



City of Colleyville

Park Land Dedication Committee Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Monday, July 28, 2014
6:30 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor

1. CALL TO ORDER

2. APPROVAL OF MINUTES

April 29, 2014

3. REGULAR AGENDA ITEMS

3a Discussion and consideration of the approval to use Park Land Dedication Fund monies for the LD Lockett Park / Cotton Belt Trail Head Enhancement project

4. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, July 25, 2014 by 5:00 p.m.

Kathy E. Moore
Administrative Assistant

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the Administrative Assistant at least 48 hours in advance at 817.503.1180, and reasonable accommodations will be made to assist you.



City of Colleyville

Park Land Dedication Committee Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, April 29, 2014
6:30 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor

1. CALL TO ORDER

Assistant City Manager/Chief Financial Officer Terry Leake called the meeting of the Park Land Dedication Committee to order at 6:38 p.m.

Roll Call

Present: Leti Carson, Carel Tornes, Suzanne Hughes. Staff present: Assistant City Manager/Chief Financial Officer Terry Leake, Interim Parks Superintendent Chris Haworth, and Administrative Assistant Kathy Moore.

Absent: David Wheelwright

2. APPROVAL OF MINUTES

September 14, 2009

A motion was made by Carel Tornes and seconded by Leti Carson to approve the September 14, 2009 meeting minutes as presented. The motion carried with a unanimous vote.

3. REGULAR AGENDA ITEMS

3a Approval of the new bylaws for the Park Land Dedication Committee

Assistant City Manager/Chief Financial Officer Terry Leake informed the Committee that there are no formal bylaws in place for the Committee, however Ordinance O-98-1129 provides procedures for the Park Land Dedication Committee.

Leake noted that in order to standardize all board, commission and committee bylaws the City Secretary's office has requested that each group update their bylaws into a new uniformed template. Therefore, staff has incorporated the procedures called out in Ordinance O-98-1129 into the new format and bring them forward for approval.

A motion was made by Carel Tornes and seconded by Suzanne Hughes to approve the new bylaws for the Park Land Dedication Committee as presented. The motion carried with a unanimous vote.

3b Discussion and consideration of approving the use of Park Land Dedication Fund monies for the Pleasant Run Soccer field improvements

Assistant City Manager Terry Leake gave a brief history on the Pleasant Run Soccer Complex, noting that it was built in 1994 with the original fencing and irrigation still in place. She stated that both items have been identified as capital items for replacement with an estimated cost of \$25,000 for the fencing and \$100,000 for the irrigation.

She continued, stating that another item identified as a need in the 2011 Parks, Recreation and Open Space Master Plan was additional playgrounds. Leake noted that there is no playground at the complex and due to the consistent number of patrons using the site, staff recommends the placement of a playground. The estimated cost for the playground is \$75,000.

Leake stated that staff is requesting approval from the Park Land Dedication Committee to use \$200,000 from the Park Land Dedication Fees to fund the improvements at the Pleasant Run Soccer Complex. Leake noted that currently the unallocated fund balance was \$1,411,543.

There was discussion concerning the timeline for proposed improvements. Terry Leake stated that all of the fencing will be installed prior to the start of the Fall soccer season, along with irrigation on the North side of the competition fields. Additionally, it was noted that irrigation improvements to the South end of the competition fields will be completed between the Fall and Spring seasons.

Discussions continued with concerns on the placement of the playground, and safety issues. Terry stated that presently there was no timeline established for the installation of the playground; however staff will be researching the type of equipment and the appropriate placement once approved by Council

Leti Carson made a motion to approve the use of \$200,000 from the Park Land Dedication fees for improvements to the Pleasant Run Soccer Complex. Suzanne Hughes seconded the motion. The motion carried with a unanimous vote.

4. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

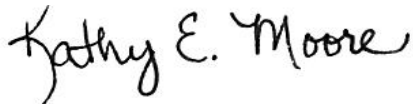
There were no citizen's comments/presentations regarding items not on the agenda.

5. ADJOURNMENT

Suzanne Hughes moved to adjourn the meeting, and Leti Carson seconded the motion. The meeting of the Park Land Dedication Committee was adjourned at 7:00 p.m.

*APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 28th DAY OF **July, 2014**.*

Minutes taken and prepared by:

A handwritten signature in black ink that reads "Kathy E. Moore". The signature is written in a cursive, flowing style.

Kathy Moore
Administrative Secretary



City of Colleyville Park Land Dedication Committee Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a	Agenda Date 07/28/2014	Number
Type Regular Agenda Items		
Department Parks and Recreation		

Title

Discussion and consideration of the approval to use Park Land Dedication Fund monies for the L.D. Lockett Park / Cotton Belt Trail Head Enhancement project

Explanation

At the July 15, 2014 Pre Council meeting staff presented the results of the requested feasibility and cost analysis regarding the addition of restrooms. Based on civil engineering review it is feasible to add restroom facilities adjacent to the proposed pavilion. There would need to be a retaining wall and ramp between the pavilion and the children's playground, and the restroom would be connected via a trellis system, similar to the current restroom/pavilion configuration at McPherson Park. The projected cost to construct the restrooms is \$169,408. Staff estimates that the addition of restrooms would result in an estimated additional annual maintenance and operation cost of \$1,150.

Additionally, staff presented the cost of installing a deep well to provide irrigation for the property. The cost of the well is projected to be \$71,262.50 and has a 12-15 year return of investment.

If the restrooms and deep well were added, in addition to the children and adult playground areas, additional funding in the amount of \$321,640 would be needed per the attached estimate of probable cost.

City Council expressed the desire to fund all of the proposed improvements. Existing funds for the project are a combination of the Fiscal Year 2014 CEDC operating budget, balance of funding in the Park Land Dedication Fund from Cotton Belt Trail, Phase II, and grant proceeds, for a total amount of \$206,743. Council proposed that the additional funding be allocated from the Park Land Dedication Fund to complete all the proposed improvements.

As a point of reference, the following is background information on the project. The L.D. Lockett Park/Cotton Belt Trailhead Enhancement Project was initially proposed by the City Council after the review and subsequent adoption of the 2011 Parks, Recreation and Open Space Master Plan in December 2011. In April 2012, Cotton Belt Trail Phase II was completed, bringing connectivity to L.D. Lockett Park and the Cotton Belt Trail. Funding in the amount of \$100,000 was approved in the Fiscal Year 2013 CEDC budget and was carried forward to the

Fiscal Year 2014 CEDC budget. The services of Hidell and Associates Architects were retained to establish conceptual site drawings with all architectural, engineering, and landscaping drawings required for the construction of the approved design.

The City hosted a public meeting on January 30, 2014, at the Colleyville Library with Aaron Babcock from Hidell and Associates Architects, facilitating the presentation and group discussion of interested citizens. In an effort to obtain as much citizen input as possible, five signs were placed along the Cotton Belt Trail trailhead, and at the entrance to L.D. Lockett Park. Additionally, 353 letters were sent to citizens in the surrounding area requesting their participation. Approximately 35 people participated in this meeting, sharing their opinions on what amenities the site should include. In reviewing the information received at this public meeting, Hidell and Associates Architects evaluated this information in conjunction with the priorities and needs identified by over 300 Colleyville citizens that took part in the 2011 Parks, Recreation and Open Space Master Plan. A conceptual plan was developed by Hidell and Associates Architects based on public input from the January 30, 2014 public meeting and the attached outdoor facility needs identified in the 2011 Parks, Recreation and Open Space Master Plan. At the April 7, 2014, Parks and Recreation Advisory Board meeting, the proposed amenities contained in the conceptual site plan were presented and unanimously approved by the Board.

Pending City Council's approval for the use of Park Land Dedication Funds for the additional project elements, Hidell and Associates Architects will develop a set of detailed construction documents to move forward with the bid and construction of these enhancements.

