

Agenda

Documents:

[3-15-2021 WORK SESSION AGENDA.PDF](#)

Item 2 - Unity Park Update

Documents:

[2 - UNITY PARK UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, March 15, 2021
3:00 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

**Telephone: 1-415-655-0002
WebEx Event Number: 129 571 6723**

**Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive**

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

AGENDA

ATTENDEES:

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

- | | | |
|-----------|--------------------------|------------------|
| 1. | Call to Order | 3:00 p.m. |
| 2. | Unity Park Update | 3:00 p.m. |
| 3. | Adjourn | 5:00 p.m. |



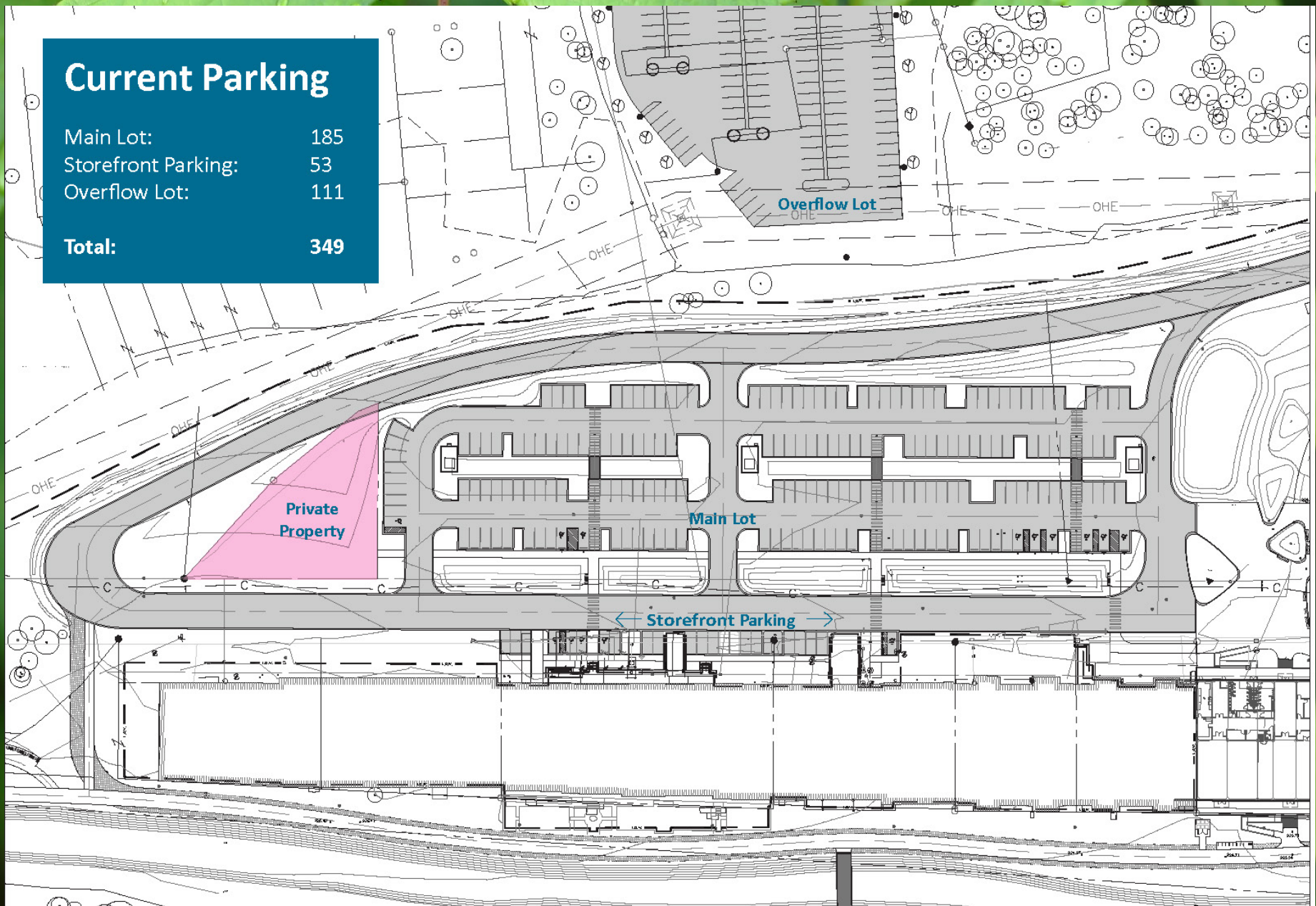
Agenda

1. Introduction/Overview
2. Phase 1
 - a. Design Updates
 - b. Construction Update and Schedule
 - c. River Restoration
 - d. Fundraising and Donor Recognition
 - e. Financial Update
3. Opportunities for Future Phases
 - a. Eastern Wetlands
 - b. Western Wetlands
 - c. Tower
 - d. Park Maintenance Facility



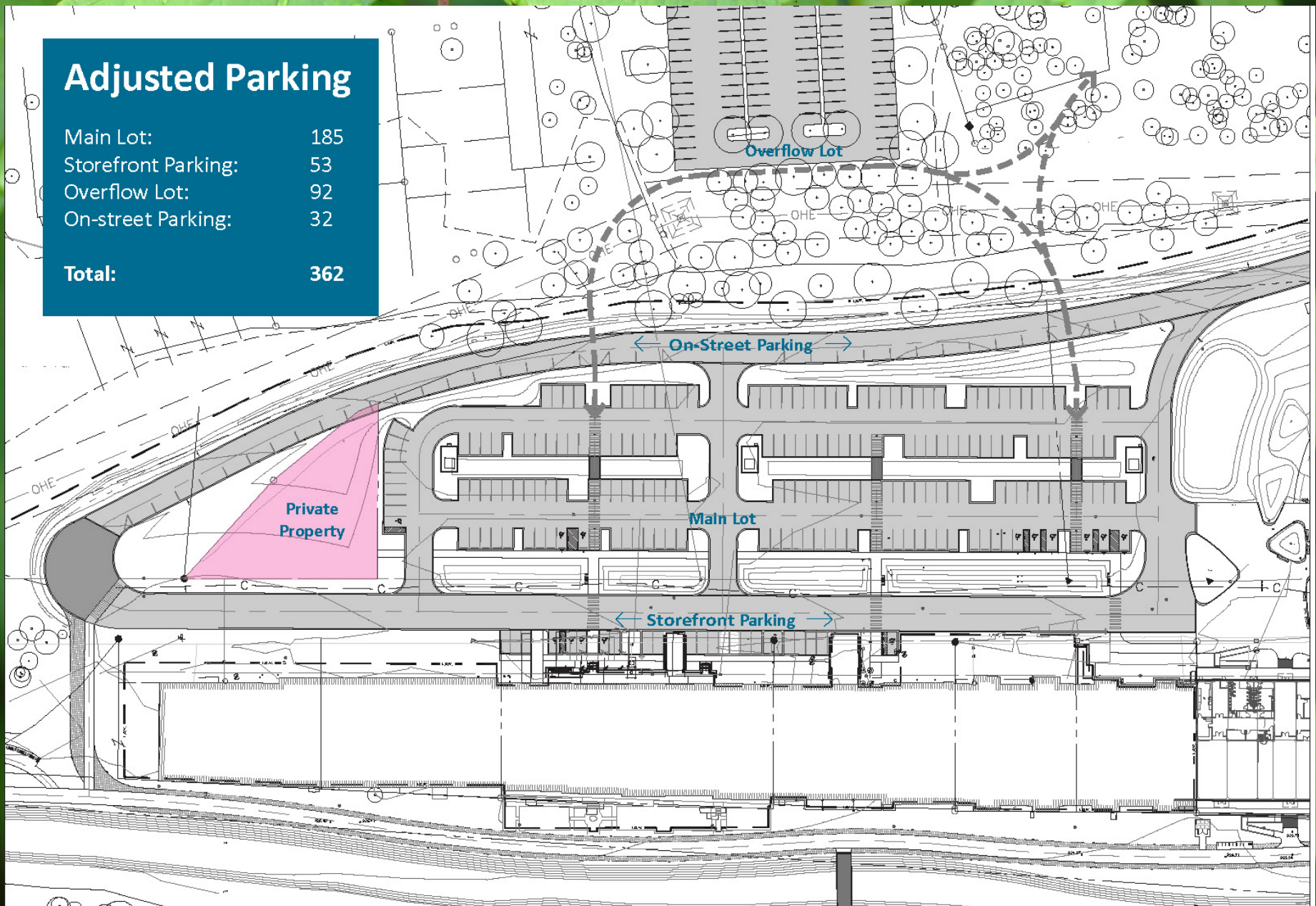
Current Parking

Main Lot:	185
Storefront Parking:	53
Overflow Lot:	111
Total:	349



Adjusted Parking

Main Lot:	185
Storefront Parking:	53
Overflow Lot:	92
On-street Parking:	32
Total:	362

