

Fogerty Park Master Plan

University City, MO
2015

Prepared by:



DG2 Design
Landscape Architecture

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Acknowledgments

The development of this master plan for Fogerty Park was truly a group effort between the City of University City staff and officials, citizens, and the design team. Your participation and collaboration helped to create this document.

Thank you for your contributions to this process!

A Portion of funding provided by: Municipal Park Grant Commission of St. Louis County

City of University City Residents

City of University City Officials

- Park Commission
- City Council

City of University City Department of Public Works and Parks

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- Ewald Winker - Parks & Streets Operations Superintendent
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Introduction

Located on 82nd Boulevard in the northern part of University City, Fogerty Park is an established park that has been serving local residents since 1928. As user needs change and park amenities deteriorate in condition, it is time to rejuvenate and improve this neighborhood park to modern standards.

This master plan process seeks to identify the successes and failures of Fogerty Park, and bring these findings to the public eye in a transparent and efficient process. This document will summarize the results of months of research, analysis, and design focused on bringing a new overall plan for Fogerty Park into fruition.

This report is the result of collaboration with the citizens of University City, University City Staff and Park Commission, and the design team. Together this team set off with shared goal of developing a thoughtful plan that meets the needs of park users for years to come.



Process



Process

Project Timeline:

The project schedule for the development of the Fogerty Park Master Plan was largely driven by the requirements for submitting to the Municipal Park Grant Commission of St. Louis County. The next round of construction grant applications are due in October of 2015, and the rest of the project schedule was formed off of this deadline.

The first public meeting with the City of University City was on April 21, 2015. Conceptual design and public outreach took place during May and June before the second public meeting on July 7, 2015. Following public feedback from meetings and surveys, the final design was refined for approval from the Park Commission and City Council in September and October respectively. Once the Master Plan document was completed in October, it was used by the Department of Public Works and Parks to apply for a Municipal Park Grant. Future construction of the Fogerty Park improvements will take place in 2016 pending a decision from the Municipal Park Grant Commission.



Process

Design Process:

Throughout the design process, it was important to keep the project goals in mind. It was important for the design team to develop a vision and identity for Fogerty Park. This helps to create community ownership of the park and a higher quality park for all invested. Including all residents and addressing pedestrian safety and accessibility were also paramount in the design process. Finally, communicating the project timeline, process, and funding through public engagement was also a priority.

The master plan design process consisted of four main phases: site analysis, program development, conceptual design, and final design. Working in conjunction with guidance from the Department of Public Works and Parks, the design team developed an understanding of the existing park site. After analyzing the site and learning about its history, the design team created a program of park features and amenities based on public feedback from meetings and surveys.

Two design concepts were generated for the second public meeting. A cycle of review and revision helped to refine one design concept into a final design that incorporates all of the public feedback that was received.

Project Goals:

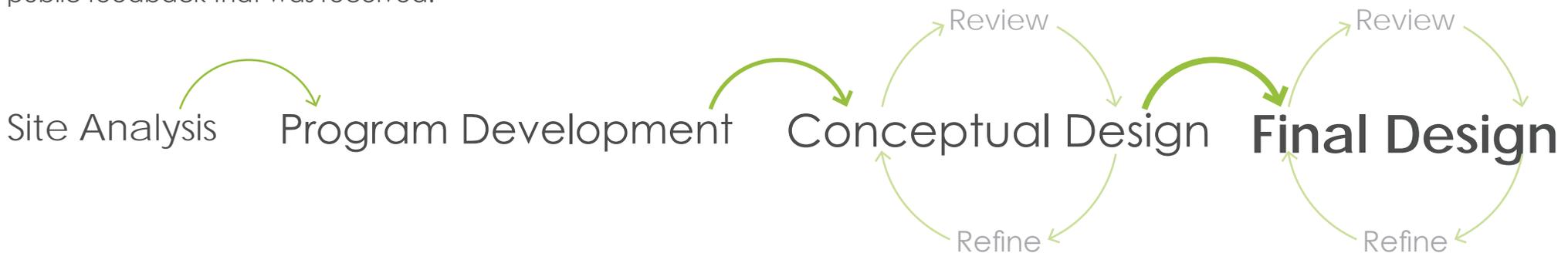
Develop a **vision** for Fogerty Park

Inclusion of all residents within the study area

Build **community ownership** of Fogerty Park

Communicate project timeline and funding

Address pedestrian **safety and access**



Existing Conditions & Site Analysis

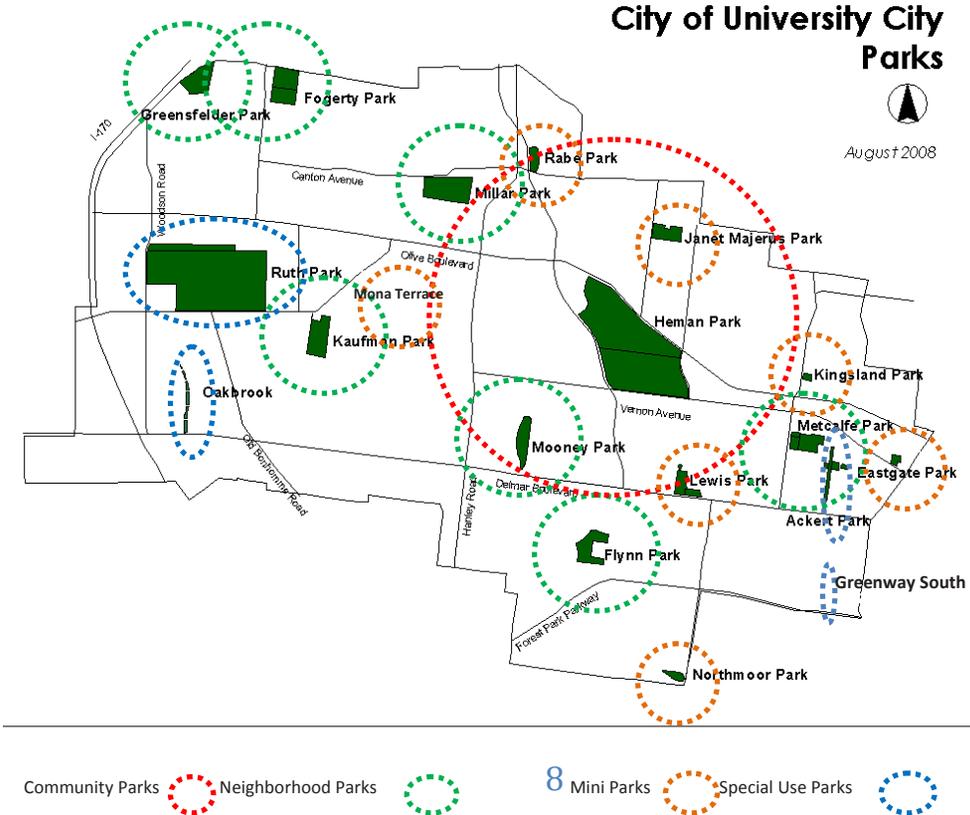


Existing Conditions & Site Analysis

University City Parks:

The City of University City has 19 parks. According to the 2008 Parks Master Plan adopted by the Park Commission, there are 7 mini parks, 7 neighborhood parks, 4 special use parks, and 1 community park.

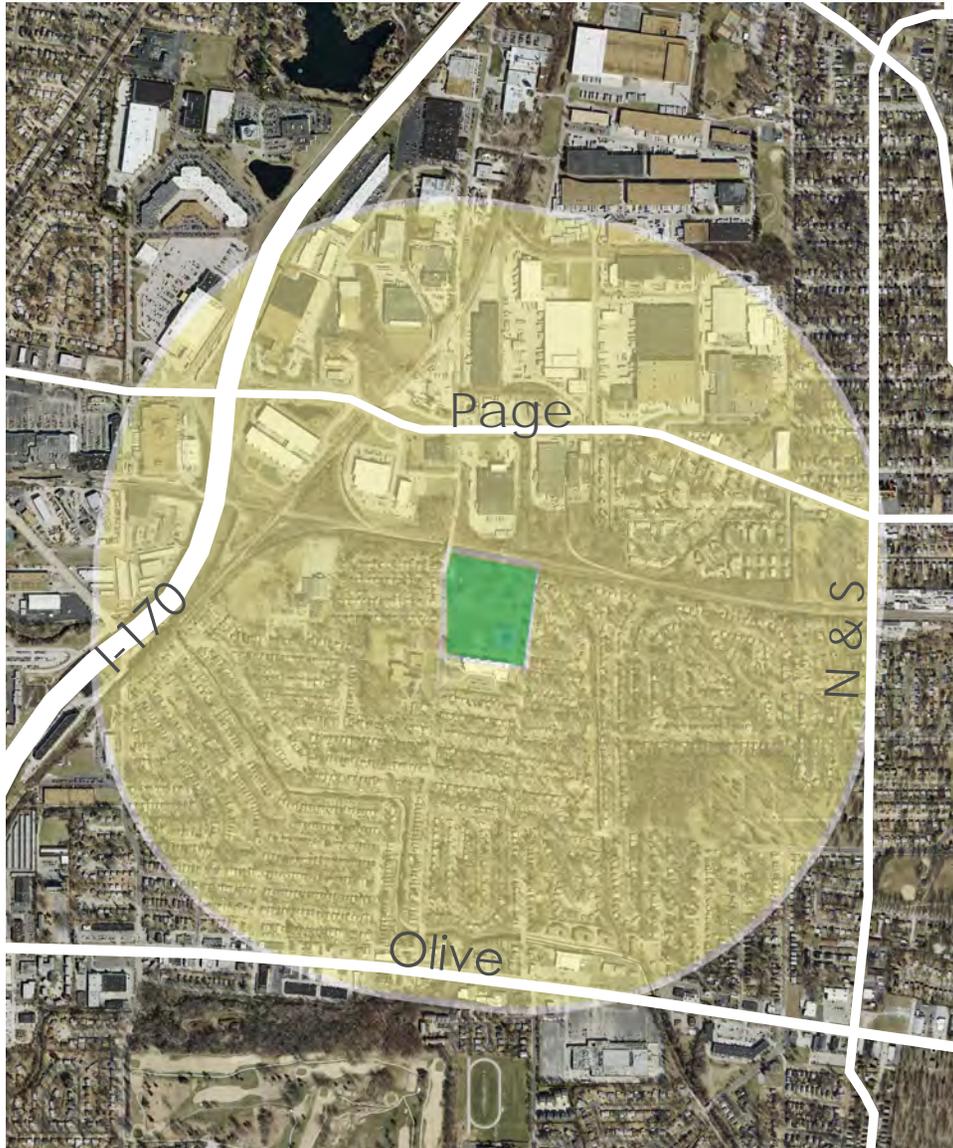
Fogerty Park, which is considered a neighborhood park (5-25 acres), is located along the northern edge of the city limits - just east of I-170 and between Page Ave. & Olive Blvd. Other neighborhood parks in the vicinity of Fogerty Park are Greensfelder Park, and Millar Park



Source: 2008 Parks Master Plan



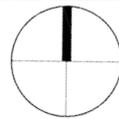
Existing Conditions & Site Analysis



Fogerty Park

1/2 Mile Radius

Park Service Area



Park History:

11.8 acres of land was acquired by the City of University City in 1928 for the construction of Fogerty Park. The park remained a fairly simple green-space with a 1/2 mile walking path until the construction of the tennis courts in the early 1980's. They have been resurfaced once in 2005. The current playground was first constructed in 1997, with a planned replacement in 2013.

The park also features a pavilion/picnic shelter which is frequently rented for gatherings and family reunions in the summer. The baseball diamond & soccer field are both used by local groups for games and practices. Fogerty Park is known for its large open space and shaded picnic areas along the north side of the park.

