ARCHIE ANDERSON PARK

Master Plan Update

November 2018

PARKS & RECREATION
CITY OF LONGVIEW

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ACKNOWLEDGEMENTS

We would like to thank all the contributors who assisted in formulating this update, including:

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SECTION 1

Introduction

Introduction

In 2011, the Archie Anderson Park Master Plan was a planning effort to introduce new amenities into the park system. The main focus of the 2011 planning process was enhancing the park to accommodate a large baseball facility, although decline in youth baseball participation was already underway in Longview. The 2011 Master Plan proposed the installation of additional baseball features; the provision of a water feature, community garden, and orchard area; and the construction of a community center.

The purpose of this study is to update the existing Master Plan for Archie Anderson Park, originally adopted in 2011, to reflect current standards and community needs. SCJ Alliance was hired as a consultant to evaluate the current needs of the City of Longview, stakeholders, and the community.

Assessment of the community's needs took place through a series of engagement efforts to determine the issues and deficiencies in the park's existing amenities, as well as the potential opportunities for improvement. The information gathered through the outreach effort was then put toward the creation of an updated Archie Anderson Park Master Plan that reflects the community's existing needs and wishes.

Project Vision and Goals

The vision and goals that were established as part of the 2011 Master Plan were used as a baseline for this update. The purpose of this update is not to transform Archie Anderson Park into a totally new environment. Rather, the aim of the current effort is to evaluate the existing facilities, make suggestions for reuse, and propose new elements that will contribute to the park's learning opportunities, everyday functions, and overall success. Thus, based on numerous discussions with the Parks and Recreation Department, the community partners, and the stakeholders, the following goals are applicable:

- Promote local park identity
- Connect the park to adjacent neighborhoods
- Balance the park's active and passive uses
- Provide a variety of experiences for a range of different age groups
- Provide accommodations for large groups and events
- Design the park to function all year round
- Provide multi-use building for indoor activities
- Improve pedestrian flows through the park
- Connect the park to the future Highlands Neighborhood Trail
- Provide a variety of educational opportunities
- Encourage outdoor learning
- Provide more parking

Existing school-age playground area

Existing Conditions

Archie Anderson Park is a 6.38 acre community park located on Alabama Street between 21st and 22nd Avenues. Over the years, Archie Anderson Park has transformed and been redeveloped consistent with the community's activity and recreational needs.

- Since 1990, the park has been used as an active recreation park with utilizing the need for baseball fields.
- From 1990 to 2000, an additional baseball field and a playground area were added to the park amenities to further promote active recreation.
- From 2000 to 2005, the basketball courts were constructed, and improvements were made to the baseball facilities, including equipment storage, fencing, and concession areas.
- From 2005 to 2013, Archie Anderson Park was at full build out with the addition of bleachers, batting cages, lights for the basketball court, and a connection to the newly constructed Highlands Neighborhood Trail.
- From 2013 to present, the park has transformed consistent with the decline in use of the baseball facilities – removing 3 of the 4 baseball fields, dugouts, baseball fencing, bleachers, and batting cages.

Existing baseball field with bleachers and dugout

1990–2000

Additional baseball field and playground area added

2000–2005

Basketball courts constructed; improvements made to baseball facilities

2005–2013

Bleachers and batting cages constructed; lights added to basketball courts; connection to new Highlands Neighborhood Trail constructed

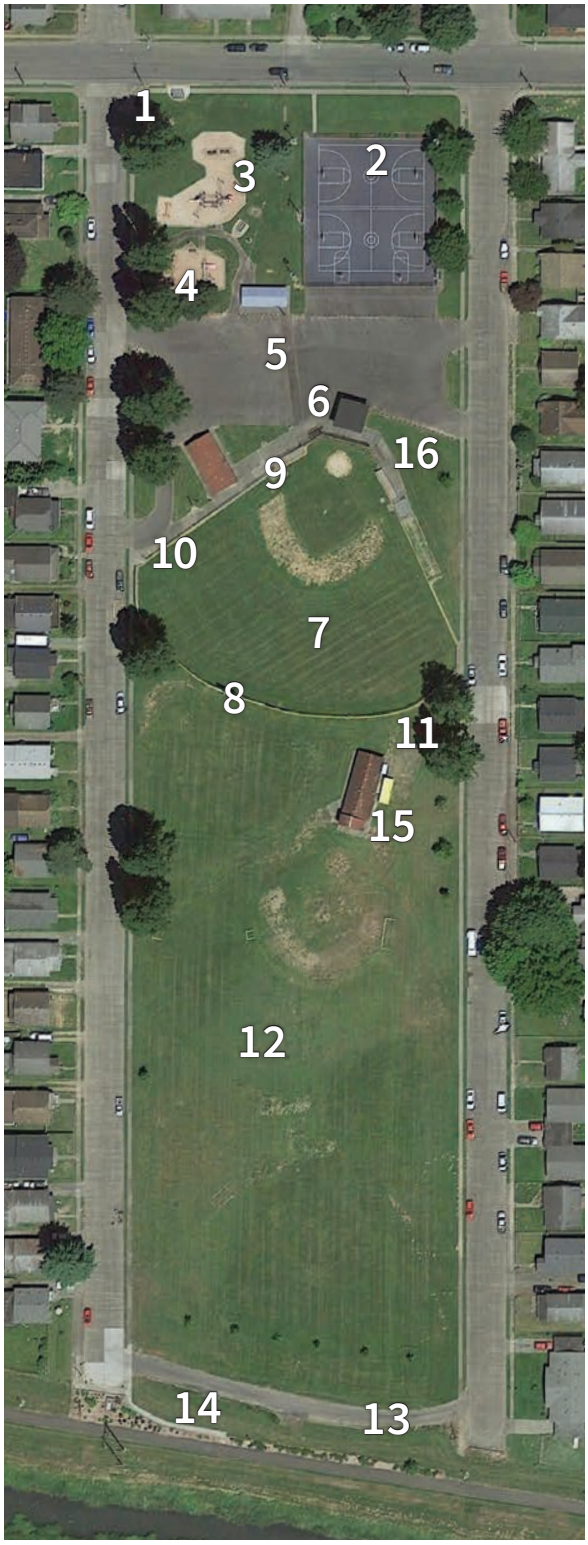
2013–present

Three of 4 baseball fields removed, including dugouts, fencing, bleachers, and batting cages

Figure 1 | Timeline of Recent Park Developments

Currently, the park offers the following amenities:

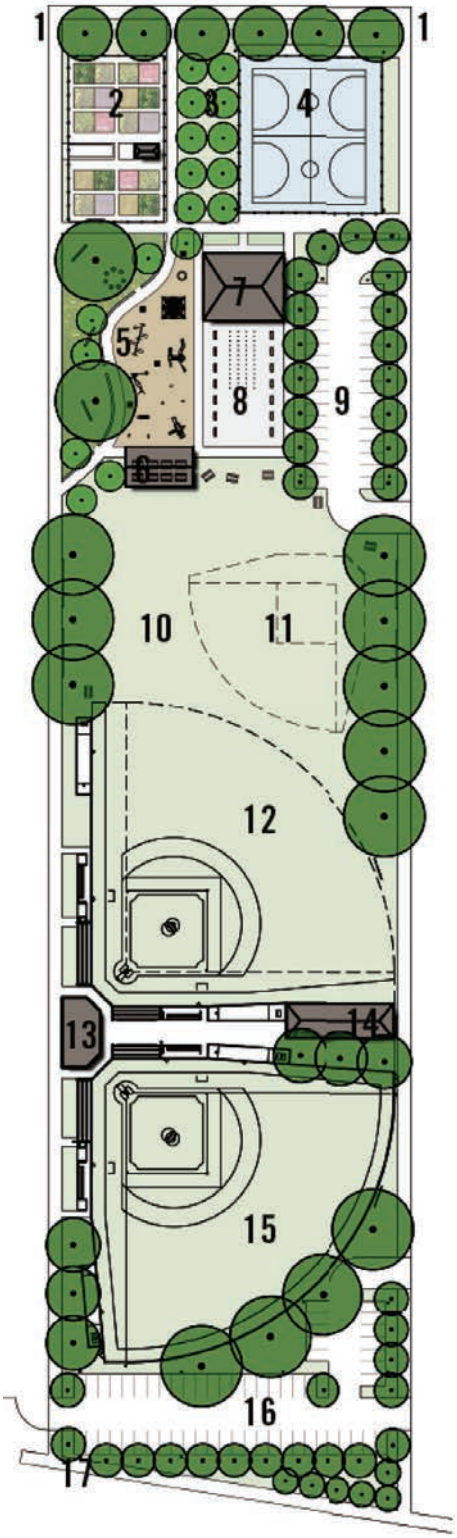
1. Park entrance sign
2. Lighted basketball courts
3. School age playground equipment
4. Toddler play area
5. Parking lot
6. Youth baseball clubhouse
7. Baseball field
8. Scoreboard
9. Dugouts
10. Baseball fencing
11. Snacks and batting cage area
12. Open lawn area
13. South access road
14. Connection to Highlands Neighborhood Trail
15. Lions' Den boxing club
16. Bleachers



Existing Master Plan

The 2011 Master Plan was developed through a rich involvement process to ensure it would reflect the local community's needs and values. This planning process, conducted from May–November 2010, included two workshops, draft and final designs, and delivery of the final Master Plan. The adopted Master Plan is illustrated in Figure 2.