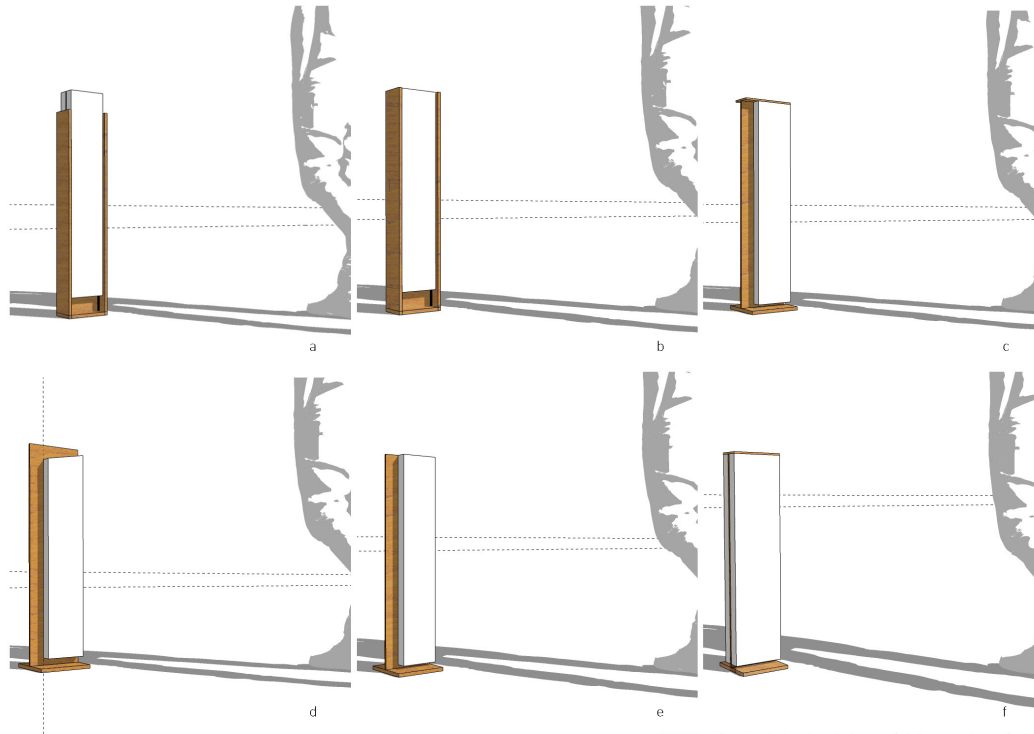






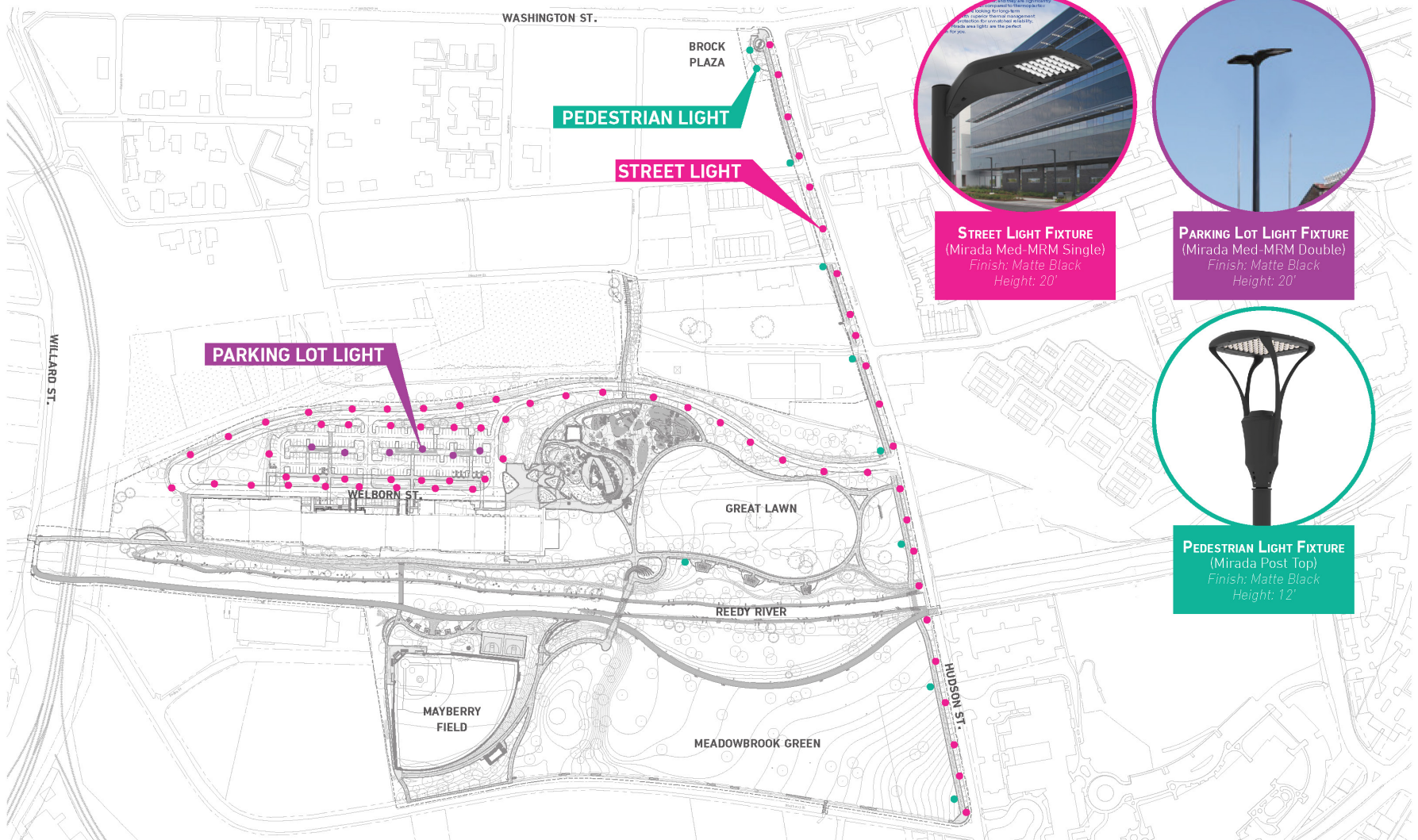
UNITY PARK

PARKING STRATEGY - WELBORN STREET BOLLARDS



NOTES: Standard structural shapes (plates, w-shapes) welded to base plate bolted to concrete footing. Cedar 2x6 accent boards bolted through with ss sex bolts (bolt pattern not shown). Approx 30" high.





