



Spokane Valley Park/Library Conceptual Site Plan



Prepared for:

Spokane Valley Parks and Recreation Department
Spokane County Library District

November 18, 2013

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EXECUTIVE SUMMARY

The purpose of this design effort was to develop a conceptual Master Development Plan for combining a proposed new branch library with a new city owned park. The City of Spokane Valley, partnering with the Spokane Valley Library District envisioned the creation of a 'Placemaking' opportunity on property the city had recently acquired: an undeveloped, 8.4 acre parcel of ground adjacent to the city's existing Balfour Park. The library's participation is dependent upon the successful passage of a bond within the next five years.

The project approach was based on consistent guidance from a design steering committee and ensuring public participation through several open design meetings. In addition to concept site plans offered by the meeting participants, and based on the consultants' research and experience with similar projects, recommendations and possible solutions for the arrangement and siting of project components were offered for consideration. Consultation with other city agencies such as the City Engineering Department, the City Traffic Engineer and the Spokane Valley Fire Department allowed for regulatory concerns and requirements to be addressed.

Following the presentation of three conceptual master plan options, a consensus of opinion by the public both from written comments and website responses, indicated a preference for a Preferred Alternative plan that located the proposed library at the property's southwest quadrant for the following major reasons:

- Maximum visual exposure and a presence related to Sprague Avenue
- Consideration for ease and safety of vehicular and pedestrian access
- Allowance for adequate parking and service related to the library
- Situating the library to provide for the most favorable transition to park space and activities

Multiple park components were arranged to provide dual use and interaction with the library while also providing public use space for gatherings, anticipated festivals, and other public functions such as:

- Location of a park/library plaza that allowed for a secondary entrance to the library and connected access to other activity areas and to a public performance amphitheater
- Identification of locations for significant public art and opportunities for historical or cultural interpretation experiences
- Siting of added parking for park users that could double for library use during high demand events
- Routing of walks, paths, and emergency access routes to allow for service to performance/restroom facilities, pavilion/picnic shelter and other park elements
- Expansions or additions to existing Balfour Park activities

The review of final recommendations and acceptance of the Spokane Valley Park/Library Conceptual Site Plan were solidified by the public's participation and response to an on-site open house where people could walk the site and were physically oriented to components of the proposed project layout. Based on the conclusions arrived at through the multiple meetings and plan options developed, the review and approval of the Preferred Alternative, Concept Master Plan by the Spokane Valley City Council occurred in October of 2013. Review and approval by the Spokane Valley Library District occurred in early November, 2013.



PREFACE (Text taken from Request for Qualifications)

It is the intent of the City of Spokane Valley and Spokane County Library District to prepare a Master Development Plan for property the City acquired adjacent to Balfour Park. Ultimately, the property is intended to be developed as a city park with a new library sharing the site as a major component of the plan. The 8.4 acre property is currently vacant, undeveloped and is bordered by Sprague Avenue on the south, Herald St. on the west, Main Ave. on the north, Balfour Park, and the Spokane Valley Fire Station to the east. The library building is tentatively planned to be a 30,000 square foot single-level structure on 2.5 acres. There is potential for the Spokane County Library District to acquire additional acreage, depending on final layout or considerations for expansion, for a total of 3.5 acres. Opportunities to identify and develop shared uses between the library and park such as parking and hardscape have been identified as being important to the project, as well as the library and the park having frontage on Sprague Avenue.

The park is envisioned to become a major community gathering place. Although not a complete list, desirable park amenities have been preliminarily identified as: reading garden, public market space, civic plaza and fountain, flag display/veterans' memorial, picnic shelter, performance/gathering space, seasonal café, open space, walking paths, skatepark, and locations for public art or sculpture. Opportunities to incorporate the existing Balfour Park should be explored.

The design process should follow a “Placemaking” approach that promotes enthusiastic public input, user observations, identification of needs, and community aspirations as critical steps in producing spaces that promote public health and well-being. Public participation in the development of the Master Plan is proposed to be an integral part of the process and is strongly desired by the City and Library Board.

Ultimately, the adoption of an approved master plan that includes a new county library is hoped to benefit the challenge of passing a bond in 2014 to construct the new library.



ACKNOWLEDGEMENTS

Special thanks to our Steering Committee:

City of Spokane Valley

Mike Stone, Parks and Recreation Director
Steve Worley, Senior Engineer Public Works

Spokane County Library District

Doug Stumbough, Region II Branch Services Manager
Nancy Ledebauer, Executive Director

Citizen Steering Committee Members to represent the community

Denise Sutton
Mindy Rowe
Linda Thompson

Spokane Valley City Council:

Tom Towey, Mayor
Gary Schimmels, Deputy Mayor
Dean Grafos
Charles E. "Chuck" Hafner
Rod Higgins
Ben Wick
Arne Woodard

City Manager

Mike Jackson

Spokane County Library District Board of Trustees

Chair: Tim Hattenburg
Vice-Chair: Daniel J. Davis
Trustee: Mary E. Lloyd
Trustee: Mark Johnson
Trustee: Sean Morrow

Architectural/Engineering Team

Gary Bernardo - Architect
Dell Hatch - Landscape Architect
Bill LaRue - Landscape Architect



INTRODUCTION

The City of Spokane Valley incorporated March 31, 2003, and is currently the tenth largest city in Washington, encompassing 38.5 square miles. Its current population is approximately 90,000. The City is part of the larger Spokane metropolitan area of approximately 450,000. The City generally considers itself to be a “contract” city, with many core services provided through contracts with private or other public entities.