In 2013, a planning effort for the Highlands Community Center was undertaken to further develop conceptual plans for the multi-use community building identified in the 2011 Master Plan. This planning effort also included an extensive public participation element, including stakeholder engagement and a community visioning workshop. The effort resulted in a detailed schematic design and site plan for the Highlands Community Center, which was adopted into the 2011 Archie Anderson Park Master Plan by amendment.

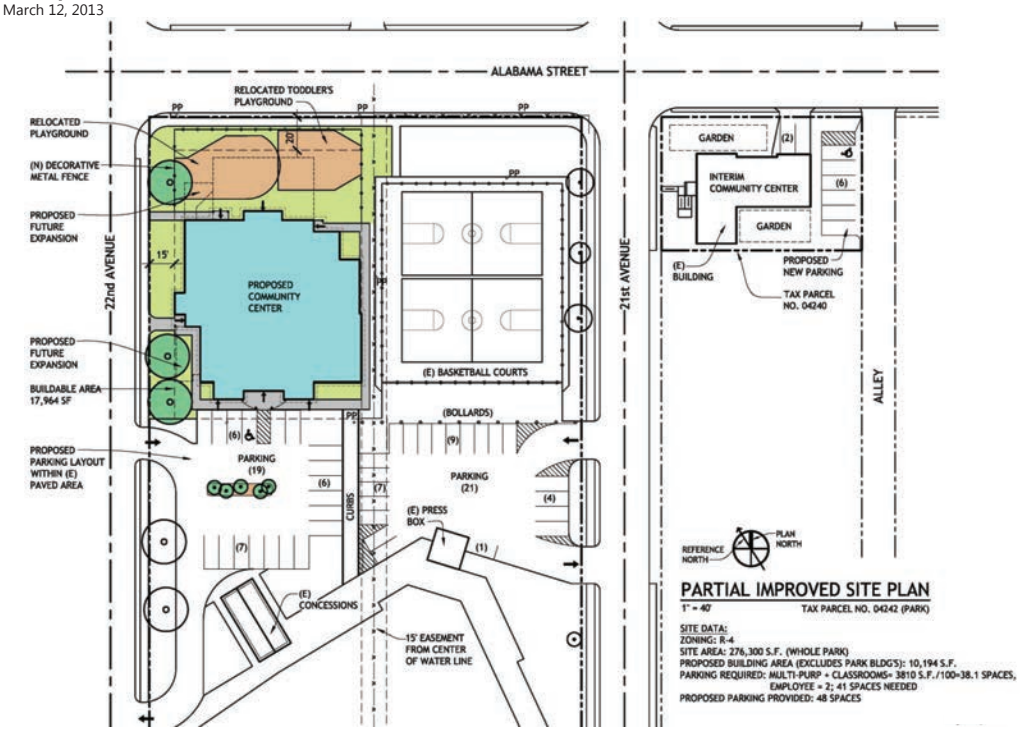


1. Main park entrances
2. Community garden
3. Orchard
4. Basketball courts
5. Play areas
6. Picnic shelter
7. Multi-use community building
8. Public plaza/water play area
9. North parking lot
10. Open lawn area
11. T-ball field
12. Majors-Minors field / rookie field
13. Concessions / press box / restroom
14. Batting cage / storage
15. Majors-Minors field
16. South parking lot
17. Highlands Neighborhood Trail trailhead

Figure 2 | Existing Master Plan (Adopted 2011)

Proposed Site Plan:

March 12, 2013



Proposed Community Center:

March 12, 2013

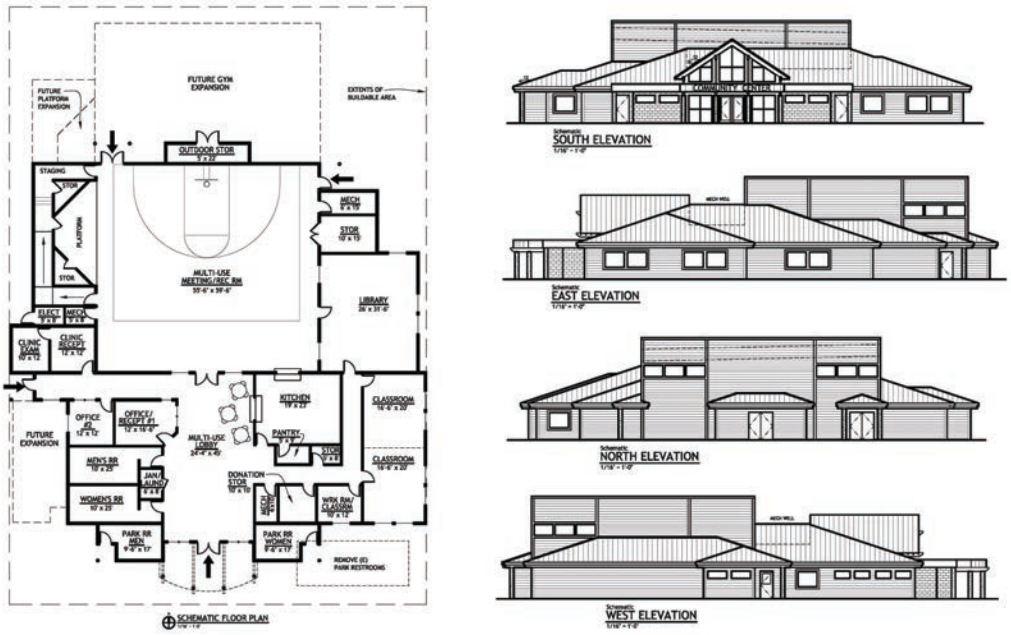


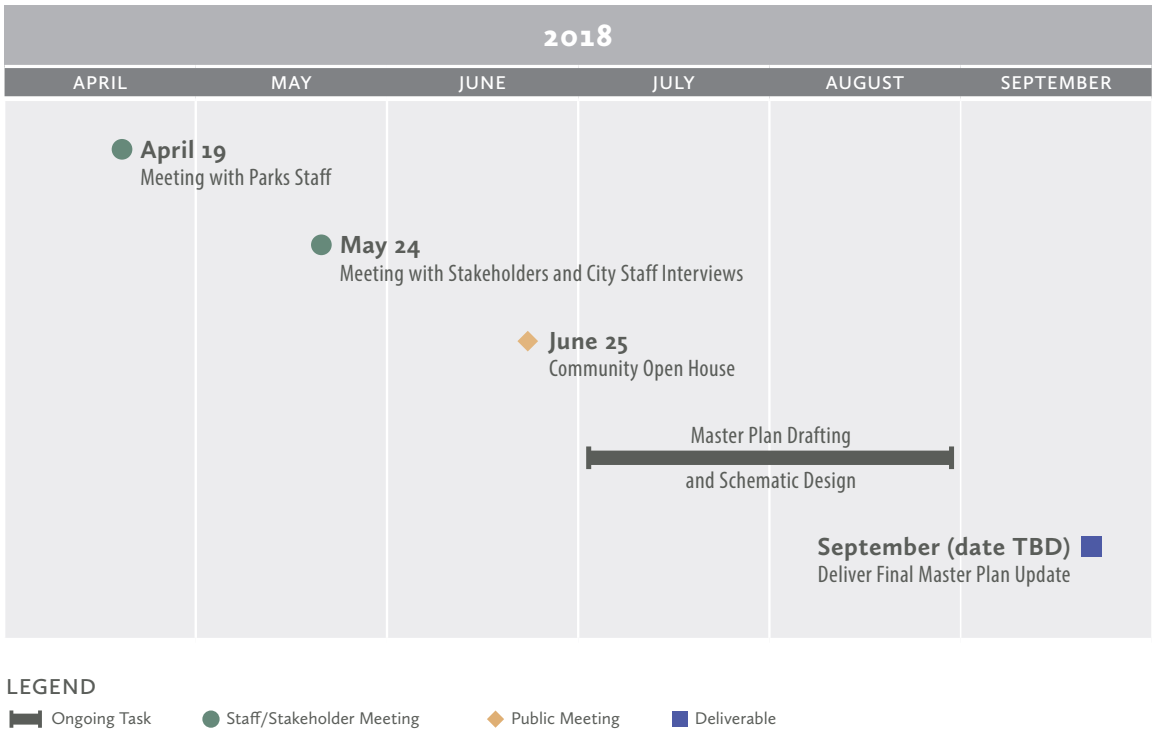
Figure 3 | Highlands Community Center Plan (Adopted 2013)

SECTION 2

Master Plan Update

Project Timeline

The planning process for this Master Plan Update was public and interactive. It took place over three months between April and July 2018.



Planning and Public Outreach

City of Longview Staff Meeting

On April 19, 2018, SCJ Alliance met with the City of Longview Parks and Recreation staff to discuss the existing conditions, existing usage, and projected future of Archie Anderson Park. From this meeting it was understood that youth baseball in the City of Longview is in decline, and therefore usage of the park for baseball games and tournaments is also in decline.

Consequently, the focus was on the future needs for Archie Anderson Park and the amenities that would best serve the Highlands Community. Amenities such as a covered pavilion, additional parking, and internal pedestrian walkways were discussed. The conversation further turned to park usership, maintenance, and security of the users and community.

A conceptual plan was drafted to address these items and is presented in Figure 6 (Concept 1).

