

Appendix

Sign-In Sheets / Meeting Notes

Estimate of Probable Development Costs

PNDI Search Results

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Gerald Richards and Pleasantview Concept Plans

Deed Information

ESTIMATE OF PROBABLE DEVELOPMENT COSTS					
SITE - Detailed Development Budget Form					
Applicant: LOWER POTTS GROVE TOWNSHIP			Date Prepared: March, 2011		
Project Title: GERALD RICHARDS PARK MASTER PLAN					
	Work Item	Number of Units	Unit Cost	Total	Cost
CONSTRUCTION SERVICES (Includes Optional Costs)					
	Construction Services				\$1,310,958.50
	Site/Topographic Survey of Entire Project Area	1	LS \$25,000.00		\$25,000.00
	Design Services - Site Design and Engineering (15% of construction)	1	LS \$771,575.10		\$771,575.10
	Contractor General Conditions - Bond / Layout / Mobil. / E&S / Ect. (10% of const.)	1	LS \$514,383.40		\$514,383.40
PHASE A - TOWNSHIP AREA (Costs do not include Municipal Garage Addition and associated improvements)					
	Grading/Earthwork				\$69,645.00
	Strip Soil and Rough Grade (Cut)	7,980	CY \$6.00		\$47,880.00
	Net Export Cut	2,395	CY \$7.00		\$16,765.00
	Hydro-seed Disturbed Areas	50,000	SF \$0.10		\$5,000.00
	80 Car Parking Lot				\$237,050.00
	Asphalt Parking Lot	4,200	SY \$35.00		\$147,000.00
	Pavement Markings - Parking Stalls and Pedestrian Crossings	2,000	LF \$3.50		\$7,000.00
	Concrete Curbing	1,000	LF \$16.00		\$16,000.00
	Inlets	6	EA \$3,400.00		\$20,400.00
	HDPE Pipe	850	LF \$35.00		\$29,750.00
	Signage	1	LS \$1,000.00		\$1,000.00
	Shade Trees in Parking Lot	4	EA \$600.00		\$2,400.00
	Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated	450	LF \$30.00		\$13,500.00
	26 Car Parking Lot				\$71,000.00
	Asphalt Parking Lot	1,400	SY \$35.00		\$49,000.00
	Pavement Markings - Parking Stalls and Pedestrian Crossings	500	LF \$3.50		\$1,750.00
	Inlets	2	EA \$3,400.00		\$6,800.00
	HDPE Pipe	250	LF \$35.00		\$8,750.00
	Signage	1	LS \$500.00		\$500.00
	Shade Trees in Parking Lot	2	EA \$600.00		\$1,200.00
	Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated	100	LF \$30.00		\$3,000.00
	Main Driveway Entrance and Drop-Off Area				\$239,200.00
	Asphalt Driveway	2,900	SY \$35.00		\$101,500.00
	Pavement Markings - Pedestrian Crossings	500	LF \$3.50		\$1,750.00
	Concrete Curbing (Drop-Off Only)	2,200	LF \$16.00		\$35,200.00
	Concrete Paving at Drop-Off	3,300	SF \$8.00		\$26,400.00
	Inlets	4	EA \$3,400.00		\$13,600.00
	HDPE Pipe	850	LF \$35.00		\$29,750.00
	Entry Landscaping	1	LS \$10,000.00		\$10,000.00
	Entry Signage	1	LS \$6,000.00		\$6,000.00
	Shade Trees Along Driveway	25	EA \$600.00		\$15,000.00
	Asphalt Pedestrian Trails				\$154,680.00
	Fine Grading For Trails	745	CY \$24.00		\$17,880.00
	Asphalt Perimeter Path - 8' Wide	2,000	SY \$30.00		\$60,000.00
	Asphalt Connector Path - 5' Wide	830	SY \$30.00		\$24,900.00
	Signage - Way Finding / Interpretive	1	LS \$3,000.00		\$3,000.00
	Benches (1 every 300')	13	EA \$1,500.00		\$19,500.00
	Collapsible Bollards at Maintenance Access	6	EA \$500.00		\$3,000.00
	Shade Trees	44	EA \$600.00		\$26,400.00
	Landscaping / Buffering				\$116,200.00
	Street Trees	22	EA \$600.00		\$13,200.00
	Shade Trees	32	EA \$600.00		\$19,200.00
	Ornamental Trees	32	EA \$450.00		\$14,400.00
	Evergreen Trees	188	EA \$300.00		\$56,400.00
	Mulch - 3"	200	CY \$65.00		\$13,000.00
	Stormwater Management Facilities				\$107,475.00
	Detention Basin Grading / Earthwork (3' cut for 25,000 SF)	2,800	CY \$7.00		\$19,600.00
	Drainage Improvements - Bio-Swales / Infiltration Areas	1,300	LF \$20.00		\$26,000.00
	HDPE Pipe	600	LF \$35.00		\$21,000.00
	Control Structures	6	EA \$4,000.00		\$24,000.00
	Shade Trees	10	EA \$600.00		\$6,000.00
	Ornamental Trees	5	EA \$450.00		\$2,250.00
	Shrubs	75	EA \$65.00		\$4,875.00
	Detention Basin Wildflower Seeding	25,000	SF \$0.15		\$3,750.00
	Playground				\$71,220.00
	Creative Play / Learn Structures	1	LS \$50,000.00		\$50,000.00
	Motion Sensor Security Lights - Solar Powered	2	EA \$200.00		\$400.00
	Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF \$30.00		\$12,000.00
	Benches	3	EA \$1,500.00		\$4,500.00
	Fine Grading	135	CY \$12.00		\$1,620.00
	Ornamental Trees	6	EA \$450.00		\$2,700.00



Work Item	Number of Units	Unit Cost	Total Cost
Soccer Fields (4)			\$509,450.00
Fine Grading (6")	5,620	CY \$10.00	\$56,200.00
Field Under Drainage (Perforated Piping)	1	LS \$40,000.00	\$40,000.00
Area / French Drains	8	EA \$1,500.00	\$12,000.00
Drainage Improvements (Bio-Swales Between Fields)	2,000	LF \$20.00	\$40,000.00
Imported Topsoil (4") (in-bounds only)	2,260	CY \$25.00	\$56,500.00
Lawn Seeding	312,500	SF \$0.10	\$31,250.00
Soccer Goals	8	EA \$5,000.00	\$40,000.00
Bleachers (30 seats)	8	EA \$2,500.00	\$20,000.00
Benches	8	EA \$1,000.00	\$8,000.00
Trash Receptacles	8	EA \$1,000.00	\$8,000.00
Fencing Along Roadway - 4' High Chain Link - Black Vinyl Coated	450	LF \$30.00	\$13,500.00
<i>Field Irrigation (OPTIONAL)</i>	184,000	SF \$1.00	\$184,000.00
Basketball Courts (2)			\$68,000.00
Asphalt Paving	1,500	SY \$30.00	\$45,000.00
Color Coat Surface with Lines	14,000	SF \$0.30	\$4,200.00
Basketball Hoops	4	EA \$2,000.00	\$8,000.00
Motion Sensor Lighting - Solar Powered	4	EA \$200.00	\$800.00
Bleachers (30 seats)	4	EA \$2,500.00	\$10,000.00
Tennis Courts (2)			\$68,750.00
Asphalt Paving	1,500	SY \$30.00	\$45,000.00
Color Coat Surface and Apply Lines	14,000	SF \$0.30	\$4,200.00
Tennis Nets	2	EA \$500.00	\$1,000.00
Motion Sensor Lighting - Solar Powered	4	EA \$200.00	\$800.00
Electrical Service	1	LS \$10,000.00	\$10,000.00
Bleachers (30 seats)	2	EA \$2,500.00	\$5,000.00
Benches	2	EA \$1,000.00	\$2,000.00
<i>Electric Service Line (OPTIONAL)</i>	50	LF \$15.00	\$750.00
Pavilion/Picnic/Storage Facilities (2)			\$308,300.00
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	2	EA \$110,000.00	\$220,000.00
Benches	4	EA \$1,500.00	\$6,000.00
Picnic Tables	16	EA \$2,500.00	\$40,000.00
Grills	6	EA \$750.00	\$4,500.00
Fine Grading	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	10,000	SF \$0.10	\$1,000.00
Motion Sensor Security Lights - Solar Powered	4	EA \$200.00	\$800.00
<i>Electric Service Line (OPTIONAL)</i>	500	LF \$15.00	\$7,500.00
<i>Water Service Line - 6" (OPTIONAL)</i>	500	LF \$50.00	\$25,000.00
<i>Water Fountain (OPTIONAL)</i>	2	LS \$1,000.00	\$2,000.00
Picnic Area			\$22,350.00
Picnic Tables	5	EA \$2,500.00	\$12,500.00
Grills	5	EA \$750.00	\$3,750.00
Fine Grading (6")	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	10,000	SF \$0.10	\$1,000.00
Ornamental Trees	8	EA \$450.00	\$3,600.00
Clubhouse with Restrooms / Snack Bar / Meeting Rooms			\$328,950.00
Clubhouse Package - 2,600 SF	1	LS \$250,000.00	\$250,000.00
Plaza - Concrete Paving	4,000	SF \$8.00	\$32,000.00
Water Fountain	2	LS \$1,000.00	\$2,000.00
Water Service Line - 6"	100	LF \$50.00	\$5,000.00
Sanitary Service Line	100	LF \$50.00	\$5,000.00
Electric Service Line	100	LF \$15.00	\$1,500.00
Electrical Service	1	LS \$10,000.00	\$10,000.00
Benches	4	EA \$1,500.00	\$6,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Fine Grading	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	4	EA \$200.00	\$800.00
SUBTOTAL PHASE A WITHOUT OPTIONS:			\$2,153,020.00
SUBTOTAL WITH OPTIONS PHASE A:			\$2,372,270.00