Spokane County Library District is a municipal corporation established by voters in 1942 under provisions of RCW 27.12.040. An independent special purpose district, its sole purpose is to provide public library services to the unincorporated county and the affiliated cities and towns of Cheney, Deer Park, Fairfield, Latah, Medical Lake, Millwood, Rockford, Spangle, Spokane Valley and Waverly (annexed to District); and Airway Heights (contracting with District). Covering 1,700 square miles with 10 libraries serving more than 255,000 residents, Spokane County Library District is the largest public library system in Spokane County and one of the 10 largest in the State of Washington. A five-member Board of Trustees appointed by Spokane County Commissioners governs the District. A Board-appointed library director serves as chief administrator.

The City of Spokane Valley has purchased approximately 8.4 acres adjacent to Balfour Park in partnership with the District. The site is located at the northeast corner of Sprague and Herald Road. This site is to be planned and developed as a combined park/library site.

This document is the result of a seven month, public involvement planning process initiated by the City and Library District to develop a preferred conceptual master plan and cost estimate for their combined use. The plan and cost estimate are intended to be used as a tool by the Library District to organize and run a public bond for the new Library. Also, the City Parks and Recreation Department will utilize it to update their Parks and Recreation Plan and to develop an implementation strategy to be used for future Capital Projects Planning for funding. A seven person steering committee was organized at the initial project kick off meeting in April 2013 and was comprised of City, Library District Staff and influential members of the community. The steering committee's charge was to provide direction for the design team throughout the design process and to promote enthusiastic public input and user observations. The steering committee helped set the parameters for the design by first developing a mission statement to ensure the project meets the criteria of the original goals and objectives. The steering committee was also instrumental assisting in conducting a series of public meetings to get the necessary public input and involvement for the project. Once direction was then given, the AE team developed a design process around three separate public meetings. The first public meeting was held to present background information to the public, develop programming criteria and engage in a public workshop. The design team took that information along with direction from the steering committee to synthesize the concepts developed by the public at the workshop and refine three very different concepts. These concepts were presented at the second public meeting where the public was encouraged to comment on what they liked and did not like about each concept. The design team took the comments/survey data back and further refined the three concepts into a preferred plan by combining the best liked elements of each plan into the one. That final plan was then presented to the public at an open house held on the site so that the public could envision what the elements would look like on the site. The public turnout was good and the general consensus was very positive and that the park and library will be a much anticipated addition to the community.



MISSION STATEMENT

“Our mission is to develop a community gathering space that provides for flexible public spaces and dynamic interactive experiences that maximize the indoor/outdoor relationships between the park and library.”

Spokane Valley Park/Library Steering Committee 2013



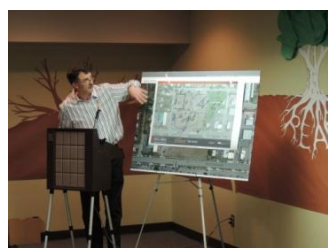
PUBLIC INVOLVEMENT

Public Meeting #1 - Workshop April 22, 2013: 67 citizens attended the workshop with 12 “staff” of Parks, Library, Steering Committee and design team participating. Spokane County Library District (SCLD) and Spokane Valley Parks Department kicked off the workshop by presenting the background leading up to the intent of this plan. The existing Valley Branch Library was originally built in 1955. The west side is original and the east side is an addition. The building was remodeled in 1986 and is undersized for the community. Much needed parking surrounds the building that prevents future additions.

An opportunity presented itself when the City acquired the 8.4 acre Sprague Avenue property located in the heart of the Spokane Valley. In order to maximize investment in the community, the SCLD and the Spokane Valley Parks and Recreation Department entered into a partnership through an inter-local agreement to build a new library on the park site. The agreement was intended to save money by sharing frontage and infrastructure costs. Additionally, the goal of this partnership is to make the site a real centerpiece for the Valley, a once in a lifetime opportunity to help define our community for the next 50-100 years. Parks and Libraries are both real draws: places to learn, discover, play, build healthy communities and provide community gathering spaces. SCLD put up a refundable deposit on the 2.5 acres and have five years to raise money for the project. Before the SCLD asks the voters for bond money they need to have a plan and its associated costs.

As part of its due diligence prior to purchase, the City commissioned a traffic study. One of the main concerns from the traffic study was that the one-way Sprague Avenue westbound presented a challenge for ingress and egress for the new library as well as multimodal connections from the park site to other parts of the city.

