



# Snowmass Village Town Park Master Plan

MARCH 2, 2021

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# introduction.

## About Town Park

Town Park is the largest park in the Town of Snowmass Village. The park consists of 12 acres of public land, 4 of which is maintained as a natural space and wetland area.

### RECREATION

Town Park's primary function is to provide important recreation opportunities for residents of Snowmass Village. The amenities currently offered include a recreation center and pool, walking paths, playgrounds for all ages, a skate park, basketball court, volleyball courts, tennis and pickle-ball courts, soccer fields, a softball field, outdoor winter ice skating, and a winter beginner cross country skiing practice area.

### TRANSPORTATION

Town Park is also important as a multi-modal transportation node in the community. Several popular walking, biking, hiking, and cross-country skiing paths/trails begin at or near the park. Residents as well as visitors use the park as a parking, meeting, and staging area prior to accessing these trails. In addition, Town Park Station and Information Center is located at the park. From this node, residents and visitors can connect from the local Snowmass Shuttle system to the regional RFTA bus system. Town Park Station is also a primary location for day skiers to park and access the Snowmass Mountain in the winter.

## EVENTS

Town Park is home to the many local and national special events throughout the year which have significant positive financial impact on the community. Among these is the Snowmass Rodeo, put on by the Snowmass Western Heritage Association. This weekly summer event occupies a large dedicated rodeo facility which doubles as day skier parking in the winter. Other events currently include the nationally-known JAS Labor Day Fest, Ragnar Race, Balloon Festival, car shows, etc, all of which take advantage of Town Park's open space and gentle topography to construct temporary facilities and host large numbers of attendees.

## About This Project

Town Park is the epicenter of parks and recreation for the Town of Snowmass Village, and is the largest, flattest piece of town-owned land. As such, it is vital that the final design of the park optimize the diversity of recreation offerings the Town can provide.

Town Park, in its current form, was completed in 2007. While many recreation amenities were finalized during that time, large areas of the park, particularly related to the rodeo grounds, pond, and natural/wetland area, were left underdeveloped.

## PROJECT GOAL

This project aims to evaluate the park in its entirety and create a master plan for completion that most efficiently utilizes and multi-purposes the developed and undeveloped park spaces to maximize Town Park as a beautiful and engaging destination for all ages.

## PRIORITY USERS

This design will focus on the residents of Snowmass Village, but will also accommodate the needs of events and visitors.

## Master Plan Process Summary

This master plan process commenced in July of 2019 and is anticipated to be completed by accepted by Council by March 2021. The process included synthesis of previous public outreach, engagement with park stakeholder groups, site analysis and program assessment, design alternatives, and a final master plan with conceptual budget and phasing. The work also synthesized and explored ideas from previous master plans and design options generated over the course of Town Park's history.

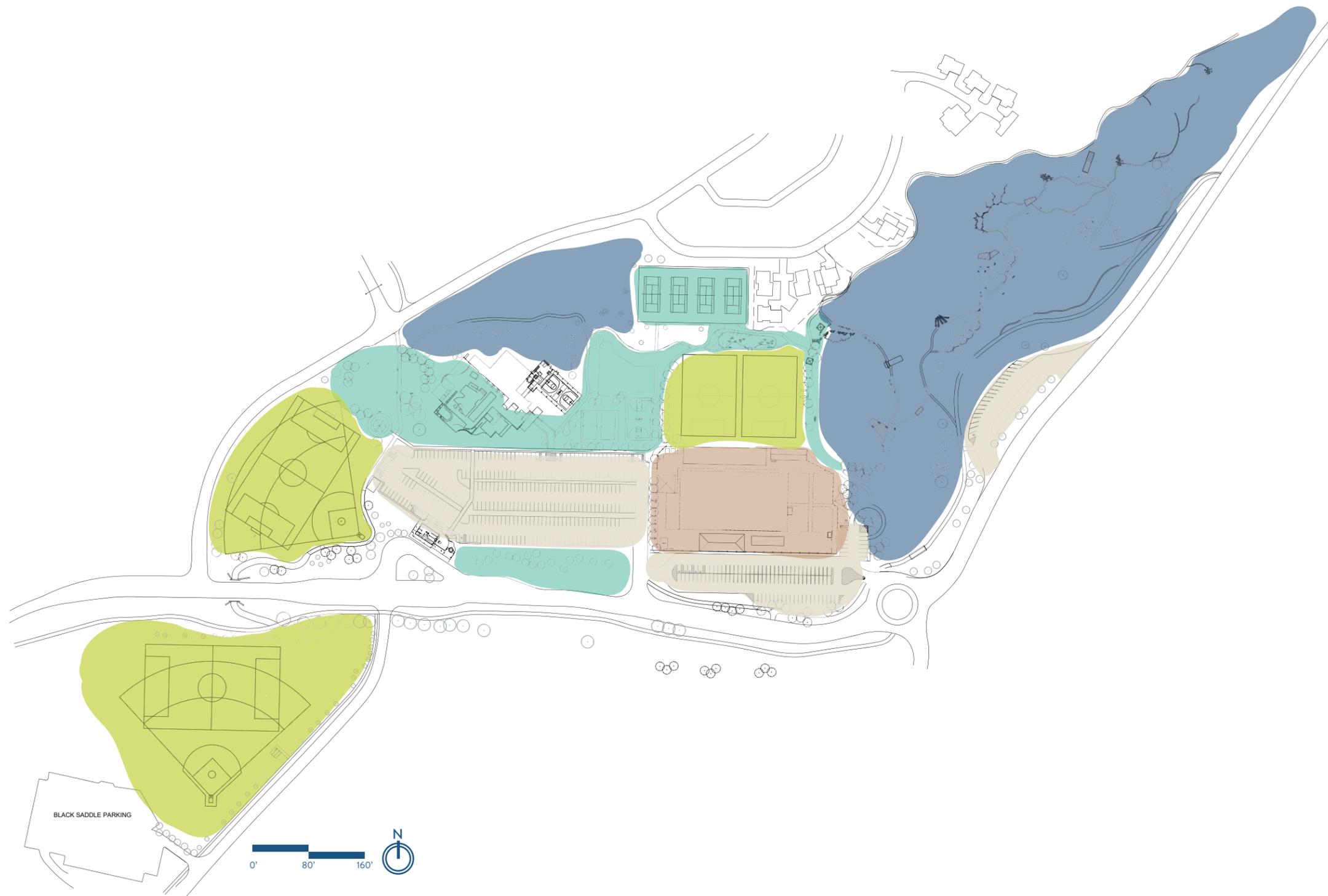
Each of these project components is summarized more fully in the following sections.

# final master plan.

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The final master plan is the product of an extensive design process which built up to the creation of five distinct design alternatives. Through several reviews; Town staff, the POSTR Advisory Board, and the consultant team received feedback from Town Council that Option #3 was the most desirable from a feasibility and financial standpoint. To create this final master plan, Option #3 was refined to a more detailed level of design, and a phasing plan and approximate budgets by phase were developed.

# SPACE USAGE DIAGRAM



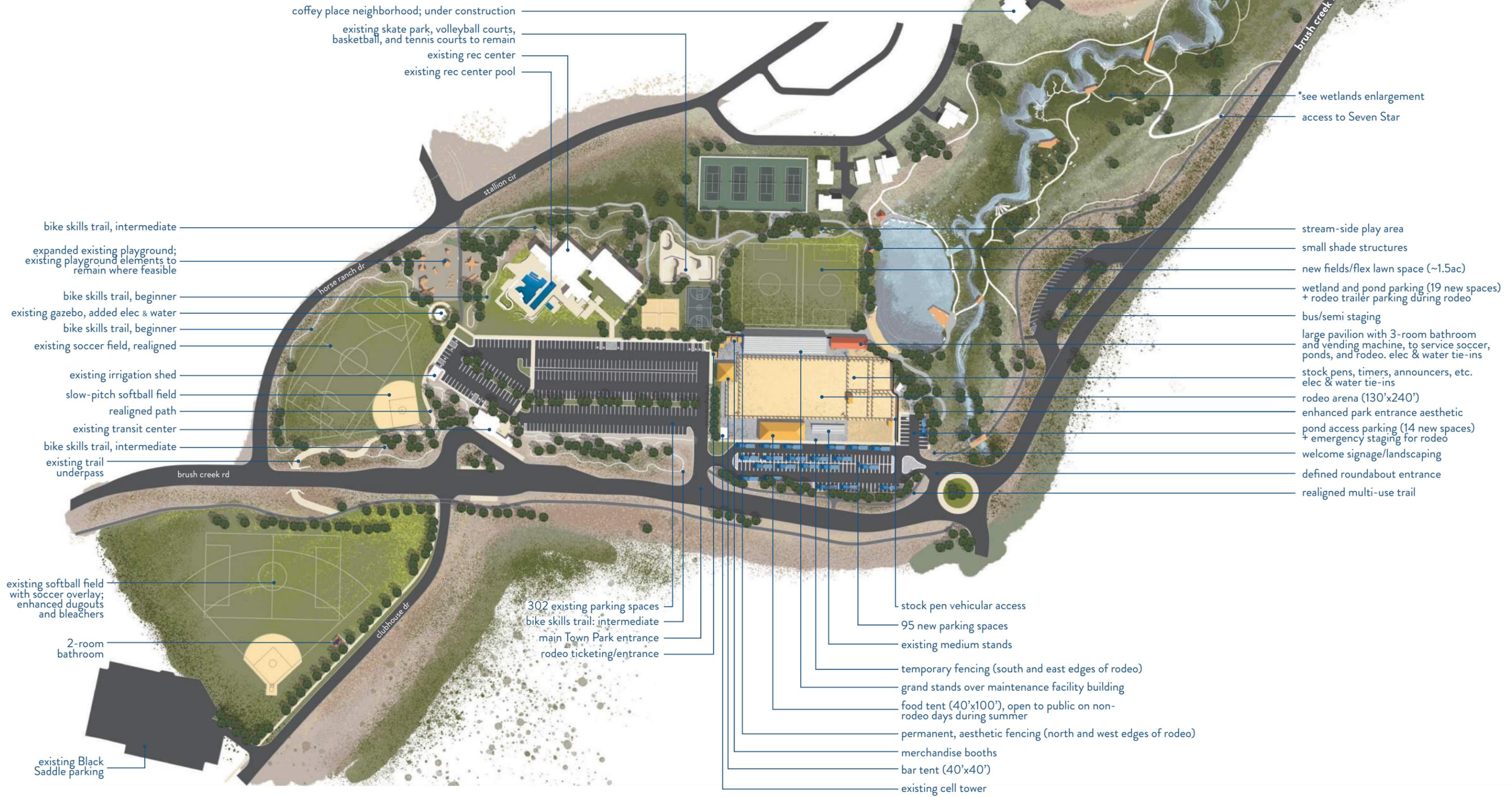
## Existing Park Features

- Recreation Center
- Outdoor Pool & Water Play
- 2 Volleyball Courts
- 1 Basketball Court
- 4 Tennis Courts
- Skate Park
- 2 Playgrounds
- 1 Gazebo
- 1 U-18 Soccer Field
- 1 Softball Field
- Rodeo Arena and Grounds
- Pond
- Trails
- 302 Existing Paved Parking Spaces

## Added Park Features

- 1 Softball Field (dual purpose w/ soccer)
- 2 U-10 Soccer Fields / Flex Lawn Space
- Added Power & Water at Existing Gazebo
- 2 Covered Picnic Structures
- 2 Restroom Facilities (5 stalls total)
- Gathering “Barn” serving Rodeo & Pond Beach w/ power & water
- Expanded Playground
- Bike Skills Course
- Softball Bleachers & Dugout
- Wetlands Trails, Destinations, & Water Play
- 2 Event Decks and 1 Amphitheater
- Separate Pond and Wetlands Parking
- Sand Beach & Fishing Points
- Indoor Parks Maintenance Facility
- 109 Additional Paved Parking Spaces

