

Clymer Parks Master Plan: Final Report

Clymer Borough, PA

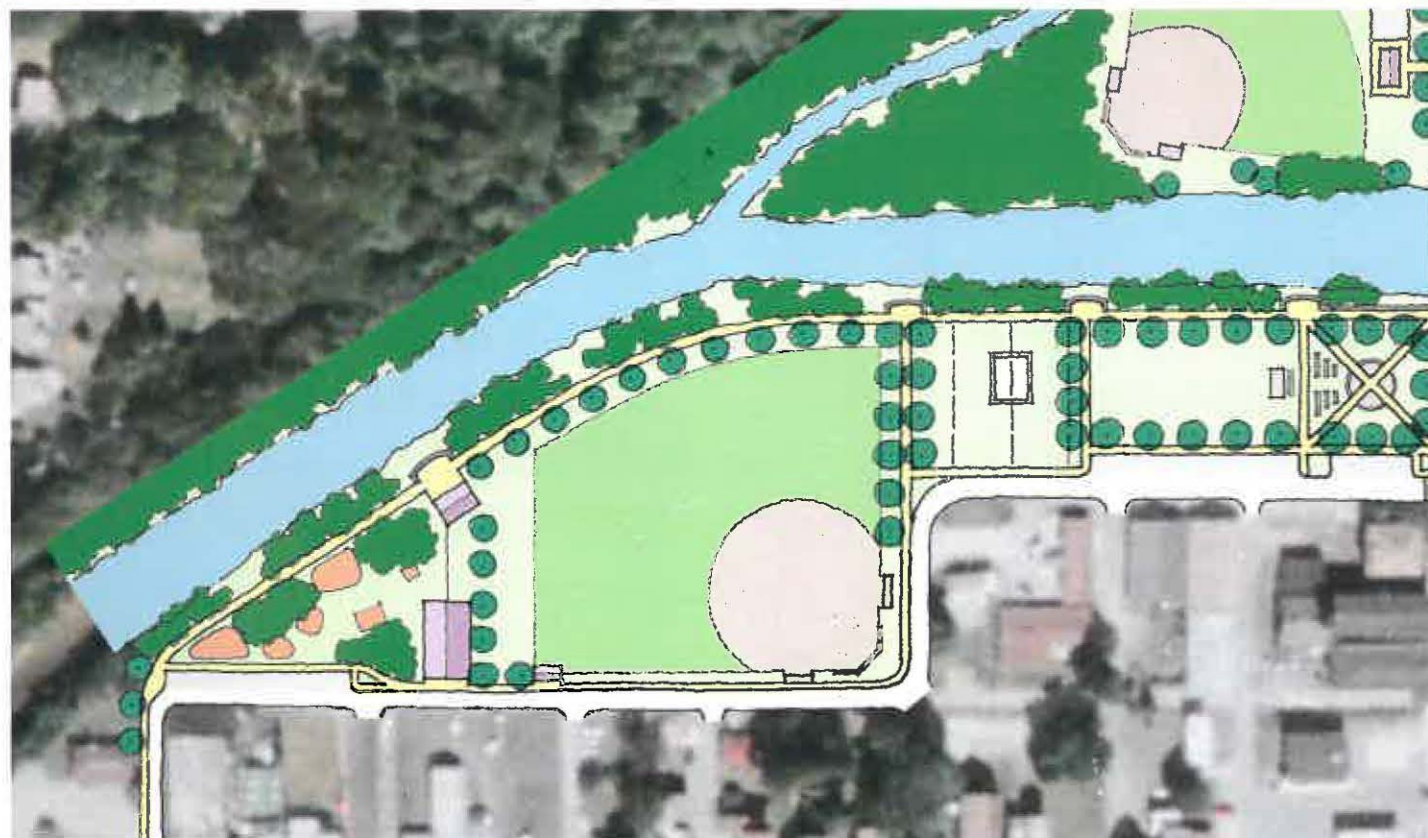
Prepared for:
Borough of Clymer

January 2011

Prepared by:
GAI Consultants, Inc.
385 East Waterfront Drive
Homestead, PA 15120-5005
412.476.2000
www.gaiconsultants.com



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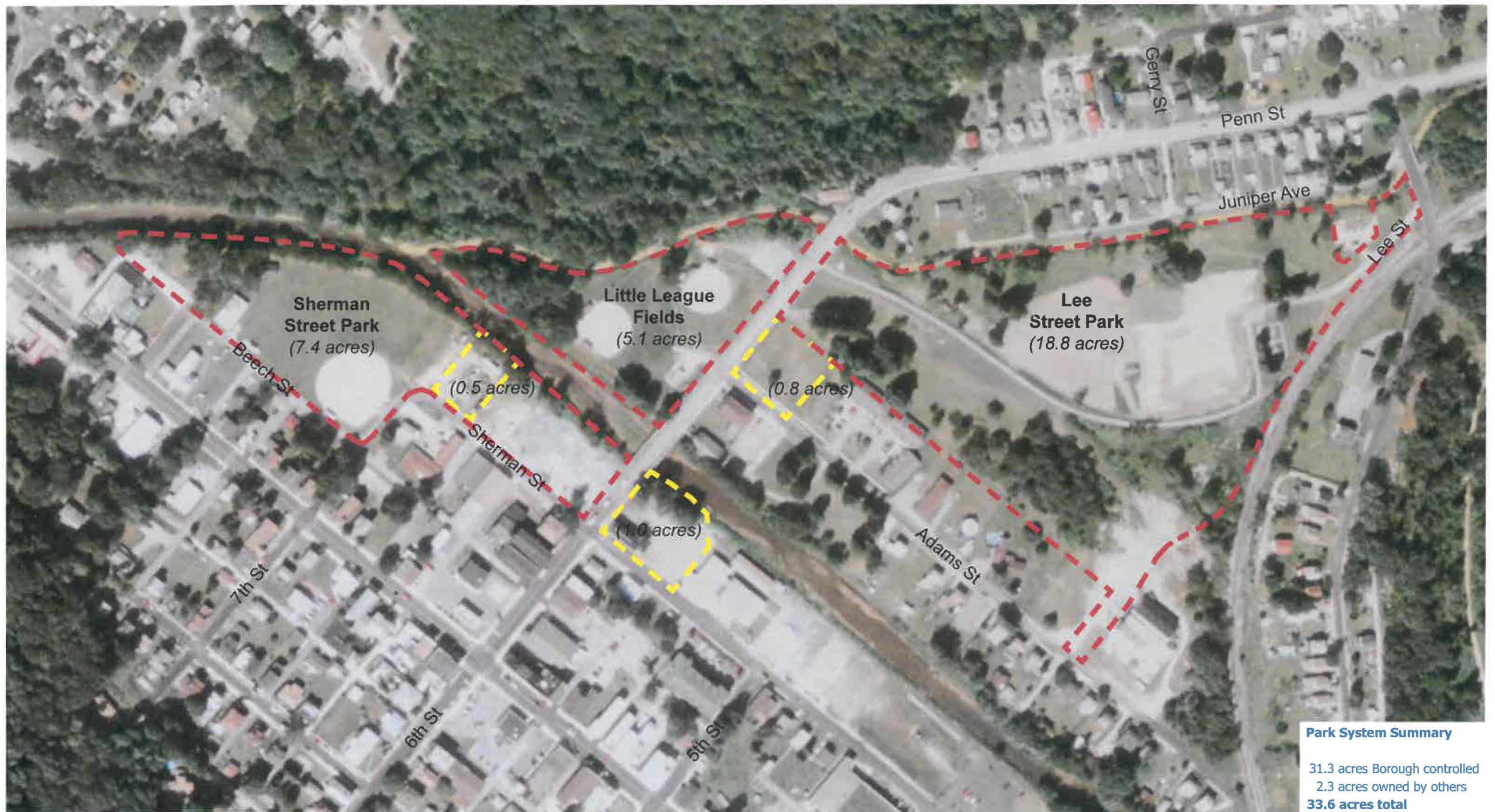
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Section A
Overall Park System



