

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: 10/19/2021
Re: Central Park Eight Acre Conceptual Master Plan



The Parks, Recreation & Arts Citizen Advisory Committee reviewed the Central Park Master Plan report developed by SWT with two open houses, citizen, staff and Parks Advisory Committee input. One meeting was in person at City Hall and the other was held on Zoom for resident input. Attached you will find a conceptual plan for the additional eight acres at Central Park. With a price tag of just under nine million dollars for the big picture development there is no way to fund this entire project in the near future, but with grants and other sources of financial assistance we can build out the park over the years. Please keep in mind this is a conceptual plan and over the years things will change and some of the needs will be readdressed as we slowly develop the space. There are some consistencies in the overall project, starting with putting in the loop road from Park Circle Drive to Veterans Place Drive, adding street lights, grading out the main five-acre field that runs along Veterans Place Drive for a large green space for better drainage, everyday use by our residents. The expansion will also lend itself to create opportunities to have additional community events and engagement, adding the six pickle ball courts in parcel #4 or #5 right off Park Circle Drive with some additional parking. We have received the funding for adding the six pickle ball courts through our ARPA funds.

The Parks, Recreation and Arts Citizens Advisory Committee made a motion and voted unanimously to approve the concept of the Central Park Master Plan, and to move the recommendation on to the Committee of Council pertaining to the construction of the loop road, street lighting, grading of the field and the pickle ball courts with additional parking spaces near the courts.

I have attached the Central Park Master Plan and meeting results from our Parks, Recreation & Arts Citizens Advisory Committee meeting on October 9th for your review.

Parks, Recreation & Arts Citizen's Advisory Committee Meeting Results

Saturday October 9th, 2021 at 8:15 AM.

Present

Ward Name

I – Laura Schellenberg

I - Gary Stein

II - Barbara Briggs

III – Alan Politte

IV – Jim Pisoni

Tom McCarthy – Parks Recreation & Arts Director

Mary Ann Mastorakos – Chesterfield City Council

Bob Nation – Chesterfield Mayor

1. Approval of July 14th, 2021 Meeting Results – Meeting was called to order by Vice-Chair Gary Stein at 8:20. Minutes were reviewed and approved.
2. Municipal Planning Grant Central Park Schedule – Handout of the Final Master Plan Report distributed and options discussed to begin implementation with available funds. The committee agreed to start with the loop road, Pickleball courts, main field grading, and lighting. Motion was approved for Tom to forward recommendations to City Council.
3. Logan Park – Phase I plan in process with minor adjustments. Phase II Planning Grant is submitted and awaiting approval.
4. Kilo Art Donation Project – Email update from Rob Kilo: Rob Kilo privately commissioned a Monarch Butterfly statue that is similar to Portal to Metamorphosis. Rob worked with the sculptor, Glory Hartsfield, to create an original custom statue. The statue was approved through the city process and will be provided on loan to the city in 5 year increments. It will be located at the beginning of the Riparian Trail extension at August Hill Drive. The concept of Monarch Plaza will require significant fund raising and possibly city funds for completion.

Tom advised that the Parks and Rec department will mount the statue but there are no additional city funds at this time.

5. Don Collins Memorial – Handout distributed with variety of memorial options and associated costs. Committee will review and discuss further at next meeting.

6. ARPA Funds Update – Handout distributed from the Chesterfield City Administrator outlining the impact of the Federal American Rescue Plan Act (ARPA) on Chesterfield. This detailed how much the city will receive, what the funds can be used for along with any restrictions, and the timing/reporting requirements of the funds. It also included a list of potential items to be funded and the estimated cost of each.

7. Holiday Tree Lighting – Event planned for December 4th at Central Park and will include a Santa Dash, Candy Cane Hunt and Tree Lighting ceremony. Volunteers will be needed to help with the event.

8. Nominations for Chair, Vice Chair and Secretary – Tom reminded the committee to begin thinking about nominations for these positions.

9. Unfinished Business – Tom provided updates on the Eberwein Park trail reconstruction, Monarch Levee Trail extension and Riparian Trail extension.

10. New Business – None.

The meeting was adjourned at 9:10 AM.

