



TOWN OF SKANEATELES

PARKS MAINTENANCE BUILDING & AUSTIN PAVILION - PHASE 1B

SUMMARY PRESENTATION – COMMUNITY MEETING

September 13, 2022





GOAL & AGENDA

GOAL: PROVIDE A SUMMARY OF THE 2022 PHASE 1B SCHEMATIC DESIGN RELATED TO PARKS MAINTENANCE FACILITY, AUSTIN PAVILION AND PARK IMPROVEMENTS

AGENDA:

1. INTRODUCTIONS & RECAP OF PROCESS TO DATE
2. OVERVIEW OF 2019 and 2021 STUDY
 - A. GOALS
 - B. TOWN PARKS SPACE NEEDS
 - C. TOWN PARKS SITE OPTIONS
 - D. COMMUNITY MEETINGS TO DATE
3. OVERVIEW OF 2022 PHASE 1B
 - A. SCHEMATIC PLANS
 - B. 3D CONCEPTS
 - C. NEXT STEPS
4. OPEN DISCUSSION



RECAP OF AUSTIN PARK / FENNELL STREET PROCESS TO DATE

2019 STUDY – FENNELL STREET RELOCATION

(Previously presented at June 2021 Community Meetings and March 7, 2022 Public Board Meeting)

STUDY GOALS:

- DETERMINE OPTIONS FOR RELOCATION OF SITE USERS IN ORDER TO SELL FENNELL STREET PROPERTY
- STUDY OPTIONS AT AUSTIN PARK FOR TOWN PARKS RELOCATION
- CONDUCT PRE-DEMOLITION HAZ. MAT. SURVEY OF FENNELL STREET BUILDINGS PRIOR TO SALE

2021 STUDY – AUSTIN PAVILION & PARKS BLDG.

(Previously presented at June 2021 Community Meetings and March 7, 2022 Public Board Meeting)

STUDY GOALS:

- AUSTIN PAVILION FACILITY CONDITION ASSESSMENT
- COMMUNITY STAKEHOLDER MEETINGS FOR SURVEY ON COMMUNITY USES FOR PAVILION
- CONCEPTUAL SITE AND FLOOR PLANS FOR PARKS MAINTENANCE FACILITY & PAVILION COMMUNITY SPACE
- EXTERIOR RENDERING CONCEPTS



EXISTING PARKS MAINTENANCE FACILITIES:

- FENNELL STREET (2 BUILDINGS): **APPROX. 6,000 SF** (NOT INCLUDING LOAN LOAN CLOSET & LAKER LIMO SPACES)
- AUSTIN PAVILION- PARKS MANAGER OFFICE, INDOOR HEATED STORAGE: **APPROX. 550 SF**
- AUSTIN PAVILION- INDOOR VEHICLE PARKING: : **APPROX. 1,000 SF**
- VARIOUS OUTDOOR LOCATIONS - BULK MATERIAL STORAGE: **APPROX. 800 SF**
- **TOTAL: APPROX. 8,350 SF + 4,000 SF OUTDOOR STORAGE AREA FOR SEASONAL EQUIPMENT.**

PARKS MAINTENANCE EXISTING SPACE USAGE

TOWN PARKS DEPT - SPACE NEEDS				
Program Space	S.F.	Quantity	Total S.F.	Comments
Parks Manager Office	120	1	120	10' x 12'
Tool Room / Workshop	442	1	442	17' x 26' (double current size)
Employee Break Room	160	1	160	
Employee Restrooms	48	2	96	
Boat Washing Storage Room	64	1	64	8' x 8'
Kabota Indoor Parking	192	1	192	12' x 16'.
Indoor Storage	3,600	1	3,600	Replacing indoor storage at Fennell St. 40 LF warehouse racking.
Dog Control Storage	48	1	48	Access from exterior desired.
Vehicle Parking	2,520	1	2,520	3 pickups w/ plow, 1 low pro dumptruck, 2 trailers, 2 gators (30' x 14' x 6 bays).
Outdoor Storage Yard		1		Approx. 70' x 70'.
Bulk Material Storage	800	1	800	Covered, For baseball mix, wood chips, mulch, stone dust, Approx. 20' x 40'. Easy load/unload.
Subtotal			8,042	SF
Grossing Factor			402	SF
Total SF			8,444	SF (Approx. 60' x 150')

