



CITY OF IDAHO SPRINGS
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NOTICE AND AGENDA
JOINT WORK SESSION
Idaho Springs City Council
1711 Miner Street
Monday, April 24, 2023 – 6:00 p.m.

**NOTICE AND AGENDA OF
CITY COUNCIL AND CLEAR CREEK METROPOLITAN RECREATION
DISTRICT JOINT WORK SESSION
MONDAY APRIL 24th, 2023 6:00 p.m.**

❖ Sports & Recreation Complex Master Plan

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION
INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

Administrative Department

TO: Mayor and City Council, CCMRD Board of Directors
CC: City Administrator Andrew Marsh
FROM: Jonathan Cain, Assistant City Administrator, Interim
Community Development Planner
DATE: April 24, 2023
SUBJECT: Sports & Recreation Complex Master Plan
ATTACHMENTS: Draft Master Plan



BACKGROUND

There have recently been two transformational projects completed in Idaho Springs that have strongly enhanced the walkability and vitality of the City. The first was the reconstruction of Colorado Boulevard. This project included construction of new sidewalks, an expansion of Courtney-Ryley-Cooper (CRC) Park, and the installation of new water and wastewater utilities. The second involved the construction of the 3.4 miles of Clear Creek Greenway through the City. This trail is part of the Peaks to Plains Trail funded in part by GOCO, CPW and CDOT. It provides multimodal access to different parts of the City as well as to trail systems such as Virginia Canyon Mountain Park (VCMP) and other recreational opportunities.

During these projects, some long existing recreational amenities that had reached the end of their useful life had to be demolished. These facilities included a small skate park on the east end of Riverside Drive and a tennis court and a horseshoe court in CRC Park. Two replacement horseshoe courts designed for competition were recently built in CRC Park just west of the 23rd Avenue bridge and across the street from the Visitor Center. The community in Idaho Springs has been exploring opportunities to construct replacement facilities for skateboarding and tennis/pickleball.

Early in 2022, the Clear Creek Metropolitan Recreation District (CCMRD) and the City of Idaho Springs identified a partnership between the two organizations to redevelop the Shelley-Quinn Ballfields Complex (owned by the City and operated by CCMRD) as a potential site where new facilities could be constructed. This site has approximately 4.5 usable acres and two baseball fields. Shelley Field (the east field) has limited use as a baseball field because of its small size and orientation. East of the fields is a public works storage facility that will no longer be necessary when the new public works facility is completed in early 2024, freeing this parcel for other uses.

SPORTS & RECREATION COMPLEX MASTER PLAN

In August of 2022, The City contracted with THK Associates, Inc. to create a masterplan for this proposed facility that would include a new 15,000 square foot skatepark, playground, multi-use flex space, a combination tennis and pickleball court, a half basketball court, a walking trail, a 68-stall parking lot and a pedestrian plaza with restrooms and a concession stand. It will also include relocating the community stage to the Quinn Ballfield and improvements to the spur trail that connects to the Clear Creek Greenway and surrounding neighborhoods.

COMMUNITY ENGAGEMENT

There has been extensive community outreach and engagement about this effort, specifically surrounding the proposed skatepark facility. CCMRD has led local efforts with area youth and other stakeholders to build a new state of the art skate park. A survey on the topic published by CCMRD catalogued 200 responses. In that survey, the amenities presently included in the Master Plan were identified as desirable by the community.

ESTIMATED PROJECT COST

THK Associates, Inc. provided an initial cost estimate for this project that included all the required work to redevelop the park of \$4,086,540.12. It is important to note that this cost is an initial estimate and may fluctuate based on several factors if the City and CCMRD move forward in the design and engineering process for this facility.

Upon receiving this estimate, the City and CCMRD decided to split the potential redevelopment project into two segments: the first at a cost of about \$1,900,000 on the east end of the park including demolition, relocation of the stage, and construction of some of the new park elements, and a second project to be completed later.

FUNDING POSSIBILITIES

In the fall of 2022, the City, in partnership with CCMRD submitted a concept paper (pre-application) to Great Outdoors Colorado (GOCO) for funding to construct “phase 1” of this project. The City was not selected to move forward in the grant funding process, but we did receive good feedback about the project requesting more diverse community engagement processes and an explanation of GOCO’s “regional equity” approach to funding projects in Idaho Springs. We were also invited to apply again at a future date.

Staff has also discussed possible grant opportunities with Colorado Parks & Wildlife (CPW) such as the Non-Motorized Trails grants and the Land and Water Conservation Fund (LWCF) grants. CPW suggested that we consider applying for an LWCF grant later this year.

The City has budgeted \$200,000 in 2023 for beginning projects such as creation of the Master Plan. Another early project identified is relocating the water line that runs through the fields to the frontage road. Next year, absent any grant funding, the City may consider at least constructing parking in the Public Works storage area and installing a tennis/pickleball court.

MASTER PLAN PRESENTATION

Kevin Shanks, Principal and Director of Landscape Architecture and Planning for THK Associates, is here this evening to present the draft Sports & Recreation Complex Master Plan for the Shelley-Quinn Ballfields and to receive any feedback before the Plan is finalized and adopted by the City and CCMRD.

IDAHO SPRINGS SPORTS & EVENTS COMPLEX MASTER PLAN

DRAFT



4.19.2023

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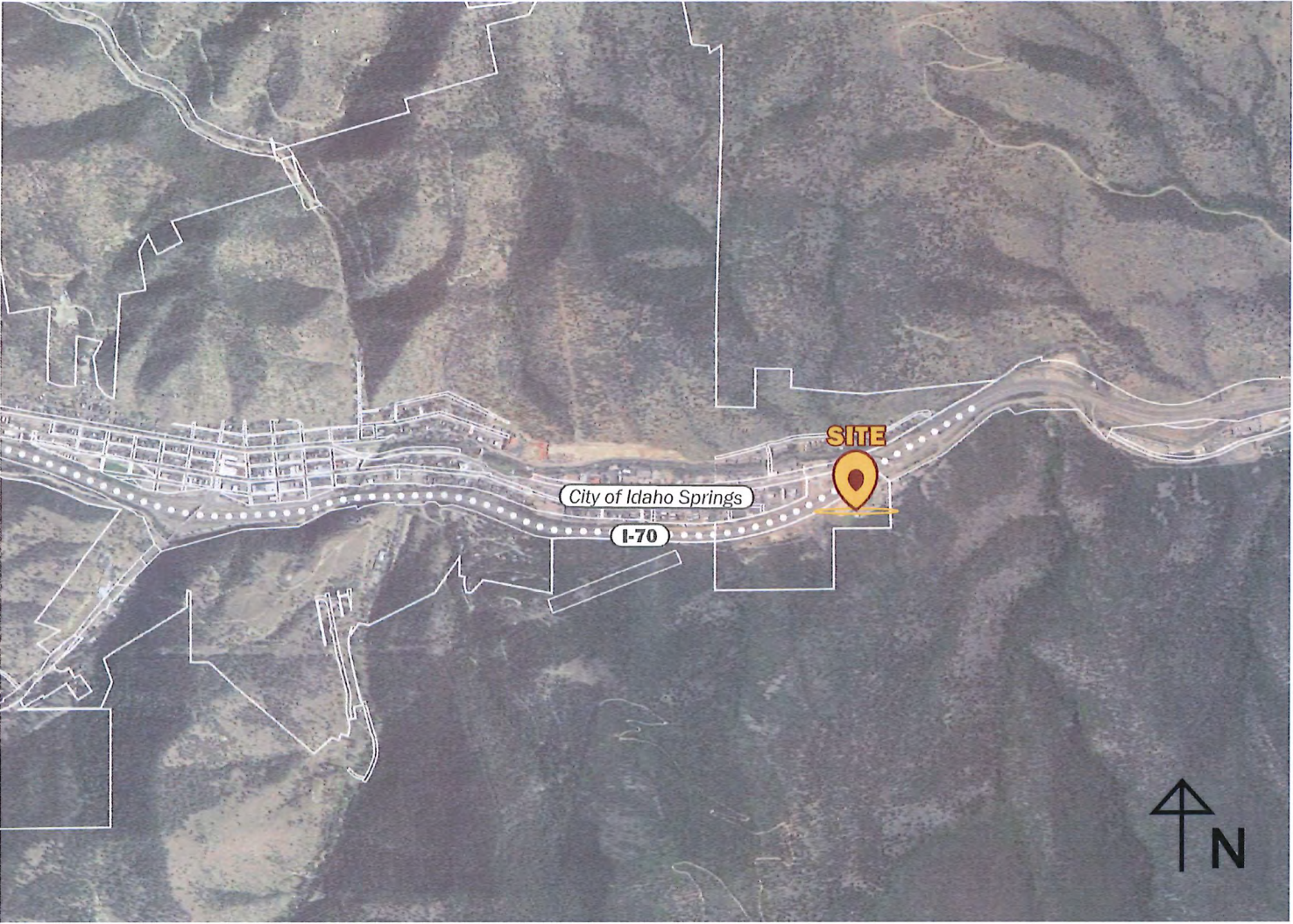


