

CITY PARK MASTER PLAN

Prepared by Dougherty Landscape Architects

Adopted June 26, 2017

Resolution No. 1225



CITY PARK MASTER PLAN

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CITY PARK

CONCEPTUAL MASTER PLAN



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CITY OF VENETA

JUNE 5th, 2017

0 5 15 30 60 120
SCALE: 1"=30'-0"



CITY OF VENETA: CITY PARK
CONCEPTUAL MASTER PLAN: DRAFT COST ESTIMATES

	Qty	Unit	Unit Cost	Cost	Notes
Direct Construction Costs					
<u>Site Preparation and Earthwork</u>					
Demolition and Removals	1	Allow	10,000.00	10,000	
Stripping	1	Allow	3,000.00	3,000	
Rough Grading and Fill (12") at Lawn	49,000	SF	1.10	53,900	
Rough Grading and Fill (15") at Informal Lawn / Meadow	34,000	SF	1.40	47,600	
Import 8" topsoil at all new landscape areas	2,600	CY	25.00	65,000	
Site Utility Work	1	Allow	10,000.00	10,000	
Subtotal: Site Prep and Earthwork					189,500
<u>Paving and Paths</u>					
Parking Lot Improvements	6,000	SF	5.00	30,000	
Concrete Multi-modal Path	20,000	SF	6.00	120,000	
Soft Surface Multi-modal Path	4,200	SF	2.50	10,500	
Subtotal: Paving and Paths					160,500
<u>Site Features and Furnishings</u>					
Playground Equipment	1	Allow	75,000.00	75,000	
Wood Chip Play Surfacing, Sub-base and Drainage	5600	SF	5.00	28,000	
Park Signage	1	EA	1,500.00	1,500	
Park Benches	5	EA	1,200.00	6,000	
Picnic Tables with Concrete Pads	5	EA	1,400.00	7,000	
Subtotal: Site Features & Furnishings					117,500
<u>Landscaping</u>					
Irrigated Plant Beds	19,000	SF	4.00	76,000	
Stormwater Treatment Area	3,800	SF	4.00	15,200	
Trees	57	EA	200.00	11,400	
Irrigated Lawn	43,500	SF	2.50	108,750	
Informal Lawn / Meadow	34,000	SF	1.25	42,500	
Subtotal: Landscaping					253,850
<u>Structures</u>					
New Pre-fabricated Restroom	1	Allow	100,000.00	100,000	
Existing Shelter Restoration	1	Allow	10,000.00	10,000	
Sun Decks (Pool Expense)			0.00	0	
Interpretive Viewing Area	1	Allow	10,000.00	10,000	
Raised Platform w/ Shade Structure	1	Allow	25,000.00	25,000	
Subtotal: Structures					145,000
Subtotal: Direct Constr. Cost (DCC)					866,350
Indirect Construction Costs and Contingencies	20% DCC			173,270	Mobilization, Overhead, Contractor Profit, etc.
Direct Development Costs	20% DCC			173,270	Design, Permits, Testing, etc.
TOTAL PROJECTED EXPENSES					1,212,890

Preliminary Implementation Plan

Year	Item / Description	Cost
2017	Tree Removal <ul style="list-style-type: none">Remove all existing hazard trees as designated by arborist and others as required to implement park master plan	TBD
2017	Topography / Boundary Survey and Wetland delineation <ul style="list-style-type: none">Contract with a surveyor to document all existing above and below ground objects and utilities. All legal boundaries and topography to be documented as needed for park planning and design.Contract with a consultant to prepare a wetland delineation that documents boundaries of all classified wetlands.	TBD
2017	Preliminary Park Design (through Design Development) <ul style="list-style-type: none">Contract with an A/E team to design all the park improvements. This will generally include parking, restroom, playground, shelter improvements, lighting, utilities, grading and drainage, pathways, irrigation and landscaping.	TBD
2017-2018	Phase I Documentation <ul style="list-style-type: none">A/E team to prepare bid and construction documents for new playground, parking lot, restroom and associated improvements.	TBD
2018	Phase I Construction <ul style="list-style-type: none">Contract with construction contractor to install new playground, parking lot, restroom and associated improvements.	TBD
2018-2019	Phase II Documentation <ul style="list-style-type: none">A/E team to prepare bid and construction documents for main lawn, pathways and associated improvements.	TBD
2019	Phase II Construction <ul style="list-style-type: none">Contract with construction contractor to install main lawn, pathways and associated improvements.	TBD
2019-2020	Phase III Documentation <ul style="list-style-type: none">A/E team to prepare bid and construction documents for the raised platform, shade structure and associated improvements.	TBD
2020	Phase III Construction <ul style="list-style-type: none">Contract with construction contractor to install for the raised platform, shade structure and associated improvements.	TBD
2020-2021	Phase IV Documentation <ul style="list-style-type: none">A/E team to prepare bid and construction documents for the informal open space, stormwater treatment area, adjacent pathways and associated improvements.	TBD

2021	Phase IV Construction <ul style="list-style-type: none">• Contract with construction contractor to install for the informal open space, stormwater treatment area, adjacent pathways and associated improvements.	TBD
2021-2022	Phase V Documentation <ul style="list-style-type: none">• A/E team to prepare bid and construction documents for the Community Center upgrades and adjacent site improvements.	TBD
	Phase V Construction <ul style="list-style-type: none">• Contract with construction contractor to install for the Community Center upgrades and adjacent site improvements.	TBD