Central Park Master Plan

Final Master Plan Report

August 27, 2021



ACKNOWLEDGEMENTS

CITY OF CHESTERFIELD

THOMAS MCCARTHY | DIRECTOR OF PARKS, RECREATION AND ARTS
STEVE JARVIS | ASSISTANT DIRECTOR OF PARKS, RECREATION AND ARTS
JASON BAUCOM | SUPERINTENDENT OF ARTS & ENTERTAINMENT
KARI JOHNSON | SUPERINTENDENT OF RECREATION
ANN-MARIE STAGOSKI | EXECUTIVE ADMINISTRATIVE ASSISTANT

PLANNING TEAM

JAY WOHLSCHLAEGER | PARTNER-IN-CHARGE
SCOTT RUNDE | PROJECT MANAGER
WES HAID | PRODUCTION LEAD



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INTRODUCTION

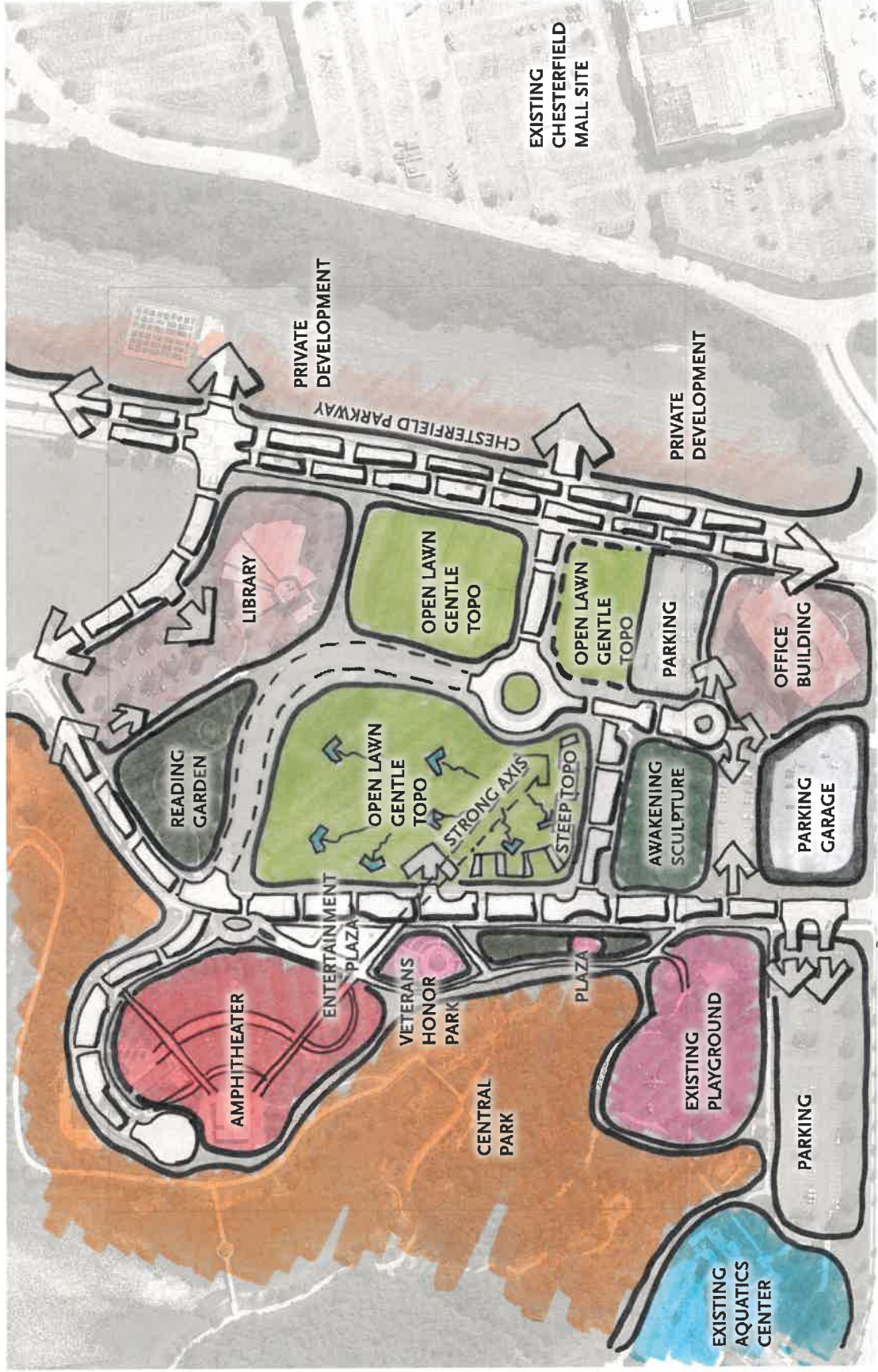
The City of Chesterfield, MO engaged SWT Design in the Winter of 2020 to conduct a parks master plan for an expansion of Central Park. The study area highlighted in the aerial image below includes approximately eight acres of undeveloped land directly to the east of Central Park. As a master plan, this document details the engagement and design process conducted with city representatives and the wider Chesterfield community that resulted in the final master plan concept for the expansion of Central Park. Included in this master plan document is a summary of feedback received from the community, a series of concept plans, the final master plan and an opinion of probable construction cost for the implementation of the master plan.