The design team made a short presentation designed to define what is meant by “community park” and illustrate the various park elements typically found in a community park. The team then solicited opinions of appropriateness of these elements in this park from the public through the use of photo boards showing a variety of park elements and design motifs. Members of the public were asked to place a colored dot sticker on the elements and motifs that they preferred. Using these dot boards and voting by a show of hands, public opinions were recorded and later used to develop design concepts. Next, the group divided up into nine workshop groups with team captains to develop concepts for the park and library site. Team captains were assigned to present each of their team’s concept to the entire group and record comments.





Public Meeting #2 - Design Presentation/Open House May 20, 2013: The meeting included approximately 40 members of the general public and neighbors. A short slide show was used to show the progress made by the design team in consolidating trends from the nine workshop concepts developed during public meeting #1 into three distinctive conceptual plans. After the slide presentation, the public was invited to move around the room and look at the plans that were on display and speak with members of the design team about the specific design elements. The public was then asked to fill out a survey questionnaire to explain what their favorite concept was and why, and to provide additional comments on other design issues. The survey was also provided on SurveyMonkey.com for those that were interested in taking the online version at a more convenient time, or taking the survey during the meeting with laptop computers that were provided. The next step in the process was to get input from the public and collect survey data to further narrow down the three conceptual site plans into just one hybrid plan. The next public meeting would present that hybrid plan and solicit input for any final changes.





Public Meeting #3 - Open House September 12, 2013: The steering committee and design team met on the new park/library site and set up tent structures where the proposed buildings and amenities would be located within the park. Easels with a conceptual site plan and character sketch boards were set up in the tents depicting the areas of the park the sketches were intended to represent. The steering committee members were at the tents to answer questions from the public about the park plan or individual elements. The individual site elements were staked out on site and flagged so that the public could visualize the scale, locations of the elements and their relationships to one another. Balloons were also used to mark general locations of park elements. Approximately 75 members of the general public and neighbors showed up for the open house. The general consensus of the public was very favorable towards the preferred plan with several questions regarding the Library District plans to run a bond issue next spring and build the new library.





CONCEPTUAL SITE PLAN

Concept A is the culmination of two diagonal building concepts that were developed in the first public meeting workshop. This concept featured art, lighting and landscaping opportunities directly adjacent to Sprague Avenue to promote views into the site and create an exciting presentation of the building from Sprague Avenue. A casual grass amphitheater space is centrally located for gatherings and intended as a summertime movie showing venue as well as other informal miscellaneous civic activities and events. The children's reading garden is located close to the library building and is intended to be a key component to the library reading program and visual interactive extension of the library. The large picnic shelter shown in the northeast quadrant of the park utilizes the existing Balfour Park open space and provides a connection to the existing and expanded activity areas in Balfour Park. This picnic shelter is intended to be rented out by the parks department for large groups and weddings similar to the large shelter at Mirabeau Meadows. Views from within the library building are oriented diagonally to capture the prominent vistas of the park and promote the indoor/outdoor interactive relationship between the building and the park. The library building's predominant north/south footprint is intended to preserve park space and efficiently utilize the parking space adjacent to Herald Road. The small parking lot at the south end of Balfour Park is reorganized and expanded to keep traffic at the south end of the park and reduce traffic that might otherwise expand into the neighborhood along Main Ave. The most predominant feature of this concept is the diagonal orientation of the civic gathering plaza space that extends from Sprague Avenue towards the core of the site. The landscaping and site lighting enhance its prominence as a key feature that will include the public market space as a highly visible hardscaped plaza. Flexibility of vendor set up and versatility of the plaza space for a seasonal cafe and public gathering will be instrumental for making this part of the park successful for the community. This scheme maintains the neighborhood park component of the existing Balfour Park, adding a splash pad and potential for a skate park.