There are approximately 1,850 residences within a 1/2 mile of Fogerty Park. This park service area extends south to Olive Blvd, east to North and South Rd, north to Page Ave, and west to I-170. The average age of residents in this study area is 44 years. Other major stakeholders include Barbara C. Jordan Elementary School, The Freedom School, and City of Life Christian Church.



Existing Conditions & Site Analysis

2008 University City Parks Master Plan:

A Parks Master Plan was adopted by the City of University City Park Commission in 2008. The plan evaluated the condition of the City's 19 parks and prioritized the need for improvements at each park.

According to the 2008 Parks Master plan, the evaluation of Fogerty Park found the following needs:

Immediate Needs:

- Replace cracked walking path area behind shelter
- Stripe parking lot
- Trim Trees
- Paint shelter
- Check to see if light timers are correct

Intermediate Needs (1-3 years):

- Replace playground with poured in place safety surface
- Resurface tennis courts and straighten net posts
- Replace sign
- Replace retaining wall

Long Term Needs (3+ years):

- Backstop to protect player benches on baseball diamond
- Replace tennis courts with more durable surface and new fencing with bottom rails
- Upgrade lighting

Parks Master Plan



Adopted by Park Commission

November 25, 2008

Source: 2008 Parks Master Plan



Existing Conditions & Site Analysis

Legend

- 1 Pavilion / Restrooms
- 2 Parking
- 3 Playground
- 4 Soccer Field
- 5 Baseball Diamond
- 6 Tennis Courts
- 7 1/2 Mile Jogging Path
- 8 Picnic Areas
- 9 Sidewalk along 82nd Blvd.
- 10 Raingardens



Existing Conditions & Site Analysis

Pavilion / Restrooms:

There are two small bathrooms within the existing park shelter. These restrooms are not well-lit, and do not fully comply with ADA regulations. As the only restrooms in the park, they are used by all park users - even when the pavilion is rented out for a private event. The pavilion itself is in fair condition and seats up to 50 people, but needs to be updated to better serve the needs of the park users.



Recreation Fields:

The existing recreation fields at Fogerty Park are in good condition. They consist of one softball/baseball diamond and one football/soccer field. The fields are in close proximity to each other, which may prohibit their use simultaneously. Often a smaller soccer field is painted in the 'left field' area of the baseball field. The current turf is not irrigated and has many weeds, but seems to have held up well. Existing lighting in the area may need to be improved.



Tennis Courts:

The two tennis courts at Fogerty Park were constructed in their current location sometime in the early 1980's. Although the courts were resurfaced in 2005, they are in poor condition currently not utilized by the residents. There is a considerable amount of surface cracking on the courts, and the fence post foundations are now exposed and threatened by freeze and thaw. Existing net posts for the courts are badly bent and in poor condition as well.



Existing Conditions & Site Analysis

Playground:

The playground at Fogerty Park was constructed in 1997 with a planned replacement in 2013. The playground has not been replaced as planned, and is in a state of disrepair. The current safety surface is wood chips. Overall, the playground needs to be upgraded and replaced with play modern play equipment that emphasizes the inclusion of multiple age ranges and play abilities.



Site Furnishings:

There seems to be an adequate amount of site furnishings throughout Fogerty Park, although their conditions are less than ideal. Currently, the park has both plastic and metal trash barrels. The drinking fountain near the tennis courts needs to be repainted, and the timber retaining wall in that area needs to be replaced. As suggested in the 2008 Parks Master Plan, a standard design for site furnishings should be implemented.



Streetscape:

The streetscape along 82nd Blvd. provides great sight-lines into the park. Existing pear trees along the sidewalk have split and been pruned below electrical lines. These trees should be removed and replaced with native species that will not interfere with the electrical lines above. Installing new trees further back (into the park) will provide space for a larger sidewalk while at the same time eliminating conflicts with the overhead wires.



Existing Conditions & Site Analysis



N.T.S. — Pedestrian Path or Sidewalk

Pedestrian Circulation

Many park users enjoy using the 1/2 mile walking path that circles Fogerty Park. The 6' wide asphalt path has begun to crack in several areas - especially behind the pavilion. Narrow sidewalk access exists along 82nd Boulevard, but there is no direct access from Laughlin Avenue except for a staircase at the southeast corner of the park.



N.T.S. — Road or Parking Lot

Vehicular Circulation

Vehicular circulation is limited at Fogerty Park. Although at one time there was a vehicular connection running from east to west across the site just north of the school, access is now limited to one entrance on 82nd Boulevard. Parking on the site is limited to 14 spots - as a result many park users park on side streets. There is currently one ADA accessible parking spot at the park.



Existing Conditions & Site Analysis



N.T.S. 10%+ 8%+ 2-8% 1-2%

Slope Analysis

Fogerty Park slopes gently overall from west to east. The eastern edge of the park along Laughlin Ave. has the most severe slopes. The area between the playground and the fields also has some moderate slopes that may limit accessibility.



N.T.S. Sun Lt. Shade Shade

Sun / Shade Analysis

A large portion of the park has great shade coverage from the large trees that exist on the site. Larger open areas such as the soccer and baseball fields, as well as the playground have limited shade. There is opportunity to improve the amount of shade at the playground.



Existing Conditions & Site Analysis

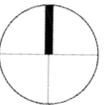
Vegetation:

The existing landscape at the park consists mostly of a traditional lawn with mature deciduous trees. The lawn is a well-established mixture of turf grass and common weeds - typical of a non-irrigated but mowed area. The existing trees vary in size and condition, but most are at least 12" or greater when measured in diameter. Tree species include White Oak (*Quercus alba*), Bald Cypress (*Taxodium distichum*), and several Sweet Gums (*Liquidambar styraciflua*). The Sweet Gums provide shade for the northern part of the site, but drop a lot of 'Gum Balls' which create a maintenance and safety concern in the winter and spring seasons when they typically drop. These trees surround much of the playground, pavilion, and paths.



N.T.S.

Canopy Cover



The canopy cover provided by the existing trees is estimated to be between 35-45% of the total site.