EXISTING CONDITIONS

The existing Central Park is approximately 55 acres in size and is located just off Chesterfield Parkway to the west of the Chesterfield Mall property and Sachs Branch Public Library. The existing park has a wide variety of amenities geared to users of all ages and interests. Some of the existing amenities and programming within the park includes trail networks, lake, playgrounds, amphitheater, aquatic center, restrooms, picnic areas, pavilions, memorials, and public art. The expansion area is located directly between Sachs Branch Library to the north and existing office buildings to the south. The site has previously been utilized for agricultural purposes and flexible use space for special events.



SITE ANALYSIS



SITE ANALYSIS, CONT.

FIELD VISIT

The design team visited the project site on February 26, 2021 to view existing conditions of the project site and surrounding context. The expansion project site is largely undeveloped with the exception of sewer structures located within right-of-way for a future roadway that bisects the 8 acre area.

Directly to the east of the expansion parcel the site is bounded by Chesterfield Parkway and the adjacent Chesterfield Mall property. Veteran's Place Drive run along the west side of the expansion site. The west side of the site also includes the Chesterfield Amphitheater, Veterans Honor Park, and Central Park lake. The Chesterfield Family YMCA and Sach's Branch Library are located to the north of the project site. Directly to the south of the project site includes open space which houses the "Awakening" sculpture along with parking lots, a parking garage and an office building.

The existing site area generally slopes east to west and is currently roughly graded and surfaced with turf type grasses.





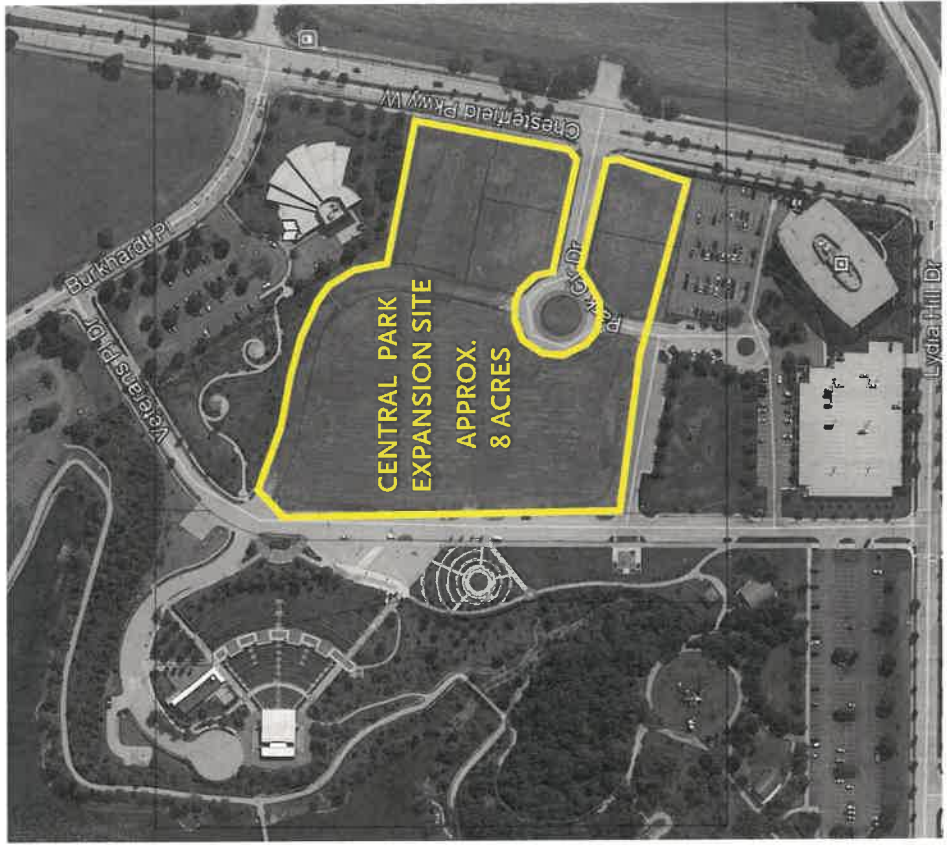
ALIGNMENT WITH EXISTING PLANS

PARKS, RECREATION & ARTS MASTER PLAN KEY RECOMMENDATIONS

- Enhance the new park space for everyday use of residents
- Land has been purchased for expansion of Central Park
- Build Loop Road to provide better traffic flow and additional parking for the park.
- Build pickleball complex in the new space to provide the community with additional park amenities at a central location.

