



Bicentennial Park Master Plan

Town of Pantego

January 22, 2013



david mccaskill design group

landscape architecture / park, trail and recreation planning



Acknowledgments

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City Secretary – Lindsay Wells

Director of Public Works – Ron Edwards

Community Development Director – Chad Joyce

Town Council

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Mayor Pro Tem – Don Surratt

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Summary

The first phase of construction in Pantego's Bicentennial Park was completed in 1976. The original park development occurred along the creek west of Nora Drive and north of Smith Barry Road. Since that time the park has expanded considerably to include more than 8 acres of parkland. The park now includes a South Park south of Smith Barry Road, a North Park that stretches from Smith Barry Road to Wagon Wheel Drive and a West Park that is located along the creek west of Wagon Wheel Drive. Regretfully the park has developed over the years without the benefit of a master plan. In November of 2011 the Town of Pantego asked the david mccaskill design group to prepare a master plan for Bicentennial Park.

This park master plan was developed in the following four phases:

- PHASE ONE – SITE ASSESSMENT

The first phase of the master plan was a thorough review of all current park improvements. This assessment identified the current condition of the existing improvements and provided recommendations on modifications to repair and improve these existing improvements.

- PHASE TWO – PUBLIC INPUT

The public input phase included multiple opportunities for the public and elected officials to provide input on the development of this master plan. The public input phase was broken down into the following three parts:

- Stakeholders – An extensive stakeholder questionnaire was distributed to members of the Town Council, Pantego Economic Development Corporation (PEDC), Community Relations Board and select members of the town staff. The results of this questionnaire were discussed at a joint meeting of the Town Council and the PEDC.
- Citizen Survey – An abbreviated questionnaire was distributed to all 835 households and businesses in Pantego via the water bill. A copy of the questionnaire was also posted to the town website. The town received 87 written responses which is 10.4% of the households in Pantego. This is a very



impressive response and reflects the passion the citizens of Pantego have toward their park. The majority of the respondents said they visit the park at least once a month and the park met their needs. On a scale of 1 to 5, with 5 being the best, the overall satisfaction with the park came in at 4.1. The two most requested park improvements were a spray park and a dog park.

- The final public input opportunity was a special Town Council meeting/public hearing devoted to the master plan. The council chamber was full a citizens and 16 different individuals spoke regarding different components of the master plan. The majority of the citizens at this meeting were critical of individual components of the master plan. The primary concern was the location of the dog park and placing the open channel in a box culvert.

- PHASE THREE – MASTER PLAN PREPERATION

Multiple illustrative master plans were prepared for the three areas of the park (South, North and West). Each of these plans were first presented to town staff and then presented to the Town Council and the PEDC for their review and comment. These master plans were modified after each presentation to address comments received during these presentations.

- PHASE FOUR – BUDGET ESTIMATES

The final step in the master plan process was preparation of budget estimates for development of the improvements identified in the master plan illustrations. A summary of the budget estimates are as follows:

- South Park - \$2,143,836.00
- North Park (Base Design) - \$597,905.00, (Alternate Design) - \$585,387.00
- West Park - \$421,279.00
- TOTAL - \$3,163,020.00, / Alternate Design \$3,150,502.00

Bicentennial Park has been described as the *“Crown Jewel of Pantego”*. This master plan will guide the development of the park over the next 10 to 20 years. We recommend that the master plan be updated on a 5 year basis to note the improvements that have been implemented and to reassess the needs of the community.

Inventory assessment

On December 9, 2011 an assessment of the existing park improvements for the three Bicentennial Park sections and the J.D. Hollis Cemetery was completed. This assessment evaluated the general condition of existing improvements and recommendations were made to address deficiencies.

NORTH PARK

1. Trail

- 6' concrete trail appears to relatively free of cracks
- Section of trail north of the bridge needs to be increased to 6' wide
- An accessible ramp at Wagon Wheel should be added for bicycle access.
- Some joints needs to be sealed
- Correct sharp drop off along the trail in several places, this is dangerous if a bike should run off the trail

2. Swale

- Wooden rail is leaning and missing rails in several places
- Hog wire attached to wooden rail is unsightly, confused why it is in place when there is no hog wire on the wooden rail in the south park area
- Concrete base and gabion baskets appear to be in good shape

3. Bridge

- Appears to be in good shape, all boards are solid and the steel structure appears to be rust free
- Paint is peeling

4. Pavilion (includes 6 picnic tables and 2 trash receptacles)

- Appears to be in good shape
- One ceiling fan does not work when turned on with the switch
- Concerned about drop off on the south side
- Some paint is peeling on the posts
- Need a more permanent support for the plaque, the wood is rotting at the base
- The sign identifying the pavilion is hard to read and needs to be more prominent
- Shrubs on the north side of the pavilion should be removed because they hide the pavilion and the drinking fountain



5. Sand Play Area (includes 1 bench)

- Problem with drainage flowing into the sand area from the south
- All equipment is gone except one spring toy
- Concrete mow edge is in good shape
- An under drain system should be added
- Adjacent bench needs a concrete pad

6. Play Structure (includes 2 benches)

- Play structure seems to be in good shape just a little faded and some paint is peeling on post tops
- The steering wheel panel is loose
- Rubber surfacing appears to be in good shape
- Shade covering appears to be in good shape
- Confused as to the function of the pad south of the play structure
- Little to no lighting is available

7. Waterfall

- Seems to be working properly
- Landscaping surrounding the waterfall is mostly dead and needs to be replaced with drought tolerant and Pantego water tolerant plant material
- Water outfall pipes are exposed and need to be covered up
- Needs a filter system to clear the water up, water is very dirty
- Exposed liner is unsightly
- Exposed electric cables are unsightly and dangerous

8. Picnic Tables (3)

- All tables appear to be in good shape
- One picnic table pad is missing a table on the west side of the creek
- None of the picnic tables are secured
- None of the tables are handicap accessible tables

9. Benches (6)

- All benches appear to be in good shape
- Some rust on the support structure and the base plates
- Several benches are not permanently secured

10. Stone Barbeque Grills (2)

- Both grills appear to be in good shape
- Grill on the west side of the creek should be surrounded by paving

11. Restroom

- The cover is missing on the light fixture in front
- In the Men's restroom the flush valve for the toilet is loose and leaking
- In the Men's restroom the sink does not work



- Need storage
- What is the pad east of the restroom?

12. Lighting

- Paint is peeling on many of the light pole bases and poles
- One light along the trail needs to be relocated because it is hidden in the tree canopy
-

13. Dog Stations (2)

- Appear to be well positioned and well used

14. Trash Receptacles

- Two varieties, pole mounted and ground mounted
- Both types appear to function well and to be in good shape

15. Drinking Fountain

- Works well and is in good shape
- Should either be relocated because it is inaccessible when the pavilion is being used or another drinking fountain should be installed

16. Landscaping

- All of the landscape beds are overgrown with grass. Something should be done to minimize maintenance in these beds such as removing grass and placing decomposed granite, river pebbles or native grass in these beds.
- Many of the shrubs are dead and should be replaced with more drought tolerant and Pantego water tolerant plant material.
- The plant material behind the lighted sign requires constant pruning and should be replaced
- The Crapemyrtles along the trail should be allowed to grow out to provide shade along the trail. These trees should look like the Crapemyrtles east of the play structure.
- The area west of the retaining wall on the west side of the creek should be redone. Renovation of this area should include removing the weed cloth, till the area and spread a shade tolerant native grass seed mix and allow it to grow as a native area (non mow).
- Need verification that the drainage system in this west landscape area works properly.
- May consider minimizing mowing by allowing some turf areas to turn into native areas. These areas should be tilled under and reseeded with a native grass and wildflower seed mix. One possible location is north of the restroom.
- The area between the top of the gabions along the creek and the fence is a costly maintenance nuisance. Possible solutions are to pave this area or to install native grass or decomposed granite.
- The 4 hollies along the trail should be removed.
- The statue base on the west side of the creek should be removed.
- Confused by why some of the stone work in this park is limestone and some is sandstone, should be consistent.



17. Parking (8 spaces and 1 bike rack)

- There is no accessible parking
- The spaces need to be striped
- The access to the pavilion needs to be something other than stepping stones
- Paving is in good shape
- Bike rack needs to be relocated to be more convenient
- The two individual parking spaces have no curb or vehicle restraint which allows a vehicle direct access to the park

18. Flagpole

- Flagpole is really short and should be removed

19. Grading and Drainage (after 2"rain showers on 1.09.12 and 1.10.12)

- Numerous places where water is standing on the trail or sidewalk
- Sand area is full of water
- Water is standing on the east side entry to the pavilion
- Water is running across the trail from the outfall pipe at the end of the retaining wall on the west end of the bridge
- Water is standing at the east end of the bridge from all the drainage off the play area and pavilion that is directed to this location

SOUTH PARK

1. South Parking Area

- Paving in good shape
- Some of the parking lot striping is missing
- The accessible ramps should be sandblasted and stained not painted
- Fence fabric addition south of the inlet is very unsightly and should be replaced
- Dumpster enclosure is in good shape

2. South Restroom

- All doors are locked
- The joint at the building base needs to be sealed

3. Gazebo (includes 2 benches and 1 picnic table)

- Lots of dead plants in the planters
- Exposed wood on the outside of the gazebo needs to be painted
- Rust at the base of many of the support columns
- The ceiling fan is missing a blade and does not come on
- 2 of the lights in the ceiling do not work
- Some paint peeling on the posts
- A considerable amount of rust spots are visible on the grill work



- Electric panel is in poor material condition and is disorganized.

4. Par Course

- The foot rest on the sit up bench is very loose
- The rubber surfacing needs to be replaced
- There are a number of holes in the shade cloth
- Some paint peeling on post tops

5. Rock Climbing Area

- Appears to have little use

6. Pavilion (includes 5 picnic tables, 2 trash receptacles and 1 grill)

- Concerned about sharp drop off on 3 sides
- Some paint peeling on the posts
- Ceiling fans and overhead lights do not come on when switched
- Grill needs paving around it

7. Picnic tables (9 freestanding)

- All tables appear to be in good shape
- Many are not permanently attached
- None of the tables are handicap accessible

8. Swing area

- Not handicap accessible
- Does not have paved access
- Swing pads under the swings are exposed
- Liner is exposed because a good bit of the gravel surfacing is missing
- Some rust spots on the canopy support posts
- Some holes in the shade cloth
- Graffiti on the swing support posts

9. Play structures (includes 3 benches)

- Rubber surfacing needs to be replaced
- Some paint peeling on the play equipment support post tops and couplings
- Some holes in the shade cloth
- Many problems with the bolts securing the plastic disc on the larger play structure climber

10. Waterfall

- Exposed wires are unsightly and dangerous
- Need to replace the dead shrubs with more drought tolerant and Pantego water tolerant plant material
- Needs a filter to clear up the water
- Exposed valve
- Exposed liner is unsightly



- Bothered that the walls on either side of the waterfall are constructed of a different stone than what was used around the waterfall

11. Brick pad at Christmas tree

- Location is confusing
- Many of the descriptions on the donated bricks are hard to read

12. North Parking Area

- Handicap spaces at the south end of the lot are missing signs
- Cross slope on these spaces appear to exceed the 2% max. slope requirement
- The access aisle for the south spaces does not line up with the opening in the curb
- The handicap spaces in the north end of the lot do not meet TAS requirements because users must cross a traffic lane in the parking lot to access the park, but based on the number of spaces in this lot only 2 accessible spaces are required so these spaces can become normal spaces. The accessibility markings and access aisle striping should be removed
- Lot paving appears to be in good shape

13. North Restroom

- Men's restroom sink handles need to be adjusted to shut off properly
- Paint peeling badly on the doors
- Need storage
- Signs are covered up by the display panel

14. Benches (13)

- All benches appear to be in good shape
- Some rusting on the base plates and support structure
- Several of the benches along the sidewalk need concrete pads

15. Grills (3)

- All the grills appear to be in good shape
- All the grills need concrete paving around them
- Several of the grills need to be relocated so they are on the north side of any picnic table so that smoke will not be blown pass these tables by the prevailing winds out of the southwest

16. Trash Receptacles

- Two varieties, pole mounted and ground mounted
- Both types appear to function well and to be in good shape

17. Wooden Covered Benches (2)

- Appear to be used very little
- No paved access
- Benches have short life because they are all wood construction



18. Dog Stations (3)

- Appear to be well positioned and well used

19. Drinking Fountains (3)

- All appear to be working properly
- Drinking fountain by the jug filler is leaking

20. Jug Filler

- Does not work, neither the jug filler or the dog bowl

21. Concrete Walkways

- Appear to be in good shape with minimal cracking
- Several joints need to be filled
- Some chunks of concrete paving missing along a couple of joints
- Sharp drop off along the trail edge in several locations which is dangerous for bicycles that might run off the trail

22. Swale

- Gabion baskets appear to be in good shape
- Concrete base has some major cracking and the water is entering these cracks and is undermining the subgrade under the paving
- Wooden rail is leaning in several spots and rails are missing in a few spots

23. Bridges

- Both bridges appear to be in good shape
- Paint is peeling some on both bridges

24. Lighting

- Paint is peeling on the many of the pole bases and poles

25. Mobile Concession Storage Area (3 shade canopies, 4 picnic tables and 1 mobile concession cart)

- Several holes in the shade canopy cloth
- Rust on the support structure for the round shade structure
- Not sure why there is a shade cover over a grassy area
- Paving in good shape

26. Statues (16)

- All appear to be in good shape
- Many are lit from lights in the trees above
- Way too many!