Work Item	Number of Units	Unit Cost	Total Cost
PHASE B - TOWNSHIP AREA			
Grading/Earthwork			\$193,921.00
Strip Soil and Rough Grade (Cut)	24,653	CY \$6.00	\$147,918.00
Net Export Cut	2,902	CY \$7.00	\$20,314.00
Rough Grade Fill Material	6,563	CY \$3.00	\$19,689.00
Hydro-seed Disturbed Areas	60,000	SF \$0.10	\$6,000.00
200 Car Parking Lot			\$428,950.00
Asphalt Parking Lot	8,200	SY \$35.00	\$287,000.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	4,500	LF \$3.50	\$15,750.00
Concrete Curbing	1,600	LF \$16.00	\$25,600.00
Stormwater Inlets	8	EA \$3,500.00	\$28,000.00
HDPE Pipe	1,200	LF \$35.00	\$42,000.00
Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees in Parking Lot	16	EA \$600.00	\$9,600.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	600	LF \$30.00	\$18,000.00
Asphalt Pedestrian Trails			\$181,530.00
Fine Grading For Trails (6")	850	CY \$24.00	\$20,400.00
Asphalt Perimeter Path - 8' Wide	2,391	SY \$30.00	\$71,730.00
Asphalt Connector Path - 5' Wide	910	SY \$30.00	\$27,300.00
Benches (1 every 300')	15	EA \$1,500.00	\$22,500.00
Signage - Way finding / Interpretive	1	LS \$3,000.00	\$3,000.00
Collapsible Bollards at Maintenance Access	6	EA \$500.00	\$3,000.00
Shade Trees	56	EA \$600.00	\$33,600.00
Pavilion/Picnic/Storage Facilities			\$194,050.00
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA \$110,000.00	\$110,000.00
Benches	2	EA \$1,500.00	\$3,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Grills	2	EA \$750.00	\$1,500.00
Fine Grading	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00
<i>Add Future Restroom (OPTIONAL)</i>	1	EA \$50,000.00	\$50,000.00
<i>Electric Service Line (OPTIONAL)</i>	100	LF \$15.00	\$1,500.00
<i>Water Service Line - 6" (OPTIONAL)</i>	100	LF \$50.00	\$5,000.00
<i>Sanitary Service Line (OPTIONAL)</i>	100	LF \$50.00	\$5,000.00
<i>Water Fountain (OPTIONAL)</i>	1	LS \$1,000.00	\$1,000.00
Open Field Area			\$41,600.00
Fine Grading	500	CY \$10.00	\$5,000.00
Hydro-seed Play Field Area	130,000	SF \$0.10	\$13,000.00
Shade Trees	6	EA \$600.00	\$3,600.00
Picnic Tables	8	EA \$2,500.00	\$20,000.00
Soccer Fields (4)			\$912,450.00
Fine Grading (6")	5,620	CY \$10.00	\$56,200.00
Field Under Drainage (Perforated Piping)	1	LS \$40,000.00	\$40,000.00
Area / French Drains	8	EA \$1,500.00	\$12,000.00
Drainage Improvements (Bio-Swales Between Fields)	2,000	LF \$20.00	\$40,000.00
Imported Topsoil (4") (in-bounds only)	2,260	CY \$25.00	\$56,500.00
Lawn Seeding	312,500	SF \$0.10	\$31,250.00
Soccer Goals	8	EA \$5,000.00	\$40,000.00
Bleachers (30 seats)	8	EA \$2,500.00	\$20,000.00
Benches	8	EA \$1,000.00	\$8,000.00
Trash Receptacles	8	EA \$1,000.00	\$8,000.00
<i>Electrical Service (OPTIONAL)</i>	1	LS \$10,000.00	\$10,000.00
<i>Electric Service Line (OPTIONAL)</i>	100	LF \$15.00	\$1,500.00
<i>Water Service Line - 6" (OPTIONAL)</i>	100	LF \$50.00	\$5,000.00
<i>Field Irrigation (OPTIONAL)</i>	184,000	SF \$1.00	\$184,000.00
<i>Lighting (OPTIONAL)</i>	1	LS \$400,000.00	\$400,000.00
Little League Baseball/Softball Field (Overlay Field)			\$91,350.00
Fine Grading (6")	370	CY \$10.00	\$3,700.00
Field Under Drainage (Perforated Piping)	1	LS \$5,000.00	\$5,000.00
Area / French Drains	3	EA \$1,500.00	\$4,500.00
Drainage Improvements (Bio-Swales around perimeter)	800	LF \$20.00	\$16,000.00
Imported Topsoil (4")	245	CY \$25.00	\$6,125.00
Infield Mix	3,900	SF \$0.75	\$2,925.00
Backstop	1	EA \$10,000.00	\$10,000.00
Bleachers (30 seats)	2	EA \$2,500.00	\$5,000.00
Benches	2	EA \$1,000.00	\$2,000.00
Dugouts	2	EA \$4,000.00	\$8,000.00
Trash Receptacles	2	EA \$1,000.00	\$2,000.00
Lawn Seeding	20,000	SF \$0.15	\$3,000.00
Electrical Conduit (to bullpen)	100	LF \$15.00	\$1,500.00
Bullpen/Batting Cages	1	EA \$1,600.00	\$1,600.00
<i>Field Irrigation (OPTIONAL)</i>	20,000	SF \$1.00	\$20,000.00
Stormwater Management Facilities			\$148,820.00
Detention Basin Grading / Earthwork (2' cut for 94,000SF)	6,960	CY \$7.00	\$48,720.00
HDPE Pipe	1,000	LF \$35.00	\$35,000.00
Drainage Improvements - Bio-Swales / Infiltration Areas	1,000	LF \$20.00	\$20,000.00
Control Structures	2	EA \$4,000.00	\$8,000.00
Shade Trees	20	EA \$600.00	\$12,000.00
Ornamental Trees	10	EA \$450.00	\$4,500.00
Shrubs	100	EA \$65.00	\$6,500.00
Detention Basin Wildflower Seeding	94,000	SF \$0.15	\$14,100.00
Landscaping / Buffering			\$98,375.00
Shade Trees	35	EA \$600.00	\$21,000.00
Ornamental Trees	35	EA \$450.00	\$15,750.00
Evergreen Trees	200	EA \$300.00	\$60,000.00
Mulch - 3"	25	CY \$65.00	\$1,625.00
SUBTOTAL PHASE B WITHOUT OPTIONS:			\$1,606,546.00
SUBTOTAL PHASE B WITH OPTIONS:			\$2,291,046.00



Work Item	Number of Units	Unit Cost	Total	Cost
PHASE C - COVENTRY CHRISTIAN SCHOOL AREA (Costs Do Not Include Building Addition, Stormwater, or Parking Improvements)				
Grading/Earthwork \$56,013.00				
Strip Soil and Rough Grade (Cut)	4,195	CY	\$6.00	\$25,170.00
Net Import Fill	2,049	CY	\$7.00	\$14,343.00
Rough Grade Fill Material	3,200	CY	\$3.00	\$9,600.00
Lawn Seeding Disturbed Areas	69,000	SF	\$0.10	\$6,900.00
Asphalt Pedestrian Trails \$54,540.00				
Fine Grading For Trails (6")	210	CY	\$24.00	\$5,040.00
Asphalt Perimeter Path - 8' Wide	630	SY	\$30.00	\$18,900.00
Asphalt Connector Path - 5' Wide	350	SY	\$30.00	\$10,500.00
Benches	5	EA	\$1,500.00	\$7,500.00
Signage - Way finding / Interpretive	1	LS	\$3,000.00	\$3,000.00
Shade Trees	16	EA	\$600.00	\$9,600.00
Basketball Court \$35,400.00				
Asphalt Paving	730	SY	\$30.00	\$21,900.00
Color Coat Surface with Lines	7,000	SF	\$0.30	\$2,100.00
Basketball Hoops	2	EA	\$2,000.00	\$4,000.00
Motion Sensor Lighting - Solar Powered	2	EA	\$200.00	\$400.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Soccer Field \$105,825.00				
Fine Grading (6")	1,410	CY	\$10.00	\$14,100.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Area / French Drains	2	EA	\$1,500.00	\$3,000.00
Imported Topsoil (4" depth) (in-bounds only)	565	CY	\$25.00	\$14,125.00
Lawn Seeding	76,000	SF	\$0.10	\$7,600.00
Soccer Goals	2	EA	\$1,000.00	\$2,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Field Irrigation (OPTIONAL)	46,000	SF	\$1.00	\$46,000.00
Little League Baseball/Softball Field \$133,175.00				
Fine Grading (6")	700	CY	\$10.00	\$7,000.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Drainage Improvements (Bio-Swales Between Fields)	200	LF	\$20.00	\$4,000.00
Area Drains / French Drains / Inlets	3	EA	\$1,500.00	\$4,500.00
Imported Topsoil (4")	586	CY	\$25.00	\$14,650.00
Infield Mix	3,900	SF	\$0.75	\$2,925.00
Backstop	1	EA	\$10,000.00	\$10,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Fencing (6' ht.)	250	LF	\$30.00	\$7,500.00
Benches	2	EA	\$1,000.00	\$2,000.00
Dugouts	2	EA	\$4,000.00	\$8,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Lawn Seeding	45,000	SF	\$0.10	\$4,500.00
Bulpen/Batting Cages	1	EA	\$1,600.00	\$1,600.00
Electrical Conduit (to bullpen)	300	LF	\$15.00	\$4,500.00
Field Irrigation (OPTIONAL)	45,000	SF	\$1.00	\$45,000.00
Terraced Community Gardens \$27,045.00				
Clearing / Miscellaneous Demolition	1	LS	\$5,000.00	\$5,000.00
Imported Topsoil (8")	185	CY	\$25.00	\$4,625.00
Grading / Earthwork (8")	185	CY	\$7.00	\$1,295.00
Cistern for Rainwater Harvesting	1	LS	\$5,000.00	\$5,000.00
Piping for Rainwater Conveyance	225	LF	\$5.00	\$1,125.00
Retaining Walls	1	LS	\$10,000.00	\$10,000.00
Playground \$68,520.00				
Creative Play / Learn Structures	1	LS	\$50,000.00	\$50,000.00
Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF	\$30.00	\$12,000.00
Benches	3	EA	\$1,500.00	\$4,500.00
Fine Grading	135	CY	\$12.00	\$1,620.00
SUBTOTAL CCS AREA WITHOUT OPTIONS:			\$389,518.00	
SUBTOTAL CCS AREA WITH OPTIONS:			\$480,518.00	

TOTAL GERALD RICHARDS PARK WITHOUT OPTIONS: \$5,460,043
TOTAL GERALD RICHARDS PARK WITH OPTIONS: \$6,454,793

Note: Savings of approximately \$30,000 could be realized if rough grading for phases A or B are completed at the same time as phase C since it is estimated that net cut and net fill could be balanced.