The total additional recommended project funding is \$350,000 from the Park Land Dedication Fund for additional project elements, including site demolition and asbestos abatement of the L.D. Lockett house, and a project contingency. The improvements are an allowable use of funds under the provisions in attached Ordinance O-98-1129. There is an unallocated balance of \$1,566,338 as of June 30, 2014, per the attachment - Financial Status of the Park Land Dedication Fund. At the July 28, 2014 meeting, staff will be presenting this recommendation for expenditure of Park Land Dedication funds to the Parks and Recreation Advisory Board, and if approval is received from the Board that evening, then it will be presented to the Park Land Dedication Committee for their consideration. Staff is seeking a recommendation for approval to present this request to the City Council for their consideration at a future meeting.

Financial Impact

The proposed expenditures of \$350,000 would be paid from the available funds in the Park Land Dedication Fund which are \$1,566,338 as of June 30, 2014.

Recommendation

Approve

Attachments

1. Ordinance O-98-1129
2. Financial status of the Park Land Dedication Fund at June 30, 2014
3. L.D. Lockett Park / Cotton Belt Trailhead Probable Cost with Restroom

ORDINANCE NO: 0-98-1129

AN ORDINANCE OF THE CITY OF COLLEYVILLE AMENDING ORDINANCE 0-91-823, REVISING THE ENTIRETY OF THE PARK AND RECREATION DEDICATION REQUIREMENTS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Colleyville, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Colleyville has heretofore adopted a Parkland Dedication Ordinance; and

WHEREAS, the City has zoning classifications which require open space; and

WHEREAS, the City Council has determined that in order to provide for adequate land for parks, recreation and open space, it is appropriate and in the best interest of the City to amend Ordinance 0-91-823, to authorize the appropriate parkland dedication requirements, or facilities, or improvements, or fees in lieu of said dedication requirements.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS AS FOLLOWS:

Sec. 1. THAT Section 12 of Chapter 9 of the Colleyville Code entitled "Dedication of Parkland or Payments in Lieu Thereof" is amended in its entirety and replaced by the following text:

PARKLAND AND DEDICATION REQUIREMENTS

A. STATEMENT OF POLICY

The requirements for open space, park and recreational areas contained in this section are intended to ensure that there will be sufficient land dedicated or otherwise set aside to meet the demand and need of the future residents for open space and parks. In determining the size, shape and quality of open space and park areas that should be set aside and reserved in the manner set out in this section, the City has considered the projected growth in population and development within the municipality and the amount of open space and park and recreational facilities needed to accommodate such growth as stated in the Parks and Recreation Master Plan.

B. APPLICABILITY:

- (1) **Unplatted Property:** This section applies to all property for which a final plat has not been formally submitted to the City for approval, unless otherwise noted herein.
- (2) **Exempt Property:** Any tract or lot occupied by an existing residential dwelling unit at the time of adoption of this ordinance shall be exempt from the dedication requirements of this section herein if the residential dwelling remains on the lot. This exemption pertains only to the tract or lot with the existing residential dwelling. Any additional lots created by further subdivision of the property shall be subject to the requirements herein.
- (3) **Date of Assessment:** All requirements contained in this section shall be assessed at the time of approval of the final plat of any applicable property.

C. LAND DEDICATION REQUIREMENTS:

(1) Standards

In reviewing proposed dedications of parkland, the following criteria shall be imposed; provided, however, the approving body may vary or waive any of the following criteria on a finding that the proposed dedication of parkland is in accordance with the development of the City, complies with the statement of intent of the Parkland Dedication Ordinance and because of the uniqueness of the property, requires a variance:

- (a) Parkland shall be clearly visible from the public rights-of-way and shall be located so as to give maximum possible exposure throughout the neighborhood.
- (b) Access to the parkland shall be available from public rights-of-way.
- (c) Where the proposed parkland is a flood plain area which is proposed as a linear park, the following shall also be considered:
 - (i) Whether the proposed site contains significant environmental features representative of a pre-urbanized Colleyville, including trees, plants, wildlife, topography, geological outcroppings, unique water features or any combination thereof.
 - (ii) Whether the proposed site currently provides, or will provide in the future, an effective linkage to other existing or anticipated public park sites which will allow movement to and from places where residents live, work and play.