27. Landscaping

- A majority of the shrubs in plant beds are dead and many of these beds are overgrown with grass. Would recommend getting rid of planting beds except around the waterfall



- Grass area between the rock climbing area and the par course is very bare and in need of spreading mulch or topsoil on this area then tilling in and then reseed or sod this area
- Erosion at the top of the south swale access ramp needs to be addressed
- Turf over a majority of the site is in good shape
- May consider minimizing mowing by allowing some turf areas to turn into native areas. These areas should be tilled under and reseeded with native grass and wildflower seed mix. One possible location is around the pavilion.
- The area between the top of the gabions along the swale and the wood rail is a costly maintenance nuisance. Possible solutions are to pave this area or to install native grass or decomposed granite.
- Stop trimming the Crapemyrtles around the statue in the North west corner of the park

28. Grading and drainage (after a 2" rain shower on 1.09.12 and 1.10.12)

- Water is standing on the sidewalk and trail in several places because the grass on the low side of the paving is higher than the paving
- Concerned that all the drainage from the north parking lot drains across a sidewalk and into the turf area north of the restroom
- All the drainage from the play areas and wading pool area drains through the wooded area behind the north restroom causing erosion and standing water in this area

WEST PARK

1. Walkway access

- Paving and steps are in good shape
- The walkway access at the street has sunk and needs to be removed and replaced
- Wall has a significant amount of vegetation growing out of it. Wall needs to be treated with a strong herbicide to get rid of the weeds

2. Courts (includes 1 trash receptacle)

- Trash receptacle is missing a liner
- Not sure what the brick pedestal is at the south east corner of the courts
- No handicap access to the courts
- Fence is in good shape but the windscreen material should be removed (not necessary)
- Fence should be placed in a concrete mow edge to reduce the maintenance needed to trim grass around courts
- Need an access gate on the west side
- Need to provide access to the apartments which will require a bridge over the concrete swale
- Goals are in good shape but 2 nets are missing
- Asphalt paving has major cracks, would recommend removing the asphalt and replacing with post tensioned concrete

- One light in the southeast corner of the court on a wooden pole, may want to install additional lighting
- The ground around the southeast corner of the court is higher than the court and has a sever slope making this area very difficult to maintain
- The ground on the south and east sides of the courts drains on to the courts, would recommend that a swale be constructed at the base of these slopes to direct the water away from the courts

J.D. HOLLIS CEMETARY

1. The cemetery is surrounded by a split rail fence that should be replaced with a low tubular steel fence with stone columns.
2. The entry arch should be replaced with a more permanent entry that is coordinated with the proposed tubular steel fence.
3. An interpretive sign should be added to describe this history of this cemetery.
4. There are a number of dead and dying trees that should be removed.
5. A paved area should be added from the entry into the central part of the cemetery
6. There has been some landscape plant material added (bulb flowers, Texas Sage and Lantana) only minimal maintenance of this cemetery may spell doom for these plantings.
7. One bench is in place.
8. There are 4 visible grave markers.
9. The area is pretty well maintained.





Public input

A critical component of the master plan process is to gather public opinion. Public opinion was obtained in four steps.

PHASE ONE – STAKEHOLDER QUESTIONNAIRE

The Stakeholder Park Improvements Questionnaire was distributed to select Town Staff members, members of the town council, members of the Economic Development Corporation and the Community Relations Board. The majority of the stakeholders kept their responses and used them during the discussion at a joint meeting of the Town Council and the Economic Development Committee. A copy of the stakeholder park improvement questionnaire and the results questionnaire are included in this section of the report. A copy of the meeting notes from the joint meeting are also attached.

PHASE TWO – COMMUNITY QUESTIONNAIRE

At the same time that the stakeholder questionnaire was being distributed an abbreviated questionnaire was sent each household in Pantego in their water bill. The abbreviated questionnaire was also accessible on the Town website. The response was impressive in that 87 responses were received out of the 835 households that received the questionnaire. A copy of the abbreviated questionnaire and the results are included in this section of the report.

PHASE THREE – COUNCIL AND EDC MEETINGS

Elected officials were allowed multiple opportunities to view the master plan options and make comments to guide the development of this master plan. Copies of the notes from these meetings are included in this section of the report.

PHASE FOUR – PUBLIC MEETING

On December 5, 2012 a public meeting was held in conjunction with a Special Town Council meeting. The council chamber was packed with citizens and 16 people spoke on different aspects of the park master plan. The opinions and concerns voiced by the citizens at this public meeting was the final opportunity for the citizens to voice their opinion. A record of the public comments, voiced at this meeting, is included in this section of the report.



Stakeholder Questionnaire for Bicentennial Park and Trail

November 15, 2011

The following questionnaire will assist the design team as we seek to understand what modifications and improvements Town staff and elected officials would like to see in the future development of Bicentennial Park and surrounding trails. As we evaluate the current conditions of the park and look to prepare a roadmap for future development of the park, the opinions of stakeholders and citizens are very important to the success of our effort. Our area of study for this park master plan includes the following park properties and potential park properties:

- The park property on the south side of Smith Barry Road
- The original park site north of Smith Barry Road
- The trail from Nora Lane to Wagon Wheel Trail
- The open space along the creek from Wagon Wheel Trail to the existing basketball courts
- The open space between the Shady Valley Apartments and the creek between the basketball courts and the pump station at Shady Valley Drive
- The cemetery at Nora Lane and Country Club Drive

1. Write a one sentence description of Bicentennial Park.

TARGET AUDIENCE

1. In your opinion are we trying to target a segment of the population (i.e. Young families) or do you see the park as a multi generational park that meets all needs? Who is the primary customer?

2. Below is listed a breakdown of potential park visitors. Please insert a percentage that adds up to 100% for your perceived level of participation by each age group?

- Children – 2 to 12 years of age
- Teens – 12 to 18 years of age



- Young adults – 19 to 39 years of age
 - Median adults – 40 to 60 years of age
 - Mature adults – 60+ years of age
3. Is there a segment of the population whose needs are not currently being met by the existing park improvements?
 4. In your opinion what is the percentage of park users that are Pantego residents and how many are non Pantego residents? Do you perceive that there is a problem with the percentage of non-Pantego users?

At the end of this questionnaire is a profile of the citizens of Pantego from the US Census.

PARK ACTIVITIES AND PROGRAMMING

1. Please list all the park activities such as walking, fitness, playing on the playground, etc. that you feel are currently taking place in the park.
2. Are there any park activities that are currently not being addressed with the existing park improvements?
3. Do you feel the Community Relations Board is interested in providing park programming in the future for things such day camps, sports camps, classes for outdoor activities, etc?
4. If open space could be provided should the Town promote the use of the open space for sports practices such as soccer, football or cheerleading?
5. Does the Town actively promote the use of the park for non Pantego sanctioned activities such as birthday parties, reunions, concerts, etc?
6. How much does the Town currently charge for pavilion rental? Has this been successful?



7. The current signage notes that the park closes at 10:00 what activities occur in the park after dark?
Do you want to encourage more park use at night?
8. Is there are problem with vandalism or unwanted activities in the park at night?
9. How do you enforce the curfew and have there been problems with violations of this curfew?
10. Have there been any discussions with Camp Thurman about joint use of facilities?
11. Has there been any thought about adding Wifi in the parks?
12. Do you ever get complaints from the adjacent neighbors regarding activities in the park?

PARK AMENITIES

1. What park amenities would you like to see added to the park?
2. What existing park amenities need to be upgraded?
3. Are there any existing amenities in the park that are not being used and should be removed?
4. Are all existing amenities being utilized to their full capacity? If not, what modifications need to be made to these amenities to maximize their potential?



5. Does the park function well when events are held in the park like the Christmas tree lighting or the Halloween carnival? If not what are some of the problems?

6. From a long term maintenance stand point, are there any existing amenities that are causing maintenance problems?

7. What is the quality of the lighting in the park? What is the function of the lighting; to provide security or does the light level need to be upgraded to provide event lighting or to light current activity areas? Do you feel safe in the park at night?

8. Do you want to light the existing basketball courts?

9. Are there areas in the park that do not drain properly?

10. Is the water and sewer service in the park adequate?

11. The preliminary comprehensive plan identifies extensions of the current trail south to the ONCOR easement along Hwy. 303 and west along the creek into Arlington. Although I do not think the trail can extend west along the creek once it enters Arlington the trail could be extended to the Shady Valley Dr. pump station. What are your thoughts about this southern trail extension and the western trail extension?

12. What are your thoughts about installing additional park improvements near the existing basketball courts?

13. Is there adequate storage on site? What items do you currently store on site? What would you like to store on site if you had the room?



14. How much is the parking lot on the south side of the park used?

15. How often is the restroom facility on the south side of the park used?

PARK APPEARANCE

1. On a scale of 1 to 5 (with 5 being the highest and 1 being the lowest) how would you rate the overall appearance of the park?

2. In your opinion what could be done to improve the overall appearance of the park?

3. Are there any existing amenities in the park i.e. landscaping, statues, fencing, park equipment, etc. that create a maintenance problem that causes the overall park appearance to suffer?

4. What are your thoughts about the sustainability of wooden improvements on site (i.e. Bench enclosures, electrical equipment enclosures, fencing along the creek, etc.) and how that impacts the appearance of the park?

5. What are your thoughts about creating non mow areas in the park to reduce maintenance? Do you think this could create an objectionable appearance?

6. Is all the park maintenance on a contract basis?

7. What are your thoughts about decorative fencing, such as tubular steel fencing with stone or brick columns along the park edges?



J.D. HOLLIS CEMETARY

1. Do you feel like anything needs to be done to improve the appearance of this property?
2. What are your thoughts about informational signage to describe the cemetery and its history?
3. What are your thoughts about making this more prominent rather than a vacant lot that most citizens are unaware of?

CITIZEN PROFILE

1. Median age – 44.9, state median age 32.3 (significantly above the median age)
2. Ethnicity –
 - White – 79.8%
 - Black – 9%
 - Hispanic – 7%
 - American Indian – 2.4%
 - Asian – 1.6%
 - Mixed race – 0.3%
3. Average family size – 2.5 people
4. Under the age of 5 – 6.1%, state average 6.9%
5. Over the age of 18 – 81.9%, state average 75.4%
6. Over the age of 65 – 24.8%, state average 12.6%
7. Above the state average-
 - Median household income
 - Median home value
 - Median age
 - College educated
 - Hispanic population
8. Below the state average –
 - Renters
 - Number of college students
 - Foreign born

Thank you for your time in providing answers to this questioner. Your input is much appreciated and will help us provide a park master plan that truly reflects, the needs, wants and desires of the community.



Stakeholder Questionnaire for Bicentennial Park and Trail - *Results*

November 15, 2011

The following questionnaire will assist the design team as we seek to understand what modifications and improvements Town staff and elected officials would like to see in the future development of Bicentennial Park and surrounding trails. As we evaluate the current conditions of the park and look to prepare a roadmap for future development of the park, the opinions of stakeholders and citizens are very important to the success of our effort. Our area of study for this park master plan includes the following park properties and potential park properties:

- The park property on the south side of Smith Barry Road
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- The trail from Nora Lane to Wagon Wheel Trail
- The open space along the creek from Wagon Wheel Trail to the existing basketball courts
- The open space between the Shady Valley Apartments and the creek between the basketball courts and the pump station at Shady Valley Drive
- The cemetery at Nora Lane and Country Club Drive

1. Write a one sentence description of Bicentennial Park.

- A beautiful tranquil park, safe from crime for everyone, young and old to enjoy

TARGET AUDIENCE

1. In your opinion are we trying to target a segment of the population (i.e. Young families) or do you see the park as a multi generational park that meets all needs? Who is the primary customer?

- It's multi-generational. The Pantego population includes many mature adults who walk and bring grandkids daily and attend concerts.
- It meets all the needs, however there could be more open space and trails for walking and bicycling



2. Below is listed a breakdown of potential park visitors. Please insert a percentage that adds up to 100% for your perceived level of participation by each age group?
 - Children – 2 to 12 years of age – 40,45
 - Teens – 12 to 18 years of age – 5,15
 - Young adults – 19 to 39 years of age – 25,25
 - Median adults – 40 to 60 years of age- 15,15
 - Mature adults – 60+ years of age – 15,10
3. Is there a segment of the population whose needs are not currently being met by the existing park improvements?
 - Teens
 - 12 to 18 years of age
4. In your opinion what is the percentage of park users that are Pantego residents and how many are non Pantego residents? Do you perceive that there is a problem with the percentage of non-Pantego users?
 - 55% residents, 45% non-residents
 - 35% are not residents, I do not see a problem with non-residents using the park

At the end of this questionnaire is a profile of the citizens of Pantego from the US Census.

