



Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, APRIL 23, 2024

WORKSHOP TOPICS FOR DISCUSSION:

1. Update of Klapprich Park Design and Discussion of Next Steps (5:15 PM - 6:00 PM)



City Council Workshop City Council Agenda Report

MEETING DATE: April 23, 2024	WORKSHOP AGENDA ITEM: 1
TITLE: Update of Klapprich Park Design and Discussion of Next Steps (5:15 PM - 6:00 PM)	
PREPARED BY: Nick Kieser, Parks and Environment Planner	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To review the proposed enhancements to Klapprich Park and receive guidance on prioritizing specific project improvements.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character and Safety

The proposed Klapprich Park improvements would accomplish the Strategic Initiative, "Complete Klapprich Park improvements" which would enhance the City's most significant community park while maintaining its character.

BACKGROUND:

Klapprich Park is identified as the park with the highest priority for significant capital investment for improvements in the Parks and Trails Master Plan, a strategic document approved in 2019. In March 2023, the City entered into an agreement with WSB and Hagen, Christensen & McIlwain Architects (HCM) to commence the preliminary design phase of the Klapprich Park enhancements. Subsequently, in September 2023, the City Council convened to review preliminary design plans during a workshop session, offering valuable insights and direction to guide the ongoing design process. Since September, the Parks and Trails Board has collaborated with our consultants and stakeholders to create the final design plan that is attached for review.

The proposed plans show the following improvements:

- Playground – Create a new 4,200 sq. ft. ADA accessible play area near the warming house. For reference, the beach playground is just under 6,000 sq. ft. Specific playground equipment will be determined in the next planning phase.
- Parking Lot – Construct a new 20 stall parking lot that creates ADA accessibility to the play area, warming house, and ball field.
- Stairway from Bell Courts to Klapprich Park – Installation of a new stairway linking Bell Courts and Klapprich Park in an area that is challenging to traverse due to the steep incline. The goal is to create these stairs utilizing materials that blend into the natural setting.
- Hillside Slides near Stairway and Playground – Incorporate hillside slides near the stairway and playground, providing a unique mode of transit between Bell Courts and Klapprich Park, as well as making use of the steep topography adjacent to the playground.
- New Sidewalk along Minnetonka Ave N – Establish a new sidewalk along Minnetonka Ave N, facilitating pedestrian connectivity from Park Street to Wayzata Boulevard on the west side of Minnetonka Avenue.
- Outdoor Plaza – Create an outdoor plaza featuring various seating options, portable fire pits, and designated locations for public art installations.
- Drainage and Irrigation Improvements – Implement comprehensive drainage and irrigation improvements across the open lawn area to enhance maintenance efficiency and improve ice rink flooding each year.
- Warming House Renovation – Renovate the warming house to expand indoor warming room space, provide direct restroom access, install a new fireplace, increase seating and locker/cubby space, and designate space for rental skates.

- Bell Courts Cabana Renovation – Renovate the Bell Courts Cabana to establish ADA accessible restrooms, integrate a new kitchenette within the existing storage room for rental purposes, install a drinking fountain/bottle filler, and refresh the exterior with new paint and windows.
- Public Art Installations – Provide locations for future public art installations.
- Park Signage – Provide locations to install park signage.

Cost Estimate

WSB and HCM have compiled general cost estimates for the proposed improvements shown in the plans. The detailed cost estimates are attached for review. The current construction cost estimate for the Klapprich Park improvements incorporated into the CIP for 2025 is \$1,962,700.

Improvements	Estimated Cost
Klapprich Park Improvements	\$1,751,071
Warming House Renovation	\$883,242
Bell Courts Cabana Renovation	\$438,666
Total Estimated Cost	\$3,072,979
Cost Difference	(\$1,110,279)
CIP budget – estimated cost	

More detailed cost estimates will continue to be created as the design and construction plans are developed.

Funding Considerations

Given the disparity between the updated estimates compared to the previous budget and inadequate reserves in the Parks and Trails funds, decisions will need to be made regarding how to fund the proposed improvements. Below are several options that could be considered:

- Allocate additional funds within the Parks and Trails CIP specifically for the proposed enhancement (additional funds could either come through a property tax levy or dedicating excess reserves to this project)
- Pursue grant opportunities to supplement available funds
- Phase implementation of specific enhancements to accommodate future funding allocations
- Omit specific improvements from the construction plan to reduce costs
- Continue to explore local option sales tax and other tools for additional on-going revenue source

Community Engagement Results

A community-wide survey was available from April 1 to April 17 to receive general feedback on the proposed improvements. The feedback was reviewed to help determine the highest priority improvement projects that are desired by the community. A summary of the survey responses is attached for review.

Generally, 78.6% of the responses state that the proposed improvements are aligned with how they would like to use Klapprich Park. The list below is in order from the highest priority improvement project to the lowest priority which was determined from the survey results:

1. Playground
2. Outdoor Plaza
3. Clean-Up Wooded Areas
4. Playground Embankment Slides
5. Parking Lot
6. Warming House Improvements
7. Sidewalk
8. Bell Courts Cabana Improvements
9. Stairway Embankment Slides
10. Public Art Installations

11. Stairway

As this project progresses, there will be one final community engagement effort that will include more detailed plans for review.

Next Steps:

The Parks and Trails Board and staff will gather the Council feedback and stakeholder input to refine the proposed plans as necessary. The updated plans will be presented at an upcoming City Council meeting for review and approval. If the plans are approved, construction documents will start to be created for each proposed improvement.

Discussion Questions to Consider:

1. Are there any comments/general feedback on the proposed improvements?
2. Are there any additional items the Council would like to see in the plans?
3. What improvements are of the highest priority for the Council?
4. What are Council's thoughts on the overall estimated cost and options to fund construction?