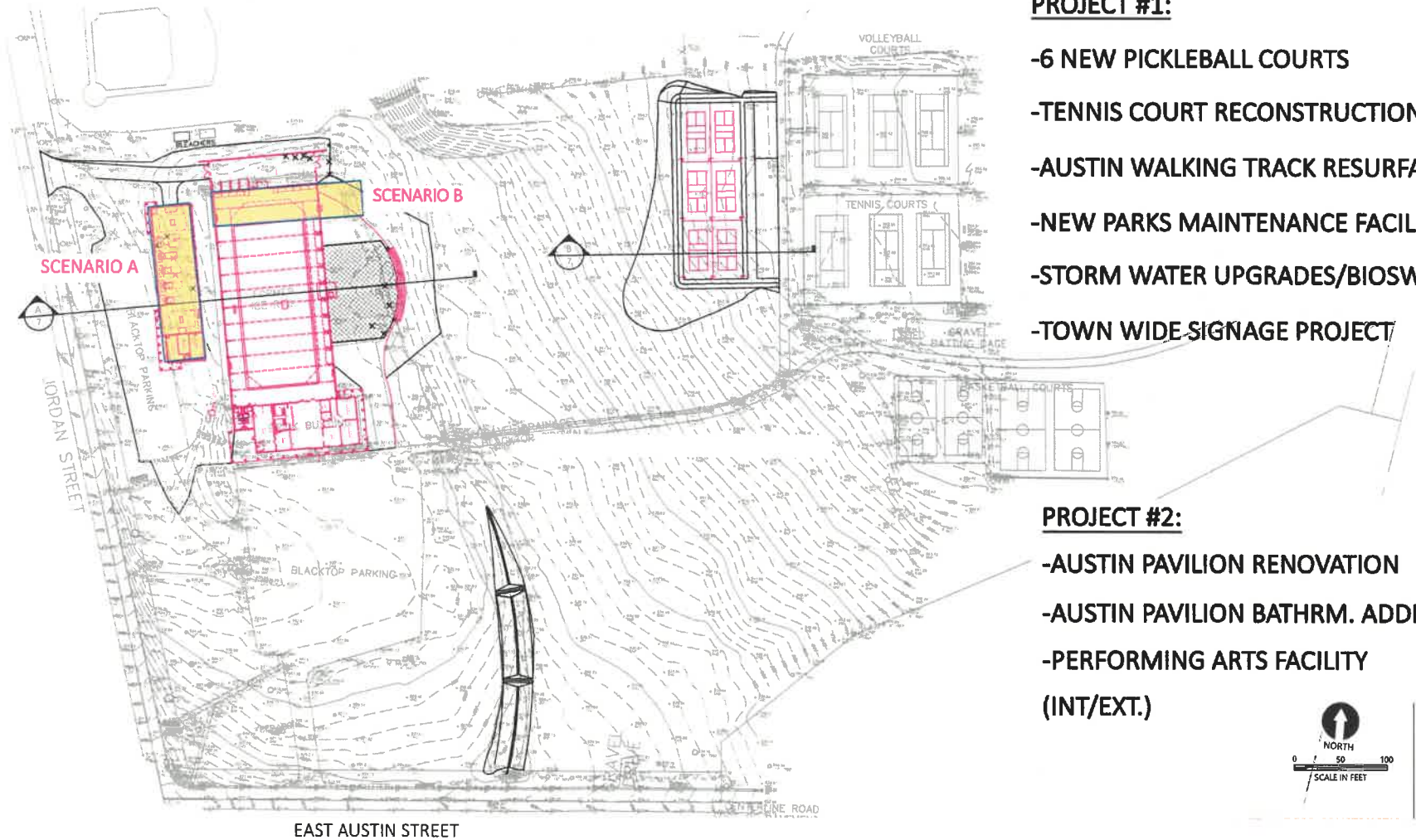
PARKS MAINTENANCE FACILITY SPACE NEEDS

3 COMMUNITY MEETINGS – JUNE 2021

TOWN LEADERSHIP + COMMUNITY PRIORITIES

- PARKS MAINTENANCE FACILITY ADJACENT PAVILION
- OUTDOOR ACCESS TO PUBLIC BATHROOMS
- INDOOR TURF OR MULTI-PURPOSE SPACE
- INDOOR TRACK LOOP
- LARGE OPERABLE DOORS TO EXTERIOR (FARMER'S MARKET, PERFORMANCE, ETC.)
- SOCIAL AREA
- PERFORMING ARTS COMPONENT
- EXTERIOR PICKLEBALL COURTS
- EXTERIOR E-CHARGING AREA