# FINAL MASTER PLAN



coffey place neighborhood; under construction  
 existing skate park, volleyball courts,  
 basketball, and tennis courts to remain  
 existing rec center  
 existing rec center pool

\*see wetlands enlargement  
 access to Seven Star

bike skills trail, intermediate  
 expanded existing playground;  
 existing playground elements to  
 remain where feasible  
 bike skills trail, beginner  
 existing gazebo, added elec & water  
 bike skills trail, beginner  
 existing soccer field, realigned  
 existing irrigation shed  
 slow-pitch softball field  
 realigned path  
 existing transit center  
 bike skills trail, intermediate  
 existing trail  
 underpass

stream-side play area  
 small shade structures  
 new fields/flex lawn space (~1.5ac)  
 wetland and pond parking (19 new spaces)  
 + rodeo trailer parking during rodeo  
 bus/semi staging  
 large pavilion with 3-room bathroom  
 and vending machine, to service soccer,  
 ponds, and rodeo. elec & water tie-ins  
 stock pens, timers, announcers, etc.  
 elec & water tie-ins  
 rodeo arena (130'x240')  
 enhanced park entrance aesthetic  
 pond access parking (14 new spaces)  
 + emergency staging for rodeo  
 welcome signage/landscaping  
 defined roundabout entrance  
 realigned multi-use trail

existing softball field  
 with soccer overlay;  
 enhanced dugouts  
 and bleachers  
 2-room  
 bathroom  
 existing Black  
 Saddle parking

302 existing parking spaces  
 bike skills trail: intermediate  
 main Town Park entrance  
 rodeo ticketing/entrance

stock pen vehicular access  
 95 new parking spaces  
 existing medium stands  
 temporary fencing (south and east edges of rodeo)  
 grand stands over maintenance facility building  
 food tent (40'x100'), open to public on non-  
 rodeo days during summer  
 permanent, aesthetic fencing (north and west edges of rodeo)  
 merchandise booths  
 bar tent (40'x40')  
 existing cell tower

# WETLANDS ENLARGEMENT

## Key Considerations:

- **Improve health of wetlands and stream**
- Transition from active to passive uses as you move away from the pond to the eastern end of wetlands
- Emphasize visual access from the road to the pond and wetlands
- Capitalize on existing shade; create shade with proposed vegetation as design develops
- Create a variety of trail types for a multitude of users: ADA, paved bike, mountain bike, passive ped trails, active ped/ 'adventure' trails
- Provide easy access to important amenities: paddle board drop off, beach access, bathrooms etc.
- Create a variety of active and passive ways to experience the wetland, including educational and interactive opportunities
- Capitalize on existing views and strategically place elements so that their view-shed is not compromised by development. Focus on the natural world and specific details
- Enhance and create connection to "wildness"
- Capitalize on existing topography such as the existing bench on the southern side of the wetlands and abundant flat space
- Be mindful of maintenance requirements for all proposed design elements
- A very light construction footprint to preserve the wetlands to the greatest extent possible while constructing paths and elements.



# WINTER USE PLAN



- ### Potential Winter Programming
- Skijoring
  - Mid-week curling on the snow
  - Winter corn-hole league
  - Family snow kick-ball
  - Santa's workshop
  - Continue Christmas tree lot
  - Fall fest
  - Winter carnival
  - Community bonfire/oven
  - Fat bike course with obstacles
  - Snow/ ice sculptures
  - Tree lighting
  - Winter/holiday lights walk
  - Reindeer corral
  - Christkindl market

# construction packages.

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The park master plan is made up of many elements that can be phased over time. Some of these elements are interrelated and must be completed in a certain order, and some are stand-alone and may be completed independently of other parks improvements.

The following section summarizes possible logical packages of improvements that can be executed as individual phases, or may be further broken down and/or recombined as the budget dictates. Each page includes a list of necessary precursor packages for reference, if applicable.

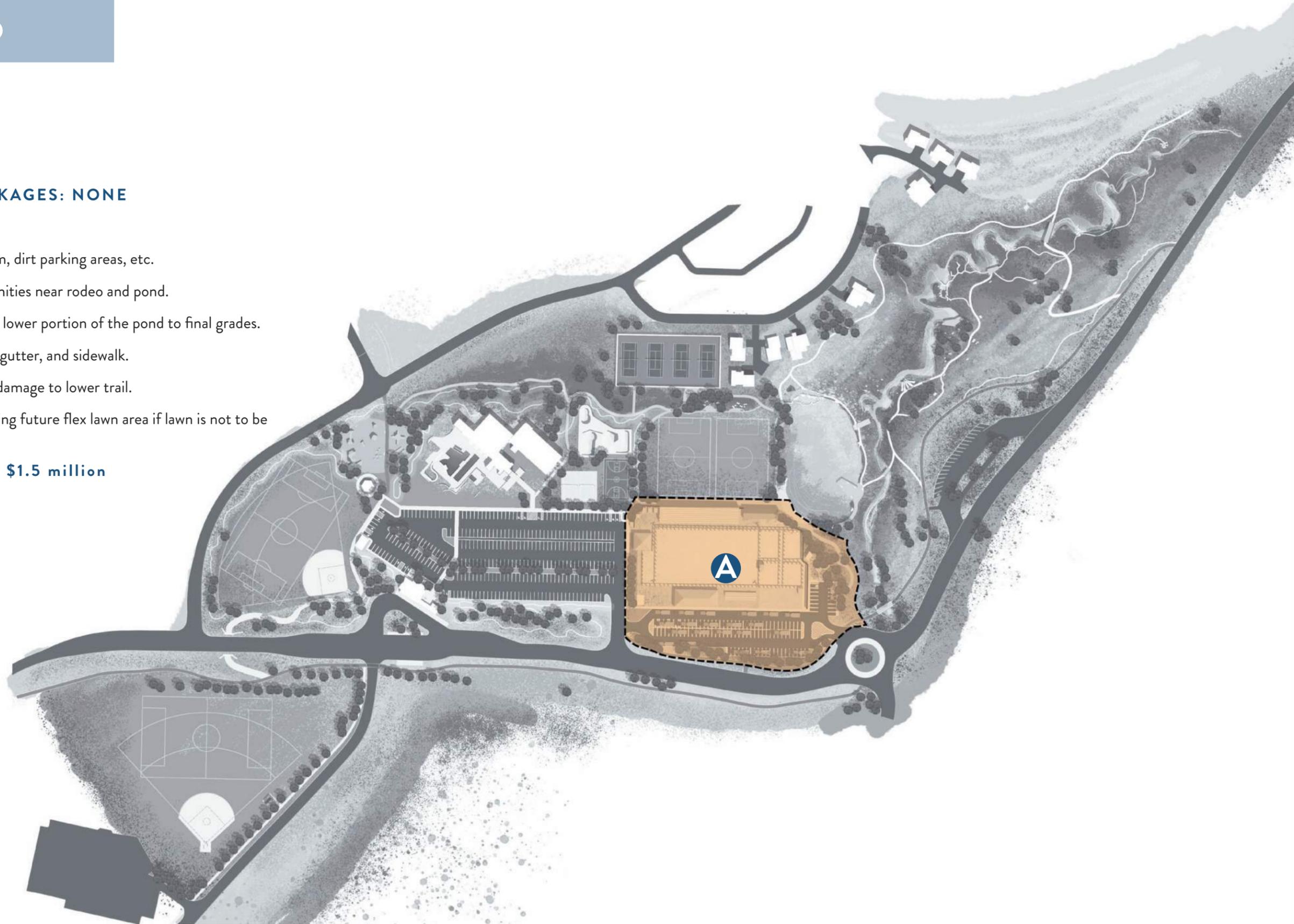
## PACKAGE A - RODEO

### NECESSARY PRECURSOR PACKAGES: NONE

#### Included elements:

- Remove existing rodeo, adjacent berm, dirt parking areas, etc.
- Run utility extensions for future amenities near rodeo and pond.
- Grade rodeo, parking area, berm, and lower portion of the pond to final grades.
- Install new asphalt parking with curb, gutter, and sidewalk.
- Install new rodeo grounds and repair damage to lower trail.
- Revegetate disturbance areas (including future flex lawn area if lawn is not to be immediately installed in next phase).

**ESTIMATED PACKAGE COSTS: \$1.5 million**



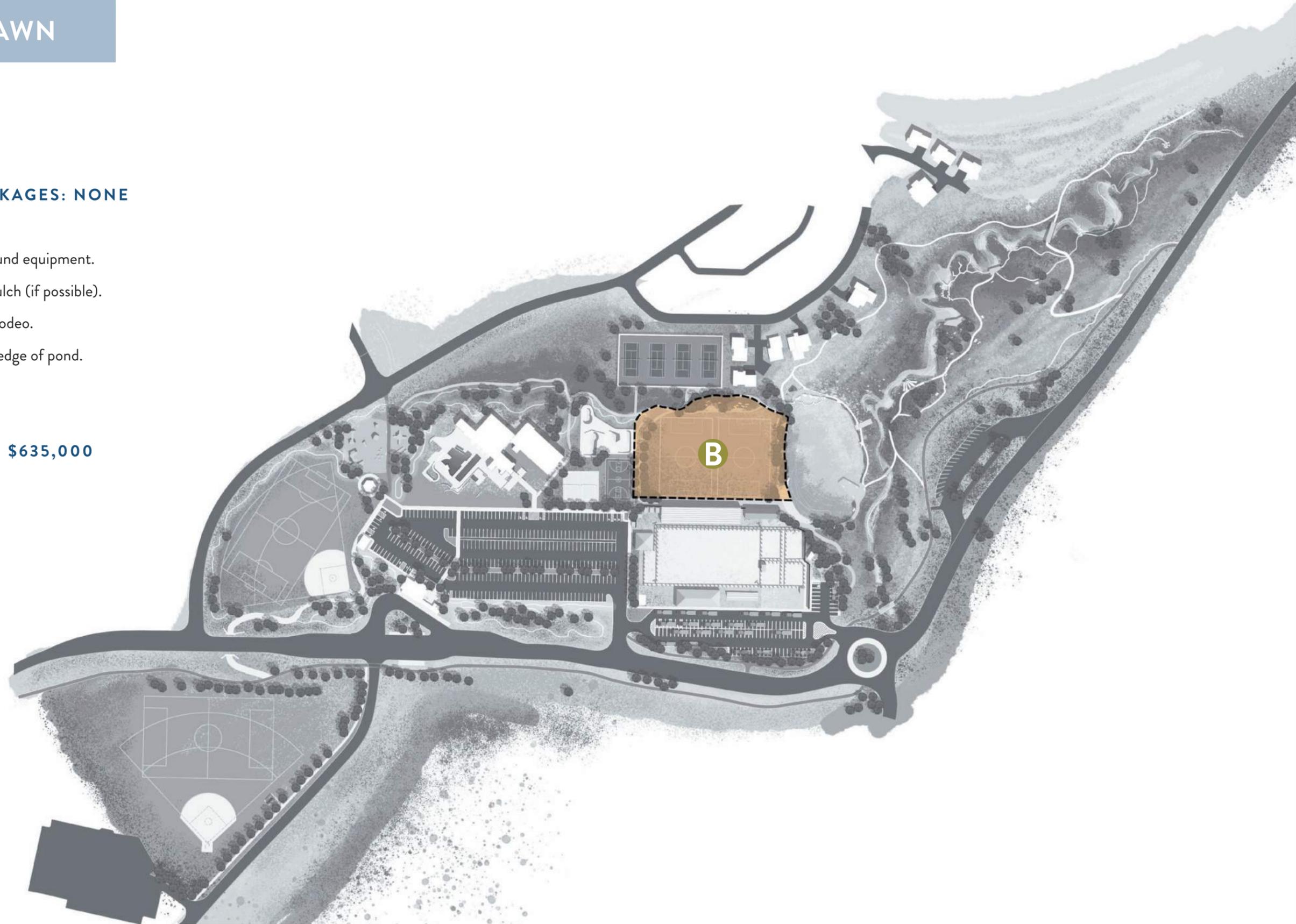
## PACKAGE B - FLEX LAWN

### NECESSARY PRECURSOR PACKAGES: NONE

#### Included elements:

- Remove and salvage existing playground equipment.
- Remove and stockpile playground mulch (if possible).
- Remove existing turf areas north of rodeo.
- Grade new soccer fields and eastern edge of pond.
- Plant new trees near lake edge.
- Install field turf and turf to lake edge.