UNITY PARK

Street & Parking Lot Light Fixtures

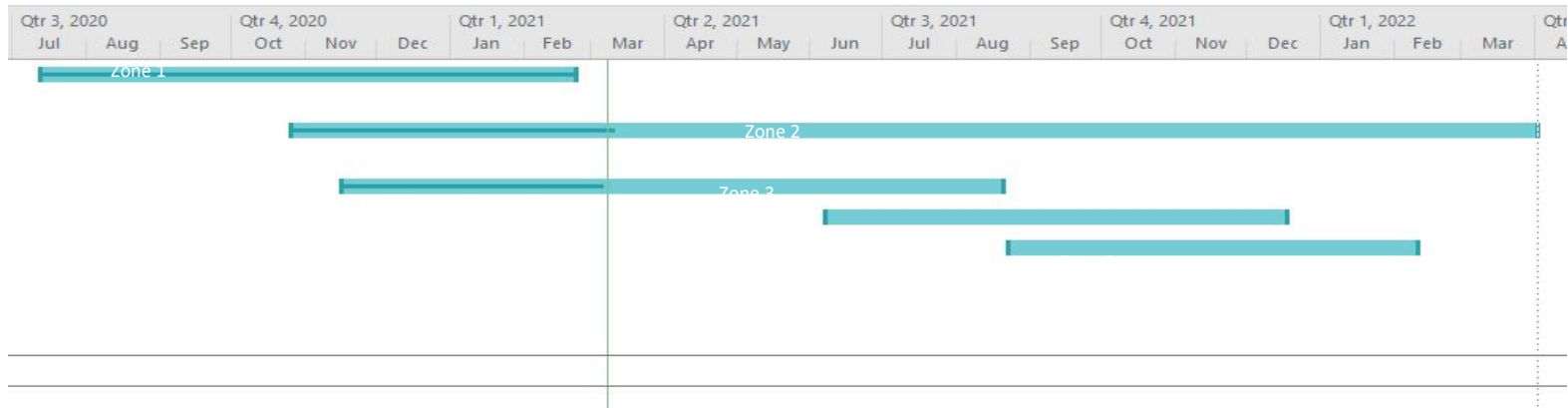
MKSK





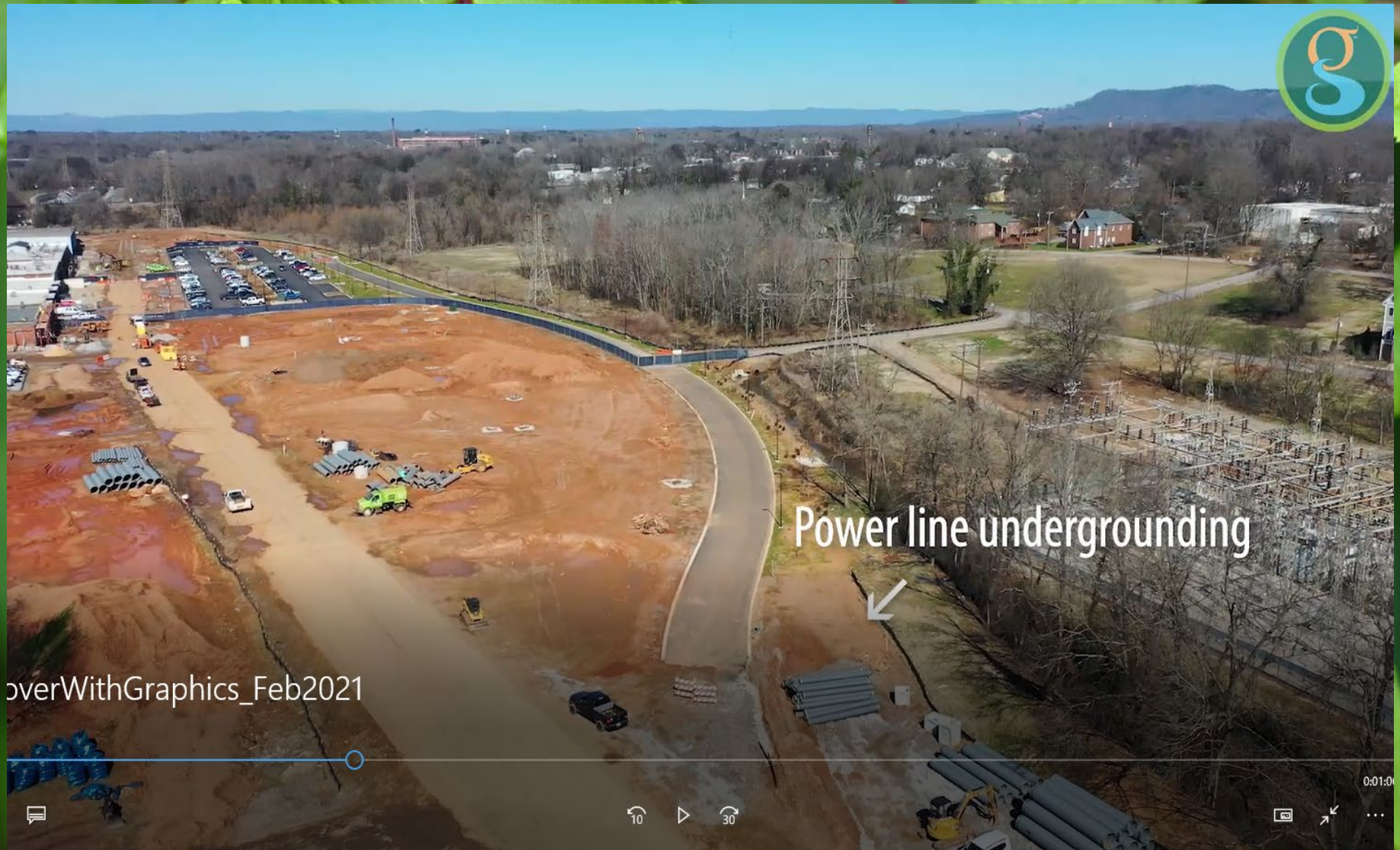
Unity Park Construction Sequence

Construction Zone	Start Date	Completion Date	Status
(ZONE 1) Selective Earth Work, Erosion Controls, Welborn Street & Parking	13-Jul-2020	22-Feb-2021	Complete
(ZONE 2) Major Earthwork, River Restoration, Bridges, Landscape & Hardscape	26-Oct-2020	01-April-2022	Ongoing
(ZONE 3) Visitor Center	16-Nov-2020	20-Aug-2021	Ongoing
(ZONE 4) Spray ground/ Playground & Bathroom	7-Jun-2021	17-Dec-2021	
(ZONE 5) Mayberry Field & Restroom	23-Aug-2021	10-Feb-2022	