- PROGRAMMING FOR LOCAL RESIDENT USE + ENJOYMENT.
- NOT A TOURIST ATTRACTION THAT HOSTS LARGE EVENTS
WITH OUT-OF-TOWN DRAW

2021 COMMUNITY MEETINGS



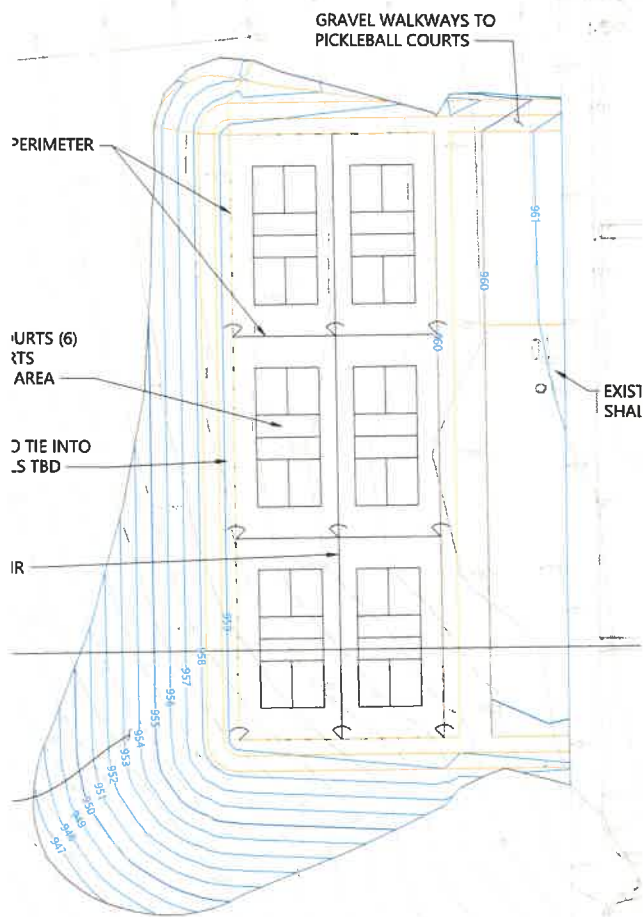
PROJECT #1:

- 6 NEW PICKLEBALL COURTS**
- TENNIS COURT RECONSTRUCTION**
- AUSTIN WALKING TRACK RESURFACING**
- NEW PARKS MAINTENANCE FACILITY**
- STORM WATER UPGRADES/BIOSWALE**
- TOWN WIDE SIGNAGE PROJECT**

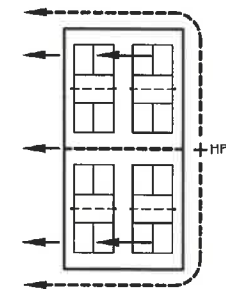
PROJECT #2:

- AUSTIN PAVILION RENOVATION**
- AUSTIN PAVILION BATHRM. ADDITION**
- PERFORMING ARTS FACILITY (INT/EXT.)**

SCHEMATIC SITE PLAN



- PICKLEBALL COURT CONSTRUCTION DETAILS (SUBJECT TO REVISION IN FINAL DESIGN)
- GRADE AREA TO PROVIDE POSITIVE DRAINAGE FOR PAVEMENT SURFACE SLOPE OF 1.0%. GRADE SURROUNDING LAWN SLOPES SO NO STORMWATER ENTERS THE COURTS FROM OUTSIDE THE FENCE.
 - PROVIDE IMPORTED STRUCTURAL FILL TO AN AREA 2.0 FEET OUTSIDE THE EDGE OF PAVEMENT AND TO SUBGRADE ELEVATION, AND COMPACT TO 95% IN PLACE DRY DENSITY.
 - INSTALL SOIL STABILIZATION FABRIC, MIRAFI 500X OR SIMILAR AT PROOF-ROLLED PAVEMENT SUBGRADE.
 - INSTALL 6-INCH PERFORATED PIPE TRENCH FILLED WITH CLEAN NO.1 DRAINAGE STONE, AND WRAPPED IN FILTER FABRIC, MIRAFI 140N OR SIMILAR, AROUND ALL FOUR SIDES OF THE PICKLE BALL COURT(S). DAYLIGHT PIPE 6 INCHES OUTSIDE THE HILLSIDE.
 - INSTALL FLAT DRAINS (MULTI-FLOW OR SIMILAR) WITH ALL ASSOCIATED COUPLERS AND CONNECTORS, AT 15 FEET O.C., AND AT 45 DEGREES TO THE SURFACE CONTOURS, CONNECTED SECURELY INTO THE PERIMETER 6-INCH UNDERDRAIN.
 - INSTALL 12-INCH LAYER OF RUN-OF-CRUSH LIMESTONE, COMPACTED TO 95% IN PLACE DRY DENSITY, OVER THE TOP OF THE SOIL STABILIZATION FABRIC. PROVIDE DENSITY TESTS.
 - INSTALL 2.0-INCH LAYER OF 19.0MM (TYPE 3) BINDER ASPHALT. NO RAP IN THE DESIGN MIX. 3.5% MAXIMUM AIR VOIDS AND TENSILE RATIO 80% MIN.
 - INSTALL 8'-0" HT VINYL COATED CHAIN LINK FENCE AT PERIMETER OF COURTS WITH THREE (3) 4'-0" MAN GATES. INSTALL 4'-0" HT VINYL COATED CHAIN LINK FENCE BETWEEN EACH BATTERY OF COURTS. ALL MESH SHALL BE THERMALLY FUSED / BONDED, 11 GAUGE, 1-3/4" MESH. HOG TIES AT 12" O.C.
 - INSTALL SIX (6) SETS OF PICKLE BALL NET POSTS, NET HOLD DOWNS, AND NETS. (DOUGLAS OR SIMILAR)
 - INSTALL 1.5" OF 9.5 MM (TYPE 7) TOP COURSE ASPHALT. NO RAP IN THE DESIGN MIX. 3.5% MAXIMUM AIR VOIDS AND TENSILE RATIO 80% MIN.
 - FLOOD TEST THE COURTS TO DETERMINE IF THERE ARE ANY DEPRESSIONS PRESENT. CORRECT ANY DEFICIENCIES AND CLEAN ENTIRE PAVEMENT SURFACE.
 - INSTALL TWO (2) COATS FORTIFIED WITH SAND ACRYLIC RESURFACER TO PAVED AREA.
 - TWO (2) COATS COLOR FORTIFIED WITH 80 MESH ROUNDED SAND TO PAVED AREA.
 - LAYOUT, TAPE, AND HAND PAINT SIX (6) SETS OF REGULATION PICKLE BALL PLAYING LINES PER AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) WITH ACRYLIC WHITE LINE PAINT.
 - INSTALL 4-INCH TOPSOIL OVER DISTURBED LAWN AREAS. FINE GRADE, REMOVE ROCKS, SEED, AND MULCH. PROVIDE LAWN GROW IN.
 - PROVIDE SITE CLEAN-UP, LEAVING THE SITE IN A NEAT, WELL-DRAINING CONDITION.



