City of Casa Grande

July 2016

Carr McNatt Park Master Plan

Prepared by:

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Expect More. Experience Better.

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CITY COUNCIL WORK STUDY

Project Background:

Located right in the heart of the city of Casa Grande, Carr McNatt Park was once part of the former Union High School campus up until 1997. Since that time few improvements have been made and community use has increased leaving the park over run and out of date. Modernization of the park's facilities and the development of efficiencies for their use were the two main goals of this master planning effort.

Project Overview:

The project study area encompasses approximately 23 acres and is bound by McMurray Boulevard to the north, 10th Street to the south, Brown Avenue to the east and Casa Grande Avenue to the west. The northwest and southwest corners of the park include buildings for the Desert Winds High School and the Boys and Girls Club, respectively. The Palm Island Family Aquatics Park currently occupies the northeast corner of the site. The existing track/ football stadium and baseball field are remnants of the site's former use as a high school. The miscellaneous buildings associated with these former uses have not been significantly upgrade since that time and most have fallen into disrepair. The current improvements to the park areas of the site (ramadas, playgrounds, pool, skatepark, etc) date back to the 2000-2001 fiscal year.

Currently, the existing track is used quite heavily by the surrounding community for fitness, but the surfacing is nearing a condition which may become a liability in the very near future. Other than general passive-type park use by the community, the athletic fields are used regularly used by youth football, soccer and baseball groups. The lighting of these athletic fields is dated and poorly designed to properly maximize night-time use.

Project Process:

The process for the Carr McNatt Park Master Plan was organized to be simple yet concise. Through detailed site assessment, staff guidance and user group input, improvements needed for the park were identified and ultimately clearly defined.

Inventory and Analysis – On December 4, 2014, members of the consultant team, along with city staff, walked the entire site and assessed the condition of the facilities and gathered information about the park's current use patterns. (The results of this meeting can be found in the supporting documentation)

Initial Preliminary Master Plan Concept Options - The consultant team developed a series of preliminary park layout diagrams which illustrated potential uses and their inter-relationships with the park site. These concepts were vetted through staff and ultimately narrowed down to the four most feasible plans for the site.

User Group Interviews – On February 5, 2015, staff and the consultant team met with members of the local youth football organizations to understand how the existing park configuration could be improved upon for better activity utilization. The largest issues were lack of lighting and use conflicts. (The results of this meeting can be found in the supporting documentation)

Preliminary Master Plan Concepts – The four initial concepts selected by staff were further developed to show a greater level of detail. Through discussions between the consultant team and staff, design elements from each of these four concepts were synthesized into one final preferred direction.

Preferred and Final Master Plans – The preferred master plan was reviewed by staff and presented to the Parks and Recreation Commission, as a result, minor revisions were suggested from of this input and were ultimately made by the consultant team to create the Final Master Plan and accompanying graphics.

Opinion of Probable Cost – An opinion of probable cost was developed based on the final master plan.

Supporting Documentation – Attached.

SUBJECT: Kick-off Meeting

DATE: 12-4-2014 **TIME:** 10:00AM – 12:00PM

LOCATION: City of Casa Grande/Parks & Recreation Department

ATTENDEES: City of Casa Grande: Bill Schwind, Matt Janokowski, Rod Wood, Caryl Chase
Kimley-Horn: Jeff Kratzke, Randall Kopff

NOTES BY: Jeff Kratzke, Randall Kopff (DRAFT)

DISTRIBUTION: Attendees

NOTES:

1. Jeff Kratzke, Kimley-Horn, opened the meeting by explaining the purpose of the master plan. He encouraged staff to think openly about what the park should be.

2. Bill Schwind, City of Casa Grande, stated that the park is currently over-run and that the community has a slight affection for the existing track. He added that the current improvements mostly date back to 2000-2001.

3. Jeff inquired if the condition of the track surfacing had become a liability or safety issue due to its age. Rod Wood, City of Casa Grande, stated that the track is asphalt throughout with the exception of the rubberized surface on top. Staff agreed that the surface is not yet a liability, but due to its age and heavy use, could be very soon.

4. Matt Janokowski, City of Casa Grande, used a map to identify the locations of the existing sports field lighting. He added that the lighting coverage provided currently is inadequate to utilize all existing turf areas. Matt described how little league football has maximized the available turf areas for practice.

5. Caryl Chase, City of Casa Grande, stated that the baseball field is the best lighted of the existing facilities followed by the football field.