POTENTIAL PROGRAMMING IDEAS BASED ON PREVIOUS PLANNING DOCUMENTS

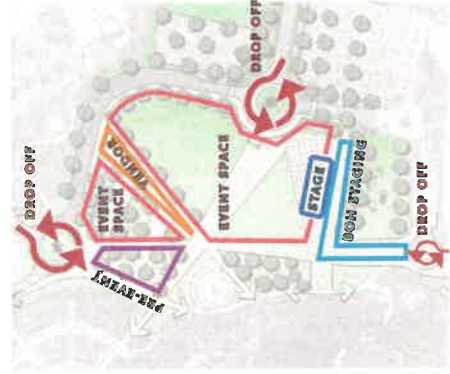
- Flexible event space for more community programs
- Event / passive use lawn and hardscape plaza space
- Unique shade structures and interactive lighting
- Landforms / berms / terraced seating areas
- Sculpture and public art
- Permanent and/or temporary parking
- Roadway removal / realignment
- Future development / parking around park



CONCEPT DESIGN ALTERNATIVES



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 PRIMARY REINFORCED EVENT LAWN / OPEN TURF
 - 03 SECONDARY EVENT LAWN / OPEN TURF
 - 04 KEY ENTRANCE PLAZAS
 - 05 CENTRAL CIRCULATION SPINE / PLAZA
 - 06 POTENTIAL STAGE SETUP LOCATION
 - 07 SLOPED / TERRACED SEATING LAWN
 - 08 STREET BUILD OUT, VENDOR / EVENT STAGING
 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 ENTRY SCULPTURE/FEATURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 NEW ROUNDABOUT



CONCEPT A

This concept reflects the formal geometry of the amphitheater and Veterans Honor Park. Extending from the south amphitheater entry walk a central spine connects to the Veterans Honor Park and an expanded Entertainment Plaza before continuing through the expansion property to a new park pedestrian entry at the Park Circle Drive roundabout. The grade in the expansion parcel is proposed to be cut down so it feels like a continuation of the existing park and the addition of walls along Park Circle drive will create an overlook into the park from the roundabout and an entry stair with

accessible walks down into the expanded park.

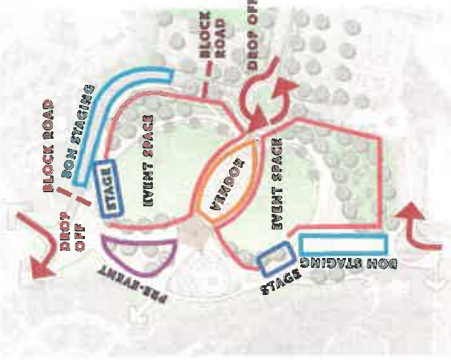
Two lawn panels in the center of the property provide open space for festival gathering and open park use. A large plaza at the south end of the park provides a location for event stage setup and seasonal activities. A system of walks throughout the site and along the perimeter connect to the existing park walks and provide shaded seating and vendor booth setup opportunities within the expansion site. Between these walks are additional green space for play, art installations or landscape areas.



CONCEPT DESIGN ALTERNATIVES



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
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EVENT USE DIAGRAM

CONCEPT B

This concept is organized around two large event lawns / open green spaces located north and south of a central plaza. The plaza is anchored on the west edge by a large signature shelter that can be programmed for festivals and provide an additional shelter within the park. The east end of the plaza terminates at the Park Circle Drive entry.

The lawn panels and paved plazas and walks create a multiuse event space and provide a variety of park use areas. Plaza areas at the north and south

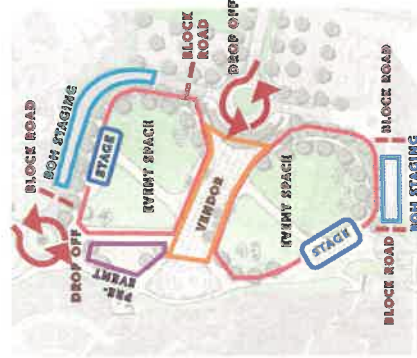
ends of park expansion create pedestrian entries and social spaces. These areas are sized and oriented to support festival stages at each location for flexibility in configuration and allow for multiple smaller events to occur at one time within the park. The west side perimeter walk engages tree filled edges to the park and access to shade structures located along the edge of the lawn panels. The tree filled edge on the south side of the park encompasses The Awakening, bringing it even more into the park. Overall the perimeter walks, plazas, and central plaza will support a variety of events and activities while creating a perimeter trail with connections to adjacent sidewalks and internal park trails.