- (iii) Whether the proposed site is easily accessible, visible and identifiable.
 - (iv) Whether the proposed site has street frontage along its entire length.
 - (v) Whether the proposed site is designed to be used and function as a natural waterway with minimal site alteration.
 - (d) A minimum of fifty percent (50%) of any dedicated parkland shall have grades of less than three percent (3%) and shall be well drained and suitable for development of parkland improvements.
 - (e) Parkland shall be provided with access to all utilities, including water and sewer, along the street frontage of the park.
 - (f) Parkland shall not be burdened with easements, rights-of-way, deed restrictions or other limitations which prohibit or inhibit the use of the parkland for park purposes.
- (2) Amount and Location

Residential Developments

Based on the population projected to reside in the City of Colleyville, as stated in the 1998 Master Plan adopted by the City Council, the City desires to provide 9.0 acres of parkland for every 1,000 residents in an ultimate condition. Parkland meeting the requirements contained within this section shall be dedicated to the City at a ratio of one (1) acre of parkland for every thirty-six (36) residential dwelling units or a prorated portion thereof.

The subdivider shall dedicate to the City a minimum of 0.0280 acres of parkland in fee simple for each DU (dwelling unit) within the subdivision; provided, however, no tract of parkland shall be less than 7 acres in total area unless approved by the City Council.

Non-Residential Developments

- (a) Although non-residential development does not generate residential occupancies per se, it does create environmental impacts, which may negatively affect the living environment of the community. These impacts may be ameliorated or eliminated by providing park or open space areas which buffer adjoining land uses, prevent undue concentration of paved areas, allow for the reasonable dissipation of automotive exhaust fumes, provide natural buffers to the spread of fire or explosion, and provide separation of lighting, waste disposal, and

noise by-products of non-residential operations and activities from adjacent residential areas. The City has therefore determined that non-residential developments must provide dedicated parks and/or reserved open space at a ratio of one (1) acre of parkland for every fifty-six (56) non-residential gross acres of development or prorated portion thereof.

Off-site Dedications

- (b) A developer may dedicate the required parkland for a development at another location owned by the same developer within the City with the consent of the City, provided that the off-site dedication is in accordance with this ordinance.

(3) Documents Accompanying Final Plat

Where the subdivider proposes to dedicate land to the City for parkland purposes, the following additional documents shall be submitted to the City with the submission of the final plat of the subdivision:

- (a) An environmental study, audit or assessment demonstrating that the property is in a condition which would allow the City to utilize the property for park purposes without expenditures to remove environmental waste or hazardous materials, that the property is suitable and safe for use as a park and is free from environmentally related problems.
- (b) If a developer chooses to dedicate the land or to build the park, a site plan of the park property containing a conceptual plan of the type, nature, and extent of improvements which could be made to the property and identifying the property as to type, i.e., neighborhood park, linear park, special purpose or community park.
- (c) A statement as to the number of proposed DUs within the subdivision.

(4) Condition of Property and Acceptance by the City of Colleyville

Prior to the issuance of a building permit for the erection of any house within the subdivision, the subdivider shall apply to the City for written acceptance of the parkland, which shall be accepted upon completion of the following conditions:

- (a) The subdivider shall permanently mark each corner of the park site with a three-quarter inch (3/4") iron pin set in concrete.
- (b) The subdivider shall provide the City with a survey acceptable to the City reflecting each corner monument, showing and locating any

encroachments, easements and providing a metes and bounds description of the parkland.

- (c) All rubbish, trash, junk and other offensive materials shall be removed from the parkland and the property returned to its natural condition except as to approved construction and improvements thereon.
- (d) All improvements or construction on or within the parkland to be installed by the subdivider shall be completed in accordance with approved construction plans.
- (e) All other applicable ordinances of the City have been complied with.

D. ALTERNATIVES TO LAND DEDICATION:

(1) Authorization

In any case where a dedication is required, the City shall have the right to accept the dedication, as submitted for approval, or in the alternative, to refuse dedication of the same, and in lieu thereof to require payment of cash under the formula contained in this Section. The City may permit a combination of dedication and fees to be used to fulfill this requirement.