INTRODUCTION

Executive Summary

THK Associates, Inc. is pleased to provide the City of Idaho Springs and the Clear Creek Metro Recreation District (CCMRD) with a master plan for the Idaho Springs Sports & Events Complex, located in eastern Idaho Springs. THK was contracted by the City of Idaho Springs in August of 2022 to facilitate the development of a master plan and preliminary construction cost estimate, in addition to engaging with City Council and the general public on design concepts and plan recommendations. The master plan incorporates the longtime community desire to offer a wider range of recreational opportunities and serve as an outdoor community hub that will further inspire a collective appreciation for outdoor recreation, community connectedness, and an improved quality of life for residents of Idaho Springs.

The goal of the master plan is to compile feedback obtained from the general public and interest groups throughout the engagement process into recommendations to enhance the existing community asset that is the Sports & Events Complex. Because of the limited amount of space available for improvements, and due to the wide range of recreational activities various stakeholders hoped to incorporate, a heavy emphasis was placed on multi-use spaces. Many of the proposed programmatic elements have the ability to easily accommodate alternative activities, i.e. pickleball and tennis courts, soccer and baseball fields, etc. Upon development of a preferred design concept, a cost estimate was prepared to better assist the City in future funding via grant applications and phasing of implementation.



EXISTING CONDITIONS

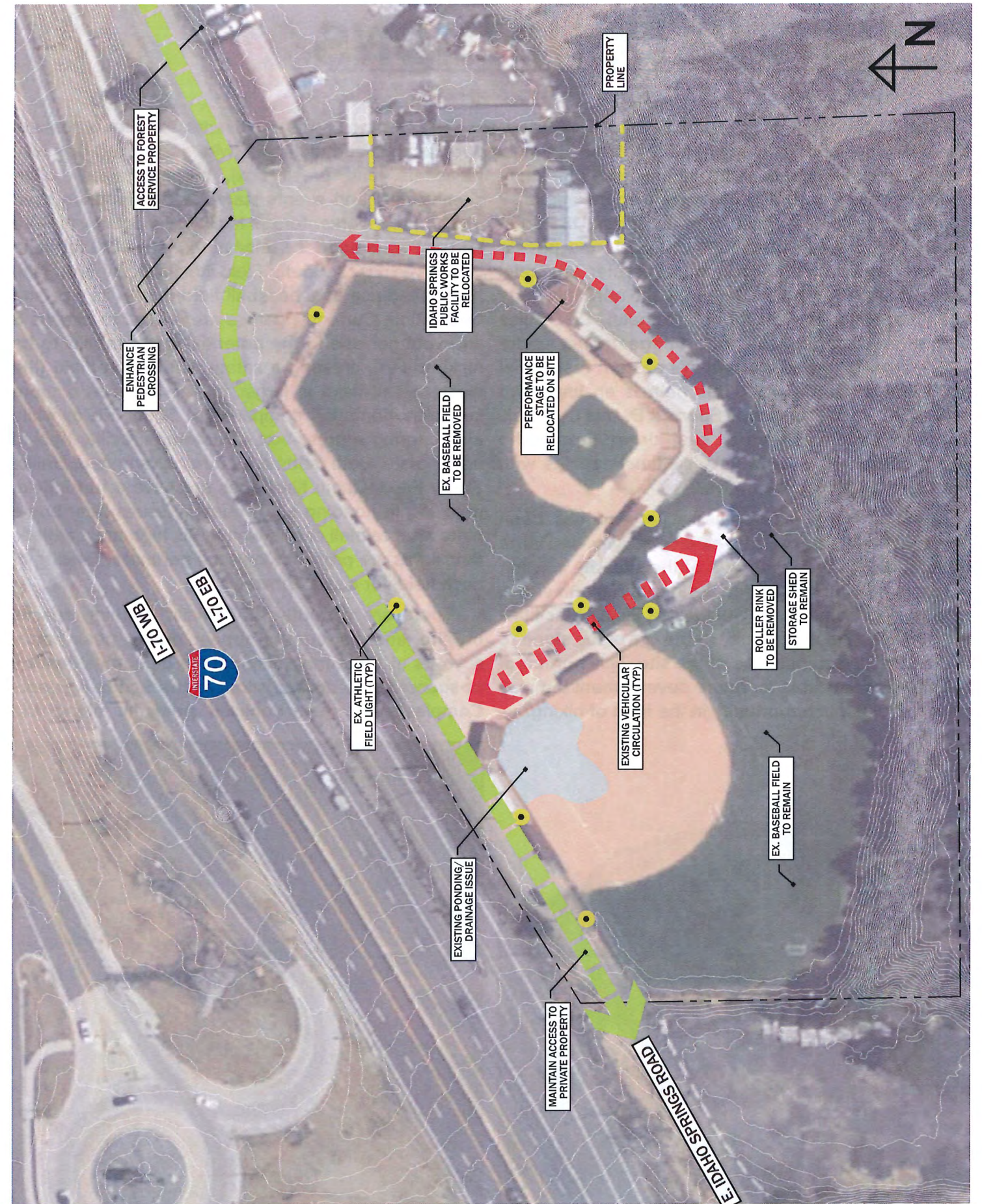
The Idaho Springs Sports & Events Complex is located on the eastern end of the City of Idaho Springs, Colorado, and is host to many cultural and community events for the region. The property is approximately 7 acres, and is confined by I-70 to the north, US Forest Service property to the south and east, and private property to the west. The Scott Lancaster Memorial Bike Path and Trail runs adjacent to the north property line and continues west for approximately 0.35 miles before reaching a pedestrian bridge tunnel under I-70, connecting to Idaho Spring's eastern residential and commercial districts. This path is an important connection for visitors to the Sports & Events Complex. The trail continues further east down East Idaho Springs Road (CR314), where it ultimately links with the Clear Creek Greenway Trail.

Most of the site is primarily flat and has been suitably graded for parking, athletic activity, and large gatherings. On the south end of the site, the existing grade rapidly increases into a steep mountain slope, totaling approximately 29% of the site. Existing facilities are placed in close proximity to the toe of the slope to maximize the potential use of the site. This portion of the site is not suitable for future development but may offer recreational opportunity in the form of hiking.

The existing Sports and Events Complex is home to two baseball/softball fields (with associated dugouts, bleachers, and press box), batting cages, roller-skating rink, and events stage. A maintenance shed and a public works storage facility also occupy the site and are scheduled for relocation elsewhere in Idaho Springs in 2023. Shelly Field (the eastern ball field) has limited use as a baseball field due to its size and orientation. Currently, games are limited to players 8 and younger due to the potential for baseballs to be hit onto I-70, creating a safety risk. Quinn Field (the western ball field) is larger in size and has a more suitable orientation compared to Shelly Field, while also offering a press-box and storage facility behind home plate. Both fields are currently irrigated. Unlike Shelly Field, Quinn field does not have a turf infield, resulting in ponding and drainage issues near home plate after rainfall or snow-melt. Six high-mast athletic field lights are present along the perimeter fencing of each field, for a total of twelve.