PARK ACTIVITIES AND PROGRAMMING

1. Please list all the park activities such as walking, fitness, playing on the playground, etc. that you feel are currently taking place in the park.
 - Walking, fitness, playground, picnicking(BBQ), water park, town events (concerts, holiday events) farmers market
 - Reading, picnicking, bicycling, skating, walking pets
2. Are there any park activities that are currently not being addressed with the existing park improvements?
 - Would like a volleyball area for teens
 - no



3. Do you feel the Community Relations Board is interested in providing park programming in the future for things such day camps, sports camps, classes for outdoor activities, etc?
 - yes
 - unknown
4. If open space could be provided should the Town promote the use of the open space for sports practices such as soccer, football or cheerleading?
 - Soccer, volleyball, cheerleading
 - yes
5. Does the Town actively promote the use of the park for non Pantego sanctioned activities such as birthday parties, reunions, concerts, etc?
 - Not sure
 - no
6. How much does the Town currently charge for pavilion rental? Has this been successful?
 - \$25.00
 - I do not know
7. The current signage notes that the park closes at 10:00 what activities occur in the park after dark? Do you want to encourage more park use at night?
 - Walking and town events, NO
 - I would not encourage night time activities
8. Is there are problem with vandalism or unwanted activities in the park at night?
 - Yes, broken bottles, teens upset benches and tables in the north pavilion for skateboarding
 - No
9. How do you enforce the curfew and have there been problems with violations of this curfew?
 - police take care of this
 - The police keep a close watch on the park and do not allow people in the park after 10:00
10. Have there been any discussions with Camp Thurman about joint use of facilities?
 - ?
 - unknown



11. Has there been any thought about adding Wifi in the parks?

- Discussion, no decision
- unknown

12. Do you ever get complaints from the adjacent neighbors regarding activities in the park?

- ?
- yes

PARK AMENITIES

1. What park amenities would you like to see added to the park?

- volleyball

2. What existing park amenities need to be upgraded?

- Pedestrian bridges, playground swings / sandbox
- none

3. Are there any existing amenities in the park that are not being used and should be removed?

- No
- unknown

4. Are all existing amenities being utilized to their full capacity? If not, what modifications need to be made to these amenities to maximize their potential?

- Wading pool needs to be adequately maintained or removed
- unknown

5. Does the park function well when events are held in the park like the Christmas tree lighting or the Halloween carnival? If not what are some of the problems?

- Needs enhanced lighting and electrical outlets, deep sidewalk drop-offs
- More lights, more electrical plugs

6. From a long term maintenance stand point, are there any existing amenities that are causing maintenance problems?

- No
- The wading pool



7. What is the quality of the lighting in the park? What is the function of the lighting; to provide security or does the light level need to be upgraded to provide event lighting or to light current activity areas? Do you feel safe in the park at night?
- Need more adequate lighting for safety- lamps are dim, need additional lighting for events
 - More lighting –It is safe in the park if the curfew is kept
8. Do you want to light the existing basketball courts?
- Yes
 - No
9. Are there areas in the park that do not drain properly?
- Yes
 - Not sure
10. Is the water and sewer service in the park adequate?
- ?
 - Yes
11. The preliminary comprehensive plan identifies extensions of the current trail south to the ONCOR easement along Hwy. 303 and west along the creek into Arlington. Although I do not think the trail can extend west along the creek once it enters Arlington the trail could be extended to the Shady Valley Dr. pump station. What are your thoughts about this southern trail extension and the western trail extension?
- ?
 - I see no problem with either
12. What are your thoughts about installing additional park improvements near the existing basketball courts?
- ?
 - This would be OK with a 10:00 pm curfew
13. Is there adequate storage on site? What items do you currently store on site? What would you like to store on site if you had the room?
- It is OK
 - Everything that is used for park activities



14. How much is the parking lot on the south side of the park used?

- Not much, often empty
- Enough to justify its existence

15. How often is the restroom facility on the south side of the park used?

- ?
- Enough to justify its existence

PARK APPEARANCE

1. On a scale of 1 to 5 (with 5 being the highest and 1 being the lowest) how would you rate the overall appearance of the park?

- 3.5
- 5

2. In your opinion what could be done to improve the overall appearance of the park?

- Improve bridges and grassy areas
- No opinion

3. Are there any existing amenities in the park i.e. landscaping, statues, fencing, park equipment, etc. that create a maintenance problem that causes the overall park appearance to suffer?

- All of the above need better maintenance
- Statues and Fencing

4. What are your thoughts about the sustainability of wooden improvements on site (i.e. Bench enclosures, electrical equipment enclosures, fencing along the creek, etc.) and how that impacts the appearance of the park?

- Needs wood for good appearance
- Not wood – it looks good for a while but then it looks old

5. What are your thoughts about creating non mow areas in the park to reduce maintenance? Do you think this could create an objectionable appearance?

- We need grass
- No – I think it would be great



6. Is all the park maintenance on a contract basis?

- No – town employees
- No

7. What are your thoughts about decorative fencing, such as tubular steel fencing with stone or brick columns along the park edges?

- No
- I think that it is needed

CEMETARY

1. Do you feel like anything needs to be done to improve the appearance of this property?

- ?
- Yes

2. What are your thoughts about informational signage to describe the cemetery and its history?

- Yes, it is needed
- I think that it should be done

3. What are your thoughts about making this more prominent rather than a vacant lot that most citizens are unaware of?

- Yes
- I think it should be more prominent

CITIZEN PROFILE

1. Median age – 44.9, state median age 32.3 (significantly above the median age)

2. Ethnicity –

- White – 79.8%
- Black – 9%
- Hispanic – 7%
- American Indian – 2.4%
- Asian – 1.6%
- Mixed race – 0.3%

3. Average family size – 2.5 people

4. Under the age of 5 – 6.1%, state average 6.9%

5. Over the age of 18 – 81.9%, state average 75.4%

6. Over the age of 65 – 24.8%, state average 12.6%

7. Above the state average-

- Median household income
- Median home value
- Median age
- College educated
- Hispanic population

8. Below the state average –

- Renters
- Number of college students
- Foreign born

Thank you for your time in providing answers to this questioner. Your input is much appreciated and will help us provide a park master plan that truly reflects, the needs, wants and desires of the community.





Bicentennial Park – Stakeholder Meeting

January 16, 2012

NOTES:

1. The park is a multi-generational park.
2. Teenagers are the segment of the Pantego population whose needs are for the most part not being met.
3. Group realizes that there are a good number of visitors to the park that are not Pantego residents but that is not a bad thing because maybe they are spending money in Pantego before or after they visit the park.
4. Park activities not currently being addressed but current park improvements include; volleyball, water play, concessions, soccer, tennis.
5. There general consensus of the group was that the CBR should not get into park programming and that this should also not be a town function either.
6. Not sure the group wants to promote soccer, football or cheerleading practices in the park because the park is already pretty crowded.
7. The general thought was that the Town does not actively promote rental of the park facilities.
8. Currently the Town rents pavilions for \$60 for non-residents and \$25 for residents. Rental is for two hours and the Town averages about \$1600 / year on rental. In the summer there are 6 to 8 rentals per weekend.
9. General thought was keep things as they are with the curfew at 10:00 pm. There are people that walk in the park after dark but not a large number. There is very little activity in the park after 10:00.
10. There has been very little vandalism in the park.
11. The police enforce the 10:00 curfew but seldom do they issue a citation.
12. There have been some discussions in the past with Camp Thurman about using their parking for big events. A couple of years ago Camp Thurman approached the Town about the Camp possibly coming to the Park to buy snow cones but that is no longer the case because Camp Thurman now has there



own concessions. The group was not really interested in approaching the Camp about having Town events in the Camp because of the staffing needs.

13. The general thought about adding wifi was to move forward with this if the technology was simple and easy to maintain.

14. It appears there have been little complaints from neighbors about activities in the park.

15. The most requested additions to the park were a splash pad and small soccer fields and possibly a basketball court.

16. The most mentioned park upgrades were;

- The water play area
- The swing area because of the gravel
- The sand play area
- The play areas where individual play equipment pieces have been removed and not replaced
- And then overall park maintenance (painting, replacing dead plant material, growing grass on bed areas

17. Mount Pantego was mentioned as an improvement that was not used a lot but mainly because of its remote location, might be better closer to the other play equipment. Some thought the fitness equipment was not used very much but others said it is used quite a bit in the mornings and that sometimes the Marine recruiting office e south of the park comes over for fitness drills.

18. The primary suggestions for improvements during special events were;

- Upgraded electrical outlets that were more convenient to areas that need power
- Improved lighting
- Better layout of activities so that things are more centralized and not so scattered
- A place to park
- Better access to water
- More storage

19. Maintenance of the park was a big discussion item. The group collectively thought the maintenance of the park needed improvement. One suggestion was to have a couple of community wide volunteer park fix it days. It was discussed that before dead plant material is replaced it should be determined whether certain planting areas were really necessary or if replacements would just be destroyed by activities like those around the fountain area in the center of the park. The thought was do not install shrub areas if there is not sufficient manpower or finances to properly maintain these shrub beds. If plant material is replaced it should be replaced with drought tolerant, Pantego appropriate plants.



20. The general consensus was that the basketball courts should not be lit.
21. The discussion about the basketball courts went in several different directions. First it was explained that the courts were originally tennis courts but due to low use they were converted to basketball courts. Most of those in attendance thought that the majority of the citizens of Pantego do not know that these are town courts. One of the main problems with these courts is that there is no where to park to use the courts and the courts are not accessible from the apartments because of the drainage ditch on the west side of the courts. The courts needs some upgrades (add nets, fix the cracks in the courts, and add signage that identifies these as Town of Pantego courts.
22. There are numerous areas in the park that need drainage issues addressed but the primary problem is the runoff from the north parking lot and the play areas draining toward the north restroom. This is causing erosion in the wooded area west of the play areas and water and mud standing on the trail in this area.
23. Currently water and sewer is adequate but a lager tap will be needed if the water spray ground is added.
24. The consensus was to not extend the trail from the park east but there was some agreement to consider adding a trail to the west from Wagon Wheel if a solution, like a boardwalk, could be determined to safely navigate the steep slopes immediately west of Wagon Wheel. This trail would terminate at the pump station west of the Apartments. The land where this trail will be located is City owned land and is currently being maintained by the Town.
25. Adding additional park improvements near the basketball courts is a low priority except the trail and improvements to the basketball courts.
26. Additional storage is needed on site. The majority of the supplies needed for special events at the park are stored off site.
27. The parking lot and restroom is not used much except during special events. If more activities could be located south of the creek then maybe the parking lot and restroom will get more use.
28. The general thought that the current appearance of the park is a 3 or a 4 and is in need of improvement.
29. The group was in general agreement that all wooden improvements should be phased out over time and replaced with similar improvements that are more sustainable.

- 30 The group was generally not in favor of non-mow areas because they would look “trashy” and attract rodents. It was discussed that small areas could be planted in native Texas grasses and see how they function. These would be primarily be located in out of the way areas on the south side of the park.
31. The majority of the park is mowed on a contract basis.
32. There was some discussion about park lighting and it not being good enough. The Public Works Director explained that when the decorative lights were first installed the park was very bright and the neighbors complained. TXU then worked with the Town to install dimmers to dim the light on a majority of the fixtures. Over time many of the lenses of the lights have faded further reducing the light output. Also many of the lights need to be cleaned on the inside to remove a build-up of bugs and debris.
33. Another big discussion item was the concession trailer. It was noted that the trailer operated at a loss but he general thought was that this was an asset to the park and should be continued.
34. Most folks thought the majority of the Town did not know about the cemetery and that some sort of sign or plaque explaining the history of the cemetery would be a good idea. Any improvements to the cemetery would be a low priority. Sean explained that the County owned the cemetery and that they were responsible for maintain the cemetery. If any improvements were made to the cemetery that the Town would be responsible for maintaining these improvements.





Bicentennial Park – Master Plan

December 8, 2011

The **David McCaskill Design Group** along with Town of Pantego is in the process of preparing a master plan to guide the future development of Bicentennial Park, the trail and other Town owned property linked to the park. A very important part of the master planning process is public input. Your answers to the following questions will help us better understand what the citizens would like to see in the way of a long term strategy for the future development of the parks and trails in Pantego. Please take time to answer these questions and either return them to City Hall or return them with your water bill payment. In addition to this questionnaire there will be two opportunities in a public forum format for the citizens of Pantego to voice their opinion. The dates and times for these public forums have not been set.

1. How often do you visit the park or use the trail? _____

2. Does the existing park and trail system meet your needs? _____

3. What improvements would you like to see made to the park and trail system? _____

4. On a scale of 1 to 5 (with 5 being the highest and 1 being the lowest) how would you rate the overall appearance of the park? _____

5. What, if anything should be done to improve the overall appearance of the park and trail system?

6. Additional comments: _____

Thank you for your participation in the master plan process.



Pantego - Bicentennial Park Master Plan Community Questionnaire Summary

February 16, 2012

Question 1 – How often do you visit the park or use the trail?

- Every day..... 14
- 4 to 5 times per week..... 7
- 3 to 4 times per week..... 3
- 2 to 3 times per week..... 6
- 1 to 2 times per week.....15
- 4 to 5 times per month..... 1
- 2 to 3 times per month..... 3
- 1 to 2 times per month..... 11
- Seldom..... 8
- Never..... 5

Question 2 – Does the park and trail system meet your needs?

- Yes..... 76
- No..... 2
- NA..... 2

Question 3 – What improvements would you like to see made to the park and trail system?

See combined answer with question 5 and 6.

Question 4 – On a scale of 1 to 5 how would you rate the overall appearance of the park?