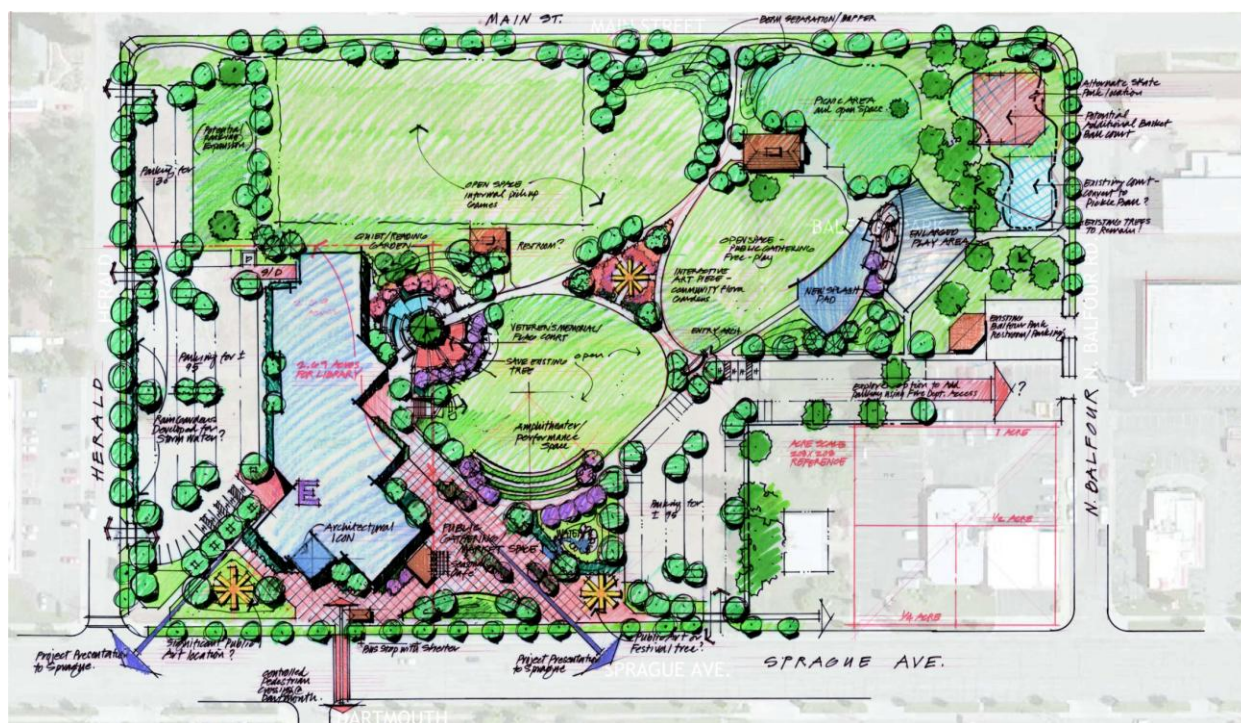


Figure 1: Concept A



Concept B was developed from a combination of diagrams presented at the first public meeting featuring the library building sited at the corner of Sprague Avenue and Herald Road for high visibility and accessibility. Concentrating the library site and civic plaza at the southwest corner of the site was also intended to conserve open natural space in the park to be used as passive recreation. The civic plaza, fountain and flag display/veterans' memorial are all located diagonally in front of the building and close to Sprague Avenue to take advantage of views as seen from one-way traffic headed west on Sprague Avenue. Parking and service are located behind the building but are still maintained at the southern half of the park to keep traffic from entering the neighborhood along Main Ave. The large group picnic shelter in this scheme is located closer to the park parking lot, accessible from a drop off/roundabout for added convenience of group usage. The public market is more flexible and informally located adjacent to the civic plaza, relying on vendor tent set up mostly in the lawn areas and pedestrian circulation, vendor access and service along the hardscape plaza space. A new splash pad is a key element to be added to the play space in existing Balfour Park located adjacent to the existing playground that is planned to be expanded to provide interaction with the splash pad. The idea of a neighborhood skate park was also included in this scheme and is located at the south end of existing Balfour Park near Balfour Road and the Fire Station. This scheme also provides substantially more open/free play space to be enjoyed by the park users and maintains most of the existing uses with some upgrades and additions to Balfour Park.