Stakeholder Interviews

On May 24, 2018, stakeholder interviews were held with community businesses, community leaders, City of Longview staff, and community advocates to identify issues, opportunities,

and concerns regarding the existing park and a possible future update to the Master Plan. Discussion topics included:

- Amenities needed
- Amenities not needed
- Public safety concerns/issues
- Operation and maintenance issues
- Aesthetic and environmental issues
- Park facilities and phasing

A categorized summary of the issues, opportunities, and concerns brought up during the stakeholder interviews is shown in Figure 4.

Another conceptual plan alternative was drafted to address the items brought up in this discussion; it is presented in Figure 7 (Concept 2).

Figure 4 | Summary of Stakeholder Input

» The chart above represents the issues, opportunities, and concerns identified by stakeholders, broadly split into six categories for the purposes of plan development. A complete list of stakeholder responses, compiled by category, can be found at right.

PUBLIC SAFETY ISSUES (29%)

Pedestrian Safety/Traffic Calming (9%)

- Crosswalks
- Crosswalks on Alabama
- Possibly speed bumps or calming features on surrounding streets
- Crosswalks across streets is a must – suggest RRFBs
- Speed bumps on 21st and 22nd – traffic calming devices – community Center will increase traffic on 21st and 22nd
- Crosswalks at intersections and entrances
- Marked crosswalks
- RRFBs should be used
- Speed limit sign
- Traffic calming
- Dangerous for kids to have "cut-through" access in park (when parking lots go all the way through from 21st to 22nd)

Lighting and Visibility (7%)

- Currently – inadequate lighting for the park and streets – street lighting and park lighting is needed (if electrical work is proposed, can street lighting be included on park side?)
- Street lighting
- Lighting is an issue – light the streets and light the park
- Better lighting on back trail (Highlands Trail)
- Don't block sight lines
- Too many trees – maintain sight lines for safety
- Trees need to have a high canopy height
- Large shrubs can be difficult (for visibility)

ADA Accessibility (2%)

- Internal pathways need to meet ADA
- Build up park for ADA folks
- Is the walking path gravel vs. hard surface? There is an ADA compliant gravel mix that can be used

Discourage Illicit Activity (11%)

- Consider a "Block Watch" to look at the park
- Enforce park hours
- Park hours are important
- Pavilion will be turned into homeless shelter
- Needles
- Homeless activity concerns in pavilion
- More activity at park = less criminal activity
- Homeless concerns
- Use loud buzzing lights to discourage sleeping in the park
- Fence in the park – ornamental, with gates
- Concerned about pavilion and seedy activity – homeless
- Sharps containers needed
- Homeless deterrent amenities
- Concerns about location of Community Center – safety concerns

OPERATIONS/ MAINTENANCE/ FUNDING ISSUES (10%)

Maintenance Issues/Concerns (7%)

- Ease of maintenance is important
- Inside corners are tough to mow – can be concrete or bark mulch
- Irrigation and water spigots should be provided
- Irrigation of passive recreation
- Gravel is easier to maintain for paths; hard surface is better
- Gravel paths need to be sprayed with weed control
- Maintenance of Community Garden is difficult
- No water feature (maintenance issues)

Pavilion Rentals (<2%)

- Is the shelter available for rentals?
- Don't envision pavilion being rented

Community Center Ownership/Operation (<2%)

- Who is responsible for operation at the Community Center?
- Concerned who will own/fund/ operate Community Center building – hoping the City would be responsible

AESTHETIC/ ENVIRONMENTAL ISSUES (12%)

Aesthetic Suggestions (10%)

- Keep trees
- Consider a water feature as an alternative
- Complement buildings with same style, colors, roofing, etc.
- Water feature would be nice
- Consider rubber internal trails – no gravel – would not look good
- Change elevation throughout park
- Lighting of the park – use ornamental lighting
- Elm trees
- Green benches
- Water feature is a good idea (not needed – nice to have)
- Water feature would be nice – I like the idea of a water feature
- Rubber chip for playground

Environmental Issues/ Concerns (2%)

- Worried about lights and neighbors (light pollution)
- Air quality – for mitigation, BMPs, landscaping?
- Cut down on hard surfaces for stormwater purposes

SUGGESTIONS FOR PARK FACILITIES AND PHASING (11.5%)

Suggestions for Existing Buildings (4%)

- The Boxing Building should be demo'ed and rebuilt
- Bus stop location shelter to be relocated
- Concession stand could be remodeled and used during basketball tournaments
- Lions' Den is too small as it exists
- Expand Lions' Den building

Suggestions for Proposed Facilities (4%)

- Good idea to have gravel internal path with concrete perimeter path
- Move Community Center to middle of park to utilize a single parking lot
- How do you get pavilion and playground next to each other?
- Put pavilion closer to Community Center building or make it an extension to the Community Center
- Electricity throughout

Needs for Summer Program (<2%)

- All buildings should have electricity for summer program
- Summer programs can use Lions' Den and Community Center

Phasing Concerns (<2%)

- Master plan should address maximum use while park is phased
- Work needs to be completed all at once

AMENITIES NEEDED (30%)

Parking (2%)

- Increased parking is better than using on-street parking
- The more parking, the better
- More parking at the Community Center building

Restrooms (4%)

- Restrooms for patrons
- Boxing Club does not currently have a bathroom
- Restrooms should be provided – consider putting on outside of Community Center – must have restrooms
- Where are the restrooms?
- Bathrooms and drinking fountains

Kitchen and Sink (3%)

- Summer food program – need a "certified" kitchen
- Sink, refrigerator to continue program
- Need for kitchen with sink – wherever the summer programs will be located must have sink and kitchen – could have a sink area attached to Boxing Building
- Provide an area in pavilion for bathroom and sink

Athletic/Recreation Facilities (6%)

- Soccer fields – more athletic facilities
- Frisbee golf consideration
- Bocce ball court
- Increased access to Highlands Trail
- Provide an interactive park – exercise stations
- Concrete extension for Lions' Den for fitness storage and outdoor fitness areas
- Parkour stations

Community Garden/Orchard (2%)

- Community Garden is a great amenity
- Orchard/fruit trees – inspire people to eat fresh fruit
- Orchard would be nice

Community Center (<2%)

- Community Center is the most important thing
- Community Center is the biggest preference to complete to help the community

Signage (3%)

- Signage should be addressed – no parking, no sleeping
- Signage – welcome to the park, no sleeping
- Signage – park rules, history board
- Gateway signage

Open/Green Space (<2%)

- Increase green space
- Need open lawn area

Dog Park (<2%)

- Fenced in off-leash dog park area
- Off-leash dog park – temporary (prior to construction of Community Center)

Other (4%)

- Drinking fountains
- Garbage cans and benches – park amenities
- Spigots with water fountains needed
- Barbecues, benches, waste baskets
- Farmers' Market

AMENITIES NOT NEEDED (7.5%)

Parking (<1%)

- Does the park need all the parking that's shown, considering there is on-street parking?

Restrooms (2%)

- Most neighborhood parks do not have restrooms
- If Community Center bathrooms are available during events, then no additional bathrooms are necessary (could have outdoor restrooms attached to Community Center?)
- No bathrooms – Portland Loos only

Community Garden/Orchard (<1%)

- No orchard, no garden

Dog Park (<1%)

- Not the right place for an off-leash dog park

Pavilion (<1%)

- Iffy on pavilion

Pathways (<2%)

- Perimeter pathway may not be needed if sidewalks remain
- Does the park need all of the internal paths?