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 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 NEW ROUNDABOUT



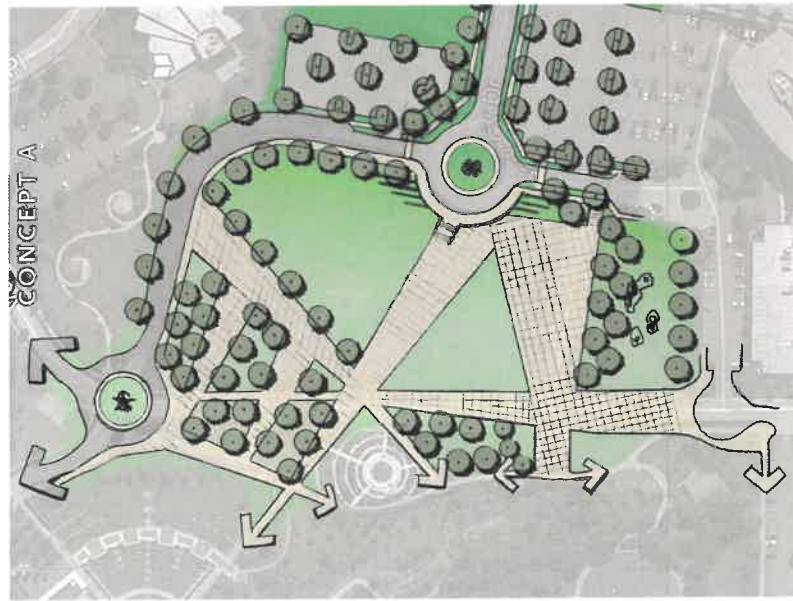
CONCEPT C

Similar to the other concepts the expansion parcel is proposed to be lowered to match the existing park, creating an overlook at the Park Circle Drive roundabout. The overlook is expanded to include a trellis or shade structure and social gathering space with the stairs and accessible walk down into the park moved to the north and south ends of the overlook. This expanded area will be a landmark from Chesterfield Parkway and within the park, creating a visual entry for Central Park on the east side.

Within the expansion property a central paved spine leads from the east

park entry to the Veterans Honor Park and the expanded entertainment plaza. The event lawn is divided into four panels separated by the spine and internal circulation walks. The Awakening is incorporated into the southeast lawn panel and the other three lawn areas can be activated with sculpture installations. The shape of the lawn panels overlap the central spine creating areas for shade structures that engage the spine and lawn. A smaller plaza at the north end of the park provides a secondary activity area. Perimeter walks connect to the existing park walks and provide shaded seating and vendor booth setup opportunities.

CONCEPT ALTERNATIVES COMMUNITY FEEDBACK



1.52



2.06



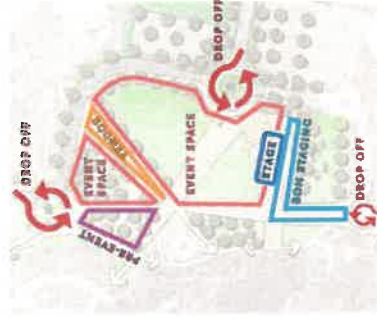
2.46

Community was asked to identify their preferences, likes, and dislikes of each concept via an online survey. 50 people participated over approximately two weeks from March 18th to March 31st. Overall the community members who respond to the online survey preferred Concept C. (the numbers below each concept above is an aggregate score based on a number one preference ranking receiving three points, number two priority receiving two points and number three priority receiving one point.)

CONCEPT A - COMMUNITY FEEDBACK SUMMARY



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- 01 ENTERTAINMENT PLAZA AREA
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 - 13 NEW DROP OFF ZONE
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PROS

- Removal of Veteran's Place Dr. thru the Park
- Incorporation of Awakening into the Park
- Green space and separate lawns for use
- Large walkways / paved areas for events
- Incorporation of shade trees

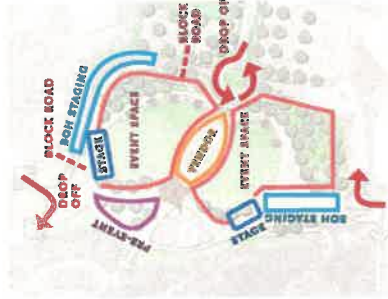
CONS

- Design too angular/geometric/rigid
- More green space should be included/minimize paving
- Would like to see inclusion of shade/pavilion structure
- Additional parking is needed
- Should include location for more than one stage
- Should include feature for use outside festivals / community events
- Concerned closing road will limit access to center of park