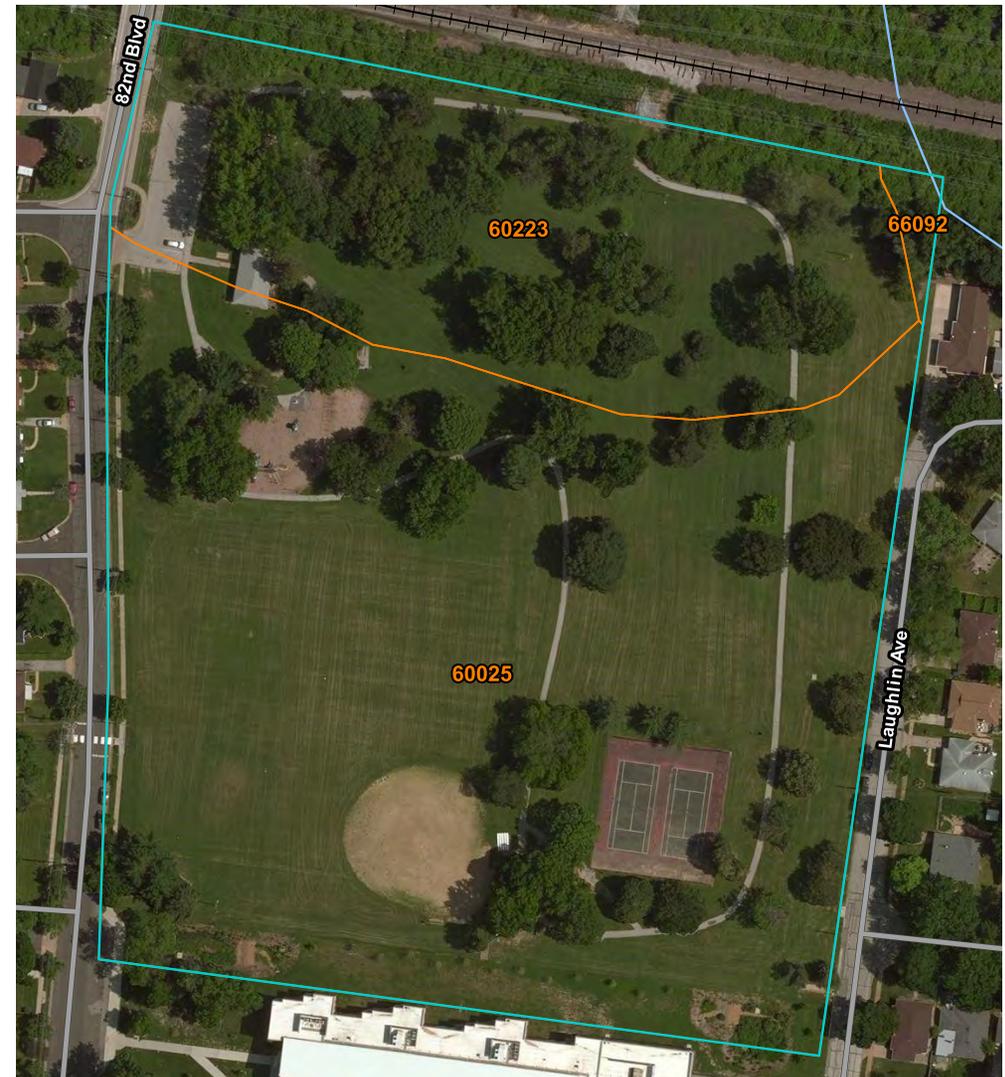


Existing Conditions & Site Analysis

Soil Analysis:

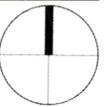
According to the Natural Resources Conservation Service Web Soil Survey, the site at Fogerty Park is almost entirely a Urban Land-Harvester Complex. This type of soil complex is typical of the area, and the soil profile usually features 0-7 inches of silt loam, 7-31 inches of silty clay loam, and 31-80 inches of clay loam before bedrock. It is estimated that the water table in this soil complex is 30-36 inches deep, and is moderately well-drained. This soil complex does not have any limiting features for building or siting structures.

A very small portion (less than 1%) of the site contains a Fishpot-Urban Land complex which is typical of a poorly drained stream terrace. The water table in this area is estimated at 12-24 inches deep, which would not be recommended for siting structures.



Soil Map: USDA NRCS Web Soil Survey

N.T.S.



- 70% = 60025: Urban land-Harvester complex, 2-9% slopes
- 29% = 60223: Urban land-Harvester complex, 9-20% slopes
- 1% = 66092: Fishpot-Urban land complex, 0-5% slopes, rarely flooded



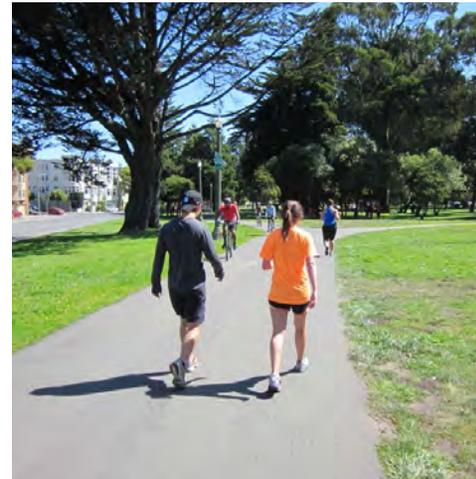
Program



Program

Active Elements:

The proposed programmatic elements that could be incorporated into the master plan for Fogerty Park include several recreational or 'active' elements. These elements vary in activity level from low to high. The active program elements proposed during public meetings and design concepts include: tennis courts, playgrounds, walking paths, multi-use courts, basketball courts, disc golf course, fitness stations, and off-leash dog area.



Program

Environmental Elements:

Several of the program elements proposed during public meetings and in the design concepts included an environmental benefit for the park. These elements range from low-impact educational features to major changes in the park landscape. The environmental program elements proposed during master plan process include: community garden plots, a native plant palette, educational signage, permeable pavement, and an outdoor classroom.