There are currently 22 "official" parking spaces on site. Informal spaces appear during peak times, such as at the annual Rapidgrass Bluegrass Festival or soccer game days. Visitors to the Sports & Events Complex park their vehicles primarily along the

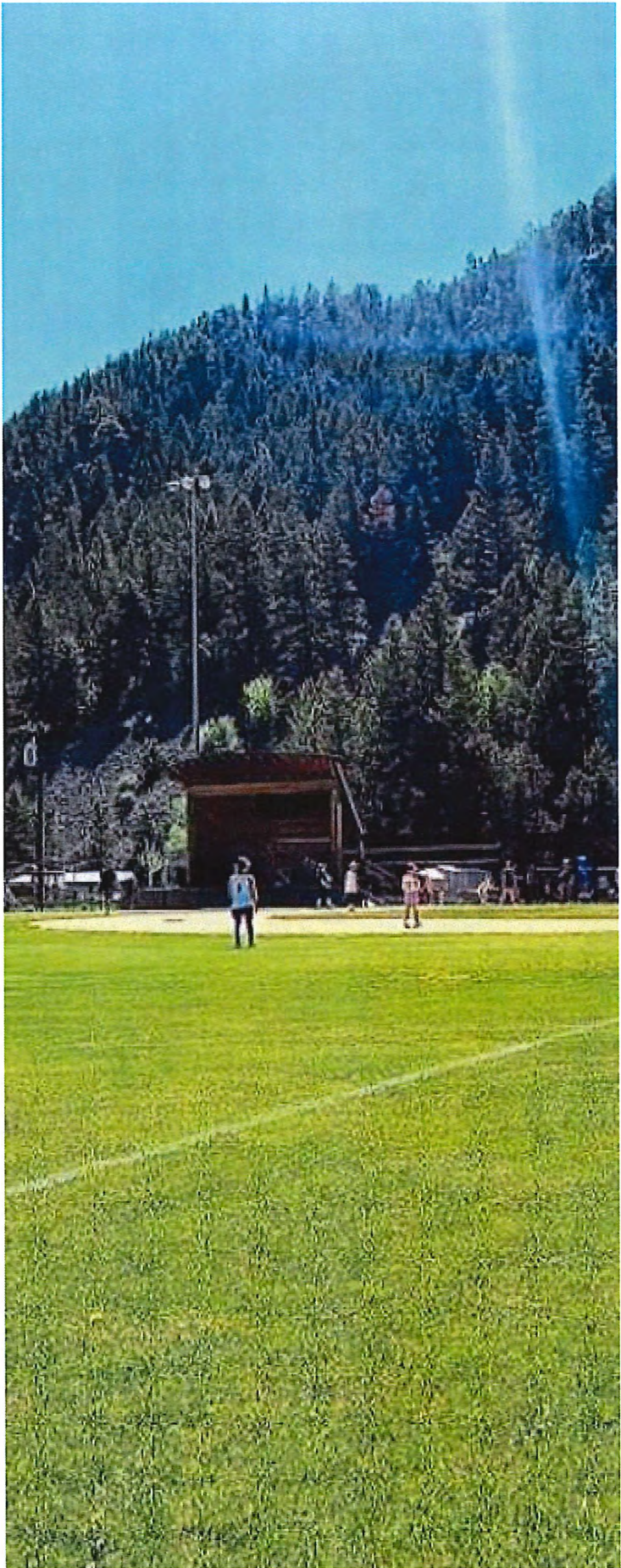


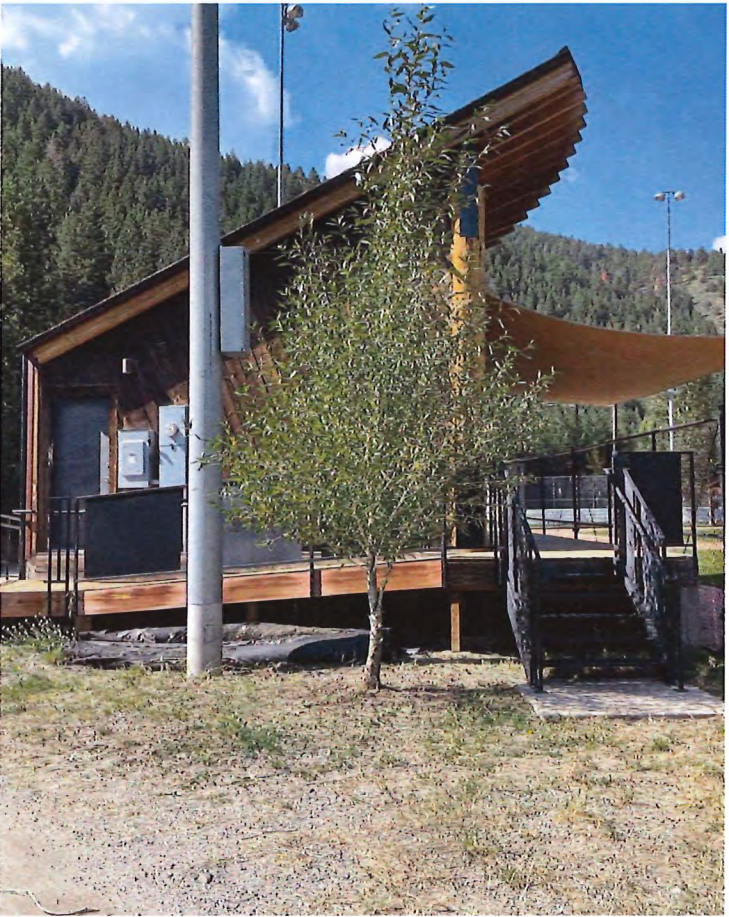
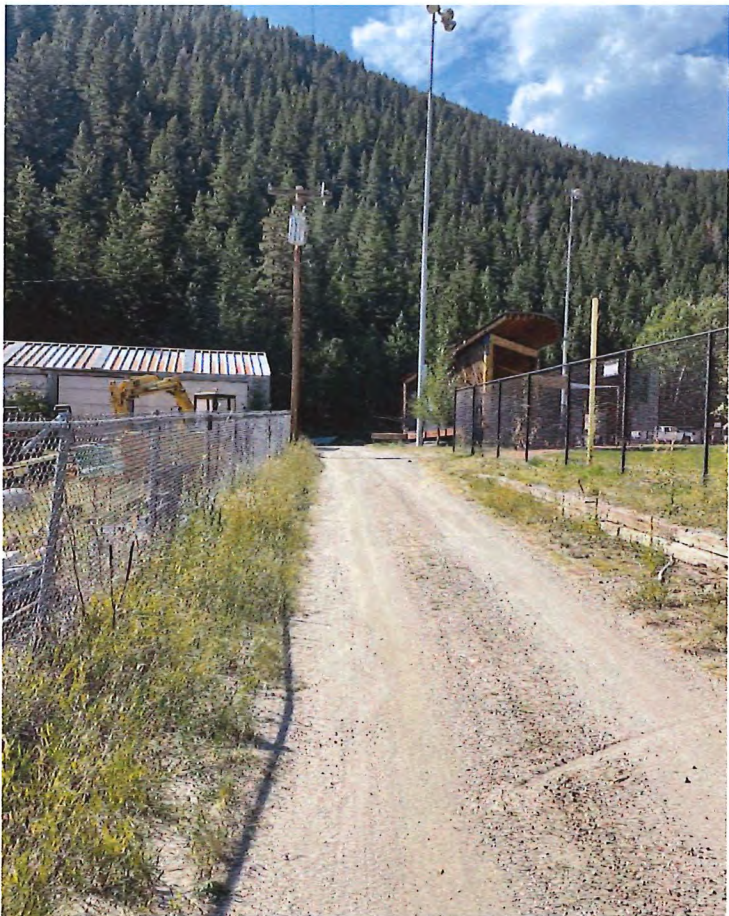


perimeter of Shelly Field, however, parking is in short supply during larger community events. Vehicular access is provided around Shelly Field to the existing maintenance shed and public works facility, as well as to the US Forest Service property east of the Sports & Events Complex and to the private property west of the Sports & Events Complex. Vehicular access to the adjacent properties must be maintained in any future renovations to the Complex.

The site currently has a 2" water line running underneath Quinn Field's infield and to the landscape buffer bisecting Quinn and Shelly Fields, providing water for the irrigation system on site. The site is also serviced by electrical infrastructure, providing power to the high-mast athletic field lights, events stage, and storage facilities, but conduit locations and additional electrical infrastructure information is unknown. Additional investigation and survey will be needed to better understand the existing configuration. No sanitary or sewer lines are servicing the site. Portable toilets are provided on the southern end of the Complex and are routinely serviced and/or swapped out.

Redeveloping the Idaho Springs Sports & Events Complex into a new park with more public space will enhance the vitality of the community by providing much needed recreational space, without barrier to entry. The Complex's proximity to the Greenway Trail provides a critical link to the population hubs of Idaho Springs, and thus will allow more residents and visitors to access and enjoy this space.





PLANNING PROCESS

Coordination with Major Stakeholders

Open communication between the project team and Idaho Springs and CCMRD staff was vital to the success of this project. In addition to regularly scheduled meetings with Idaho Springs and CCMRD staff, the project team identified and met with several key stakeholders with vested interest in the future of the Sports & Events Complex.