ESTIMATE OF PROBABLE DEVELOPMENT COSTS				
SITE - Detailed Development Budget Form				
Applicant: LOWER POTTS GROVE TOWNSHIP		Date Prepared: March, 2011		
Project Title: PLEASANTVIEW PARK MASTER PLAN				
Work Item	Number of Units	Unit Cost	Total Cost	
CONSTRUCTION SERVICES (Includes Optional Costs)				
Construction Services				
Site/Topographic Survey of Improvement Areas	1	LS \$15,000.00	\$17,500.00	
Design Services - Site Design and Engineering (15% of construction)	1	LS \$787,625.78	\$787,625.78	
Contractor General Conditions - Bond / Layout / Mobilization / E&S / Ect. (10% of c	1	LS \$525,083.85	\$525,083.85	
PHASE A CONSTRUCTION ITEMS				
Grading/Earthwork				
Strip Soil and Rough Grade (Cut)	11,402	CY \$6.00	\$68,412.00	
Net Export - Cut	2,233	CY \$7.00	\$15,631.00	
Main Driveway Entrance				
Asphalt Driveway	1,140	SY \$35.00	\$39,900.00	
Concrete Curbing	720	LF \$16.00	\$11,520.00	
Pavement Markings - Pedestrian Crossings	100	LF \$3.50	\$350.00	
Inlets	3	EA \$3,400.00	\$10,200.00	
HDPE Pipe	100	LF \$35.00	\$3,500.00	
Entry Landscaping	1	LS \$10,000.00	\$10,000.00	
Entry Signage	1	LS \$3,000.00	\$3,000.00	
Shade Trees Along Driveway	12	EA \$600.00	\$7,200.00	
Parking Lot (approximately 35 spaces)				
Asphalt Parking Lot	1,225	SY \$35.00	\$42,875.00	
Pavement Markings - Parking Stalls and Pedestrian Crossings	600	LF \$3.50	\$2,100.00	
Concrete Curbing (islands only)	300	LF \$16.00	\$4,800.00	
Inlets	3	EA \$3,400.00	\$10,200.00	
HDPE Pipe	200	LF \$35.00	\$7,000.00	
Signage	1	LS \$500.00	\$500.00	
Shade Trees in Parking Lot	5	EA \$600.00	\$3,000.00	
Bio-Swales Between Parking Rows	263	LF \$20.00	\$5,260.00	
Asphalt Pedestrian Trails				
Fine Grading For Trails (6")	225	CY \$24.00	\$5,400.00	
Asphalt Perimeter Path - 8' Wide	1,150	SY \$30.00	\$34,500.00	
Asphalt Connector Path - 5' Wide	215	SY \$30.00	\$6,450.00	
Benches (1 every 300')	6	EA \$1,500.00	\$9,000.00	
Signage - Way finding / Interpretive	1	LS \$3,000.00	\$3,000.00	
Collapsible Bollards at Maintenance Access	4	EA \$500.00	\$2,000.00	
Shade Trees	30	EA \$600.00	\$18,000.00	
Pavilion/Picnic/Storage Facility				
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA \$110,000.00	\$110,000.00	
Benches	2	EA \$1,500.00	\$3,000.00	
Picnic Tables	6	EA \$2,500.00	\$15,000.00	
Grills	2	EA \$750.00	\$1,500.00	
Fine Grading	125	CY \$12.00	\$1,500.00	
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00	
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00	
Electric Service Line (OPTIONAL)	100	LF \$15.00	\$1,500.00	
Water Service Line - 6" (OPTIONAL)	100	LF \$50.00	\$5,000.00	
Water Fountain (OPTIONAL)	1	LS \$1,000.00	\$1,000.00	
Dog Park				
Fine Grading (6")	870	CY \$10.00	\$8,700.00	
Hydroseed	35,500	SF \$0.10	\$3,550.00	
Mulch - 3"	20	CY \$65.00	\$1,300.00	
Concrete Pavement	500	SF \$8.00	\$4,000.00	
Perimeter & Divider Fencing - 4' High Chain Link - Black Vinyl Coated	1,000	LF \$30.00	\$30,000.00	
Gates	4	EA \$500.00	\$2,000.00	
Benches	10	EA \$1,500.00	\$15,000.00	
Trash Receptacles	10	EA \$1,000.00	\$10,000.00	
Agility Stations	1	LS \$10,000.00	\$10,000.00	
Water Fountain	2	EA \$1,500.00	\$3,000.00	
Sanitary Connection	1	LS \$5,000.00	\$5,000.00	
6" Stone Under Drain	400	LF \$4.00	\$1,600.00	
Shade Trees	15	EA \$600.00	\$9,000.00	
Water Service Line - 6"	100	LF \$50.00	\$5,000.00	
Sanitary Service Line (connect to stone under drain)	100	LF \$50.00	\$5,000.00	
Electric Service Line	100	LF \$15.00	\$1,500.00	



Work Item	Number of Units		Unit Cost	Total Cost
Little League Baseball/Softball Field (2)				
Fine Grading (6")	1,400	CY	\$10.00	\$14,000.00
Field Under Drainage (Perforated Piping)	2	LS	\$10,000.00	\$20,000.00
Drainage Improvements (Bio-Swales Between Fields)	250	LF	\$20.00	\$5,000.00
Area Drains / French Drains / Inlets	6	EA	\$1,500.00	\$9,000.00
Imported Topsoil (4")	1,172	CY	\$25.00	\$29,300.00
Infield Mix	7,800	SF	\$0.75	\$5,850.00
Backstop	2	EA	\$10,000.00	\$20,000.00
Bleachers (30 Seats)	4	EA	\$2,500.00	\$10,000.00
Fencing (6' ht.)	500	LF	\$30.00	\$15,000.00
Benches	4	EA	\$1,000.00	\$4,000.00
Dugouts	4	EA	\$4,000.00	\$16,000.00
Trash Receptacles	4	EA	\$1,000.00	\$4,000.00
Lawn Seeding	90,000	SF	\$0.10	\$9,000.00
Bullpen/Batting Cages	2	EA	\$1,600.00	\$3,200.00
Electrical Conduit (to bullpen)	400	LF	\$15.00	\$6,000.00
<i>Field Irrigation (OPTIONAL)</i>	90,000	SF	\$1.00	\$90,000.00
<i>Lighting (OPTIONAL)</i>	2	LS	\$200,000.00	\$400,000.00
Open Field Area				
Fine Grading (6")	300	CY	\$10.00	\$3,000.00
Hydrosseed Play Field Area	16,000	SF	\$0.10	\$1,600.00
Shade Trees	18	EA	\$600.00	\$10,800.00
Picnic Tables	8	EA	\$800.00	\$6,400.00
Landscaping / Buffering				
Street Trees	7	EA	\$600.00	\$4,200.00
Shade Trees	6	EA	\$600.00	\$3,600.00
Ornamental Trees	6	EA	\$450.00	\$2,700.00
Evergreen Trees	65	EA	\$300.00	\$19,500.00
Mulch - 3"	75	CY	\$65.00	\$4,875.00
Stormwater Management Facilities				
Detention Basin-Strip and Stockpile Soil (4' cut for 15,000 SF)	2,200	CY	\$6.00	\$13,200.00
HDPE Pipe (under existing Bleim Road)	100	LF	\$50.00	\$5,000.00
Control Structures	2	EA	\$4,000.00	\$8,000.00
Shade Trees	8	EA	\$600.00	\$4,800.00
Ornamental Trees	3	EA	\$450.00	\$1,350.00
Shrubs	60	EA	\$65.00	\$3,900.00
Detention Basin Wildflower Seeding	15,000	SF	\$0.15	\$2,250.00
SUBTOTAL PHASE A WITHOUT OPTIONS:				\$828,023.00
SUBTOTAL PHASE A WITH OPTIONS:				\$1,325,523.00
PHASE B CONSTRUCTION ITEMS				
Grading/Earthwork				
Strip Soil and Rough Grade (Cut)	8,435	CY	\$6.00	\$50,610.00
Net Export Cut	2,215	CY	\$7.00	\$15,505.00
Main Driveway Entrance				
Asphalt Driveway	525	SY	\$35.00	\$18,375.00
Concrete Curbing	350	LF	\$16.00	\$5,600.00
Pavement Markings - Pedestrian Crossings	50	LF	\$3.50	\$175.00
Inlets	1	EA	\$3,400.00	\$3,400.00
Shade Trees Along Driveway	2	EA	\$600.00	\$1,200.00
Parking Lot (approximately 85 spaces)				
Asphalt Parking Lot	3,430	SY	\$35.00	\$120,050.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	1,700	LF	\$3.50	\$5,950.00
Concrete Curbing (islands only)	475	LF	\$16.00	\$7,600.00
Inlets	6	EA	\$3,400.00	\$20,400.00
HDPE Pipe	600	LF	\$35.00	\$21,000.00
Signage	1	LS	\$2,000.00	\$2,000.00
Shade Trees in Parking Lot	5	EA	\$600.00	\$3,000.00
Bio-Swales Between Parking Rows	500	LF	\$20.00	\$10,000.00
Asphalt Pedestrian Trails				
Fine Grading For Trails (6")	40	CY	\$24.00	\$960.00
Asphalt Perimeter Path - 8' Wide	90	SY	\$30.00	\$2,700.00
Asphalt Connector Path - 5' Wide	145	SY	\$30.00	\$4,350.00
Benches (1 every 300')	2	EA	\$1,500.00	\$3,000.00
Signage - Way finding / Interpretive	1	LS	\$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access (drop-off area)	5	EA	\$500.00	\$2,500.00
Shade Trees	14	EA	\$600.00	\$8,400.00
Soccer Field				
Fine Grading (6")	1,410	CY	\$10.00	\$14,100.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Area / French Drains	2	EA	\$1,500.00	\$3,000.00
Imported Topsoil (4" depth) (in-bounds only)	565	CY	\$25.00	\$14,125.00
Lawn Seeding	76,000	SF	\$0.10	\$7,600.00
Soccer Goals	2	EA	\$1,000.00	\$2,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Field Irrigation	46,000	SF	\$1.00	\$46,000.00



Work Item	Number of Units	Unit Cost	Total Cost
Multi-Use Artificial Turf Field (OPTIONAL)			\$906,300.00
Artificial Turf Layer w/ Rubber Infill	50000	SF \$10.00	\$500,000.00
Flush Concrete Curbing (around perimeter)	900	LF \$16.00	\$14,400.00
HDPE Pipe	600	LF \$4.00	\$2,400.00
Area Drains	12	EA \$1,600.00	\$19,200.00
HDPE Perforated Pipe - 8" Dia.	3,600	LF \$4.00	\$14,400.00
12" Stone Base	1,700	CY \$45.00	\$76,500.00
Field Lighting	1	LS \$200,000.00	\$200,000.00
Electrical Service	1	LS \$10,000.00	\$10,000.00
Electrical Conduit	150	LF \$100.00	\$15,000.00
Bleachers (140 seats)	2	EA \$11,200.00	\$22,400.00
Benches	2	EA \$1,000.00	\$2,000.00
Soccer Goals	2	EA \$5,000.00	\$10,000.00
Trash Receptacles	4	EA \$1,000.00	\$4,000.00
Pull Behind Field Sweeper (does not include lawn tractor)	1	EA \$16,000.00	\$16,000.00
Roller Hockey Rink (185' x 85')			\$277,550.00
Stone Sub-base	2,500	SY \$7.00	\$17,500.00
Asphalt Paving	2,500	SY \$15.00	\$37,500.00
Color Coat Surface with Lines	2,500	SY \$1.50	\$3,750.00
Perimeter Hockey Board system w/ Goals & Benches	1	LS \$135,000.00	\$135,000.00
Concrete footings (for boards)	500	LF \$25.00	\$12,500.00
Motion Sensor Lighting - Solar Powered	4	EA \$200.00	\$800.00
Bleachers (30 seats)	2	EA \$2,500.00	\$5,000.00
Trash Receptacles	4	EA \$1,000.00	\$4,000.00
Electrical Service (OPTIONAL)	1	LS \$10,000.00	\$10,000.00
Electric Service Line (OPTIONAL)	100	LF \$15.00	\$1,500.00
Lighting (OPTIONAL)	1	LS \$50,000.00	\$50,000.00
Landscaping / Buffering			\$35,275.00
Shade Trees	6	EA \$600.00	\$3,600.00
Ornamental Trees	6	EA \$450.00	\$2,700.00
Evergreen Trees	89	EA \$300.00	\$26,700.00
Mulch - 3"	35	CY \$65.00	\$2,275.00
Stormwater Management Facilities			\$36,025.00
Detention Basin-Strip and Stockpile Soil(4' cut for 15,000 SF)	1,850	CY \$6.00	\$11,100.00
HDPE Pipe (under existing Bleim Road)	100	LF \$50.00	\$5,000.00
Control Structures	2	EA \$4,000.00	\$8,000.00
Shade Trees	8	EA \$600.00	\$4,800.00
Ornamental Trees	3	EA \$450.00	\$1,350.00
Shrubs	60	EA \$65.00	\$3,900.00
Detention Basin Wildflower Seeding	12,500	SF \$0.15	\$1,875.00
SUBTOTAL PHASE B WITHOUT OPTIONS:			\$700,950.00
SUBTOTAL PHASE B WITH OPTIONS:			\$1,562,925.00
PHASE C CONSTRUCTION ITEMS			
Grading/Earthwork			\$109,588.00
Strip Soil and Rough Grade (Cut)	14,776	CY \$6.00	\$88,656.00
Net Export - Cut	2,551	CY \$7.00	\$17,857.00
Rough Grade Fill Material	1,025	CY \$3.00	\$3,075.00
Main Driveway Entrance			\$36,760.00
Asphalt Driveway	515	SY \$35.00	\$18,025.00
Concrete Curbing	360	LF \$16.00	\$5,760.00
Pavement Markings - Pedestrian Crossings	50	LF \$3.50	\$175.00
Inlets	2	EA \$3,400.00	\$6,800.00
Shade Trees Along Driveway	10	EA \$600.00	\$6,000.00
Parking Lot (approximately 55 spaces)			\$122,470.00
Asphalt Parking Lot	2,030	SY \$35.00	\$71,050.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	1,080	LF \$3.50	\$3,780.00
Concrete Curbing (islands only)	415	LF \$16.00	\$6,640.00
Inlets	6	EA \$3,400.00	\$20,400.00
HDPE Pipe	300	LF \$35.00	\$10,500.00
Signage	1	LS \$1,500.00	\$1,500.00
Shade Trees in Parking Lot	6	EA \$600.00	\$3,600.00
Bio-Swales Between Parking Rows	250	LF \$20.00	\$5,000.00
Asphalt Pedestrian Trails			\$56,020.00
Fine Grading For Trails (6")	80	CY \$24.00	\$1,920.00
Asphalt Perimeter Path - 8' Wide	830	SY \$30.00	\$24,900.00
Asphalt Connector Path - 5' Wide	140	SY \$30.00	\$4,200.00
Benches (1 every 300')	4	EA \$1,500.00	\$6,000.00
Signage - Way finding / Interpretive	1	LS \$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access	6	EA \$500.00	\$3,000.00
Shade Trees	25	EA \$600.00	\$15,000.00
Clubhouse with Restrooms / Snack Bar / Meeting Rooms			\$328,950.00
Clubhouse Package - 2,600 SF	1	LS \$250,000.00	\$250,000.00
Plaza - Concrete Paving	4,000	SF \$8.00	\$32,000.00
Water Fountain	2	LS \$1,000.00	\$2,000.00
Water Service Line - 6"	100	LF \$50.00	\$5,000.00
Sanitary Service Line	100	LF \$50.00	\$5,000.00
Electric Service Line	100	LF \$15.00	\$1,500.00
Electrical Service	1	LS \$10,000.00	\$10,000.00
Benches	4	EA \$1,500.00	\$6,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Fine Grading	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	4	EA \$200.00	\$800.00