6. Bill stated that six of the eight fields at the nearby sports complex have lighting, but are severely under-utilized due to their distance from town and other logistical/layout issues, such as, equipment repair, concessions and parking.

7. Caryl explained that the park currently has five picnic ramadas, four of which can be rented for events.

8. Bill mentioned that amenities such as the press box, shot-put, pole vault and long/triple jump need to be removed. Rod added that the existing bleachers are not ADA compliant and are in disrepair.

9. After a brief brainstorm to decipher what was driving the master plan, staff outlined the following key issues; (field conditions, unlighted turf, irrigation (operations and maintenance), ADWR concerns (eg., greater that ten acres of turf), restroom quality and inefficient parking.

10. Randall Kopff, Kimley-Horn, inquired about the size and number of large events utilizing the site per year. Matt described how the City held three major events there each year (silent witness, Halloween and day of play). Carol added that several other major community events such as the candlelight vigil and company picnics are held there as well.

11. Bill stated that the pool and garden of sunshine should be considered 'sacred' elements of the plan to remain in their existing locations. Additionally he felt that he existing Police Department Pole/ cell tower would need to remain in place.

12. Jeff asked about the use and size of the existing maintenance compound. Rod explained that it contained areas for storage, trucks/trailers, workshop and a lunch room. Additional space exists for outdoor storage of landscape materials. He added that the location may offer opportunities for efficiencies in maintenance and operations staging for parks in the southern portion of the City.

13. Randall questioned the use and location of the current baseball field. Matt stated that the field should remain as part of the master plan as it is the only public full-size baseball field in the City and is used approximately 40-50 days a year. Bill agreed due to its importance for little league use as well.

14. Staff listed the park's current user groups:
    -City Rec Department
    -Youth football (CGYFL, Cyclones, Bulldogs)
    -Soccer (men, women and youth)
    -Boys and Girls Club
    -High Schools (Mission Heights and St Anthony's)
    -Baseball (little league, pony league and club)

15. Jeff asked if Staff had access to an inventory of existing facilities (public and private) in the City. Rod suggested reviewing the community services master plan which should contain most of that information.

16. Bill explained that the skate park is heavily used but in need of repairs due to its age. He also added that its location in the park and size are less than ideal. Bill felt that the location of the new community center could potentially be a good fit for a new skate and BMX park.

17. Bill stated that the master plan must include appropriations for video surveillance.

18. Rod described the park's existing irrigation system and how different areas had been updated periodically in 2000, 2006 and 2012.

19. Jeff suggested that the preliminary master plan concepts may include two approaches (conservative and bigger picture) to fully test the site's potential. Bill added that he would like to run the preliminary concepts by staff prior to finalizing and presenting the to the identified user groups.

ACTION ITEMS:

- KH to continue on-site investigation and documentation.
- Staff and KH to gather existing information for base file creation
- KH to develop project schedule

SUBJECT: Part I -Progress Meeting with Staff to Review Alternative Master Plan Concepts
Part II – Meeting with Youth Football Group Representatives

DATE: 02-05-2015 **TIME:** 2:00PM – 4:00PM

LOCATION: City of Casa Grande/Parks & Recreation Department

ATTENDEES: City of Casa Grande: Bill Schwind, Matt Jankowski, Rod Wood,
Kimley-Horn: Jeff Kratzke, Randall Kopff, Sean Wozny

DISTRIBUTION: Attendees

NOTES:

PART – I: Alternative Master Plan Concepts

1. Jeff Kratzke and Randall Kopff, Kimley-Horn, gave a brief description of the four preliminary concepts developed.

2. Rod Wood, Casa Grande, explained that an assortment of ramada sizes would be beneficial. Matt added that currently, the site is only used for practices and a large group ramada may not be necessary.

3. Bill Schwind, Casa Grande, described how ramada use is based primarily on location and that he would prefer any shade ramadas to be located as close to parking areas as possible. He added that fields oriented towards streets should also be reconsidered to limit the amount of balls traveling off the fields and into roadways or parking areas.

4. Bill Schwind stated that the current 'garden of sunshine' would need to be persevered and the area surrounding it enhanced. He also questioned the removal of the skatepark from the proposed concepts.

5. Randall Kopff, Kimley-Horn, explained that the skatepark was removed due to previous comments, but that it could very easily be incorporated into the preferred concept moving forward.