- 5..... 43
- 4.5..... 1



- 4..... 23
- 3.5..... 3
- 3..... 3
- 2.5..... 1
- 2..... 3
- Average..... 4.41

Question 5 – What, if anything, should be done to improve the overall appearance of the park and trail system?

See combined answer with question 5 and 6.

Question 6 – Additional comments

- **New facilities**
 - a. Dog Park
 - b. Spray Park
 - c. More swings
 - d. More trails and a city wide bike path
 - e. More and larger trash receptacles
 - f. Trail system mile markers and a trail map
 - g. Swimming pool
- **Improvements**
 - a. Additional lighting
 - b. More native plants
 - c. More flowering plants
 - d. Bird feeders
 - e. Shade trees
 - f. Upgrade channel appearance
 - g. Replace missing play equipment
 - h. Updated play equipment

- **Maintenance**

- a. Upgrade maintenance, the quality of the park is declining; park is showing signs of neglect
- b. Repair drinking fountains
- c. Replace fall zone material
- d. Correct uneven walk surface
- e. Improve drainage
- f. Remove dead plant material
- g. Fill along trail at edge drop-offs
- h. Plant grass on bare areas
- i. Get rid of fire ants
- j. Paint
- k. replace burned out light bulbs
- l. stop overwatering



Bicentennial Park – PEDC Meeting

April 11, 2012

NOTES:

1. Prefer option no. 4 for the South Park with these comments;

- Think the lake needs a barrier on the north side
- No dog park move it to the open area behind Jim Staples house
- Would like to see the play areas all ganged up like in Option no. 2 and the splash pad moved away from the Camp Thurman fence.
- Would like to add a permanent Concession stand / storage building in the center of the park and delete the trailer carport and storage building in the northeast corner.
- Add lighted volleyball court(s) where the dog park was

2. North Park

- Think the play area here should be moved to the south park
- Add a dog park behind Jim Staples house.





Bicentennial Park – Town Council Meeting

September 24, 2012

NOTES:

1. Council agrees that the plan is acceptable but they want to hold off adopting the plan until after they have a public input meeting sometime the later part of November the first of December.
2. Council asked that DMDG prepare plans of each park that have boxes around the individual areas that are noted in the cost estimates. They want to be able to compare the cost estimate to the plan.
3. Council would like to see an alternative development in the North Park where the pond is. The Council likes the idea of a pond but hydraulically there is some concern that the pond would not work in the location where it is shown. The alternative development would also be shown on the North park master plan and would be a natural stream channel with some boulder scattered along the edge and vegetation added to the slopes to stabilize the slope.
4. Council liked the idea of creating display boards to be set out at the Friday evening functions of Pantegofest.
5. Council would like to consider a settling pond on the upstream end of the box culvert to catch the silt from Camp Thurman before it entered the park site.
6. Council said that there is no need for a garage for the concession trailer because the Lions Club is taking over the operation of the trailer and will store the trailer during the off season. During the season the trailer would be located in the parking lot at the bend. Water and electricity would need to be provided to this location.
7. Potential cost saving suggestions included;
 - a. The bridge removed when the culvert is installed in the south park could be reused for the bridge connection to the basketball courts in the west park.
 - b. Instead of hauling off the gabions the baskets could be disassembled and the stone in the baskets used as backfill

8. Future park development alternatives discussed included;
 - a. Passing a bond election to fund the entire redevelopment, the thought was that the interest rate in the bond market is at lowest it is going to be right now
 - b. Constructing the park in phases using sales tax funding
9. Council would like the master plan to show some trees around the dog park to provide some buffer to the adjacent residents.
10. Council would like to add the plans to the Pantego website to show the public what was being proposed along the fully developed cost.





Pantego – Bicentennial Park Master Plan

Public Comments

December 5, 2012

As follows are the public comments received at the Special Town Council Meeting on December 5, 2012:

1. a. concerned about park flooding
 - b. concerned about park maintenance (bridges and swale barrier)
 - c. concerned about park maintenance employee apathy

2. a. dog park is too small and is located in an inappropriate location
 - b. no skate park

3. a. no park development west of Wagon Wheel
 - b. no parking lot near the basketball court
 - c. concerned about basketball court users trespassing into neighboring yards for water
 - d. no skate park
 - e. no sidewalk from the east to the basketball court
 - f. spending \$3 million at this time park improvements is not a good idea
 - g. would like to see a senior center some where

4. Attorney representing the Preston Trail residents that oppose the dog park because of;
 - a. location next to houses
 - b. noise
 - c. odor from dog waste
 - d. traffic because people from outside Pantego will come to use this dog park
 - e. not opposed to a dog park just not at this location



5. a. concerned about stray dogs at the dog park
b. concerned that dog park will destroy duck habitat in this area

6. a. no dog park
b. would prefer that citizens be allowed to vote on individual park improvement projects

7. a. park is important to the community
b. opposed to the location of the dog park
c. concerned about inadequate park maintenance
d. likes the improvement in the park appearance that Ron Johnson has made

8. a. concerned that placing the swale in a culvert which will cause downstream flooding
b. no dog park
c. no basketball court
d. no sand volleyball court
e. concerned that there is nothing for senior citizens
f. park board needs more of a say in the development of this park
g. should have picked another day and time for this meeting because it conflicts with church activities
h. concerned that public was not given adequate opportunity for input in the process

9. a. do not want to walk by a “yapping” dog park
b. concerned about flooding because of the restricted capacity of the culvert

10. a. opposed to the dog park primarily because of smell
b. concerned about child safety in the park

11. a. stakeholders are not really stakeholders; the stakeholders are the people who live next to the park
b. concerned that the box culvert will accelerate storm water downstream
c. no to the dog park location

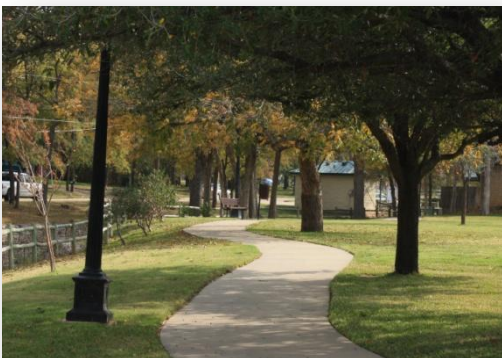
- 12. a. concerned about the box culvert

- 13. a. no to the dog park location

- 14. a. council needs to respect the citizens
 - b. do not change the park
 - c. do not spend any money on park improvements
 - d. do not construct the culvert
 - e. no dog park
 - f. need to take better care of the park

- 15. a. do not spend money on park improvements that do not serve the bulk of the residents of Pantego
 - b. do not spend money on park improvements that will serve people that live outside of Pantego
 - c. no culvert
 - d. yes to a spray ground

- 16. a. supports opposition to the dog park
 - b. spend money on improvements wisely





Pantego – Bicentennial Park Master Plan

Council Meeting

March 25, 2013

As follows are the public comments received at the Council Meeting:

1. a. likes the covered channel in the South Park and the additional land it provides the park and the fact that the park is no longer separated.
 - b. no dog park
 - c. no skate park
 - d. likes the Veteran's Plaza
2. a. need to move forward with development, time to stop planning and do something
 - b. need to make sure that maintenance of the park is improved and Council gives the staff the resources necessary to maintain the park properly.
3. a. would prefer that the channel not be covered, thinks the channel is beautiful as it is.
4. a. would like to be assured that if the gable channel is replaced with a boulder lined channel that the boulders provide sufficient bank stabilization and protection so the homes on the west side of the North Park channel are not in danger.

As follows are comments from the Town Council members:

1. Would prefer that the skate park not be planned for the basketball courts. With Arlington's planned skate park in the park adjacent to Hill Elementary there is no need for a skate park in this park.
2. Concerned about the safety and maintenance required for the pond in the North Park so they would prefer that the pond which was included in the base plan now be considered the alternate design for the North Park.

Council Action:

1. Master Plan was approved unanimously with the understanding that the master plan would be revised to reflect the deletion of the skate park and the North Park base plan and alternative plan would be switched.



Pantego - Bicentennial Park Master Plan

Master Plan Summary

March 27, 2013

NORTH PARK AREA

BASE PLAN

1. Convert a portion of the existing gabion lined channel to a more natural stream with sandstone boulders and vegetation for bank stabilization. A narrow concrete pilot channel and seeded wildflowers and native grass will constitute the channel bottom. The rough texture of this channel will help to slow down the storm water.
2. Remove the sand play area and the play area on the east side of the park and replace with a veterans memorial plaza. Relocate the stone monument in the South Park to this plaza.
3. The following modifications should take place at the waterfall;
 - Add a filtration system
 - All exposed electrical equipment and wiring should be concealed
 - All exposed plumbing and liner should be concealed
 - All dead plant material should be removed and only a small portion of native plant material shall re-planted
4. Convert all bed areas in this park to turf grass, decomposed granite or river cobbles except in front of the park sign at the corner of Nora and Smith Barry.
5. Replace the wooden channel barrier rail with a 3 rail precast concrete barrier and consider adding native grasses or decomposed granite under the barrier to reduce maintenance.
6. Install a tubular steel enclosure around the electrical equipment on the west side of the park and encourage vines to grow on this enclosure.
7. Till the area between the houses on the west side of the park and the trail or stone wall and seed this area with a shade loving native grass and wildflower mix creating a non-mow area.
8. Consider creating a non-mow native grass area north of the Restroom.
9. Add an accessible curb ramp where the trail intersects Wagon Wheel Trail.
10. Remove the rust and paint the bridge.
11. Remove the shrubs on the north side of the pavilion.
12. Fill the area on the south side of the pavilion to correct the current drop off.
13. A concrete pad shall be placed around the west grill.
14. Need to convert one of the picnic tables to a handicap accessible table and all picnic tables need to be secured to the concrete pad.
15. All pruning of Crapemyrtle trees along the trail and east of the play area should cease.
16. Add 1/8 mile trail marking system.
17. Add a low tubular steel fence with stone columns along Nora.



18. Relocate the drinking fountain away from the pavilion so that users do not disrupt activities in the pavilion.
19. Add a continuous walkway on the west side of the parking area so you do not have to walk through the parking lot to access the restroom.
20. Add a walkway from the eastern most parking space to the pavilion and continue on to the Veterans Memorial Plaza.
21. Add parking lot striping and an accessible parking space and ramp.
22. Delete the parking space that is accessed from Nora Dr.
23. The crosswalks in Smith Barry and Nora should be converted to stamped concrete or concrete pavers.
24. The overall concept of this portion of the park is to be more passive and less active. That is why the play areas are to be removed from this park and all active recreation should occur in the South Park.

ALTERNATE DESIGN

1. Remove a portion of the gabion channel and replace it with a pond that includes a concrete perimeter edge. Create a low dam on the north end with boulders.
2. Reroute the trail and relocate the picnic tables on west side of the channel to accommodate the new pond. Increase the width of this trail to 6' wide.
3. Remove a portion of the gabions and concrete channel bottom north of the proposed pond and replace with a boulder lined channel that includes a narrow concrete pilot channel with the remainder of the channel floor seeded in native grasses and wildflowers.
4. Install a 3 rail precast concrete barrier on the east side of the pond where the most activity occurs.
5. Add a fishing pier on the east side of the new pond.
6. The waterfall shall be extended so that it outfalls into the new pond.

SOUTH PARK AREA

1. Modify the island at the north parking lot entry so it does not block sidewalk access across the entry drive.
2. Add a stamped and stained crosswalk where the sidewalk crosses the north entry drive.
3. Add planting beds on both sides of the north parking entry drive and add a park entry monument sign in the east planting bed.
4. Several new parking spaces will be added to the north east parking lot.
5. The area where the concession trailer is currently parked would be converted to a covered permanent carport and a large enclosed storage area.
6. The current handicap parking spaces in the parking lot do not meet accessibility standards and should be relocated nearer the play area.

7. A portion of the area where the wading pool is currently located would be converted to a festival / market space with a covered lattice structure made out of tubular steel and covered with vines.
8. Create a revised play area with the following improvements:
 - Remove and relocate the two existing play structures and covers
 - Remove and relocate the swing set and cover
 - Remove the rubberized fall zone material and the concrete base, regrade this area to create a flat play area and install a gravel base with synthetic turf fall zone material
 - Add spring toys
 - Modify the walkway and seating around the perimeter of the play area
 - Install a sand play area
9. Create a splash pad adjacent to the play area with a capture and irrigate system using subsurface irrigation to irrigate planting beds.
10. The walking path will be modified near the play area to encourage walkers to start their walking circuit on the west side of the play area so they do not cross between activities on the east side of the play area.
11. Create a plaza area in front of the restroom with flagpoles.
12. Remove a portion of the gabion lined channel and replace with a box culvert. On the ground surface above the box culvert fill dirt would be brought in to connection the sections of the park previously separated by the channel. Create a shallow grass lined swale above the box culvert to capture overflow when the box culvert is at capacity during a storm event.
13. Remove the eastern channel access ramp and the eastern bridge to accommodate the box culvert.
14. Covert a portion of the gabion lined channel at the west end of the park to a boulder lined channel. The floor of the channel shall consist of a narrow concrete pilot channel and the remainder shall be seeded in with native grass and wildflowers.
15. Add a two sand volleyball courts south of the box culvert where the rock climbing play structure is located. This installation will require modification of walkways in the SE portion of the park.
16. The gazebo will be relocated to the edge of the open space to make this open area more useable and to create a more useable open space and seating area for concerts. The walking trail on the west side of this open space would be relocated to provide additional open space as well. The gazebo would be sited so that it is on access with the existing walk on the north side of the box culvert. The gazebo would be repaired to correct the problems with rust. The electrical system would be modified as well.
17. Add a paved plaza area around the “Christmas tree” with lighting and seating to provide a gathering space for park activities.
18. Create an entry plaza at the northwest entry to the park
19. Install a low tubular steel fence along Smith Barry with stone columns.
20. Change the crosswalks in Smith Barry to concrete pavers or stamped concrete.
21. A 1/8 mile signage system would be added to the walkway system to provide walkers with a sense of how far they have walked.