Community Open House

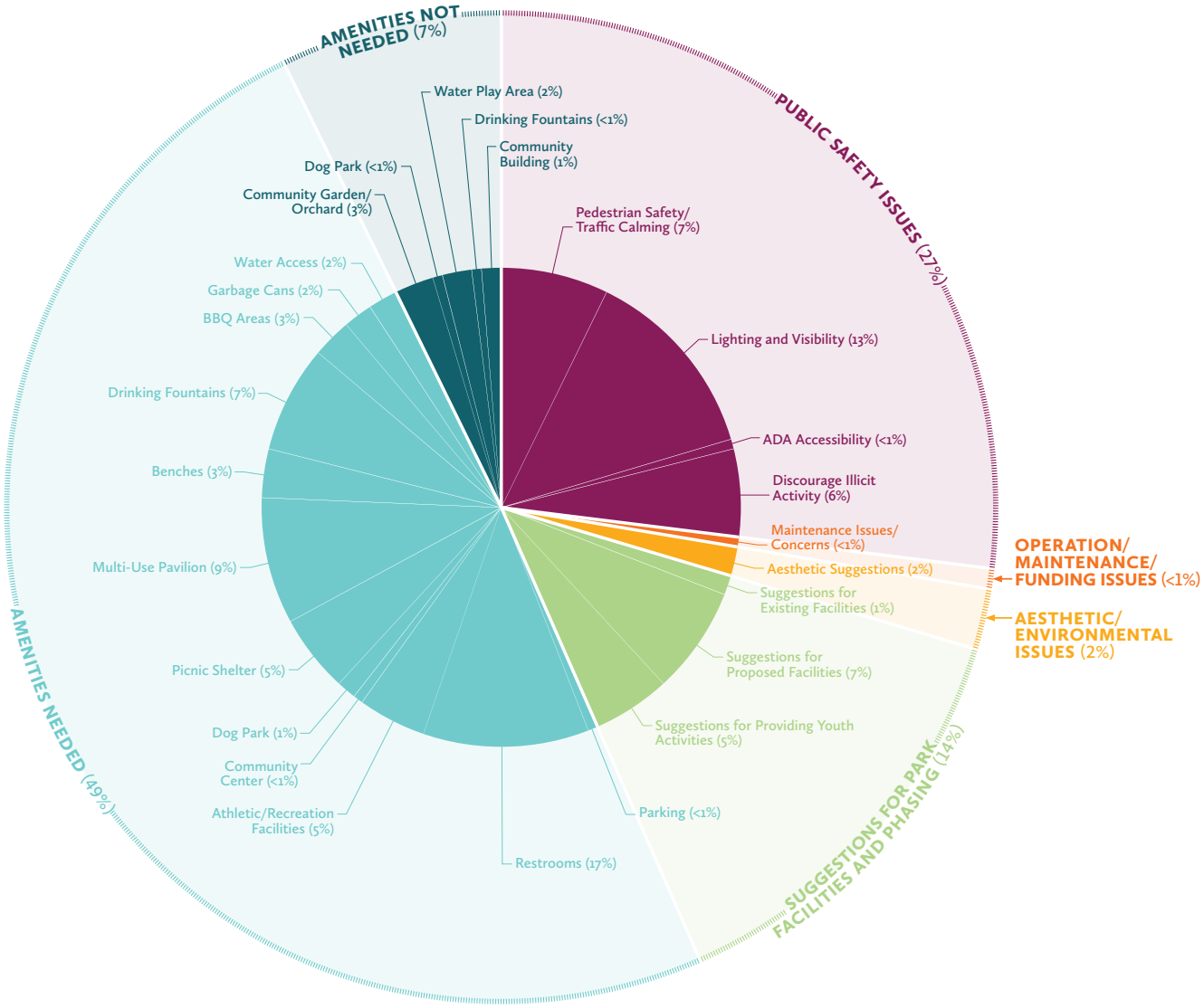
On June 25, 2018, a community open house was held at the Highlands Neighborhood Association building. This open house was an opportunity for the community to contribute ideas and suggestions for the update to the Archie Anderson Master Plan. The participants were shown conceptual site plans and asked to comment on their likes and dislikes about each concept. They were also presented with potential park amenities and asked to select those they thought would be most appropriate to the park, and to provide input on any additional needs the community might have.

Participants' written responses and additional input can be found in Section 4, Supporting Information. A categorized summary of these responses is shown in Figure 5.

An additional conceptual plan alternative was drafted to address the issues and concerns discussed at the open house; it is presented in Figure 8 (Concept 3).

Community members providing input at the June open house

Figure 5 | Summary of Community Input



» The chart above represents the issues, opportunities, and concerns identified by community members during the open house, broadly split into six categories for the purposes of plan development. A complete list of stakeholder responses, compiled by category, can be found at right.

PUBLIC SAFETY ISSUES (27%)

Pedestrian Safety/Traffic Calming (7%)
- Crosswalks (x11)

Lighting and Visibility (13%)
- Lighting (x20)

ADA Accessibility (<1%)
- Curb cut-out by playground to provide ADA parking

Discourage Illicit Activity (6%)
- Where are the security/surveillance cameras?
- Need surveillance/security cameras
- Security/surveillance system
- Onsite security
- Security key cards
- Photo ID for security
- Security (x2)
- Bathrooms should be kept locked at night

OPERATIONS/ MAINTENANCE/ FUNDING ISSUES (<1%)

Maintenance Issues/ Concerns (<1%)
- Aesthetics are good, but shouldn't be items that could potentially be vandalized or stolen

AESTHETIC/ ENVIRONMENTAL ISSUES (2%)

Aesthetic Suggestions (2%)
- Trees (like the number of trees in Site Plan 1)
- Water feature (x2)

SUGGESTIONS FOR PARK FACILITIES AND PHASING (14%)

Suggestions for Existing Facilities (1%)
- Provide roof over the basketball court
- Longer hours being open (for park in general)

Suggestions for Providing Youth Activities (5%)
- Need multiple activities for kids of all ages
- Kids need things to do
- All ages activities
- Multiple activities for kids
- Provide modern activities for kids – not just arts and crafts
- Provide inside activities on rainy/bad weather days – after hours to 6:00 pm
- Provide safe ride home after hours for children
- Need sports, entertainment – this isn't a retirement community – there are youth at risk, put our money there

Suggestions for Proposed Facilities (7%)
- Multipurpose lawn could be better used for more specific needs
- Put recreation on one end of park
- No community building – police satellite building only
- Multipurpose lawn away from the parking area (like in Site Plan 2)
- Use concrete for paths, not gravel
- Include first aid center (maybe as part of community center)
- Don't like parking so far down at the other end of the park (like in Site Plan 2)
- Provide coffee shop or some community gathering space in community building – to draw people in
- Like the idea of community interaction with parking, and with LPD joining with HNA and having all partners in the new community center
- If community building is put in, the Archie Anderson bench should be brought down to the park (from its current location at the LPD satellite office)! (x2)

AMENITIES NEEDED (49%)

Parking (1%)
- More parking

Restrooms (11%)
- Restrooms (x17)

Athletic/Recreation Facilities (5%)
- Basketball courts
- Playground
- Like the potential for sports fields in Site Plan 2
- Baseball back stop
- Need to keep at least one baseball field to promote youth activity – city needs to get kids active
- All-purpose sports field – with sign-up board so people can reserve and use it
- Instead of having a community building, leave open green space for soccer, lacrosse, events

Community Center (<1%)
- Community building [is what I like most about Conceptual Site Plan 2]

Dog Park (1%)
- Dog walking areas
- Off-leash dog park

Picnic Shelter (5%)
- Picnic shelter (x8)

Multi-Use Pavilion (9%)
- Multi-use pavilion (x13)

Benches (3%)
- Benches (x5)

Drinking Fountains (7%)
- Drinking fountains (x11)

BBQ Areas (3%)
- BBQ areas (x4)

Garbage Cans (2%)
- Garbage cans (x3)

Water Access (2%)
- Water access/play area for visitors (x3)

AMENITIES NOT NEEDED (7%)

Community Garden/Orchard (3%)
- Do not put in a community garden – does not work
- Community garden already exists at current Highlands Community Organization which may relocate according to plan (x2)
- Community gardens won't last 6 months

Dog Park (<1%)
- Invest in our kids, not our dogs!!

Water Play Area (2%)
- Would be used by dogs (x2)
- Would become a public toilet

Drinking Fountains (<1%)
- No drinking fountains

Community Building (1%)
- No community building – leave open green space for soccer, lacrosse, events
- Drop community building and use a smaller one for police satellite office

Master Plan Update Alternatives

As mentioned above, community concerns and suggested amenities were addressed and channeled into three concepts that have been vetted through the planning process.

An initial plan concept, Concept 1, was developed based on early input from City of Longview Parks and Recreation staff (Figure 6).

After meeting with Parks and Recreation staff, stakeholders were consulted. Their input was used to expand on the initial concept, leading to the creation of Concept 2 (Figure 7).

Finally, after input from both the City of Longview Parks and Recreation staff and community stakeholders, Concepts 1 and 2 were presented at a community open house. Comments reflective of that meeting are outlined in Concept 3 (Figure 8).