ATTACHMENTS:

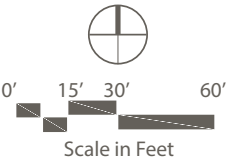
1. Klapprich Park Design Plan
2. Klapprich Park Cost Estimate
3. Warming House Renovation Plans
4. Bell Court Cabana Renovation Plans
5. Warming House & Cabana Cost Estimates
6. Parks and Trails Fund Cashflow
7. Klapprich Park Survey Results



Klapprich Park | Final Concept Plan

Wayzata, MN

March 28, 2024 | WSB Project number: 022538-000



Project:	Klapprich Park
Location:	City of Wayzata
City No.:	
WSB No.:	22538
Date:	4/18/2024

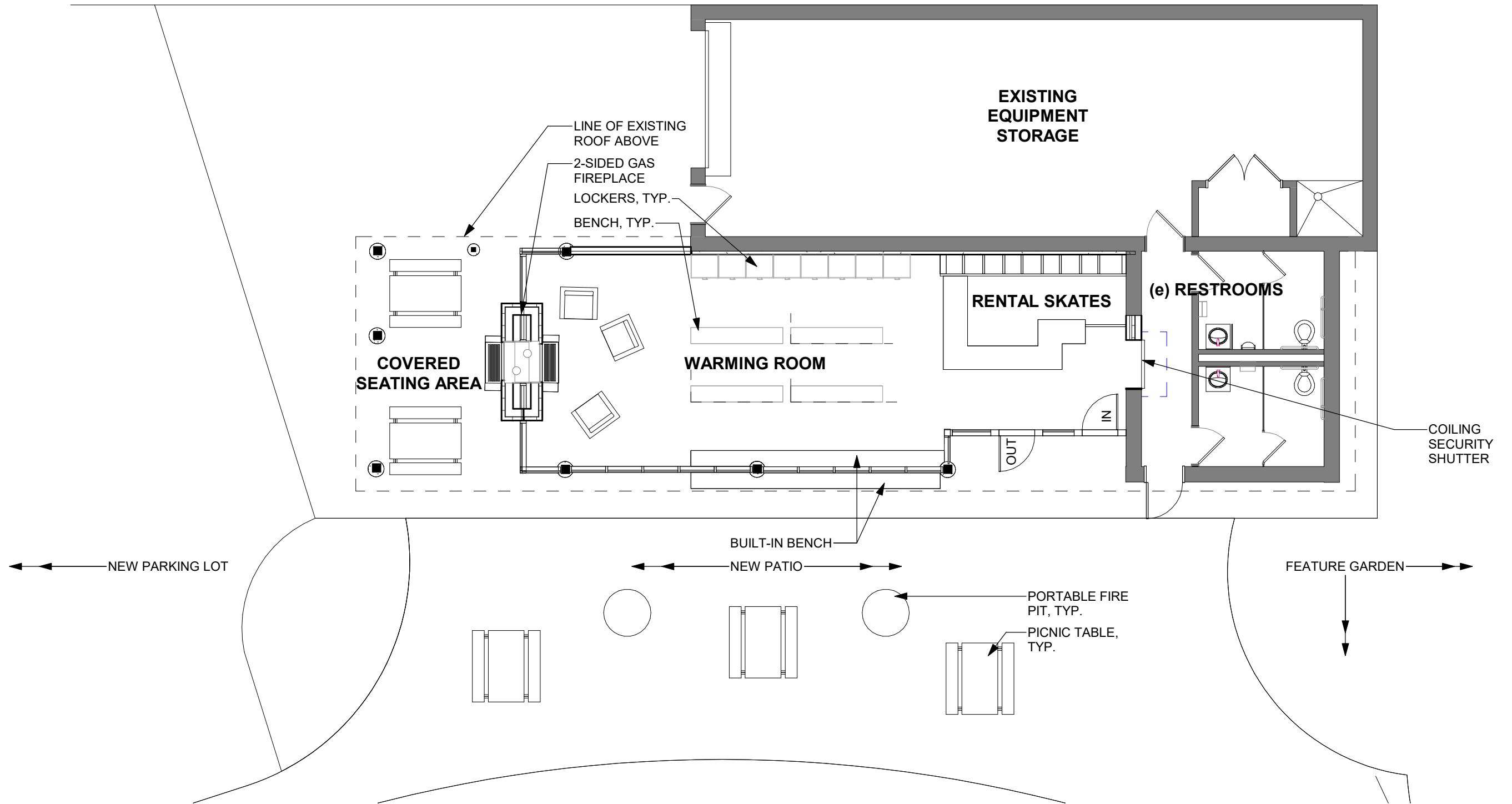
ESTIMATED QUANTITIES (CONCRETE CAST-IN-PLACE STEPS OPTION)

Item No.	Description	Unit	Est. Base Quantity	Estimated Unit Price	Estimated Total Base Cost (Low)	Estimated Total Base Cost (High)
Klapprich Park - Open Lawn and Wayzata Blvd Landscaping						
1	MOBILIZATION	LUMP SUM	1	\$9,720.00	\$9,720.00	
2	REMOVE BALLFIELD	LUMP SUM	1	\$5,000.00	\$5,000.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$20,000.00	\$20,000.00	
4	EROSION CONTROL SILT FENCE	LUMP SUM	1	\$5,000.00	\$5,000.00	
5	STORM SEWER IMPROVEMENTS	LUMP SUM	1	\$12,000.00	\$12,000.00	
6	DRAIN TILE	LIN FT	1,200	\$12.00	\$14,400.00	
7	BALLFIELD BACKSTOP AND AGG. LIME	LUMP SUM	1	\$50,000.00	\$50,000.00	
8	IRRIGATION	LUMP SUM	1	\$45,000.00	\$45,000.00	
9	LANDSCAPING	LUMP SUM	1	\$25,000.00	\$25,000.00	
10	SEED	ACRE	1.2	\$15,000.00	\$18,000.00	
SUBTOTAL:					\$204,120.00	
CONTINGENCY:					\$20,412.00	\$51,030.00
TOTAL:					\$224,532.00	\$255,150.00

Klapprich Park - Parking Lot						
1	MOBILIZATION	LUMP SUM	1	\$11,838.75	\$11,838.75	
2	REMOVE PAVEMENT	SQ FT	5,000	\$1.00	\$5,000.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$25,000.00	\$25,000.00	
4	EROSION CONTROL SILT FENCE	LUMP SUM	1	\$5,000.00	\$5,000.00	
5	STORM SEWER IMPROVEMENTS	LUMP SUM	1	\$35,000.00	\$35,000.00	
6	DRAIN TILE	LIN FT	200	\$12.00	\$2,400.00	
7	REWORK SPORTS LIGHTING	EACH	1	\$15,000.00	\$15,000.00	
8	CURB & GUTTER	LIN FT	450	\$28.00	\$12,600.00	
9	CONCRETE WALKS	SQ FT	2,000	\$18.00	\$36,000.00	
10	CONCRETE STEPS	LUMP SUM	1	\$35,000.00	\$35,000.00	
11	BITUMINOUS PARKING LOT PAVEMENT	SQ YD	915	\$35.00	\$32,025.00	
12	LANDSCAPING	LUMP SUM	1	\$10,000.00	\$10,000.00	
13	SEED	ACRE	0.3	\$15,000.00	\$3,750.00	
14	RAIN GARDEN / STORMWATER BASIN	LUMP SUM	1	\$20,000.00	\$20,000.00	
SUBTOTAL:					\$248,613.75	
CONTINGENCY:					\$24,861.38	\$62,153.44
TOTAL:					\$273,475.13	\$310,767.19