Work Item	Number of Units	Unit Cost	Total Cost
Adult Baseball Field			\$497,250.00
Infield Mix	12,000	SF \$0.75	\$9,000.00
Backstop	1	EA \$10,000.00	\$10,000.00
Bleachers (140 seats)	2	EA \$11,200.00	\$22,400.00
Fencing (6' ht.)	1,200	LF \$30.00	\$36,000.00
Benches	2	EA \$1,000.00	\$2,000.00
Dugouts	2	EA \$4,000.00	\$8,000.00
Bullpen/Batting Cages	1	EA \$1,600.00	\$1,600.00
Electrical Conduit To Bullpen	200	LF \$15.00	\$3,000.00
Trash Receptacles	4	EA \$1,000.00	\$4,000.00
Lawn Seeding	130,000	SF \$0.15	\$19,500.00
Imported Topsoil (4")	1,590	CY \$25.00	\$39,750.00
<i>Field Irrigation (OPTIONAL)</i>	142,000	SF \$1.00	\$142,000.00
<i>Lighting (OPTIONAL)</i>	1	LS \$200,000.00	\$200,000.00
Little League Baseball/Softball Field			\$133,175.00
Fine Grading (6")	700	CY \$10.00	\$7,000.00
Field Under Drainage (Perforated Piping)	1	LS \$10,000.00	\$10,000.00
Drainage Improvements (Bio-Swales Between Fields)	200	LF \$20.00	\$4,000.00
Area Drains / French Drains / Inlets	3	EA \$1,500.00	\$4,500.00
Imported Topsoil (4")	586	CY \$25.00	\$14,650.00
Infield Mix	3,900	SF \$0.75	\$2,925.00
Backstop	1	EA \$10,000.00	\$10,000.00
Bleachers (30 Seats)	2	EA \$2,500.00	\$5,000.00
Fencing (6' ht.)	250	LF \$30.00	\$7,500.00
Benches	2	EA \$1,000.00	\$2,000.00
Dugouts	2	EA \$4,000.00	\$8,000.00
Trash Receptacles	2	EA \$1,000.00	\$2,000.00
Lawn Seeding	45,000	SF \$0.10	\$4,500.00
Bullpen/Batting Cages	1	EA \$1,600.00	\$1,600.00
Electrical Conduit (to bullpen)	300	LF \$15.00	\$4,500.00
<i>Field Irrigation (OPTIONAL)</i>	45,000	SF \$1.00	\$45,000.00
Playground			\$71,220.00
Creative Play / Learn Structures	1	LS \$50,000.00	\$50,000.00
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF \$30.00	\$12,000.00
Benches	3	EA \$1,500.00	\$4,500.00
Fine Grading	135	CY \$12.00	\$1,620.00
Ornamental Trees	6	EA \$450.00	\$2,700.00
Basketball Court			\$32,110.00
Asphalt Paving	750	SY \$30.00	\$22,500.00
Color Coat Surface with Lines	700	SF \$0.30	\$210.00
Basketball Hoops	2	EA \$2,000.00	\$4,000.00
Motion Sensor Lighting - Solar Powered	2	EA \$200.00	\$400.00
Bleachers (30 seats)	2	EA \$2,500.00	\$5,000.00
Tennis Courts (2)			\$69,500.00
Asphalt Paving	1,500	SY \$30.00	\$45,000.00
Color Coat Surface and Apply Lines	14,000	SF \$0.30	\$4,200.00
Tennis Nets	2	EA \$500.00	\$1,000.00
Motion Sensor Lighting - Solar Powered	4	EA \$200.00	\$800.00
Electrical Service	1	LS \$10,000.00	\$10,000.00
Bleachers (30 seats)	2	EA \$2,500.00	\$5,000.00
Benches	2	EA \$1,000.00	\$2,000.00
<i>Electric Service Line (OPTIONAL)</i>	100	LF \$15.00	\$1,500.00
Open Field Area			\$14,350.00
Fine Grading	250	CY \$10.00	\$2,500.00
Hydro-seed Play Field Area	13,500	SF \$0.10	\$1,350.00
Shade Trees	5	EA \$600.00	\$3,000.00
Picnic Tables	3	EA \$2,500.00	\$7,500.00
Landscaping / Buffering			\$71,650.00
Shade Trees	18	EA \$600.00	\$10,800.00
Ornamental Trees	18	EA \$450.00	\$8,100.00
Evergreen Trees	165	EA \$300.00	\$49,500.00
Mulch - 3"	50	CY \$65.00	\$3,250.00
Stormwater Management Facilities			\$28,575.00
Detention Basin-Strip and Stockpile Soil (4' cut for 12,500 SF)	1,850	CY \$7.00	\$12,950.00
Shade Trees	10	EA \$600.00	\$6,000.00
Ornamental Trees	10	EA \$450.00	\$4,500.00
Shrubs	50	EA \$65.00	\$3,250.00
Detention Basin Wildflower Seeding	12,500	SF \$0.15	\$1,875.00
SUBTOTAL PHASE C WITHOUT OPTIONS:			\$1,183,118.00
SUBTOTAL PHASE C WITH OPTIONS:			\$1,571,618.00



Work Item	Number of Units	Unit Cost	Total Cost
PHASE D CONSTRUCTION ITEMS			
Grading/Earthwork			
Net Import Fill	7,002	CY \$7.00	\$49,014.00
Rough Grade Fill Material	7,002	CY \$3.00	\$21,006.00
Complete Main Driveway Entrance			
Asphalt Driveway	330	SY \$35.00	\$11,550.00
Concrete Curbing	160	LF \$16.00	\$2,560.00
Pavement Markings - Pedestrian Crossings	50	LF \$3.50	\$175.00
Inlets	1	EA \$3,400.00	\$3,400.00
Entry Landscaping	1	LS \$10,000.00	\$10,000.00
Entry Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees Along Driveway	2	EA \$600.00	\$1,200.00
Entry Landscaping	1	LS \$10,000.00	\$10,000.00
Entry Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees Along Driveway	2	EA \$600.00	\$1,200.00
Complete Parking Lot (approximately 25 spaces)			
Asphalt Parking Lot	1,225	SY \$35.00	\$42,875.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	400	LF \$3.50	\$1,400.00
Concrete Curbing (islands only)	180	LF \$16.00	\$2,880.00
Inlets	2	EA \$3,400.00	\$6,800.00
Signage	1	LS \$500.00	\$500.00
Shade Trees in Parking Lot	3	EA \$600.00	\$1,800.00
HDPE Pipe	50	LF \$35.00	\$1,750.00
Bio-Swales Between Parking Rows	65	LF \$20.00	\$1,300.00
Pavilion/Picnic/Storage Facility			
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA \$110,000.00	\$110,000.00
Benches	2	EA \$1,500.00	\$3,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Grills	2	EA \$750.00	\$1,500.00
Fine Grading (6")	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00
Electric Service Line (OPTIONAL)	100	LF \$15.00	\$1,500.00
Water Service Line - 6" (OPTIONAL)	100	LF \$50.00	\$5,000.00
Water Fountain (OPTIONAL)	1	LS \$1,000.00	\$1,000.00
Asphalt Pedestrian Trails			
Fine Grading For Trails (6")	180	CY \$24.00	\$4,320.00
Asphalt Perimeter Path - 8' Wide	1,070	SY \$30.00	\$32,100.00
Benches (1 every 300')	4	EA \$1,500.00	\$6,000.00
Signage - Way finding / Interpretive	1	LS \$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access	6	EA \$500.00	\$3,000.00
Shade Trees	25	EA \$600.00	\$15,000.00
Open Field Area			
Fine Grading	500	CY \$10.00	\$5,000.00
Hydro-seed Play Field Area	24,000	SF \$0.10	\$2,400.00
Shade Trees	22	EA \$600.00	\$13,200.00
Picnic Tables	4	EA \$2,500.00	\$10,000.00
Little League Baseball/Softball Fields (2)			
Fine Grading (6")	1,400	CY \$10.00	\$14,000.00
Field Under Drainage (Perforated Piping)	2	LS \$10,000.00	\$20,000.00
Drainage Improvements (Bio-Swales Between Fields)	250	LF \$20.00	\$5,000.00
Area Drains / French Drains / Inlets	6	EA \$1,500.00	\$9,000.00
Imported Topsoil (4")	1,172	CY \$25.00	\$29,300.00
Infield Mix	7,800	SF \$0.75	\$5,850.00
Backstop	2	EA \$10,000.00	\$20,000.00
Bleachers (30 Seats)	4	EA \$2,500.00	\$10,000.00
Fencing (6' ht.)	500	LF \$30.00	\$15,000.00
Benches	4	EA \$1,000.00	\$4,000.00
Dugouts	4	EA \$4,000.00	\$16,000.00
Trash Receptacles	4	EA \$1,000.00	\$4,000.00
Lawn Seeding	90,000	SF \$0.10	\$9,000.00
Bullpen/Batting Cages	2	EA \$1,600.00	\$3,200.00
Electrical Conduit (to bullpen)	400	LF \$15.00	\$6,000.00
Field Irrigation (OPTIONAL)	90,000	SF \$1.00	\$90,000.00
Complete Stormwater Management Facilities			
Detention Basin-Strip and Stockpile Soil (4' cut for 7,350 SF)	1,090	CY \$7.00	\$7,630.00
Shade Trees	3	EA \$600.00	\$1,800.00
Ornamental Trees	3	EA \$450.00	\$1,350.00
Shrubs	30	EA \$65.00	\$1,950.00
Detention Basin Wildflower Seeding	7,350	SF \$0.15	\$1,102.50
SUBTOTAL PHASE D WITHOUT OPTIONS:			\$693,272.50
SUBTOTAL PHASE D WITH OPTIONS:			\$790,772.50