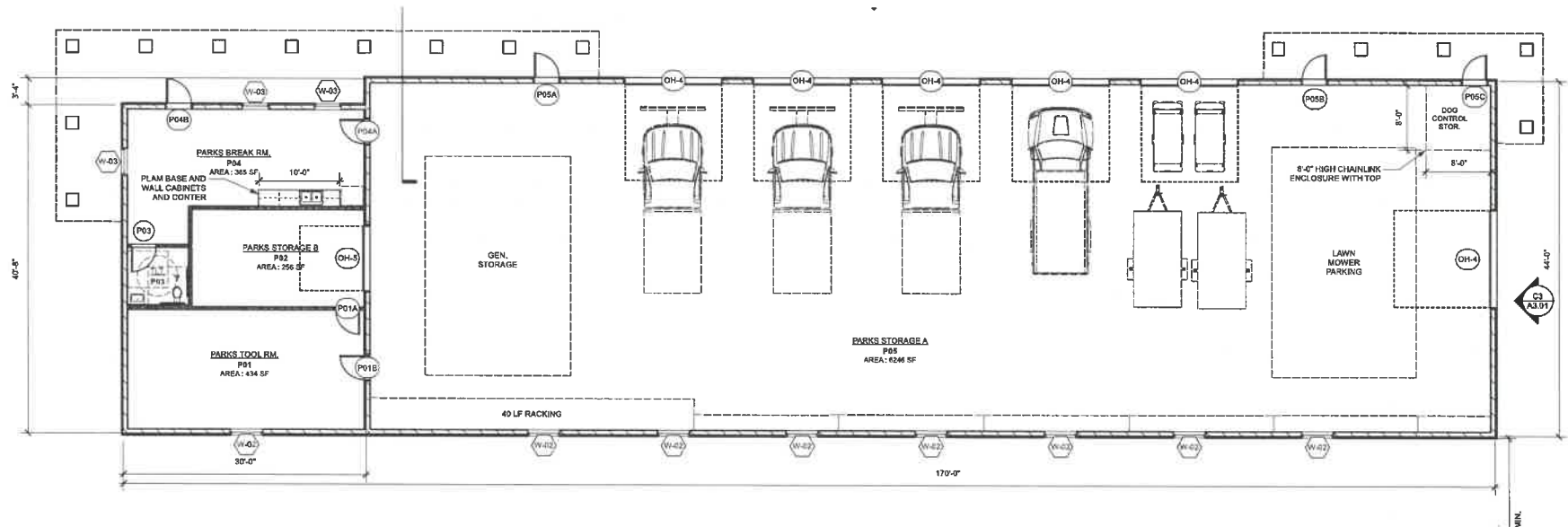
DRAINAGE

34' x 64' PLAYING AREA
EACH COURT

70' X 194' TOTAL
COURT AREA (ALLOWS
1'-0" EXTENSION AT
FENCES FOR WEED
MITIGATION)