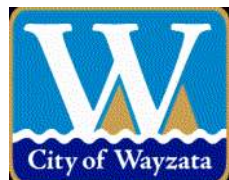
Klapprich Park - Play Area and Trails						
1	MOBILIZATION	LUMP SUM	1	\$24,642.50	\$24,642.50	
2	REMOVE PAVEMENT	SQ FT	3,000	\$1.00	\$3,000.00	
3	REMOVE PLAY AREA	LUMP SUM	1	\$15,000.00	\$15,000.00	
4	GENERAL EARTHWORK	LUMP SUM	1	\$20,000.00	\$20,000.00	
5	EROSION CONTROL SILT FENCE	LUMP SUM	1	\$5,000.00	\$5,000.00	
6	STORM SEWER	LUMP SUM	1	\$15,000.00	\$15,000.00	
7	RETAINING/SEAT WALL	LIN FT	150	\$125.00	\$18,750.00	
8	CONCRETE WALKS	SQ FT	2,700	\$18.00	\$48,600.00	
9	PLAY AREA - 4200 S.F.	LUMP SUM	1	\$125,000.00	\$125,000.00	
10	HILLSIDE SLIDE	LUMP SUM	1	\$45,000.00	\$45,000.00	
11	PLAY AREA RUBBER SURFACING	LUMP SUM	1	\$125,000.00	\$125,000.00	
12	SITE AMENITIES	LUMP SUM	1	\$50,000.00	\$50,000.00	
13	LANDSCAPING	LUMP SUM	1	\$15,000.00	\$15,000.00	
14	SEED	ACRE	0.5	\$15,000.00	\$7,500.00	
SUBTOTAL:					\$517,492.50	
CONTINGENCY:					\$51,749.25	\$129,373.13
TOTAL:					\$569,241.75	\$646,865.63

ESTIMATED QUANTITIES						
Item No.	Description	Unit	Est. Base Quantity	Estimated Unit Price	Estimated Total Base Cost (Low)	Estimated Total Base Cost (High)
	Klapprich Park - Hillside Slide (Cast-In-Place Steps)					
1	MOBILIZATION	LUMP SUM	1	\$18,585.00	\$18,585.00	
2	REMOVAL PLAY AREA	LUMP SUM	1	\$15,000.00	\$15,000.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$10,000.00	\$10,000.00	
4	CONCRETE WALKS	SQ FT	1,650	\$18.00	\$29,700.00	
5	CONCRETE STEPS (CAST-IN-PLACE)	EACH	8	\$16,000.00	\$128,000.00	
6	P.I.P. SURFACING	SQ FT	1,200	\$30.00	\$36,000.00	
7	EMBANKMENT SLIDE	EACH	3	\$50,000.00	\$150,000.00	
8	SEED	ACRE	0.2	\$15,000.00	\$3,000.00	
			SUBTOTAL:		\$390,285.00	\$97,571.25
			CONTINGENCY:		\$39,028.50	
			TOTAL:		\$429,313.50	
	Klapprich Park - Minnetonka Avenue Walk					
1	MOBILIZATION	LUMP SUM	1	\$3,371.25	\$3,371.25	
2	REMOVE PAVEMENT	LIN FT	335	\$20.00	\$6,700.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$10,000.00	\$10,000.00	
4	CURB & GUTTER / STREET PATCH	LIN FT	335	\$35.00	\$11,725.00	
5	CONCRETE WALKS	SQ FT	2,000	\$18.00	\$36,000.00	
6	SEED	ACRE	0.2	\$15,000.00	\$3,000.00	
			SUBTOTAL:		\$70,796.25	\$17,699.06
			CONTINGENCY:		\$7,079.63	
			TOTAL:		\$77,875.88	
PROJECT TOTAL:					\$1,574,438.25	\$1,789,134.38



1 Level 1
SD1.0 1/8" = 1'-0"

Client:



Project:

**KLAPPRICH
WARMING HOUSE**

Number:

SD1.0

Project Number: 2424

Name:

FLOOR PLAN

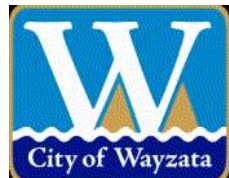


**HABON, CHRISTENSEN & MOLLWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



Client:



Project:

**KLAPPRICH
WARMING HOUSE**

Number:

SD2.1

Project Number: 2424

Name:

RENDERINGS

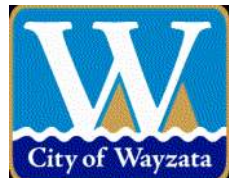


**HABON, CHRISTENSEN & MOLLWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



Client:



Project:

**KLAPPRICH
WARMING HOUSE**

Number:

SD2.2

Project Number: 2424

Name:

RENDERINGS

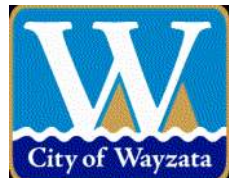


**HAGEN, CHRISTENSEN & MOLLWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



Client:



Project:

**KLAPPRICH
WARMING HOUSE**

Number:

SD2.3

Project Number: 2424

Name:

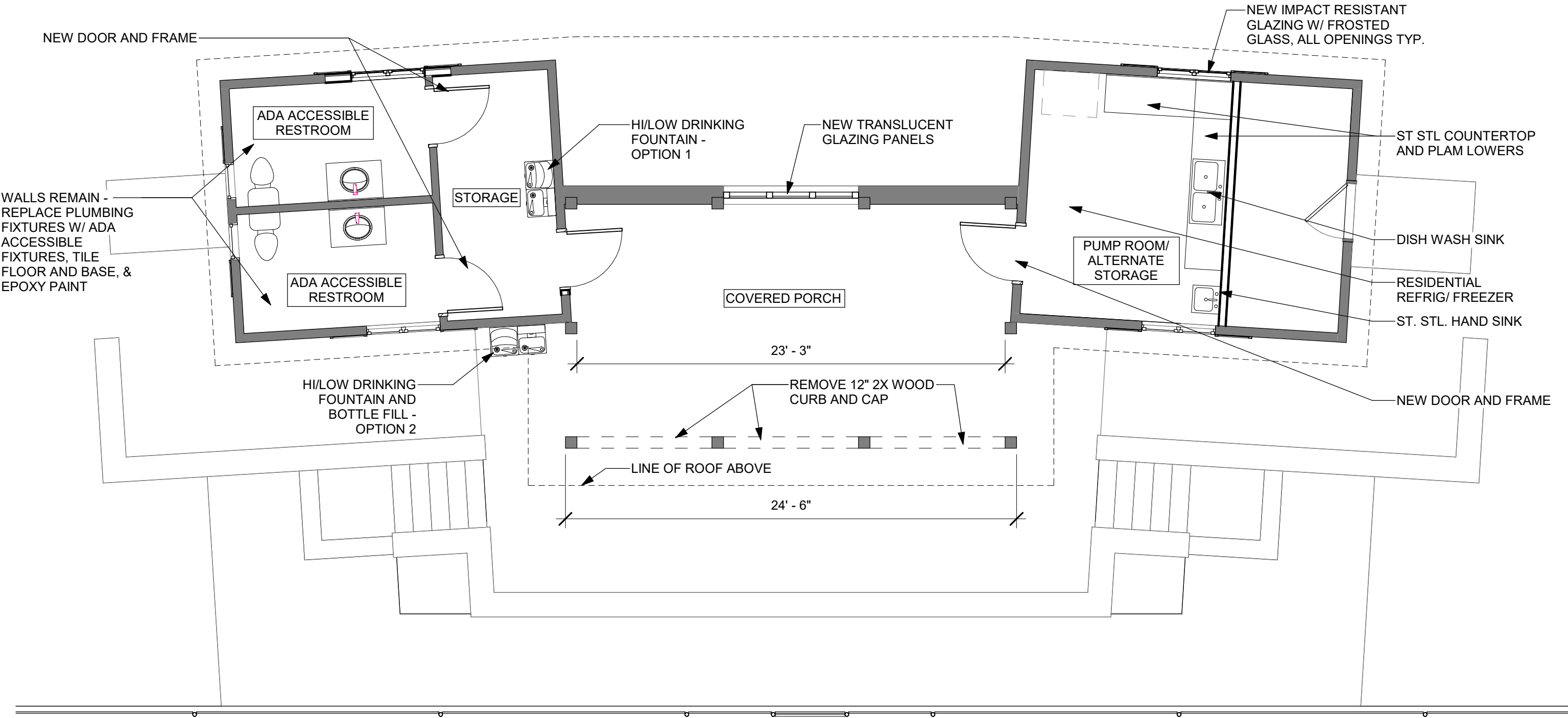
RENDERINGS



**HABON, CHRISTENSEN & MOLLWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332

***NOTE:
NEW PAINT AT ALL
EXTERIOR WALLS**



1 FIRST FLOOR PLAN
3/16" = 1'-0"



Project:
**BELL'S COURT
CABANA**

Number:
a2.1
Project Number: 2425

Name:
FLOOR PLANS



4201 CEDAR AVENUE SO. - MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



Client:



Project:

**BELL'S COURT
CABANA**

Number:

a2.2

Project Number: 2425

Name:

**EXTERIOR
RENDERS**



**HABEN, CHRISTENSEN & MCILWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



Client:



Project:

BELL'S COURT CABANA

Number:

a2.2

Project Number: 2425

Name:

EXTERIOR RENDERS



**HABEN, CHRISTENSEN & MCILWAIN
ARCHITECTS**

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407 | TEL. (612) 904-1332



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

MEMORANDUM

City of Wayzata
Klapprich Warming House
Bell Courts Cabana

Matt Lysne
2425
Cc: File

Following represents our estimate of probable cost at a Schematic Design level for the above referenced projects.

Warming House Global
Project Budget

Base Project - General Construction Office, Crew, Lobby, Breakroom, File, Etc.:	\$560,400.00
Base Project - Site / Civil / Patios:	\$102,000.00
Owner Contingency	\$66,240.00

**Escalation for
2025 start** **\$728,640.00**

Building Permit	\$36,432.00
Met Council SAC	
Determination	\$2,485.00
Special Inspections & Testing	\$2,185.92
Furniture and Equipment	\$48,000.00
AV Equipment	\$7,500.00
Survey and geotech	\$10,000.00
<u>Professional Services</u> <u>Fees</u>	<u>\$48,000.00</u>

Warming House Updates Base Global Project Budget **\$883,242.92**

Cabana Global Project

Budget

Base Project - General Construction Office, Crew, Lobby, Breakroom, File, Etc.:	\$275,000.00
Base Project - Site / Civil / Patios:	\$42,000.00
Owner Contingency	\$31,700.00

Escalation for

2025 start

\$348,700.00

Building Permit	\$17,435.00
Met Council SAC	
Determination	\$2,485.00
Special Inspections & Testing	\$1,046.10
Furniture and Equipment	\$42,000.00
Professional Services	\$27,000.00
Fees	

Cabana Renovation Base Global Project Budget

\$438,666.10

Total Project Global Budget

\$1,321,909.02

LOEFFLER CONSULTING COMPANY

Project Name: Klapprich Warming House
Project Location: 340 Park St E, Wayzata, MN 55391
Description: Interior Renovation & Addition
Owner: City of Wayzata
Architect: HCM Architects
Date: Friday, March 22, 2024
Project Lead: Jonathan Murray
Project Team: Roshan Vanguru



Escalation: 2.50%
Design Level: Concept
Print Date: na
Delivery Method: GC-Bid
Reviewed By: JM

Project Area / Total Cost per SF: 680 \$824.12

SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Conditions	\$70,000	\$102.94
01 00 00	Building Permit, Plan Check Fee and State Surcharge	\$7,000	\$10.29
01 00 00	Final Cleaning	\$750	\$1.10
03 00 00	Concrete	\$73,370	\$107.90
04 00 00	Masonry	\$48,875	\$71.88
06 00 00	Wood, Plastics & Composites	\$30,736	\$45.20
08 00 00	Openings	\$59,823	\$87.98
09 00 00	Finishes	\$34,730	\$51.07
10 00 00	Specialties	\$16,560	\$24.35
22 00 00	Plumbing	\$8,625	\$12.68
23 00 00	Mechanical	\$20,470	\$30.10
26 00 00	Electrical	\$24,725	\$36.36
31 00 00	Earthwork	\$11,500	\$16.91
32 00 00	Exterior Improvements <i>Not Included</i>	\$0	\$0.00
33 00 00	Site Utilities <i>Not Included</i>	\$0	\$0.00
	SUBTOTAL COST	\$407,164	\$598.77
	Design Contingency 10.00%	\$40,716	\$59.88
	Construction Contingency 10.00%	\$44,788	\$65.86
	Builders Risk Insurance 0.45%	\$2,217	\$3.26
	General Liability Insurance 1.25%	\$6,186	\$9.10
	Performance and Payment Bond 1.50%	\$7,516	\$11.05
	Contractor Fee 7.50%	\$38,144	\$56.09
	Escalation 2.50%	\$13,668	\$20.10
	TOTAL AMOUNT	\$560,400	\$824.12

PRICING DETAIL

Project: Klapprich Warming House
 Scope: Warming Room Addition
 Date: Friday, March 22, 2024
 Architect: HCM Architects