22. Relocate the pavilion and grill in the SE corner of the park to a spot south of the play area.
23. Add tubular steel enclosures around the electrical equipment and encourage flowering vines to grow on these enclosures.
24. Convert one or two picnic tables to handicap accessible tables and permanently attach all the picnic tables to the concrete pad.
25. Add paving around the base of all the picnic grills.
26. Modify the existing fountain area by;
 - removing most of the plant material
 - modifying the electrical system so that it is concealed
 - adding a filtration system
 - hiding exposed valves
 - conceal the exposed pond liner.
27. Remove the two wooden bench structures.
28. Correct the drainage problem in the area around the north restroom. To correct this problem will require an inlet at the bend in the parking lot and adding several inlets in the tree area behind the restroom. By modifying the play area all the runoff from this area will now be directed to a subsurface system beneath the fall zone material.
29. A non mow area would be established along the west fence line and behind the south restroom.
30. Repaint the remaining bridge and remove the rust spots.
31. Remove all dead plant material and do not replace a majority of it.
32. Replace the wooden barrier along the boulder lined portion of the channel and the area east of the east culvert headwall with a 3 rail precast barrier.
33. The existing east/west walkway on the north side of the tree line north of the fountain would be removed to provide more open space. To accommodate this removed walkway the sidewalk along Smith Barry would be increased in width to 6' and would be connected to the existing walkway system on the east end to create a loop.
34. Add trees along the south fence line to provide additional shade for the volleyball courts and to screen the view of the backs of the adjacent buildings.
35. Add trees on the west of the gazebo open space area to frame this area and block views of the adjacent residential units.
36. Add a gate to block access to the channel access ramp.

WEST PARK AREA

1. Install a 6 car trailhead parking lot on high ground adjacent to Los Colinas Court.
2. Add a 6' wide concrete trail from the basketball court to Wagon Wheel Trail.
3. The following modifications should be made at the basketball courts;
 - add a concrete grade beam around the entire perimeter of the court under the fence to simply maintenance
 - remove the windscreen material

- add an access opening in the southwest corner of the courts
 - add a larger trash can at the southeast corner of the courts
 - patch cracks in both basketball courts and restripe both courts
4. Add a bridge over the swale west of the basketball courts to provide access from the apartments.
 5. Add a boardwalk section of trail just west of Wagon Wheel Trail because the existing slope above the channel is very steep and would require a retaining wall to create a trail shelf. This wall and shelf would have a very negative impact on the trees along this section of the proposed trail.
 6. Add an accessible ramp at Wagon Wheel Trail.
 7. Create a crosswalk in Wagon Wheel with concrete pavers or stamped concrete.





Opinion of probable construction cost

March 27, 2013

South Park

PLAY AREA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	5000	SF	\$0.50	\$2,500.00
2. Remove concrete paving and surfacing	5400	SF	\$0.60	\$3,240.00
3. Remove wading pool	1	LS	\$10,000	\$10,000.00
4. Remove fence	190	LF	\$5.00	\$950.00
5. Remove bark mulch	1200	SF	\$1.00	\$1,200.00
6. Remove shade structure pad 40'x28'	1	LS	\$3,000	\$3,000.00
7. Relocate pavilion 40'x28'	1	EA	\$15,000	\$15,000.00
8. Relocate play structure	1	EA	\$7,500	\$7,500.00
9. Relocate play structure shade cover	2	EA	\$5,000	\$10,000.00
10. Relocate swing set	1	EA	\$2,000	\$2,000.00
11. Relocate picnic tables	3	EA	\$400	\$1,200.00
12. Relocate benches	3	EA	\$300	\$900.00
13. Relocate grill	1	EA	\$200	\$200.00
14. 5" concrete paving	5100	SF	\$3.60	\$18,360.00
15. Concrete mow edge	45	LF	\$12.00	\$540.00
16. Play area synthetic turf surfacing	1	LS	\$75,000	\$75,000.00
17. Splash pad	1	LS	\$235,000	\$235,000.00
18. Grading	275	CY	\$20.00	\$5,500.00
19. Solid Sod	45	SY	\$31.50	\$1,417.50
20. 3" cal. shade trees	4	EA	\$350.00	\$1,400.00
21. Play area sand	30	CY	\$20.00	\$600.00
22. Spring toys	3	EA	\$1,500.00	\$4,500.00
SUB-TOTAL				\$400,007.50
CONTINGENCY				\$60,001.13
AE Fees				\$48,000.90
TOTAL				\$508,009.53



CHANNEL

Item	Quantity	Unit	Unit Cost	Total
1. Remove gabions	7560	SF	\$22.00	\$166,320.00
2. Remove concrete channel bottom	4800	SF	\$0.60	\$2,880.00
3. Remove pedestrian bridge	1	LS	\$10,000	\$10,000.00
4. concrete paving pilot channel	600	SF	\$6.00	\$3,600.00
5. 4'x8' box culvert	1000	LF	\$375	\$375,000.00
6. Concrete headwall	2	EA	\$3,500	\$7,000.00
7. Boulders - 1 ton 3'x5'	240	EA	\$800.00	\$192,000.00
8. Seeding wildflowers and native grass	3300	SF	\$0.10	\$330.00
9. Grading (import)	2200	CY	\$25.00	\$55,000.00
10. Solid sod	2910	SY	\$31.50	\$91,665.00
11. Remove barrier	1000	LF	\$2.00	\$2,000.00
SUB-TOTAL				\$905,795.00
CONTINGENCY				\$135,869.25
AE Fees				\$108,695.40
TOTAL				\$1,150,359.65

PARKING LOT AND FESTIVAL AREA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	1400	SF	\$0.50	\$700.00
2. Remove fabric shade structures	3	EA	\$2,000	\$6,000.00
3. Restripe parking lot	1	LS	\$1,000	\$1,000.00
4. 5" concrete paving	3150	SF	\$3.60	\$11,340.00
5. 6" Concrete paving	550	SF	\$6.50	\$3,575.00
6. Accessible curb ramp	1	EA	\$1,200	\$1,200.00
7. Wooden cabana structures 16'x16'	2200	SF	\$35.00	\$77,000.00
8. Grading	120	CY	\$20.00	\$2,400.00
9. Solid Sod	15	SY	\$31.50	\$472.50
10. 3" cal. shade trees	4	EA	\$350.00	\$1,400.00
11. Masonry storage bldg. / garage	625	SF	\$100.00	\$62,500.00
12. Stained crosswalk	320	SF	\$10.00	\$3,200.00
13. Modify entry island	1	LS	\$5,000	\$5,000.00
SUB-TOTAL				\$175,787.50
CONTINGENCY				\$26,368.13
AE Fees				\$21,094.50
TOTAL				\$223,250.13



FRONT AREA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	3300	SF	\$0.50	\$1,650.00
3. 5" concrete paving	3200	SF	\$3.60	\$11,520.00
4. Concrete mow edge	50	LF	\$12.00	\$600.00
5. Concrete paver plaza	2600	SF	\$11.00	\$28,600.00
6. Planting bed	600	SF	\$3.50	\$2,100.00
7. Tubular steel fence	225	LF	\$60.00	\$13,500.00
8. Stone columns	5	EA	\$1,500.00	\$7,500.00
9. Grading	110	CY	\$20.00	\$2,200.00
10. Solid Sod	430	SY	\$31.50	\$13,545.00
11. 3" cal. shade trees	3	EA	\$350.00	\$1,050.00
12. Tubular steel gate	30	LF	\$80.00	\$2,400.00
13. Electrical enclosure	100	LF	\$80.00	\$8,000.00
SUB-TOTAL				\$92,665.00
CONTINGENCY				\$13,899.75
AE Fees				\$11,119.80
TOTAL				\$117,684.55

GAZEBO AREA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	2690	SF	\$0.50	\$1,345.00
2. Remove gazebo concrete pad	900	SF	\$0.60	\$540.00
3. Remove bench and pad	3	EA	\$300.00	\$900.00
4. Remove wooden bench structure	1	EA	\$200.00	\$200.00
5. Remove and relocate gazebo	1	EA	\$15,000	\$15,000.00
6. Relocate gazebo electrical system	1	LS	\$20,000	\$20,000.00
7. 5" concrete paving	2200	SF	\$3.60	\$7,920.00
8. Gazebo concrete pad	900	SF	\$5.00	\$4,500.00
9. Grading	120	CY	\$20.00	\$2,400.00
10. Solid Sod	210	SY	\$31.50	\$6,615.00
11. 3" cal. shade trees	3	EA	\$350.00	\$1,050.00
SUB-TOTAL				\$60,470.00
CONTINGENCY				\$9,070.50
AE Fees				\$7,256.40
TOTAL				\$76,796.90



SAND VOLLEYBALL COURT

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	3300	SF	\$0.50	\$1,650.00
2. Remove boulder play area and curb	1	EA	\$4,000.00	\$4,000.00
3. Remove wooden bench structure	1	EA	\$200.00	\$200.00
4. Remove bench and pad	1	EA	\$200.00	\$200.00
5. 5" concrete paving	3600	SF	\$3.60	\$12,960.00
6. Concrete perimeter beam	340	SF	\$17.00	\$5,780.00
7. Concrete bench pads	300	SF	\$3.60	\$1,080.00
8. benches (6')	4	EA	\$800	\$3,200.00
9. Volleyball net post and nets	2	SETS	\$1,000.00	\$2,000.00
10. Sand	240	CY	\$20.00	\$4,800.00
11. Perimeter storm drain, 4"	170	LF	\$6.50	\$1,105.00
12. Grading	370	CY	\$20.00	\$7,400.00
13. Solid Sod	240	SY	\$31.50	\$7,560.00
14. 3" cal. Shade trees	4	EA	\$350.00	\$1,400.00
SUB-TOTAL				\$53,335.00
CONTINGENCY				\$8,000.25
AE Fees				\$6,400.20
TOTAL				\$67,735.45

TOTAL COST

\$2,143,836



North Park

TRAIL

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete curb	20	LF	\$10.00	\$200.00
2. Remove concrete paving	800	SF	\$0.50	\$400.00
3. Remove barrier along channel	980	LF	\$2.00	\$1,960.00
4. Remove trees	3	EA	\$100.00	\$300.00
5. 5" concrete paving (6' wide trail)	1400	SF	\$3.60	\$5,040.00
6. Accessible curb ramp	1	EA	\$1,200.00	\$1,200.00
7. Grading	50	CY	\$20.00	\$1,000.00
8. Solid Sod	80	SY	\$31.50	\$2,520.00
9. Accessible picnic table	1	EA	\$1,500.00	\$1,500.00
10. 3 rail precast concrete barrier	980	LF	\$32.00	\$31,360.00
SUB-TOTAL				\$45,480.00
CONTINGENCY				\$6,822.00
AE Fees				\$5,457.60
TOTAL				\$57,759.60

VETERANS PLAZA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	1400	SF	\$0.50	\$700.00
2. Remove sand play area	750	SF	\$1.75	\$1,312.50
3. Remove play equipment and cover	1	LS	\$7,000.00	\$7,000.00
4. 5" concrete paving	900	SF	\$3.60	\$3,240.00
5. Flagpoles	2	EA	\$3,500	\$7,000.00
6. Relocate stone monument	1	EA	\$200.00	\$200.00
7. Plaques / statues	1	LS	\$10,000.00	\$10,000.00
8. 4' Stone columns	4	EA	\$1,500.00	\$6,000.00
9. 3' Tubular steel fence	280	LF	\$60.00	\$16,800.00
10. Grading	50	CY	\$20.00	\$1,000.00
11. Solid Sod	450	SY	\$31.50	\$14,175.00
12. Trees	7	EA	\$350.00	\$2,450.00
SUB-TOTAL				\$69,877.50
CONTINGENCY				\$10,481.63
AE Fees				\$8,385.30
TOTAL				\$88,744.43



CHANNEL

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving in channel	8400	SF	\$0.60	\$5,040.00
2. Remove gabions	2450	SF	\$22.00	\$53,900.00
3. Remove concrete trail paving	1560	SF	\$0.50	\$780.00
4. 5" concrete paving	2150	SF	\$3.60	\$7,740.00
5. Concrete pilot channel - 4' wide 5" thick	900	SF	\$6.00	\$5,400.00
6. Boulders - 1 ton, 3'x5'	210	EA	\$800	\$168,000.00
7. 3 - rail precast concrete barrier	40	LF	\$32.00	\$1,280.00
8. Relocate picnic tables	2	EA	\$400.00	\$800.00
9. Relocate bench	2	EA	\$300.00	\$600.00
10. Extend decorative fountain	1	LS	\$30,000.00	\$30,000.00
11. Grading	150	CY	\$20.00	\$3,000.00
12. Solid Sod	910	SY	\$31.50	\$28,665.00
13. Trees	3	EA	\$350.00	\$1,050.00
14. Wildflower / native grass planting	1800	SF	\$0.10	\$180.00
15. Bank plantings	700	SF	\$5.00	\$3,500.00
SUB-TOTAL				\$309,935.00
CONTINGENCY				\$46,490.25
AE Fees				\$37,192.20
TOTAL				\$393,617.45