TOTAL PLEASANTVIEW PARK WITHOUT OPTIONS: \$4,735,573
TOTAL PLEASANTVIEW PARK WITH OPTIONS: \$6,581,048

Notes:

1. Either Phase A or Phase C could potentially be constructed first since they both contain the planned site access driveways
2. A savings of approximately \$100,000 could be realized if rough grading for all phases is completed at one time since it is estimated that cut and fill excavation could be balanced



10/29/09

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA

SC#09111.10

Committee Meeting #1 – Notes

Date/Time: 10/26/10, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief introduction of Simone Collins (SC) and representatives of the steering committee. Next, a brief PowerPoint presentation was given. SC presented site photographs, base mapping data, and a draft site analysis plan. Aspects of the project schedule and scope were also discussed. The purpose of the meeting was to informally gather information about the project and to solicit initial programming ideas for the properties.
2. Conversation took place regarding maintenance responsibilities for the park properties. Rod H. stated that all maintenance for both parks is performed by the Township. The Township mows Pleasantview Park once every year. Local sports organizations often donate seed, fertilizer and infield mix for Gerald Richards Park.
3. One committee idea was to dedicate each park to one major sport such as baseball or soccer. This concept was referred to as a "sports complex". Other recreational uses and facilities compatible to the primary sport could be provided to a lesser extent. Members in attendance felt that this would not only help with the layout of the facilities, but also help local sports organizations to take ownership of the facilities - which could lead to improved maintenance and sponsorship.

4. Following the presentation SC asked committee members for input on goals, facts and concepts for the project. The following ideas were generated for **Gerald Richards Park**:

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>			
Address Township & neighborhood recreation needs	Incorrect solar field orientations	Additional parking	Lighting (fields & paths)	Planting plan	Programmable message sign
Fit into overall park system	Poorly drained soil	Artificial turf field	Phased improvements	Slope maintenance on field 3 (landscaping/wind break)	Clubhouse / meeting room (approx. 50)
Begin to meet active recreation needs	30 acres	Additional buffering and screening	Artificial turf = increased maintenance	Storage	Event Space
	Diverse activities	More age groups (baseball)	Improve field storage	Free/un-programmed play fields (drop-in football)	Police sub-station
	Original master plan never completed	Playground (young children)	Make trails police accessible	Volleyball	Rock Wall
		Pavilion/snack bar/restrooms	T-ball at field 11	Lacrosse	Electric hook-ups
	Security Issues / Vandalism	Row of shade trees along main path		No rocks (paved surfaces)	Parking
		Spectator amenities			Young children close to facilities

5. The following ideas were generated for **Pleasant View Park**:

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>			
Create master plan	Bliem road to be relocated	Active recreation	Multi-use field	Full sized baseball	Perimeter jogging path
Fit into overall park system	Will be surrounded by residential uses	Automatic irrigation	Baseball complex	Boardwalk @ wetlands	
Begin to meet active recreation needs	18.5 acres	Trail connections	Field lighting?	Buffering & screening	
	Public water and sewer	Stormwater pond	Low level trail lighting	Trail connections to G.R. Park	

6. **The next committee / public meeting will be held on Wednesday, November 10, 2010 at 6:30 PM.**

Respectfully Submitted,
 SIMONE COLLINS, INC.
 LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet

Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan

Committee Meeting #1

Tuesday, October 26, 2010, 3:00 PM @ Lower Pottsgrove Municipal Building

NAME	ADDRESS	PHONE	EMAIL
EARL L. DECKER	1854 N. PLEASANTVIEW RD	610-323-6043	MADDUCKE3@AOL
Russ Kurtz	1087 N. PLEASANTVIEW RD	610-326-3619	
Gary DeRenzo	1301 Dimity Ct. Pottstown PA	610-705-5559	GDERENZO@PGSD.ORG
AL CYBART	2167 BUCHERT RD	610-202-1562	AJC1107@COMCAST.NET
John McMenamin	1954 MALLARD COURT	610-323-7570	PROTRACT2@AOL.COM
Lynda Hamilton/Lynn	699 N. Pleasantview Rd	610-326-3320	lyndahamiltonlwk@educating
Rob Deckert	1531 LAURA LN	484-390-4778	robdc@comcast.net forLife.com
Karen Cape	819 N. Pleasantview Rd	484-614-8763	Karencape@comcast.net
Scott Houring	1880 N. Pleasantview Rd	484-624-8227	twisshouring@comcast.net
Paul Fisher	1246 N. Adams St.	484-300-1127	paulfisher@educatingforlife.com
NEELI Tolentino	2039 N. PLEASANTVIEW RD	610-326-1439	neeli.x.tolentino@GSK.com
ANTHONY Cherio	2362 Donna Lane	610-323-0659	acherio@comcast.net
Rick Wood	923 OAKDALE DR	610-326-6767	bragkboy831@COM.
Red Hawthorne	2199 Buchert Rd	610-323-0436	rdh1@ATD.NET
Bob Gel	1934 Blum Rd	610-607-7624	crank1@vzw.net
Joe Vecchio	2109 Foxtail Drive	610-970-9576	Jvec98@comcast.net



11/17/09

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA

SC#09111.10

Public Meeting #1 – Notes

Date/Time: 11/10/10, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief introduction of Simone Collins (SC), the steering committee and the Township. Next, a brief PowerPoint presentation was given. SC presented site photographs, base mapping data, and a draft site analysis plan. Aspects of the project schedule and scope were also discussed. The purpose of the meeting was to informally gather information about the project and to solicit initial programming ideas from the public.
2. A representative from the Pottsgrove Soccer Club stated that presently there are no available soccer fields in any of the Townships surrounding Lower Pottsgrove. He went on to state that Gerald Richards is the only park in the Township with dedicated soccer fields and is heavily used and greatly needed.
3. Pete S. confirmed that most of the sports field scheduling is done by the Township. He stated that Lower Pottsgrove should consider joining with adjacent Townships to create a joint recreation authority. This would create one contact point for scheduling and reduce the burden on the Township(s).
4. Pete S. asked sports organizations to submit the following program needs to SC as soon as possible:
 - Sports Facility Needs (number and sizes of fields or other sports facilities)
 - Participation Rates
 - Game Scheduling Information
 - Storage Needs (SF)

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5. Following the presentation SC asked committee members for input on goals, facts and concepts for the project. The following ideas were generated for **Gerald Richards Park**:

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>			
Fit Into Overall Park System	34 Acres	Playground (Young Children)	Trail Connections to Gerald Richards	Pavilion/Snack Bar/Restrooms	Water
	Incorrect Solar Field Orientations	Additional Buffering & Screening	Preserve Nature	Field & Trail Lighting	Relocate Playground
	Poorly Drained Soil	Improve Soils	S.W. corner Has Stormwater Issues	Additional Parking?	Tennis
	Restrooms Not ADA Compliant	School Partnership (fields)	Pond as Stormwater Management	Field Under-drainage	Artificial Turf Field
	Exercise Stations Not Used	Site for New Twp. Building?	Existing Use Study?	Soccer Complex	Multi-purpose Field
	Poor Maintenance Conditions	Spectator Areas	Bleachers	Water Fountains w/ Hose Bibs	Wind Screening

6. The following ideas were generated for **Pleasant View Park**:

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>			
Address Twp. And Neighborhood Recreation Needs	23 Acres	Active Recreation	Snack Bar/ Restrooms/ Water	Buffering	Preserve Nature
	Bliem Road to be Relocated	Tennis	Historical Investigation?	Baseball Complex	Clubhouse / Meeting Room (50)
	Wind!	Softball	Accommodate many age groups	Limited Use of Baseball Fields	Lighting
	Public Water and Sewer	Security / Vandal Resistance	Restrooms (one locked access)	Equipment Storage	Dog Park
	Will be surrounded by residential uses	Water Fountain / Hose Bib	Expand Paths	Electric for Baseball	Permanent Trash Cans
		Phased Improvements (Re: Bleim Road Relocation)			

7. **The next committee / public meeting will be held on Wednesday, December 15, 2010 at 6:30 PM.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet

Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan

Public Meeting #1

Wednesday, November 10th, 2010, 6:30 PM @ Sunnybrook

NAME	ADDRESS	PHONE	EMAIL
TOM TROUTMAN	2469 EAST HIGENST POTTSTOWN PA	610-323-6499	CMTTCT@VERIZON.NET
Loretta Plunka	1440 Small Rd	610 326-6452	
Myra Raymond	1316 Caldwell Dr	610 328 0897	
Lynda Hamilton	1199 N. Pleasantview Rd.	610.326.3320	lynda.hamilton.kirk@educatingforlife.com
Don & MAUREEN KUTYS	2158 FOXTAIL DR	610-970-1032	
Josh Toth	19 Green Briar Ct.	610-705-0532	tothjd4295@verizon.net
ROB DECKERT	1531 LAURA LN	484-390-4778	robdjc@comcast.net
Jim Kaiser	2019 Deer Ridge Dr.	610-970-2175	James.Kaiser@berkey.com
Jennifer Kott	5 Dunning Ct	610 718 1141	jisejt@gmail.com
John Charbonneau	7 Country Dr.	267-372-9127	johncharb@yaho.com
MATT MAKOID	2336 WELSH DR.	610-718-0698	MAKOID98@COMCAST.NET
CRAIG COBURN	64 PEBBLE BEACH LANE	610-326-1491	ccoburn@comcast.net
Chas Maher	2255 Welsh	610 220 7245	ChasMah99@AOL.com
Jon Maher	same	same	same
JOHN WENDEL	790 BLIEM RD.		
Joe Vecchio	2109 Foxtail Dr	610-570-9576	jvec98@comcast.net
Allyson Lane	24 Cherrytree Lane	610-326-5204	hockeyfan06@comcast.net
Paul Fisher	1246 N. Adams St.	610-326-8909	paulfisher@educatingforlife.com
BOB MOHOLLON	2442 WELSH DR.	610-970-0117	BMOHOLLON@COMCAST.NET
JOHN MCMENAMIN	1954 MALLARD COURT	610-970-2794	PROTRACT2@AOL.COM
Michael McAllister	1414 CHESTNUT GROVE RD	484-256-2977	MICHAELMCAWSTG14@COMCAST.COM

**Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan
Public Meeting #1
Wednesday, November 10th, 2010, 6:30 PM @ Sunnybrook**

NAME	ADDRESS	PHONE	EMAIL
ROD Hawthorne	2199 BURNETT RD Potts PA	610-323-0436	rodh1@PTD.net
EARL DECKER	1554 N. PLEASANTVIEW RD. POTTS PA	610-323 6043	MADDUKEL3@AOL.COM
GREG BIAGINI	1460 Sweetwater Way, Pottstown Pa.	610-705-3122	GSBIAGINI@comcast.net
Joseph Valentino	137 Boxwood Court Pottstown Pa.	610-323-0307	JOE.Valentino@kenesynksh.com
Alyson Elliott	299 Buchert Rd. Pottstown, PA	610-323-0436	aelliott@lowerpottsgrove.org
Michael EBER	46 PEBBLE BEACH LN POTTSTOWN PA	610 970 8481	LIGHTRAVE@VERIZON.NET
MIKE McGRORTY	2170 FOXTAIL DR POTTSTOWN PA	610 327 1043	m.mcgrorty@comcast.net
DAVE GOLDCAMP	1019 KEPLER RD. POTTSTOWN PA	610 334 8103	goldcampd@mlhs.org
COLE	" "	" "	" "
Nefeli EL LAURIE Tolentino	2039 N. Pleasantview RD Pottstown PA	610-326-1429	
AL Olsbary	2167 BUCHERT RD	610-202-7562	
Chad Camburn	Bursich Associates	610-323-4040	Camburn@bursich.com
Jim Toth	1037 Brookwood Dr	610-326-7324	jschj@arrl.net
Chris Fel	120 Julie Rd	610-970-2692	stretch_523@yahoo.com
Scott Fulmer	2378 Christina Ct	610-972-6754	Fulmers1962@comcast.net
MARK ERMISH	2329 Donna Lane Pottstown PA	610-327-0558	MERMISH55@aol.com
Wendy Cucci	2324 Brown St Sanatoga	484 332 3470	wendy2256@aol.com
Beth & Scott Houtby	1880 N Pleasantview Pottstown	484 624-8227	twiss@houting@comcast.net
Sharon Troutman	23 Country Drive, Pottstown	610-327-0886	bill-sharon@verizon.net
Dennis Rolando	1960 Mallard Court, Sanatoga	610-323-8924	rolandod@aol.com
Danna Krieger	2478 Donna Lane, Sanatoga, PA	610-326-7523	Kcrew6@aol.com



12/21/10

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA
SC#09111.10

Public/Committee Meeting #2 – Notes

Date/Time: 12/15/10, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing three initial concepts for each park property. The purpose of the meeting was to gather and finalize programming needs and to receive feedback on the initial concepts presented. The initial concepts are summarized below:

All concepts for each park assume a new clubhouse (2,500-3,000 SF) with meeting rooms, restrooms, snack bar, and storage; new storage buildings dispersed throughout the site(s); additional parking; and, a playground.

Gerald Richards Park

Concept #1 - shows the reuse and improvement of the existing facilities and a mixture of baseball/little league and soccer facilities. It is anticipated that this concept could be completed in 3-4 phases and would require the least amount of grading to re-grade areas between fields and improve stormwater drainage. This concept features a new centrally located 100 car parking lot, an artificial turf field at the game field location, a 30 car parking area next to the Township municipal garage, and a building expansion onto the existing field house. This concept is the least costly to construct.

Concept #2 – entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features an 80 car parking lot near Buchert Road (existing), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

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Concept #3 – also entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features a 250 car parking lot near Buchert Road and a 30 car parking area next to the Township municipal garage. A central field consisting of flexible space/free play area or /U6/U8/U12 soccer fields is also shown. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

Pleasantview Park

Concept #1 – consists primarily of baseball and little league fields with soccer fields overlaid onto baseball as a secondary use. Vehicular access is taken off Bleim Road opposite the proposed residential road, and a 200 car parking area is provided in the western portion of the site. Also shown is a perimeter jogging/walking trail.

Concept #2 – emphasizes more of an equal mixture of baseball, little league, t-ball, and soccer. This concept also includes tennis courts, a dog park, and a multi-use artificial turf field. Two vehicular access points are established where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

Concept #3 – consists primarily of little league/t-ball fields. This concept also includes tennis courts, a baseball field with soccer overlay, and a flexible free play area. Vehicular access is taken where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the eastern portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

2. An attendee stated that ball fields near roads could pose a hazard to motorists or cause children to chase balls into the street.
3. Much discussion took place regarding the solar orientation of the baseball fields. An attendee asked if baseball/little league fields could be orientated to take the form of a “clover leaf” or “fourplex” – where the home plates of the ball diamonds are located near a central pedestrian core. Pete S. stated that this arrangement would not be approved by DCNR since it would require some fields to have incorrect solar orientation. He added that complexes like this are often geared towards night play where field lighting is used and the sun is not a factor.
4. It was then asked if fields could be oriented with incorrect solar orientation if private money was raised to construct the fields? Pete S. responded that this might allow for a 20-30% reduction of the construction costs since a private organization may not be mandated to pay prevailing wage rates. Pete S. also added that the cost for these improvements is a lot of money for a private organization to raise, and that to be able to leverage funds with public grant sources the fields would have to have correct solar orientation. It was also added that this plan is funded through DCNR and therefore their requirements for solar orientation must be followed.
5. It was suggested that the tennis and basketball courts be located close to Buchert Road to provide more visibility.
6. A member in attendance preferred Pleasantview option #3 since this option contained the most little league fields.

7. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – which could be offline for 1-2 years when Gerald Richards is improved. At this time there is not enough information to make this decision and will require more in depth investigation and feedback from the public and committee.
8. **It was asked that sports organizations submit their needs to the Township as soon as possible.** To date, SC has received the following needs:

Pottsgrove Baseball Organization:

TEAMS (6):

- 13 year old Legion Prep team(13 only)
- Junior Legion Team(13-15)
- Sr. Legion(16-19)
- Babe Ruth team(13-15)
- Sr. Babe Ruth(16-19)
- City/County team (15-17)

NEEDS:

- 3-6 full sized (90' base paths) baseball fields (assumption by SC – there was a comment from an attendee that 3 full sized baseball fields were too many)

Pottsgrove Little League:

PARTICIPANTS:

- Approximately 330 and growing

FIELD NEEDS:

- 6-7 little league fields (60' base paths)
- 1 full sized field (90' base paths)
- 2 bullpens (75' length)

OTHER NEEDS:

- Electric at bullpens and fields
- Storage for field equipment - including pitching machines, helmets, catchers gear, field grooming equipment.
- Snack bar facilities - with running water
- Restrooms

9. Copies of the initial concept plans for review will be posted on the Township's website and will also be e-mailed to those who gave e-mail addresses at previous meetings. **It is asked that public comments and feedback on the concepts be submitted to aelliott@lowerpottsgrove.org no later than January 12, 2011 so concept plans can be revised before the next meeting.**
10. **The next committee / public meeting will be held on Tuesday, January 25, 2011 at 6:30 PM at the Sunnybrook ballroom.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet



02/07/10

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA
SC#09111.10

Public/Committee Meeting #3 – Notes

Date/Time: 1/25/11, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing the revised concepts for each park property. Committee and public comments received to date were also presented. An example of a local dog park and common site amenities for dog parks were shown. The purpose of the meeting was to obtain public and committee comments on the concept plans presented. The revised concepts are summarized below:

All concepts for each park assume a new clubhouse (2,000-3,000 SF) with meeting rooms, restrooms, snack bar, and storage; picnic pavilions / new storage buildings dispersed throughout the site(s); additional parking areas; and, a playground.

Gerald Richards Park (GRP)

Revised Concept #2 – entails a total re-grading of the site in 2 phases to maximize usable area primarily for soccer fields. One softball/little league field is shown as a secondary/overlay use to the soccer fields on GRP property, and one softball/little league field is shown on the Coventry Christian School (CCS) property. This concept features an 80 car parking lot near Buchert Road (expansion of existing parking lot), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. Revisions to the initial concept #2 include: moving the tennis courts, basketball courts, and clubhouse closer to Buchert Road to improve visibility; elimination of the 400' baseball field; rearranging soccer fields to provide more space between the fields to accommodate spectators and/or stormwater management BMP areas; additional width of buffering along residential property lines; shifting the existing driveway entrance at Buchert Road 30' to the east; a perimeter

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loop trail suitable for emergency vehicle access; and, a future building expansion to the Township's Municipal Garage. Also planned on CCS property: a future building expansion to the CCS school building; additional 60 required parking spaces; a future playground expansion; community gardens; and, a full sized basketball court.

Pleasantview Park (PV)

Revised Concept #2 – emphasizes a mixture of baseball, little league/softball, multi-use artificial turf field, roller hockey, tennis, basketball, and a dog park. The primary uses are little league/softball with 5 fields shown. Two vehicular access points are established where the two proposed residential streets opposite the park intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and additional buffering/screening along the north south and east property lines. Changes from the previous concept #2 include: the addition of roller hockey court, a 1 acre dog park, basketball courts, open field areas (free play) and landscaping, 2 picnic pavilions with field storage.

2. The consultants explained various methods of stormwater runoff controls that could be used for GRP including: 2 stormwater management areas-1 as a wet pond, bio-swales to convey stormwater and improve water quality, underground stormwater detention (under parking lots), porous paving for trails and parking lots, area drains, and sports field under drainage. Pete S. explained that due to the poor draining shale-like soil, a variety of these methods will have to be instituted to control and improve stormwater management. He added that stormwater controls could change when the project goes to design development and as a result of the local conservation district review. Stormwater management areas shown on the plans depict the general size required for stormwater detention. However, additional areas may be needed for stormwater infiltration or water quality improvement areas as determined by the local conservation district review.
3. Rich W. asked if irrigation was proposed due to the poor conditions of the soils in GRP. **Pete S. responded that recommendations for irrigation as well as a practical water source location will be included in the master plan narrative report.** Justin K. added that soil amendments will help to reduce the need for irrigation of the sports fields and will be included as a recommendation in the master plan report.
4. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct phases at Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – portions of which could be offline for 1-2 years when Gerald Richards is improved. At this time there is not enough information to make this decision. However, it is anticipated that Gerald Richards could be re-graded in two phases.
5. There were some concerns that the GRP clubhouse was not located in the most visible location and most were in agreement that it should be moved behind the municipal garage. This would allow for more supervision of the building by maintenance workers and provide nearby utility connections. **SC will relocate this building in the revised plan.**
6. Members in attendance asked that a portion of the parking be provided over stabilized turf to reduce impervious surface and provide a softer look to the