Program



Infrastructural Elements:

Perhaps the most critical group of program elements proposed during the master plan process are the potential infrastructural improvements to Fogerty Park. These infrastructural program elements include: high-efficiency lighting, open pavilion structures, new park signage, separate restrooms, a shade structure, and new site furnishings. Site furnishings include benches, trash receptacles, drinking fountains, and dog waste bag stations.



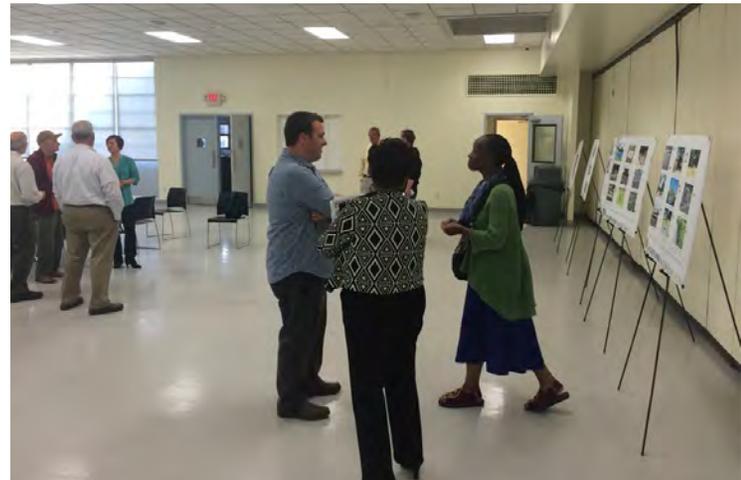
Program

Community Feedback:

Public input played a vital role in shaping the master plan concepts and final design for Fogerty Park. This valuable process of review, feedback, and refinement served as the backbone for a process that aimed to meet the needs of all citizens within the park service area (1/2 mile radius).

Two public meetings were held to present site analysis and design concepts to the public. Programmatic elements were presented at the first public meeting on April 21, 2015. Citizens were asked to prioritize potential park improvements by placing stickers next to conceptual images of these elements.

Additional Park Commission and City Council meetings were held to gain additional guidance and feedback for the master plan process. A public engagement survey was produced and distributed to citizens as well. Surveys were collected by the Public Works and Parks Department, and results were quantified by the design team. The following pages include the public engagement survey, as well as the compiled results from surveys received.



Fogerty Park

1552 82nd Boulevard
University City, MO 63130



Fogerty Park needs your help! Please complete the following survey based on our site analysis and research. Feel free to write in answers and comments to any of the questions. Thank you for your time and help.

Name:

Address:

1. What would you like to see done with the tennis courts?

- Upgrade them please!
- I don't care, I would not use the courts either way.
- Replace them with something else!
- Remove them completely.

2. When you go to Fogerty Park, what activities do you typically do?

- Walk / Jog
- Picnic / BBQ
- Watch my kids play
- Something else. (please list)

3. What new amenities would you like to see most in Fogerty Park?

4. Do you think Fogerty Park needs additional parking spaces?

- Yes, definitely.
- Yes, but it needs other things more!
- I don't care, I walk to the park.
- No.

5. How would you feel about a 2nd entrance to Fogerty Park on Laughlin Ave.?

- That would be great!
- I like that idea, but don't put in a parking lot there.
- I don't care.
- I don't think it is necessary.

6. What is your favorite thing about Fogerty Park?

- The walking path
- The playground
- The baseball and soccer fields.
- The pavilion and picnic tables.

7. What would you like to see changed FIRST in Fogerty Park?

- The playground
- The pavilion
- The tennis courts
- Improved night time lighting.

8. What other University City parks do you use? What are your favorite things about those parks?

9. Have you ever played disc or 'frisbee' golf?

- Yes, can we have this at Fogerty Park?
- No, but that sounds like fun.
- No, I am not interested in that.
- What is disc golf?

10. Would you use an off-leash dog park area with Fogerty Park?

- Yes, absolutely!
- No, but that is a good ideal!
- No, I don't have a dog.
- No.

11. Please write down any additional comments or suggestions regarding the Fogerty Park Master Plan:

Thank you very much for taking the time to complete this survey regarding Fogerty Park. Your feedback is valuable and makes a difference!



Fogerty Park Survey Response Analysis

Number of surveys received: 30



Question 1: What would you like to see done with the tennis courts?

<i>Upgrade them please!</i>	<i>I don't care, I would not use the courts either way.</i>	<i>Replace them with something else!</i>	<i>Remove them completely.</i>
10	5	14	1

Question 2: When you go to Fogerty Park, what activities do you typically do?

<i>Walk/jog</i>	<i>Picnic/BBQ</i>	<i>Watch my kids play</i>	<i>Something else</i>
23	10	8	2
		play sports	play with dog

Question 3: What new amenities would you like to see most in Fogerty Park?

(5) updated pavilions	(4) more benches	(5) updated playground	(3) Larger, Year-round bathrooms
(2) water fountain	open space for security	lights	water park, new paths
ramp for strollers on laughlin side	skateboarding play area	Basketball or volleyball	interactive learning playground for youth
updated bbq pits	garden space	more parking	(2) fitness training equip. along path

Question 4: Do you think Fogerty Park needs additional parking spaces?

<i>Yes, definitely.</i>	<i>Yes, but it needs other things more!</i>	<i>I don't care, I walk to the park.</i>	<i>No.</i>
15	4	7	3

Question 5: How would you feel about a 2nd entrance to Fogerty Park on Laughlin Ave.?

<i>That would be great!</i>	<i>I like that idea, but don't put in a parking lot there.</i>	<i>I don't care.</i>	<i>I don't think it is necessary.</i>
10	3	4	11

Question 6: What is your favorite thing about Fogerty Park?

<i>The walking path</i>	<i>The playground</i>	<i>The baseball and soccer fields</i>	<i>The pavilion and picnic tables</i>
21	12	4	12



Question 7: What would you like to see changed FIRST in Fogerty Park?