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Park System Summary

31.3 acres Borough controlled
2.3 acres owned by others
33.6 acres total

Exhibit A.0 Overall Park System: Existing Conditions

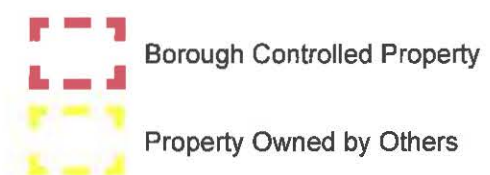
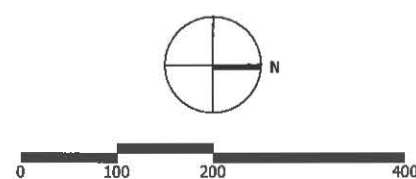




Exhibit A.1
Overall Park System: Base Plan

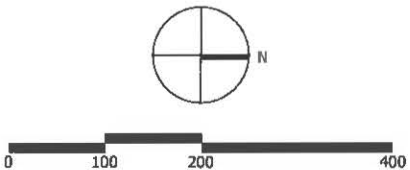
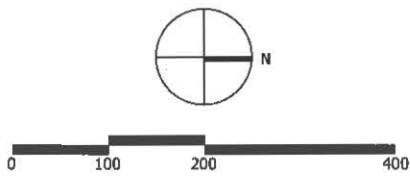




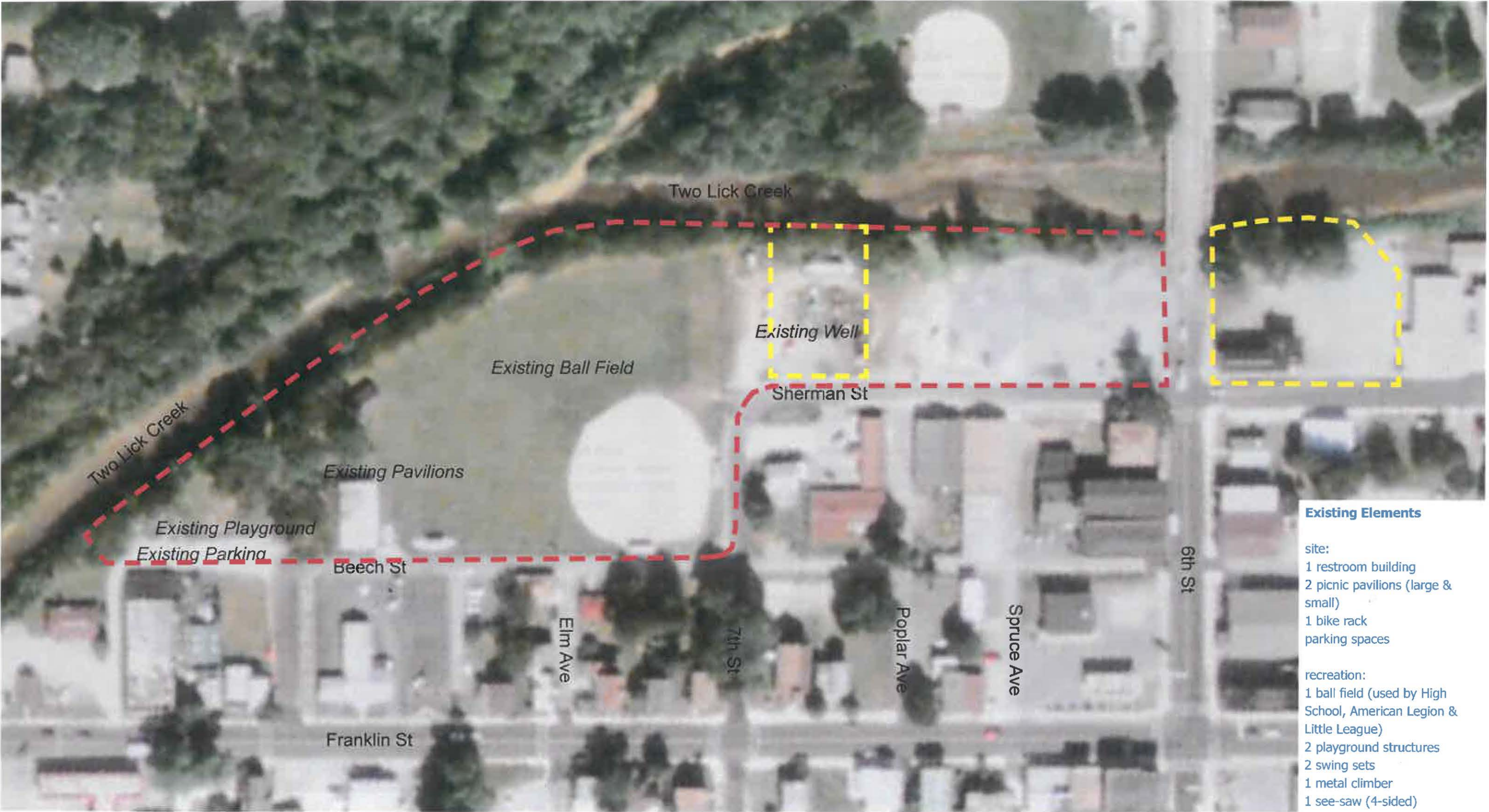
Exhibit A.2
Overall Park System: Plan Options



Section B
Sherman Street Park



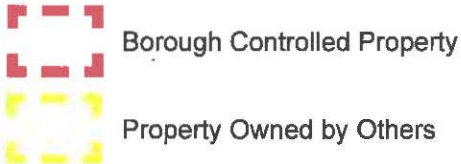
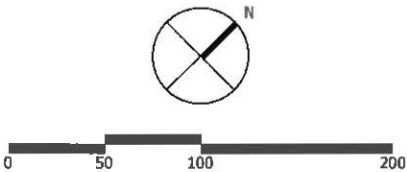
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Existing Elements

- site:
- 1 restroom building
 - 2 picnic pavilions (large & small)
 - 1 bike rack
 - parking spaces
- recreation:
- 1 ball field (used by High School, American Legion & Little League)
 - 2 playground structures
 - 2 swing sets
 - 1 metal climber
 - 1 see-saw (4-sided)

Exhibit B.0
Sherman Street Park: Existing Conditions





Sherman Street Park
looking north along Sixth Street
from intersection with Sherman
Street, and showing current re-
construction of bridge over Two
Lick Creek



Sherman Street Park
looking west along Sherman
Street near intersection with
Sixth Street, and showing exist-
ing businesses on the left and
potential park expansion area on
the right



Sherman Street Park
Fire department parcel located
at northeast intersection of Sixth
and Sherman Streets



Sherman Street Park
looking west along Sherman
Street near intersection with
Poplar Avenue (ball field visible
in the distance)

Sherman Street Park: Existing Photographs



Sherman Street Park
existing gas well on potential
park expansion area

Sherman Street Park
looking south along Seventh
Street from intersection with
Sherman Street



Sherman Street Park
looking east along Sherman
Street near intersection with
Seventh Street, and showing
existing businesses on the right
and potential park expansion
area on the left

Sherman Street Park
looking east across existing ball
field in Sherman Park



Sherman Street Park: Existing Photographs



Sherman Street Park
playground area at southwestern
corner of park adjacent to Beech
Avenue and Two Lick Creek