Laydown area for ReWa
sewer improvement work



Power line undergrounding

overWithGraphics_Feb2021









Nassau Street access



overWithGraphics_Feb2021



overWithGraphics_Feb2021



Future site of Destination Playground
and Splashground



lyoverWithGraphics_Dec2019

10:33

0:00:56









↑
Site of Visitors Center
and Gathering Hall

yoverWithGraphics_Dec2019









Public parking



UNITY PARK

WELBORN SQUARE





Mayberry Street





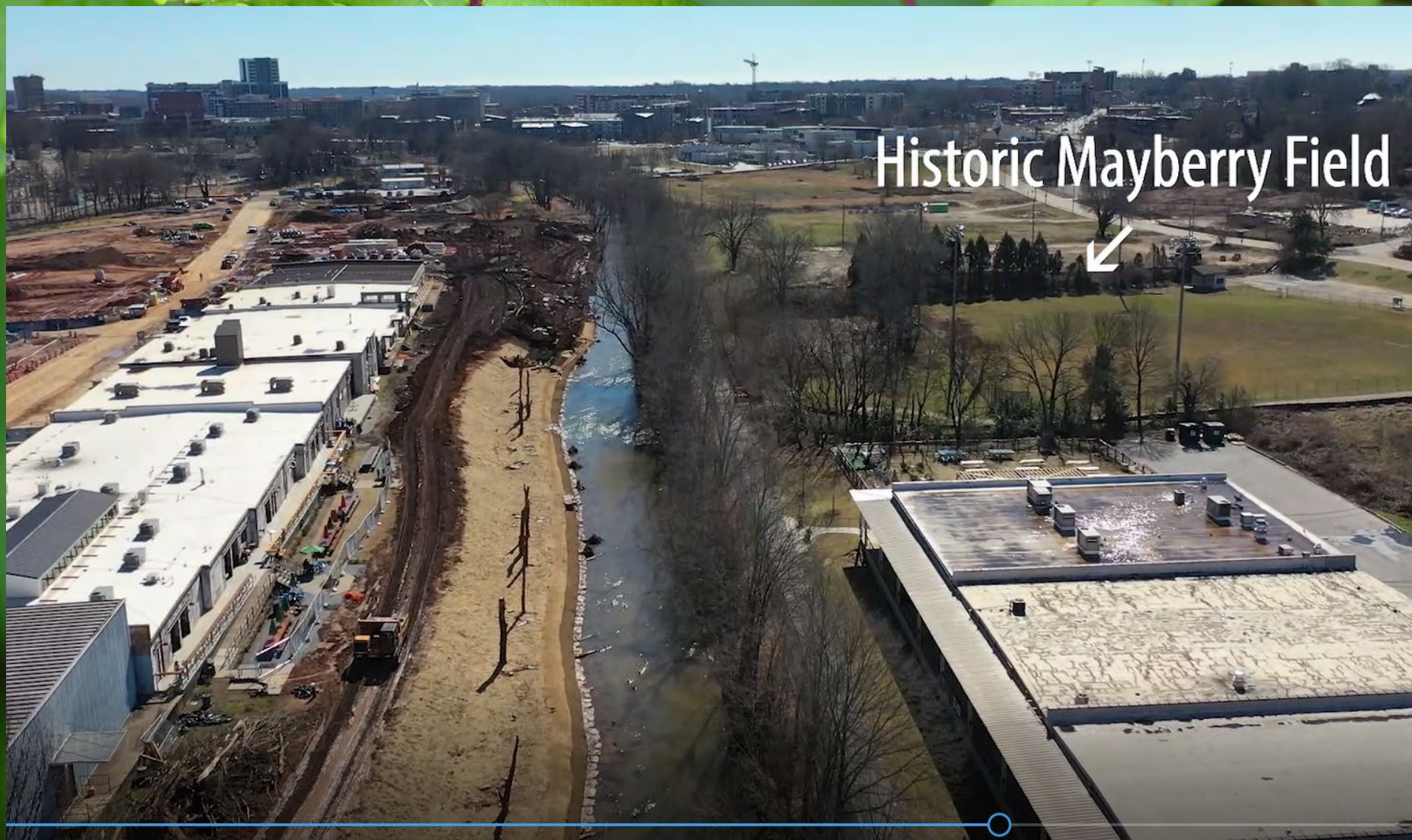




Historic Mayberry Field

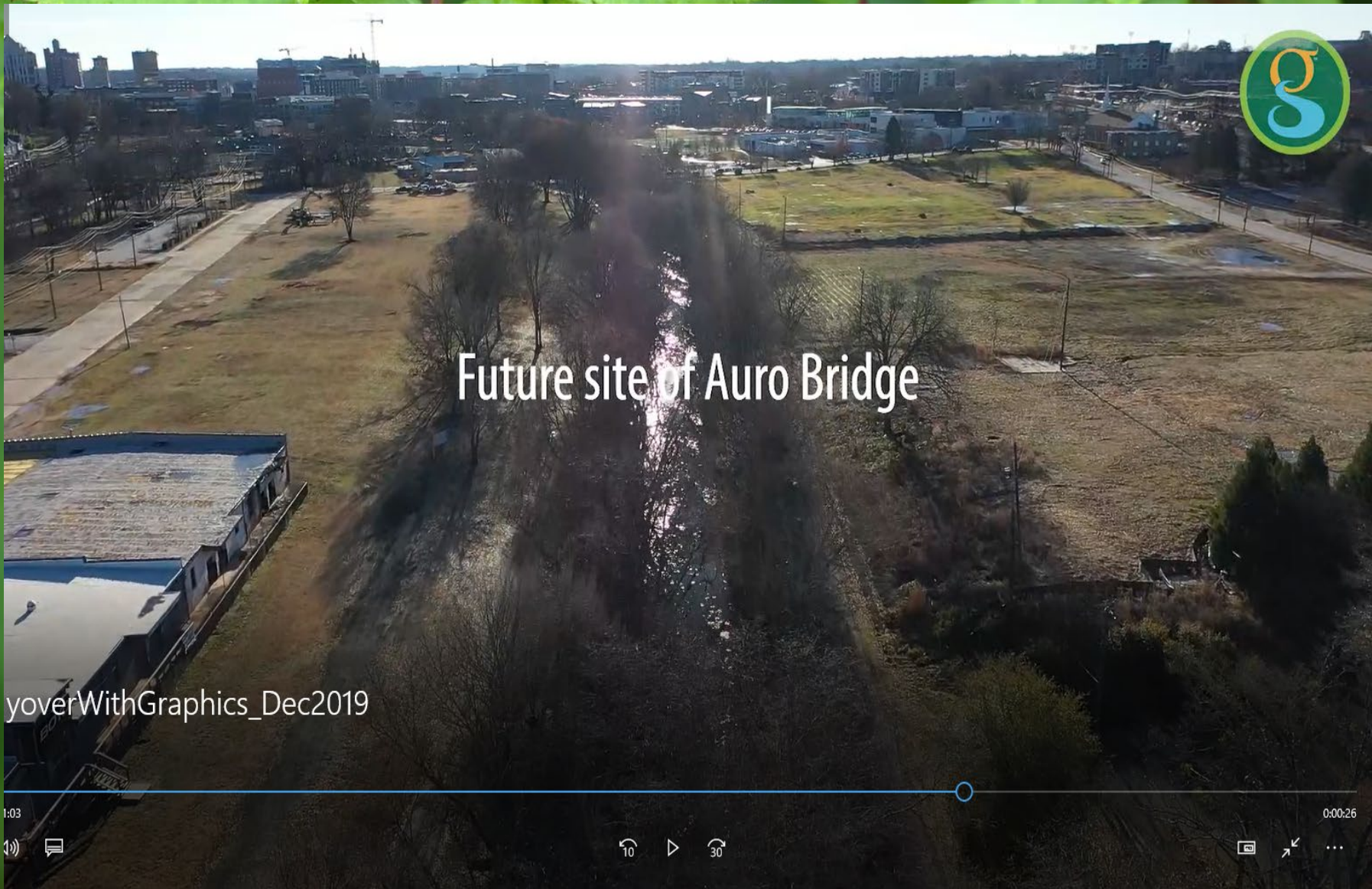


overW. Graphics Dec2019



Historic Mayberry Field







Future site of Auro Bridge

overWithGraphics_Feb2021



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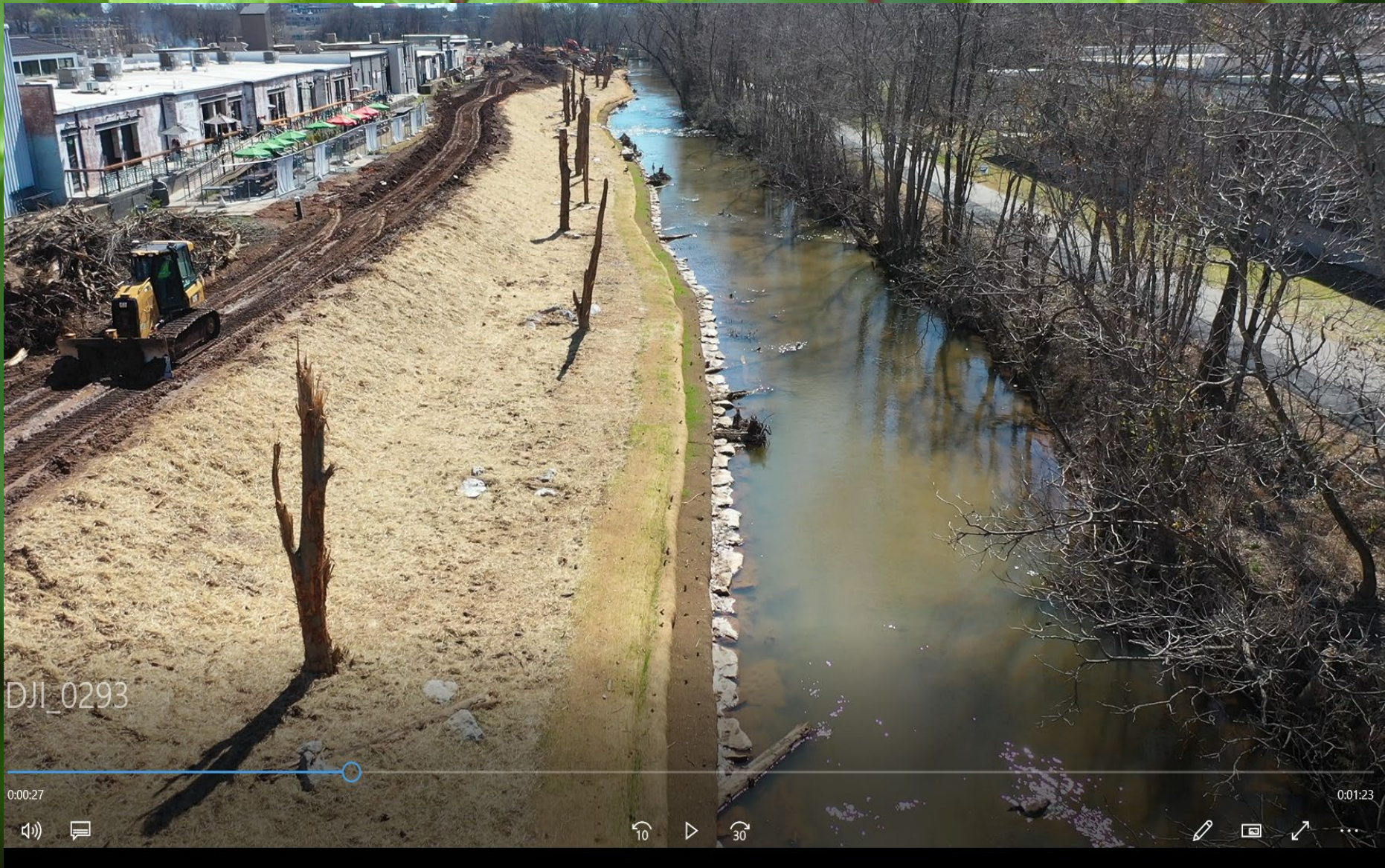






This half-mile section of the
Reedy River will be rehabilitated

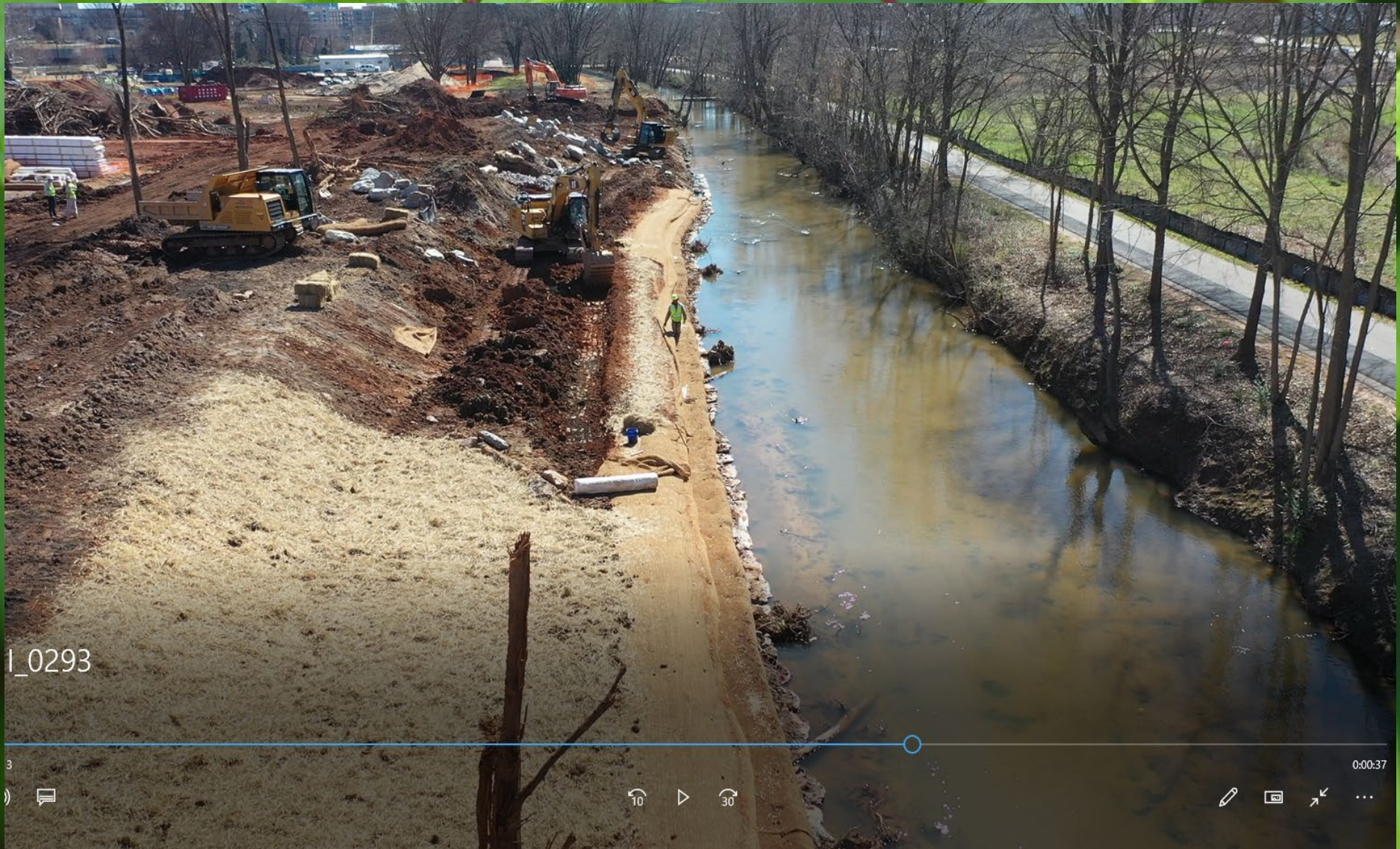






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Fundraising and Donor Recognition Updates