(2) Fee Payment Alternative

Approval of Fee Payment Alternative: The City Council shall upon recommendation of the Park Board, determine the acceptability of a developer's payment of fees in lieu of land dedication requirement of this section.

(3) Calculation of Fees

The City Council shall establish an acreage land value cost figure to be used in calculating park fees.

- (a) Residential Dwelling Unit Fees: Fees paid in lieu of dedication shall be based on the determined cost of 1 acre of land divided by thirty-six (36), for a resulting fee per residential dwelling unit of \$1,260.
- (b) Non-Residential Development Fees: The fee payment alternative for non-residential development shall be calculated by dividing the determined cost of one (1) acre of land by fifty-six, for a resulting fee per non-residential acre cost of \$400 per acre. In the event the non-residential development is less than fifty-six (56) acres, the total acreage shall be divided by 56 to determine the prorated fee payment.

(4) Collection of Fees

- (a) The payment of the fee in lieu of dedication shall be a condition precedent to the issuance of any building permit for a DU within the subdivision.
- (b) By agreement approved by the City Council, the City and the subdivider may alter the time and method of payment and fees in lieu of dedication.

(5) Physical or Equipment Improvements to Parks

Compatibility with Parks and Recreation Master Plan: A developer may have the option of improving existing facilities within municipal parks or improving dedicated parkland in lieu of parkland dedication or payment of cash, based on recommendations made in the Parks and Recreation Master Plan. Should any of these options be exercised, the City and the developer shall prior to initiation of work on such improvements, enter into an agreement for credit of expenses for authorized park improvements. In no case shall the municipality be required to reimburse the developer if he chooses to improve parklands at an amount greater than required. Such a proposed agreement to provide facility improvements in lieu of dedication shall be submitted in writing with the subdivision plat.

(6) Approval Process

(a) Land Dedications

- (1) Park Board Recommendation: The Parks and Recreation Manager or their designee shall report to the Parks and Recreation Advisory Board regarding any parkland dedication issues arising from development applications submitted to the City for approval. The Park Board may then make a formal recommendation to the Planning and Zoning Commission to accept or refuse any proposed dedicated land prior to the Commission's action on the development.
- (2) Planning and Zoning Commission: The Planning and Zoning Commission shall consider the recommendation of the Parks and Recreation Advisory Board in determining the acceptability of any land dedications proposed on any development. The Commission recommendation shall then be forwarded to the City Council for final approval where applicable.

- (3) Final Plat Dedications: Where review or development applications have resulted in the City's desire for land dedication, such land dedication shall be shown on a final plat and shall contain a clear fee simple dedication of that land to the City.

(b) Fee Payments in Lieu of Dedication

- (1) Park Board Recommendation: The Parks and Recreation Advisory Board shall make a formal recommendation to the City Council as to the acceptability of any proposed alternatives to parkland dedications.
- (2) City Council Consideration: Upon receiving a formal recommendation from the Parks and Recreation Advisory Board, the City Council shall enter into an agreement with the developer for the provision of fees in lieu of dedication, or a combination thereof.

(c) PUD-R Zoning or Other Zoning Classifications Requiring Dedication of Open Space

The obligation of the sub-divider to dedicate parkland or make payments in lieu thereof shall be in addition to and independent of the obligation of the sub-divider to dedicate open space under the PUD-R zoning ordinance, provided, to the extent the open space in the PUD-R exceeds twenty (20) percent of the project area (the "excess acreage") the requirements hereof may be modified as follows:

- 1) If the open space is dedicated to and accepted by the city as public park land
- i) the required dedication of park land may be reduced by the amount of the excess acreage, or
 - ii) if the sub-divider is allowed to pay fees in lieu of dedication, the fee for each lot in the project may be calculated as follows:

$(\text{number of lots in project} \times \$1260) \left(\frac{\text{excess acreage}}{.028 \times \text{number of lots in project}} \right)$

provided fee shall never be less than \$1 per lot

- 2) If the open space is not dedicated to or not accepted by the city as public park land