- parking. Pete S. explained that porous asphalt paving should also be considered for the parking lot since these systems have been proven to last 20+ years. He noted that some vacuuming will be required to maintain porous asphalt paving.
7. Members in attendance had concerns that the GRP driveway entrance at Buchert Road was too close to the driveway entrance for Rolling Hills. It was determined that the existing location for the driveway was the best location since it is near the perimeter of the site and will not conflict with pedestrian circulation - providing a better overall user experience. It was agreed by most that this entrance could be better defined with improved design, landscaping and signage.
 8. It was suggested that another bathroom location be added to the GRP plans near the southern property line and away from the adjacent residences. Pete S. added that a bathroom could be added to one of the pavilion structures. Justin K. noted that adding bathrooms will increase the cost of building the park but that it could be done in a later phase. **SC will explore the addition of a restroom and pavilion relocation.**
 9. **SC will verify that proposed little league fields have 220' outfields.**
 10. A member in attendance wondered why there were mixed uses of sports fields and a dog park at PV. Pete S. added that the dog park was added due to public and committee requests for a dog park. In addition, mixed user groups can provide extra sets of "eyes" at different times of the day to help deter vandalism.
 11. It was recommended that the dog park location be switched with the roller hockey location. Pete S. stated that it would be better to locate hockey near the street to deter vandalism to the court. **SC to consider this suggestion.**
 12. A member asked how maintenance or emergency vehicles will enter the park. Justin K. responded that it is intended that the perimeter loop trail be built wide enough to accommodate a small vehicle. **SC will show connections to the loop trail from driveways/parking lots.**
 13. Copies of the initial concept plans for review will be posted on the Township's website and will also be e-mailed to those who gave e-mail addresses at previous meetings. **It is asked that public comments and feedback on the concepts be submitted to aelliott@lowerpottsgrove.org no later than February 18, 2011 so the DRAFT plans can be prepared before the next meeting.**
 14. **The committee / public meeting scheduled for February 23, 2011 is canceled. The next meeting will be held on March 23, 2011, 6:30PM at Sunnybrook Ballroom.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet

ESTIMATE OF PROBABLE DEVELOPMENT COSTS					
SITE - Detailed Development Budget Form					
Applicant: LOWER POTTS GROVE TOWNSHIP			Date Prepared: March, 2011		
Project Title: GERALD RICHARDS PARK MASTER PLAN					
	Work Item	Number of Units	Unit Cost	Total	Cost
CONSTRUCTION SERVICES (Includes Optional Costs)					
	Construction Services				\$1,310,958.50
	Site/Topographic Survey of Entire Project Area	1	LS	\$25,000.00	\$25,000.00
	Design Services - Site Design and Engineering (15% of construction)	1	LS	\$771,575.10	\$771,575.10
	Contractor General Conditions - Bond / Layout / Mobil / E&S / Ect. (10% of const.)	1	LS	\$514,383.40	\$514,383.40
PHASE A - TOWNSHIP AREA (Costs do not include Municipal Garage Addition and associated improvements)					
	Grading/Earthwork				\$69,645.00
	Strip Soil and Rough Grade (Cut)	7,980	CY	\$6.00	\$47,880.00
	Net Export Cut	2,395	CY	\$7.00	\$16,765.00
	Hydro-seed Disturbed Areas	50,000	SF	\$0.10	\$5,000.00
	80 Car Parking Lot				\$237,050.00
	Asphalt Parking Lot	4,200	SY	\$35.00	\$147,000.00
	Pavement Markings - Parking Stalls and Pedestrian Crossings	2,000	LF	\$3.50	\$7,000.00
	Concrete Curbing	1,000	LF	\$16.00	\$16,000.00
	Inlets	6	EA	\$3,400.00	\$20,400.00
	HDPE Pipe	850	LF	\$35.00	\$29,750.00
	Signage	1	LS	\$1,000.00	\$1,000.00
	Shade Trees in Parking Lot	4	EA	\$600.00	\$2,400.00
	Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated	450	LF	\$30.00	\$13,500.00
	26 Car Parking Lot				\$71,000.00
	Asphalt Parking Lot	1,400	SY	\$35.00	\$49,000.00
	Pavement Markings - Parking Stalls and Pedestrian Crossings	500	LF	\$3.50	\$1,750.00
	Inlets	2	EA	\$3,400.00	\$6,800.00
	HDPE Pipe	250	LF	\$35.00	\$8,750.00
	Signage	1	LS	\$500.00	\$500.00
	Shade Trees in Parking Lot	2	EA	\$600.00	\$1,200.00
	Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated	100	LF	\$30.00	\$3,000.00
	Main Driveway Entrance and Drop-Off Area				\$239,200.00
	Asphalt Driveway	2,900	SY	\$35.00	\$101,500.00
	Pavement Markings - Pedestrian Crossings	500	LF	\$3.50	\$1,750.00
	Concrete Curbing (Drop-Off Only)	2,200	LF	\$16.00	\$35,200.00
	Concrete Paving at Drop-Off	3,300	SF	\$8.00	\$26,400.00
	Inlets	4	EA	\$3,400.00	\$13,600.00
	HDPE Pipe	850	LF	\$35.00	\$29,750.00
	Entry Landscaping	1	LS	\$10,000.00	\$10,000.00
	Entry Signage	1	LS	\$6,000.00	\$6,000.00
	Shade Trees Along Driveway	25	EA	\$600.00	\$15,000.00
	Asphalt Pedestrian Trails				\$154,680.00
	Fine Grading For Trails	745	CY	\$24.00	\$17,880.00
	Asphalt Perimeter Path - 8' Wide	2,000	SY	\$30.00	\$60,000.00
	Asphalt Connector Path - 5' Wide	830	SY	\$30.00	\$24,900.00
	Signage - Way Finding / Interpretive	1	LS	\$3,000.00	\$3,000.00
	Benches (1 every 300')	13	EA	\$1,500.00	\$19,500.00
	Collapsible Bollards at Maintenance Access	6	EA	\$500.00	\$3,000.00
	Shade Trees	44	EA	\$600.00	\$26,400.00
	Landscaping / Buffering				\$116,200.00
	Street Trees	22	EA	\$600.00	\$13,200.00
	Shade Trees	32	EA	\$600.00	\$19,200.00
	Ornamental Trees	32	EA	\$450.00	\$14,400.00
	Evergreen Trees	188	EA	\$300.00	\$56,400.00
	Mulch - 3"	200	CY	\$65.00	\$13,000.00
	Stormwater Management Facilities				\$107,475.00
	Detention Basin Grading / Earthwork (3' cut for 25,000 SF)	2,800	CY	\$7.00	\$19,600.00
	Drainage Improvements - Bio-Swales / Infiltration Areas	1,300	LF	\$20.00	\$26,000.00
	HDPE Pipe	600	LF	\$35.00	\$21,000.00
	Control Structures	6	EA	\$4,000.00	\$24,000.00
	Shade Trees	10	EA	\$600.00	\$6,000.00
	Ornamental Trees	5	EA	\$450.00	\$2,250.00
	Shrubs	75	EA	\$65.00	\$4,875.00
	Detention Basin Wildflower Seeding	25,000	SF	\$0.15	\$3,750.00
	Playground				\$71,220.00
	Creative Play / Learn Structures	1	LS	\$50,000.00	\$50,000.00
	Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
	Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF	\$30.00	\$12,000.00
	Benches	3	EA	\$1,500.00	\$4,500.00
	Fine Grading	135	CY	\$12.00	\$1,620.00
	Ornamental Trees	6	EA	\$450.00	\$2,700.00



Work Item	Number of Units		Unit Cost	Total	Cost
Soccer Fields (4)					
Fine Grading (6")	5,620	CY	\$10.00		\$56,200.00
Field Under Drainage (Perforated Piping)	1	LS	\$40,000.00		\$40,000.00
Area / French Drains	8	EA	\$1,500.00		\$12,000.00
Drainage Improvements (Bio-Swales Between Fields)	2,000	LF	\$20.00		\$40,000.00
Imported Topsoil (4") (in-bounds only)	2,260	CY	\$25.00		\$56,500.00
Lawn Seeding	312,500	SF	\$0.10		\$31,250.00
Soccer Goals	8	EA	\$5,000.00		\$40,000.00
Bleachers (30 seats)	8	EA	\$2,500.00		\$20,000.00
Benches	8	EA	\$1,000.00		\$8,000.00
Trash Receptacles	8	EA	\$1,000.00		\$8,000.00
Fencing Along Roadway - 4' High Chain Link - Black Vinyl Coated	450	LF	\$30.00		\$13,500.00
<i>Field Irrigation (OPTIONAL)</i>	184,000	SF	\$1.00		\$184,000.00
Basketball Courts (2)					
Asphalt Paving	1,500	SY	\$30.00		\$45,000.00
Color Coat Surface with Lines	14,000	SF	\$0.30		\$4,200.00
Basketball Hoops	4	EA	\$2,000.00		\$8,000.00
Motion Sensor Lighting - Solar Powered	4	EA	\$200.00		\$800.00
Bleachers (30 seats)	4	EA	\$2,500.00		\$10,000.00
Tennis Courts (2)					
Asphalt Paving	1,500	SY	\$30.00		\$45,000.00
Color Coat Surface and Apply Lines	14,000	SF	\$0.30		\$4,200.00
Tennis Nets	2	EA	\$500.00		\$1,000.00
Motion Sensor Lighting - Solar Powered	4	EA	\$200.00		\$800.00
Electrical Service	1	LS	\$10,000.00		\$10,000.00
Bleachers (30 seats)	2	EA	\$2,500.00		\$5,000.00
Benches	2	EA	\$1,000.00		\$2,000.00
<i>Electric Service Line (OPTIONAL)</i>	50	LF	\$15.00		\$750.00
Pavilion/Picnic/Storage Facilities (2)					
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	2	EA	\$110,000.00		\$220,000.00
Benches	4	EA	\$1,500.00		\$6,000.00
Picnic Tables	16	EA	\$2,500.00		\$40,000.00
Grills	6	EA	\$750.00		\$4,500.00
Fine Grading	125	CY	\$12.00		\$1,500.00
Hydro-seed Disturbed Areas	10,000	SF	\$0.10		\$1,000.00
Motion Sensor Security Lights - Solar Powered	4	EA	\$200.00		\$800.00
<i>Electric Service Line (OPTIONAL)</i>	500	LF	\$15.00		\$7,500.00
<i>Water Service Line - 6" (OPTIONAL)</i>	500	LF	\$50.00		\$25,000.00
<i>Water Fountain (OPTIONAL)</i>	2	LS	\$1,000.00		\$2,000.00
Picnic Area					
Picnic Tables	5	EA	\$2,500.00		\$12,500.00
Grills	5	EA	\$750.00		\$3,750.00
Fine Grading (6")	125	CY	\$12.00		\$1,500.00
Hydro-seed Disturbed Areas	10,000	SF	\$0.10		\$1,000.00
Ornamental Trees	8	EA	\$450.00		\$3,600.00
Clubhouse with Restrooms / Snack Bar / Meeting Rooms					
Clubhouse Package - 2,600 SF	1	LS	\$250,000.00		\$250,000.00
Plaza - Concrete Paving	4,000	SF	\$8.00		\$32,000.00
Water Fountain	2	LS	\$1,000.00		\$2,000.00
Water Service Line - 6"	100	LF	\$50.00		\$5,000.00
Sanitary Service Line	100	LF	\$50.00		\$5,000.00
Electric Service Line	100	LF	\$15.00		\$1,500.00
Electrical Service	1	LS	\$10,000.00		\$10,000.00
Benches	4	EA	\$1,500.00		\$6,000.00
Picnic Tables	6	EA	\$2,500.00		\$15,000.00
Fine Grading	125	CY	\$12.00		\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF	\$0.10		\$150.00
Motion Sensor Security Lights - Solar Powered	4	EA	\$200.00		\$800.00
				SUBTOTAL PHASE A WITHOUT OPTIONS:	\$2,153,020.00
				SUBTOTAL WITH OPTIONS PHASE A:	\$2,372,270.00