\$7.565 million

Phase 1 Contributions

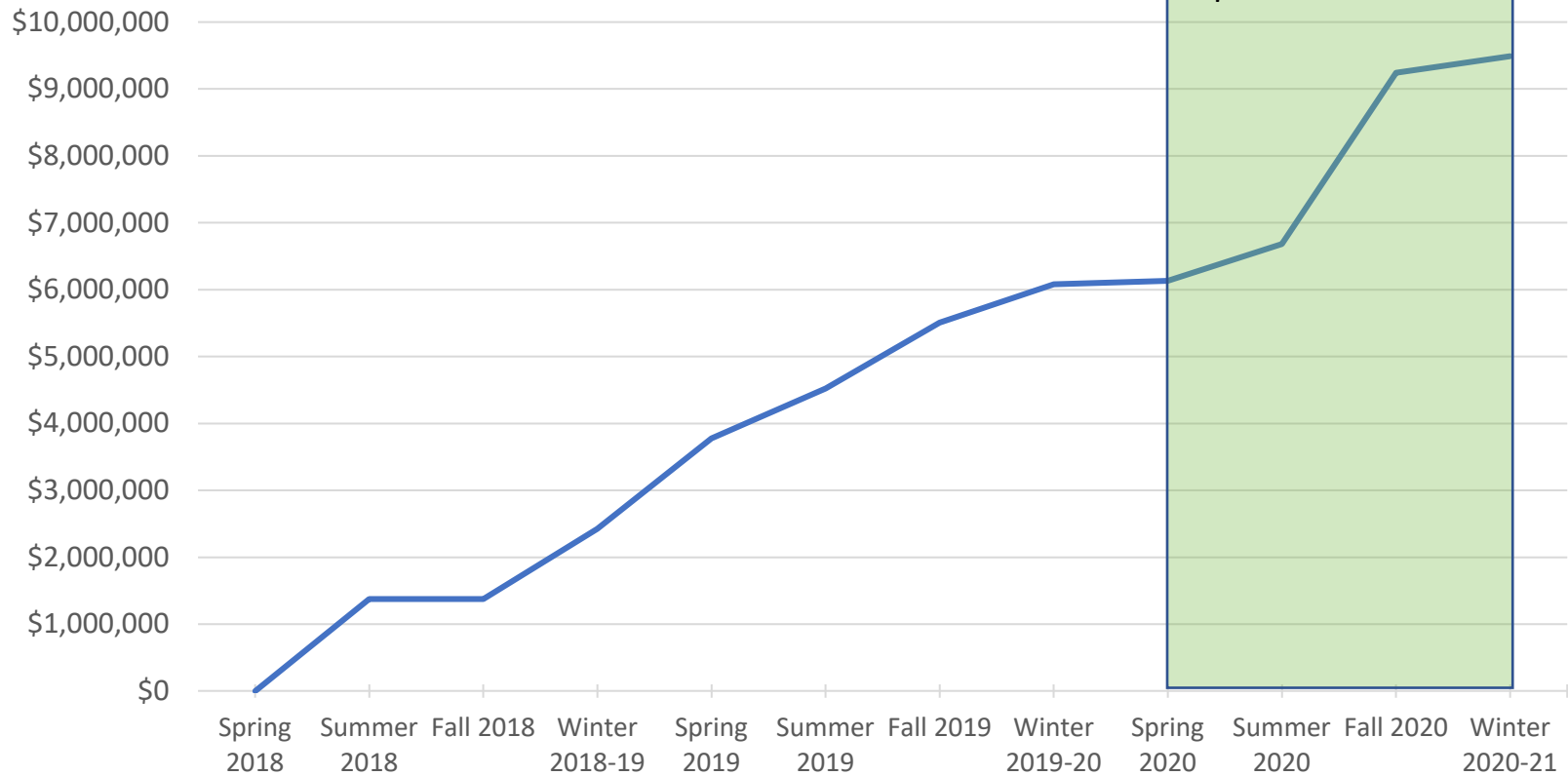
\$1.925 million

Phase 2 Contributions

\$740,000

In-Kind Contributions

\$10.23 million



Cash Fundraising

\$5.75 million in Phase 1 Naming Right Opportunities

Naming Rights Levels	Committed	Raised
\$1 million	2 of 2	\$2 million
\$500,000	4 of 4	\$2 million
\$250,000	7 of 7	\$1.75 million

Total: \$5.75 million
+ \$265,000
+ \$250,000

\$6.265 million (109%)

\$825,000 in Phase 1 Sponsorship Opportunities

Sponsorships	Committed	Raised
\$100,000	1 of 1	\$100,000
\$75,000	3 of 4	\$225,000
\$50,000	5 of 5	\$250,000
\$25,000	5 of 7	\$125,000

Total: \$700,000

+ children's music garden: \$150,000

+ Lila Mae Brock Plaza: \$220,000

\$1.07 million (153%)

\$6.265 million

Naming Rights

\$1.07 million

Sponsorships

\$230,000

Foundations, Small Gifts & Other Undesignated Funds

\$7.565 million





TOPICS

Project-to-date budget
Detailed Project Budgets
Fundraising Progress

Project-To-Date Budget

- Chart only includes appropriated revenue resources. Other items that require council action include:
 - Appropriation of additional donations and sponsorship revenue (see later slide) – will increase project capacity by \$3.14 million
 - Appropriation of Misc. Revenue – insurance recovery – will increase project capacity by \$141,400
 - Appropriation of additional HTAX bond revenue from successful bond sale – will increase project capacity by \$331,730
 - Appropriation of Undergrounding Projects

Total Funding, All Sources	Budgeted Funding
General Fund	18,677
HTAX Fund	48,023,418
Stormwater Fund	5,000,000
Grants and Contrubutions	349,225
Donations and Sponsorships	2,250,000
Sales and Misc.	742,566
Undergrounding Fund	2,017,005
Duke Match	1,283,826
Total	59,684,717

Total Expenses, All Sources	Budgeted Expenses	Spent/Committed	Balance
Planning/Design	6,657,933	6,657,932	1
ROW Acquisition	6,579,296	6,579,195	101
Construction	45,419,847	42,097,016	3,322,831
Project Management	159,874	159,874	0
Contingency	867,767	-	867,767
Total	59,684,717	55,494,017	4,190,700

Fundraising Progress

Project Phase	Current Pledges	Pledges Collected	Remaining Balance
Current Phase	\$7,565,000	\$2,870,470	\$4,694,530
Future Phases	\$1,925,000	\$510,000	\$1,415,000
Total	\$9,490,000	\$3,380,000	\$6,110,000

Current Phase Commitments - \$7,565,000

Future Phase Commitments - \$1,925,000

Available Inventory – Current Phase - \$125,000

Available Inventory – Wetlands - \$2,200,000

=====

Total Fundraising Potential - \$11,815,000

- Funds needed for FY22 bond payment (financed pledges) have already been received
- Approximately 36% of total pledged funds have been received

Project Contingency

- CMAR Budget had original contingency fund of \$1,500,000
- Changes to the project through January 2021 have increased the contingency fund by \$401,595 to \$2,170,277
 - Changes detailed in chart to the right
- City and Harper will split remaining contingency funds at the end of the project, with the City retaining 70% of the savings

<u>Item</u>	<u>Cost (+/-)</u>
Beginning Contingency	1,500,000
Alternate Lighting Design	296,047
River Design Changes	(173,000)
Paver Value Engineer	775,825
Stormwater Changes	(6,640)
Parking Lot Retaining Walls	(63,263)
Visitor Center Allowance	48,673
Unknown Buried Storage Tank Removal and fill	(8,015)
Site Design Changes	(43,012)
Mayberry Restroom	4,223
Site Electrical	(10,717)
Light Pole Extension	(7,500)
Visitor Center Outdoor Furniture	(15,318)
Visitor Center Hardscape	(14,064)
Bridge and Mayberry Hardscape	(24,615)
Visitor Center Interior Soils	(88,348)
Current Contingency	2,170,277



Opportunities for Future Phases





UNITY PARK - EASTERN WETLANDS



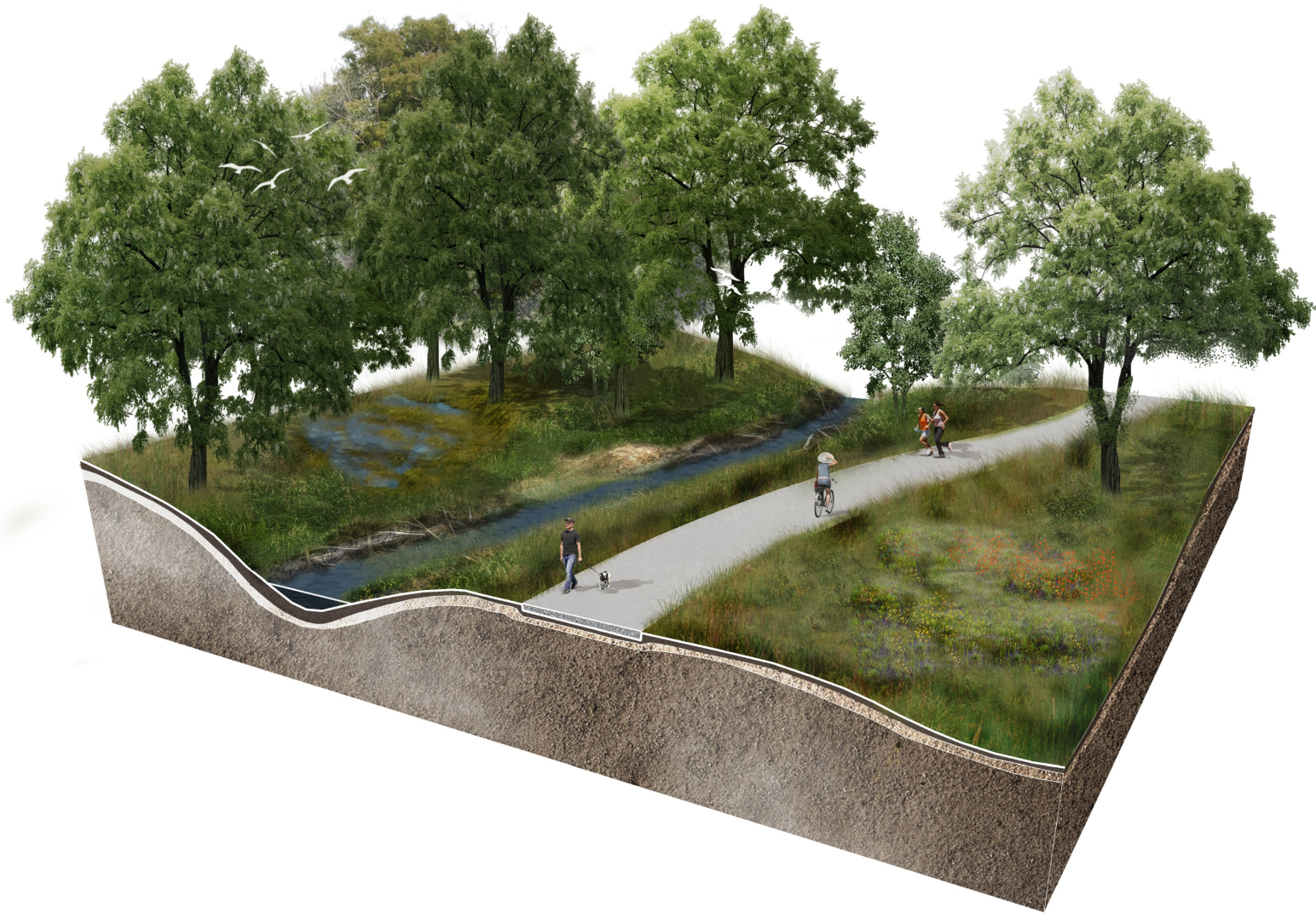
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UNITY PARK - EASTERN WETLANDS CONCEPT PLAN