WESTSIDE IMPROVEMENTS

Item	Quantity	Unit	Unit Cost	Total
1. Vegetation removal and fine grading	9300	SF	\$0.15	\$1,395.00
2. Seed wildflowers and native grass	9300	SF	\$0.10	\$930.00
3. Install electrical enclosure	50	LF	\$80.00	\$4,000.00
SUB-TOTAL				\$6,325.00
CONTINGENCY				\$948.75
AE Fees				\$759.00
TOTAL				\$8,032.75



PARKING LOT AND PAVILION

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	2440	SF	\$0.50	\$1,220.00
2. Remove vegetation	2800	SF	\$1.00	\$2,800.00
3. 5" concrete paving	2100	SF	\$3.60	\$7,560.00
4. Concrete mow edge	270	LF	\$12.00	\$3,240.00
5. Stripe parking lot	1	LS	\$750.00	\$750.00
6. Sign renovation @ pavilion	1	LS	\$1,500	\$1,500.00
7. Grading	120	CY	\$20.00	\$2,400.00
8. Solid Sod	265	SY	\$31.50	\$8,347.50
9. Relocate drinking fountain	1	EA	\$1,500.00	\$1,500.00
SUB-TOTAL				\$29,317.50
CONTINGENCY				\$4,397.63
AE Fees				\$3,518.10
TOTAL				\$37,233.23

TOTAL CONSTRUCTION COST	\$585,387
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North Park (Alternate Design)

POND AND CHANNEL

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving in channel	8400	SF	\$0.60	\$5,040.00
2. Remove gabions	2450	SF	\$22.00	\$53,900.00
3. Remove concrete trail paving	1560	SF	\$0.50	\$780.00
4. Remove sand play area	750	SF	\$1.75	\$1,312.50
5. 5" concrete paving	2150	SF	\$3.60	\$7,740.00
6. Concrete pilot channel - 4' wide 5" thick	80	SF	\$6.00	\$480.00
7. Pond excavation and sealing	1250	CY	\$20.00	\$25,000.00
8. Concrete pond edge	100	CY	\$450.00	\$45,000.00
9. Boulders - 1 ton, 3'x5'	150	EA	\$800	\$120,000.00
10. Fishing pier	450	SF	\$50	\$22,500.00
11. 3 - rail precast concrete barrier	200	LF	\$32.00	\$6,400.00
12. Relocate picnic tables	2	EA	\$400.00	\$800.00
13. Relocate bench	2	EA	\$300.00	\$600.00
14. Extend decorative fountain	1	LS	\$5,000.00	\$5,000.00
15. Grading	150	CY	\$20.00	\$3,000.00
16. Solid Sod	910	SY	\$31.50	\$28,665.00
17. Trees	2	EA	\$350.00	\$700.00
18. Wildflower / native grass planting	1600	SF	\$0.10	\$160.00
SUB-TOTAL				\$327,077.50
CONTINGENCY				\$49,061.63
AE Fees				\$39,249.30
TOTAL				\$415,388.43

WESTSIDE IMPROVEMENTS

Item	Quantity	Unit	Unit Cost	Total
1. Vegetation removal and fine grading	9300	SF	\$0.15	\$1,395.00
2. Seed wildflowers and native grass	9300	SF	\$0.10	\$930.00
3. Install electrical enclosure	50	LF	\$80.00	\$4,000.00
SUB-TOTAL				\$6,325.00
CONTINGENCY				\$948.75
AE Fees				\$759.00
TOTAL				\$8,032.75



TRAIL

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete curb	20	LF	\$10.00	\$200.00
2. Remove concrete paving	800	SF	\$0.50	\$400.00
3. Remove barrier along channel	980	LF	\$2.00	\$1,960.00
4. Remove trees	3	EA	\$100.00	\$300.00
5. 5" concrete paving (6' wide trail)	1400	SF	\$3.60	\$5,040.00
6. Accessible curb ramp	1	EA	\$1,200.00	\$1,200.00
7. Grading	50	CY	\$20.00	\$1,000.00
8. Solid Sod	80	SY	\$31.50	\$2,520.00
9. Accessible picnic table	1	EA	\$1,500.00	\$1,500.00
10. 3 rail precast concrete barrier	980	LF	\$32.00	\$31,360.00
SUB-TOTAL				\$45,480.00
CONTINGENCY				\$6,822.00
AE Fees				\$5,457.60
TOTAL				\$57,759.60

PARKING LOT AND PAVILION

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	2440	SF	\$0.50	\$1,220.00
2. Remove vegetation	2800	SF	\$1.00	\$2,800.00
3. 5" concrete paving	2100	SF	\$3.60	\$7,560.00
4. Concrete mow edge	270	LF	\$12.00	\$3,240.00
5. Stripe parking lot	1	LS	\$750.00	\$750.00
6. Sign renovation @ pavilion	1	LS	\$1,500	\$1,500.00
7. Grading	120	CY	\$20.00	\$2,400.00
8. Solid Sod	265	SY	\$31.50	\$8,347.50
9. Relocate drinking fountain	1	EA	\$1,500.00	\$1,500.00
SUB-TOTAL				\$29,317.50
CONTINGENCY				\$4,397.63
AE Fees				\$3,518.10
TOTAL				\$37,233.23



VETERANS PLAZA

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete paving	1400	SF	\$0.50	\$700.00
2. Remove play equipment and cover	1	LS	\$7,000.00	\$7,000.00
3. 5" concrete paving	1310	SF	\$3.60	\$4,716.00
4. Flagpoles	2	EA	\$3,500	\$7,000.00
5. Relocate stone monument	1	EA	\$200.00	\$200.00
6. Plaques / statues	1	LS	\$5,000.00	\$5,000.00
7. 4' Stone columns	4	EA	\$1,500.00	\$6,000.00
8. 3' Tubular steel fence	280	LF	\$60.00	\$16,800.00
9. Grading	50	CY	\$20.00	\$1,000.00
10. Solid Sod	450	SY	\$31.50	\$14,175.00
SUB-TOTAL				\$62,591.00
CONTINGENCY				\$9,388.65
AE Fees				\$7,510.92
TOTAL				\$79,490.57

TOTAL CONSTRUCTION COST	\$597,905
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West Park

TRAIL

Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete curb	20	LF	\$10.00	\$200.00
2. Remove concrete paving	245	SF	\$0.50	\$122.50
3. 5" concrete paving (6' wide trail)	4330	SF	\$3.60	\$15,588.00
4. Boardwalk (8' wide)	220	LF	\$500.00	\$110,000.00
5. Guardrail	250	LF	\$50.00	\$12,500.00
6. Grading	160	CY	\$20.00	\$3,200.00
7. Solid Sod	205	SY	\$31.50	\$6,457.50
8. Accessible curb ramp	1	EA	\$1,200.00	\$1,200.00
SUB-TOTAL				\$149,268.00
CONTINGENCY				\$22,390.20
AE Fees				\$17,912.16
TOTAL				\$189,570.36

PARKING LOT AND TRAIL CONNECTION

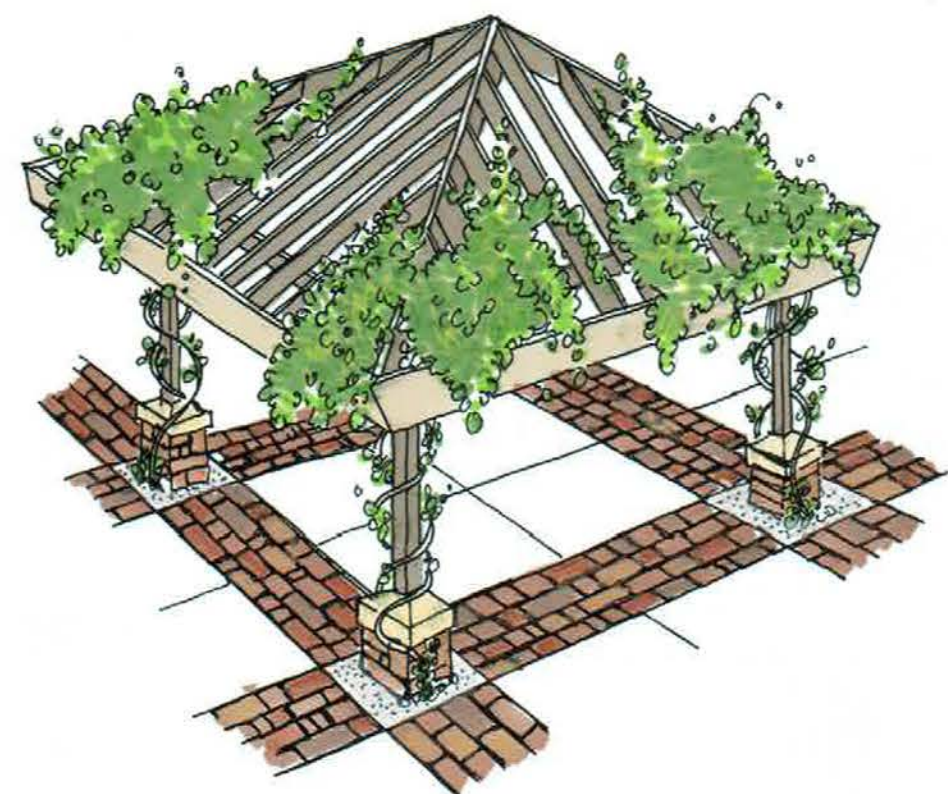
Item	Quantity	Unit	Unit Cost	Total
1. Remove concrete curb	35	LF	\$10.00	\$350.00
2. Remove concrete paving	140	SF	\$0.50	\$70.00
3. 5" concrete paving (6' wide trail)	1500	SF	\$3.60	\$5,400.00
4. 6" concrete parking lot paving	2700	SF	\$6.50	\$17,550.00
5. Accessible parking sign	1	EA	\$250.00	\$250.00
6. Accessible curb ramp	1	EA	\$1,200.00	\$1,200.00
7. Grading	160	CY	\$20.00	\$3,200.00
8. Solid Sod	155	SY	\$31.50	\$4,882.50
9. Parking lot striping	1	LS	\$750.00	\$750.00
10. 3" cal. Shade trees	3	EA	\$350.00	\$1,050.00
SUB-TOTAL				\$34,702.50
CONTINGENCY				\$5,205.38
AE Fees				\$4,164.30
TOTAL				\$44,072.18