Concrete			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
03 31 00 Concrete Foundation	80 LF	\$500.00	\$40,000
03 31 00 Slab-On-Grade Replacement	680 SF	\$35.00	\$23,800 Includes Removal
03 31 00 Subcontractor O.H. & P	15% LS	n/a	\$9,570
Total Cast-in-Place Concrete			\$73,370
Masonry			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
04 20 00 Exterior Wall - Cavity w/Insulation	10 LF	\$2,250.00	\$22,500
04 20 00 Fireplace Feature Stone/Mantel, Hearth	1 LOT	\$20,000.00	\$20,000
04 20 00 Subcontractor O.H. & P	15% LS	n/a	\$6,375
Total Masonry			\$48,875
Finish Carpentry and Millwork			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
06 20 00 Built-In Bench	43 LF	\$180.00	\$7,771
06 20 00 Fixed Bench in Warming Room	36 LF	\$100.00	\$3,600
06 20 00 Reception Countertop	15 LF	\$150.00	\$2,256
06 20 00 Rental Skates Storage Cubbies	14 LF	\$220.00	\$3,078
06 20 00 Subcontractor O.H. & P	15% LS	n/a	\$2,506
Total Finish Carpentry Material			\$19,210 Material Only
Finish Carpentry Labor	1 LS		\$11,526 Labor Only
Specialty Openings			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
08 30 00 Coiling Security Shutter	1 EA	\$5,520.00	\$5,520
08 30 00 Subcontractor O.H. & P	15% LS	n/a	\$828
Total Specialty Openings			\$6,348
Entrances, Storefronts & Glazing			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
08 40 00 Storefront Assembly	60 LF	\$625.00	\$37,500
08 40 00 Aluminum Door - Single	3 EA	\$3,000.00	\$9,000
08 40 00 Subcontractor O.H. & P	15% LS	n/a	\$6,975
Total Entrances, Storefronts & Glazing			\$53,475
Ceiling Allowance			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 50 00 Ceiling Allowance	680 SF	\$30.00	\$20,400
09 50 00 Subcontractor O.H. & P	15% LS	n/a	\$3,060
Total Ceilings			\$23,460
Flooring			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 65 00 Flooring Allowance	680 SF	\$10.00	\$6,800
09 65 00 Subcontractor O.H. & P	15% LS	n/a	\$1,020
Total Flooring			\$7,820
Misc. Wall Finishes			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 90 00 Misc. Wall Finishes	1 LOT	\$3,000.00	\$3,000
09 90 00 Subcontractor O.H. & P	15% LS	n/a	\$450
Total Painting			\$3,450
Specialties			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
10 14 00 Lockers	8 EA	\$550.00	\$4,400
10 32 00 2 Sided Gas Fireplace	1 EA	\$10,000.00	\$10,000
10 00 00 Subcontractor O.H. & P	15% LS	n/a	\$2,160
Total Specialties			\$16,560
Plumbing			
Description:	Quantity: Unit	Unit Price:	Amount: Notes:
22 00 00 High/Low Drinking Fountain w/Bottle Fill	1 EA	\$7,500.00	\$7,500
22 00 00 Subcontractor O.H. & P	15% LS	n/a	\$1,125
Total Plumbing Systems			\$8,625

PRICING DETAIL

Project: Klapprich Warming House
 Scope: Warming Room Addition
 Date: Friday, March 22, 2024
 Architect: HCM Architects



		Quantity:	Unit	Unit Price:	Amount:	Notes:
HVAC						
Description:						
23 00 00	In-Floor Heating - New Manifold & Tubing in New Slab	680	SF	\$25.00	\$17,000	
23 00 00	Ceiling Fan	1	EA	\$800.00	\$800	
23 00 00	Subcontractor O.H. & P	15%	LS	n/a	\$2,670	
Total HVAC Systems					\$20,470	
Electrical/Communication						
Description:						
26 00 00	Electrical & Lighting Allowance	1	ALLOW	\$15,000.00	\$15,000	
27 00 00	Speakers Around Warming House	1	LS	\$6,500.00	\$6,500	
26 00 00	Subcontractor O.H. & P	15%	LS	n/a	\$3,225	
Total Electrical Systems					\$24,725	
Earthwork						
Description:						
31 00 00	Earthwork Allowance	1	LS	\$10,000.00	\$10,000	
31 00 00	New Patio	1	LS	\$0.00	\$0	Not Included
31 00 00	New Parking Lot	1	LS	\$0.00	\$0	Not Included
31 00 00	Subcontractor O.H. & P	15%	LS	n/a	\$1,500	
Total Earthwork					\$11,500	

