

# Ellenwood Park- Master Plan (2015)

## PROJECT SUMMARY (DISTRICTS 3&7)

Project consists of creating a Master Plan for the park to include Community Center, Active Recreation, Passive Recreation and Programming-Related Elements.

## PROJECT TEAM

T.Y. LIN (Landscape Architect)

## PROJECT ESTIMATE

\$12 Million (2015). Current Funding \$1 Million.

## PUBLIC INPUT MEETINGS

- The First Public Meeting was held February 26, 2015  
Included Project Overview and Analysis that included preliminary park programming and assessment. Meeting was structured as a presentation with the opportunity for public interaction. The TYLI Team provided an overview of the project and to assist the community in identifying issues and concerns. Approximately 42 citizens attended.
- The Second Public Meeting was held March 31, 2015  
Meeting provided input on three (3) design alternatives. Each design was presented and described in detail. Preferred plan was selected with the knowledge that modifications would be required to create a Final 46-Acre Park master plan design. Approximately 58 citizens attended.
- The final Public Meeting was held April 21, 2015  
Meeting was conducted as a final presentation to all stakeholders. Presentation was interactive providing options for fine tuning the master plan design. Approximately 71 citizens attended.

## TIMELINE

Phase I – Landscape Architecture and Engineering Elements.  
A&E Services - TBD



# Final Plan



- |   |                                 |
|---|---------------------------------|
| ① 230'x150' Community Center (35,000 sq ft)                 | ⑦ View Tower                    |
| ② Playground and Multi-Use Court                            | ⑧ ADA Connectivity Path         |
| ③ 75'x75' large picnic structure (5,625 sq ft)              | ⑨ Walking/Running Trails        |
| ④ (4) 20'x20' small picnic structures (400 sq ft/structure) | ⑩ Boardwalk/Overlook            |
| ⑤ ADA Walking Trail and Field & Exercise Stations           | ⑪ Pedestrian Bridge             |
| ⑥ 3 level Amphitheater                                      | ⑫ Bioretention                  |
|   | ⑬ Pedestrian Crosswalk          |
|   | ⑭ Paver Block in Parking Stalls |





## 46 Acre Park - Cost Opinion

	Phase 1				Phase 2				Phase 3				ALL PHASES
	Quantity	Unit	Unit Cost	TOTAL	Quantity	Unit	Unit Cost	TOTAL	Quantity	Unit	Unit Cost	TOTAL	
<b>Site Preparation</b>													
Vegetative Clear & Grub	10	AC	\$4,500.00	\$45,000	5	AC	\$4,500.00	\$22,500	5	AC	\$4,500.00	\$22,500	<b>\$90,000</b>
Tree Protection Fencing	500	LF	\$2.00	\$1,000	250	LF	\$2.00	\$500	250	LF	\$2.00	\$500	<b>\$2,000</b>
Erosion Control/BMP	4000	LF	\$2.00	\$8,000	500	LF	\$2.00	\$1,000	1500	LF	\$2.00	\$3,000	<b>\$12,000</b>
<b>Site Work</b>													
<b>Site Grading</b>													
Rough Grading (Parking & Retention)	1	LS		\$75,000		LS				LS			<b>\$75,000</b>
Rough Grading (Open Play, Trails)		LS			1	LS		\$25,000		LS			<b>\$25,000</b>
Rough Grading (Building Pads)		LS				LS			1	LS		\$25,000	<b>\$25,000</b>
Retaining Wall Construction	350	LF	\$175.00	\$61,250	500	LF	175.00	\$87,500	150	LF	\$175.00	\$26,250	<b>\$175,000</b>
<b>Storm Water Management</b>													
Deleterious Materials Removal	1	LS	\$9,000.00	\$15,000	1	LS	5000.00	\$5,000	1	LS	\$2,500.00	\$2,500	<b>\$22,500</b>
BMP Retention/Rock Setting	1	LS	\$65,000.00	\$65,000	0	LS		\$-		LS		\$-	<b>\$65,000</b>
BMP Bio-Retention (Parking Areas)	0	SF	\$10.00	\$80,000	0	SF	10.00	\$-		SF	\$10.00	\$10	<b>\$80,010</b>
Piping System	2500	LF	\$15.00	\$37,500	500	LF	15.00	\$7,500	1500	LF	\$15.00	\$22,500	<b>\$67,500</b>
Drainage Structures	1	LS		\$5,000	1	LS		\$2,500		LS		\$2,500	<b>\$10,000</b>
<b>Vehicular Use Areas</b>													
Asphalt Paving Parking	40330	SF	\$1.75	\$70,578	0	SF		\$-		SF		\$-	<b>\$70,578</b>
Asphalt Accel/Decel Lanes	8400	SF	\$1.75	\$14,700	0	SF		\$-		SF		\$-	<b>\$14,700</b>
Concrete Curb	3720	LF	\$12.00	\$44,640	0	LF		\$-		LF		\$-	<b>\$44,640</b>
Concrete Paving	6360	SF	\$3.00	\$19,080	0	SF		\$-		SF		\$-	<b>\$19,080</b>
Specialized Paving	1260	SF	\$6.50	\$8,190	0	SF		\$-		SF		\$-	<b>\$8,190</b>
Permeable Paving Parking	22330	SF	\$6.50	\$145,145	0	SF		\$-		SF		\$-	<b>\$145,145</b>
<b>Site Electrical</b>													
Vehicular Use Lighting	1	LS	\$25,000	\$25,000	0			\$-				\$-	<b>\$25,000</b>
Pedestrian Lighting	0	LS		\$-	0			\$-	1	LS	20000.00	\$20,000	<b>\$20,000</b>
Solar Applications for Lighting	0	LS		\$-	1	LS	30000.00	\$30,000				\$-	<b>\$30,000</b>
<b>Site Utilities</b>													
Water System (incl meters, pipe, etc.)		LS		\$-		LS		\$-	1	LS	8500.00	\$8,500	<b>\$8,500</b>
Sanitary Sewer Service		LS		\$-		LS		\$-	1	LS	10000.00	\$10,000	<b>\$10,000</b>
<b>Site Structures</b>													
Community Center Building		SF		\$-		SF		\$-	35,000	SF	170.00	\$5,950,000	<b>\$5,950,000</b>
Community Center Outdoor Decks		SF		\$-		SF		\$-	1500	SF	50.00	\$75,000	<b>\$75,000</b>
Large Picnic Shelter (75' x 75')		EA		\$-	1	EA	75000.00	\$75,000		EA		\$-	<b>\$75,000</b>
Small Picnic Shelter (20' x 20')		EA		\$-	5	EA	25000.00	\$125,000		EA		\$-	<b>\$125,000</b>