The Idaho Springs Skate Board officially formed in September of 2021, and is a community committee of high school students, community members, and local professionals with a shared vision of bringing a skatepark to the City of Idaho Springs. After dismantling the skate ramps and features at the terminus of Riverside Drive that had once been available to the Idaho Springs community the Skate Board has since been actively pursuing a suitable location for a permanent skatepark in Idaho Springs.

In November of 2022, the project team met with the Skate Board for a roundtable discussion and review of the project team’s progress to date. This meeting was held at Tommyknocker Brewery & Pub in downtown Idaho Springs, with an attendance of approximately 25 board members and interested parties. A preliminary reconfiguration concept of the Sports & Events Complex was presented for initial feedback. Precedent imagery of successful skateparks elsewhere in Colorado, as

well as skatepark features and elements were also presented to drive conversation and encourage collaboration amongst the group. Precedent imagery of restroom and concession facilities, play equipment, and regional-specific features, such as bouldering play structures, were also presented.

In December of 2022, the project team continued to engage with stakeholders and sought to obtain feedback the Idaho Springs Planning Commission. Prior to the meeting, a public open house was held at the Idaho Springs City Hall, where members of the public reviewed the preferred Sports & Events Complex reconfiguration, and engaged with team members by asking questions and offering opinions on how they’d like to see the space reimaged.

At the time of writing this Master Plan report, ongoing public engagement efforts are underway with additional user-groups. Preliminary conversations with playgrounds user-groups and stakeholders are underway. Additionally, outreach to Idaho Spring’s and Clear Creek County’s athletic groups (pickleball, tennis, basketball, etc.) are all taking place at this time of this Master Plan’s writing.



KEY THEMES HEARD AT NOVEMBER 21, 2022 SKATE BOARD MEETING

Overall Park Comments
& Considerations

- Concessions and restroom structure should have a covered element.
- Pedestrian-scale lighting is preferred over the current high-mast athletic field lights.
- A desire to study the demand for the number of parking spaces was expressed. Suggestions were made to maximize the flexibility of the parking lot.
- Better connect the Greenway Trail and pedestrian tunnel into Idaho Springs.
- Presence of a historic railroad on the south slope of the park was raised, with a desire to somehow incorporate access to the railroad into the scope of the park.
- Will the pickleball and tennis courts be used enough to justify the amount of space they occupy?

Future Skatepark
Preferences

- Consider incorporating covered elements into skatepark.
- Strong desire to incorporate bowls/pool features into future skatepark was expressed.
- Strong desire to incorporate stairs and quarter-pipe elements into future skatepark design was also expressed.
- Quality of concrete and coping is extremely important. Preference is to work with a skatepark designer that has experience in Idaho Spring's climate (or similar).
- Paving the pumptrack (as opposed to natural surfacing) is generally preferred. Extra consideration should be given to where the curves of the pumptrack are located.
- Refer to "Olympic-style" skateparks for inspiration on skate features.

Future Skatepark
Considerations

- Concern over if the skatepark and pumptrack should be in the same space was raised. Primarily, the pumptrack would eat into the ~15,000 SF allocated to the skatepark.
- Too "robotic" and "stiff" of a skatepark would diminish the quality of the park. Work with a designer that has experience creating organic forms and is open to incorporating unusual elements, art installations, etc.





Arvada Skatepark
Arvada, CO (~40,000 SF)



Arvada Skatepark
Arvada, CO (~40,000 SF)



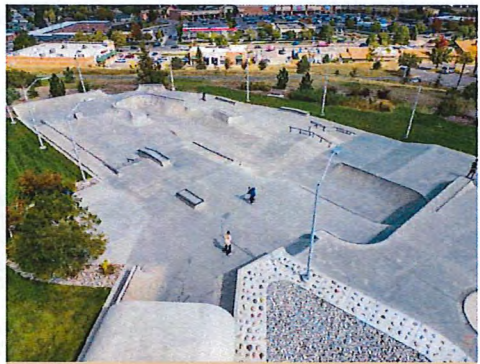
Arvada Skatepark
Arvada, CO (~40,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



Ulysses Skate Park
Golden, CO (~27,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



High Plains Park Pump Track
Denver, CO (~40,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Montebello Pump Track
Denver, CO (~14,000 SF)



Medium Covered Restroom/Concession
(~600 SF)



Medium Covered Restroom/Concession
(~700 SF)



Medium Covered Restroom/Concession
(~815 SF)



Small Restroom/Concession
(~300 SF)



Small Restroom/Concession
(~320 SF)



Small Covered Restroom/Concession
(~360 SF)



Sensory Play Equipment



Sensory Chimes



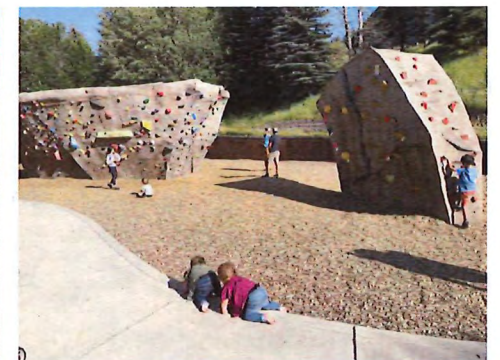
Accessible Talk Tubes



Bouldering Amenity



Bouldering Amenity



Bouldering Activity Area

RECOMMENDATIONS

As a response to the feedback obtained in the public engagement phase and overall planning process throughout this Master Plan, a reconfiguration of the eastern ballfield (Shelly Field), the pedestrian mall bisecting the site, and existing storage and maintenance facility is recommended. The current configuration of the Sports & Events Complex does not lend itself to the varied mix of recreational activities that are in demand to Idaho Springs residents and stakeholders. Because of the limited green space suitable for recreation in Idaho Springs, it is recommended that any proposed improvements be as programmatically flexible as possible. This Complex is well-suited to accommodate new amenities and has been reimagined to better serve a more diverse range of community members.

A ~15,000 SF skatepark is proposed on the northern end of the site, where it will be most exposed to sunlight (maximizing snowmelt and evaporation), and adjacent to a mountainbike pump-track. These amenities have been in high-demand throughout Idaho Springs ever since the City had to demolish its previous skatepark due to the expansion of the Clear Creek Greenway trail. Parking improvements are proposed adjacent to the skatepark due to its proximity to E. Idaho Springs Road, the main vehicular access point to the Complex.

With the skatepark being located on the northern end of the site, the design team determined that since Shelly Field would no longer function as a ball-field, the events and performance stage needed to be relocated to an area that would still accommodate large crowds on a natural turf surface. Thus, it is recommended that this stage be relocated to orient out towards Quinn Field. With this in mind, the stage would most logically be situated along the central axis that divides Shelly and Quinn Fields. This will require infrastructure improvements to provide access to and from the stage. Widening of this central access, with a maintenance road from the parking lot, would complete a loop for service vehicles to circulate the site. By upgrading these drives, this would also have the added benefit of providing a designated space for food trucks to park during events and games.

The current configuration of the Sports & Events Complex does not have a concessions or restroom facility. It is recommended that, as part of this reconfiguration, a combined concessions and restroom facility be constructed on site. This will provide Idaho Springs with the opportunity of a new revenue source, while providing comfort and convenience to visitors of the Sports & Events Complex. The existing water line will need to be rerouted to this proposed joint facility.