Parks and Trails Improvement Fund #404

CAPITAL PROJECT SUMMARY

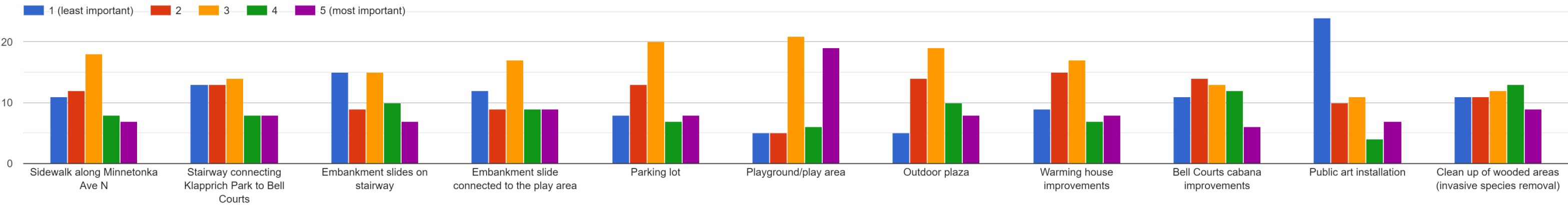
		Estimated Cost (with Inflation)												Other Funding Source	Other Funding Source Amount
Project Year	Project	Current Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
2024	City Hall Addition of gate and path	12,200	12,200	-	-	-	-	-	-	-	-	-	-	-	-
	Big Woods Addition of park sign + donor recognition stones	17,900	17,900	-	-	-	-	-	-	-	-	-	-	-	-
2024	Wrought iron fence maintenance - Heritage Park	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-
2024	Wrought iron fence maintenance - Post Office Park	28,400	28,400	-	-	-	-	-	-	-	-	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	80,000	80,000	-	-	-	-	-	-	-	-	-	-	-	-
2024	Reconstruction of Wayzata Middle School Tennis Courts	154,200	154,200	-	-	-	-	-	-	-	-	-	-	Miscellaneous	77,100
	Klapprich Park Design Development and Construction Documents	155,000	155,000	-	-	-	-	-	-	-	-	-	-	-	-
2024	Reconstruction of Bell Tennis Court	329,600	329,600	-	-	-	-	-	-	-	-	-	-	Miscellaneous	100,000
2025	Wrought iron fence maintenance - Children's Garden	15,800	-	16,300	-	-	-	-	-	-	-	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	77,700	-	80,000	-	-	-	-	-	-	-	-	-	-	-
	Klapprich Park Improvements - Playground, Nature Play, trails, bocce, drainage, crossing/parking	3,072,979	-	3,165,200	-	-	-	-	-	-	-	-	-	-	-
2026	Eastman Ln Addition of interpretive signage	9,000	-	-	9,500	-	-	-	-	-	-	-	-	-	-
	Heritage Addition of lounge seating, tables and chairs (4), picnic game area	26,600	-	-	28,200	-	-	-	-	-	-	-	-	-	-
2026	Planting, Removal, & Maintenance of City Trees (EAB Management)	75,400	-	-	80,000	-	-	-	-	-	-	-	-	-	-
	Shaver Park Design Development and Construction Documents	106,100	-	-	112,600	-	-	-	-	-	-	-	-	-	-
2026	Planting, Removal, & Maintenance of City Trees (EAB Management)	73,200	-	-	-	80,000	-	-	-	-	-	-	-	-	-
	Beach+Shaver Park Improvements: Shade structure, hammock/art poles, picnic plaza, parking lot, volleyball courts, park building renovation, fire place	511,700	-	-	-	559,100	-	-	-	-	-	-	-	-	-
2028	City Hall Addition of game cart	5,200	-	-	-	-	5,900	-	-	-	-	-	-	-	-
2028	Wayfinding Signage Study	55,700	-	-	-	-	62,700	-	-	-	-	-	-	-	-
2028	City Hall Renovation of lighting	65,200	-	-	-	-	73,400	-	-	-	-	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	71,100	-	-	-	-	80,000	-	-	-	-	-	-	-	-
	Klapp+Bell Restriping and resurfacing of (4) pickleball (includes expansion of courts)	45,000	-	-	-	-	-	52,200	-	-	-	-	-	-	-
2029	Wayfinding Signs - Park Signage	49,200	-	-	-	-	-	57,000	-	-	-	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	69,000	-	-	-	-	-	80,000	-	-	-	-	-	-	-
2029	Eastman Ln Addition of trail and boardwalk	179,000	-	-	-	-	-	207,500	-	-	-	-	-	-	-
2030	Community Garden Fencing	10,900	-	-	-	-	-	-	13,000	-	-	-	-	-	-
2030	Community Gardens Initial Install	43,700	-	-	-	-	-	-	52,200	-	-	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	67,100	-	-	-	-	-	-	80,100	-	-	-	-	-	-
	Resurface Wayzata Middle School Tennis Courts (includes replacement of net posts)	44,400	-	-	-	-	-	-	-	54,600	-	-	-	-	-
2031	Planting, Removal, & Maintenance of City Trees (EAB Management)	65,100	-	-	-	-	-	-	-	80,100	-	-	-	-	-
2032	Locust Hills Park-Identify Future Needs	8,500	-	-	-	-	-	-	-	-	10,800	-	-	-	-
	Planting, Removal, & Maintenance of City Trees (EAB Management)	63,100	-	-	-	-	-	-	-	-	79,900	-	-	-	-
		\$ 5,765,279	\$ 797,300	\$ 3,261,500	\$ 230,300	\$ 639,100	\$ 222,000	\$ 396,700	\$ 145,300	\$ 134,700	\$ 90,700	\$ -	\$ -	\$ -	\$ 177,100

Parks and Trails Improvement Fund #404

	PROJECTED CASH FLOWS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUES										
Investment earnings	16,045	12,930	-	-	-	-	-	-	-	-
Charges for services	15,712	16,184	16,669	17,169	17,684	18,215	18,761	19,324	19,904	20,501
Park Dedication										
Rental Earnings	61,832	63,687	65,597	67,565	69,592	71,680	73,830	76,045	78,327	80,677
Tree Removal/Replacement										
Donations										
Misc. Revenues										
TOTAL REVENUES	93,589	92,801	82,267	84,735	87,277	89,895	92,592	95,369	98,231	101,177
EXPENDITURES										
Capital Outlay	797,300	3,261,500	230,300	639,100	222,000	396,700	145,300	134,700	90,700	-
Debt Service										
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	797,300	3,261,500	230,300	639,100	222,000	396,700	145,300	134,700	90,700	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(703,711)	(3,168,699)	(148,033)	(554,365)	(134,723)	(306,805)	(52,708)	(39,331)	7,531	101,177
OTHER FINANCING (USES) AND SOURCES										
Prepaid Costs from Prior Year	135,136									
Developer funding revenue	-	-	-	-	-	-	-	-	-	-
Other project funding revenue	177,100	-	-	-	-	-	-	-	-	-
Transfer - 2009 Street and Big Woods Bond Issuance excess										
Transfer - Excess Revenues	-	-	-	-	-	-	-	-	-	-
Transfer - General Fund										
Transfer - Tree and Planting Fund	80,000									
TOTAL OTHER FINANCING SOURCES (USES)	392,236	-	-	-	-	-	-	-	-	-
NET CHANGE IN FUND BALANCES	(311,475)	(3,168,699)	(148,033)	(554,365)	(134,723)	(306,805)	(52,708)	(39,331)	7,531	101,177
FUND BALANCES, JANUARY 1	\$ 1,604,501	\$ 1,293,026	\$ (1,875,674)	\$ (2,023,707)	\$ (2,578,073)	\$ (2,712,796)	\$ (3,019,601)	\$ (3,072,310)	\$ (3,111,640)	\$ (3,104,110)
FUND BALANCES, DECEMBER 31	\$ 1,293,026	\$ (1,875,674)	\$ (2,023,707)	\$ (2,578,073)	\$ (2,712,796)	\$ (3,019,601)	\$ (3,072,310)	\$ (3,111,640)	\$ (3,104,110)	\$ (3,002,932)

Klapprich Park Survey Results

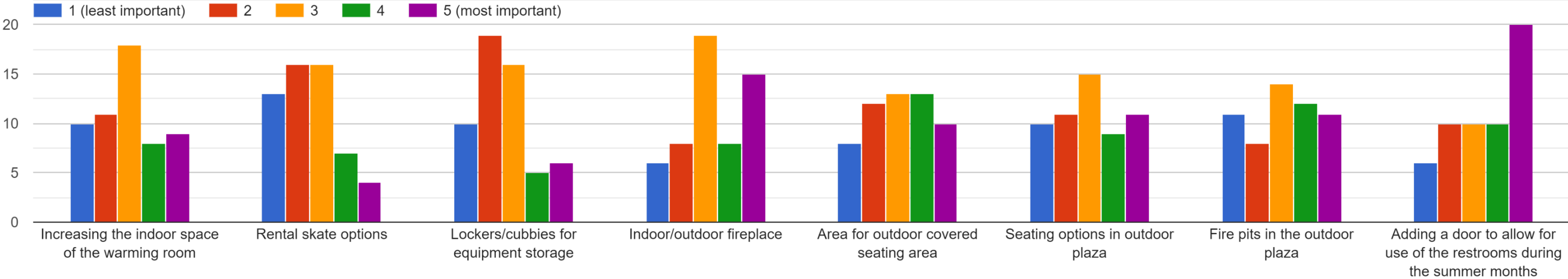
Find the proposed Klapprich Park design plans here. 1. Rank these proposed park improvements from most to least important.