Figure 6 | Concept 1 – City Parks Staff Input

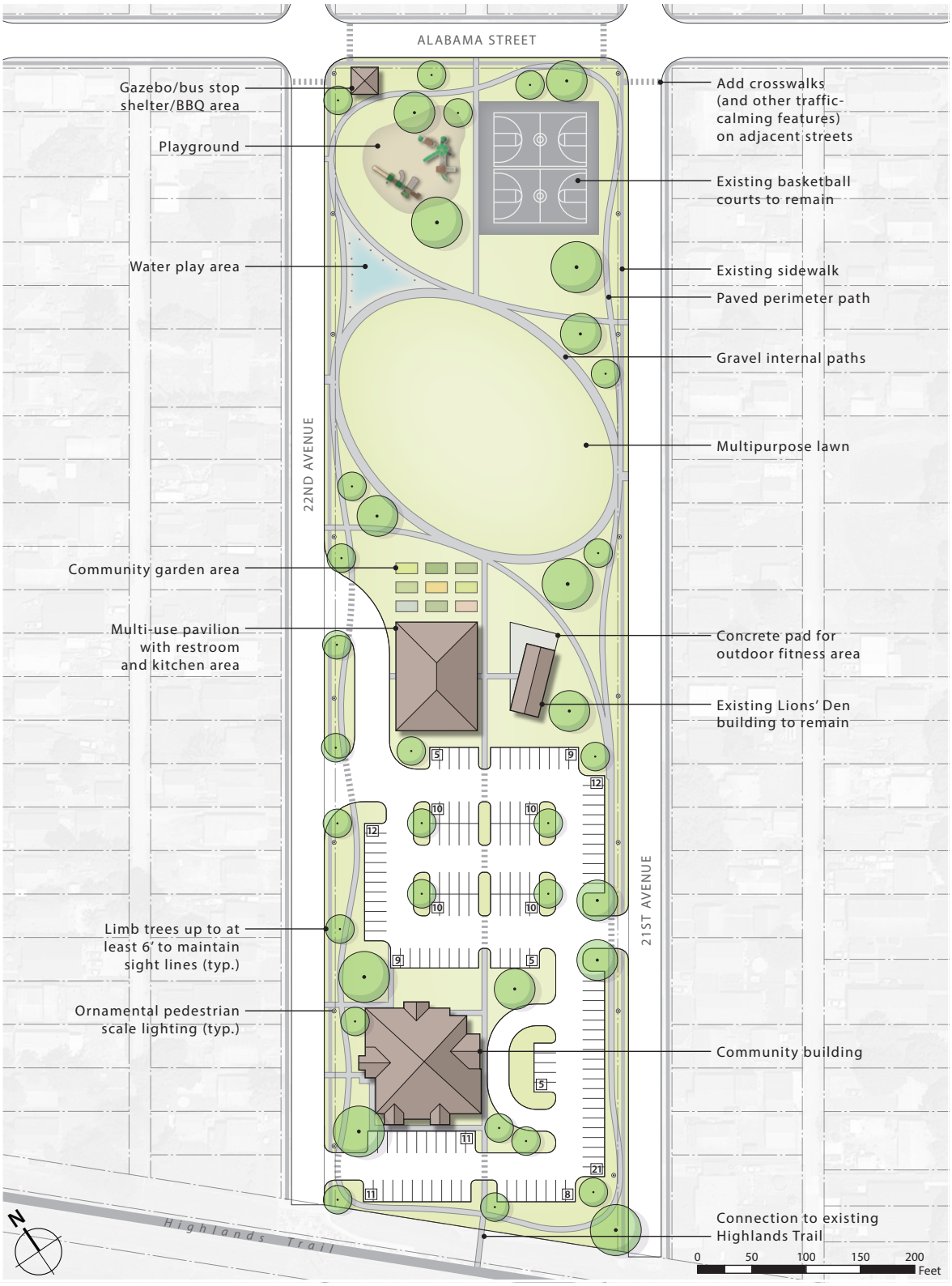


Figure 7 | Concept 2 – City Parks Staff and Stakeholder Input

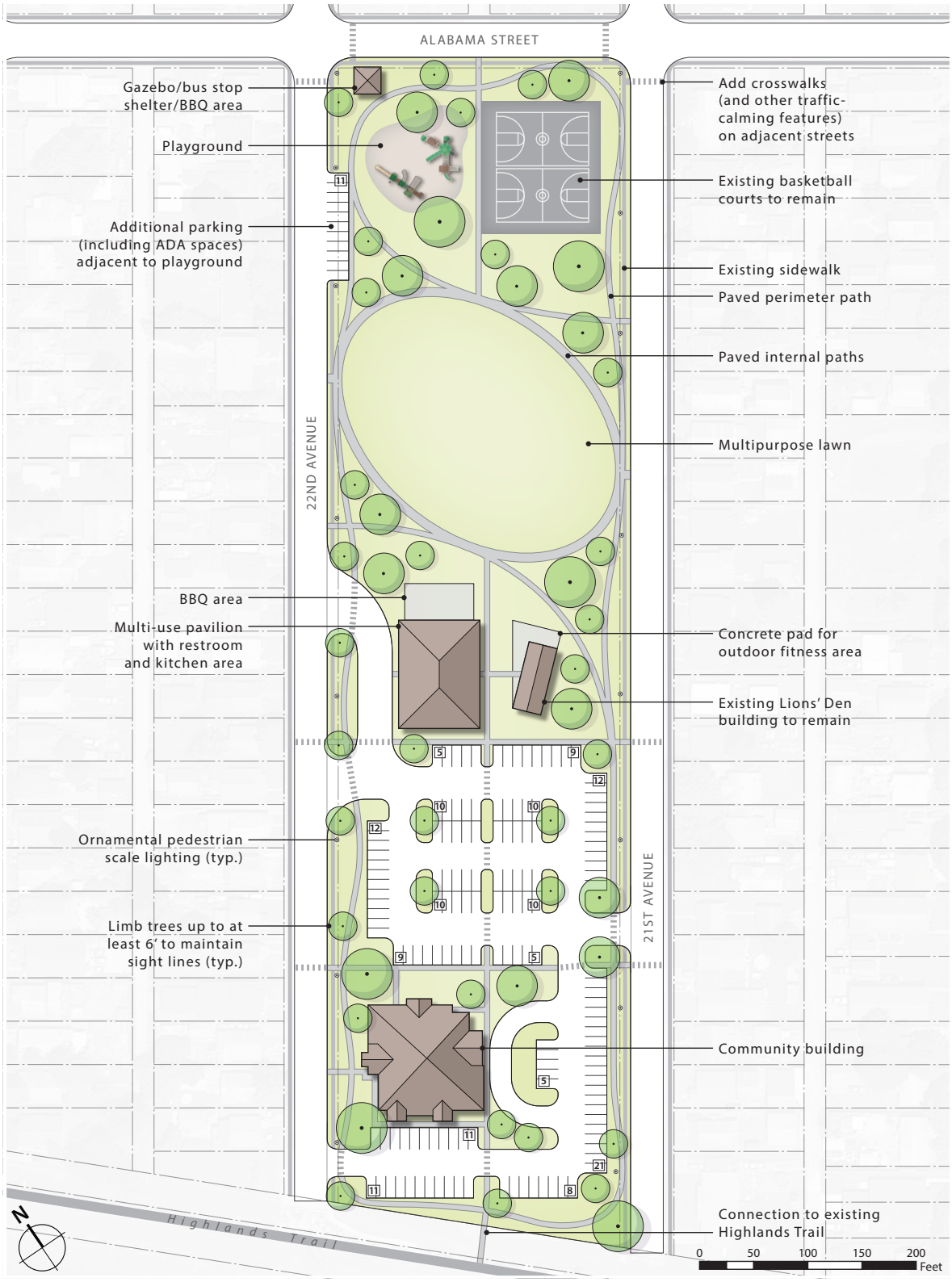


Figure 8 | Concept 3 – City Parks Staff, Stakeholder, and Community Input

Recommended Master Plan Update

Through this planning and community involvement process, a number of concepts have been created and commented upon by staff, stakeholders, and community members. In total, there are four concepts to consider:

- Original Master Plan from 2011
- Concept 1 – City Parks Staff Input
- Concept 2 – City Parks Staff and Stakeholder Input
- Concept 3 – City Parks Staff, Stakeholder, and Community Input

From these options, Concept 3 has emerged as the preferred option. This concept addresses all the concerns, issues, and opportunities that were identified during the planning process.

The Highlands Community Center Plan that was adopted into the original Archie Anderson Park Master Plan is still very relevant to the park's future development, and should be considered as planning for the park moves forward.