Sherman Street Park
looking east along Beech Street
at southwest corner of park

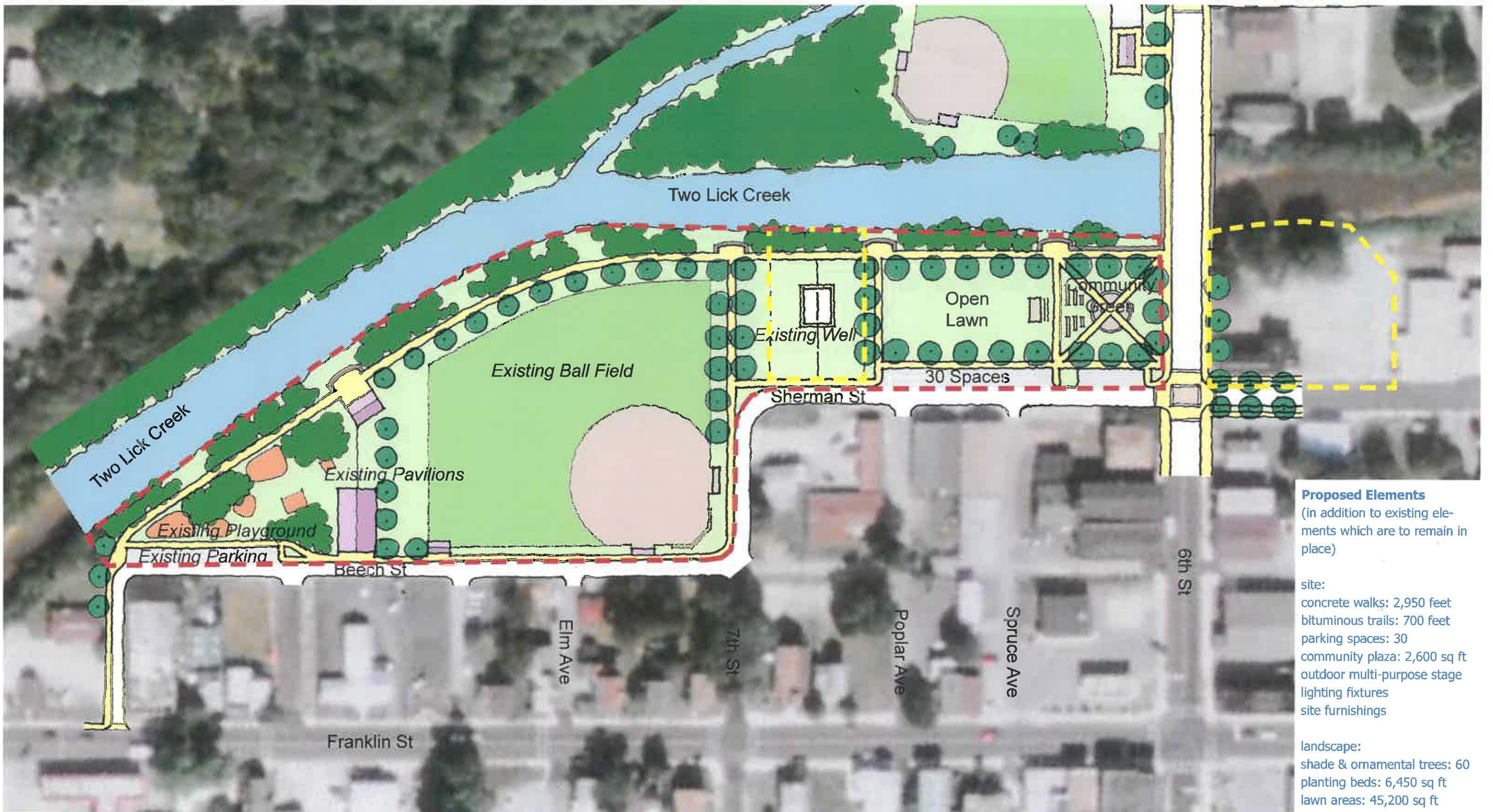


Sherman Street Park
picnic pavilion between
playground area and ball field at
southwestern corner of park



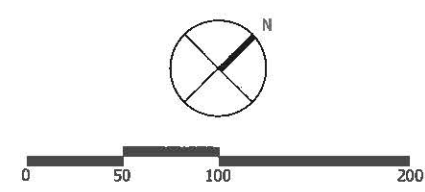
Sherman Street Park
looking south along Beech
Avenue to Franklin Street at
southwest corner of park

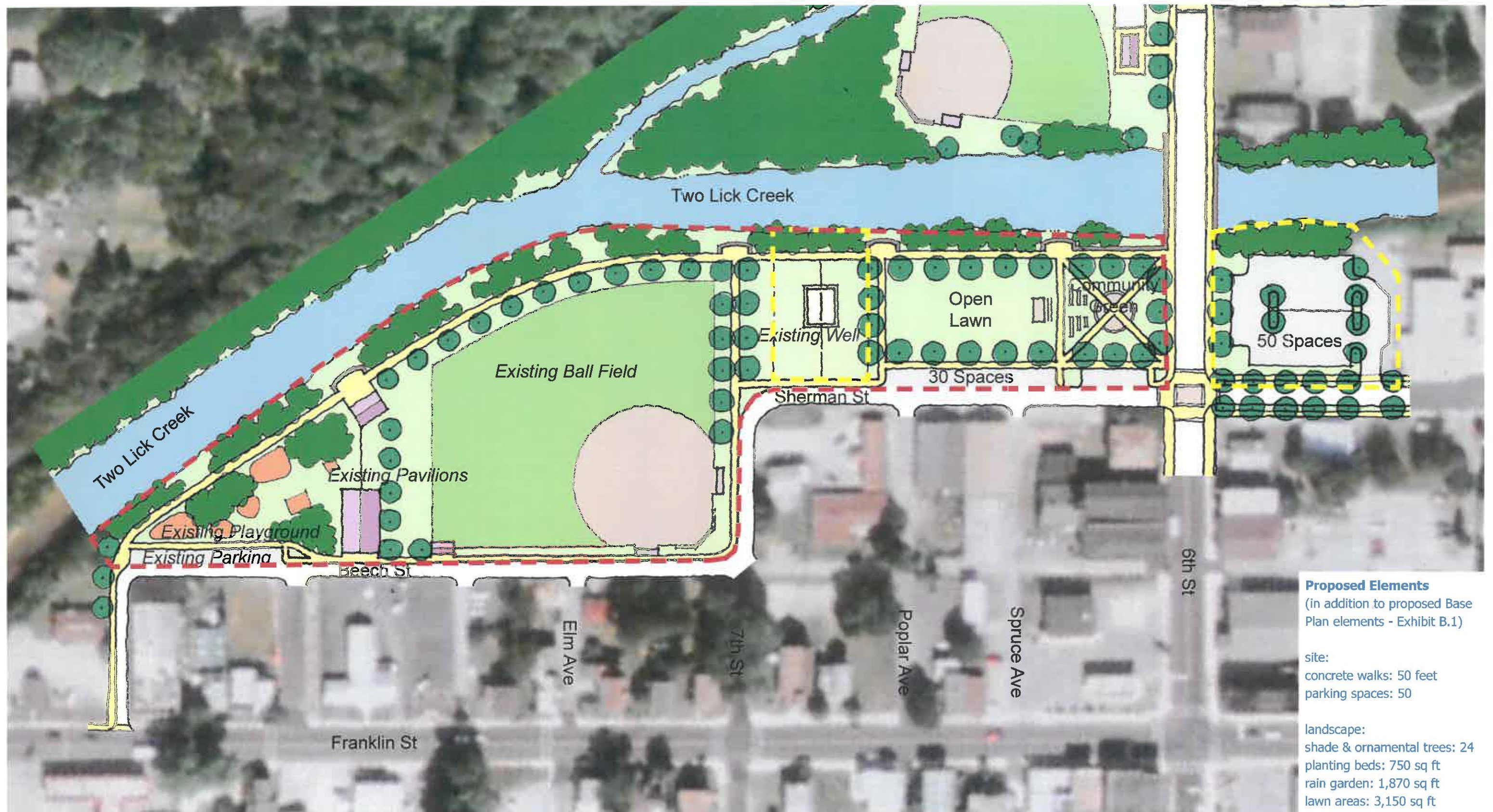
Sherman Street Park: Existing Photographs