**ESTIMATED PACKAGE COSTS: \$635,000**



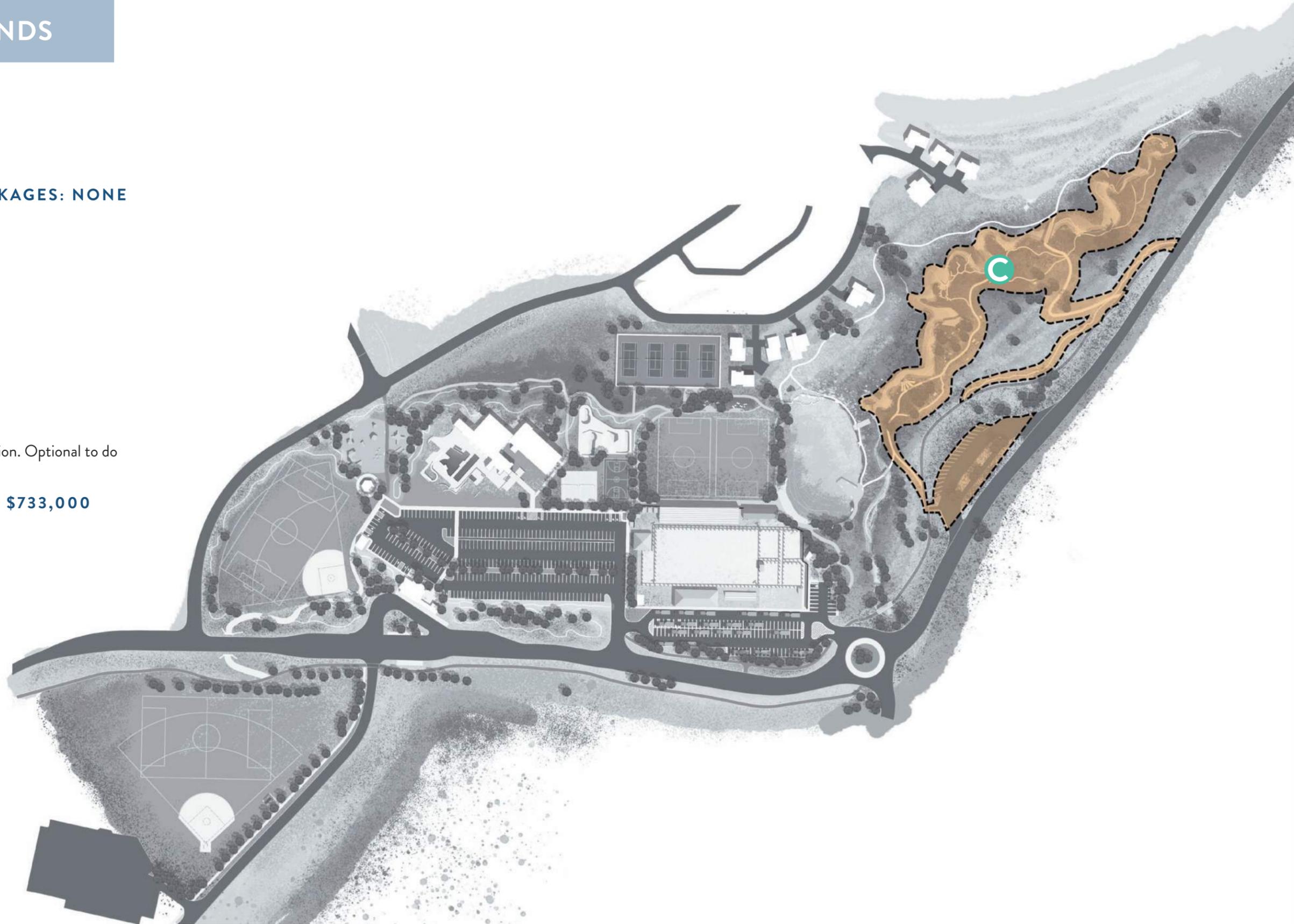
## PACKAGE C - WETLANDS

### NECESSARY PRECURSOR PACKAGES: NONE

#### Included elements:

- Accessible walkways.
- Raised boardwalks, bridges, and piers.
- Boulders.
- Exploration trails.
- Wetland restoration as needed.
- Site furnishings.
- “Checkpoint Charlie” parking expansion. Optional to do in a sub-package phase.

**ESTIMATED PACKAGE COSTS: \$733,000**



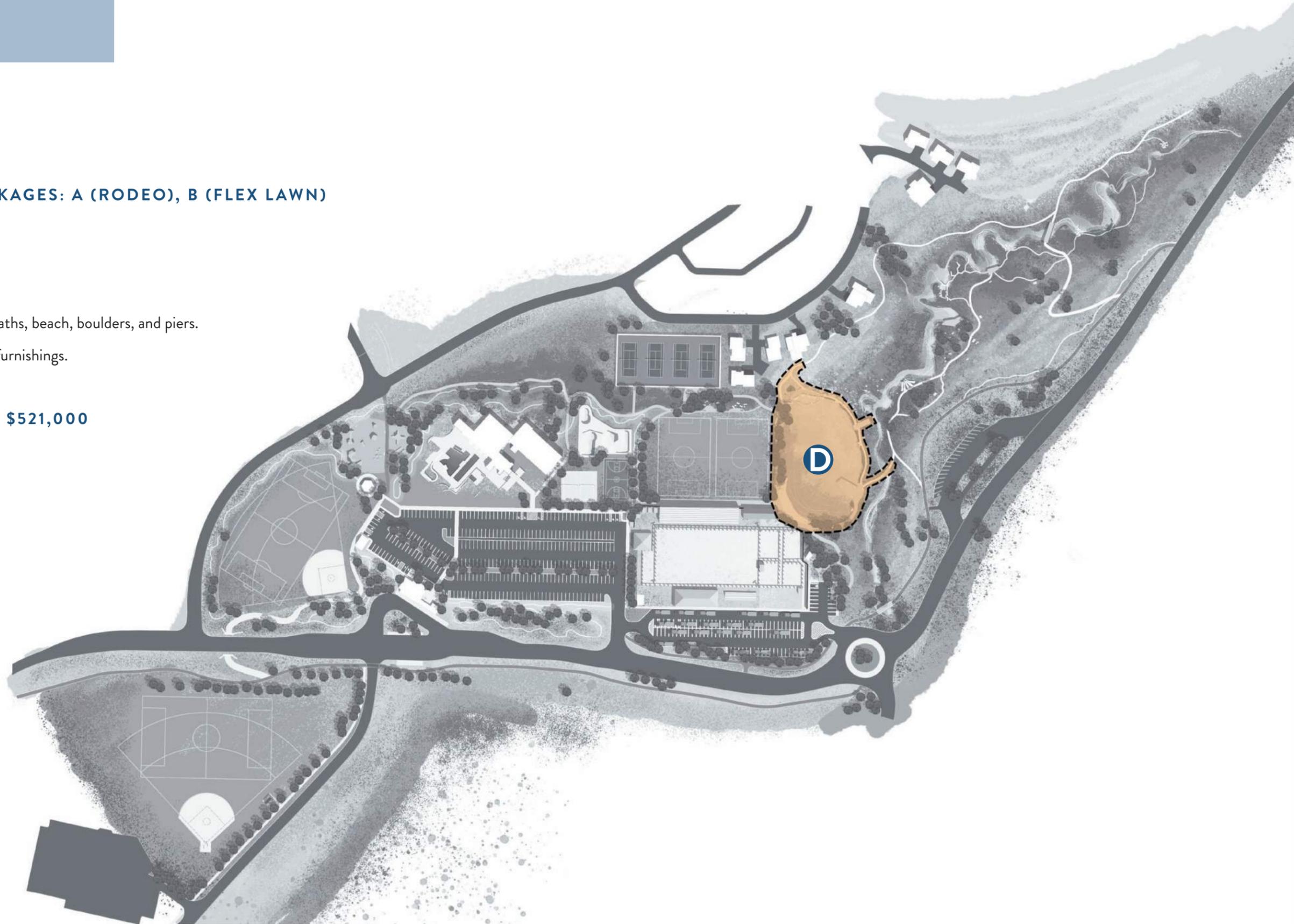
## PACKAGE D - POND

### NECESSARY PRECURSOR PACKAGES: A (RODEO), B (FLEX LAWN)

#### Included elements:

- Dredge southern end of pond.
- Pond aeration.
- Pond edge improvements including paths, beach, boulders, and piers.
- Pond-adjacent shade structures and furnishings.
- Planting around pond.

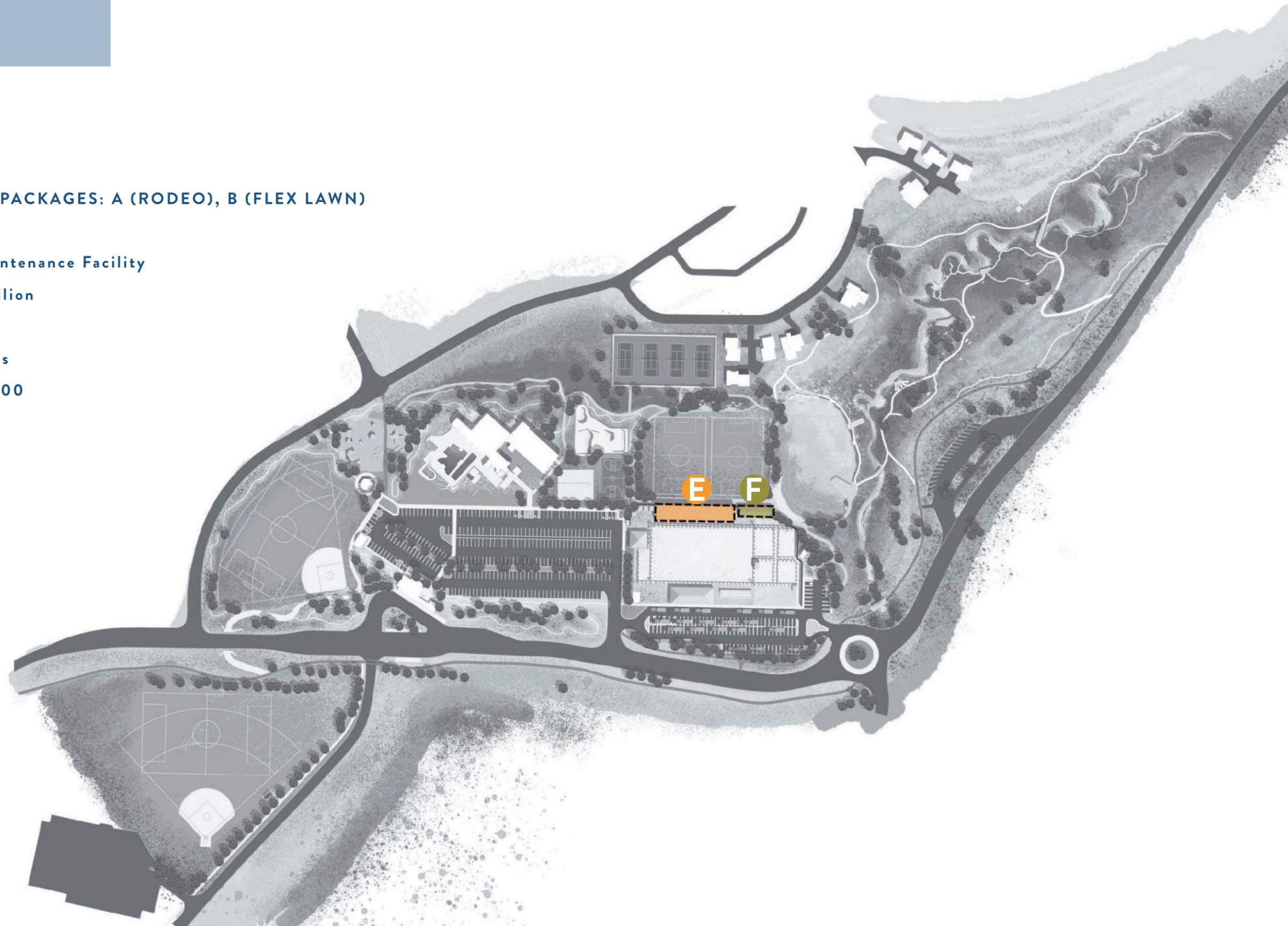
**ESTIMATED PACKAGE COSTS: \$521,000**



# NEW STRUCTURES

NECESSARY PRECURSOR PACKAGES: A (RODEO), B (FLEX LAWN)