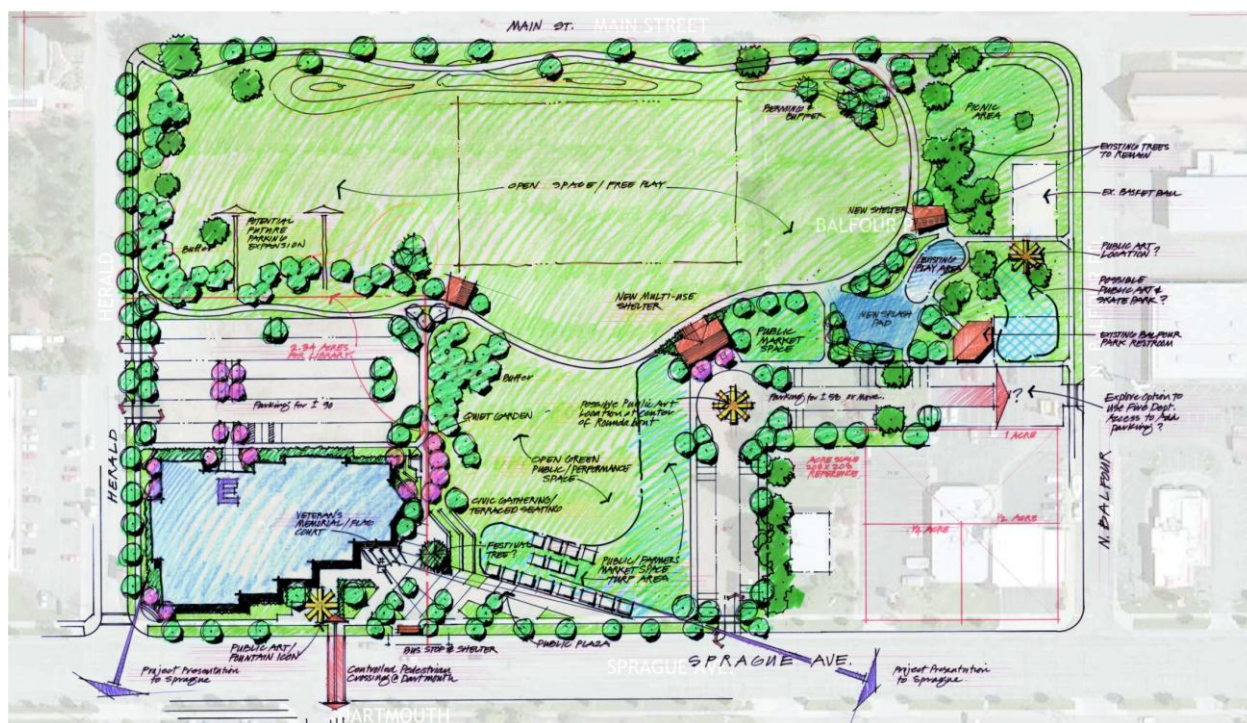


Figure 2: Concept B



Concept C nestles the library building as an integral part of the surrounding neighborhood and presents the building with a large iconic forecourt feature visible and accessible from Sprague Ave. The forecourt features a meandering colored concrete element that represents the Spokane River as it winds through the Spokane Valley. It includes natural landscape features such as native rock boulders and native plantings to showcase public art, interpretive historic exhibits and provides a stage for civic gathering and public market space. Undulating earthen berms in the landscape provide interest and separation and screening from different recreational uses, along with informal seating opportunities. Concrete seating is also provided as part of the civic stage/informal amphitheater area that is incorporated into the forecourt area. The multi-use shelter is centrally located in this scheme to provide flexible opportunities for a variety of activities that surround it. The Veterans' Plaza is situated to provide the focal point view from Dartmouth Street while keeping the location close to the library building for event/ceremony support. The children's reading garden is an important part of this scheme and is located near the large existing maple tree, east of the building and is also considered to be an extension of the reading program. The proposed restroom building provides year round use. Interconnecting paths provide access to all of the park features as well as emergency access to key locations of the park. The primary consideration for this scheme is the idea that the library building is a destination and does not need to be located close to Sprague Avenue for visual wayfinding. The library should be placed into the neighborhood for the use of the neighborhood and situated in a quiet, remote portion of the site. This building's location also takes advantage of potential access off Herald Road and Main Avenue. Parking is provided at the perimeter of the site to promote ease of vehicular access and maintain the integrity of the open space on the site.