AMERICAN SPORTS BUILDERS ASSOCIATION (ASBA) PICKLEBALL DESIGN MANUAL

PROJECT #1 – 6 EXTERIOR PICKLEBALL COURTS



SCENARIO

A

PROJECT #1 – NEW PARKS MAINTENANCE FACILITY



'BEFORE' AND 'AFTER' VIEWS FROM JORDAN

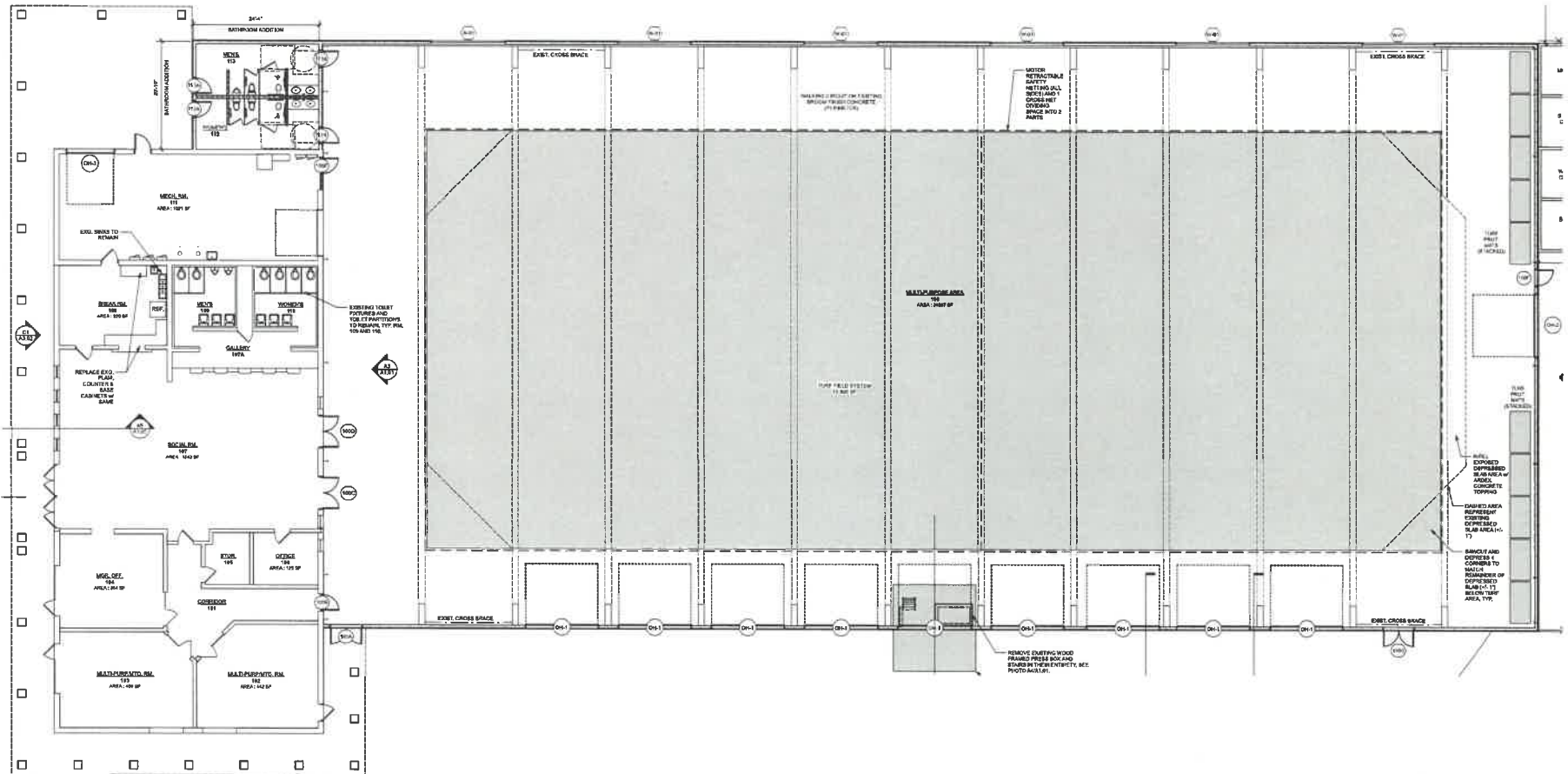


3D VIEW

SCENARIO

A

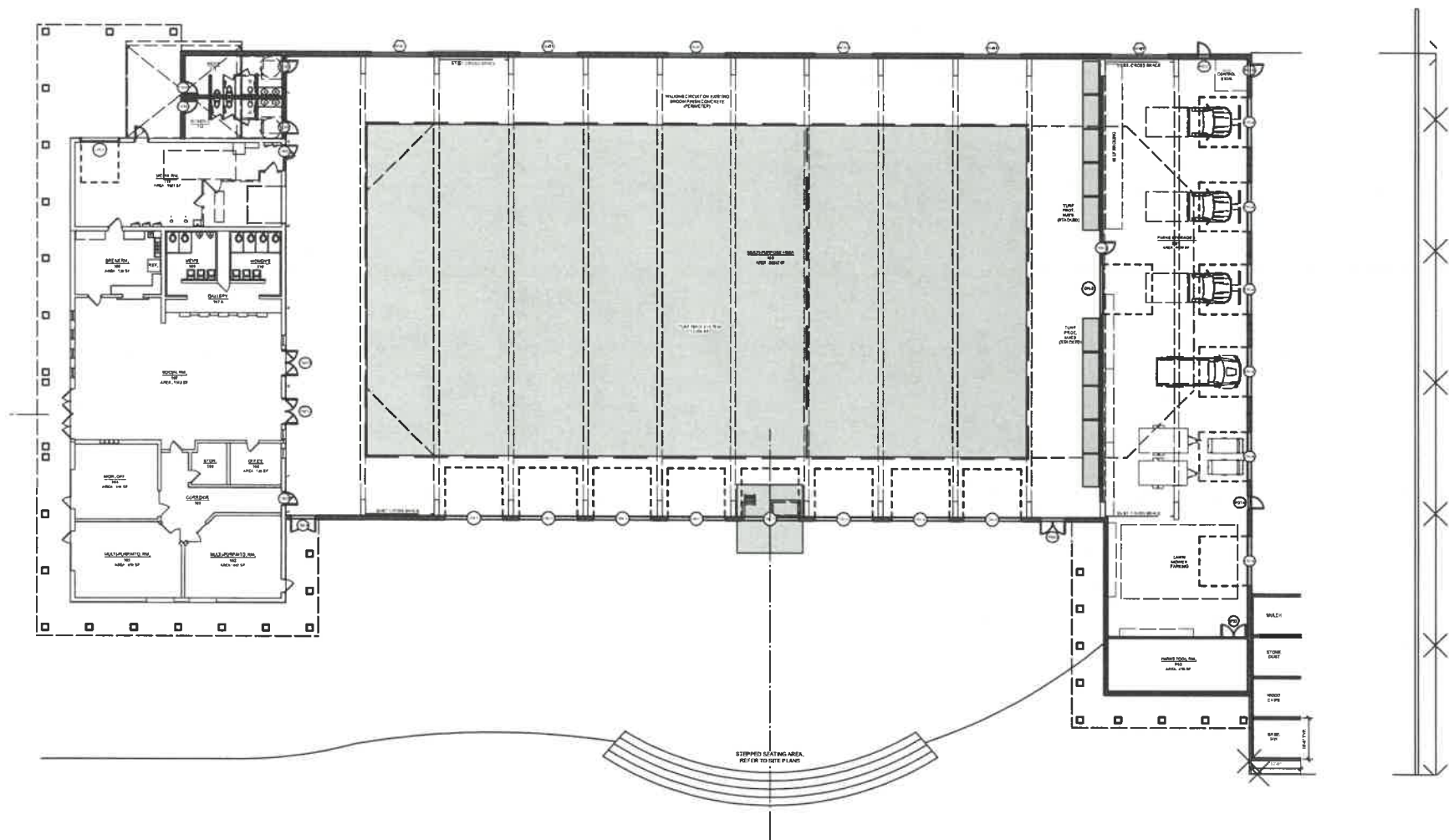
PROJECT #1 - NEW PARKS MAINTENANCE FACILITY