- E** Grand Stands and Parks Maintenance Facility  
ESTIMATED COST: \$1.1 million
- F** Large Pavilion and Restrooms  
ESTIMATED COST: \$364,000



## ADDITIONAL FEATURES

### **G** Stream/Water Play Area

- Realign gravel paths.
- Add boulders & water play features (ie. weirs, canals).

**ESTIMATED COST: \$ 107,000**

### **H** Playground Expansion

- Assumes playground equipment & safety surface mulch has been removed and stockpiled in Package B.
- Install new and/or existing play features and park furnishings
- Add electric line to existing gazebo.
- Plant more shade trees.

**ESTIMATED COST: \$ 295,000**

### **I** Softball Overlay

- Realign concrete path.
- Regrading and in-field material.
- New sod and trees.

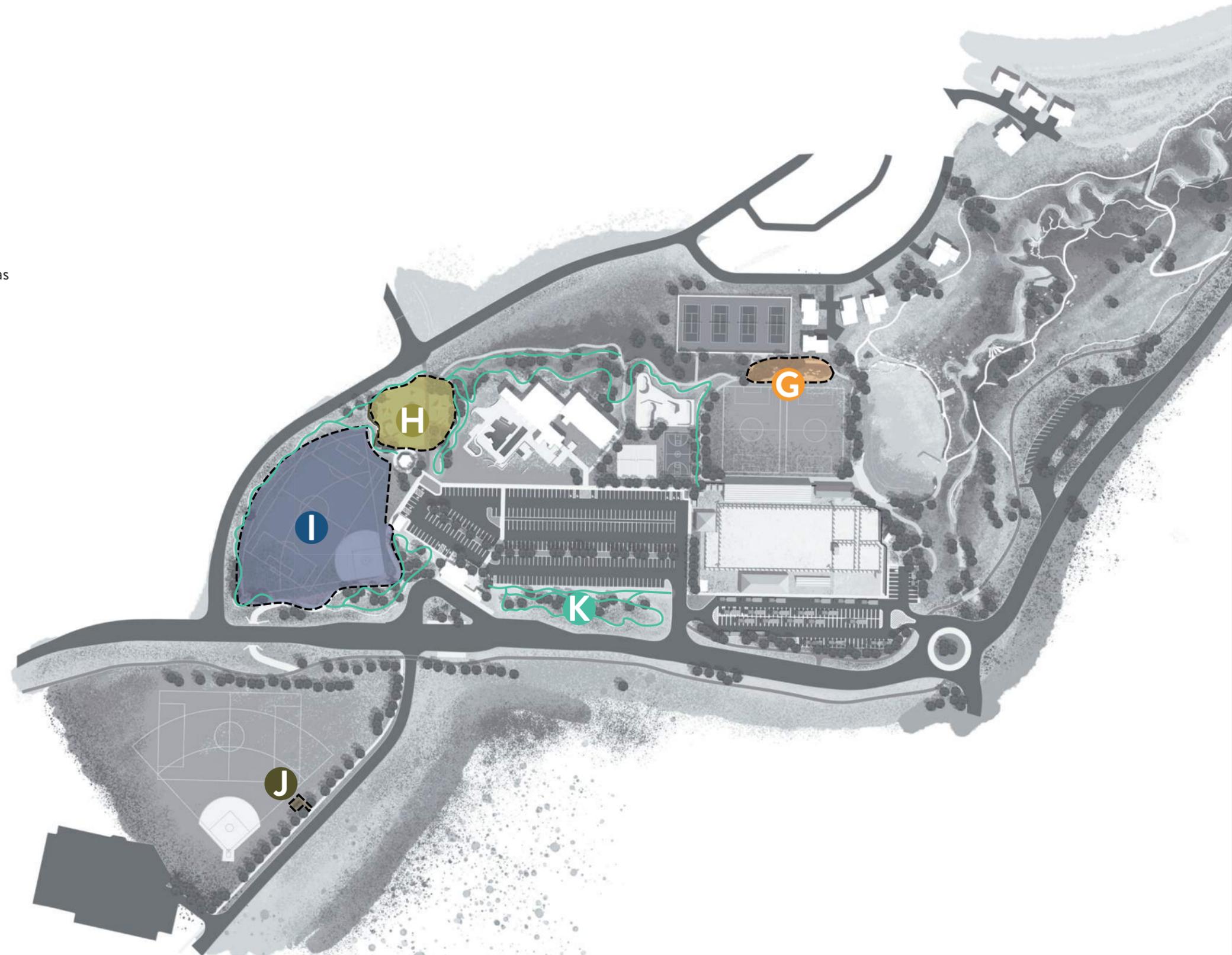
**ESTIMATED COST: \$528,000**

### **J** Existing Softball Field Improvements

- Run utilities to proposed amenity area.
- Restroom facility and site furnishings.