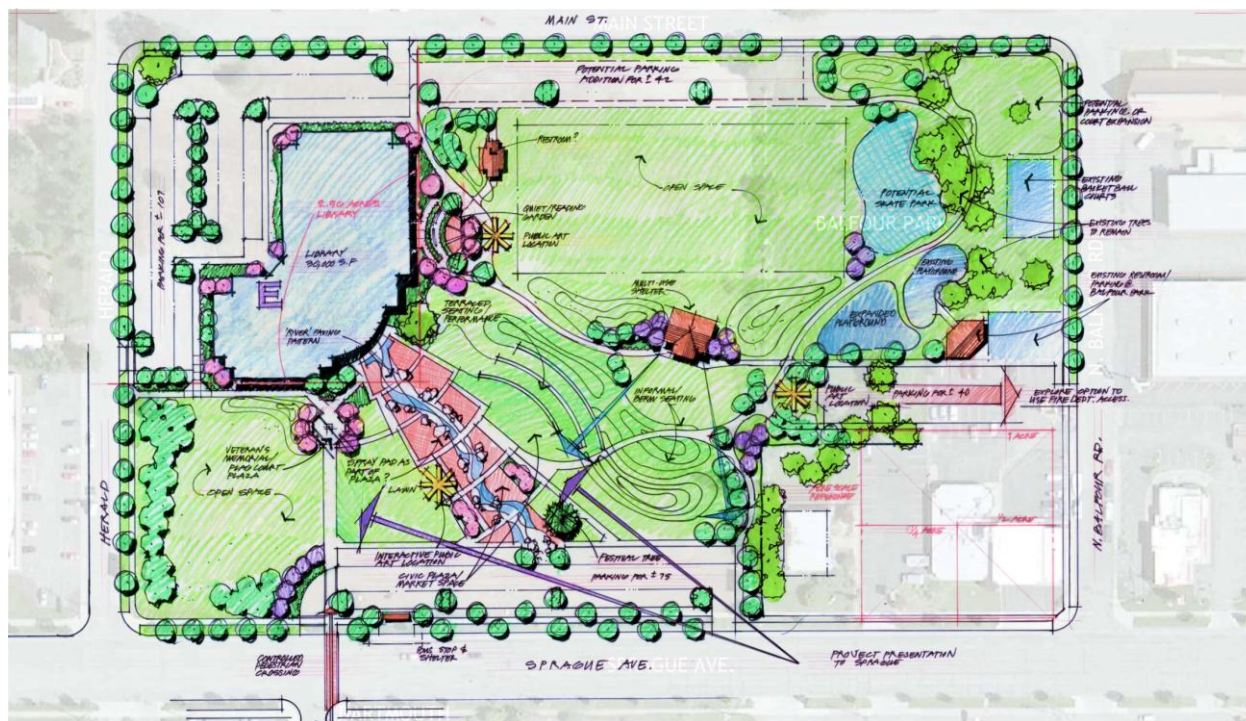


Figure 3: Concept C



PREFERRED ALTERNATIVE

The preferred plan was the result of incorporating the best features of concepts A, B and C as influenced by public input and comment at the Design Presentation/Open House conducted May 20, 2013 and by follow-up data gathered electronically via the library web site. The decision to locate the library building near Sprague Avenue in this concept was influenced by Concept A that allows access from Herald Road, added visual prominence and ease of ingress/egress to the parking facility. It was important to the neighborhood that this location for the building also limit additional vehicular traffic into the neighborhood by keeping the access location close to Sprague Avenue. The building has been shown again in this scheme with multiple angles and clerestory glass intended to promote the dynamic between the building's interior space and the park outside. Parking and service is limited to one side of the building so the activities from within the building have potential to interact with the park from the other three sides of the building. The iconic forecourt water feature from Concept C was incorporated into the preferred alternative civic plaza including the meandering colored concrete river pattern and native boulders to become a key site feature as seen from Sprague Avenue. The civic plaza and forecourt primarily provides space for civic events, and farmers market activities as well as providing a visual context for the building. The children's reading garden is still an important feature for this scheme. Located near the large maple tree, it is associated with the children's room in the library and is an outdoor extension of the reading program. The multi-use building houses restrooms, stage and storage room and is centrally located in the park to become an architectural focal point for the informal grass amphitheater. A separate park picnic shelter also has architectural significance and is programmed as a rental facility for weddings, family reunions and other large group gatherings. It is located with access to surrounding open space and close proximity to the new splash pad and expanded playground. The veterans' monument is also a prominent feature and centrally located in the park. It is intended to provide a space for reflection rather than just a flag court. Upgrades to Balfour Park include a reorganized parking lot limiting access onto Balfour Road, expansion of the play area, new splash pad and a new basketball court with timed sports lighting. Site lighting was identified by the community as being an important component to the park. It was noted as being desirable for added security and safety at night as well as providing, sports court lighting and accent lighting for architectural features such as art and interpretive exhibits. The skate park was intentionally left out of this scheme due to overwhelming comments from the community that it is not a desirable activity in this park.







OPINION OF PROBABLE COST

This opinion of probable cost is intended to represent an order of magnitude cost for the park and the library site work with 2013 prices and is not a guarantee of cost for services. The estimate is based on project requirements obtained from the client, RSMeans Square Foot Costs book and recent bid tabulations from BWA projects. Actual costs may change once project elements are finalized or negotiated.

The unit costs shown are intended to include all material, labor, equipment and contractor's overhead and profit to install the item.

A 10% contingency has been added to this estimate and includes intangibles not yet realized by the conceptual nature of the drawings. Washington State Sales Tax is also estimated as well as Architectural/Engineering Consulting Fees. However, actual fees could also change based on negotiated scope of services and complexity of project elements.

Consideration for inflation should be included for each year beyond the prices shown on this estimate.

Spokane Valley Park and Library

Preliminary Opinion of Probable Cost

November 18, 2013



B W A BERNARDO | WILLS
ARCHITECTS PC

	Qty	Unit	Unit Price	Total	Library Total	Parks Total
Right of Way Frontage - Herald Road						
Sawcut	575	LF	\$1.00	\$575.00		
Curb	540	LF	\$12.00	\$6,480.00		
Sidewalk - Site/Street	4425	SF	\$4.50	\$19,912.50		
Approach Dive	3	EA	\$2,500.00	\$7,500.00		
Handicap Ramps	8	EA	\$500.00	\$4,000.00		
Signs	2	EA	\$200.00	\$400.00		
Asphalt Patch	862	SF	\$6.00	\$5,172.00		
Grading	1	LS	\$5,000.00	\$5,000.00		
Stormwater Structures	1	LS	\$5,000.00	\$5,000.00		
Trees	15	EA	\$400.00	\$6,000.00		
Shrubs	3520	SF	\$3.85	\$13,552.00		
Lawn - Seed	2800	SF	\$0.25	\$700.00		
Irrigation	6320	SF	\$0.66	\$4,171.20		
Subtotal				\$78,462.70	\$78,462.70	

Right of Way Frontage - Main Ave						
Sawcut	950	LF	\$1.00	\$950.00		
Curb	950	LF	\$12.00	\$11,400.00		
Sidewalk - Site/Street	5550	SF	\$4.50	\$24,975.00		
Approach Dive	1	EA	\$2,500.00	\$2,500.00		
Handicap Ramps	1	EA	\$500.00	\$500.00		
Signs	3	EA	\$200.00	\$600.00		
Asphalt Patch	1425	SF	\$6.00	\$8,550.00		
Grading	500	CY	\$10.00	\$5,000.00		
Stormwater Structures	0	LS	\$5,000.00	\$0.00		
Trees	28	EA	\$400.00	\$11,200.00		
Shrubs	0	SF	\$3.85	\$0.00		
Lawn - Seed	8660	SF	\$0.25	\$2,165.00		
Irrigation	8660	SF	\$0.66	\$5,715.60		
Subtotal				\$73,555.60		\$73,555.60