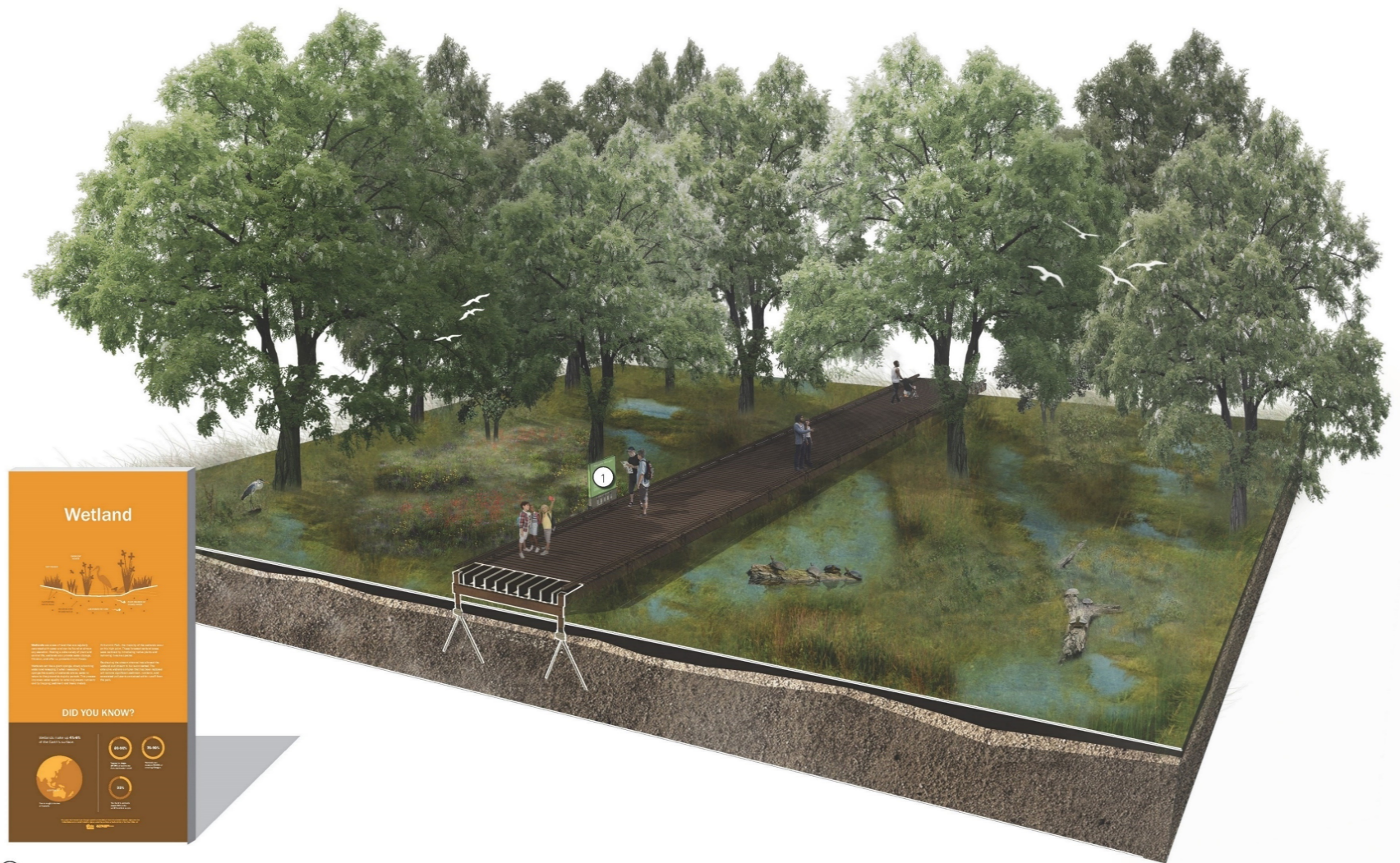


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STREAM RESTORATION

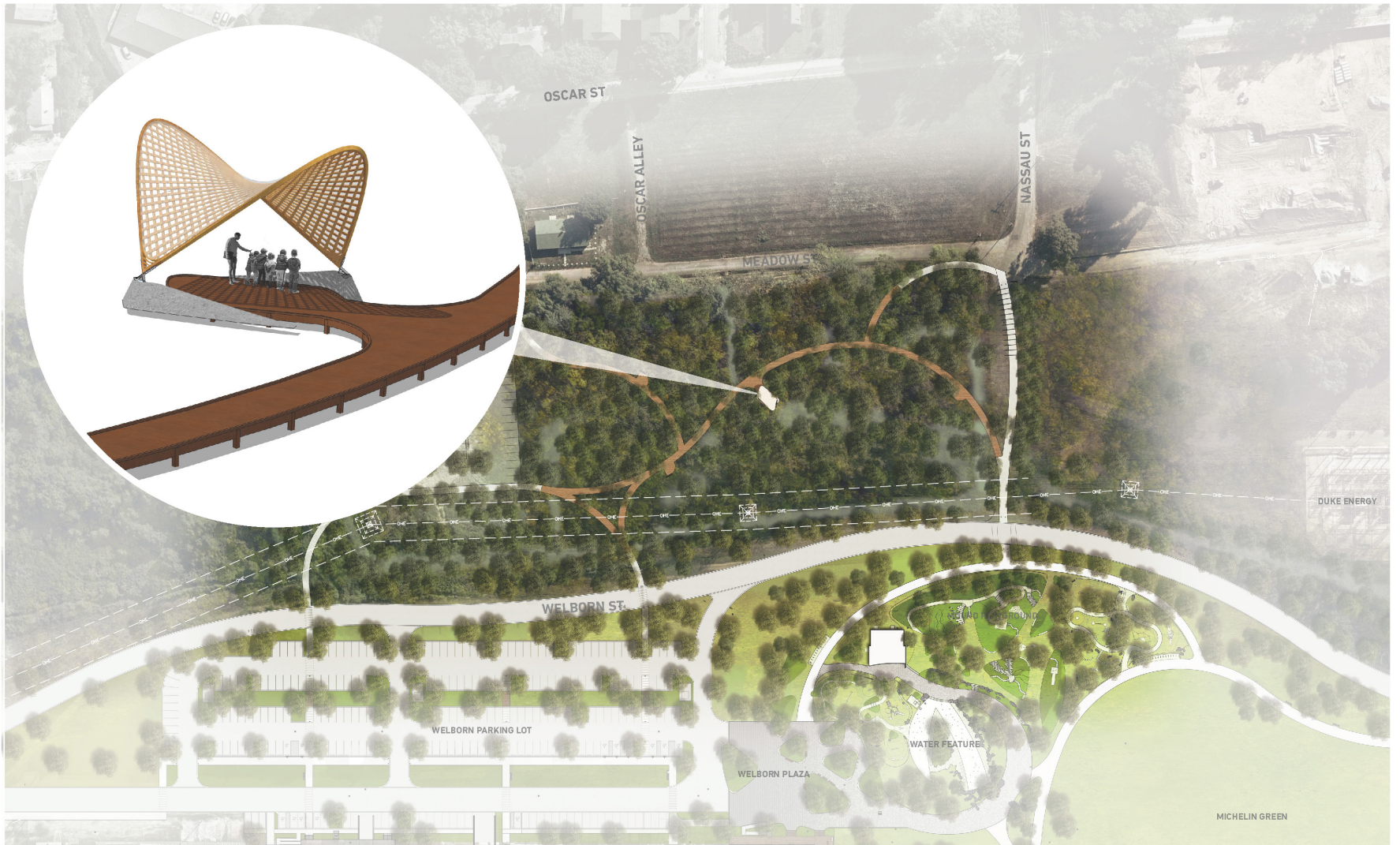
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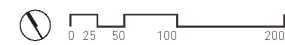
1 INTERPRETIVE SIGN PANEL (CONCEPTUAL)