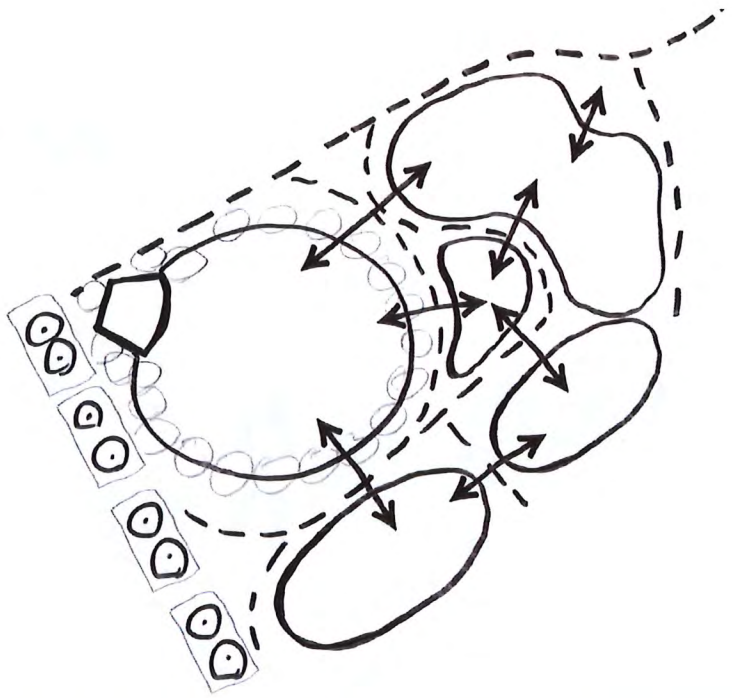
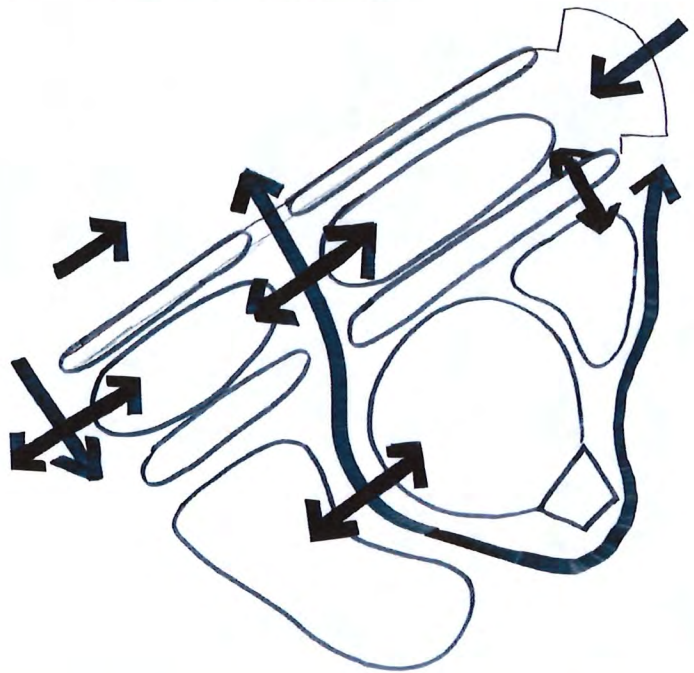
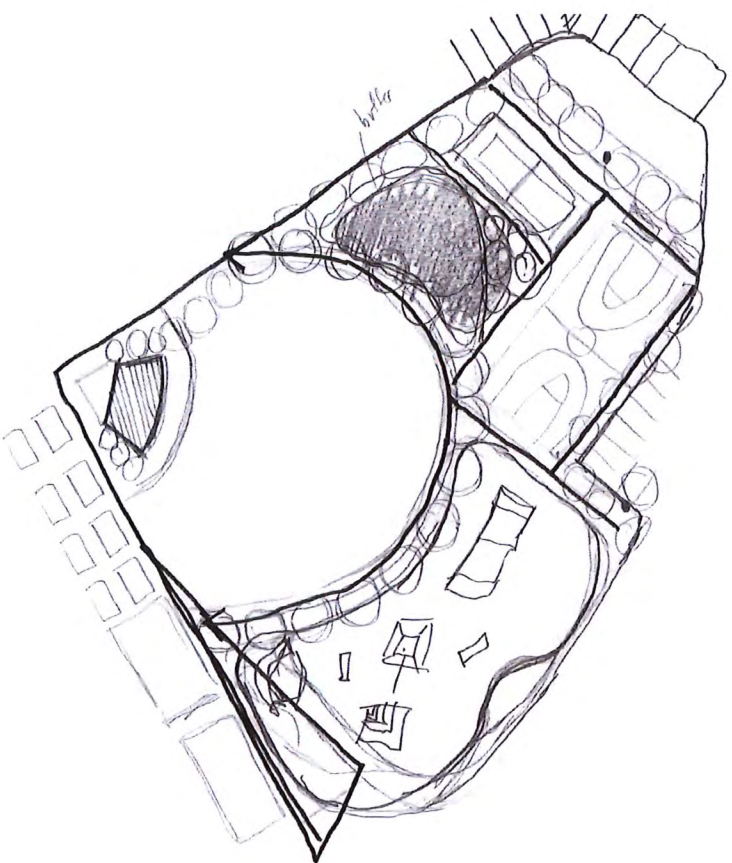


A new sanitary line (or septic system) will need to be installed to accommodate the restrooms. This facility should be centrally located in relation to all proposed recreational elements.

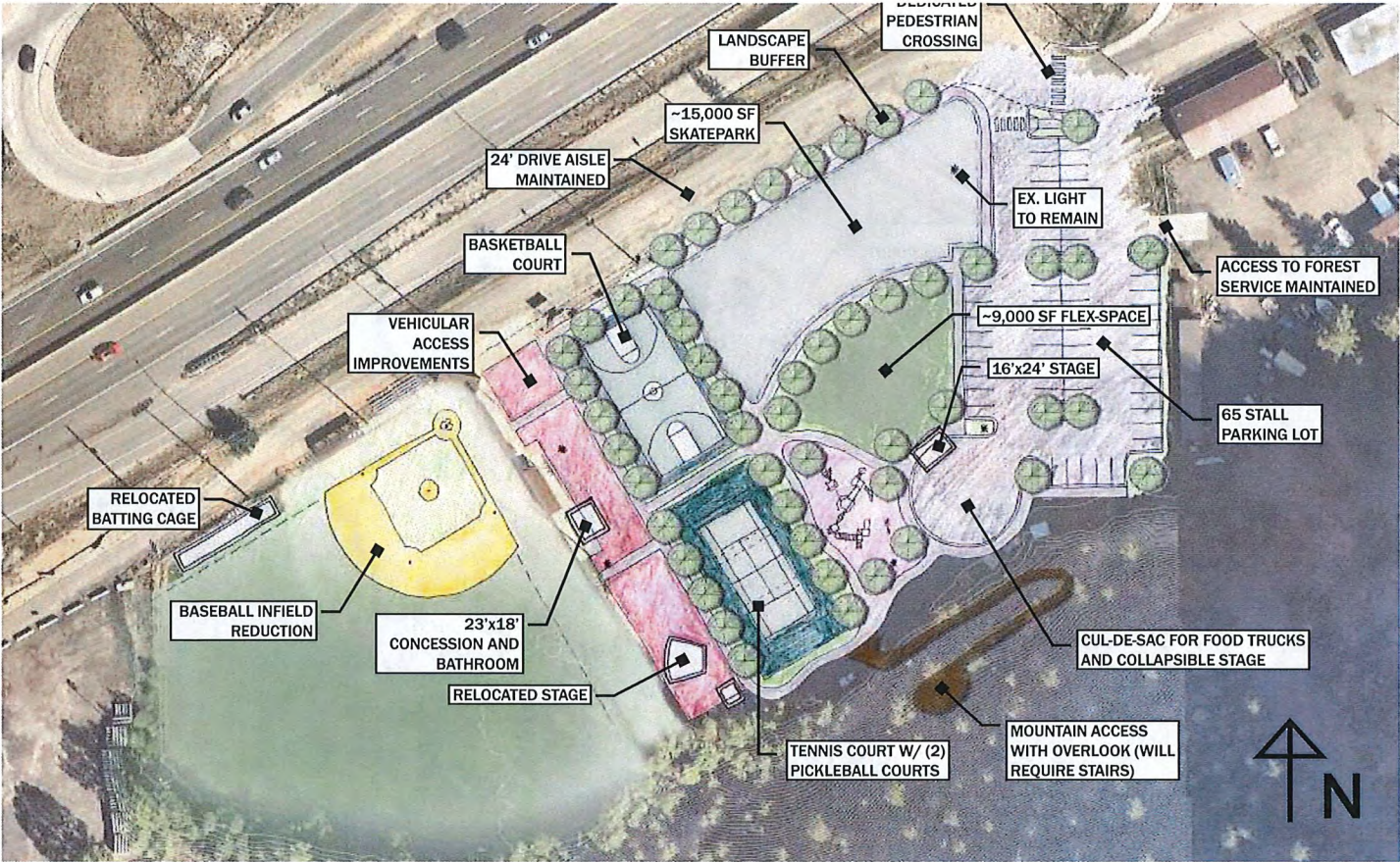
With multi-use functionality in mind, the dimensions of a tennis court (currently lacking in Idaho Springs) would be able to fit four pickleball courts (a growing sport in Idaho Springs) in the same amount of space. Similarly, a basketball court to the south of the restroom and concessions facility would have the added benefit of being a paved surface for a wide-variety of recreational opportunities.