- Proposed Elements**
(in addition to existing elements which are to remain in place)
- site:
- concrete walks: 2,950 feet
 - bituminous trails: 700 feet
 - parking spaces: 30
 - community plaza: 2,600 sq ft
 - outdoor multi-purpose stage
 - lighting fixtures
 - site furnishings
- landscape:
- shade & ornamental trees: 60
 - planting beds: 6,450 sq ft
 - lawn areas: 45,200 sq ft

Exhibit B.1
Sherman Street Park: Base Plan



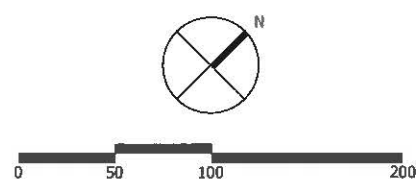


Proposed Elements
(in addition to proposed Base Plan elements - Exhibit B.1)

site:
concrete walks: 50 feet
parking spaces: 50

landscape:
shade & ornamental trees: 24
planting beds: 750 sq ft
rain garden: 1,870 sq ft
lawn areas: 3,150 sq ft

Exhibit B.2
Sherman Street Park: Plan Options



Section C
Little League Fields





Exhibit C.0
Little League Fields: Existing Conditions



Little League Fields
looking north from Sixth Street
bridge over Two Lick Creek to
southern field

Little League Fields
looking south from banks of
Dixon Run to southern ball field



Little League Fields
Two Lick Creek along the south-
ern edge of the ball field area

Little League Fields
looking east across outfield of
southern ball field to Adams
Street



Little League Fields: Existing Photographs



Little League Fields
 looking south at southern ball field near intersection of Sixth and Adams Streets



Little League Fields
 Open parcel located at northeast intersection of Sixth and Adams Streets



Little League Fields
 looking west between northern and southern ball fields



Little League Fields
 looking west from outfield of northern ball field

Little League Fields: Existing Photographs



Little League Fields
 looking north to entrance of
 Lee Street park near parking
 lot along Sixth Street

Little League Fields
 looking south across Sixth Street
 to ball fields



Little League Fields
 looking south from outfield of
 northern ball field near parking
 lot along Sixth Street

Little League Fields
 looking west to parking lot area
 between northern ball field and
 Dixon Run



Little League Fields: Existing Photographs

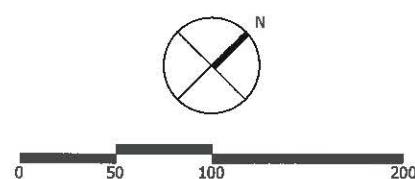


Proposed Elements
 (in addition to existing elements which are to remain in place)

site:
 concrete walks: 500 feet
 parking spaces: 66
 lighting fixtures
 site furnishings
 concession building

landscape:
 shade & ornamental trees: 30
 planting beds: 2,350 sq ft
 rain garden: 3,020 sq ft
 lawn areas: 13,300 sq ft

Exhibit C.1
Little League Fields: Base Plan



Section D
Lee Street Park



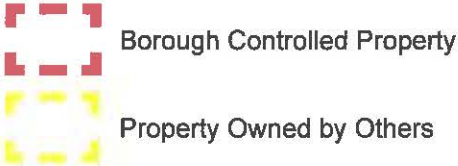
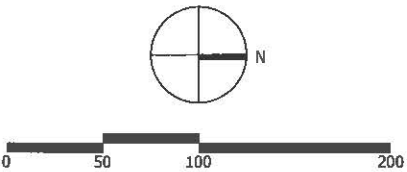


Existing Elements

site:
2 picnic tables
Union Depot Memorial
parking spaces

recreation:
1 basketball court
walking/bike trail

Exhibit D.0
Lee Street Park: Existing Conditions





Lee Street Park
looking north along walking/bike
trail into park at intersection with
Sixth Street

Lee Street Park
detail view of Union Depot exist-
ing building foundation



Lee Street Park
looking north along walking/bike
trail into park

Lee Street Park
looking south along walking/bike
trail at Union Depot Memorial
marking the end of the track



Lee Street Park: Existing Photographs



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Lee Street Park
looking north across park at existing basketball court in the distance



Lee Street Park
looking south along walking/bike trail across park near gas well



Lee Street Park
looking west along walking/bike trail at existing Armstrong Gas well



Lee Street Park
looking west along walking/bike trail at existing basketball court

Lee Street Park: Existing Photographs



Lee Street Park
looking west along Lee Street
at existing Penelec Clymer
Substation

Lee Street Park
looking east into park from
Juniper Avenue



Lee Street Park
looking south into park from
intersection of Lee and Wilson
Streets

Lee Street Park
looking south into park from
Juniper Avenue



Lee Street Park: Existing Photographs

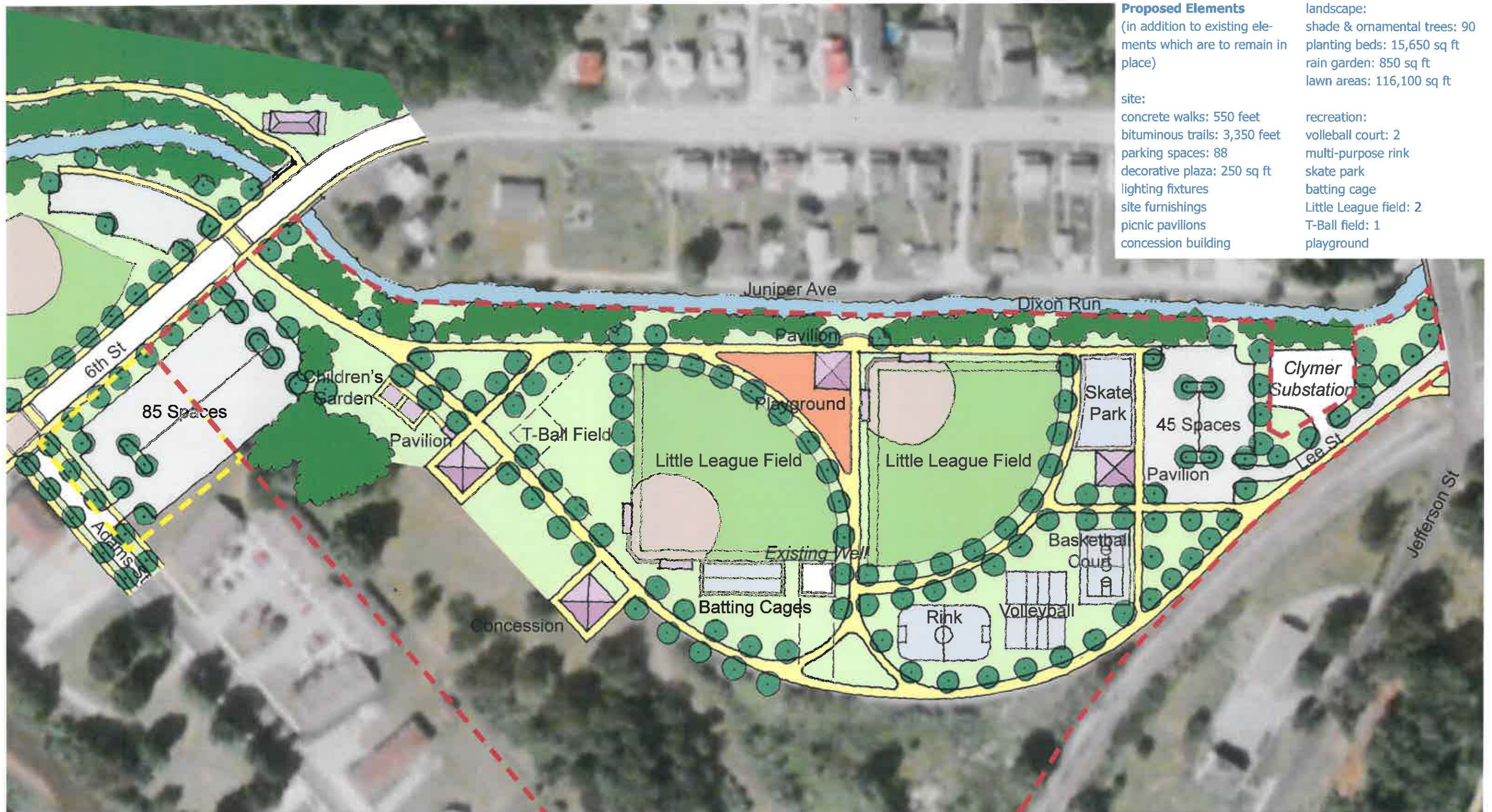
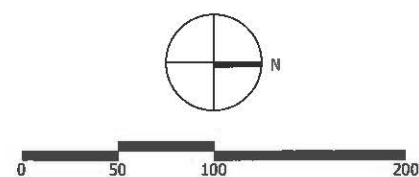