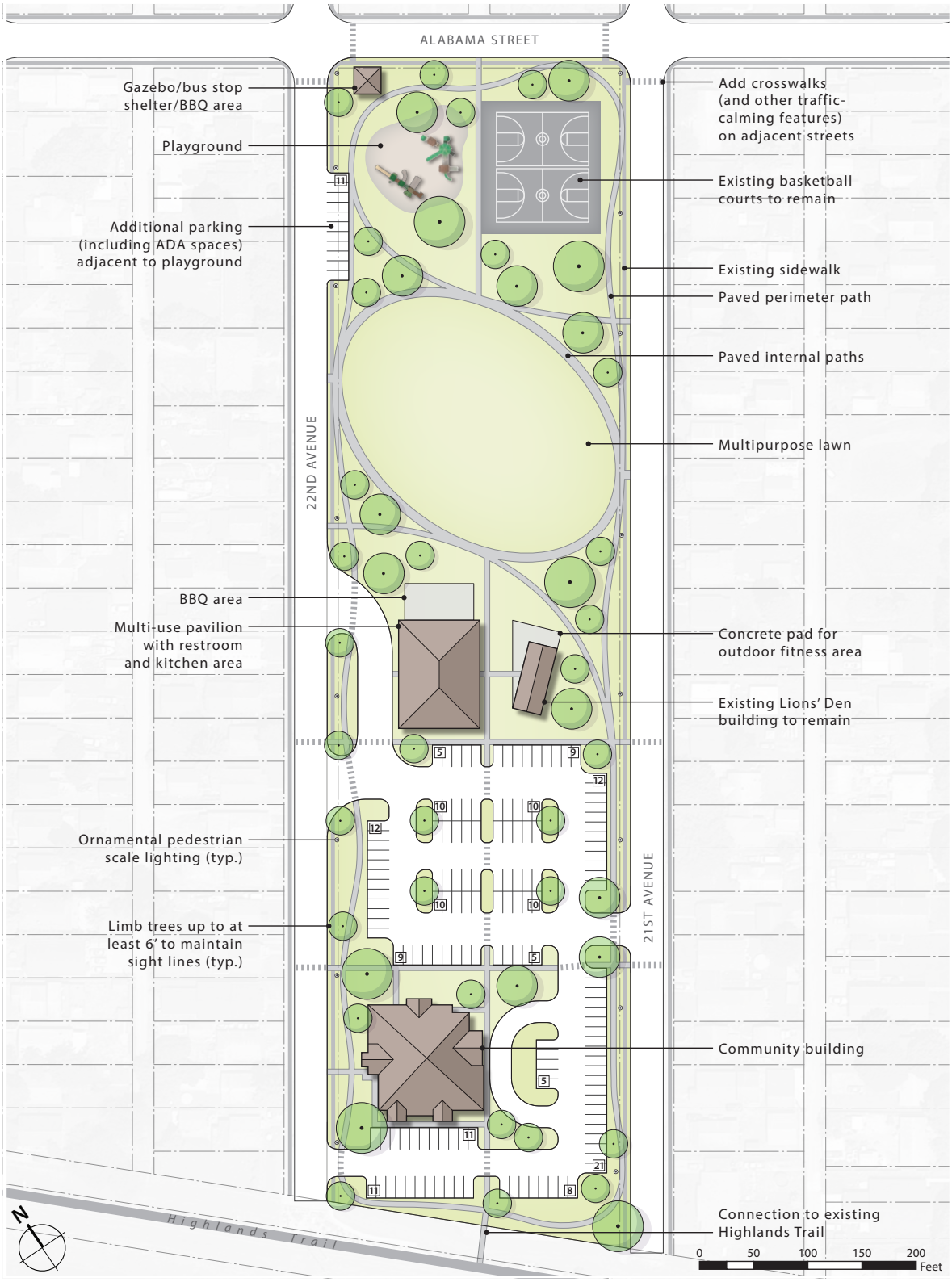


Figure 9 | Preferred Master Plan Option

SECTION 3

Update Implementation

Opinion of Construction Cost

As illustrated by the differences between this Master Plan update and the Plan adopted in 2011, many factors can change the priorities of a Master Plan over time. The recreational needs of the community can shift, and funding availability can drive the order in which projects are able to be completed. As funding sources are identified, the project scope will be refined, the budget will be adjusted, and the order of development events will shift. Opportunities for phasing park development may arise as various funding sources become available.

An opinion of construction cost is presented on the following page to guide decision making and assist in allocation of funds in the project's subsequent design phases. This estimate does not include construction of the Highlands Community Center building, which will be undertaken as a separate project. Also not included are any upgrades to the existing playground equipment, which is planned for replacement in the coming months as part of a separate effort.

The opinion of construction cost presented here is calculated in 2018 dollars.

Opinion of Construction Cost

Preferred Master Plan Option

Site Costs	Quantity	Unit	Cost/Unit	Cost	**Total**
HARD SURFACES					**$1,070,000**
Parking lots	160	per space	$4,500	$720,000	
Concrete walkway	38,000	sf	$8	$304,000	
Crosswalk installation (ladder crosswalk + ramps)	4	ea	$11,500	$46,000	
SITE FURNISHINGS					**$257,600**
Trash receptacles	4	ea	$700	$2,800	
Drinking fountain (free standing)	2	ea	$5,000	$10,000	
Parking lot lighting	16	ea	$5,000	$80,000	
Pedestrian scale ornamental lighting	16	ea	$7,500	$120,000	
Benches	4	ea	$1,200	$4,800	
Picnic tables	16	ea	$2,500	$40,000	
VEGETATION					**$323,000**
Lawn	130,000	sf	$0.50	$65,000	
Trees (3" caliper)	15	ea	$700	$10,500	
Trees (2" caliper)	25	ea	$500	$12,500	
Shrubs	5,000	sf	$15	$75,000	
Groundcover and ornamental grasses	20,000	sf	$8	$160,000	
STRUCTURES					**$1,625,000**
Multi-use pavilion (75'x100')	7,500	sf	$200	$1,500,000	
Picnic shelter (25'x25')	625	sf	$200	$125,000	
IRRIGATION					**$56,250**
Shrubs, groundcover, and ornamental grasses	25,000	sf	$2.25	$56,250	
SITE PREPARATION					**$47,000**
Area to be disturbed	235,000	sf	$0.20	$47,000	
SUBTOTAL SITE COSTS					**$3,378,850**
Project Mobilization					
10% of Total Site Costs	10%			$337,885	
SUBTOTAL PROJECT MOBILIZATION					**$337,885**
Construction Budget					
Contractor Overhead and Mark-Up	20%			$675,770	
Construction Contingency	20%			$675,770	
SUBTOTAL CONSTRUCTION BUDGET					**$1,351,540**
Soft Costs					
General Conditions: Permits, Staff Management Time, etc.	5%			$168,943	
Design Consultant Fees	15%			$506,828	
SUBTOTAL SOFT COSTS					**$675,770**
TOTAL PROJECT COST					**$5,744,045**

Action Items

As part of the planning process, recommended action items and opportunities were identified to promote implementation of the updated Archie Anderson Park Master Plan. These action items are intended to help move the project from concept to reality in subsequent design phases.

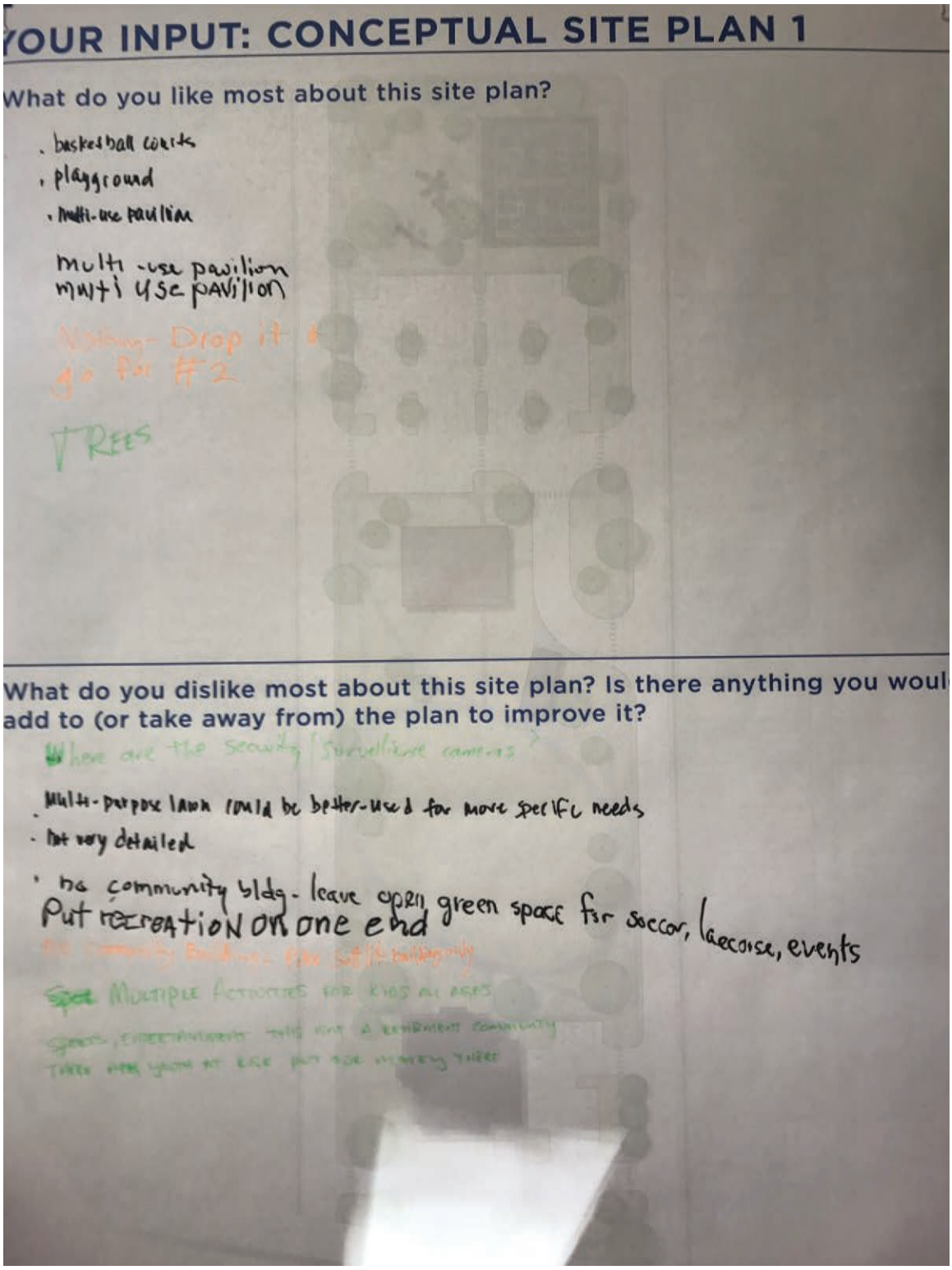
- Coordinate with the Longview Police Department to house a police substation at the park.
- Invest in the community by supporting the community groups who use and occupy Archie Anderson Park.
- Invest in the community and support the school system by constructing a gazebo along Alabama Street to be used as a bus shelter and a BBQ/picnic area.
- Phasing of the construction may allow for temporary uses such as an off-leash dog park to be implemented until such phase would eliminate the temporary use.
- Consider bleachers, either temporary or permanent, for the basketball tournaments throughout the year.
- Determine if the internal pedestrian walkways will be gravel, asphalt, or concrete.