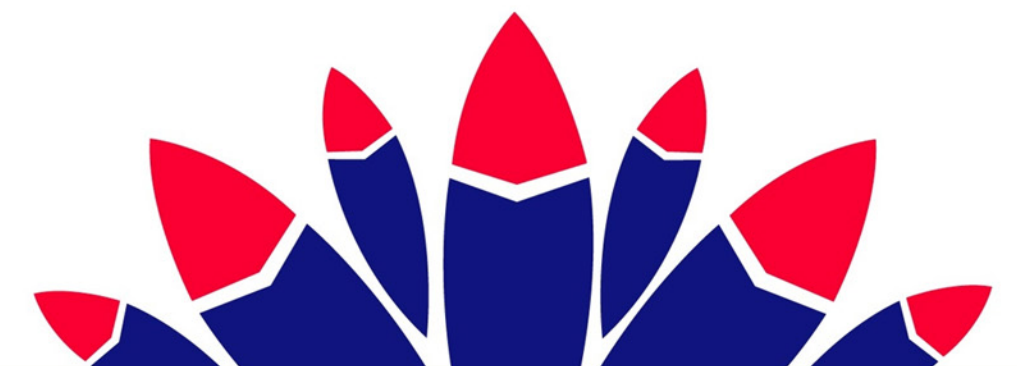
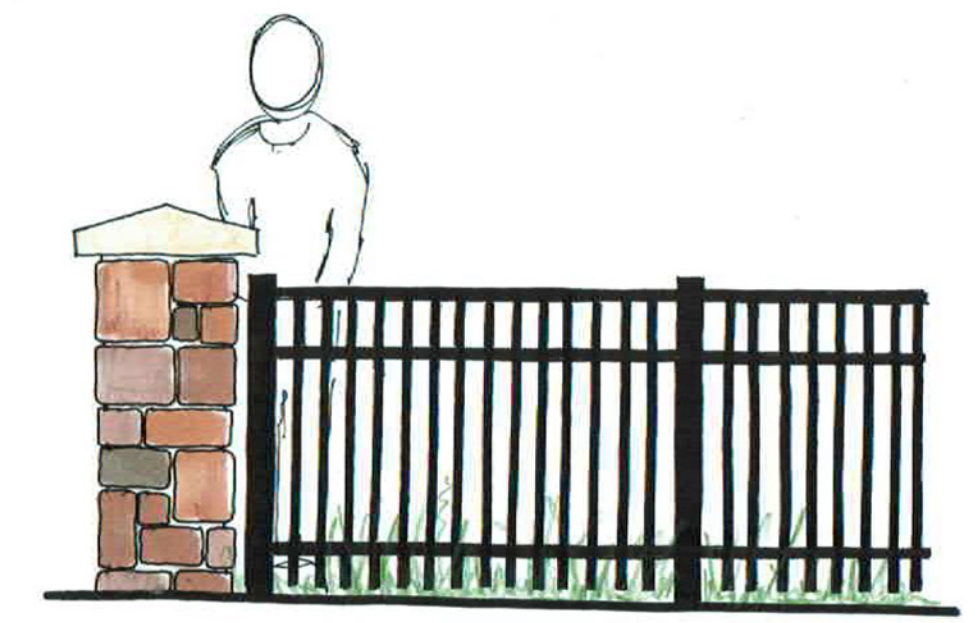
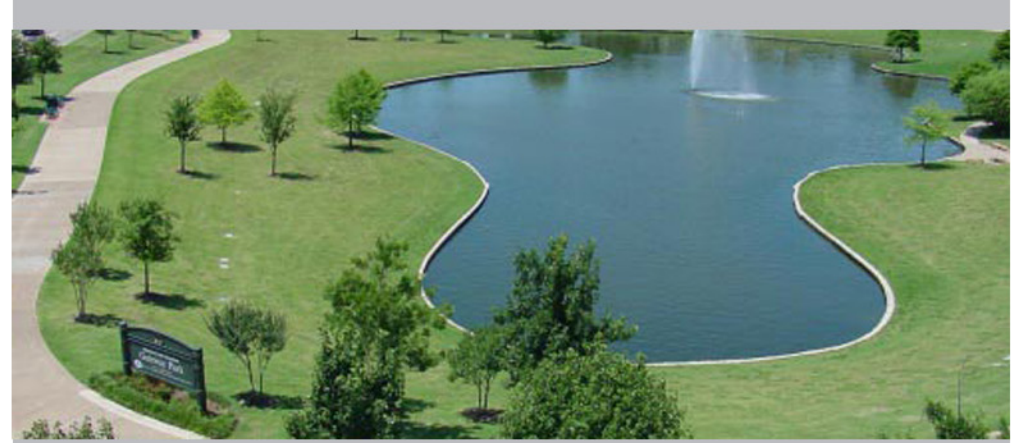
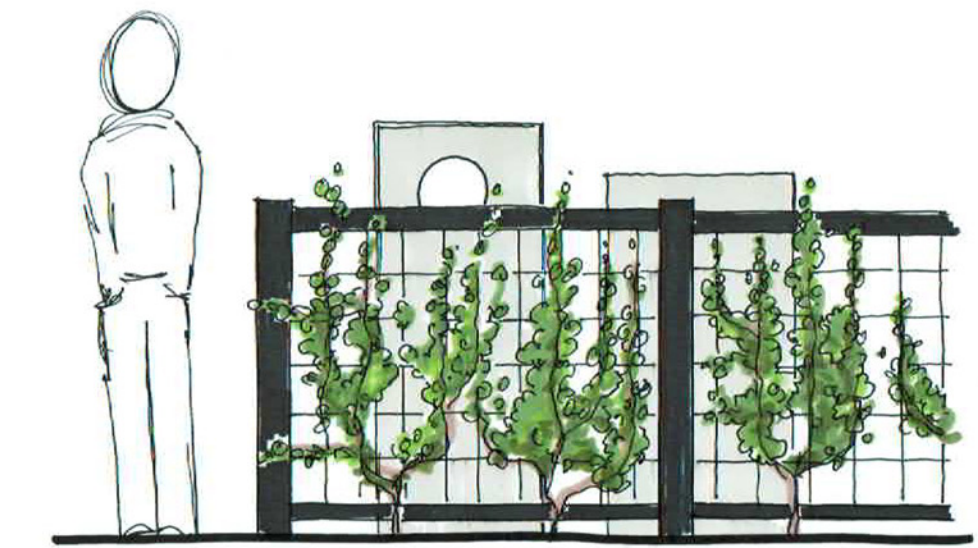


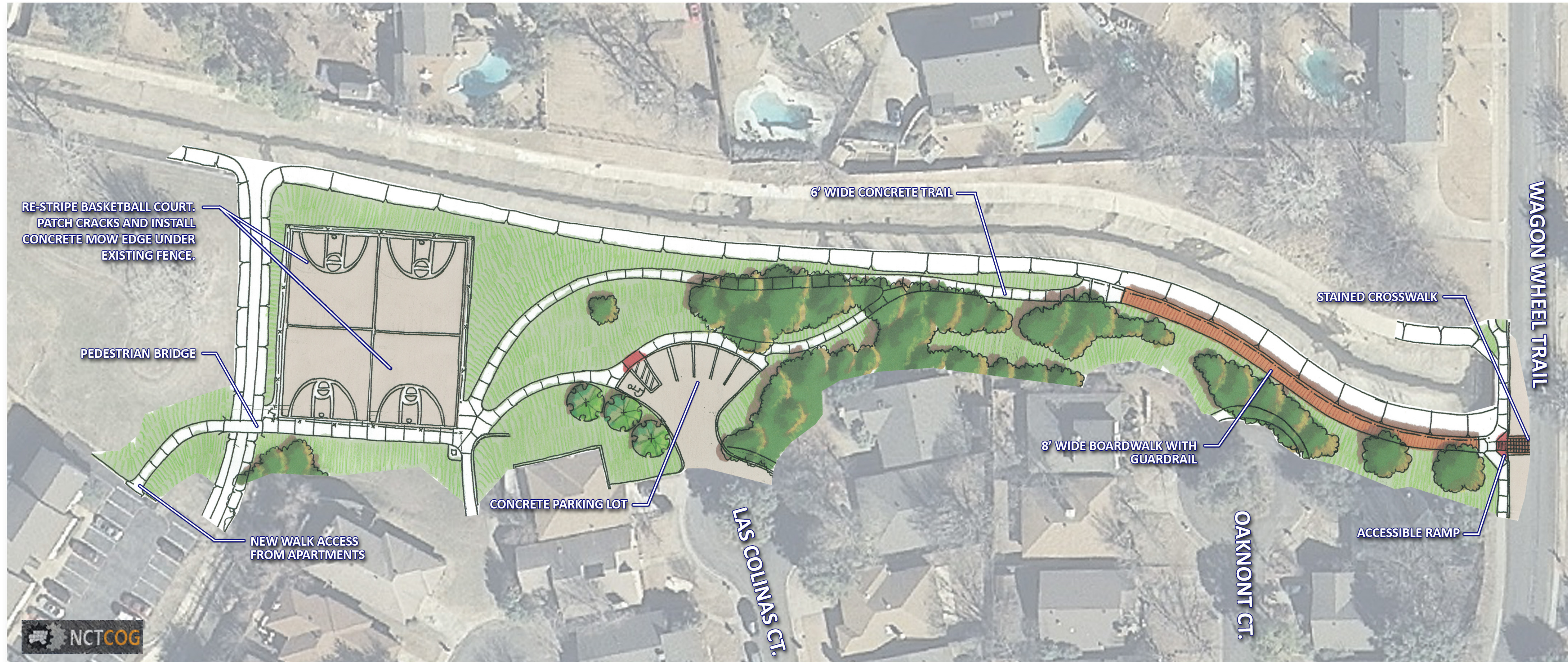
BASKETBALL COURT

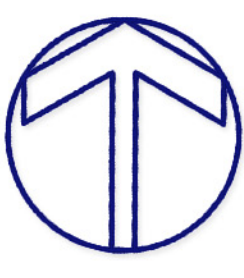
Item	Quantity	Unit	Unit Cost	Total
1. Remove chain link fence	5	LF	\$100.00	\$500.00
2. 5" concrete paving	1400	SF	\$3.60	\$5,040.00
3. Concrete mow edge	270	LF	\$12.00	\$3,240.00
4. 4' chain link fence	115	LF	\$12.00	\$1,380.00
5. 4' chain link gate	1	EA	\$120.00	\$120.00
6. Grading	65	CY	\$20.00	\$1,300.00
7. Solid Sod	110	SY	\$31.50	\$3,465.00
8. Trash receptacle	1	EA	\$1,000.00	\$1,000.00
9. Pedestrian bridge -8' wide	25	LF	\$1,800.00	\$45,000.00
10. Patch cracks in basketball court	1	LS	\$1,000.00	\$1,000.00
11. Restripe basketball court	1	LS	\$1,000.00	\$1,000.00
SUB-TOTAL				\$63,045.00
CONTINGENCY				\$9,456.75
AE Fees				\$7,565.40
TOTAL				\$80,067.15