SCENARIO

A

PROJECT #2 – PAVILION UPGRADES + BATHRM. ADDITION



PROJECT #1 + 2 – PAVILION UPGRADES + BATHRM. ADDITION
w/ PARKS MAINTENANCE FACILITY INCORPORATED

SCENARIO
B



EXISTING PHOTOS



SOUTH FAÇADE OF EXISTING PAVILION



EAST FAÇADE OF PAVILION

SCENARIO

A

PROJECT #2 - AUSTIN PAVILION RENOVATION



INTERIOR
3D VIEW



3D VIEW

PROJECT #2 - AUSTIN PAVILION RENOVATION

POSSIBLE FUNDING SOURCES

ARPA FUNDS – Approx. \$400,000

SALE OF FENNELL STREET PROPERTY – Approx. \$413,000

EXISTING TOWN BUDGETED FUNDS

(Paving, Tennis, Signage, Rec. Reserves) – Approx. \$300,000

DONATIONS – Amount TBD

(SKANEATELES PARKS AND CONSERVATION FUND held for the Town by the CNY Community Foundation)

FEDERAL, STATE OR LOCAL GRANTS – Amount TBD

PUBLIC BOND – Amount TBD

FUNDING SOURCES

PROJECT #1:

Pricing below includes Scenario A for Park's Building

SCENARIO A PARKS MAINTENANCE FACILITY + SITE WORK: \$2,842,000

NEW EXTERIOR PICKLEBALL COURTS: \$381,000

RECONSTRUCT TENNIS COURTS: \$688,000

RESURFACE AUSTIN PARK WALKING PATH: \$49,000 (Town provides labor)

TOWN WIDE SIGNAGE PROJECT: \$300,000

PRELIM. ESTIMATED CONSTRUCTION COST: **\$4,260,000** (includes 10% design conting.,
5% bid conting. and 3.9% escalation)

PRELIM. ESTIMATED PROJECT COST: **\$5,400,000** (includes 5% project conting.)

PROJECT PHASES + PRELIMINARY ESTIMATES

PROJECT #2:

AUSTIN PAVILION RENOVATION (INT. & EXT), AUSTIN PAVILION OUTDOOR ACCESSIBLE PUBLIC
BATHROOM ADDITION, AUSTIN PAVILION EXTERIOR STEPPED SEATING AREA

PAVILION RENOVATIONS + SITE WORK:	\$6,752,000
NEW TOILET ADDITION:	\$555,000
<u>SOUTH PARKING LOT REBUILD</u>	<u>\$363,000 (Town provides labor)</u>
PRELIM. ESTIMATED CONSTRUCTION COST:	\$7,670,000 (includes 10% design conting., 5% bid conting. and 3.9% escalation)
PRELIM. ESTIMATED PROJECT COST:	\$9,470,000 (includes 5% project contingency)

PROJECT PHASES + PRELIMINARY ESTIMATES

Actual tax impact will depend on amount bonded and interest rates at time.

Depending on future fundraising and grant funding, preliminary estimated
tax impact could range from:

Project #1 (Scenario A): \$11 - \$22 per \$100,000 of Assessed Value

Project #2 (Scenario A): \$24 - \$47 per \$100,000 of Assessed Value

Bonding options at present rates include

20-year bond @ approx. 4.25% or 30-year bond @ approx. 6.25%

SCENARIO

A

BONDING – PRELIMINARY TAX IMPACT

Further Schematic Design Project #1 and #2

- November 2022 – Next Public Meeting to review updated scenario

Project #1 – New Parks Maintenance Facility, Pickleball, Tennis, Walking Path

- Winter 2023 – Village Approvals, Town Board Approval and Final Design Documents (Phase includes future public meetings)
- Spring 2023 Bid (Parks Bldg. & Park Improvements).
- Summer - Winter 2023/24 Construction (Parks Bldg. & Park Improvements).

Project #2 - Austin Pavilion Renovation Project

- To follow Project #1

NEXT STEPS IN PROJECT SCHEDULE



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