6. Jeff inquired about parking lot layouts and specifically which concept was preferred. Matt explained that concept 'D' likely offered the best distribution of parking.

7. Jeff asked about any master plan elements that might be missing from the concepts. Bill stated that he would like to see the skatepark included, as well as, potentially another restroom and pickleball courts.

8. Sean Wozny, Kimley-Horn, discussed the challenges of striping multi-use courts for basketball ball, tennis and pickle ball.

9. Both Bill and Matt were receptive to the 'neighborhood park areas' shown in concepts 'B' and 'D' and suggested adding an additional 'hard court'.

PART – II: Meeting with Youth Football Representatives

10. Prior to meeting with Youth Football representatives, Matt Jankowski, Casa Grande, explained the background of the Youth Football organizations in the City. He stated that two of the groups recently merged due to participation.

11. The Consultant Team met with members of the Youth Football organizations, Tim and Maryanne.

12. Tim and Maryanne explained that the biggest issues at the park are lack of proper field lighting and rental vs day-use conflicts. They stated that the two leagues play year-round and their 'off seasons' run from November through early March and May through August.

13. Bill stated that due to the growing windows of the off-seasons, turf conditions at the park are difficult to maintain and inquired about synthetic surfacing. Tim explained that field turf is not bad but that it does create issues due to rashes/burns, as well as, the heat which radiates off the surface.

14. Maryanne described the need for a controlled or locked field solely dedicated to football. She explained the field sizes required for practice (50x30yds) and flag football (70x30yds)

15. Tim stated that the location of restrooms can be problematic due to the distance from the practice fields.

16. Both Maryanne and Tim agreed that the current concession location and facilities are used heavily both during games and practices.

17. Maryanne and Tim stated that the current bleacher and fence setup is successfully used as a crowd control device to keep parents off the playing field. They suggested that any improvements allow for seating of 80-100 people on both sides of the field.

18. Bill inquired about a multi-use field utilizing the baseball infield. Both Maryanne and Tim stated that a dirt infield would not be a problem.

19. Jeff stated that two of the primary objectives for the master plan process were the demolition of old and/or outdated facilities which are no longer used and the need to create an efficiency for the layout of sports fields.

ACTION ITEMS:

- Staff to review and analyze the preliminary master plan concepts and provide feedback/preferences to K-H by February 16.
- K-H to synthesize staff comments and prepare a singular Preliminary Master Plan Concept by February 27th.

Existing Conditions Map

Park Features:

- 23 Acres
- 235 Parking Spaces
- 1 Baseball Field
- 1 Football Field
- 2 Multi-Use Turf Areas
- 1 Basketball Court
- 4 Shade Ramadas
- Running Track
- Skate Park

NORTH

0' 25' 50' 100' 150'