- i) the required dedication of park land may be reduced by $\frac{1}{2}$ of the amount of excess acreage, or
- ii) if the sub-divider is allowed to pay fees in lieu of dedication the fee for each lot in the project may be calculated as follows:

$$\frac{(\text{number of lots in project} \times \$630) (\text{excess acreage})}{.028 \times \text{number of lots in project}}$$

provided the fee shall never be less than \$1 per lot

(7) Use of Fees

- (a) All funds collected as fees in lieu of dedication shall be deposited in a special interest bearing account dedicated to the accumulation of monies required by this section. Interest earned on fees in lieu of dedication shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed upon the use of fees in lieu of dedication.
- (b) Expenditures of fees in lieu of dedication shall be made only for one or more of the following purposes:
 - i) The acquisition or improvement of park sites or other sites which are available for park purposes.
 - ii) Inappropriate expenditures

Monies placed in this fund may not be utilized for any other general business activity of the City or for maintenance of park facilities.

E. PARKLAND DEDICATION COMMITTEE

- (1) The City hereby creates the Parkland Dedication Committee. The Parkland Dedication Committee shall be made up of two members of the Planning and Zoning Commission and two members of the Parks and Recreation Board. The Parkland Dedication Committee shall have the following duties:
- (a) Review proposed parkland dedication fund expenditures and make recommendations to the Planning and Zoning Commission and the City Council.

(b) Review the Parks and Recreation Master Plan every three years and make recommendations for modification or alteration.

(2) The City Council shall appoint the members of the Parkland Dedication Committee and the terms of the members of the Parkland Dedication Committee shall coincide with their respective terms of the Planning and Zoning Commission or the Park Board, as applicable.

Sec. 2. THAT if any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

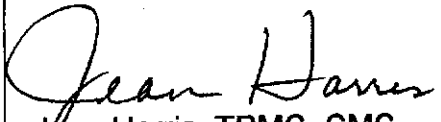
Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the description caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of December 1998.

The second reading and public hearing being conducted on the 15th day of December 1998.

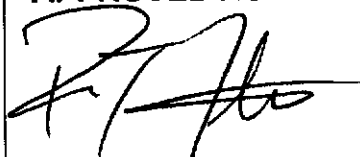
ATTEST:


Jean Harris, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE


Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

FINANCIAL STATUS OF PARK LAND DEDICATION FUND AT 6-30-2014

TOTAL REVENUES \$3,976,706

TOTAL INTEREST INCOME REC'D \$552,942

LESS EXPENSES:

KIDSVILLE DONATION \$1,000

LANDSCAPING NATURE CENTER \$1,169

NATURE CENTER TREES \$1,035

KIMSEY PARK APPRAISALS \$4,700

CITY PARK SOD \$72,881

TPWD KIMSEY PARK GRANT \$8,800

COTTONBELT TRAIL I \$161,447

COTTONBELT TRAIL I ROW ACQUISITION \$32,323

WEBB HOUSE RESTORATION \$98,584

COTTONBELT TRAIL II \$147,006

MC DONWELL SCHOOL TRAIL \$162,790

PARK PROPERTY \$508,047

CASTLETON TRAIL \$18,956

MC PHERSON PARK PHASE I \$1,084,147

LOG BARN \$111,000

SPARGER PARK TRAIL \$82,838

COTTONBELT TRAIL III \$23,384

TOTAL EXPENSES \$2,520,106

LESS ENCUMBERANCES:

COTTONBELT TRAIL II \$61,292

COTTONBELT TRAIL III \$161,913

WEBB HOUSE TRAIL \$20,000

PLEASANT RUN SOCCER COMPLEX IMPROVEMENTS \$200,000

TOTAL ENCUMBRANCES \$443,205

TOTAL AVAILABLE AT 6-30-2014 \$1,566,338

LD Lockett Park Renovation

Estimate of Probable Construction Cost

WITH RESTROOM OPTION

	Quantity	Unit	Labor Materials	Unit	SubTotal	Total
Site Work						
Site Demolition			Allowance		\$12,000.00	
Excavation, backfilling and compaction	240	CY	9.00	CY	\$2,160.00	
Select Fill	225	CY	20.00	CY	\$4,500.00	
Silt Fence	1,600	LF	1.00	LF	\$1,600.00	
Inlet Protection	2	EA	150.00	EA	\$300.00	
Subtotal						\$20,560.00
Handicap Parking						
Lines of pavement, layout of pavement markings	600	LF	0.05	LF	\$30.00	
Lines of pavement, parking stall, paint white 4" wide	4	STALL	18.00	STALL	\$72.00	
Lines on pavement, handicap symbol	1	STALL	75.00	STALL	\$75.00	
Handicap Signs	1	STALL	350.00	STALL	\$350.00	
Lines on pavement, "RED" Fire Lane	60	LF	0.65	LF	\$39.00	
Parking barriers, wheel stops	3	EA	55.00	EA	\$165.00	
Subtotal						\$731.00
Utilities						
Water Systems						
3/4" Dom. Water Service and Meter	1	EA	3500.00	EA	\$3,500.00	
Backflow Preventer	1	EA	3500.00	EA	\$3,500.00	
Subtotal						\$7,000.00
Sanitary Sewer Systems						
4" PVC	140	LF	35.00	LF	\$4,900.00	
Tie-in to Existing Sanitary Sewer			Allowance		\$2,500.00	
Clean-out	4	EA	375.00	EA	\$1,500.00	
Subtotal						\$8,900.00
Electric Service						
New Pole W/Transformer			Allowance		\$5,500.00	
3 - 4 ' Conduits	80	LF	40.00	LF	\$3,200.00	
Subtotal						\$8,700.00

Landscaping and Irrigation

Trees

Canopy Trees	4 EA	\$ 400.00 EA	\$1,600.00
Ornamental Trees	6 EA	\$ 400.00 EA	\$2,400.00

Plants

Shrubs 7 gal - 400 SF	50 EA	40.00 EA	\$2,000.00
Shrubs 5 gal -	70 EA	30.00 EA	\$2,100.00

Lawn

Hydromulch	5,400 SF	0.25 SF	\$1,350.00
Steel Edging	550 LF	4.50 SF	\$2,475.00

Soil Preparation and Mulch

Soil Prep & Amendments	70 CY	44.00 CY	\$3,080.00
Mulch Layer	50 CY	44.00 CY	\$2,200.00
Bed Preparation	2,000 SF	0.45 SF	\$900.00

Tree Protection

Fencing	180 LF	9.00 LF	\$1,620.00
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Irrigation

Automatic System	4,200 SF	1.00 SF	\$4,200.00
Backflow Preventer	1 EA	2500.00 EA	\$2,500.00
Irrigation Controller	1 EA	1500.00 EA	\$1,500.00

Subtotal

\$27,925.00

Concrete Sidewalk Paving

Concrete Sidewalk Paving	2,297 SF	4.00 SF	\$9,188.00
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Subtotal

\$9,188.00

Landscape Structures

Picnic Table	4 EA	\$ 660 EA	\$2,640.00
Park Bench	2 EA	\$ 950 EA	\$1,900.00
Trash Can	2 EA	\$ 682 EA	\$1,364.00
Soccer Goal	2 EA	\$ 800 EA	\$1,600.00
Bike Rack	1 EA	\$ 520 EA	\$520.00
Frieght		Allowance	\$800.00
Installation		Allowance	\$2,808.40

Subtotal

\$11,632.40

Bike Repair Station

Concrete Pad	94 SF	4.00 SF	\$376.00	
Equipment		Quote	\$1,523.00	
Frieght		Allowance	\$100.00	
Installation		Allowance	\$800.00	
Subtotal				\$2,799.00

Water Station

Supply Plumbing	40 LF	10 LF	\$400.00	
Drain Piping	20 LF	10 LF	\$200.00	
Concrete Pad	0 SF	4.00 SF	\$0.00	
Equipment		Estimate	\$6,166.00	
Frieght		Allowance	\$124.00	
Installation		Allowance	\$1,800.00	
Subtotal				\$8,690.00

Pavilion (Poligon Chelsea - 20x34)