List of Priorities for Overall Improvements:

- 1. Playground – 197 (19 most important)
- 2. Outdoor Plaza – 170 (8 most important)
- 3. Clean-Up Wooded Areas – 166 (9 most important)
- 4. Playground Embankment Slides – 162 (9 most important)
- 5. Parking Lot – 162 (8 most important)
- 6. Warming House Improvements - 158 (8 most important)
- 7. Sidewalk – 156 (7 most important)
- 8. Bell Courts Cabana Improvements – 156 (6 most important)
- 9. Stairway Embankment Slides – 153 (7 most important)
- 10.Public Art Installations – 128 (7 most important)
- 11.Stairway – 126 (8 most important)

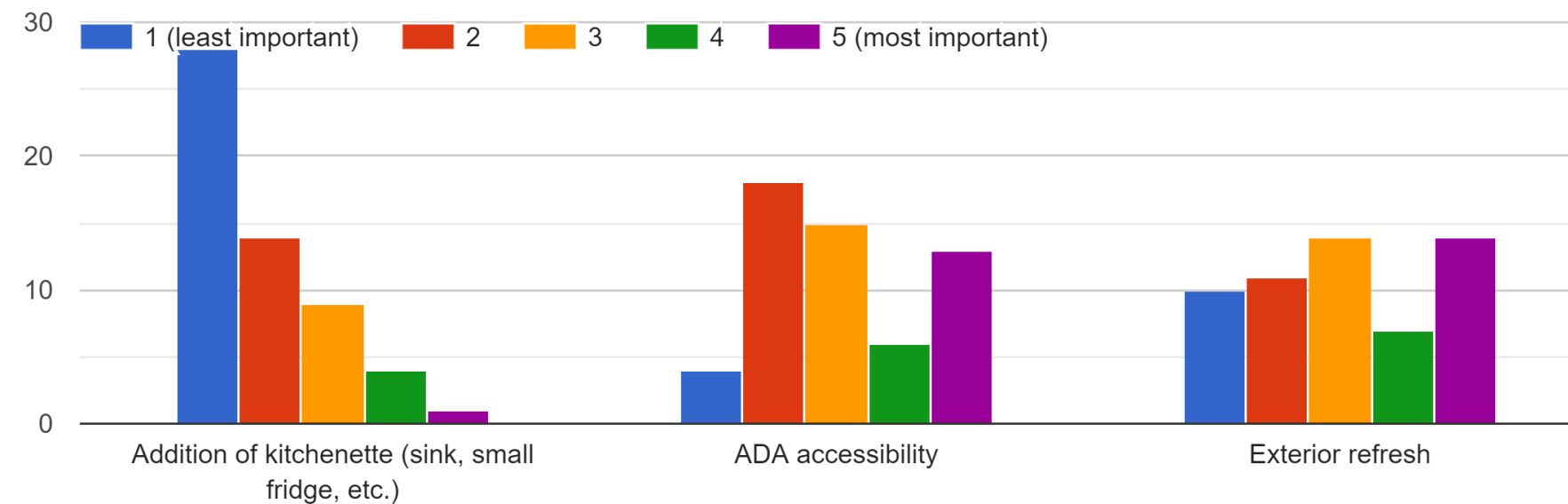
Find the proposed warming house design plans here. 2. Rank these proposed improvements to the warming house from most to least important



List of Priorities for Warming House Improvements:

1. Adding a Door to Allow Access to Restrooms – 196 (20 most important)
2. Indoor/Outdoor Fireplace – 186 (15 most important)
3. Outdoor Covered Seating Area – 173 (10 most important)
4. Firepits in Outdoor Plaza – 172 (11 most important)
5. Seating Options in Outdoor Plaza – 168 (11 most important)
6. Increasing the Indoor Space – 163 (9 most important)
7. Lockers/Cubbines for Storage – 146 (6 most important)
8. Rental Skate Options – 141 (4 most important)

Find the proposed warming house design plans here. 3. Rank these proposed improvements to the Bell Courts Cabana from most to least important

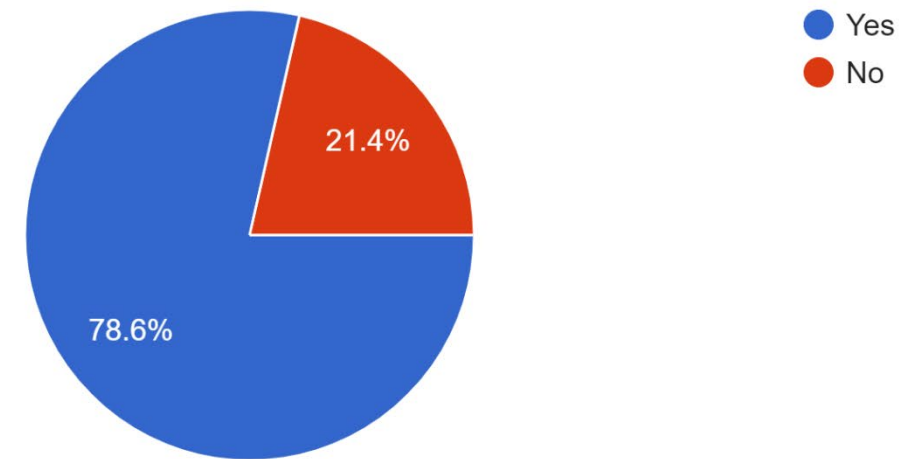


List of Priorities for Bell Courts Cabana Improvements:

1. ADA Accessibility – 174 (13 most important)
2. Exterior Refresh – 172 (14 most important)
3. Addition of Kitchenette – 104 (1 most important)

4. Are the proposed changes aligned with how you would like to use Klapprich Park?

56 responses



Why or why not?