Kimley»Horn

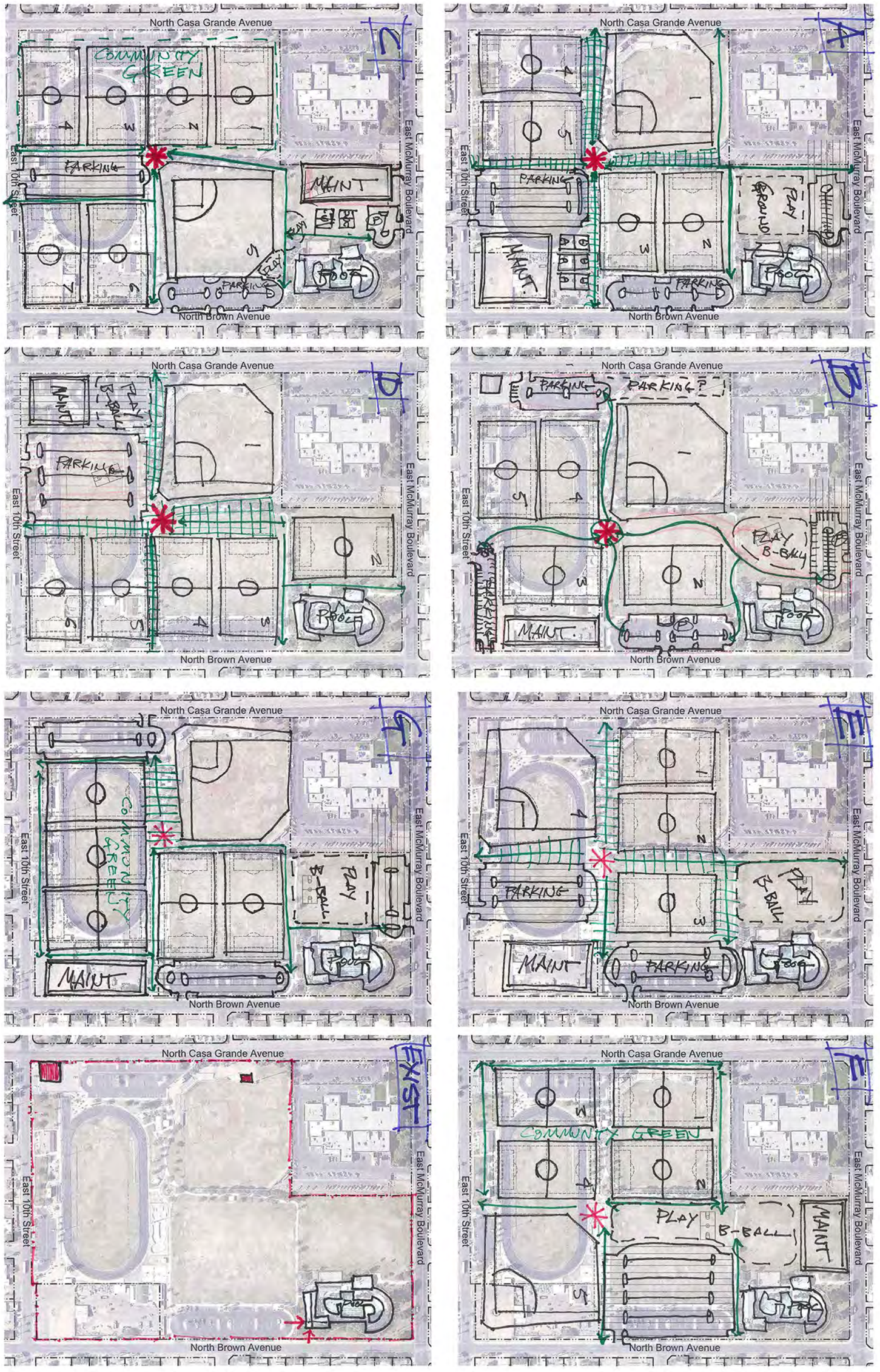
JANUARY 15, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Preliminary Master Plan Concepts

INITIAL OPTIONS



NORTH

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Kimley»Horn

FEBRAURY 4, 2015

Preliminary Master Plan Concept

OPTION 'A'

Concept Features:

- Enhances Exsiting Layout
- Ease of Phasing
- Dedicated Walking Track
- Preserves Existing Pool Area
- Renovated Maintenance Yard
- Event Lawn
- 339 Parking Spaces
- 10.5 Acres of Turf
- 4 Multi-Use Fields
- 1 Baseball Field
- 3 Basketball Courts

NORTH

0' 25' 50' 100' 150'

Kimley»Horn

FEBRAURY 4, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Preliminary Master Plan Concept

OPTION 'B'

Concept Features:

- Neighborhood Park Feel
- Distributed Parking
- Preserves Existing Pool Area
- Renovated Maintenance Yard
- 435 Parking Spaces
- 11 Acres of Turf
- 5 Multi-Use Fields
- 1 Basketball Court

0' 25' 50' 100' 150'

NORTH

Kimley»Horn

FEBRAURY 4, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Preliminary Master Plan Concept

OPTION 'C'

Concept Features:

- Sports Complex Feel
- Central Access Point
- Preserves Existing Pool Area
- Relocated Maintenance Yard
- Large Event Lawn
- 260 Parking Spaces
- 13 Acres of Turf
- 7 Multi-Use Fields
- 1 Basketball Court

NORTH

0' 25' 50' 100' 150'

Kimley»Horn

FEBRAURY 4, 2015

Carr McNatt Park Master Plan

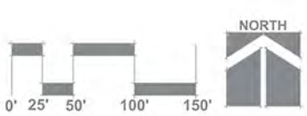
CASA GRANDE, ARIZONA

Preliminary Master Plan Concept

OPTION 'D'

Concept Features:

- Mix of Sports Complex and Neighborhood Park
- Preserves Existing Pool Area
- Renovated Maintenance Yard
- Large Event Lawn
- 393 Parking Spaces
- 13 Acres of Turf
- 6 Multi-Use Fields
- 1 Basketball Court