CONCEPT B - COMMUNITY FEEDBACK SUMMARY



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- 01 ENTERTAINMENT PLAZA AREA
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 - 14 ENTRY SCULPTURE / FEATURE



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Like the organization and flexibility of spaces, aesthetically pleasing design, balanced hardscape and softscape areas
- Like the iconic pavilion, terraced seating and shade structures
- Like the option for multiple events

CONS

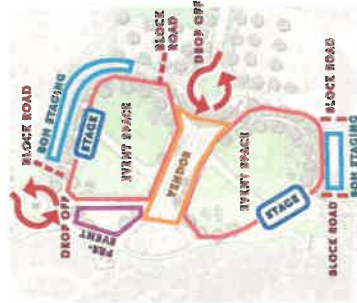
- More green space should be included/ minimize paving
- Additional parking is needed
- Awakening feels separated from the park
- Concerned closing road will limit access to center of park
- Consider including park features not geared toward festival use



CONCEPT C - COMMUNITY FEEDBACK SUMMARY



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 ICONIC PAVILION / SHADE STRUCTURE
 - 03 MAIN REINFORCED EVENT LAWN / OPEN TURF
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 - 15 NEW ROUNDABOUT



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Lots of multifunctional space, like the increase scale of open spaces, seems like it would work well for festivals
- Like the pavilion location, traffic flow and, connection of walkways
- Like the inclusion of art and Awakening into the space
- Like the central spine with shade structures and space for vendors during events.

CONS

- Could you a bit more visual interest
- More continuous green space should be included / minimize paving
- Concerned closing road will limit access to center of park and limit traffic flow
- Consider including park features not geared toward festival use

FINAL MASTER PLAN - PRESENTED AT OPEN HOUSE 2

OVERVIEW

The final master plan for the Central Park eight acre expansion encompasses the vision of the community which provides a flexible use space that enhances the property for everyday park use as well as potential future events that could be housed on the site. The concept plans developed throughout the process along with input from city officials, staff, and the community are incorporated into the development of the final master plan. This concept plan will complement the existing uses and amenities in the surrounding park area and provides new amenities which will further enhance the functionality, aesthetics, and activity within the space.

FLEXIBLE USE OPEN SPACE

A key element of this plan was to maintain the existing openness of the site to the extent possible while also providing spaces which can be utilized for various uses. The design provides for large connected opens spaces to be integrated directly into the east end of the existing Central Park. This will allow for a multitude of uses ranging from everyday passive park use to special events with more intense use of the space.

SITE CIRCULATION

The elimination of Veteran's Place Dr. along the park paired with the removal of the drive directly north of the "Awakening" will provide the space with a more direct connection into the existing trails and pedestrian network located in Central Park. The proposed walkways are designed to strike a balance of providing sufficient size for everyday and special event use, while minimizing the amount of impervious area that is added to the project size. Vehicular circulation will be maintained by implementing the previously planned roadway that connects from Park Circle Dr. north to Veteran's Place Dr. Parking is added along the new drive and the east portion of the property to help ensure sufficient access to the site by community members. ADA accessible parking is planned to be located near key activity hubs on the project site to provide more direct access for special events and the existing Veteran's Honor Park.

LANDSCAPE AND STORMWATER MANAGEMENT

The large open spaces located within the project site will be largely surfaced with turfgrass to allow for maximized flexible uses of the space. The intent of this plan as further detail is developed is to incorporate planting areas where appropriate that are composed of native plant species which will provide habitat and food sources for pollinators and other beneficial native insects and organisms. The periphery of the open spaces should be planted with canopy trees to help provide shade in the area. The design and installation of stormwater BMPs (best management practices) will be coordinated with MSD and incorporated into the site as the project develops.

PAVILIONS AND OTHER SITE AMENITIES

This design includes the incorporation of an iconic shade structure which can function as an activity hub, transition space for special events, and for everyday use. A pergola structure along the existing Park Circle Dr. can provide a comfortable gathering space and overlook into the park. Additional site amenities that should be incorporated into the site as the plan is developed should include site furnishings, utilities to support site uses, lighting, and directional signage. This plan also includes the incorporation of pickleball courts to help provide access to this type of recreational amenity to the surrounding community in this portion of the City. The intent of this plan is to utilize the site's topography to provide seating opportunities along the east edge of the main open space for everyday passive use and special events. It was also mentioned during the public meeting that there was a desire to incorporate public restrooms into the design to allow for better access to this amenity in the area.