<i>The playground</i>	<i>The pavilion</i>	<i>The tennis courts</i>	<i>Improved night time lighting</i>
10	6	3	11
re-do the walking path	more things for older kids to do		

Question 8: What other University City parks do you use? What are your favorite things about those parks?

Heman, playground	Heman, rec center	Heman, pavilion & gym	Heman, Millar
Heman, Rabie, Millar, Playgrounds	Heman, starlight concerts	Millar	(2) walk
Heman, Lewis, Adams	Millar, walking path	Kingsland, Millar, Heman playgrounds	view, curfew
Heman, walking path	Heman, concerts	Heman, Millar, Lewis	Heman, pool
Millar, for fitness equip.			

Question 9: Have you ever played disc or 'frisbee' golf?

<i>Yes, can we have this at Fogerty Park?</i>	<i>No, but that sounds like fun</i>	<i>No, I am not interested in that.</i>	<i>What is disc golf?</i>
3	12	7	6

Question 10: Would you use an off-leash dog park ares within Fogerty Park?

<i>Yes, absolutely!</i>	<i>No, but that is a good idea!</i>	<i>No, I don't have a dog.</i>	<i>No.</i>
5	2	10	10

Question 11: Please write down any additional comments or suggestions regarding the Fogerty Park Master Plan.

(5) NO basketball courts	people block side streets with parking	handicap ramps	playground should offer more agility type equip. and resurface and light tennis court
Be fair and truthful with us when responding.	no dog park	lights, miniature golf, upgrade pavilion for movies	park users are not respectful to homeowners, trash ends up in yard
(2) more police presence	(2) improve the pavilion	keep one pavilion, but make larger, improve fields, playground, keep stone picnic tables	replace trail with soft surface, perhaps recycled rubber



Concepts



Concepts

Concept 1:

- 1 pavilions
- 2 restrooms
- 3 playground
- 4 expanded parking (40 spaces)
- 5 streetscape improvements
- 6 new path connections
- 7 2nd entrance - ramp and stairway
- 8 off-leash dog area
- 9 terraced seating
- 10 new bleachers and backstop
- 11 9-hole disc golf course
- 12 native plant areas
- 13 site furnishings (bench, trash, lighting, etc.)



Concepts

Concept 2:

- 1 pavilions
- 2 restrooms
- 3 playground
- 4 expanded parking (30 spaces)
- 5 streetscape improvements
- 6 new path connections
- 7 2nd entrance
- 8 parallel parking & turnaround (9 spaces)
- 9 terraced seating
- 10 new bleachers, backstop, dugouts
- 11 community garden plots
- 12 native plant areas
- 13 multi-use / basketball courts
- 14 splash pad
- 15 fitness stations
- 16 site furnishings (bench, trash, lighting, etc.)



Master Plan



Master Plan

Final Master Plan:

- 1 pavilions
- 2 restrooms
- 3 playground
- 4 expanded parking (52 spaces)
- 5 streetscape improvements
- 6 new path connections
- 7 improved pedestrian entrance
- 8 terraced seating
- 9 new bleachers, backstop, dugouts
- 10 native plant area
- 11 landforms with embankment slide
- 12 multi-use courts- 13 splash pad
- 14 fitness stations (4)
- 15 site furnishings
(bench, trash, lighting, etc.)



Circulation & Connections

Vehicular Circulation:

Both vehicular and pedestrian circulation will be improved at Fogerty Park. A new expanded parking lot with up to 52 spaces is proposed with a 2nd entrance along 82nd Blvd.

Pedestrian Circulation:

Walking trails will be improved, with multiple new connections throughout the park. A new east-west path just north of the elementary school will provide a valuable connection to park users. Additional trail connectors divide the existing circulation loop into smaller loops, providing options for walkers and runners.



Master Plan

Program

Active:

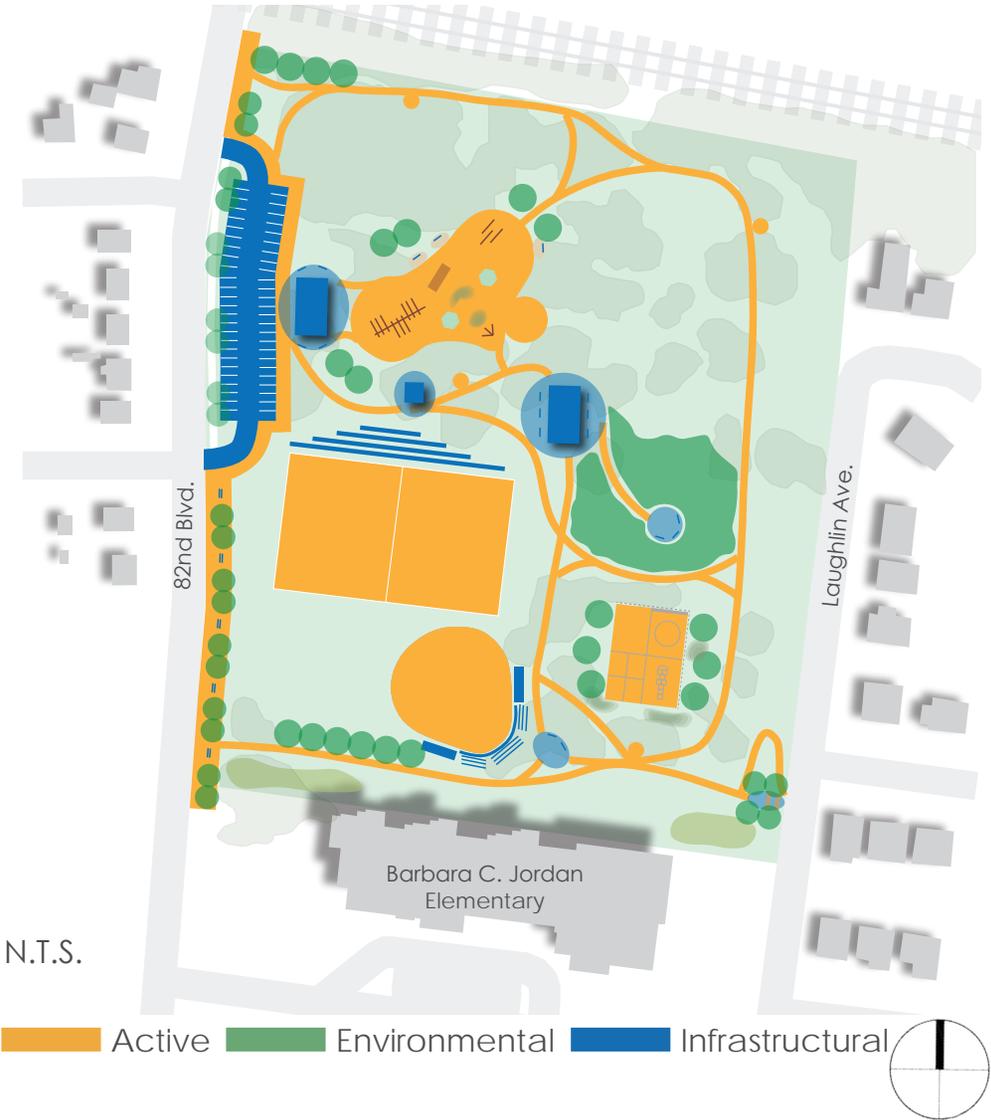
Several active elements are included in the final master plan for Fogerty Park. These include maintaining the existing soccer field, baseball diamond, and walking paths. Additional active features include the new path connections, multi-use courts, splash pad, and upgraded playground area.