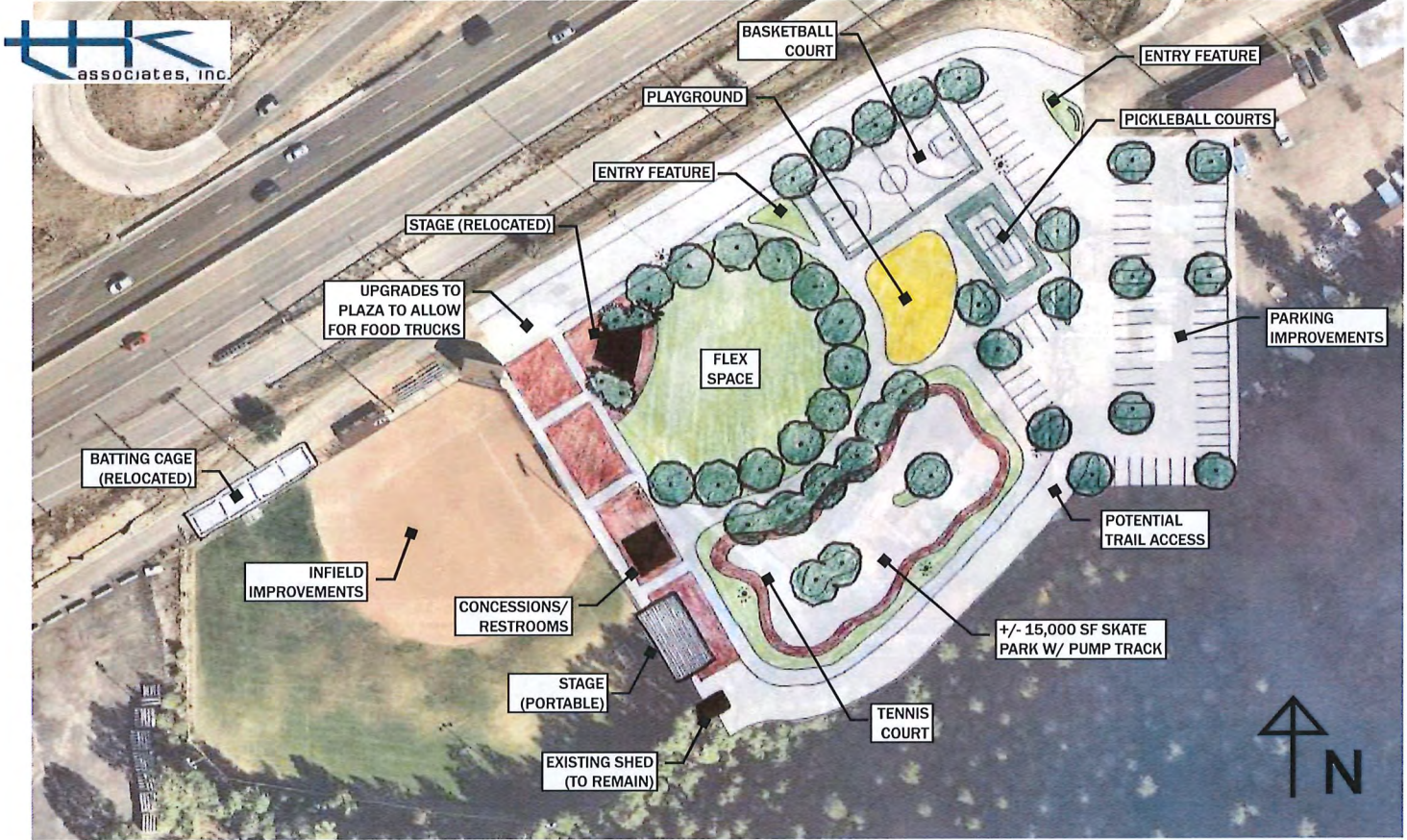
Idaho Springs has a significant number of young families, but offers few playgrounds and opportunities in close proximity. As part of this reconfiguration, an inclusive playground should be incorporated into the site. The playground should be buffered from the busy I-70 freeway and in close proximity to the restrooms. The most logical location for a playground is on the southern end of the site, where the events stage currently sits.

Finally, a flexible lawn should be placed as a divider between the skatepark and playground. Not only will this allow for a suitable spot for youth soccer games, it could also serve as a secondary space for larger events, and due to its proximity to the parking lot, would make for an appropriate spot to unload a collapsible stage. On pages 16 and 17 are the four preliminary alternatives studied that lead to the final master plan on pages 18 and 19.