PUBLIC ART

This plan seeks to more directly integrate the existing "Awakening" sculpture piece into the park. Additionally, this plan calls for incorporating other public art pieces into the site when opportunity allows.

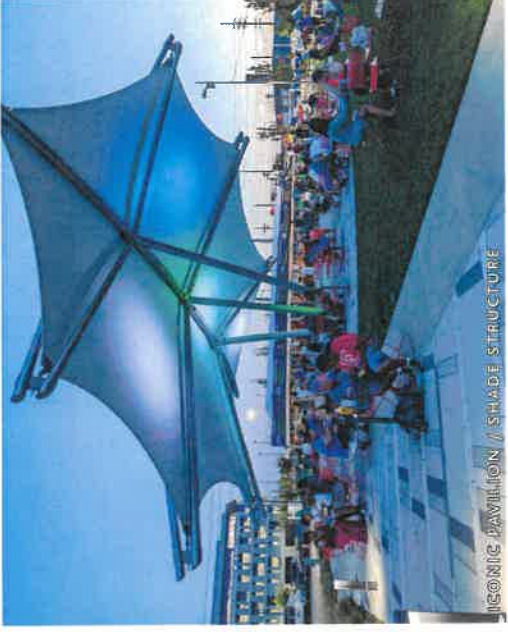




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 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 OVERLOOK PLAZA / PERGOLA
 - 12 POTENTIAL FUTURE PARKING
 - 13 ACCESSIBLE PARKING
 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 PICKLEBALL COURTS (6 TOTAL)



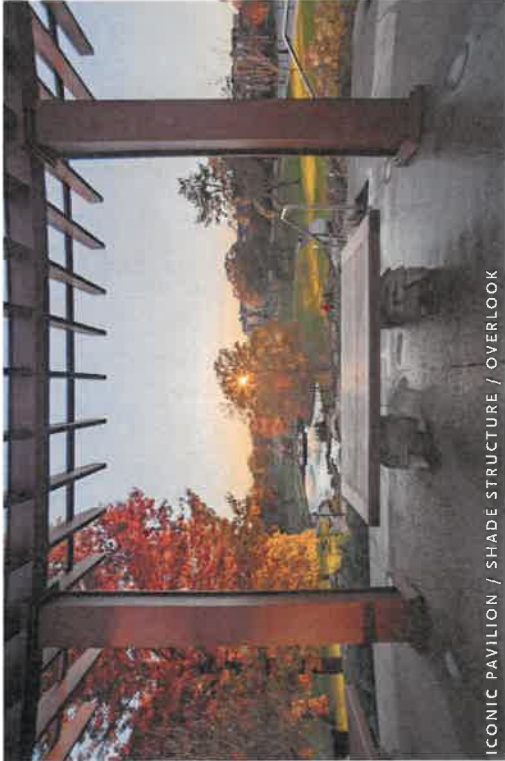
FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.



FINAL MASTER PLAN - CONCEPT IMAGERY

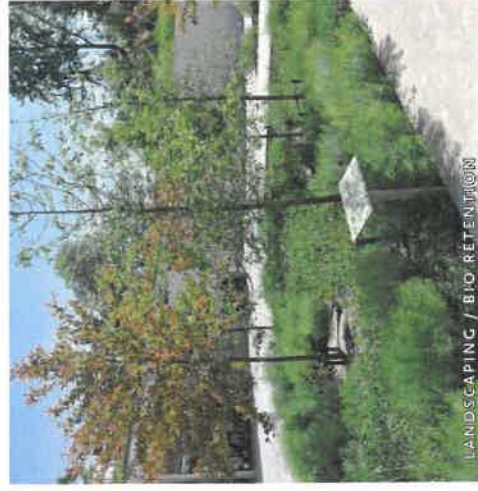


Example concept imagery presented at open house #2.

FINAL MASTER PLAN - CONCEPT IMAGERY



FLEXIBLE PASSIVE USE SPACE



Example concept imagery presented at open house #2.



COST OPINION / CONCLUSION

Included on the next page is an opinion of probable construction costs for the implementation of the Central Park Expansion master plan. The costs are based on available information obtained by the design team during the master plan phase of work, and should be refined as design development continues and more detail is defined. Costs are based on 2021 construction costs and are subject to fluctuation in the market place. This information is to be used in conjunction with the master plan to establish a logical sequence of budgeted projects to be implemented by the city of Chesterfield.