Environmental:

Most of the existing trees at the park will be maintained. Additional native trees will supplement the mature canopy throughout the site and along the 82nd Blvd. streetscape. A native plant area that features prairie grass and wildflower species will create a new park experience for Fogerty Park.

Infrastructural:

The infrastructure at Fogerty Park will be greatly improved and updated as part of this master plan. A new expanded parking area and 2 new pavilions are the major improvements, with new hardscapes, site furnishings, baseball diamond improvements and lighting updated as well.



Implementation



Implementation

Phasing

Phase I:

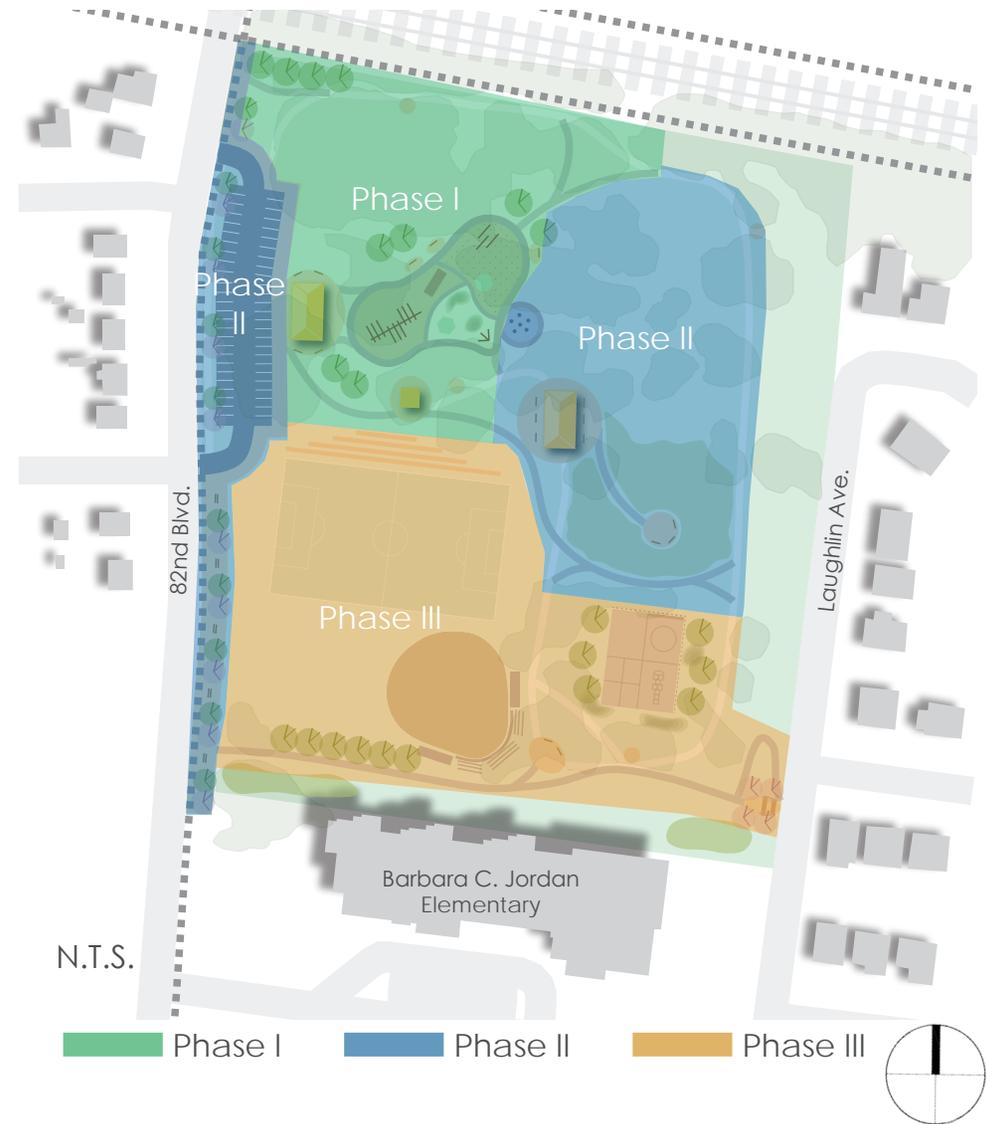
Phase I of the proposed master plan will include construction of one pavilion, the restroom building, playground, and surrounding areas.

Phase II:

Phase II of the master plan includes construction of the second pavilion, splash pad, native plant area, as well as the parking lot expansion and streetscape along 82nd Blvd.