Exhibit D.1
Lee Street Park: Base Plan



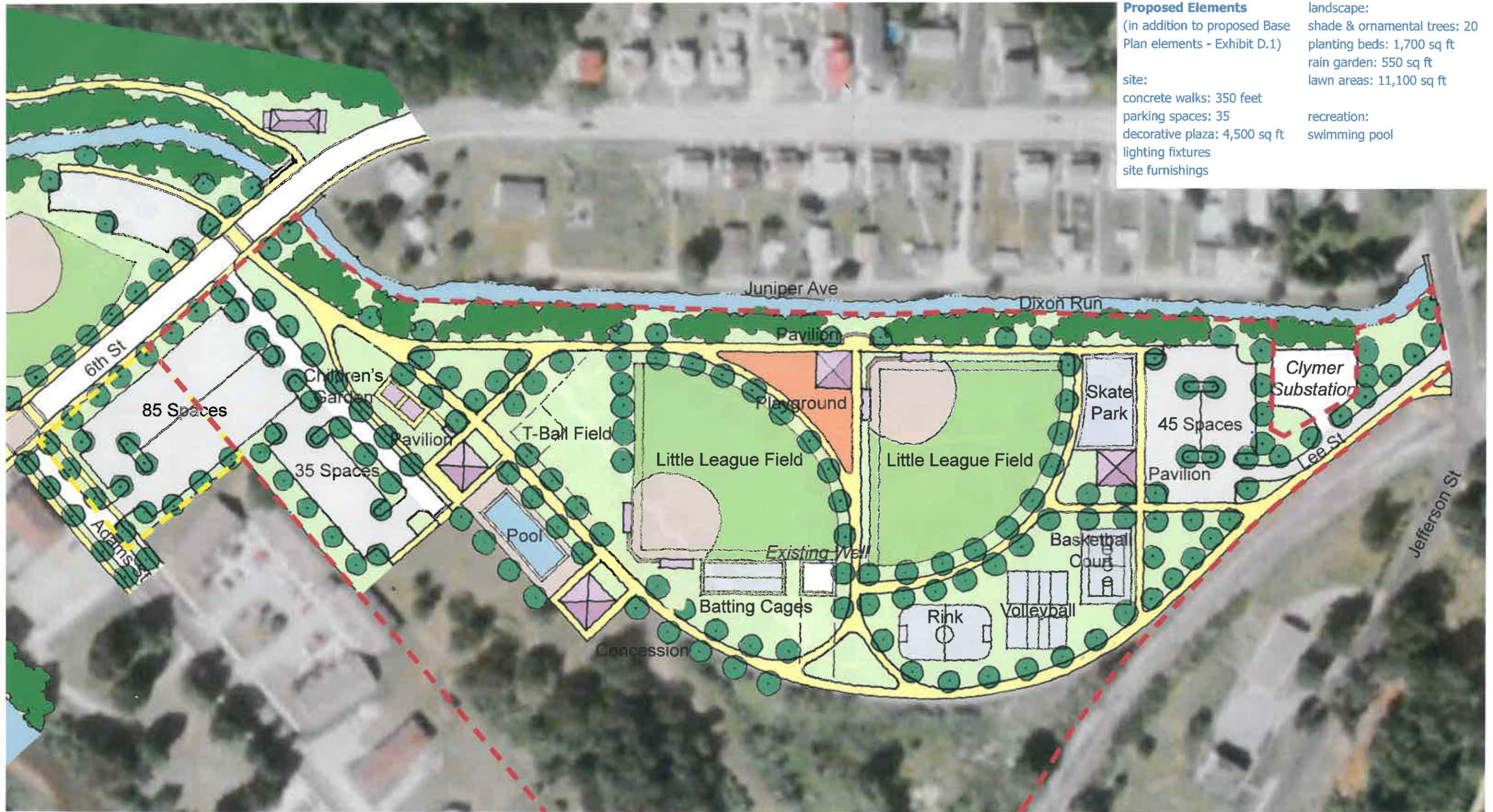
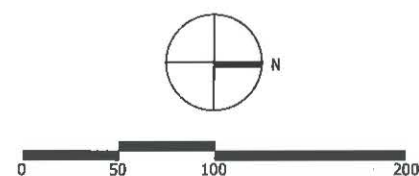


Exhibit D.2
Lee Street Park: Plan Option w/ Pool





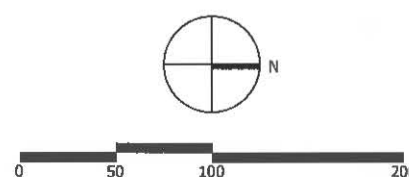
Proposed Elements
(in addition to proposed Plan Option w/ Pool elements - Exhibit D.2)

site:
concrete walks: 1,150 feet
bituminous trails: 850 feet
parking spaces: 60
lighting fixtures
site furnishings

landscape:
shade & ornamental trees: 70
planting beds: 5,850 sq ft
rain garden: 1,880 sq ft
lawn areas: 39,200 sq ft

housing:
senior housing: 16 units

Exhibit D.3
Lee Street Park: Plan Option w/ Senior Housing



Section E
Preliminary Opinion of Probable Construction Costs



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Summary

| Component Name Site Area (AC) | Sherman St. Park 6.35 AC | Little League Fields 4.00 AC | Lee Street Park 10.05 AC | Total 20.40 AC |
|----------------------------------|-----------------------------|---------------------------------|-----------------------------|-------------------|
| | | | | |
| Base Plan | \$538,820.00 | \$321,405.00 | \$1,680,025.00 | \$2,540,250.00 |
| Contingency (20%) | \$107,764.00 | \$64,281.00 | \$338,005.00 | \$508,050.00 |
| Design Fees (10%) | \$53,882.00 | \$32,140.50 | \$168,002.50 | \$254,025.00 |
| Subtotal | \$700,466.00 | \$417,826.50 | \$2,184,032.50 | \$3,302,325.00 |
| | | | | |
| Plan Options | \$143,300.00 | \$0.00 | \$1,255,025.00 | \$1,398,325.00 |
| Contingency (20%) | \$28,660.00 | \$0.00 | \$251,005.00 | \$279,665.00 |
| Design Fees (10%) | \$14,330.00 | \$0.00 | \$125,502.50 | \$139,832.50 |
| Subtotal | \$186,290.00 | \$0.00 | \$1,631,532.50 | \$1,817,822.50 |
| | | | | |
| Total | \$886,756.00 | \$417,826.50 | \$3,815,565.00 | \$5,120,147.50 |
| | | | | |
| Park Cost/AC | \$139,646.61 | \$104,456.63 | \$379,658.21 | \$250,987.62 |
| Park Cost/SF | \$3.21 | \$2.40 | \$8.72 | \$5.76 |
| % of Overall Cost | 17.3% | 8.2% | 74.5% | 100.0% |