SECTION 4

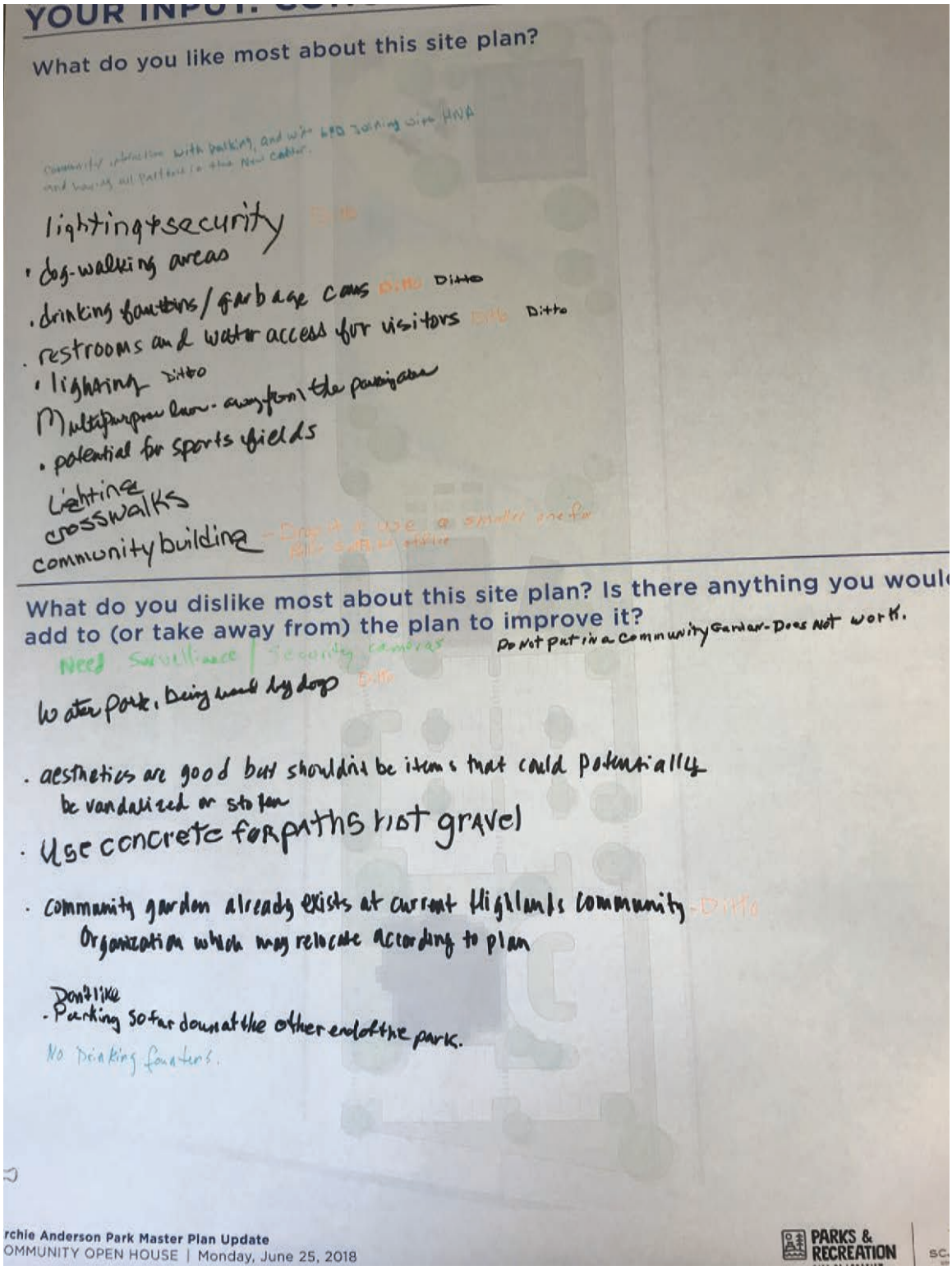
Supporting Information

Community Open House Materials

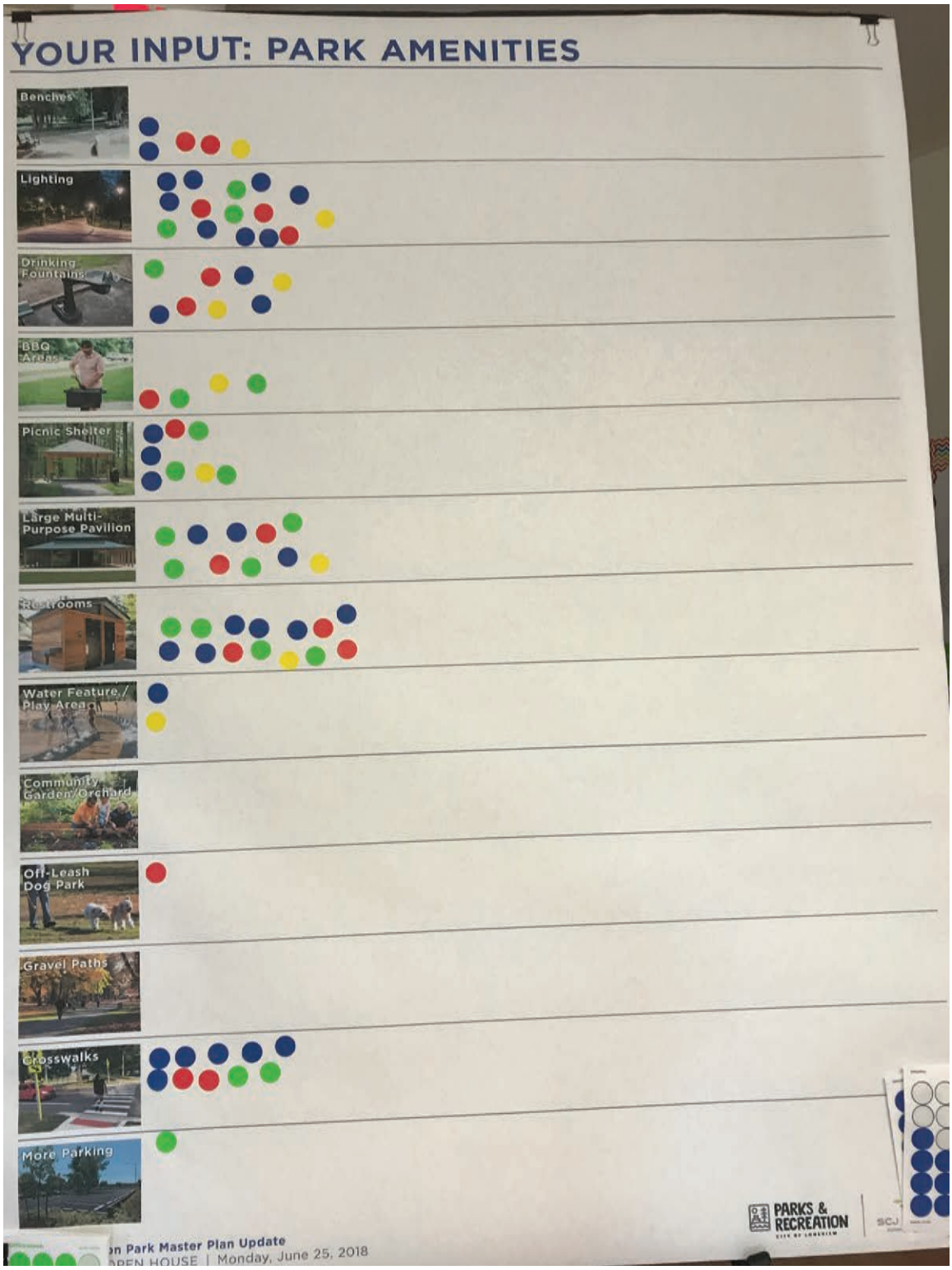
The following pages document participants' written responses and additional input from the open house held June 25, 2018. This input went into the categorized summary of responses presented in Figure 5 (Section 2).



