

Overall Site Development - Construction Progress

The mass grading and storm sewer installation for the eastern 2/3 of the park is substantially complete with only minor site stabilization activities occurring (erosion control BMPs). The installation of site utilities (water main and sanitary sewer) commenced in August. The water main is expected to be finished in September, but the sanitary sewer won't likely be finished until Spring (weather pending). The paving of the roads within the park will commence in Spring 2022 (following the installation of utilities) and be completed in Fall 2022.

A separate bid package for phase 1 tree installation is current being developed. The plan is to put it out for bid this winter for a Spring 2022 install. Multiple phases of tree installations are planned over the next 3 years.

Capehart Road Improvements – Design Updates

The design of the proposed 3-lane, rural section roadway is 95% complete and expected to be finished in September. Right-of-way and easement acquisition is ongoing and being handled by a Midwest Right-of-Way (JEO subconsultant) on behalf of the City and County. The tentative plan is to bid the project in November so that roadway construction can begin in Spring 2022 and be completed within the calendar year.

Due to the existing soil conditions, it is being recommended to surcharge (soil stockpile) portions along the roadway alignment. This pre-work is planned for this Fall and will result in Capehart Road being closed (from the west park entrance through the 204th Street intersection).

Ballfields and Passive Park – Design Updates

The design of the ballfields is complete and currently being advertised for bids. The bid opening is set for Tuesday, September 28th at 2:00 PM. We have developed a bid form with multiple bid alternates (lighting, infield upgrades, warning tracks, batting cages, etc.) that will be evaluated against the available budget once bids are received.

The design team has continued to refine the design concepts for the passive park components (pond, amphitheater, dog park, disc golf, etc.) and is working on the plans and updated cost estimates. The intent is to finalize the design of passive park elements by the end of 2021 so that the bid packages can be issued throughout 2022 in coordination with the other construction activities occurring onsite.

Community Recreation and Aquatics Facility – Design Updates

The design of the Community Recreation and Aquatics facility has been ongoing with regular meetings between the design team and Contractor (MCL). The Contractor provided an initial Guarantee Maximum Price (GMP) to construct the facility based on the 70% design documents which is well over the available budget. The Contractor and design team have identified several possible changes that are being further evaluated for cost savings potential and will be meeting with City and School leadership to make decisions on how best to proceed given the budget constraints and current labor/materials market.

Other Items

JEO and Big Muddy Workshop (JEO subconsultant) are working to update the 2-D Master Plan of the Gretna Crossing Park reflecting the changes that have been made throughout the design process. We hope to have this available for distribution and public use by the end of September.