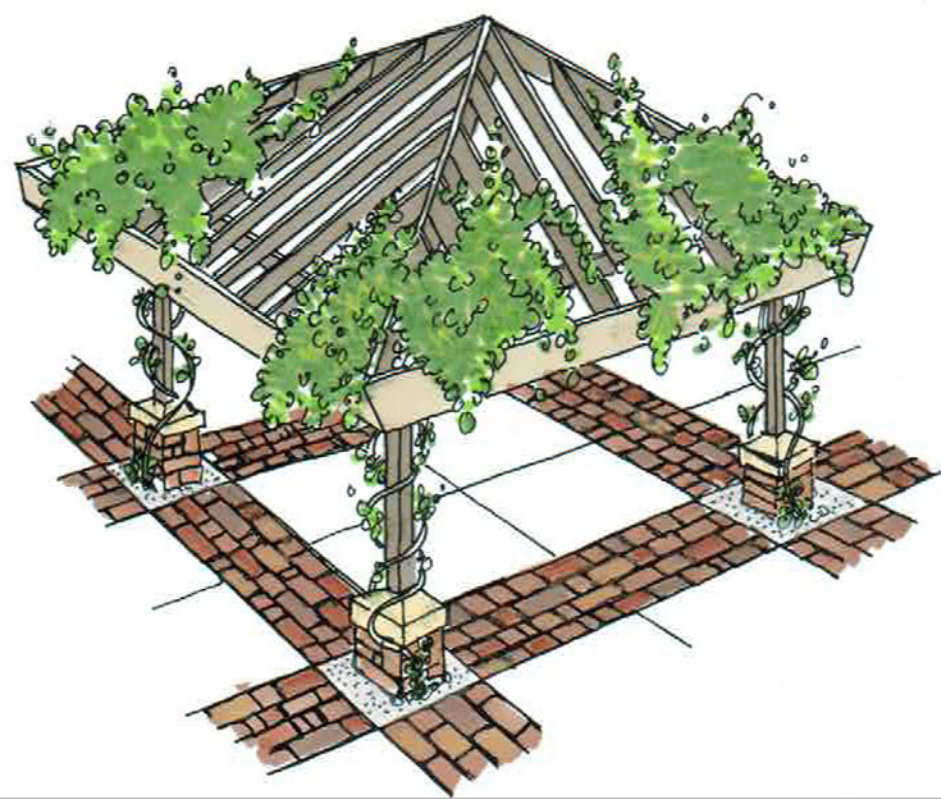
TOTAL COST	\$313,710
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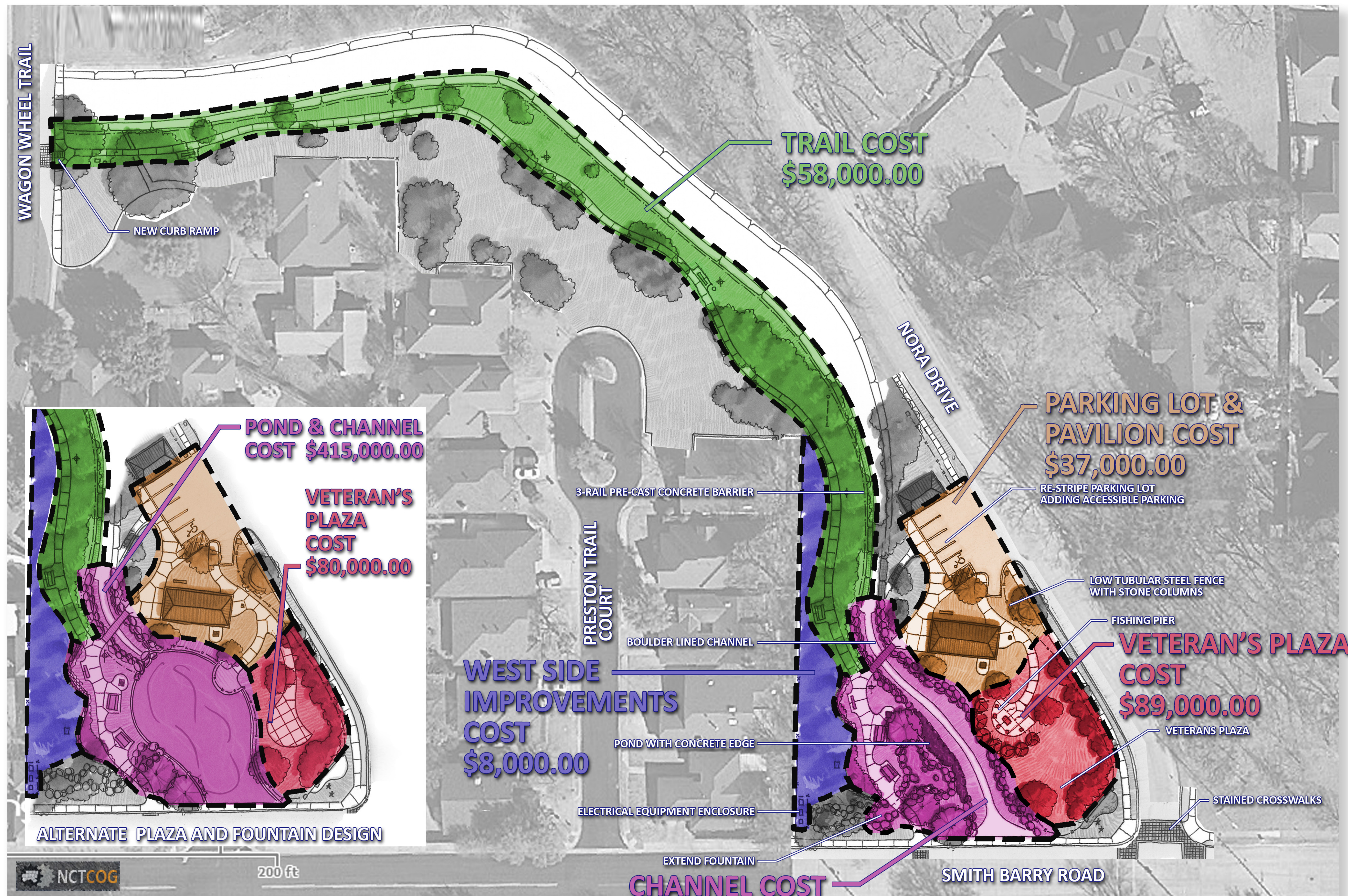
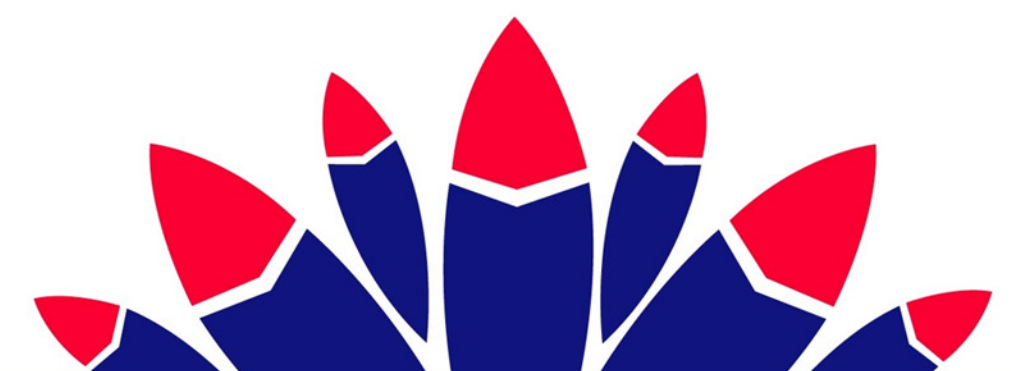
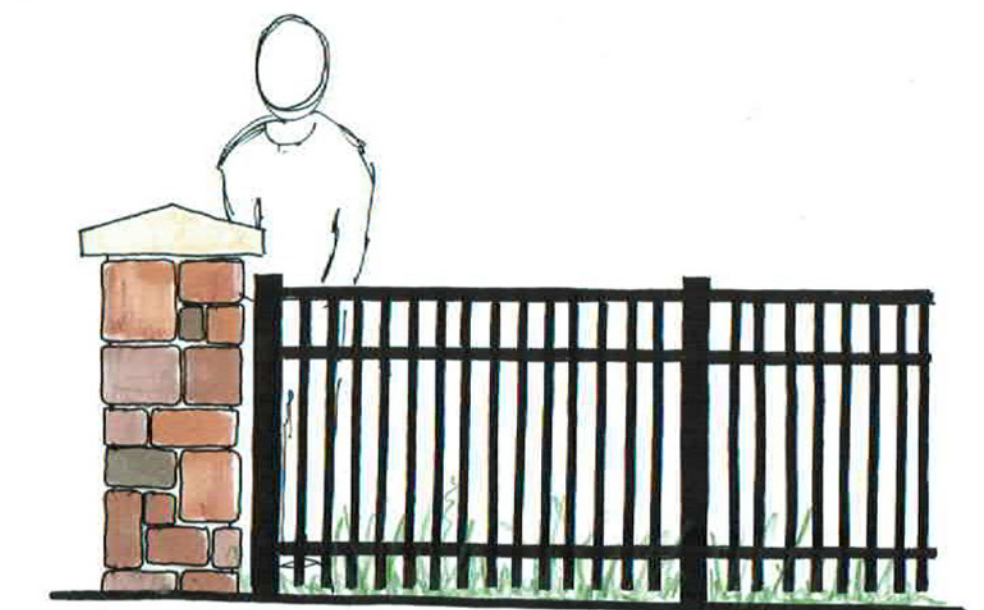
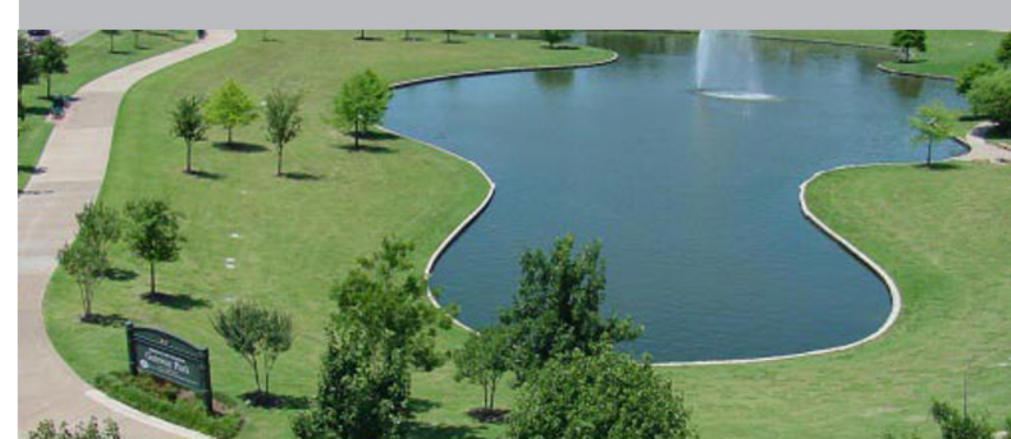
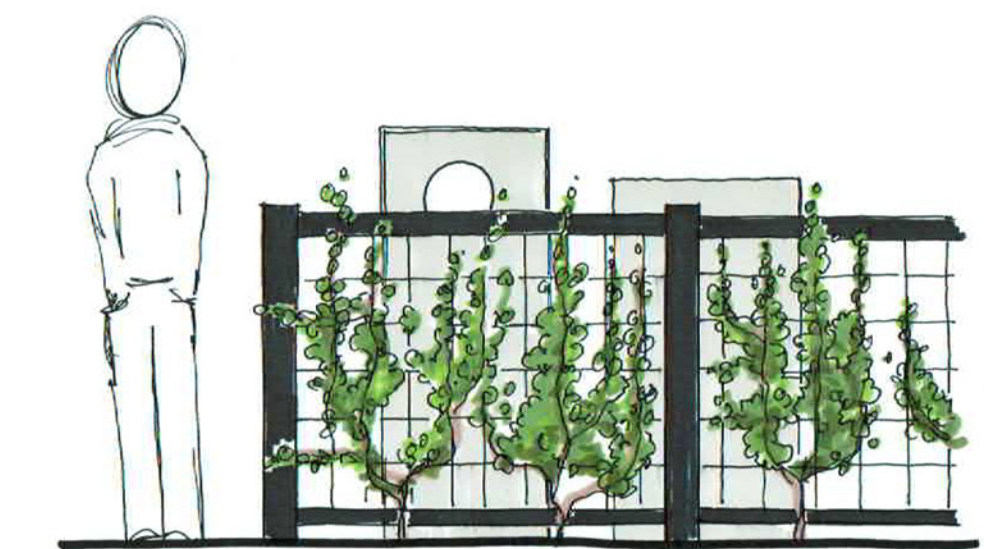


SCALE 1"=30' 

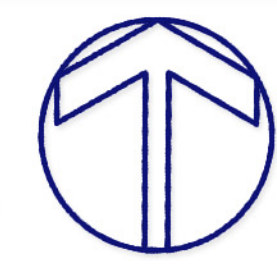


Cost Assessment

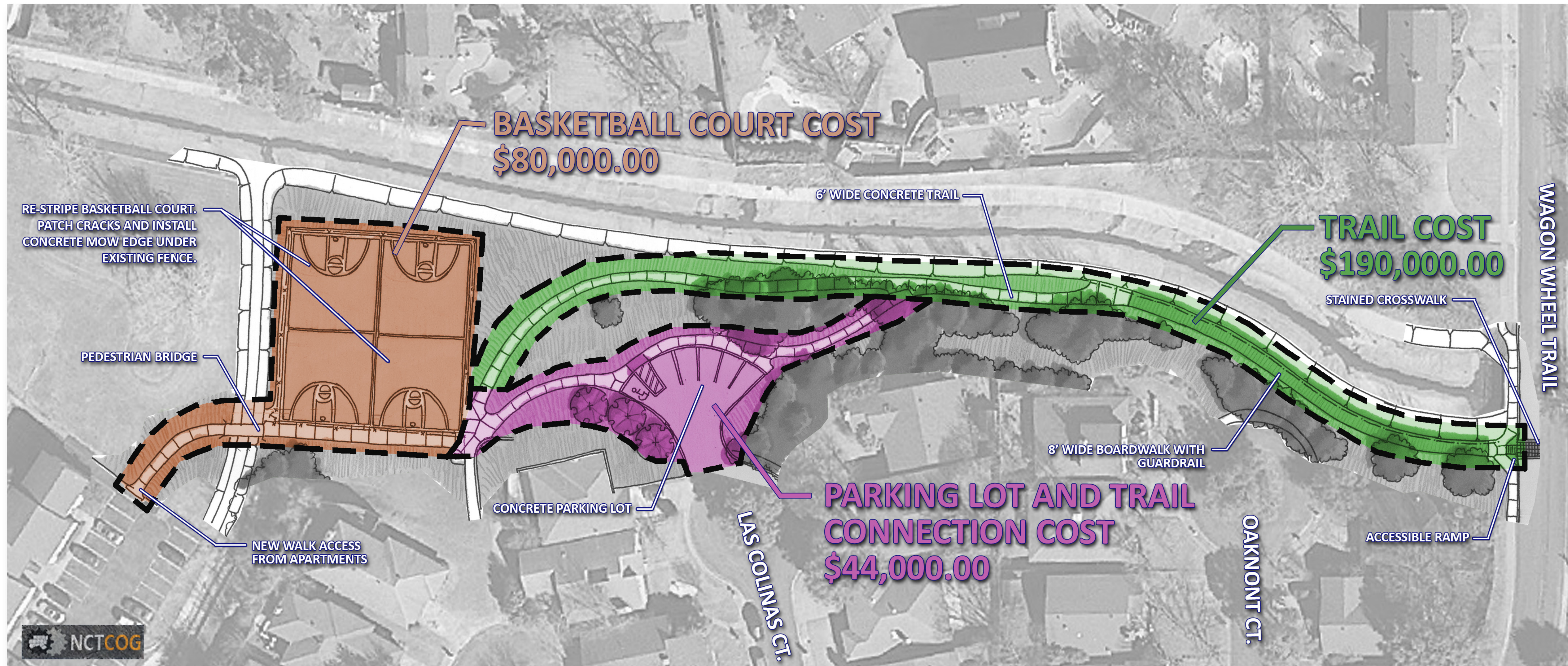
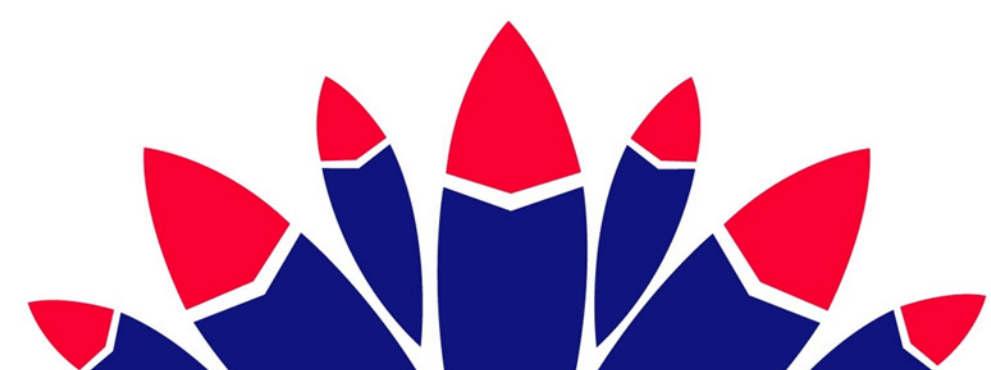
Bicentennial Park - South - Master Plan



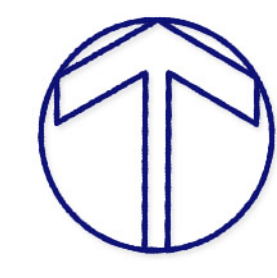
Cost Assessment

SCALE 1"=30' 

Bicentennial Park - North - Master Plan



Cost Assessment

SCALE 1"=30' 

Bicentennial Park - West - Master Plan