	-	-	-	-

Description of additional operating budget impact: Pleasantview and 44 Ranch maintenance cost funded in previous budget years and or through re-direction of resource due to loss of maintenance contracts. Whitaker is an existing park.

Responsible Person:	Responsible Department:	Date Submitted to Finance	Today's Date and Time	Preparer's Initials	Total Score
Donna Gaukler	Parks & Recreation		4/26/2011 10:38	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"/> x				
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"/> x				
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"/> x				
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"/> x				
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's 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							

12 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 I. 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

Date	Author	Notes

Park Development Projects	Amount	Source
FY 12		
Pleasant View	\$ 18,000	Impact Fees
	\$ 20,240	Cash In Lieu (settlement)
FY14		
Pleasant View	\$ 50,000	Impact Fees
Fort Missoula <small>(see PR-03)</small>	\$ 150,000	Impact Fees
FY 15 - Future Park Development as fund are available and plans are complete		
Bellevue	No funding	
Okeefe	No funding	
Running W	No funding	
Play Fair Park	No funding	
Playground	\$ 150,000	
Re-location of 100 Hickory	\$ 1,000,000	

Other Parks - will update

IMPACT FEES PROJECTS FOR FY 12-15

	FY12	FY13	FY14	FY15
Starting Balance	105,420	115,815	205,815	95,815
Projects Budgets	79,605	-	200,000	-
Projects Revenue	90,000	90,000	90,000	90,000
Balance	115,815	205,815	95,815	185,815

Projects	FY12	FY13	FY14	FY15	
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	\$ 29,605				
Pleasant View			\$ 100,000		
Fort Missoula			\$ 100,000		
Total	\$ 79,605	\$ -	\$ 200,000	\$ -	

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

Cash In lieu Worksheet

	Revenue
2011	\$ 20,640.00
2010	\$ 40,206.00
2009	\$ 120,576.04
2008	\$ 31,484.00
2007	\$ 68,246.27
2006	\$ 12,000.00
2005	\$ 26,692.63
2004	\$ 25,026.12
2003	\$ 9,234.00
2002 & prior	\$ 22,525.49

Total Revenue \$ 376,630.55

Bid Plans \$ 376,630.55 \$ -

Plus LaFray Donation \$ 6,580.00

Total Revenue \$ 383,210.55

Total Expenses:

FY08	\$ 4,855.78	Kim Williams Trail	Revenue into this account directly paid to KW trail project
FY09	\$ 5,350.00	Kim Williams Trail	
FY10	\$ 5,910.00	Tonkin Trail	Farviews
FY11	\$ 10,000.00	Tonkin Trail	Farviews
FY11	\$ 49,446.00	Carter Court	LaFray

Total Available in C.I.L. \$ 307,648.77

Revenue Detail	Amount	Subdivision	total	Neighborhood	Expended or Encumber
2011	\$ 20,240.00	Pleasant View		PleasantView Only	
	\$ 400.00	Bid Plans	\$ 20,640.00		7
subtotal					
2010	\$ 31,591.00			River Place	4
	\$ 3,465.00			Farview	1
	\$ 5,000.00			Farview	1
	\$ 150.00	LaFray	50,000.00		Milwaukee Trail
		Bid Plans			Whitiker Park
subtotal			\$ 40,206.00		Northview Park
2009	110	Bid Plans			
11-Jun	49,446.00	Carter Court			4
17-Mar	22,069.04	Grove Street			6
8-Aug	12,000.00	Landons Way		Farview	1
14-Jul	8,000.00	Emma Dickinson		River Road	4
24-Jul	25,601.00	Orchard PH1		Target Range	6
	3,350.00	Kim Williams	3,350.00	4,855.00	
subtotal			120,576.04		
2008	8,484.00	Maple Brook		Target Range	6
	5,000.00	Southgate Triangle		Southgate Triangle	5
	11,000.00	Landons Way		Farview	1
subtotal		Kim Williams	7,000.00	5,350.00	
	7,000.00				
2007	68246.27	Mullan (The Valley)		Mullan	3
subtotal			68,246.27		
2006	12000	Landons Way		Farview	
subtotal			12,000.00		
2005	2230	Mullan Trail		Mullan	3
	9384.54	Country Crest		Mullan	3
	7719.2	Countrest Crest Pay 2		Mullan	3
	7358.89	Streamside		River Road	4
subtotal			26,692.63		
2004	5739	Hungtinton Place		Fort to Franklin	2
	5792.93	Hellgate		Mullan	3
	9520	MCC Addition Dinsmore		River Road	4
	3974.19	Carline #3		Fort to Franklin	2
subtotal			25,026.12		
2003	8734	Craftsman Place		River Road	4
subtotal		Fairview	9,234.00	Fort to Franklin	2
2002	4444.44	Jullian Court	10/2000	River Road	4
	9766.66	River Road Estates	12/2000	River Road	4
	8314.39	unknown		River Road	4
subtotal			22,525.49		

376,630.55

Key:

Farview	1
Fort to Franklin	2
Mullan	3
River Road	4
Southgate Triange	5
Target Range	6
PleasantView	7