Right of Way Frontage - N. Balfour Rd						
Sawcut	400	LF	\$1.00	\$400.00		
Demo Conc/ACP	3500	SF	\$2.00	\$7,000.00		
Demo Conc. Curb	125	LF	\$3.00	\$375.00		
Curb	550	LF	\$12.00	\$6,600.00		
Sidewalk - Site/Street	2170	SF	\$4.50	\$9,765.00		
Approach Dive	1	EA	\$2,500.00	\$2,500.00		
Handicap Ramps	4	EA	\$500.00	\$2,000.00		
Signs	3	EA	\$200.00	\$600.00		

Asphalt Patch	600	SF	\$6.00	\$3,600.00
Grading	1	LS	\$5,000.00	\$5,000.00
Stormwater Structures	1	LS	\$5,000.00	\$5,000.00
Trees	15	EA	\$400.00	\$6,000.00
Shrubs	350	SF	\$3.85	\$1,347.50
Lawn - Seed	1643	SF	\$0.25	\$410.75
Irrigation	1643	SF	\$0.66	\$1,084.38
Subtotal				\$51,682.63

\$51,682.63

Crossing Signal at Sprague/Dartmouth				
HAWK Light Crossing	1	LS	\$100,000.00	\$100,000.00
Subtotal				\$100,000.00

\$50,000.00

\$50,000.00

Site Work - Library				
Curb	1900	LF	\$12.00	\$22,800.00
Earthwork	4000	CY	\$8.00	\$32,000.00
Asphalt	45200	SF	\$2.45	\$110,740.00
Sidewalk (west side only)	7677	SF	\$4.50	\$34,546.50
Ramps	4	EA	\$500.00	\$2,000.00
Signs	6	EA	\$200.00	\$1,200.00
Dumpster Screen Enclosure	1	LS	\$10,000.00	\$10,000.00
Trees	25	EA	\$400.00	\$10,000.00
Shrubs	8165	SF	\$3.85	\$31,435.25
Mulch, planting soil, weed fabric	1	LS	\$45,000.00	\$45,000.00
Concrete edging	550	LF	\$6.00	\$3,300.00
Lawn - seed/fine grade	13765	SF	\$0.25	\$3,441.25
Irrigation	20587	SF	\$0.66	\$13,587.42
Bike Racks	5	EA	\$200.00	\$1,000.00
Site Lighting	12	EA	\$4,500.00	\$54,000.00
Site Lighting Gen Cond.- conductors	1	LS	\$125,000.00	\$125,000.00
Benches	6	EA	\$2,000.00	\$12,000.00
Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
Flag Pole	1	EA	\$3,500.00	\$3,500.00
Stormwater Treatment-Swale/Raingarden	1	LS	\$10,000.00	\$10,000.00
				\$0.00
Subtotal				\$528,550.42

\$528,550.42

Site Utilities - Library				
Datacom - (fiber) incl. rack/conductors etc.	30000	SF	\$0.67	\$20,100.00
Telephone	200	LF	\$12.50	\$2,500.00
Gas	200	LF	\$12.50	\$2,500.00
Stormwater Drain pipe 12"	450	LF	\$25.00	\$11,250.00
Stormwater Catch Basin	4	EA	\$1,500.00	\$6,000.00
4" Domestic Water	200	LF	\$25.00	\$5,000.00
4" Fire Water	200	EA	\$30.00	\$6,000.00
Tie into ex Water	1	EA	\$2,000.00	\$2,000.00

Hot Tap Ex Main	1	EA	\$2,500.00	\$2,500.00
2" water service	200	LF	\$16.00	\$3,200.00
2" meter box/service	1	EA	\$1,250.00	\$1,250.00
Irrigation Service	10	LF	\$16.00	\$160.00
Fire Hydrant	1	EA	\$1,850.00	\$1,850.00
PIV	1	EA	\$1,250.00	\$1,250.00
FDC	1	EA	\$900.00	\$900.00
Tie into ex sewer	1	EA	\$2,000.00	\$2,000.00
4" Sewer Service	200	LF	\$20.00	\$4,000.00
Sewer COTG	3	EA	\$500.00	\$1,500.00

Subtotal

\$73,960.00

\$73,960.00

Site Work - Park				
Curb	1875	LF	\$12.00	\$22,500.00
Earthwork	3000	CY	\$8.00	\$24,000.00
Asphalt - Parking Lot	33000	SF	\$2.45	\$80,850.00
Sidewalk/Paths	21700	SF	\$4.50	\$97,650.00
Ramps	2	EA	\$500.00	\$1,000.00
Signs	2	EA	\$200.00	\$400.00
Earthberming	1500	CY	\$8.00	\$12,000.00
Trees	85	EA	\$400.00	\$34,000.00
Shrubs	7600	SF	\$5.00	\$38,000.00
Mulch, planting soil, weed fabric	1	LS	\$65,000.00	\$65,000.00
Concrete edging	200	LF	\$6.00	\$1,200.00
Lawn - seed/fine grade	156200	SF	\$0.25	\$39,050.00
Irrigation	163800	SF	\$0.66	\$108,108.00
Irrig. vaults, connect, control-retrofit	1	LS	\$150,000.00	\$150,000.00
Bike Racks	4	EA	\$200.00	\$800.00
Site Lighting	20	EA	\$4,500.00	\$90,000.00
Electrical Gen Conditions	1	LS	\$175,000.00	\$175,000.00
Wayfinding - signage/theming	1	LS	\$10,000.00	\$10,000.00
Benches	5	EA	\$2,000.00	\$10,000.00
Trash Receptacle	5	EA	\$1,500.00	\$7,500.00
Stormwater Treatment	1	LS	\$15,000.00	\$15,000.00