Kimley»Horn

FEBRAURY 4, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Preferred Master Plan Concept

1. EXISTING POOL TO REMAIN
2. EXISTING POOL OFFICE BUILDING TO REMAIN
3. EXISTING POOL MAINTENANCE BUILDING TO REMAIN
4. EXISTING GARDEN OF SUNSHINE MEMORIAL TO REMAIN
5. EXISTING SKATE PARK TO REMAIN (FUTURE PICNIC AREA)
6. EXISTING PARKING LOT TO BE EXPANDED
7. PROPOSED PARKING LOT
8. PROPOSED PARK SIGNAGE MONUMENT
9. PROPOSED PARK ENTRY SIGNAGE
10. PROPOSED 10' WIDE CONCRETE PATH
11. PROPOSED 6' WIDE STABILIZED GRANITE PATH
12. PROPOSED 10' WIDE STABILIZED GRANITE LOOP (1/3 MI)
13. PROPOSED PLAYGROUND WITH SHADE
14. PROPOSED SPLASH PAD
15. PROPOSED SHADE RAMADA
16. PROPOSED GROUP PAVILLION
17. PROPOSED RESTROOM AND CONCESSION BUILDING
18. PROPOSED RESTROOM
19. PROPOSED LIGHTED BASEBALL FIELD
20. PROPOSED LIGHTED MULTI-USE FIELD AREA
21. PROPOSED LIGHTED MULTI-USE FIELD AREA
22. PROPOSED FOOTBALL PRACTICE AREA (50X30 YDS)
23. PROPOSED FOOTBALL PRACTICE AREA (70X30 YDS)
24. PROPOSED BASKETBALL COURT
25. PROPOSED PICKLE BALL COURTS
26. PROPOSED MAINTENANCE YARD (1,000 SQ FT)

0' 25' 50' 100' 150'

NORTH

Kimley»Horn

MARCH 18, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Final Master Plan Concept

1. EXISTING POOL TO REMAIN
2. EXISTING POOL OFFICE BUILDING TO REMAIN
3. EXISTING POOL MAINTENANCE BUILDING TO REMAIN
4. EXISTING GARDEN OF SUNSHINE MEMORIAL TO REMAIN
5. EXISTING SKATE PARK TO REMAIN (FUTURE PICNIC AREA)
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25. PROPOSED PICKLE BALL COURTS
26. PROPOSED MAINTENANCE YARD (1,000 SQ FT)

0' 25' 50' 100' 150'

NORTH

Kimley»Horn

MAY 11, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

Final Master Plan Concept

1. EXISTING POOL TO REMAIN
2. EXISTING POOL OFFICE BUILDING TO REMAIN
3. EXISTING POOL MAINTENANCE BUILDING TO REMAIN
4. EXISTING GARDEN OF SUNSHINE MEMORIAL TO REMAIN
5. EXISTING SKATE PARK TO REMAIN (FUTURE PICNIC AREA)
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24. PROPOSED BASKETBALL COURT
25. PROPOSED PICKLE BALL COURTS
26. PROPOSED MAINTENANCE YARD (1,000 SQ FT)

0' 25' 50' 100' 150'

NORTH

Kimley»Horn

MAY 11, 2015

Carr McNatt Park Master Plan

CASA GRANDE, ARIZONA

City of Casa Grande, Arizona - Carr McNatt Park

Opinion of Probable Cost - Final Master Plan Concept

	Quantity	*Unit*	*Unit Cost*	*Total*
SITE PREPARATION				
Mobilization, Demobilization	1	LS	$ 80,000.00	$ 80,000.00
Construction Surveying	1	LS	$ 2,500.00	$ 2,500.00
Construction Surveying As-Builts	1	LS	$ 1,000.00	$ 1,000.00
Construction Water	2,250	MGAL	$ 3.50	$ 7,875.00
Temporary Construction Fence	1	LS	$ 8,000.00	$ 8,000.00
Stormwater Pollution Prevention Plan	1	LS	$ 3,000.00	$ 3,000.00
Traffic Control	1	LS	$ 7,500.00	$ 7,500.00
			Sub Total	**$ 109,875.00**