Structural Slab	792 SF	14.00 SF	\$11,088.00	
Drilled Piers 18"	6 EA	500.00 EA	\$3,000.00	
Pre-Manufactured Stucture*		Allowance	\$22,000.00	
*Complete stucture with steel columns, roof framing, MR roof panel (No decking)				
Installation		Allowance	\$9,000.00	
Lighting		Allowance	\$5,400.00	
Masonry Veneer (At Columns)	384 SF	14.00 SF	\$5,376.00	
Subtotal				\$55,864.00

Trail Sign

Sign (Permanent Trail Plan)		Estimate	\$900.00	
Installation		Estimate	\$500.00	
Subtotal				\$1,400.00

Monument Sign

Concrete Foundation	24 SF	14.00 SF	\$336.00	
Drilled Piers 18"	2 EA	500.00 EA	\$1,000.00	
Cast Aluminum Letters		Estimate	\$1,200.00	
Cast Stone	24 SF	17.00 SF	\$408.00	
Lighting		Allowance	\$1,800.00	
Masonry Veneer (At Columns)	80 SF	14.00 SF	\$1,120.00	
Subtotal				\$5,864.00

Restroom Structure			
Retaining wall	240 SF	22.00 SF	\$5,280.00
Concrete Ramp	218 SF	8.00 SF	\$1,744.00
Steel Handrails	128 LF	18.00 LF	\$2,304.00
Concrete Foundation	520 SF	14.00 SF	\$7,280.00
Drilled Piers 18"	6 EA	500.00 EA	\$3,000.00
CMU Structure	1,600 SF	8.00 SF	\$12,800.00
Masonry Veneer (Exterior walls)	1,180 SF	14.00 SF	\$16,520.00
Roof Structure	620 SF	20.00 SF	\$12,400.00
Metal Roof (Standing Seam)	620 SF	8.00 SF	\$4,960.00
Hollow Metal Doors and Frames	400 EA	6.00 EA	\$2,400.00
Door Hardware	600 EA	2.00 Set	\$1,200.00
Toilet Accessories		Allowance	\$2,500.00
Termite Control		Allowance	\$1,000.00
Wood Trellis System	207 SF	22.00 SF	\$4,554.00
Plumbing Fixtures	3,000 EA	6.00 EA	\$18,000.00
Mechanical		Allowance	\$5,000.00
Electrical		Allowance	\$3,500.00
Lighting		Allowance	\$8,500.00
Subtotal			\$112,942.00
Children's Playground (5-12 Years Old)			
Playground Surfacing	1,780 SF	4.00 SF	\$7,120.00
Concrete Curb	148 LF	14.00 LF	\$2,072.00
Equipment (Swings and small nature climbers)		Allowance	\$15,000.00
Freight		Allowance	\$1,500.00
Installation		Allowance	\$4,500.00
Subtotal			\$30,192.00
Adult Fitness			
Surfacing	572 SF	6.00 SF	\$3,432.00
Concrete Curb	85	14.00 LF	\$1,190.00
Equipment (5 Stations @ \$2500K)		Allowance	\$15,000.00
Freight		Allowance	\$2,200.00
Installation		Allowance	\$4,500.00
Subtotal			\$26,322.00
Sub Total			\$338,709.40

Alternate Existing Well Irrigation

Deep Well		Estimate	\$43,000.00
Power Supply		Estimate	\$2,500.00
Containment Structure		Estimate	\$4,000.00
Irrigation Piping	24,350 SF	0.75 SF	\$18,262.50
Backflow Preventer	1 EA	1,500.00 EA	\$1,500.00
Irrigation Controller	1 EA	2,000.00 EA	\$2,000.00
		Sub Total	\$71,262.50

General Contractor

General Conditions	10%		\$33,870.94
Subtotal			\$443,842.84
Profit & Overhead	6%		\$26,630.57
Subtotal			\$470,473.41
Bond	1.50%		\$7,057.10
Insurance	0.40%		\$1,881.89
Subtotal			\$479,412.41
Design Contingency	5%		\$23,970.62
Asbestos abatement		Estimate	\$25,000.00
TOTAL			\$528,383.03

Additional Funding Required

Project Budget	\$206,743.00
Total Additional Funding Required	\$321,640.03