Total By Neighborhood	Total Revenue	Expended	Encumber	Balance	Expended or Enc.
Farview	\$ 40,000.00	\$ 15,910.00	\$ 20,000.00	\$ 4,090.00	\$ 15,910.00
Fort to Franklin	\$ 10,213.19			\$ 10,213.19	
Mullan	\$ 93,372.94			\$ 93,372.94	
River Road	\$ 143,755.38	\$ 49,446.00	62,718.38	\$ 31,591.00	Milwaukee Trail
Southgate Triange	\$ 5,000.00			\$ 5,000.00	
Target Range	\$ 56,154.04			\$ 56,154.04	
Kim Willams	\$ 10,350.00	\$ 10,205.00		\$ 145.00	
Bid Plan Forfeit	\$ 660.00			\$ 660.00	
Pleasantview Only	\$ 20,240.00		0	\$ 20,240.00	
Whitiker Park Only	\$ 3,465.00		0	\$ 30,000	\$ 33,465.00
total	\$ 383,210.55	\$ 75,561.00	\$ 112,718.38		2

Expended FY08 \$ 5,350.00 Kim Williams Arco

Expended FY09 \$ 4,855.00 Kim Williams Arco

Actual Expended FY10 \$ 5,910.00 Tonkin Trail

Expended FY11 \$ 10,000.00 Tonkin Trail

Finance Transfer \$ 49,446.00 LaFray

Balance \$ 307,649.55

44 Ranch Development Agreement					
FY 09:					
Cash In lieu	\$	68,000		The Valley	44 Ranch \$ 220,000 \$ 102,000 \$ 322,000
					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
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

Projected Date

FY12

Impact Fees not collected by City

Phase II

Large Amenities	\$240,000
Picnic Shelter	\$50,000
Restroom	\$35,000
Professional Services	\$100,000
Contingencies	\$75,000

Projected Date

Total

\$500,000

FY14

Pending Neighborhood SID Request

Grand Total

\$500,000

Cost per Acre

\$93,110

(Phase 2 Only)

Project Priority **2**
Year **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	
		Projected Date
Total	\$204,000	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 **3**
Year **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

Projected Date

Total	\$600,000	FY15
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Phase II **Costs**

Large Amenities	\$325,000
Professional Services	\$100,000
Contingencies	\$75,000

Projected Date

Total	\$500,000	FY16
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Cost per Acre

Grand Total	\$1,100,000	\$140,127
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Project Priority 4
Year FY16 & FY 17

O'Keefe Ranch

Acres 10.20

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

Projected Date

Total \$688,500 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

Cost per Acre

Grand Total \$1,267,500 \$124,265

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

Projected Date

Total \$472,000 FY17

Phase II

Large Amenities	\$235,000	
Picnic Shelter	\$45,000	
Restroom	\$35,000	
Professional Services	\$46,000	\$35
Contingencies	\$50,000	

Projected Date

Total \$411,000 FY18

Cost per Acre

Grand Total \$883,000 \$176,600

Project Priority	1
Year	FY08 & FY 09

LaFray	
Acres	1.94

Phase I

	Costs
Grading & Seeding	\$6,000
Irrigation	\$40,000
Plantings	\$24,000
Trails	\$38,000
Furnishings	\$14,000
Water Hookup	\$5,000
Professional Services	\$35,000
Contingencies	\$40,000

Projected Date

Total	\$202,000	FY07 /FY08
\$202,000		

Phase II

Playground	\$66,000
Climbing Structure	\$23,000
Small Skatepark	\$14,000
Picnic Shelter	\$35,000
Restroom	\$25,000
Professional Services	\$16,300
Contingencies	\$40,750

Projected Date

Total	\$220,050	FY08/FY09
\$220,050		

Cost per Acre

Grand Total	\$422,050	\$217,552
\$422,050		

Project Priority **2**
Year **FY08 & FY 09**

PineView	
Acres	4.58
SID Improvements*	Costs
Design & Construction	\$750,000
Total	
	Projected Date
	\$750,000
	FY07-08
	Cost per Acre**
	\$163,755

*See Resolution to create SID 510 for improvements at Pineview Park for details

**Includes all financing and SID costs

Project Priority 4
Year FY9 & FY 10

44 Ranch

Acres 5.80

Phase I	Costs	
Grading & Seeding		To be completed by Developer
Irrigation		To be completed by Developer
Plantings		To be completed by Developer
Trails		To be completed by Developer
Furnishings/Pond system		To be completed by Developer
Professional Services		To be completed by Developer
Contingencies		To be completed by Developer
		Projected Date
Total (estimated credit to Developer)	\$100,000	FY09

*Impact fees to be collected by City

Phase II	
Playground Equipment	\$70,000
Picnic Shelter	\$55,000
Spray Deck	\$102,000
Furnishings	\$30,000
Trails & Benches	\$15,000
Professional Services	\$38,000
Contingencies	\$42,000
subtotal	\$352,000
Total	\$352,000

	Cost per Acre
Grand Total	\$58,276

(Phase 2 Only)

438000