**ESTIMATED PACKAGE COSTS: \$200,000**

### **K** Bike Skills Course (see POSTR plan)

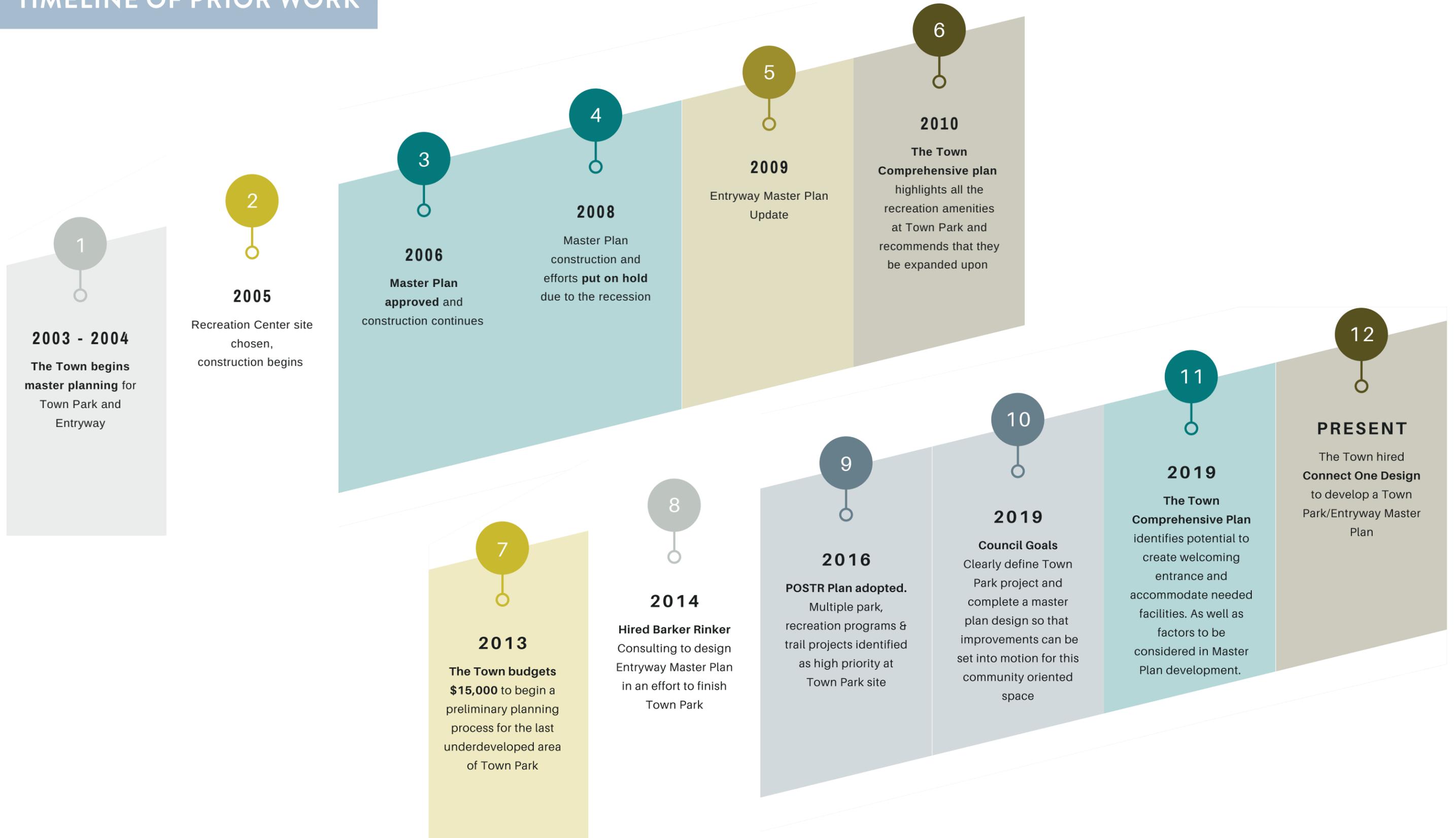


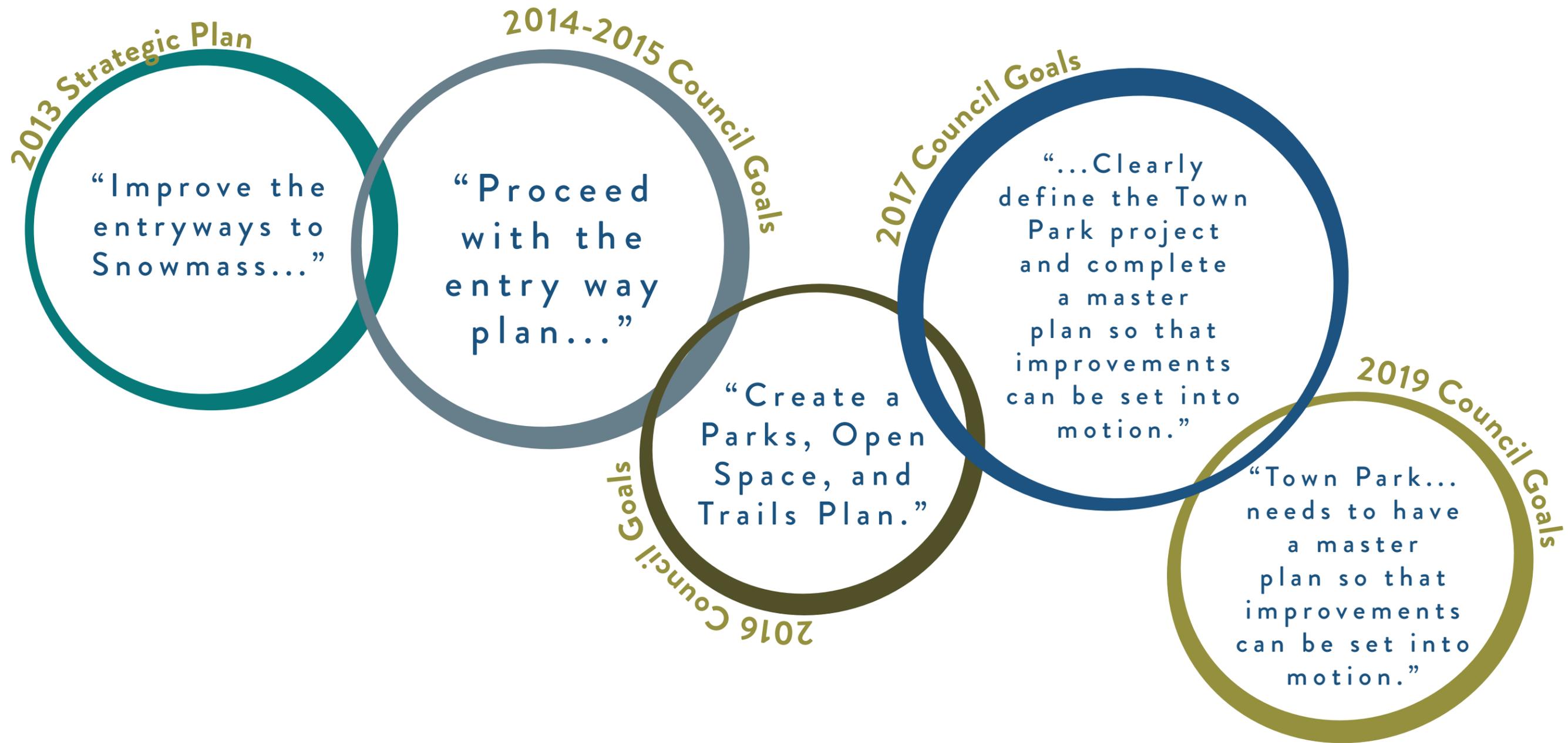
# project history.

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Town Park as a project has been “in process” for over 16 years after the first master plan for the land begun in 2003. Since that time, many plans have been drawn for the park and a large number of amenities have been constructed on the site. Despite these significant improvements, the park was never said to be complete. Completion of the park continues to be a priority for the community, as evidenced by its prominence in planning efforts such as the POSTR plan, the comprehensive plan, and council goals.

# TIMELINE OF PRIOR WORK





# project goals.

## PRIMARY MASTER PLAN GOAL

More efficiently utilize the used and unused park spaces to create a beautiful, multi-use, and engaging destination for all ages.

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The project goals for this master plan were developed by the Town of Snowmass Village Recreation Department and the design team. The goals were derived from three primary sources:

- The Parks, Open Space, Trails, and Recreation Plan
- The Town of Snowmass Village Community Survey
- The experience of the Recreation Department team

The Parks, Open Space, Trails, and Recreation Plan, completed in 2016, included significant outreach to the general community and a thorough analysis of the existing state of recreation in Snowmass Village. These two elements were then synthesized into a comprehensive plan to direct recreation development. The completion of Town Park and many of the elements included are a direct outgrowth of this plan.

This information was augmented with community feedback from the 2017 community survey and the direct experience of the Recreation Department staff as they work within the existing park infrastructure.

## SECONDARY MASTER PLAN GOALS

- Beautify entry to Snowmass Village
- Reduce conflict between event attendees and recreation users
- Incorporate centralized recreation storage and maintenance facility
- Maintain a quality rodeo facility that functions for multi-uses and expresses western heritage in its design
- Provide additional opportunities for field sports programming
- Provide additional parking
- Enhance the diversity of recreation opportunities
- Minimize conflict between bikes, pedestrians, and vehicles
- Maintain space for recreation center and pool expansion
- Maintain existing improvements

# site analysis.

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In order to fully understand the additions and alterations necessary to complete the Town Park Master Plan and achieve the project goals, the design team undertook a wide ranging site analysis. This analysis included existing physical conditions, how events currently impact the park and its various users, and how views into the park impact the entry to Snowmass Village. This analysis is summarized in the following section.

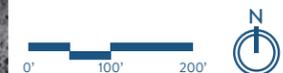
# EXISTING LAND USE



# ELEMENTS TO REMAIN



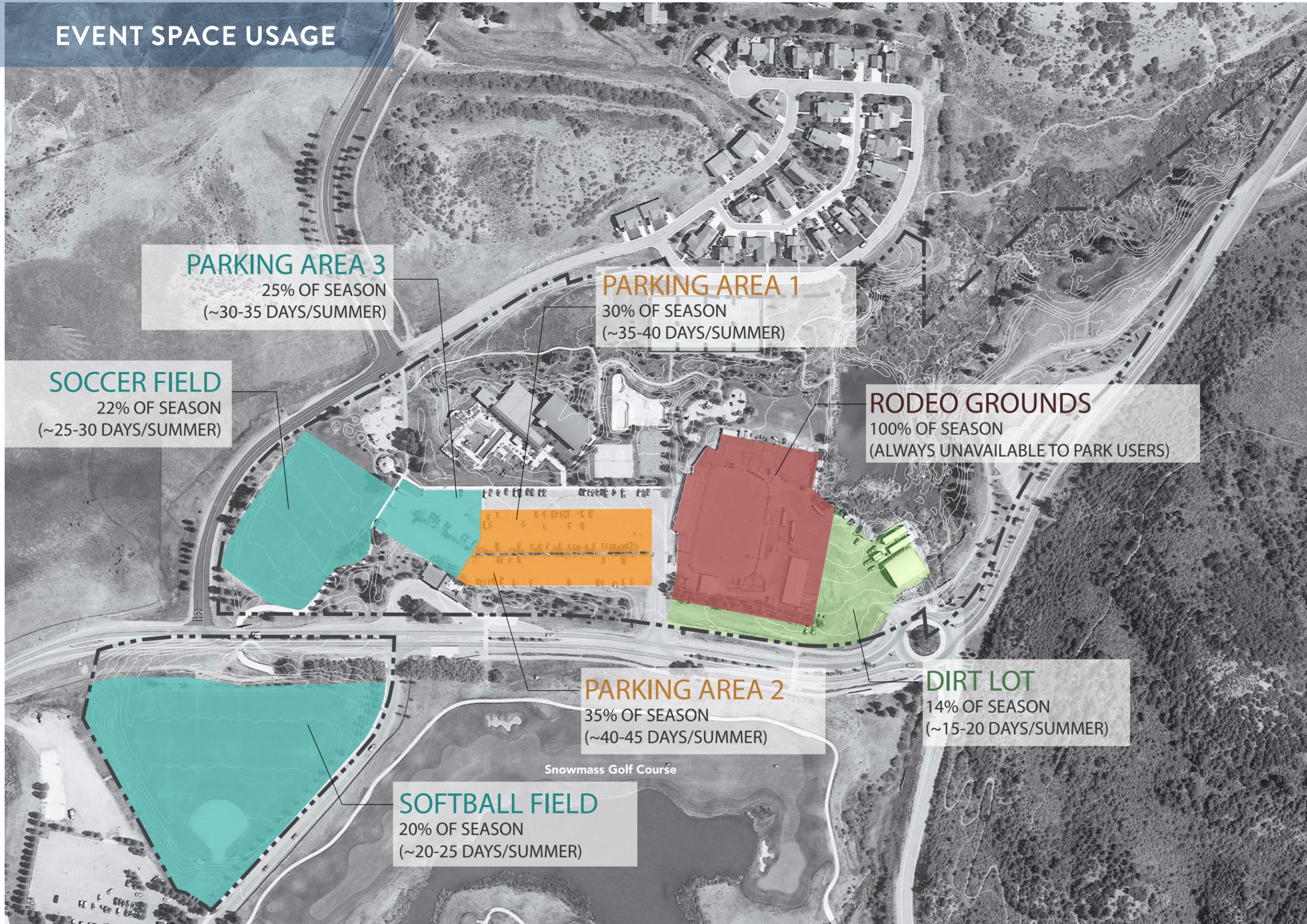
-  Elements to remain
-  Program elements with medium difficulty to move
-  Program elements with low difficulty to move



# EXISTING CIRCULATION



# EVENT SPACE USAGE



Percent of summer season space is occupied by a special event

- Greater than 40% of season
- 30% to 40% of season
- 20% to 30% of season
- Less than 20% of season



# outreach summary.

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The design alternatives generated during this master plan process were informed by previous town-wide comprehensive planning efforts, as well as new outreach to specific stakeholder groups with interests in the park.

The following section is a summary of the insights gained from the previous planning efforts, as well as the community and stakeholder engagement.

## 2016 POSTR Master Plan

- Create flexible spaces to achieve greater utilization of facilities by combining activities that operate in different seasons or at different times of the day.
- Explore solutions that expand the efficiency of existing resources and space.
- Maintain a great space for events and seasonal/temporary uses that minimizes conflict with use of the rest of the facility/users.
- Incorporate natural elements and enhance passive and active recreation opportunities.
- Create the best pedestrian and vehicle circulation possible.
- Maintain the quality of existing improvements.
- Emphasize community values and priorities.
- Consider access to adjacent neighborhoods and open space parcels via road and trails.
- Consider needs of lease holders, if they are to remain.
- Design a re-oriented or more efficiently located rodeo.
- Provide better ADA accessibility.
- Create a world-class bike park.
- Provide platform tennis.
- Consider alternate/artificial sports field material.
- Create a formal storage space for park maintenance equipment.
- Provide additional parking.
- Expand flex/field space.
- Add a bike wash and repair station.

- Include pond beach and infrastructure improvements.
- Enhance connector trails beginning at or through Town Park.
- Leave room for an expanded pool and pool deck.
- Leave room for an expanded rec center with field house and “jump gym”.
- Consider lighting of fields.

## 2019 Community Survey

- Create easier skate features.
- Provide skate park shade.
- Improve softball field with lighting and seating.
- Increase soccer fields, and improve with lighting and seating.
- Add water fountains.
- Add a wider age range of play features.
- Add playground shade and seating.
- Provide more picnic/gazebo space as well as more BBQs and outlets.

## POSTR Advisory Board

- Rodeo conflict - while the rodeo is an important asset, it occupies a large and obstructive area of the park for only 10 nights per year of use.
- Use of field space for programs is in conflict with events uses (schedule conflicts + damage).
- Need better parking designation & circulation, especially during winter or events. Reduce conflict between events and recreation user parking/drop off.
- What is best for the community is good for

visitors - be careful to not cater too much to events or 3rd party organizations.

- The summer season is too short, the days are too short, and there are too many desired uses to meet residents’ current recreation needs, especially as related to field space.
- Increase field sports programs and provide a fields than can be used later into the night or longer in the season.
- Expand existing and add new recreation programming.
- Re-envision the pond and wetlands as an amenity.
- Expanded and enhance existing facilities.
- Create a better sense of town entry and park entry.
- Provide a better maintenance and storage facility for Parks Department.
- Provide public “outdoor” restrooms separate from rec center restrooms.
- Provide more shade structures with power, water, and possibly grills.
- Create a dedicated events area to minimize conflict with programming.

## SWHA/Rodeo

- They make due with what they have but cannot get any smaller.
- There is often conflict with other uses of the rodeo grounds and maintaining a quality facility.
- The rodeo is a staple of the community.
- The current space for spectators and attendees is sufficient, but they are expecting to grow in coming years.