DEMOLITION				
Clearing and Grubbing	23	AC	$ 1,000.00	$ 23,000.00
Trees	150	EA	$ 500.00	$ 75,000.00
Sidewalk/ Paving	67,533	SF	$ 2.00	$ 135,066.00
Site Lighting	1	LS	$ 35,000.00	$ 35,000.00
Kiwanas Field Backstop, Dugouts and Outfield Fencing	1	LS	$ 11,000.00	$ 11,000.00
Kiwanas Field Bleachers/ Press Box	1	LS	$ 15,000.00	$ 15,000.00
Kiwanas Field Lighting	1	LS	$ 28,000.00	$ 28,000.00
Cougar Stadium Restroom & Concession Building	1	LS	$ 25,000.00	$ 25,000.00
Cougar Stadium Concession Building	1	LS	$ 10,000.00	$ 10,000.00
Cougar Stadium Bleachers and Press Box	1	LS	$ 18,000.00	$ 18,000.00
Cougar Stadium Locker Room	1	LS	$ 25,000.00	$ 25,000.00
Cougar Stadium Lighting	1	LS	$ 20,000.00	$ 20,000.00
Cougar Stadium Scoreboard	1	LS	$ 2,500.00	$ 2,500.00
Cougar Stadium Running Track and Perimeter Fencing	1	LS	$ 32,500.00	$ 32,500.00
Picnic Ramadas	4	EA	$ 3,000.00	$ 12,000.00
Parking Lot (South)	1	LS	$ 13,500.00	$ 13,500.00
Parking Lot (East)	1	LS	$ 44,000.00	$ 44,000.00
Parking Lot (West)	1	LS	$ 34,750.00	$ 34,750.00
Parking Lot (Boys and Girls Club)	1	LS	$ 8,750.00	$ 8,750.00
Basketball Court	1	LS	$ 15,000.00	$ 15,000.00
Maintenance Yard Buildings and Perimeter Walls	1	LS	$ 65,000.00	$ 65,000.00
Playground	2	EA	$ 3,500.00	$ 7,000.00
Wall/ Fence	771	LF	$ 4.50	$ 3,469.50
Sand Volleyball Court	1	EA	$ 1,000.00	$ 1,000.00
Boys and Girls Club Building	1	LS	$ 25,000.00	$ 25,000.00
			Sub Total	**$ 684,535.50**

PAVING AND GRADING				
Parking Lot (North)	2,914	SY	$ 35.00	$ 101,990.00
Parking Lot (East)	5,656	SY	$ 35.00	$ 197,975.56
Parking Lot (West)	5,355	SY	$ 35.00	$ 187,428.89
Fine Grading	742,472	SF	$ 0.10	$ 74,247.20
8' Sidewalk (4" Thick)	45,712	SF	$ 3.50	$ 159,992.00
6' Sidewalk (Perimeter attached)	22,014	LF	$ 4.50	$ 99,063.00
6' Stabilized Path	4,500	SF	$ 1.75	$ 7,875.00
10' Stabilized Path	22,720	SF	$ 1.75	$ 39,760.00
Plaza Pavement (4" Thick)	32,525	SF	$ 5.00	$ 162,625.00
Maintenance Yard Driveway and Surfacing	295	SY	$ 28.00	$ 8,260.00
Resurface Skate Park	1	LS	$ 35,000.00	$ 35,000.00
Resurface Pool Deck	1	LS	$ 100,000.00	$ 100,000.00
			Sub Total	**$ 1,174,216.64**

WET UTILITIES				
Potable Water Service for Splash Pad (Exculdes Fees)	1	EA	$ 9,500.00	$ 9,500.00
Potable Water Service for Restroom Building No. 1 (Exculdes Fees)	1	EA	$ 8,000.00	$ 8,000.00
Potable Water Service for Restroom Building No. 2 (Exculdes Fees)	1	EA	$ 8,000.00	$ 8,000.00
Sanitary Sewer Service for Restroom Building No. 1 (Exculdes Fees)	1	EA	$ 9,500.00	$ 9,500.00
Sanitary Sewer Service for Restroom Building No. 2 (Exculdes Fees)	1	EA	$ 8,500.00	$ 8,500.00
Drinking Fountain Potable Water Service	4	EA	$ 1,500.00	$ 6,000.00
Water Service for Irrigation Point of Connection	1	EA	$ 12,000.00	$ 12,000.00
			Sub Total	**$ 61,500.00**