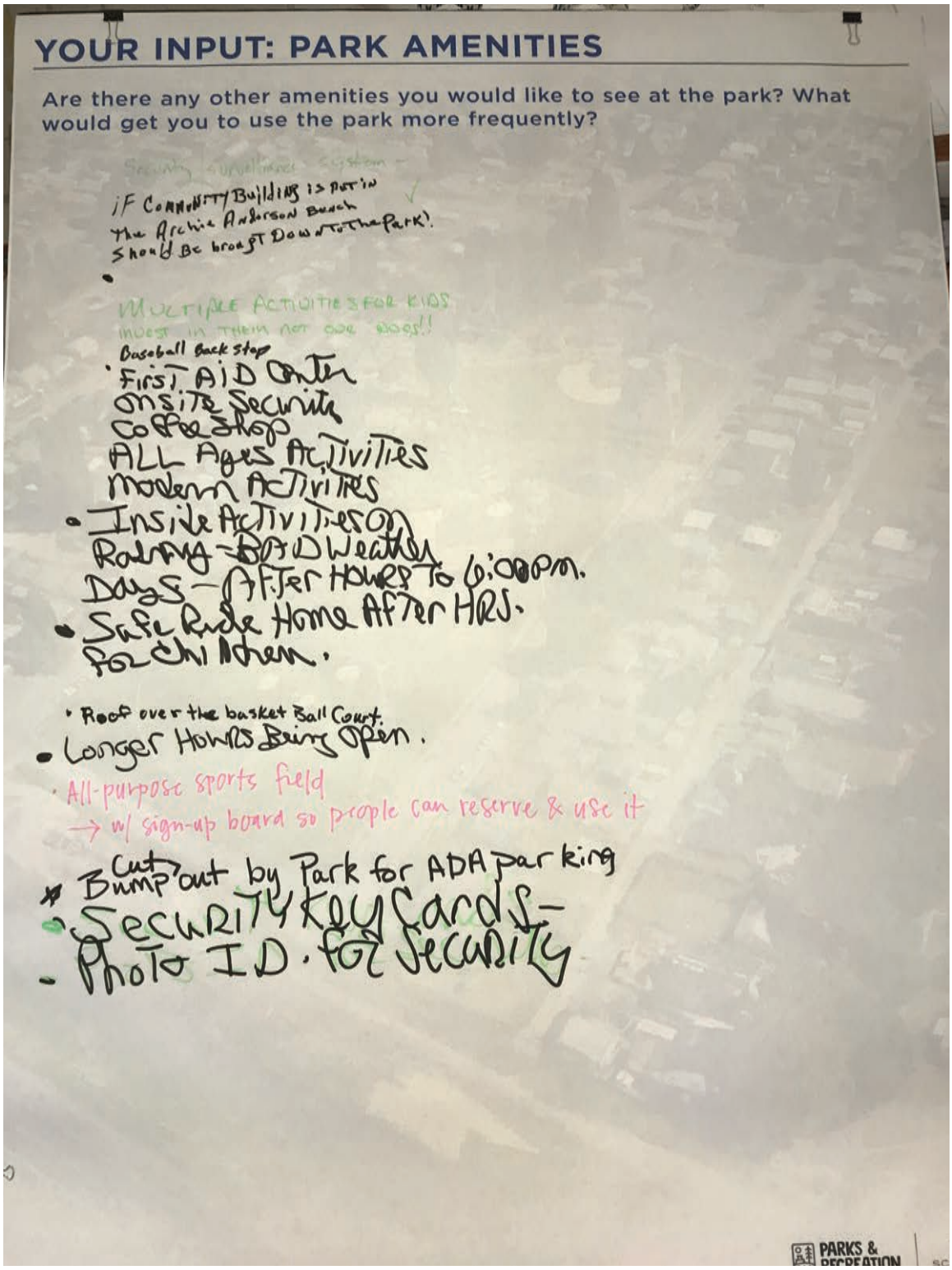
Community input on Conceptual Site Plan 1



Community input on Conceptual Site Plan 2



Community input on potential park amenities



Community input on potential park amenities

Opinion of Construction Cost

A professional opinion of construction cost for the preferred Master Plan option (Concept 3) was presented in Section 3, Update Implementation. For purposes of comparison, opinions of construction cost for all three of the Master Plan concepts developed during this planning process are presented on the following pages.

Opinion of Construction Cost

Master Plan Concept 1

Site Costs	Quantity	Unit	Cost/Unit	Cost	**Total**
HARD SURFACES					**$910,000**
Parking lots	140	per space	$4,500	$630,000	
Concrete walkway	35,000	sf	$8	$280,000	
SITE FURNISHINGS					**$137,600**
Trash receptacles	4	ea	$700	$2,800	
Drinking fountain (free standing)	2	ea	$5,000	$10,000	
Parking lot lighting	16	ea	$5,000	$80,000	
Benches	4	ea	$1,200	$4,800	
Picnic tables	16	ea	$2,500	$40,000	
VEGETATION					**$339,000**
Lawn	140,000	sf	$0.50	$70,000	
Trees (3" caliper)	20	ea	$700	$14,000	
Trees (2" caliper)	40	ea	$500	$20,000	
Shrubs	5,000	sf	$15	$75,000	
Groundcover and ornamental grasses	20,000	sf	$8	$160,000	
STRUCTURES					**$1,500,000**
Multi-use pavilion (75'x100')	7,500	sf	$200	$1,500,000	
IRRIGATION					**$56,250**
Shrubs, groundcover, and ornamental grasses	25,000	sf	$2.25	$56,250	
SITE PREPARATION					**$47,000**
Area to be disturbed	235,000	sf	$0.20	$47,000	
SUBTOTAL SITE COSTS					**$2,989,850**
Project Mobilization					
10% of Total Site Costs	10%			$298,985	
SUBTOTAL PROJECT MOBILIZATION					**$298,985**
Construction Budget					
Contractor Overhead and Mark-Up	20%			$597,970	
Construction Contingency	20%			$597,970	
SUBTOTAL CONSTRUCTION BUDGET					**$1,195,940**
Soft Costs					
General Conditions: Permits, Staff Management Time, etc.	5%			$149,493	
Design Consultant Fees	15%			$448,478	
SUBTOTAL SOFT COSTS					**$597,970**
TOTAL PROJECT COST					**$5,082,745**

Opinion of Construction Cost
Master Plan Concept 2

Site Costs	Quantity	Unit	Cost/Unit	Cost	**Total**
HARD SURFACES					**$1,163,500**
Parking lots	150	per space	$4,500	$675,000	
Concrete walkway	33,000	sf	$8	$264,000	
Water play area	3,100	sf	$65	$201,500	
Crosswalk installation (ladder crosswalk + ramps)	2	ea	$11,500	$23,000	
SITE FURNISHINGS					**$257,600**
Trash receptacles	4	ea	$700	$2,800	
Drinking fountain (free standing)	2	ea	$5,000	$10,000	
Parking lot lighting	16	ea	$5,000	$80,000	
Pedestrian scale ornamental lighting	16	ea	$7,500	$120,000	
Benches	4	ea	$1,200	$4,800	
Picnic tables	16	ea	$2,500	$40,000	
VEGETATION					**$325,500**
Lawn	140,000	sf	$0.50	$70,000	
Trees (3" caliper)	20	ea	$700	$14,000	
Trees (2" caliper)	40	ea	$500	$20,000	
Shrubs	5,000	sf	$15	$75,000	
Groundcover and ornamental grasses	20,000	sf	$8	$160,000	
COMMUNITY GARDEN					**$30,000**
Raised garden beds	1,800	sf	$5	$9,000	
Crushed rock paths (2" deep 1/4"-minus gravel)	4,200	sf	$5	$21,000	
STRUCTURES					**$1,625,000**
Multi-use pavilion (75'x100')	7,500	sf	$200	$1,500,000	
Picnic shelter (25'x25')	625	sf	$200	$125,000	
IRRIGATION					**$56,250**
Shrubs, groundcover, and ornamental grasses	25,000	sf	$2.25	$56,250	
SITE PREPARATION					**$47,000**
Area to be disturbed	235,000	sf	$0.20	$47,000	
SUBTOTAL SITE COSTS					**$3,504,850**
Project Mobilization					
10% of Total Site Costs	10%			$350,485	
SUBTOTAL PROJECT MOBILIZATION					**$350,485**
Construction Budget					
Contractor Overhead and Mark-Up	20%			$700,970	
Construction Contingency	20%			$700,970	
SUBTOTAL CONSTRUCTION BUDGET					**$1,401,940**
Soft Costs					
General Conditions: Permits, Staff Management Time, etc.	5%			$175,243	
Design Consultant Fees	15%			$525,728	
SUBTOTAL SOFT COSTS					**$700,970**
TOTAL PROJECT COST					**$5,958,245**

Opinion of Construction Cost

Master Plan Concept 3 (*preferred option*)

Site Costs	Quantity	Unit	Cost/Unit	Cost	**Total**
HARD SURFACES					**$1,070,000**
Parking lots	160	per space	$4,500	$720,000	
Concrete walkway	38,000	sf	$8	$304,000	
Crosswalk installation (ladder crosswalk + ramps)	4	ea	$11,500	$46,000	
SITE FURNISHINGS					**$257,600**
Trash receptacles	4	ea	$700	$2,800	
Drinking fountain (free standing)	2	ea	$5,000	$10,000	
Parking lot lighting	16	ea	$5,000	$80,000	
Pedestrian scale ornamental lighting	16	ea	$7,500	$120,000	
Benches	4	ea	$1,200	$4,800	
Picnic tables	16	ea	$2,500	$40,000	
VEGETATION					**$323,000**
Lawn	130,000	sf	$0.50	$65,000	
Trees (3" caliper)	15	ea	$700	$10,500	
Trees (2" caliper)	25	ea	$500	$12,500	
Shrubs	5,000	sf	$15	$75,000	
Groundcover and ornamental grasses	20,000	sf	$8	$160,000	
STRUCTURES					**$1,625,000**
Multi-use pavilion (75'x100')	7,500	sf	$200	$1,500,000	
Picnic shelter (25'x25')	625	sf	$200	$125,000	
IRRIGATION					**$56,250**
Shrubs, groundcover, and ornamental grasses	25,000	sf	$2.25	$56,250	
SITE PREPARATION					**$47,000**
Area to be disturbed	235,000	sf	$0.20	$47,000	
SUBTOTAL SITE COSTS					**$3,378,850**
Project Mobilization					
10% of Total Site Costs	10%			$337,885	
SUBTOTAL PROJECT MOBILIZATION					**$337,885**
Construction Budget					
Contractor Overhead and Mark-Up	20%			$675,770	
Construction Contingency	20%			$675,770	
SUBTOTAL CONSTRUCTION BUDGET					**$1,351,540**
Soft Costs					
General Conditions: Permits, Staff Management Time, etc.	5%			$168,943	
Design Consultant Fees	15%			$506,828	
SUBTOTAL SOFT COSTS					**$675,770**
TOTAL PROJECT COST					**$5,744,045**

PARKS &
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