- Create a dedicated storage space for the rodeo.
- Provide better access to water throughout the rodeo facility.
- The rodeo CANNOT miss a season.
- Town Staff met repeatedly with the SWHA throughout the masterplanning process to present alternatives and solutions; and to gain feedback regarding functionality of the rodeo.
- SWHA were shown iterations of possible rodeo design layouts to better understand how their space could be used.
- SWHA vetted 3rd-party companies to provide temporary fencing installation and take-down services with each season.

## Town Staff

- Enhance the “entry to town” feeling.
- Improve the visual aesthetics of the park from Brush Creek Rd.
- Improve access to water and power throughout park for programming and events.
- Create a stronger connection between fields and the rest of the facility.
- Make better use of the pond and wetlands.
- Create more accessible passive space.
- Create space for concessions.
- Provide better storage for Parks Department.
- Review possible space/locations for a future cell tower.

## COMMON PROGRAM ELEMENTS



## COMMON PROGRAM ELEMENTS REQUESTED

- Additional pavilions
- Additional restrooms
- Improved recreation pond
- Improved access to wetlands
- Improved rodeo location or orientation
- Rodeo grounds of equal or larger size
- Bike skills trail
- Dedicated maintenance and storage area
- Additional parking
- Turf of equal or larger size

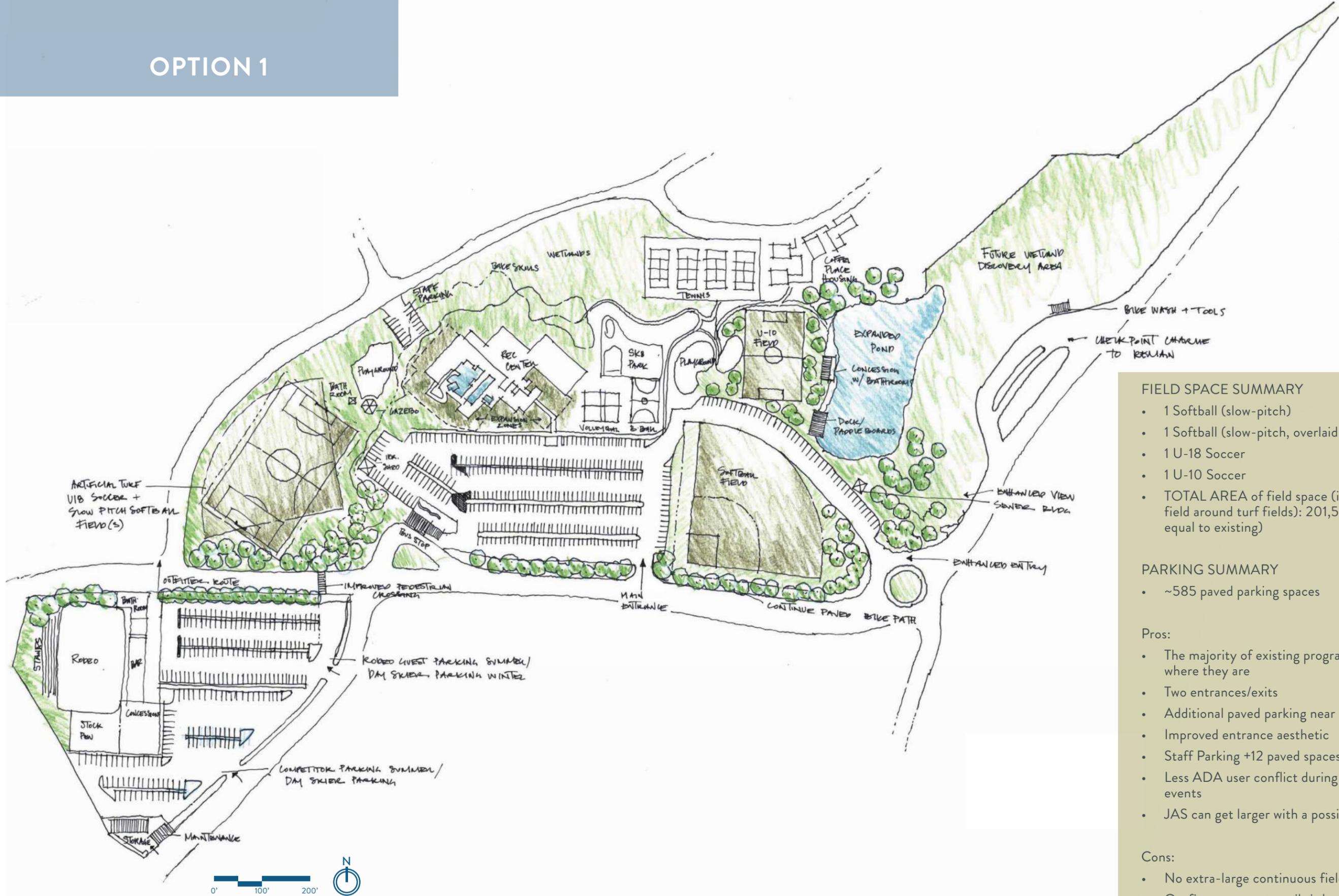
The combined feedback from the above entities was distilled into a list of program elements requested across multiple feedback channels. These program elements also aligned nicely with the primary and secondary goals established at the outset of the project. Accommodating these program elements was determined to be of the highest priority during the design process, with other features included as space permitted.

# design process.

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The outreach feedback, findings from the POSTR plan and community survey, and the results of the site analysis were synthesized into five design options. Each design option illustrates divergent configurations of space and has different strengths and drawbacks. The following section includes each option and a summary of its pros and cons.

# OPTION 1



- FIELD SPACE SUMMARY**
- 1 Softball (slow-pitch)
  - 1 Softball (slow-pitch, overlaid on U-18 soccer)
  - 1 U-18 Soccer
  - 1 U-10 Soccer
  - TOTAL AREA of field space (including extended field around turf fields): 201,500 SF (approx. equal to existing)
- PARKING SUMMARY**
- ~585 paved parking spaces
- Pros:**
- The majority of existing program elements stay where they are
  - Two entrances/exits
  - Additional paved parking near transit stop
  - Improved entrance aesthetic
  - Staff Parking +12 paved spaces
  - Less ADA user conflict during JAS and other events
  - JAS can get larger with a possible 2 stage set-up
- Cons:**
- No extra-large continuous field space
  - Outfitter access to trails is longer/more difficult

# OPTION 2



**FIELD SPACE SUMMARY**

- 1 Softball (slow-pitch)
- 1 Softball (slow-pitch, overlaid on U-18 soccer)
- 1 U-18 Soccer
- 2 U-10 Soccer
- TOTAL AREA of field space (including extended field around turf fields): 315,00SF (~113,500 SF more than existing)

**PARKING SUMMARY**

- ~475 paved parking spaces

**Pros:**

- The majority of existing program elements stay where they are
- Two entrances/exits
- Rodeo space is created as a separate space from the park, and does not infringe on park programs
- Additional field area can be separate from events

**Cons:**

- Reduced size of truck staging at Checkpoint Charlie
- Infringes on wetlands
- Longer walk to rodeo for some attendees and competitors
- Entry to park and to Snowmass is lined with lots of parking

# OPTION 3



**FIELD SPACE SUMMARY**

- 1 Softball (slow-pitch)
- 1 Softball (slow-pitch, overlaid on U-18 soccer)
- 1 U-18 Soccer
- 1 U-10 Soccer
- TOTAL AREA of field space (including extended field around turf fields): 280,00SF (~78,500 SF more than existing)

**PARKING SUMMARY**

- ~475 paved parking spaces

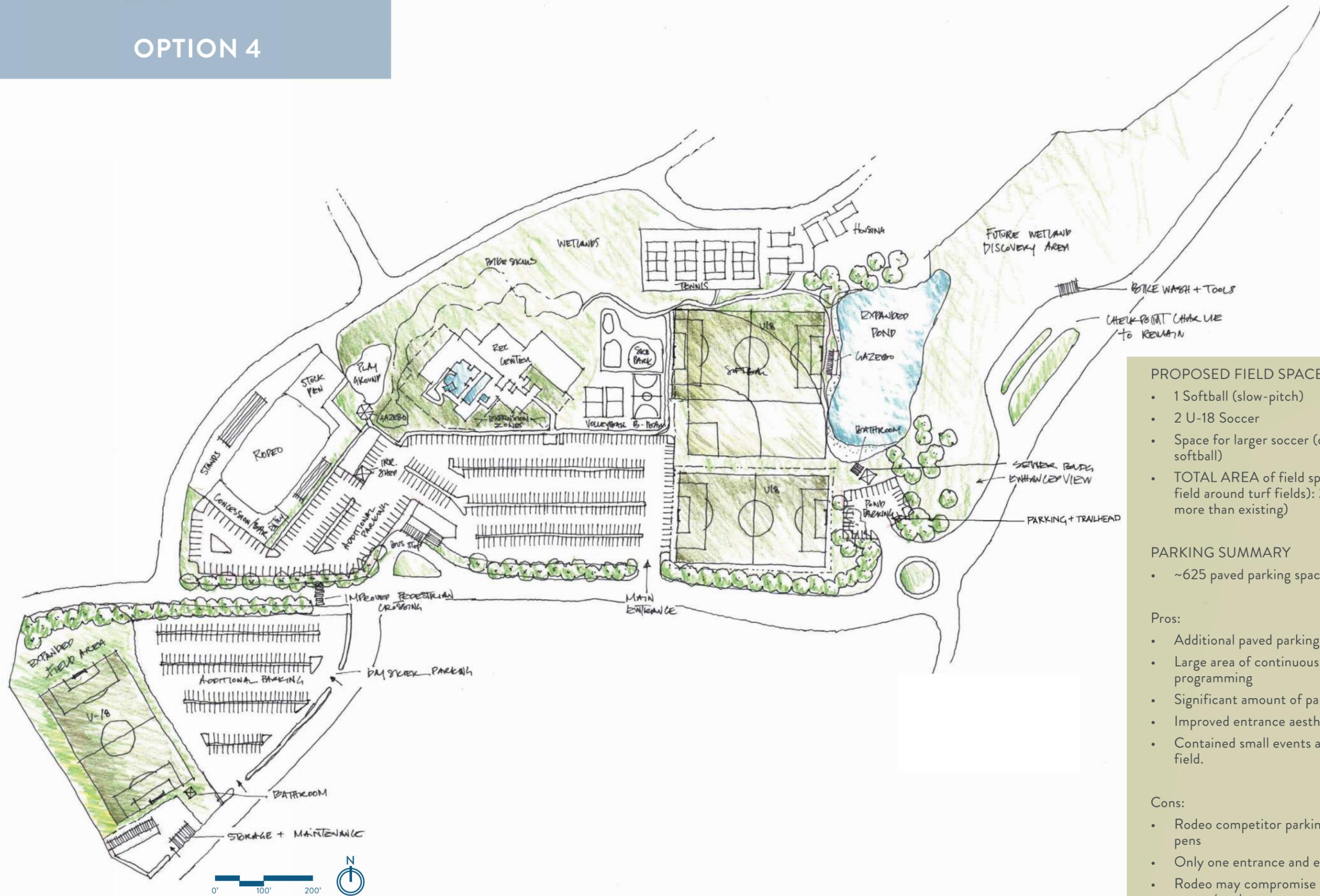
**Pros:**

- Most affordable/feasible option
- Great circulation for rodeo competitors
- Two entrances and exits

**Cons:**

- Includes the least parking of all options
- Includes the least additional turf of all options
- Entry to park and to Snowmass is lined with lots of parking
- Doesn't solve conflict between day users and most events
- Continues to leave the "unactivated" space of the rodeo in the middle of the park.