LANDSCAPING				
Trees (36" Box)	315	EA	$ 650.00	$ 204,750.00
Shrubs and Accents (5 Gallon)	1,500	EA	$ 20.00	$ 30,000.00
Groundcovers (1 Gallon)	800	EA	$ 10.00	$ 8,000.00
Turf (Sod)	537,794	SF	$ 0.30	$ 161,338.20
Decomposed Granite	204,678	SF	$ 0.35	$ 71,637.30
Landscape Irrigation Water Meter and Backflow Preventor	1	EA	$ 2,500.00	$ 2,500.00
Landscape Irrigation Electrical Service	1	EA	$ 2,000.00	$ 2,000.00
Landscape Irrigation (Turf)	537,794	SF	$ 0.50	$ 268,897.00
Landscape Irrigation (Drip)	204,678	SF	$ 0.35	$ 71,637.30
			Sub Total	**$ 820,759.80**

IDENTITY				
Signage (Monumentation)	3	EA	$ 3,500.00	$ 10,500.00
Sigange (Entry)	3	EA	$ 1,000.00	$ 3,000.00
Sigange (Regulatory)	1	LS	$ 2,500.00	$ 2,500.00
Signage (Wayfinding)	1	LS	$ 2,500.00	$ 2,500.00
			Sub Total	**$ 18,500.00**

AMENITIES				
Playground (Shade and Surfacing)	1	LS	$ 100,000.00	$ 100,000.00
New Skate Park Fencing	457	LF	$ 55.00	$ 25,135.00
Splash Pad	1	LS	$ 50,000.00	$ 50,000.00
Baseball Field (Infield Mix, Scoreboard, Dugouts and Fencing)	1	LS	$ 35,000.00	$ 35,000.00
Shade Ramadas	4	EA	$ 25,000.00	$ 100,000.00
Group Pavillion	1	EA	$ 65,000.00	$ 65,000.00
Site Amenities (Benches, Trash Receptacles, Bike Racks, etc)	1	LS	$ 12,000.00	$ 12,000.00
Drinking Fountain	2	EA	$ 2,750.00	$ 5,500.00
Basketball Court (Surfacing, Goals, etc)	1	LS	$ 55,000.00	$ 55,000.00
Pickle Ball Courts (Surfacing, Nets, etc)	1	LS	$ 60,000.00	$ 60,000.00
			Sub Total	**$ 507,635.00**

ELECTRICAL				
Baseball Field Lighting	1	LS	$ 120,000.00	$ 120,000.00
Multi-Use Field Lighting	2	LS	$ 90,000.00	$ 180,000.00
Sport Court Lighting	2	EA	$ 30,000.00	$ 60,000.00
Site Lighting	60	EA	$ 1,500.00	$ 90,000.00
Parking Lot Lighting	35	EA	$ 1,800.00	$ 63,000.00
Conduit, Wire and Pull Boxes	1	LS	$ 75,000.00	$ 75,000.00
Utility Electrical/Service Entrance Section/Transformer/Design	1	LS	$ 25,000.00	$ 25,000.00
			Sub Total	**$ 613,000.00**

ARCHITECTURE				
Restroom and Concessions Building	1	LS	$ 400,000.00	$ 400,000.00
Restroom Building	1	LS	$ 175,000.00	$ 175,000.00
Maintenance Yard (Building, Perimeter Wall)	1	LS	$ 250,000.00	$ 250,000.00
			Sub Total	**$ 825,000.00**

Subtotal all Sections	***$ 4,815,021.94***
Contingency 10%	**$ 481,502.19**
Construction Fee 12%	**$ 577,802.63**
Grand Total:	**$ 5,874,326.77**

NOTE:

1. *This information is not intended for use in ordering of equipment or materials, the contractor is responsible for determining if additional contingency factors should be applied for preliminary cost basis. This information and actual project equipment quantities and/ or construction costs may differ. The estimate assumes that no asbestos removal will be required.*

Opinion of Probable Cost Assumptions:

This Opinion of probable cost has been derived from the Final Master Plan. Due to the preliminary nature of the design, assumptions on line items and unit quantities have been made. Additional line items and adjustments to the unit quantities are likely as the design progresses. Unit costs have been derived from projects of similar type and size. Those on the design team are not cost estimators and the unit costs are only impressions of the current market cost. If a cost estimate is needed, it is suggested that the City hire an objective, third party professional cost estimator for exact current market conditions. Mobilization/ Demobilization, SWPPP compliance, and temporary construction fencing are approximations based upon projects of similar size.