Subtotal

\$982,058.00

\$982,058.00

Site Utilities - Park				
4" Domestic Water	950	LF	\$25.00	\$23,750.00
4" Fire Water	100	EA	\$30.00	\$3,000.00
Tie into ex Water	2	EA	\$2,000.00	\$4,000.00
Hot Tap Ex Main	2	EA	\$2,500.00	\$5,000.00
2" water service	450	LF	\$16.00	\$7,200.00
2" meter box/service	1	EA	\$1,250.00	\$1,250.00
Fire Hydrant	2	EA	\$1,850.00	\$3,700.00
Stormwater Drain pipe 12"	500	LF	\$25.00	\$12,500.00
Stormwater Catch Basin	4	EA	\$1,500.00	\$6,000.00

Tie into ex sewer	1	EA	\$2,000.00	\$2,000.00
4" Sewer Service	450	LF	\$20.00	\$9,000.00
Sewer COTG	2	EA	\$500.00	\$1,000.00
Subtotal				\$78,400.00

\$78,400.00

Site Amenities				
Splash Pad	1	LS	\$250,000.00	\$250,000.00
Play Equipment Expansion	1	LS	\$250,000.00	\$250,000.00
Picnic Shelter and Hardscape				
Hardscape	2000	SF	\$6.00	\$12,000.00
Shelter	2300	SF	\$100.00	\$230,000.00
Amphitheater				
Steps	1	LS	\$25,000.00	\$25,000.00
Earthwork	3000	CY	\$10.00	\$30,000.00
Seatwalls	550	LF	\$45.00	\$24,750.00
Electrical - Gen cond. PA	1	LS	\$25,000.00	\$25,000.00
Ret. Wall	40	LF	\$65.00	\$2,600.00
Multi-Purpose - Restroom/Stage	1100	SF	\$275.00	\$302,500.00
Basketball Court	1	LS	\$40,000.00	\$40,000.00
The Grove Cultural/Historic				
Interpretive Exhibits	1	LS	\$20,000.00	\$20,000.00
Hardscape	1025	SF	\$12.00	\$12,300.00
Trees	12	EA	\$400.00	\$4,800.00
Civic Plaza				
Hardscape	25230	SF	\$6.00	\$151,380.00
Colored Conc. - Stream Pattern	3600	SF	\$12.00	\$43,200.00
Landscape Boulders	25	EA	\$100.00	\$2,500.00
Lighting	8	LS	\$4,500.00	\$36,000.00
Benches	2	EA	\$2,000.00	\$4,000.00
Walls	100	LF	\$65.00	\$6,500.00
Electrical - Gen cond. Vender power	1	LS	\$50,000.00	\$50,000.00
Landscape and Irrigation	1600	SF	\$6.00	\$9,600.00
Bollards	5	EA	\$1,000.00	\$5,000.00
Water Feature				
Fountain	1	LS	\$75,000.00	\$75,000.00
Hardscape - Colored	1100	EA	\$12.00	\$13,200.00
Walls	120	LF	\$80.00	\$9,600.00
Public Art	1	LS	\$75,000.00	\$75,000.00
Park Gateway Arch	1	LS	\$75,000.00	\$75,000.00
Reading Garden				
Walls	150	LF	\$65.00	\$9,750.00
Steps	1	LS	\$10,000.00	\$10,000.00
Hardscape	2100	SF	\$12.00	\$25,200.00
Landscape and Irrigation	1280	SF	\$6.00	\$7,680.00
Furniture - Benches	6	EA	\$1,500.00	\$9,000.00

\$250,000.00

\$250,000.00

\$242,000.00

\$107,350.00

\$302,500.00

\$40,000.00

\$37,100.00

\$272,180.00

\$18,000.00

\$18,000.00

\$97,800.00

\$75,000.00

\$75,000.00

\$61,630.00

Veterans Plaza	1	LS	\$100,000.00	\$100,000.00		\$100,000.00
Restroom Remodel	1	LS	\$50,000.00	\$50,000.00		\$50,000.00
Drinking Fountains	2	EA	\$3,500.00	\$7,000.00	\$3,500.00	\$3,500.00
Subtotal				\$2,003,560.00		
					\$1,024,003.12	\$2,946,226.23
Sales Tax 8.7%					\$89,088.27	\$256,321.68
AE Services 10%					\$102,400.31	\$294,622.62
Contingency 10%					\$102,400.31	\$294,622.62
Grand Total					\$1,317,892.02	\$3,791,793.16

Disclaimer: Anticipate 3.5% Inflation per year beyond these 2013 costs.