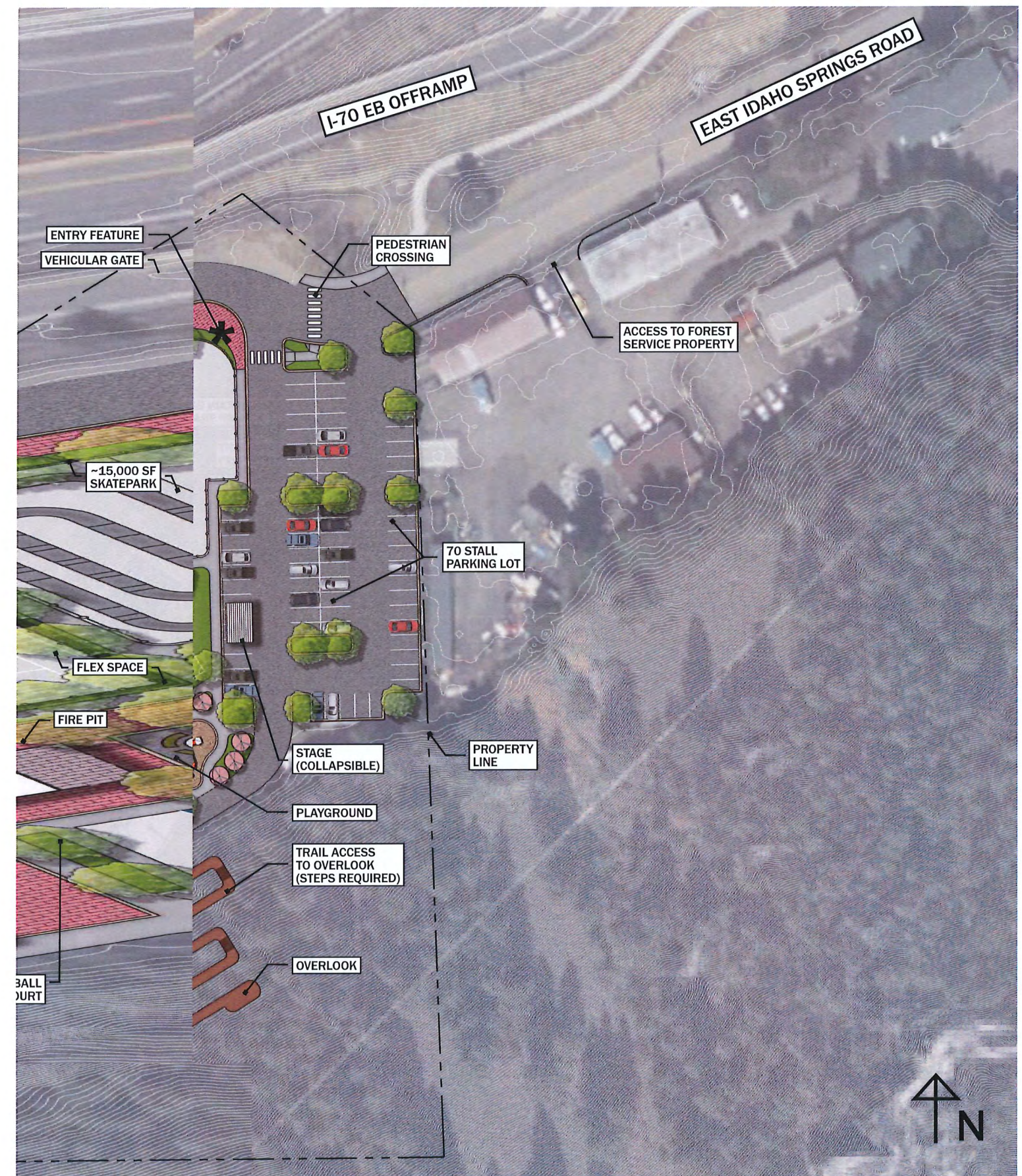


Preliminary Concept Alternatives









View of Parking and Skate Park Area



View from Quinn Field Looking East



Proposed Community Firepit East of Concession Building



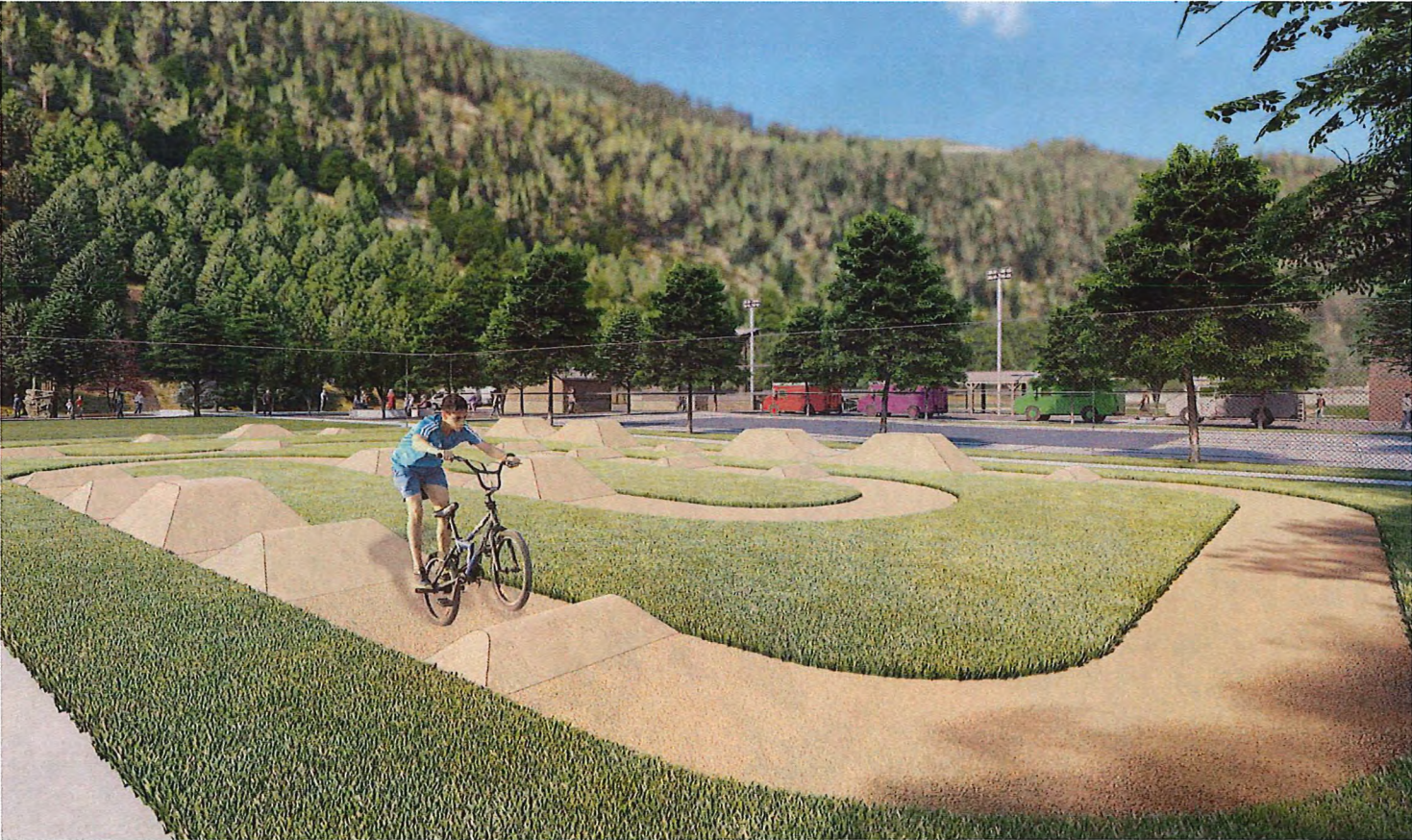
Pedestrian Plaza with Access to Stage and Parking for Food Trucks



View of Community Park Ammenities



View of Pump Track



Playground with Stage and Quinn Field in the Background



View from Above Firepit Looking East



GRANTS AND FUNDING

IMPLEMENTATION

While granting agencies and programs are an excellent source of funds to help implement projects, many require a significant “match.” The amount of funds required for matching grants varies greatly depending on the agency. For example, most GOCO grants require a 25% match for the requested funds, while some DOLA grants require a 100% match for requested funds. Matching funds can also take two forms:

Cash Match:

Cash matches are funds that are being spent from a specific account or project. For municipalities, these funds are usually provided from General Funds or Capital Improvements.

In-Kind Match:

In-Kind matches are services or materials that are being provided or donated. This can include labor, planning, building materials, maintenance or other services.

Each grant will have specific language that will help determine how to calculate the overall match and composition of the match.

The project identified in this Master Plan has significant cost for implementation. As municipalities and organizations related to Idaho Springs move forward with grant applications, providing matching funds for numerous grants can be a difficult and unrealistic process. A more efficient approach to seek funding for implementing projects as to leverage grants and projects against each other. Leveraging grants is utilizing a specific grant for a project as the required matching funds for a second grant for the project, and vice versa.

Leveraging can also be done with utilizing project costs from associated projects. For instance, if CDOT is planning infrastructure improvements in Idaho Springs, a grant application could potentially be submitted to GOCO for construction of recreational facilities that includes the CDOT infrastructure work. In this instance, the CDOT work could be utilized as necessary matching funds for the grant submittal, where applicable.

Due to the cost and complexity of this project, a phased approach to construction of the preferred design concept will likely be needed. In November of 2022, Idaho Springs applied for a GOCO grant, and, based on recommendations from the project team, specified the following Sports & Events Complex projects be included in the first phase of construction:

- ~15,000 SF Skatepark
- Tennis/Pickleball Court
- Playground
- Parking Lot

Estimated costs for this Master Plan were created using 2022 construction costs. Construction costs in Colorado in 2022 remained volatile due to supply chain and labor shortage issues. When using this information in ensuing years, an inflation factor should be applied. The estimated costs are based on the elements presented in the Master Plan Recommendations chapter of this Master Plan. These estimated costs are intended to be used by managers and planners to project development costs of future recreational projects.

12% has been added to the estimated costs for design and engineering services. This percentage will vary depending on level of involvement and complexity of technical input. Typical projects range from 12%-15%. A 20% contingency is included.

Utility extensions associated with any potential project have been included in the estimated costs, but this element can vary widely in cost due to site specific conditions.

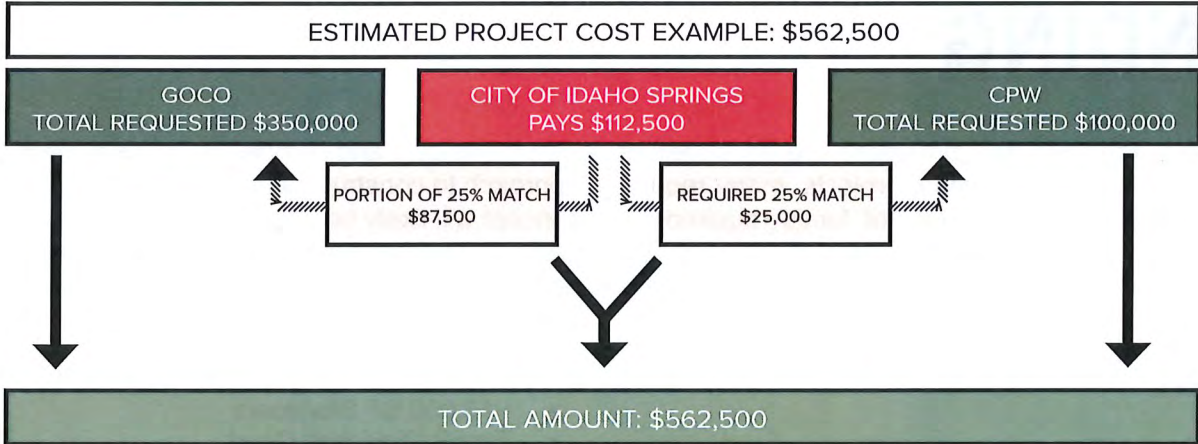


Figure 'A'

In this example, the City of Idaho Springs would have to provide a combined \$112,500 in matching funds for the grant applications. However, if the grants are leveraged against each other, the process looks more like Figure 'B':