CONCLUSION

The master plan is only the first step in the successful expansion of the Central Park property. Following the completion of this planning effort, The City will proceed with phasing the design and implementation of this master plan. It is anticipated to complete the design in multiple phases funded through a combination of sources including the Municipal Park Grant program, budgeted funds, and in-house construction services.

1 Demolition & Site Prep

Item	Quantity	Unit	Unit Cost	Subtotal
Erosion Control	1	al	\$15,000.00	\$15,000.00
Earthwork - Grading	1	al	\$25,000.00	\$25,000.00
Earthwork - Haul Off	1	al	\$190,000.00	\$190,000.00
Roadway Removal	1	al	\$185,000.00	\$185,000.00
Misc. Site Removals (Lighting, Furnishings, Walkways, etc.)	1	al	\$40,000.00	\$40,000.00
Sewer / Water Utility Modifications	1	al	\$100,000.00	\$100,000.00
Electrical Utility Modifications	1	al	\$70,000.00	\$70,000.00
Subtotal				\$585,000.00

2 Hardscape

Item	Quantity	Unit	Unit Cost	Subtotal
New Roadway - Incl. base, curbs, and gutters	1	al	\$300,000.00	\$300,000.00
New Comfort Station - Mens/Womens, Family Room, Storage, Med	1	al	\$1,200,000.00	\$1,200,000.00
Concrete Walkway - Standard Broom Finish	124,000	sf	\$10.00	\$1,240,000.00
Asphalt Parking Areas - Including paving, curbs, etc., striping	67,500	sf	\$6.00	\$405,000.00
Pickleball Courts - 6 courts	1	al	\$300,000.00	\$300,000.00
Pergola Structure - approx. 120 LF - metal structure	1	al	\$200,000.00	\$200,000.00
Iconic Pavilion Structure - Tensioned Fabric Structure	1	al	\$750,000.00	\$750,000.00
Site Lighting (Stripped Street Lighting, Pedestrian Lighting, etc.)	1	al	\$300,000.00	\$300,000.00
Pre-event Area Fencing - 6' Coated Chainlink	580	lf	\$45.00	\$26,100.00
Terraced Seatwalls - Stripped Natural Stone Slabs	125	ton	\$50.00	\$6,250.00
Entry Plaza Hardscape Improvements	1	al	\$120,000.00	\$120,000.00
Pedestrian Guardrail	225	lf	\$150.00	\$33,750.00
Retaining Wall (avg. 3' ht.)	675	sf/ft	\$45.00	\$30,375.00
Subtotal				\$4,973,975.00

3 Landscape

Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees	85	3" Cal.	\$600.00	\$51,000.00
Flowering Trees	12	2" Cal.	\$440.00	\$5,280.00
Evergreen Trees	12	8" ht	\$480.00	\$5,760.00
Planting Area (Shrubs, Perennials, Amended Topsoil, and Mulch)	35,000	sf	\$4.50	\$157,500.00
Turf (assumed some topsoil can be salvaged from site)	248,300	sf	\$0.75	\$186,225.00
Subtotal				\$495,765.00

4 Storm Water Enhancement / Bio-swales

Item	Quantity	Unit	Unit Cost	Subtotal
BMPs WQ Basins	13,500	sf	\$4.00	\$54,000.00
Bio-swales (Parking Lots)	400	lf	\$25.00	\$10,000.00
Subtotal				\$64,000.00

5 Miscellaneous

Item	Quantity	Unit	Unit Cost	Subtotal
Bollards	80	ea	\$1,000.00	\$80,000.00
Site Furnishings	1	al	\$50,000.00	\$50,000.00
Sculpture / Public Artwork	1	al	\$75,000.00	\$75,000.00
Entry Signage	1	al	\$50,000.00	\$50,000.00
Subtotal				\$255,000.00

6 Irrigation

Item	Quantity	Unit	Unit Cost	Subtotal
Irrigation	142,000	sf	\$1.25	\$177,500.00
Subtotal				\$177,500.00

Sub Total:	\$6,461,240.00
8% Contractor's General Conditions & Mobilization	\$516,899.20
7% Contractor Overhead and Profit	\$452,286.80
12% Design and Engineering/Permitting Fees	\$775,948.80
10% Construction Contingency	\$646,124.00
Grand Total:	\$8,852,498.80

KEY

- ea. - each
- lf. - linear foot
- cy. - cubic yard
- sq. - square yard
- ls. - lump sum
- sf. - square foot
- al. - allowance
- sf/ft. - square foot of wall face
- sf. - cubic yard
- sq. - square yard
- N.I.C. - not in contract
- Cal. - caliber
- Ht. - height