# OPTION 4



**PROPOSED FIELD SPACE SUMMARY**

- 1 Softball (slow-pitch)
- 2 U-18 Soccer
- Space for larger soccer (overlaid on soccer/softball)
- TOTAL AREA of field space (including extended field around turf fields): 272,500SF (~71,500 SF more than existing)

**PARKING SUMMARY**

- ~625 paved parking spaces

**Pros:**

- Additional paved parking near transit stop
- Large area of continuous turf for flexible programming
- Significant amount of parking
- Improved entrance aesthetic
- Contained small events area in the former softball field.

**Cons:**

- Rodeo competitor parking is not adjacent to stock pens
- Only one entrance and exit
- Rodeo may compromise the view from the rec center/pool



# appendix a - cost estimates.

# PACKAGE A - RODEO

Package A - Rodeo					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 45,000	To design entire rodeo, soccer field, and western pond edge
Irrigation Consultant	1	Contract	LS	\$ 3,000	
Structural Engineer	1	Contract	LS	\$ 3,000	
Landscape Architecture/ Lighting Design/Rodeo Design	1	Contract	LS	\$ 30,000	To design entire rodeo, soccer field, and western pond edge
Site Survey	1	Contract	LS	\$ 25,000	
			<b>Subtotal</b>	<b>\$ 106,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 48,000	\$ 48,000	Approx \$400/hr for 5-6 workers + backhoe for 3 weeks
			<b>Subtotal</b>	<b>\$ 48,000</b>	
<b>Utilities &amp; Grading</b>					
Water Line Extensions	411	LF	\$ 125	\$ 51,375	Installed cost including trenching
Sewer Line Extensions	250	LF	\$ 125	\$ 31,250	Installed cost including trenching
Electrical Extensions	761	LF	\$ 50	\$ 38,050	Installed cost including trenching
Excavation/earth moving/grading - CUT	7,000	CY	\$ 220,000	\$ 220,000	Includes leveling rodeo and parking areas and infill of southwestern finger of pond. @ ~\$30/CY
Excavation/earth moving/grading - FILL	216	CY			
General fine grading	179,029	SF	\$ 0.50	\$ 89,515	Includes berm, parking area, and rodeo. Labor only, topsoil not included
			<b>Subtotal</b>	<b>\$ 430,190</b>	
<b>Parking</b>					
New Asphalt Paving	40,600	SF	\$ 6	\$ 243,600	Assumes all parking is asphalt, including full cross section install.
New 6" Concrete Curb and Gutter (w/13" pan)	1,727	LF	\$ 25	\$ 43,175	Assumes all new parking has curb and gutter.
ADA Curb Ramps (Handicap Ramps)	3	EA	\$ 3,000	\$ 9,000	ADA ramps w/ truncated domes
Vehicle Parking Space Paint Striping	104	Spaces	\$ 10	\$ 1,040	Includes reg. stalls & handicap stalls
Concrete sidewalks and paths	4,493	SF	\$ 10	\$ 44,930	4" Thick Concrete for pedestrian traffic
			<b>Subtotal</b>	<b>\$ 341,745</b>	
<b>Rodeo Facility</b>					
Permanent 6' Screen Fence	610	LF	\$ 80	\$ 48,800	\$55/lf material + \$25/lf labor
Sleeving for rodeo arena fencing	1	LS	\$ 30,000	\$ 30,000	Assumes re-using existing fence where possible
Road base/aggregate (to prevent mud in spectator area)	850	CY	\$ 100	\$ 85,000	Delivered and installed
New Trees	11	EA	\$ 990	\$ 10,890	Deciduous, 3" caliper. Installed price.
New Sod	2,251	SF	\$ 2.00	\$ 4,502.00	Bluegrass, installed price including fine grading, rock picking, top soil and sod.
			<b>Subtotal</b>	<b>\$ 179,192</b>	
<b>Trails &amp; Paths (excluding wetlands)</b>					
Asphalt paths	2,600	SF	\$ 4	\$ 10,400	Repair of trail after berm construction.
			<b>Subtotal</b>	<b>\$ 10,400</b>	
<b>Landscaping</b>					
Revegetation seeding	30,651	SF	\$ 0.30	\$ 9,195	
Topsoil (1")	120	CY	\$ 100	\$ 12,000	
			<b>Subtotal</b>	<b>\$ 21,195</b>	
<b>Irrigation</b>					
Added Irrigation Zones	2	Zones	\$ 4,000	\$ 8,000	
			<b>Subtotal</b>	<b>\$ 8,000</b>	
<b>Subtotal</b>				<b>\$ 1,144,722</b>	
Contingency	20%	% Cost		\$ 228,944	
General Conditions Contingency	10%	% Cost		\$ 114,472	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 1,488,138</b>	

Package B - Flex Lawn					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 5,000	Minor additional design services
Irrigation Consultant	1	Contract	LS	\$ 3,000	
Landscape Architecture/ Lighting Design	1	Contract	LS	\$ 5,000	Minor additional design services
			<b>Subtotal</b>	\$ 13,000	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 20,000	\$ 20,000	
			<b>Subtotal</b>	\$ 20,000	
<b>Utilities &amp; Grading</b>					
Excavation/earth moving/grading - CUT	7,000	CY	\$ 220,000	\$ 220,000	Includes leveling new fields and pond area.
Excavation/earth moving/grading - FILL	216	CY			
General fine grading	87,135	SF	\$ 0.50	\$ 43,568	labor only, topsoil not included
			<b>Subtotal</b>	\$ 263,568	
<b>Trails &amp; Paths</b>					
Soft surface paths	11,782	SF	\$ 1.50	\$ 17,673	local aggregate w/ binder
			<b>Subtotal</b>	\$ 17,673	
<b>Landscaping</b>					
New turf seeding	70,000	SF	\$ 2	\$ 105,000	Includes grading, drainage, seed, and labor
Topsoil (1")	220	CY	\$ 100	\$ 22,000	
Trees	38	Unit	\$ 990	\$ 37,620	
Revegetation seeding	3,762	SF	\$ 0.30	\$ 1,129	
			<b>Subtotal</b>	\$ 165,749	
<b>Irrigation</b>					
Added Irrigation Zones	2	Zones	\$ 4,000	\$ 8,000	
			<b>Subtotal</b>	\$ 8,000	
<b>Subtotal</b>				\$ 487,989	
Contingency	20%	% Cost		\$ 97,598	
General Conditions Contingency	10%	% Cost		\$ 48,799	
<b>TOTAL ESTIMATED COST</b>				\$ 634,386	

# PACKAGE C - WETLANDS

Package C - Wetlands					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 10,000	
Structural Engineer	1	Contract	LS	\$ 20,000	
Landscape Architecture/ Lighting Design	1	Contract	LS	\$ 35,000	
			<b>Subtotal</b>	<b>\$ 65,000</b>	
<b>Utilities &amp; Grading</b>					
Amphitheater Grading	1	EA	\$ 6,000	\$ 6,000	earthwork 120/hours
General fine grading	30,000	SF	\$ 0.50	\$ 15,000	labor only, topsoil not included
			<b>Subtotal</b>	<b>\$ 21,000</b>	
<b>Landscaping</b>					
Wetland restoration planting	5,000	SF	\$ 8.00	\$ 40,000.00	
Topsoil (4")	100	CY	\$ 100	\$ 10,000	
Revegetation seeding	25,000	SF	\$ 0.30	\$ 7,500	
Decorative Boulders (angular/flagstone)	100	EA	500	\$ 56,000	Installed cost \$200 x2 labor= \$400. ~6k for delivery.
			<b>Subtotal</b>	<b>\$ 113,500</b>	
<b>Trails &amp; Paths</b>					
Dirt single track path	640	LF	\$ 4	\$ 2,560	
Crusher Fines/Decomposed Granite Walkway	1,800	LF	\$ 8	\$ 14,400	local aggregate w/ binder
Wood bridges	70	LF	\$ 500	\$ 35,000	over 30" from grade, w/ handrails
Wood boardwalks, decks, & piers	1,000	SF	\$ 50	\$ 50,000	w/in 30" of grade
Scandinavian plank walkway	350	LF	\$ 50	\$ 17,500	
Grate boardwalk & decks	2,500	SF	\$ 50	\$ 125,000	
			<b>Subtotal</b>	<b>\$ 244,460</b>	
<b>Parking (Checkpoint Charlie)</b>					
Asphalt parking expansion	4,000	SF	\$ 6	\$ 24,000	Assumes all parking is asphalt paved. Incl full cross section install.
Curb and Gutter	229	LF	\$ 35	\$ 8,015	Assumes all new parking has curb and gutter.
			<b>Subtotal</b>	<b>\$ 32,015</b>	
<b>Play Features</b>					
Ropes course	1	EA	\$ 35,000	\$ 35,000	
			<b>Subtotal</b>	<b>\$ 35,000</b>	
<b>Misc Park Furnishings</b>					
Picnic Table	7	EA	\$ 3,200	\$ 26,880	Paris
Park Benches	6	EA	\$ 1,500	\$ 10,800	Paris
Trash Receptacles	1	EA	\$ 2,000	\$ 2,400	bear-proof
Recycling Receptacles	1	EA	\$ 2,000	\$ 2,400	bear-proof
Pet Waste Stations	1	EA	\$ 200	\$ 240	Belson
Educational Signage	1	Allowance	\$ 10,000	\$ 10,000	
			<b>Subtotal</b>	<b>\$ 52,720</b>	
<b>Subtotal</b>				<b>\$ 563,695</b>	
Contingency	20%	% Cost		\$ 112,739	
General Conditions Contingency	10%	% Cost		\$ 56,370	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 732,804</b>	

# PACKAGE D - POND IMPROVEMENTS

Package D - Pond					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 17,000	
Structural Engineer	1	Contract	LS	\$ 5,000	
Landscape Architecture/ Lighting Design	1	Contract	LS	\$ 25,000	
			<b>Subtotal</b>	<b>\$ 47,000</b>	
<b>Utilities &amp; Grading</b>					
General fine grading	10,000	SF	\$ 0.50	\$ 5,000	labor only, topsoil not included
Dredging Southern end of pond	9,367	SF	\$ 4	\$ 37,468	\$200/hr for excavator + driver 4' deep @ 50 sf/hr
			<b>Subtotal</b>	<b>\$ 42,468</b>	
<b>Structures</b>					
Iconc overhead feature	1	EA	\$ 50,000	\$ 50,000	LS estimate
Small picnic shade structures (12'x12')	2	EA	\$ 20,000	\$ 40,000	Installed Cost. multiply by 2x-2.5x cost of feature for full install+shipping,
Concrete pads under shade structures	288	SF	\$ 10	\$ 2,880	4" depth, light broom or sand finish
			<b>Subtotal</b>	<b>\$ 92,880</b>	
<b>Pond Improvements</b>					
Pond Aeration System	1	EA	\$ 7,000	\$ 7,000	Insalled pond aeration system with control cabinet
Beach sand	150	CY	100	\$ 19,000	\$50/CY for Beach Sand, x2 materials cost for prep and intall labor, ~ \$4k for delivery
			<b>Subtotal</b>	<b>\$ 26,000</b>	
<b>Trails &amp; Paths</b>					
Pier/decks	1,000	SF	\$ 50	\$ 50,000	
Soft surface paths	4,275	SF	\$ 1.50	\$ 6,413	Local aggregate with binder (and edger?)
			<b>Subtotal</b>	<b>\$ 56,413</b>	
<b>Landscaping</b>					
New Trees	10	EA	\$ 990	\$ 9,900	Deciduous, 3" caliper. Installed price.
New Sod	4,000	SF	\$ 2.00	\$ 8,000	soil and sod.
Mixed shrub planting	220	SF	\$ 6	\$ 1,320	Includes shrubs, perennials, 2" of mulch
Pond edge wetland revegetation	1,700	SF	\$ 8	\$ 13,600	
Boulders (4'x4'x3')	80	EA	800	\$ 70,000	Installed cost. 1.2 Tons \$400 x2 labor= \$800. ~6k for delivery.
			<b>Subtotal</b>	<b>\$ 102,820</b>	
<b>Misc Park Furnishings</b>					
Picnic Table	2	EA	\$ 3,200	\$ 7,680	Paris
Park bench	9	EA	\$ 1,500	\$ 15,525	Paris
Grills	2	EA	\$ 250	\$ 575	Belson
Pet Waste Stations	1	Unit	\$ 200	\$ 230	Belson
Trash Receptacles	2	Unit	\$ 2,000	\$ 4,600	Bear-proof
Recycling Receptacles	2	Unit	\$ 2,000	\$ 4,600	Bear-proof
			<b>Subtotal</b>	<b>\$ 33,210</b>	
<b>Subtotal</b>				<b>\$ 400,791</b>	
Contingency	20%	% Cost		\$ 80,158	
General Conditions Contingency	10%	% Cost		\$ 40,079	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 521,028</b>	