Note
Statements concerning probable construction cost and/or detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that GAI has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

Preliminary Opinion of Probable Construction Costs
Summary

Summary

| Component Name | Sherman St. Park 5.75 AC | Little League Fields 4.00 AC | Lee Street Park 6.65 AC | Total 16.40 AC |
|------------------------|-----------------------------|---------------------------------|----------------------------|-------------------|
| Site Area (AC) | | | | |
| Site Preparation | \$75,430.00 | \$50,995.00 | \$241,955.00 | \$368,380.00 |
| Site Infrastructure | \$53,900.00 | \$30,000.00 | \$208,900.00 | \$292,800.00 |
| Site Improvements | \$310,750.00 | \$166,250.00 | \$435,750.00 | \$912,750.00 |
| Landscape Improvements | \$98,740.00 | \$74,160.00 | \$218,420.00 | \$391,320.00 |
| Athletic Improvements | \$0.00 | \$0.00 | \$575,000.00 | \$575,000.00 |
| | | | | |
| Subtotal | \$538,820.00 | \$321,405.00 | \$1,680,025.00 | \$2,540,250.00 |
| Contingency (20%) | \$107,764.00 | \$64,281.00 | \$336,005.00 | \$508,050.00 |
| Design Fees (10%) | \$53,882.00 | \$32,140.50 | \$168,002.50 | \$254,025.00 |
| | | | | |
| Total | \$700,466.00 | \$417,826.50 | \$2,184,032.50 | \$3,302,325.00 |
| | | | | |
| Park Cost/AC | \$121,820.17 | \$104,456.63 | \$328,425.94 | \$201,361.28 |
| Park Cost/SF | \$2.80 | \$2.40 | \$7.54 | \$4.62 |
| % of Base Plan Cost | 21.2% | 12.7% | 66.1% | 100.0% |
| % of Overall Cost | 13.7% | 8.2% | 42.7% | 64.5% |

Note
Statements concerning probable construction cost and/or detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that GAI has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

Detail

| Component Name | Unit Cost | Sherman Street Park | | Little League Fields | | Lee Street Park | | Total |
|--------------------------------|------------------|---------------------|---------------|----------------------|---------------|-----------------|-----------------|-----------------|
| Site Area (AC) | | 5.75 | | 4.00 | | 6.65 | | 16.40 |
| | | | | | | | | |
| Site Preparation | | | | | | | | \$ 368,380.00 |
| Mobilization | lump sum ea | 1 | \$ 25,700.00 | 1 | \$ 15,300.00 | 1 | \$ 80,000.00 | \$ 121,000.00 |
| Land Acquisition | \$ 30,000.00 ac | 0.00 | \$ - | 0.00 | \$ - | 0.00 | \$ - | \$ - |
| Erosion Control | \$ 2,500.00 ac | 2.00 | \$ 5,000.00 | 1.50 | \$ 3,750.00 | 6.65 | \$ 16,625.00 | \$ 25,375.00 |
| Clearing & Grubbing | \$ 2,500.00 ac | 2.00 | \$ 5,000.00 | 1.50 | \$ 3,750.00 | 6.65 | \$ 16,625.00 | \$ 25,375.00 |
| Topsoil Stockpiling (6" avg) | \$ 2.00 cy | 1,615 | \$ 3,230.00 | 1,210 | \$ 2,420.00 | 5,365 | \$ 10,730.00 | \$ 16,380.00 |
| Earthwork | \$ 10.00 cy | 3,230 | \$ 32,300.00 | 2,420 | \$ 24,200.00 | 10,730 | \$ 107,300.00 | \$ 163,800.00 |
| Temporary Seeding | \$ 3,500.00 ac | 1.20 | \$ 4,200.00 | 0.45 | \$ 1,575.00 | 3.05 | \$ 10,675.00 | \$ 16,450.00 |
| | | | | | | | | |
| Site Infrastructure | | | | | | | | \$ 292,800.00 |
| Sanitary Sewer | \$ 70.00 lf | 100 | \$ 7,000.00 | 0 | \$ - | 600 | \$ 42,000.00 | \$ 49,000.00 |
| Sanitary Manholes | \$ 4,000.00 ea | 1 | \$ 4,000.00 | 0 | \$ - | 3 | \$ 12,000.00 | \$ 16,000.00 |
| Storm Sewer | \$ 100.00 lf | 200 | \$ 20,000.00 | 200 | \$ 20,000.00 | 600 | \$ 60,000.00 | \$ 100,000.00 |
| Storm Manholes | \$ 4,000.00 ea | 1 | \$ 4,000.00 | 1 | \$ 4,000.00 | 3 | \$ 12,000.00 | \$ 20,000.00 |
| Storm Inlets | \$ 3,000.00 ea | 2 | \$ 6,000.00 | 2 | \$ 6,000.00 | 6 | \$ 18,000.00 | \$ 30,000.00 |
| Water Main | \$ 60.00 lf | 100 | \$ 6,000.00 | 0 | \$ - | 600 | \$ 36,000.00 | \$ 42,000.00 |
| Fire Hydrants | \$ 2,500.00 ea | 1 | \$ 2,500.00 | 0 | \$ - | 1 | \$ 2,500.00 | \$ 5,000.00 |
| Electric/Phone/TV | \$ 24.00 lf | 100 | \$ 2,400.00 | 0 | \$ - | 600 | \$ 14,400.00 | \$ 16,800.00 |
| Gas | \$ 20.00 lf | 100 | \$ 2,000.00 | 0 | \$ - | 600 | \$ 12,000.00 | \$ 14,000.00 |
| | | | | | | | | |
| Site Improvements | | | | | | | | \$ 912,750.00 |
| Bituminous Drive (24' width) | \$ 80.00 lf | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Bituminous Parking (18' width) | \$ 60.00 lf | 450 | \$ 27,000.00 | 0 | \$ - | 0 | \$ - | \$ 27,000.00 |
| Bituminous Parking Lot | \$ 30.00 sy | 0 | \$ - | 1,150 | \$ 34,500.00 | 2,375 | \$ 71,250.00 | \$ 105,750.00 |
| Gravel Parking Lot | \$ 20.00 sy | 0 | \$ - | 3,350 | \$ 67,000.00 | 0 | \$ - | \$ 67,000.00 |
| Bituminous Curb | \$ 2.50 lf | 1,600 | \$ 4,000.00 | 1,900 | \$ 4,750.00 | 1,350 | \$ 3,375.00 | \$ 12,125.00 |
| Concrete Sidewalk (6' width) | \$ 45.00 lf | 2,950 | \$ 132,750.00 | 500 | \$ 22,500.00 | 550 | \$ 24,750.00 | \$ 180,000.00 |
| Concrete Plaza Paving | \$ 7.50 sf | 2,600 | \$ 19,500.00 | 0 | \$ - | 250 | \$ 1,875.00 | \$ 21,375.00 |
| Asphalt Trail (10' width) | \$ 20.00 lf | 700 | \$ 14,000.00 | 0 | \$ - | 3,350 | \$ 67,000.00 | \$ 81,000.00 |
| Roadway Lights (20' height) | \$ 4,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Parking Lights (20' height) | \$ 4,000.00 ea | 0 | \$ - | 6 | \$ 24,000.00 | 6 | \$ 24,000.00 | \$ 48,000.00 |
| Park Lights (16' height) | \$ 3,000.00 ea | 16 | \$ 48,000.00 | 0 | \$ - | 30 | \$ 90,000.00 | \$ 138,000.00 |
| Metal Benches (6' length) | \$ 1,500.00 ea | 12 | \$ 18,000.00 | 4 | \$ 6,000.00 | 24 | \$ 36,000.00 | \$ 60,000.00 |
| Metal Trash Receptacles | \$ 1,250.00 ea | 6 | \$ 7,500.00 | 2 | \$ 2,500.00 | 6 | \$ 7,500.00 | \$ 17,500.00 |
| Park Identity/Signage | lump sum ea | 1 | \$ 25,000.00 | 1 | \$ 5,000.00 | 1 | \$ 30,000.00 | \$ 60,000.00 |
| Flagpoles | \$ 3,000.00 ea | 3 | \$ 9,000.00 | 0 | \$ - | 0 | \$ - | \$ 9,000.00 |
| Pavilion | \$ 25.00 sf | 240 | \$ 6,000.00 | 0 | \$ - | 3,200 | \$ 80,000.00 | \$ 86,000.00 |
| | | | | | | | | |
| Landscape Improvements | | | | | | | | \$ 391,320.00 |
| Topsoil Spreading (12" avg) | \$ 5.00 cy | 1,615 | \$ 8,075.00 | 1,210 | \$ 6,050.00 | 5,365 | \$ 26,825.00 | \$ 40,950.00 |
| Shade Trees | \$ 450.00 ea | 50 | \$ 22,500.00 | 25 | \$ 11,250.00 | 75 | \$ 33,750.00 | \$ 67,500.00 |
| Ornamental Trees | \$ 300.00 ea | 10 | \$ 3,000.00 | 5 | \$ 1,500.00 | 15 | \$ 4,500.00 | \$ 9,000.00 |
| Evergreen Hedge | \$ 20.00 lf | 800 | \$ 16,000.00 | 400 | \$ 8,000.00 | 1,200 | \$ 24,000.00 | \$ 48,000.00 |
| Mixed Shrub Bed | \$ 7.50 sf | 3,150 | \$ 23,625.00 | 1,100 | \$ 8,250.00 | 7,750 | \$ 58,125.00 | \$ 90,000.00 |
| Groundcover/Perennial Bed | \$ 5.00 sf | 3,300 | \$ 16,500.00 | 1,250 | \$ 6,250.00 | 7,900 | \$ 39,500.00 | \$ 62,250.00 |
| Ornamental/Rain Garden | \$ 10.00 sf | 0 | \$ - | 3,020 | \$ 30,200.00 | 850 | \$ 8,500.00 | \$ 38,700.00 |
| Lawn Seeding | \$ 0.20 sf | 45,200 | \$ 9,040.00 | 13,300 | \$ 2,660.00 | 116,100 | \$ 23,220.00 | \$ 34,920.00 |
| | | | | | | | | |
| Athletic/Rec Improvements | | | | | | | | \$ 575,000.00 |
| Volleyball Court | \$ 12,500.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 25,000.00 | \$ 25,000.00 |
| Multi-Purpose Rink | \$ 75,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 75,000.00 | \$ 75,000.00 |
| Skate Park | \$ 75,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 75,000.00 | \$ 75,000.00 |
| Batting Cage | \$ 10,000.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 20,000.00 | \$ 20,000.00 |
| Ball Field Outfield | \$ 7,500.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 15,000.00 | \$ 15,000.00 |
| Ball Field Infield | \$ 7,500.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 15,000.00 | \$ 15,000.00 |
| Ball Field Drainage | \$ 30,000.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 60,000.00 | \$ 60,000.00 |
| Ball Field Dugouts | \$ 5,000.00 ea | 0 | \$ - | 0 | \$ - | 4 | \$ 20,000.00 | \$ 20,000.00 |
| Ball Field Bleachers | \$ 2,500.00 ea | 0 | \$ - | 0 | \$ - | 4 | \$ 10,000.00 | \$ 10,000.00 |
| Ball Field Fencing | \$ 30,000.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 60,000.00 | \$ 60,000.00 |
| Ball Field Lighting | \$ 10,000.00 ea | 0 | \$ - | 0 | \$ - | 8 | \$ 80,000.00 | \$ 80,000.00 |
| Playground | \$ 40,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 40,000.00 | \$ 40,000.00 |
| Pool | \$ 100,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Concession/Restroom Bldg | \$ 80,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 80,000.00 | \$ 80,000.00 |
| | | | | | | | | |
| Subtotal | | | \$ 538,820.00 | | \$ 321,405.00 | | \$ 1,680,025.00 | \$ 2,540,250.00 |
| Contingency (20%) | | | \$ 107,764.00 | | \$ 64,281.00 | | \$ 336,005.00 | \$ 508,050.00 |
| Design Fees (10%) | | | \$ 53,882.00 | | \$ 32,140.50 | | \$ 168,002.50 | \$ 254,025.00 |
| | | | | | | | | |
| Total | | | \$ 700,466.00 | | \$ 417,826.50 | | \$ 2,184,032.50 | \$ 3,302,325.00 |

