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CITY OF CONCORD

New Hampshire's Main Street™

Finance

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Brian LeBrun, Deputy City Manager-Finance
DATE: April 22, 2025
SUBJECT: \$150,000 Beaver Meadow Parking Lot Supplemental Resolution (CIP #107)

Recommendation

Accept this report recommending appropriation of \$150,000 the Beaver Meadow Parking Lot Project (CIP #107).

Background

In June 2024, the City Council authorized the expenditure of \$900,000 to replace the Beaver Meadow Golf Course parking lot.

Discussion

When the Fiscal Year 2025 capital budget was prepared, it was estimated that the Beaver Meadow Parking Lot Project would cost approximately \$900,000. As a result of the delay in pricing, an additional \$373,503 was required to support the parking lot as designed. Additionally, due to the scope of the project, it was determined that an Alteration of Terrain permit would be needed from the New Hampshire Department of Environmental Services. A requirement of this permit was to create a retention pond in the vicinity of the event tent area to manage drainage from the new parking lot. Working in conjunction with the City's design team, H.L. Turner Group, Inc. and construction manager, Milestone Construction, and with the revised scope of work including the retention pond, revised pricing was solicited for the project.

Based on pricing received from earthwork and paving contractors, the Alteration of Terrain additional scope of work added \$263,340 to the cost of the project. The project as designed

produced a revised cost of \$1,536,843. Understanding that this cost was significantly higher than the budget.

In order to meet the requirements of the Alteration of Terrain permit and provide for a reasonable number of parking spaces to prevent cars from parking on the side of Beaver Meadow Drive during outings and events (to the greatest extent possible), the City worked with H.L. Turner Group and Milestone Construction to value engineer the project. The original plan called for 248 parking spaces to accommodate outings, players and other guests in transition from one event to another. The revised plan eliminates 102 spaces for overflow parking near the driving range and near the existing clubhouse facility, for a revised parking space count of 146 spaces. This is still much improved from the current 96 spaces and will accommodate most events.

The value engineered plan also eliminates the alternate items listed below. However, this request adds funding to Extend Snowmaking, 300' for \$43,000. This would be a donation from SkitheBeav if approved by City Council. All other items could be added at a later time. Including the cost of the Alteration of Terrain permit, the revised price for 146 spaces and in compliance with the permit requirements is \$1,048,863.

BMGC - Parking Lot Expansion	
<u>Alternates Items</u>	<u>Cost</u>
Add VE'd Sitework Back Into Contract	\$97,185
Increase Pavement From 3" - 4"	\$20,900
Vertical Granite Curbing @ Perimeter	\$37,620
Site Lighting	\$30,567
Extend Snowmaking 300'	\$42,825
Fencing	\$21,263
Balance Of Landscaping	\$15,567
Ball Shed Relocation	\$18,675
Facility Sign & Monumnet	\$28,209
Bike Racks	\$3,382
Benches	\$9,899
Information Sign	\$9,589
EV Charger Bases (EV Chargers NOT Incl	\$3,039
1" Wearing Course	\$41,800
Water & Sewer Work	\$107,635
Light Pole Bases	\$15,675
Remaining Granite Curb	<u>\$31,350</u>
Total	\$535,180
Project without alternates	\$1,001,663
Total Prjct with Alternates	\$1,536,843
Project without alternates	\$1,001,663
Extend Snowmaking 300'	\$42,825
Alteration of Terrain permit	<u>\$4,375</u>
Total	\$1,048,863