# PACKAGE E - GRAND STANDS & PARKS MAINTENANCE FACILITY

Package E - Grand Stands and Parks Maintenance Facility					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Architectural Designer	1	Contract	LS	\$ 10,000	
Structural Engineer	1	Contract	5%	\$ 15,000	
MEP	1	Contract	2%	\$ 5,000	
			<b>Subtotal</b>	<b>\$ 30,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 8,000	\$ 8,000	
			<b>Subtotal</b>	<b>\$ 8,000</b>	
<b>Maintenance Facility</b>					
Water-tight under-bleacher/stadium storage facility.	1	Unit	\$ 800,000	\$ 800,000	Custom clad, attractive exterior due to central location.
			<b>Subtotal</b>	<b>\$ 800,000</b>	
<b>Trails &amp; Paths</b>					
Soft surface paths repair	3,000	SF	\$ 1.50	\$ 4,500	local aggregate w/ binder
			<b>Subtotal</b>	<b>\$ 4,500</b>	
<b>Subtotal</b>				<b>\$ 842,500</b>	
Contingency	20%	% Cost		\$ 168,500	
General Conditions Contingency	10%	% Cost		\$ 84,250	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 1,095,250</b>	

# PACKAGE F - LARGE PAVILION & RESTROOMS

Package F - Large Pavilion and Restrooms					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Architect	1	Contract	LS	\$ 50,000	For rodeo/pond barn and restroom structure
Structural Engineer	1	Contract	LS	\$ 15,000	
MEP	1	Contract	LS	\$ 10,000	
			<b>Subtotal</b>	<b>\$ 75,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 5,000	\$ 5,000	
			<b>Subtotal</b>	<b>\$ 5,000</b>	
<b>Park Structures</b>					
Custom two-sided barn structure with restrooms	1	Unit	\$ 150,000	\$ 150,000	All in cost
			<b>Subtotal</b>	<b>\$ 150,000</b>	
<b>Misc Park Furnishings</b>					
Picnic Table	2	Unit	\$ 3,200	\$ 7,360	Paris
Park Benches	8	Unit	\$ 1,500	\$ 13,800	Paris
Trash Receptacles	2	Unit	\$ 2,000	\$ 4,600	bear-proof
Recycling Receptacles	2	Unit	\$ 2,000	\$ 4,600	bear-proof
Pet Waste Stations	2	Unit	\$ 200	\$ 460	Belson
Bike Racks	3	Unit	\$ 500	\$ 1,725	Paris, Streetlife topseat 480
Bike Wash Station	1	Unit	\$ 3,000	\$ 3,450	parkwarehouse.com
Bike Repair Station	1	Unit	\$ 6,000	\$ 6,900	theparkcatalog.com
Water Fountain	3	Unit	\$ 2,000	\$ 6,900	Belson
			<b>Subtotal</b>	<b>\$ 49,795</b>	
<b>Subtotal</b>				<b>\$ 279,795</b>	
Contingency	20%	% Cost		\$ 55,959	
General Conditions Contingency	10%	% Cost		\$ 27,980	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 363,734</b>	

# PACKAGE G - STREAM PLAY AREA

Package G - Stream Play Area					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 10,000	
Landscape Architecture	1	Contract	LS	\$ 15,000	
			<b>Subtotal</b>	<b>\$ 25,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 5,000	\$ 5,000	Grubbing, removing existing gravel path to tennis courts, etc.
			<b>Subtotal</b>	<b>\$ 5,000</b>	
<b>Utilities &amp; Grading</b>					
General fine grading	530	SF	\$ 0.50	\$ 265	labor only, topsoil not included
			<b>Subtotal</b>	<b>\$ 265</b>	
<b>Trails &amp; Paths</b>					
Soft Surface Paths	1,850	SF	\$ 1.50	\$ 2,775	local aggregate w/ binder
			<b>Subtotal</b>	<b>\$ 2,775</b>	
<b>Playground</b>					
Stream/Water play area	1	Allowance	\$ 40,000	\$ 40,000	Boulders, possible small water play features such as archemedies screw and water/sand table.
Park Benches	2	EA	\$ 1,500	\$ 3,600	Paris
			<b>Subtotal</b>	<b>\$ 43,600</b>	
<b>Landscaping</b>					
Topsoil (4")	7	CY	\$ 100	\$ 700	
Revegetation seeding	2,670	SF	\$ 0.30	\$ 801	
			<b>Subtotal</b>	<b>\$ 1,501</b>	
<b>Irrigation</b>					
Added Irrigation Zones	1	Zones	\$ 4,000	\$ 4,000	
			<b>Subtotal</b>	<b>\$ 4,000</b>	
<b>Subtotal</b>				<b>\$ 82,141</b>	
Contingency	20%	% Cost		\$ 16,428	
General Conditions Contingency	10%	% Cost		\$ 8,214	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 106,783</b>	

# PACKAGE H - PLAYGROUND EXPANSION

Package H - Playground Expansion					
AREA BREAKDOWN / LINE ITEM	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 7,000	
Structural Engineer	1	Contract	LS	\$ 5,000	
Irrigation Consultant	1	Contract	LS	\$ 3,000	
Landscape Architecture/ Lighting Design	1	Contract	LS	\$ 15,000	
			<b>Subtotal</b>	<b>\$ 30,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 5,000	\$ 5,000	Grubbing, etc.
			<b>Subtotal</b>	<b>\$ 5,000</b>	
<b>Utilities &amp; Grading</b>					
Electrical Extensions	65	LF	\$ 50	\$ 3,250	Installed cost including trenching
General fine grading	3,650	SF	\$ 0.50	\$ 1,825	labor only, topsoil not included
			<b>Subtotal</b>	<b>\$ 5,075</b>	
<b>Playground</b>					
Playground expansion	1	Allowance	\$ 140,000	\$ 140,000	Based on Willits playground all in = 180k(features, eng wood fiber @ \$4/sf)
Park Benches	6	Unit	\$ 1,500	\$ 10,350	Paris
Trash Receptacles	1	EA	\$ 2,000	\$ 2,400	bear-proof
			<b>Subtotal</b>	<b>\$ 152,750</b>	
<b>Landscaping</b>					
Miscellaneous sod for repairs	150	SF	\$ 2.00	\$ 300	Bluegrass, installed price including fine grading, rock picking, top soil and sod.
Trees	18	Unit	\$ 990	\$ 17,820	
Mixed shrub planting	1,000	SF	\$ 6	\$ 6,000	Includes shrubs, perennials, 2" of mulch
Revegetation seeding	2,200	SF	\$ 0.30	\$ 660	
			<b>Subtotal</b>	<b>\$ 24,780</b>	
<b>Irrigation</b>					
Added Irrigation Zones	2	Zones	\$ 4,000	\$ 8,000	
			<b>Subtotal</b>	<b>\$ 8,000</b>	
<b>Subtotal</b>				<b>\$ 225,605</b>	
Contingency	20%	% Cost		\$ 45,121	
General Conditions Contingency	10%	% Cost		\$ 22,561	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 293,287</b>	

# PACKAGE I - SOFTBALL OVERLAY

Package I - Softball Overlay					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 15,000	
Irrigation Consultant	1	Contract	LS	\$ 6,000	
Landscape Architecture/ Lighting Design	1	Contract	LS	\$ 3,000	
			<b>Subtotal</b>	<b>\$ 24,000</b>	
<b>Site Preparation</b>					
Demolition & prep	1	LS	\$ 30,000	\$ 30,000	Tree removal, grubbing, removing sidewalk, etc.
			<b>Subtotal</b>	<b>\$ 30,000</b>	
<b>Utilities &amp; Grading</b>					
Excavation/earth moving/grading - CUT	851	CY	\$ 50,000	\$ 50,000	Includes grading in softball and new playground(s).
Excavation/earth moving/grading - FILL	666	CY			
General fine grading	100,000	SF	\$ 0.50	\$ 50,000	labor only, topsoil not included
			<b>Subtotal</b>	<b>\$ 100,000</b>	
<b>Trails &amp; Paths</b>					
Concrete paths	2,070	SF	\$ 10	\$ 20,700	4" Thick Concrete for pedestrian traffic
			<b>Subtotal</b>	<b>\$ 20,700</b>	
<b>Landscaping</b>					
New field sod	30,000	SF	\$ 6	\$ 180,000	Includes grading, drainage, sod Bluegrass, installed price including fine grading, rock picking, top soil and sod.
Miscellaneous sod for repairs	5,000	SF	\$ 2.00	\$ 10,000	
Topsoil (4")	180	CY	\$ 100	\$ 18,000	
Trees	9	Unit	\$ 990	\$ 8,910	
Mixed shrub planting	1,000	SF	\$ 6	\$ 6,000	Includes shrubs, perennials, 2" of mulch
Revegetation seeding	15,000	SF	\$ 0.30	\$ 4,500	
			<b>Subtotal</b>	<b>\$ 227,410</b>	
<b>Irrigation</b>					
Added Irrigation Zones	1	Zones	\$ 4,000	\$ 4,000	
			<b>Subtotal</b>	<b>\$ 4,000</b>	
<b>Subtotal</b>				<b>\$ 406,110</b>	
Contingency	20%	% Cost		\$ 81,222	
General Conditions Contingency	10%	% Cost		\$ 40,611	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 527,943</b>	

# PACKAGE J - EXISTING SOFTBALL

Package J - Existing Softball Field Improvements					
AREA BREAKDOWN / LINE ITEM DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL COST	COMMENTS
<b>Soft &amp; Development Costs</b>					
Civil Engineer	1	Contract	LS	\$ 5,000	
Structural Engineer	1	Contract	LS	\$ 3,000	
MEP	1	Contract	LS	\$ 5,000	
			<b>Subtotal</b>	<b>\$ 13,000</b>	
<b>Utilities &amp; Grading</b>					
Water Line Extensions	483	LF	\$ 125	\$ 60,375	Installed cost including trenching
Sewer Line Extensions	250	LF	\$ 125	\$ 31,250	Installed cost including trenching
Electrical Extensions	483	LF	\$ 50	\$ 24,150	Installed cost including trenching
			<b>Subtotal</b>	<b>\$ 115,775</b>	
<b>Park Structures</b>					
Restroom structure (2 unisex)	1	Unit	\$ 25,000	\$ 25,000	
			<b>Subtotal</b>	<b>\$ 25,000</b>	
<b>Subtotal</b>				<b>\$ 153,775</b>	
Contingency	20%	% Cost		\$ 30,755	
General Conditions Contingency	10%	% Cost		\$ 15,378	
<b>TOTAL ESTIMATED COST</b>				<b>\$ 199,908</b>	