Preliminary Opinion of Probable Construction Costs
Base Plan



Summary

| Component Name | Sherman St. Park 0.60 AC | Little League Fields 0.00 AC | Lee Street Park 3.40 AC | Total 4.00 AC |
|------------------------|-----------------------------|---------------------------------|----------------------------|------------------|
| Site Area (AC) | | | | |
| Site Preparation | \$38,845.00 | \$0.00 | \$140,640.00 | \$179,485.00 |
| Site Infrastructure | \$0.00 | \$0.00 | \$393,800.00 | \$393,800.00 |
| Site Improvements | \$61,875.00 | \$0.00 | \$463,250.00 | \$525,125.00 |
| Landscape Improvements | \$42,580.00 | \$0.00 | \$157,335.00 | \$199,915.00 |
| Athletic Improvements | \$0.00 | \$0.00 | \$100,000.00 | \$100,000.00 |
| | | | | |
| Subtotal | \$143,300.00 | \$0.00 | \$1,255,025.00 | \$1,398,325.00 |
| Contingency (20%) | \$28,660.00 | \$0.00 | \$251,005.00 | \$279,665.00 |
| Design Fees (10%) | \$14,330.00 | \$0.00 | \$125,502.50 | \$139,832.50 |
| | | | | |
| Total | \$186,290.00 | \$0.00 | \$1,631,532.50 | \$1,817,822.50 |
| | | | | |
| Park Cost/AC | \$310,483.33 | \$0.00 | \$479,862.50 | \$454,455.63 |
| Park Cost/SF | \$7.13 | \$0.00 | \$11.02 | \$10.43 |
| % of Plan Options Cost | 10.2% | 0.0% | 89.8% | 100.0% |
| % of Plan Overall Cost | 3.6% | 0.0% | 31.9% | 35.5% |

Notes
Statements concerning probable construction cost and/or detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that GAI has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.