Phase III:

Phase III includes all master plan improvements related to the sports and recreational facilities. These include the terraced seating for the soccer field, baseball diamond improvements, and the new multi-use court. Lighting improvements for the whole park are included in phase III, along with the new pedestrian connection off of Laughlin Ave.



Implementation

Cost Estimates:

The following cost estimate has been provided for all proposed improvements in the Fogerty Park Master Plan. These prices include inflation for installation costs, a 15% contingency to account for the conceptual stage of design, and a 15% contingency for all design services.

PHASE I

- Pavilion (20'x40')
- 8' Picnic Tables in Pavilions
- Restrooms
- Playground
- Playground Surfacing
- Trees
- Shrubs (5 gallon)
- Lawn Seed
- Planting Soil
- Mulch
- Grading
- Stormwater BMP's (MSD required)
- Benches
- Trash Receptacles
- Drinking Fountains
- Dog Waste Bag Dispensers
- Asphalt trail (6' width, w/agg base)
- Concrete sidewalks

Quantity	Unit	Unit Cost	Cost
1	ea	\$51,500.00	\$51,500.00
6	ea	\$850.00	\$5,100.00
1	bldg	\$150,000.00	\$150,000.00
1	ls	\$150,000.00	\$150,000.00
3500	sf	\$15.00	\$52,500.00
10	ea	\$350.00	\$3,500.00
30	ea	\$75.00	\$2,250.00
29040	sf	\$0.35	\$10,164.00
11	cy	\$35.00	\$385.00
10	cy	\$50.00	\$500.00
300	cy	\$15.00	\$4,500.00
1	Allow.	\$25,000.00	\$25,000.00
4	ea	\$1,800.00	\$7,200.00
4	ea	\$1,500.00	\$6,000.00
1	ea	\$12,000.00	\$12,000.00
2	ea	\$750.00	\$1,500.00
4932	sf	\$5.50	\$27,126.00
1000	sf	\$6.50	\$6,500.00

Subtotal: \$515,700.00

15% Conceptual Design Contingency: \$77,400.00

15% Design, Engineering, and Surveying Services: \$77,400.00

Phase I Total: \$670,500.00



Implementation

Preliminary Cost Estimate:

PHASE II

Permeable Surface Parking Lot
 Concrete Curb Stops (6")
 Parking Lot Excavation
 Splash Pad
 Stormwater BMP's (MSD required)
 Trees
 Native Seed Mix
 Shrubs (5 gallon)
 Lawn Seed
 Planting Soil
 Mulch
 Grading
 Benches
 Dog Waste Bag Dispensers
 Pavilion (20'x40')
 8' Picnic Tables in Pavilions
 Asphalt trail (6' width, w/agg base)
 Concrete sidewalks

Quantity	Unit	Unit Cost	Cost
15600	sf	\$11.00	\$171,600.00
52	ea	\$45.00	\$2,340.00
15600	sf	\$1.50	\$23,400.00
1	ls	\$75,000.00	\$75,000.00
1	Allow.	\$25,000.00	\$25,000.00
14	ea	\$350.00	\$4,900.00
2424	sy	\$3.00	\$7,272.00
60	ea	\$75.00	\$4,500.00
29040	sf	\$0.35	\$10,164.00
400	cy	\$35.00	\$14,000.00
206	cy	\$50.00	\$10,300.00
100	cy	\$15.00	\$1,500.00
4	ea	\$1,800.00	\$7,200.00
2	ea	\$750.00	\$1,500.00
1	ea	\$51,500.00	\$51,500.00
6	ea	\$850.00	\$5,100.00
6384	sf	\$5.50	\$35,112.00
10250	sf	\$6.50	\$66,625.00

Subtotal: \$517,000.00

15% Conceptual Design Contingency: \$77,600.00

15% Design, Engineering, and Surveying Services: \$77,600.00

Phase II Total: \$672,200.00



Implementation

Preliminary Cost Estimate:

PHASE III

LED Lighting
 Fitness Stations
 Terraced Seating - Stone 8' long
 Baseball Bleachers (5 row)
 Concrete Pad for Bleachers (12'x18')
 Baseball Backstop
 Baseball Dugouts
 Landforms w/10'Embankment Slide
 Fencing (Chain Link 60" tall)
 Multi-use Courts
 Concrete Stairway w/ Handrails
 Concrete Ramp (Laughlin Ave.)
 Asphalt trail (6' width, w/agg base)
 Grading
 Trees
 Shrubs (5 gallon)
 Lawn Seed
 Planting Soil
 Mulch
 Benches
 Trash Receptacles
 Drinking Fountains
 Dog Waste Bag Dispensers

Quantity	Unit	Unit Cost	Cost
1	Allow.	\$100,000.00	\$100,000.00
4	ea	\$2,000.00	\$8,000.00
50	ea	\$1,200.00	\$60,000.00
3	ea	\$5,000.00	\$15,000.00
3	ea	\$1,500.00	\$4,500.00
1	ea	\$19,750.00	\$19,750.00
2	ea	\$10,000.00	\$20,000.00
1	ls	\$6,000.00	\$6,000.00
200	lf	\$25.00	\$5,000.00
8000	sf	\$7.00	\$56,000.00
1	ea	\$3,000.00	\$3,000.00
800	sf	\$6.50	\$5,200.00
3624	sf	\$5.50	\$19,932.00
400	cy	\$15.00	\$6,000.00
26	ea	\$350.00	\$9,100.00
202	ea	\$75.00	\$15,150.00
29040	sf	\$0.35	\$10,164.00
60	cy	\$35.00	\$2,100.00
15	cy	\$50.00	\$750.00
20	ea	\$1,800.00	\$36,000.00
8	ea	\$1,500.00	\$12,000.00
1	ea	\$12,000.00	\$12,000.00
1	ea	\$750.00	\$750.00

Subtotal: \$426,400.00

15% Conceptual Design Contingency: \$64,000.00

15% Design, Engineering, and Surveying Services: \$64,000.00

Phase III Total: \$554,400.00

Project Total: \$1,897,100.00