- NA
- They align with the existing use of the park and better serve the community
- Consider making an outdoor rink like the ROC in St Louis Park , rent out for use and events and make it a profit center to continuously improve it ..
- Refresh will be nice!
- We have young kids so playground and access to skating/ sledding activities are top of mind for us
- Our family spends a lot of time there
- I would love to see a community gathering area with some features that people will want to go there, and have a place that Wayzata can be proud of.
- Playground redo and addition of parking lot is ideal.
- I feel since park space is at a premium please don't take away from that
- With these improvements, we would gather here with family and friends more often, year round. It improves the quality of a beautiful small town feel.
- Makes it fully usable all year round
- practical access for families with young children as well as skaters
- I'm really excited about the proposed improvements. We are a wayzata family with two children (ages 7 and 2). We skate at klapprich in the winter and we would use the playground if it were better. I love the plans for the slides (which I think are slides for kids but maybe I'm wrong) plus the stairs. Love the court improvements as I know there are many community members that will use that. I love the warming house updates and the art. Love it all - seems like a park that our community could use year round.
- Pickleball there besides Bell courts. Would get more usage than anything else and sound would not be so intrusive to neighbors.

- Yes, I am open to any improvements as long as you put in pickleball courts with individual fencing to contain balls from irritatingly going into other peoples courts. New players often send the balls astray as they learn the game and good players send the balls on the angles into other courts so all would benefit from individual fencing.
- A nicer playground would be nice.
- Better use
- Meets how the community wants to use the space
- I love the plans since seeing them last summer in the park. Thank you for taking all our feedback into account! We will be there everyday!!
- Time to spend on this amazing prpoerty
- Better playground needed
- please don't over-design this area. It is currently has a wonderful, small-town feel, and doesn't need extensive redevelopment.
- Design is nice.
- Yes - would love another park option in Wayzata for outdoor play and exploration for small children. I appreciate the use of park as well as wooded area for endless options.
- keep it simple, don't add too much concrete/walls, improve drainage so we can use it for multiple purposes throughout the year
- For the most part, yes. The improved playground is the most important aspect as a young family in the neighborhood.
- Keep the park nice/maintains the park and improved usability both with ADA additions and general use. I would NOT prioritize things that would encourage excessive loitering and drug deals that seem to plague the beach and marina area
- It needs the improvements
- Love using this park with my kids and it's such a great space for the middle school to use too. Bathroom access year round would really be great.
- More parking options and a better connection between the park and the tennis courts would be very welcome.
- Yes
- Klapprich park is an awesome opportunity to bring Wayzata family life alive
- Na
- I feel like the baseball field is not utilized by anyone. Existing playground doesn't get much use either- bad location. It would nice to put something down there that can be utilized all year long- that being said, I'm not sure what that would be.
- Love the concept!
- I think this all looks fantastic! Thank you for continuing to make our city so beautiful:)
- Fix the drain tile issues in the ball field. It lesson the amount of water needed for the rink and not take so long to freeze over.
- The park needs improvements.
- Family friendly.
- Great updates to the park but the cabana feels unnecessary.
- Better connected and usable
- Looking forward to new pickleball courts, and sidewalk mostly.
- Embankment slides! How Cool!
- Park doesn't seem to get much use in the summer. A new park for the kids would is long overdue.
- More seating/ eating areas
- We have limited park space already and some of these things will make it even smaller.
- Yes, I know how my three boys used the park during their younger years and I think the park is an important part of Wayzata.

- focus on improvements that have the broadest impact, in general the park functions ok, I do like making bell and klapprich more connected and accessible focus on enhancing the structures warming house and bell courts building for all seasons including a bathroom for the pulic
- Great new use of spaces and wonderful keeping wooded areas intact.
- I am excited to use the new Pickleball courts. It will also be great to have parking and bathrooms accessible at Klapprich park. I also like having a fireplace and the indoor/outdoor one will be nice.
- Updates to make the space safer, more current and accessible for all!
- I'm thinking of how my kids would. Have liked it
- Park is mostly a swamp for 10 months. Warming house is underutilized already, doesn't need more funding.
- No need for a kitchen facility. Too difficult to maintain. Invites trouble.
- I find most of the current park layout more than adequate. I think that installing a sidewalk in the open lawn areas will only lead to more problems in the future due to the flooding of the rinks in winter and the soft ground year round.

5. Provide any additional comments or feedback on the proposed improvements to Klapprich Park.

- Would love more info on the actual playground layout. So glad to see parking incorporated in to the design!
- Trails throughout the park would be nice
- Will be great for the city of Wayzata. The sidewalk will be good as well.
- Bathrooms- it is the responsibility of the rink attendant to make sure they are safe. They have people coming over from the bus to use the restroom and also keeping a close watch for any suspicious activity Ice- many times the rink attendant needs to step in for spats, injuries and just plain bullying . They are needed and appreciated. Not to mention our out of town teams that come here, play hockey with us and ask for suggestions for local restaurants, coffee and snacks Art- I think it's a great idea! We have a little library for siblings who don't want to skate etc.it has never been vandalized. I know a lot of people stop and read about Ed Klapprich! Sledding- kids figure it out, plenty of kids have been doing it for years Parking- please don't put it on our green space, just like the big woods the space is not only used for skating, in the summer it is a place for kids to play kickball, Tball, soccer and lacrosse
- There should be easy access from park street to the warming house ice rink in the winter. Create a trail stairs path from park street at that end of the park, not just at the playground. Provide signs to direct people to park on park when the lot is full. Better then overflow parking at park and ride and having to cross Wayzata blvd
- The playground is super important to us! We went to maple groves Central Park in March and wow, it is incredible. I think that should be our inspiration for the playground and warming house area.
- It would be a great waste of learning from the others if you fail to install individual fences around each court. Please I beg, do not make the same mistake as others and learn from them...add the fences.
- An outdoor play structure that is more nature based / nature inspired similar to the Hanifl Wild Woods at the Minnesota Zoo would be really wonderful to utilize safely in all four seasons. The metal parks just don't make sense from a safety and sensory standpoint.
- Thanks for doing this work and taking steps to continue to make Wayzata a great place to live.
- NA
- Make it fun and unique but not too crazy!

- Instead of skate rental how about a concession stand for food, have the Muni run it . It should have been implemented years ago! Stop having parks/trail board trying control the city parks. They aren't a dept of the city
- Consider 90 degree hockey rink rotation. Bank would better protect ice from sun.
- Landscape and irrigate bare areas in upper Klapprich Park
- Appreciate sidewalks, making the town more and more walkable over the years.
- Include swings in the park
- Don't put a band aid on it, if you're starting over making everything larger I'd leave it as is and spend my money on park signs etc.
- Please make sure you re-install the Dog Wash station. We use this every time we go to the Dog Park which is a few times each week. It would be great to add some seating and awnings back into the dog park. Also, the gate to the rink/dog park needs improving. Will the Bell Court Bathrooms be available generally or only if you have some special access to use the facility?
- Klapprich park is very special to Wayzata
- I would like to see the city keep the softball diamond as well.