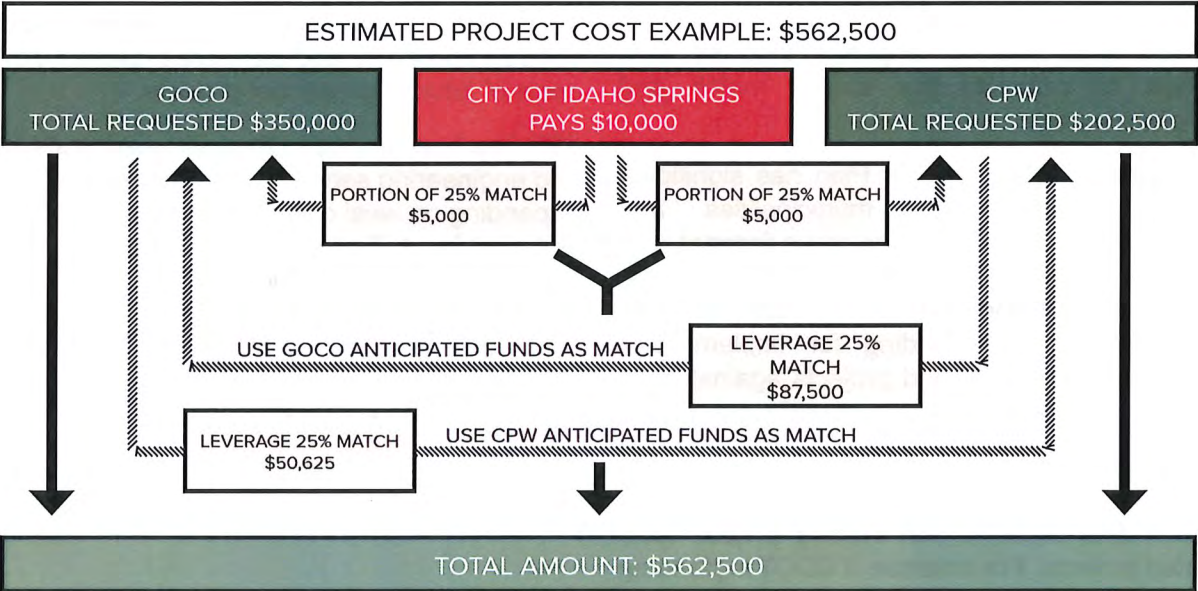


Figure 'B'

In this example, the City of Idaho Springs would only have to provide \$10,000 in matching funds as a project partner, saving the City \$102,500.

Idaho Springs Master Planning Recreation Complex
Opinion of Probable Cost

October 27, 2022

MOBILIZATION				
Item	Qty.	Unit	Unit Cost	Total Item
General Conditions and Mobilization	1	LS	10% OF PROJECT COST	\$270,156.35
			Mobilization Subtotal	\$270,156.35

DEMOLITION				
Item	Qty.	Unit	Unit Cost	Total Item
Clearing and Grubbing	10,553	SF	\$0.50	\$5,276.50
Removal of Tree	3	EA	\$1,000.00	\$3,000.00
Removal of Infield Mix	55,000	SF	\$1.00	\$55,000.00
Removal of Stadium Light (Crane)	5	EA	\$4,500.00	\$22,500.00
Removal of Baseball Fence and Concrete Curb	852	LF	\$33.00	\$28,116.00
Removal of Maintenance Fence	316	LF	\$12.00	\$3,792.00
Removal of Maintenance Shed	1	LS	\$10,000.00	\$10,000.00
Tree Protection and Retention	403	LF	\$2.50	\$1,007.50
Removal of Concrete Walks and Ice Rink Base	9,000	SF	\$2.00	\$18,000.00
Salvage Side Boards at Ice Rink	1	LS	\$1,500.00	\$1,500.00
Hand Digging in Tree Protection Zone	400	LF	\$9.00	\$3,600.00
Removal of Dugouts	2	EA	\$6,000.00	\$12,000.00
Removal of Irrigation System(Valves, heads, boxes, pipe to be kept)	1	LS	\$7,500.00	\$7,500.00
Removal of Concessions Stand	1	LS	\$10,000.00	\$10,000.00
Salvage of Scoreboard	1	LS	\$2,500.00	\$2,500.00
Removal of Sod	36,250	SF	\$1.00	\$36,250.00
Erosion and Sediment Control (Silt Fence)	927	LF	\$2.50	\$2,317.50
Removal of Batting Cage	1	EA	\$1,500.00	\$1,500.00
Removal of Garage	1	EA	\$4,000.00	\$4,000.00
			Demolition Subtotal	\$227,859.50

EARTHWORK				
Item	Qty.	Unit	Unit Cost	Total Item
Cut to Fill Onsite	1,000	CY	\$10.00	\$10,000.00
Fine Grading	100,000	SF	\$0.25	\$25,000.00
12" Subgrade Prep	23,101	SF	\$0.60	\$13,860.60
			Earthwork Subtotal	\$48,860.60

RELOCATION				
Item	Qty.	Unit	Unit Cost	Total Item
Relocation of Stage	1	EA	\$10,000.00	\$10,000.00
Relocation of Bleachers	5	EA	\$2,000.00	\$10,000.00
			Relocation Subtotal	\$20,000.00

FLATWORK				
Item	Qty.	Unit	Unit Cost	Total Item
Concrete Curb Ramp	3	EA	\$2,500.00	\$7,500.00
Specialty Paving	15,000	SF	\$15.00	\$225,000.00
Curb and Gutter	1,551	LF	\$35.00	\$54,285.00
Concrete Pavement with Aggregate Base Course - 6" Natural Grey with light broom finish	13,000	SF	\$12.00	\$156,000.00
Crusher Fines Walkway @8" Depth	2,500	SF	\$3.00	\$7,500.00
Asphalt (29173 SF)	3,240	SY	\$65.00	\$210,600.00
Basketball Court Surface	2,350	SF	\$25.00	\$58,750.00

Basketball Court Paint	285	SF	\$10.00	\$2,850.00
Parking Lot Striping	1,233	LF	\$6.00	\$7,398.00
Tennis Court Surface	7,200	SF	\$20.00	\$144,000.00
Treated LumberTrail Stairs	44	EA	\$180.00	\$7,920.00
Crosswalk Paint	208	SF	\$45.00	\$9,360.00
			Flatwork Subtotal	\$891,163.00

SITE IMPROVEMENTS

Item	Qty.	Unit	Unit Cost	Total Item
Shade Trees	50	EA	\$600.00	\$30,000.00
Tennis Fence 12'	360	LF	\$125.00	\$45,000.00
Planter Beds (Cobble Mulch)	5,000	SF	\$5.50	\$27,500.00
Sod	23,000	SF	\$1.00	\$23,000.00
Infield Mix (4" depth)	200	CY	\$120.00	\$24,000.00
Fire Pit	1	EA	\$10,000.00	\$10,000.00
Playground Equipment	1	LS	\$200,000.00	\$200,000.00
PIP Rubberized Surface	2,500	SF	\$35.00	\$87,500.00
Skate Park	15,000	SF	\$35.00	\$525,000.00
Collapsible Stage	1	EA	\$10,000.00	\$10,000.00
Entry Feature/Park Sign	1	LS	\$5,000.00	\$5,000.00
Concessions Building 30'x20' cinderblcok construction	1	LS	\$500,000.00	\$500,000.00
Pedestrian Lighting	1	LS	\$50,000.00	\$50,000.00
Site Furniture (Benches, Picnic Tables, Trash Receptacles)	1	LS	\$15,000.00	\$15,000.00
Bike Rack	1	LS	\$2,500.00	\$2,500.00
Signage	1	LS	\$5,000.00	\$5,000.00
Soil Prep	1	LS	\$23,041.00	\$23,041.00
			Site Improvements Subtotal	\$1,582,541.00

UTILITIES

Item	Qty.	Unit	Unit Cost	Total Item
Relocate 4" Water Line	850	LF	\$100.00	\$85,000.00
Storm Drainage	1	LS	\$10,000.00	\$25,000.00
Irrigation System	1	LS	\$46,000.00	\$46,000.00
			Utilities Subtotal	\$156,000.00

Mobilization	\$270,156.35
Demo Subtotal	\$227,859.50
Earthwork	\$48,860.60
Relocation	\$20,000.00
Flatwork Subtotal	\$891,163.00
Site Improvements Subtotal	\$1,582,541.00
Utilities	\$156,000.00
Subtotal	\$3,040,580.45
20% contingency	\$608,116.09
Construction Total	\$3,648,696.54
Design Fee(12%)	\$437,843.58
TOTAL	\$4,086,540.12