

# CITY PARK MASTER PLAN

Prepared by Dougherty Landscape Architects

Adopted June 26, 2017

Resolution No. 1225



## CITY PARK MASTER PLAN

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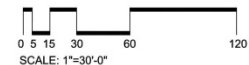


## CITY PARK

### CONCEPTUAL MASTER PLAN

CITY OF VENETA

JUNE 5th, 2017



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

	Qty	Unit	Unit Cost	Cost	Notes
<b>Direct Construction Costs</b>					
<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	
<b>Subtotal: Site Prep and Earthwork</b>				<b>189,500</b>	
<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	
<b>Subtotal: Paving and Paths</b>				<b>160,500</b>	
<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	
<b>Subtotal: Site Features &amp; Furnishings</b>				<b>117,500</b>	
<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	
<b>Subtotal: Landscaping</b>				<b>253,850</b>	
<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	
<b>Subtotal: Structures</b>				<b>145,000</b>	
<b>Subtotal: Direct Constr. Cost (DCC)</b>				<b>866,350</b>	
<b>Indirect Construction Costs and Contingencies</b>	20% DCC			<b>173,270</b>	Mobilization, Overhead, Contractor Profit, etc.
<b>Direct Development Costs</b>	20% DCC			<b>173,270</b>	Design, Permits, Testing, etc.
<b>TOTAL PROJECTED EXPENSES</b>				<b>1,212,890</b>	

## Preliminary Implementation Plan

Year	Item / Description	Cost
<b>2017</b>	<b>Tree Removal</b>	TBD
	<ul style="list-style-type: none"> <li>Remove all existing hazard trees as designated by arborist and others as required to implement park master plan</li> </ul>	
<b>2017</b>	<b>Topography / Boundary Survey and Wetland delineation</b>	TBD
	<ul style="list-style-type: none"> <li>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.</li> <li>Contract with a consultant to prepare a wetland delineation that documents boundaries of all classified wetlands.</li> </ul>	
<b>2017</b>	<b>Preliminary Park Design (through Design Development)</b>	TBD
	<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>2017-2018</b>	<b>Phase I Documentation</b>	TBD
	<ul style="list-style-type: none"> <li>A/E team to prepare bid and construction documents for new playground, parking lot, restroom and associated improvements.</li> </ul>	
<b>2018</b>	<b>Phase I Construction</b>	TBD
	<ul style="list-style-type: none"> <li>Contract with construction contractor to install new playground, parking lot, restroom and associated improvements.</li> </ul>	
<b>2018-2019</b>	<b>Phase II Documentation</b>	TBD
	<ul style="list-style-type: none"> <li>A/E team to prepare bid and construction documents for main lawn, pathways and associated improvements.</li> </ul>	
<b>2019</b>	<b>Phase II Construction</b>	TBD
	<ul style="list-style-type: none"> <li>Contract with construction contractor to install main lawn, pathways and associated improvements.</li> </ul>	
<b>2019-2020</b>	<b>Phase III Documentation</b>	TBD
	<ul style="list-style-type: none"> <li>A/E team to prepare bid and construction documents for the raised platform, shade structure and associated improvements.</li> </ul>	
<b>2020</b>	<b>Phase III Construction</b>	TBD
	<ul style="list-style-type: none"> <li>Contract with construction contractor to install for the raised platform, shade structure and associated improvements.</li> </ul>	
<b>2020-2021</b>	<b>Phase IV Documentation</b>	TBD
	<ul style="list-style-type: none"> <li>A/E team to prepare bid and construction documents for the informal open space, stormwater treatment area, adjacent pathways and associated improvements.</li> </ul>	

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