INTERPRETIVE SIGNAGE

MKSK



WETLAND SHELTER



MKSK



WETLAND SHELTER

MKSK



ESTIMATED COST:

Design & Permitting - \$162,910

Construction – \$2.62M

\$625,000

Raised to Date

\$1.7 million

Active Discussions with Prospective Donors

\$500,000

Additional Naming Rights Opportunities

\$2.825 million





ESTIMATED COST:

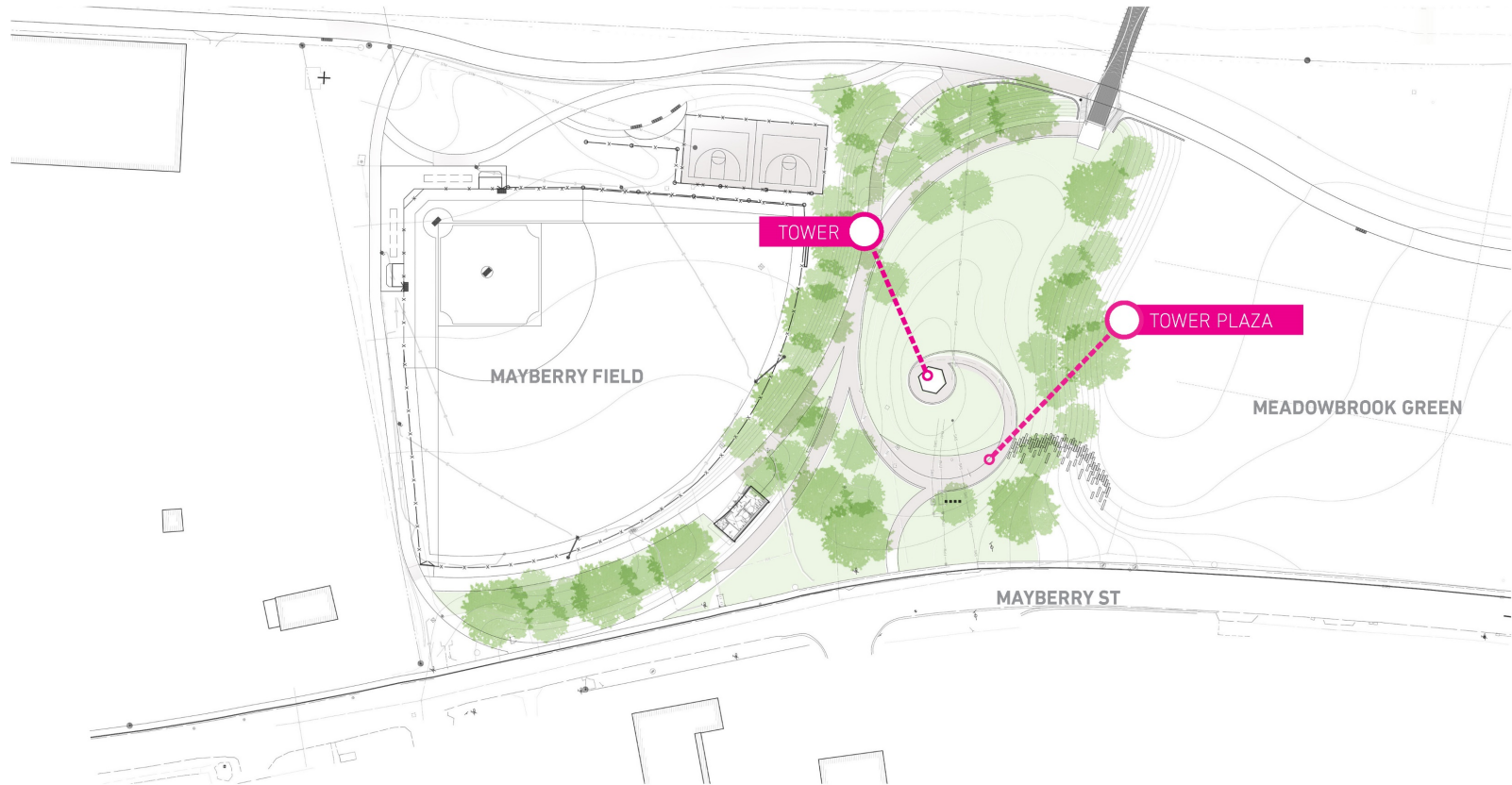
Design & Permitting - \$135,263

Construction – TBD



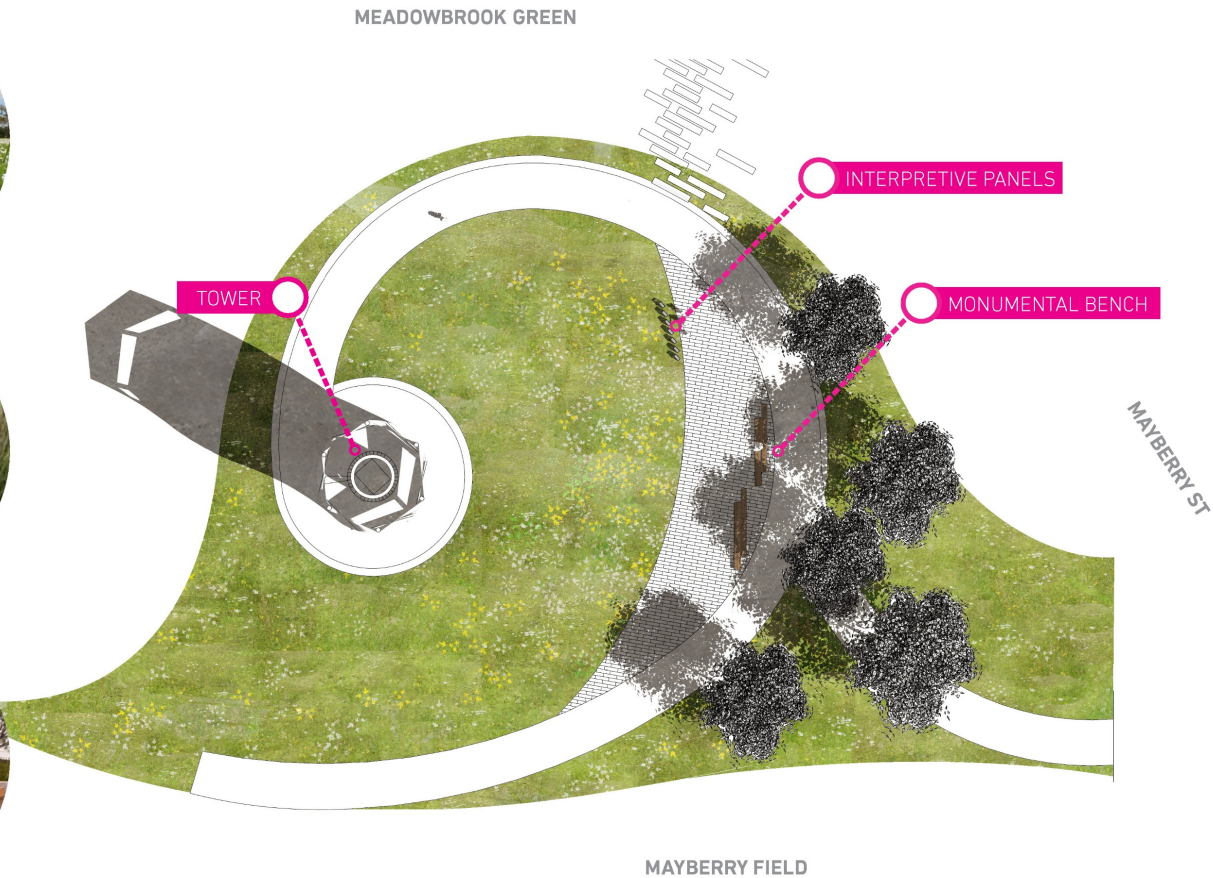
PROPOSED DESIGN

TOWER PLAZA



PROPOSED DESIGN

TOWER PLAZA





ESTIMATED COST:

Design & Permitting - \$590,875

Construction – *approx. \$8M*



\$1.3 million

Raised To Date for Plaza and Observation Deck

\$1.5 million

Active Discussions with Prospective Donors of Lead Gift

\$1 million

\$10,000 per step

\$500,000

Various Gifts

\$4.3 million

Proposed Fundraising Schedule

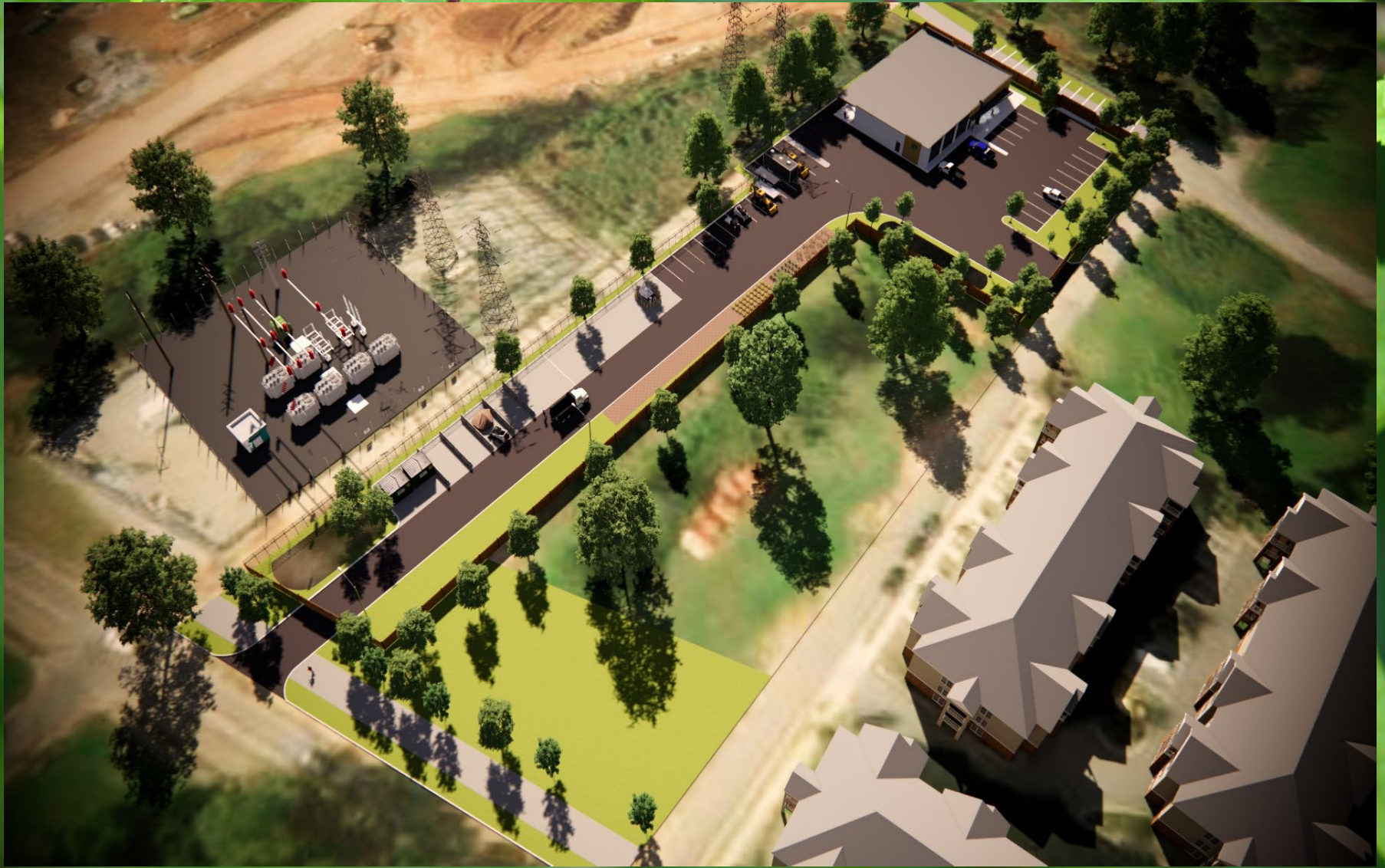
April & May – Design **marketing material**, develop **artist renderings**, plan **events**

June – Develop **donor presentations**, update **website**, finalize and print **brochures**

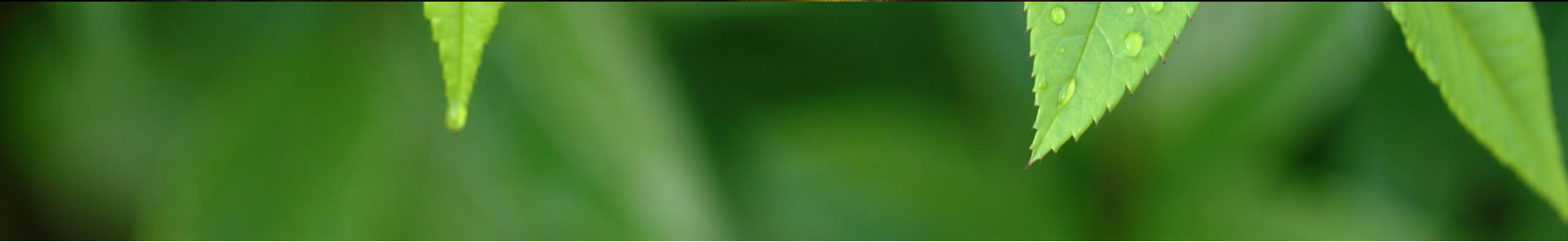
July 1 – May 31 – Kick off 11-month campaign culminating with **week-long Unity Park grand opening events** in spring 2022



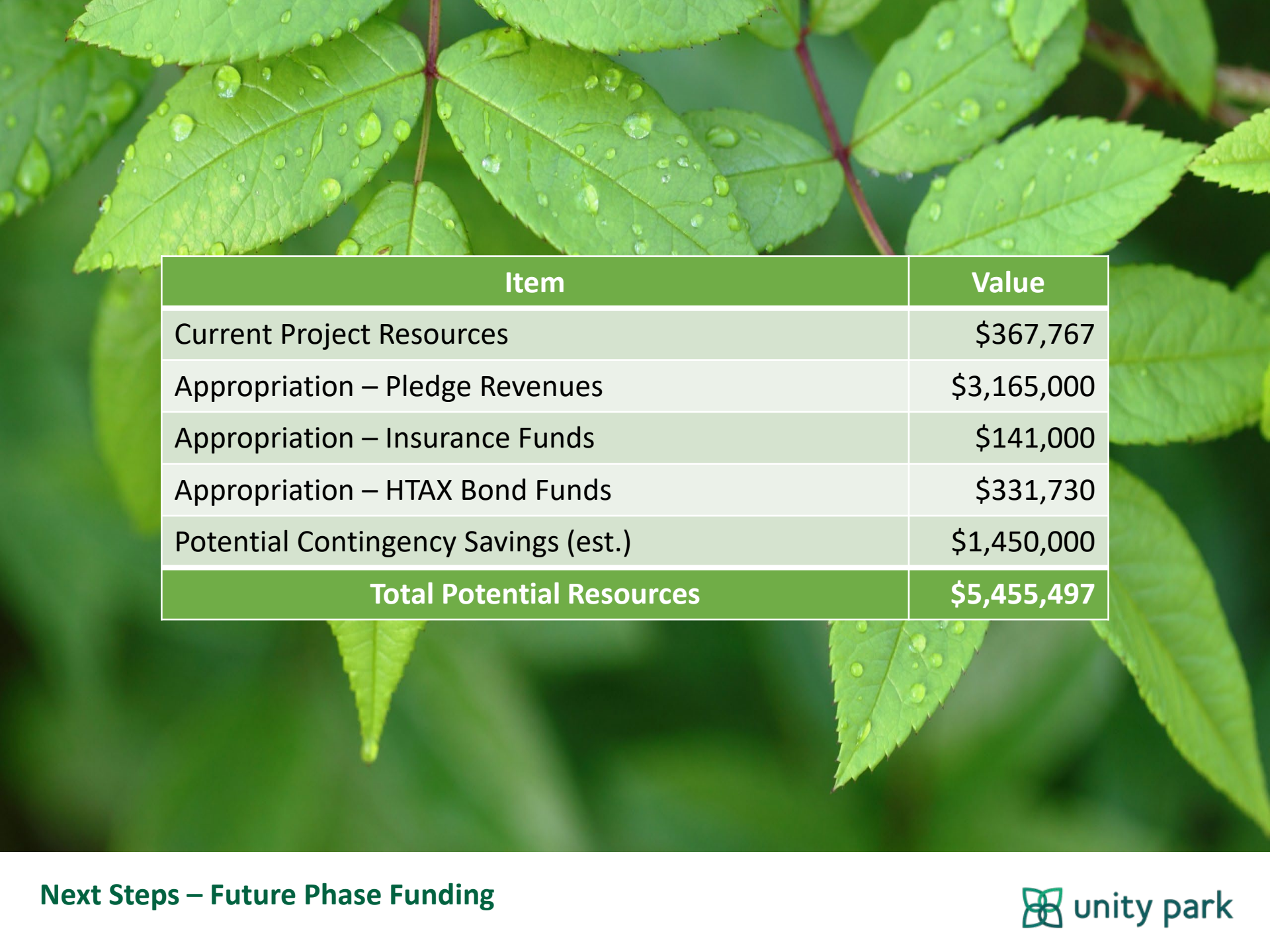












Item	Value
Current Project Resources	\$367,767
Appropriation – Pledge Revenues	\$3,165,000
Appropriation – Insurance Funds	\$141,000
Appropriation – HTAX Bond Funds	\$331,730
Potential Contingency Savings (est.)	\$1,450,000
Total Potential Resources	\$5,455,497

Item	Amount	Need
Eastern Wetlands	\$2,800,000	
Fundraising Commitments	\$625,000	
Fundraising Opportunity	\$2,200,000	
		(\$25,000)
Maintenance Facility	\$2,750,000	\$2,750,000
Property Acquisition (City Share)	\$1,500,000	\$1,500,000
Fundraising Contract	\$350,000	\$350,000
Tower Design + Construction	\$8,500,000	
Fundraising Commitments	\$1,300,000	
Fundraising Opportunity	\$3,000,000	
		\$4,250,000
Western Wetlands		
Design	\$170,000	\$170,000
Construction	TBD	TBD
Total Potential Resources - \$5,455,497		\$3,489,503

Next Steps – Future Phase Funding

Next Steps – Council Action

- Budget Appropriation Items – March/April
- Unity Park Future Operating Cost Impact - \$1.3m+
- Utility Undergrounding – Engineering proceeding, construction bidding and budget appropriation to follow as designs are completed
- Bond Drawdowns continue biweekly
 - \$5,939,424 has been drawn from HTAX Bond, \$29,675,576 remaining
 - \$728,954 has been drawn from Stormwater Bond, \$2,271,046 remaining
- Mayberry Street Property Development ROI

A close-up photograph of several green, serrated leaves, likely from a rose bush, covered in numerous small, clear water droplets. The leaves are vibrant green and have a slightly textured appearance. The background is a soft, out-of-focus green.

Discussion