Observation Tower		EA		\$-	1	EA	75000.00	\$75,000		EA		\$-	\$75,000
Bridge		EA		\$-		EA		\$-	1	EA	150000.00	\$150,000	\$150,000
Boardwalk/Overlook System		LF		\$-	3000	SF	100.00	\$300,000	0	LF		\$-	\$300,000
<b>Park Amenities</b>													
Basketball/Multi-Use Court (All)		LS		\$-	1	LS	25000.00	\$25,000		LS		\$-	\$25,000
Play Structure (ages 2 - 6)	1	EA	\$25,000.00	\$25,000	0	EA		\$-		EA		\$-	\$25,000
Play Structure (Ages 7 - 12)	1	EA	\$50,000.00	\$50,000	0	EA		\$-		EA		\$-	\$50,000
Play Structure Walls & Surface	1	LS	\$87,000.00	\$87,000	0	LS		\$-		LS		\$-	\$87,000
10' Asphalt ADA Trail	62000	SF	\$1.75	\$108,500	0	SF		\$-		SF		\$-	\$108,500
4' Hiking./Biking Unpaved Trail		SF		\$-	25760	SF	0.55	\$14,168		SF		\$-	\$14,168
Amphitheater		LS		\$-		LS		\$-	1	LS		\$80,250	\$80,250
Fit Trail (Adults 9 Stations)		LS		\$-	1	LS	50000.00	\$50,000		LS		\$-	\$50,000
Benches	10	EA	\$2,000.00	\$20,000	0	EA	2000.00	\$-	5	EA	2500.00	\$12,500	\$32,500
Trash Receptacles	5	EA	\$1,000.00	\$5,000	0	EA		\$-	3	EA	1000.00	\$3,000	\$8,000
Traffic Bollards	0	EA		\$-	0	EA		\$-	6	EA	500.00	\$3,000	\$3,000
Bicycle Racks	4	EA	\$3,500.00	\$14,000	2	EA	3500.00	\$7,000	1	EA	3500.00	\$3,500	\$24,500
Water Fountain	2	EA	\$2,500.00	\$5,000	0	EA		\$-	2	EA	2500.00	\$5,000	\$10,000
Canine Drinking Fountain	1	EA	\$2,500.00	\$2,500	0	EA		\$-	1	EA	2500.00	\$2,500	\$5,000
Picnic Tables	0	EA		\$-	15	EA	500.00	\$7,500		EA		\$-	\$7,500
<b>Landscape</b>													
Canopy Trees	50	EA	\$500.00	\$25,000	0	EA	500.00	\$-	0	EA	500.00	\$-	\$25,000
Understory Trees	20	EA	\$375.00	\$7,500	0	EA	375.00	\$-	0	EA	375.00	\$-	\$7,500
Shrubs/Ground Cover	1500	EA	\$20.00	\$30,000	0	EA	20.00	\$-	0	EA	20.00	\$-	\$30,000
Sodded Areas (incl Free Play Lawn)	40000	SF	\$0.55	\$22,000	120000	SF	0.55	\$66,000	10000	SF	0.55	\$5,500	\$93,500
Landscape Rock Setting	1	LS	\$12,000	\$12,000	0	LS		\$-	1	LS	5000.00	\$5,000	\$17,000

SUBTOTAL \$1,133,583

SUBTOTAL \$992,168

SUBTOTAL \$6,438,510

<b>GRAND SUBTOTAL</b>	<b>\$8,498,260.50</b>
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)	\$849,826.05
<b>SUBTOTAL</b>	<b>\$9,348,086.55</b>
15% CONTINGENCY FOR MASTER PLAN LEVEL COST OPINION	\$1,402,212.98
<b>SUBTOTAL</b>	<b>\$10,750,299.53</b>
12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES	\$1,290,035.94
<b>PROJECT TOTAL - ALL PHASES</b>	<b>\$12,040,335.48</b>