Detail

| Component Name | Unit Cost | Sherman Street Park | | Little League Fields | | Lee Street Park | | Total |
|--------------------------------|------------------|---------------------|---------------|----------------------|------|-----------------|-----------------|-----------------|
| Site Area (AC) | | 0.60 | | 0.00 | | 3.40 | | 4.00 |
| | | | | | | | | |
| Site Preparation | | | | | | | | \$ 112,885.00 |
| Mobilization | lump sum ea | 1 | \$ 6,800.00 | 1 | \$ - | 1 | \$ 59,800.00 | \$ 66,600.00 |
| Land Acquisition | \$ 30,000.00 ac | 0.60 | \$ 18,000.00 | 0.00 | \$ - | 0.00 | \$ - | \$ 18,000.00 |
| Erosion Control | \$ 2,500.00 ac | 0.60 | \$ 1,500.00 | 0.00 | \$ - | 3.40 | \$ 8,500.00 | \$ 10,000.00 |
| Clearing & Grubbing | \$ 2,500.00 ac | 0.60 | \$ 1,500.00 | 0.00 | \$ - | 3.40 | \$ 8,500.00 | \$ 10,000.00 |
| Topsoil Stockpiling (6" avg) | \$ 2.00 cy | 485 | \$ 970.00 | 0 | \$ - | 2,745 | \$ 5,490.00 | \$ 6,460.00 |
| Earthwork | \$ 10.00 cy | 970 | \$ 9,700.00 | 0 | \$ - | 5,485 | \$ 54,850.00 | \$ 64,550.00 |
| Temporary Seeding | \$ 2,500.00 ac | 0.15 | \$ 375.00 | 0.00 | \$ - | 1.40 | \$ 3,500.00 | \$ 3,875.00 |
| | | | | | | | | |
| Site Infrastructure | | | | | | | | \$ 393,800.00 |
| Sanitary Sewer | \$ 70.00 lf | 0 | \$ - | 0 | \$ - | 1,200 | \$ 84,000.00 | \$ 84,000.00 |
| Sanitary Manholes | \$ 4,000.00 ea | 0 | \$ - | 0 | \$ - | 6 | \$ 24,000.00 | \$ 24,000.00 |
| Storm Sewer | \$ 100.00 lf | 0 | \$ - | 0 | \$ - | 1,200 | \$ 120,000.00 | \$ 120,000.00 |
| Storm Manholes | \$ 4,000.00 ea | 0 | \$ - | 0 | \$ - | 6 | \$ 24,000.00 | \$ 24,000.00 |
| Storm Inlets | \$ 3,000.00 ea | 0 | \$ - | 0 | \$ - | 12 | \$ 36,000.00 | \$ 36,000.00 |
| Water Main | \$ 60.00 lf | 0 | \$ - | 0 | \$ - | 1,200 | \$ 72,000.00 | \$ 72,000.00 |
| Fire Hydrants | \$ 2,500.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 5,000.00 | \$ 5,000.00 |
| Electric/Phone/TV | \$ 24.00 lf | 0 | \$ - | 0 | \$ - | 1,200 | \$ 28,800.00 | \$ 28,800.00 |
| Gas | \$ 20.00 lf | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| | | | | | | | | |
| Site Improvements | | | | | | | | \$ 525,125.00 |
| Bituminous Drive (24' width) | \$ 80.00 lf | 0 | \$ - | 0 | \$ - | 1,125 | \$ 90,000.00 | \$ 90,000.00 |
| Bituminous Parking (18' width) | \$ 60.00 lf | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Bituminous Parking Lot | \$ 30.00 sy | 0 | \$ - | 0 | \$ - | 1,250 | \$ 37,500.00 | \$ 37,500.00 |
| Gravel Parking Lot | \$ 20.00 sy | 2,075 | \$ 41,500.00 | 0 | \$ - | 2,700 | \$ 54,000.00 | \$ 95,500.00 |
| Bituminous Curb | \$ 2.50 lf | 850 | \$ 2,125.00 | 0 | \$ - | 4,000 | \$ 10,000.00 | \$ 12,125.00 |
| Concrete Sidewalk (6' width) | \$ 45.00 lf | 50 | \$ 2,250.00 | 0 | \$ - | 1,500 | \$ 67,500.00 | \$ 69,750.00 |
| Concrete Plaza Paving | \$ 7.50 sf | 0 | \$ - | 0 | \$ - | 4,500 | \$ 33,750.00 | \$ 33,750.00 |
| Asphalt Trail (10' width) | \$ 20.00 lf | 0 | \$ - | 0 | \$ - | 850 | \$ 17,000.00 | \$ 17,000.00 |
| Roadway Lights (20' height) | \$ 4,000.00 ea | 0 | \$ - | 0 | \$ - | 20 | \$ 80,000.00 | \$ 80,000.00 |
| Parking Lights (20' height) | \$ 4,000.00 ea | 4 | \$ 16,000.00 | 0 | \$ - | 6 | \$ 24,000.00 | \$ 40,000.00 |
| Park Lights (16' height) | \$ 3,000.00 ea | 0 | \$ - | 0 | \$ - | 4 | \$ 12,000.00 | \$ 12,000.00 |
| Metal Benches (6' length) | \$ 1,500.00 ea | 0 | \$ - | 0 | \$ - | 8 | \$ 12,000.00 | \$ 12,000.00 |
| Metal Trash Receptacles | \$ 1,250.00 ea | 0 | \$ - | 0 | \$ - | 2 | \$ 2,500.00 | \$ 2,500.00 |
| Park Identity/Signage | lump sum ea | 0 | \$ - | 0 | \$ - | 1 | \$ 20,000.00 | \$ 20,000.00 |
| Flagpoles | \$ 3,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Pavilion | \$ 25.00 sf | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| | | | | | | | | |
| Landscape Improvements | | | | | | | | \$ 199,915.00 |
| Topsoil Spreading (12" avg) | \$ 5.00 cy | 485 | \$ 2,425.00 | 0 | \$ - | 2,745 | \$ 13,725.00 | \$ 16,150.00 |
| Shade Trees | \$ 450.00 ea | 20 | \$ 9,000.00 | 0 | \$ - | 75 | \$ 33,750.00 | \$ 42,750.00 |
| Ornamental Trees | \$ 300.00 ea | 4 | \$ 1,200.00 | 0 | \$ - | 15 | \$ 4,500.00 | \$ 5,700.00 |
| Evergreen Hedge | \$ 20.00 lf | 300 | \$ 6,000.00 | 0 | \$ - | 1,200 | \$ 24,000.00 | \$ 30,000.00 |
| Mixed Shrub Bed | \$ 7.50 sf | 350 | \$ 2,625.00 | 0 | \$ - | 3,700 | \$ 27,750.00 | \$ 30,375.00 |
| Groundcover/Perennial Bed | \$ 5.00 sf | 400 | \$ 2,000.00 | 0 | \$ - | 3,850 | \$ 19,250.00 | \$ 21,250.00 |
| Ornamental/Rain Garden | \$ 10.00 sf | 1,870 | \$ 18,700.00 | 0 | \$ - | 2,430 | \$ 24,300.00 | \$ 43,000.00 |
| Lawn Seeding | \$ 0.20 sf | 3,150 | \$ 630.00 | 0 | \$ - | 50,300 | \$ 10,060.00 | \$ 10,690.00 |
| | | | | | | | | |
| Athletic/Rec Improvements | | | | | | | | \$ 100,000.00 |
| Volleyball Court | \$ 12,500.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Multi-Purpose Rink | \$ 75,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Skate Park | \$ 75,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Batting Cage | \$ 10,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Outfield | \$ 7,500.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Infield | \$ 7,500.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Drainage | \$ 30,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Dugouts | \$ 5,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Bleachers | \$ 2,500.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Fencing | \$ 30,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Ball Field Lighting | \$ 10,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Playground | \$ 40,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| Pool | \$ 100,000.00 ea | 0 | \$ - | 0 | \$ - | 1 | \$ 100,000.00 | \$ 100,000.00 |
| Concession/Restroom Bldg | \$ 80,000.00 ea | 0 | \$ - | 0 | \$ - | 0 | \$ - | \$ - |
| | | | | | | | | |
| Subtotal | | | \$ 143,300.00 | | \$ - | | \$ 1,255,025.00 | \$ 1,398,325.00 |
| Contingency (20%) | | | \$ 28,660.00 | | \$ - | | \$ 251,005.00 | \$ 279,665.00 |
| Design Fees (10%) | | | \$ 14,330.00 | | \$ - | | \$ 125,502.50 | \$ 139,832.50 |
| Total | | | \$ 186,290.00 | | \$ - | | \$ 1,631,532.50 | \$ 1,817,822.50 |

Preliminary Opinion of Probable Construction Costs
Plan Options