Work Item	Number of Units	Unit Cost	Total	Cost
PHASE B - TOWNSHIP AREA				
Grading/Earthwork				\$193,921.00
Strip Soil and Rough Grade (Cut)	24,653	CY	\$6.00	\$147,918.00
Net Export Cut	2,902	CY	\$7.00	\$20,314.00
Rough Grade Fill Material	6,563	CY	\$3.00	\$19,689.00
Hydro-seed Disturbed Areas	60,000	SF	\$0.10	\$6,000.00
200 Car Parking Lot				\$428,950.00
Asphalt Parking Lot	8,200	SY	\$35.00	\$287,000.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	4,500	LF	\$3.50	\$15,750.00
Concrete Curbing	1,600	LF	\$16.00	\$25,600.00
Stormwater Inlets	8	EA	\$3,500.00	\$28,000.00
HDPE Pipe	1,200	LF	\$35.00	\$42,000.00
Signage	1	LS	\$3,000.00	\$3,000.00
Shade Trees in Parking Lot	16	EA	\$600.00	\$9,600.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	600	LF	\$30.00	\$18,000.00
Asphalt Pedestrian Trails				\$181,530.00
Fine Grading For Trails (6")	850	CY	\$24.00	\$20,400.00
Asphalt Perimeter Path - 8' Wide	2,391	SY	\$30.00	\$71,730.00
Asphalt Connector Path - 5' Wide	910	SY	\$30.00	\$27,300.00
Benches (1 every 300')	15	EA	\$1,500.00	\$22,500.00
Signage - Way finding / Interpretive	1	LS	\$3,000.00	\$3,000.00
Collapsible Bollards at Maintenance Access	6	EA	\$500.00	\$3,000.00
Shade Trees	56	EA	\$600.00	\$33,600.00
Pavilion/Picnic/Storage Facilities				\$194,050.00
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA	\$110,000.00	\$110,000.00
Benches	2	EA	\$1,500.00	\$3,000.00
Picnic Tables	6	EA	\$2,500.00	\$15,000.00
Grills	2	EA	\$750.00	\$1,500.00
Fine Grading	125	CY	\$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF	\$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
Add Future Restroom (OPTIONAL)	1	EA	\$50,000.00	\$50,000.00
Electric Service Line (OPTIONAL)	100	LF	\$15.00	\$1,500.00
Water Service Line - 6" (OPTIONAL)	100	LF	\$50.00	\$5,000.00
Sanitary Service Line (OPTIONAL)	100	LF	\$50.00	\$5,000.00
Water Fountain (OPTIONAL)	1	LS	\$1,000.00	\$1,000.00
Open Field Area				\$41,600.00
Fine Grading	500	CY	\$10.00	\$5,000.00
Hydro-seed Play Field Area	130,000	SF	\$0.10	\$13,000.00
Shade Trees	6	EA	\$600.00	\$3,600.00
Picnic Tables	8	EA	\$2,500.00	\$20,000.00
Soccer Fields (4)				\$912,450.00
Fine Grading (6")	5,620	CY	\$10.00	\$56,200.00
Field Under Drainage (Perforated Piping)	1	LS	\$40,000.00	\$40,000.00
Area / French Drains	8	EA	\$1,500.00	\$12,000.00
Drainage Improvements (Bio-Swales Between Fields)	2,000	LF	\$20.00	\$40,000.00
Imported Topsoil (4") (in-bounds only)	2,260	CY	\$25.00	\$56,500.00
Lawn Seeding	312,500	SF	\$0.10	\$31,250.00
Soccer Goals	8	EA	\$5,000.00	\$40,000.00
Bleachers (30 seats)	8	EA	\$2,500.00	\$20,000.00
Benches	8	EA	\$1,000.00	\$8,000.00
Trash Receptacles	8	EA	\$1,000.00	\$8,000.00
Electrical Service (OPTIONAL)	1	LS	\$10,000.00	\$10,000.00
Electric Service Line (OPTIONAL)	100	LF	\$15.00	\$1,500.00
Water Service Line - 6" (OPTIONAL)	100	LF	\$50.00	\$5,000.00
Field Irrigation (OPTIONAL)	184,000	SF	\$1.00	\$184,000.00
Lighting (OPTIONAL)	1	LS	\$400,000.00	\$400,000.00
Little League Baseball/Softball Field (Overlay Field)				\$91,350.00
Fine Grading (6")	370	CY	\$10.00	\$3,700.00
Field Under Drainage (Perforated Piping)	1	LS	\$5,000.00	\$5,000.00
Area / French Drains	3	EA	\$1,500.00	\$4,500.00
Drainage Improvements (Bio-Swales around perimeter)	800	LF	\$20.00	\$16,000.00
Imported Topsoil (4")	245	CY	\$25.00	\$6,125.00
Infield Mix	3,900	SF	\$0.75	\$2,925.00
Backstop	1	EA	\$10,000.00	\$10,000.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Dugouts	2	EA	\$4,000.00	\$8,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Lawn Seeding	20,000	SF	\$0.15	\$3,000.00
Electrical Conduit (to bullpen)	100	LF	\$15.00	\$1,500.00
Bullpen/Batting Cages	1	EA	\$1,600.00	\$1,600.00
Field Irrigation (OPTIONAL)	20,000	SF	\$1.00	\$20,000.00
Stormwater Management Facilities				\$148,820.00
Detention Basin Grading / Earthwork (2' cut for 94,000SF)	6,960	CY	\$7.00	\$48,720.00
HDPE Pipe	1,000	LF	\$35.00	\$35,000.00
Drainage Improvements - Bio-Swales / Infiltration Areas	1,000	LF	\$20.00	\$20,000.00
Control Structures	2	EA	\$4,000.00	\$8,000.00
Shade Trees	20	EA	\$600.00	\$12,000.00
Ornamental Trees	10	EA	\$450.00	\$4,500.00
Shrubs	100	EA	\$65.00	\$6,500.00
Detention Basin Wildflower Seeding	94,000	SF	\$0.15	\$14,100.00
Landscaping / Buffering				\$98,375.00
Shade Trees	35	EA	\$600.00	\$21,000.00
Ornamental Trees	35	EA	\$450.00	\$15,750.00
Evergreen Trees	200	EA	\$300.00	\$60,000.00
Mulch - 3"	25	CY	\$65.00	\$1,625.00
SUBTOTAL PHASE B WITHOUT OPTIONS:			\$1,606,546.00	
SUBTOTAL PHASE B WITH OPTIONS:			\$2,291,046.00	



Work Item	Number of Units	Unit Cost	Total	Cost
PHASE C - COVENTRY CHRISTIAN SCHOOL AREA <small>(Costs Do Not Include Building Addition, Stormwater, or Parking Improvements)</small>				
Grading/Earthwork				\$56,013.00
Strip Soil and Rough Grade (Cut)	4,195	CY	\$6.00	\$25,170.00
Net Import Fill	2,049	CY	\$7.00	\$14,343.00
Rough Grade Fill Material	3,200	CY	\$3.00	\$9,600.00
Lawn Seeding Disturbed Areas	69,000	SF	\$0.10	\$6,900.00
Asphalt Pedestrian Trails				\$54,540.00
Fine Grading For Trails (6")	210	CY	\$24.00	\$5,040.00
Asphalt Perimeter Path - 8' Wide	630	SY	\$30.00	\$18,900.00
Asphalt Connector Path - 5' Wide	350	SY	\$30.00	\$10,500.00
Benches	5	EA	\$1,500.00	\$7,500.00
Signage - Way finding / Interpretive	1	LS	\$3,000.00	\$3,000.00
Shade Trees	16	EA	\$600.00	\$9,600.00
Basketball Court				\$35,400.00
Asphalt Paving	730	SY	\$30.00	\$21,900.00
Color Coat Surface with Lines	7,000	SF	\$0.30	\$2,100.00
Basketball Hoops	2	EA	\$2,000.00	\$4,000.00
Motion Sensor Lighting - Solar Powered	2	EA	\$200.00	\$400.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Soccer Field				\$105,825.00
Fine Grading (6")	1,410	CY	\$10.00	\$14,100.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Area / French Drains	2	EA	\$1,500.00	\$3,000.00
Imported Topsoil (4" depth) (in-bounds only)	565	CY	\$25.00	\$14,125.00
Lawn Seeding	76,000	SF	\$0.10	\$7,600.00
Soccer Goals	2	EA	\$1,000.00	\$2,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Field Irrigation (OPTIONAL)	46,000	SF	\$1.00	\$46,000.00
Little League Baseball/Softball Field				\$133,175.00
Fine Grading (6")	700	CY	\$10.00	\$7,000.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Drainage Improvements (Bio-Swales Between Fields)	200	LF	\$20.00	\$4,000.00
Area Drains / French Drains / Inlets	3	EA	\$1,500.00	\$4,500.00
Imported Topsoil (4")	586	CY	\$25.00	\$14,650.00
Infield Mix	3,900	SF	\$0.75	\$2,925.00
Backstop	1	EA	\$10,000.00	\$10,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Fencing (6' ht.)	250	LF	\$30.00	\$7,500.00
Benches	2	EA	\$1,000.00	\$2,000.00
Dugouts	2	EA	\$4,000.00	\$8,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Lawn Seeding	45,000	SF	\$0.10	\$4,500.00
Bulpen/Batting Cages	1	EA	\$1,600.00	\$1,600.00
Electrical Conduit (to bullpen)	300	LF	\$15.00	\$4,500.00
Field Irrigation (OPTIONAL)	45,000	SF	\$1.00	\$45,000.00
Terraced Community Gardens				\$27,045.00
Clearing / Miscellaneous Demolition	1	LS	\$5,000.00	\$5,000.00
Imported Topsoil (8")	185	CY	\$25.00	\$4,625.00
Grading / Earthwork (8")	185	CY	\$7.00	\$1,295.00
Cistern for Rainwater Harvesting	1	LS	\$5,000.00	\$5,000.00
Piping for Rainwater Conveyance	225	LF	\$5.00	\$1,125.00
Retaining Walls	1	LS	\$10,000.00	\$10,000.00
Playground				\$68,520.00
Creative Play / Learn Structures	1	LS	\$50,000.00	\$50,000.00
Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF	\$30.00	\$12,000.00
Benches	3	EA	\$1,500.00	\$4,500.00
Fine Grading	135	CY	\$12.00	\$1,620.00
SUBTOTAL CCS AREA WITHOUT OPTIONS:			\$389,518.00	
SUBTOTAL CCS AREA WITH OPTIONS:			\$480,518.00	

TOTAL GERALD RICHARDS PARK WITHOUT OPTIONS: \$5,460,043
TOTAL GERALD RICHARDS PARK WITH OPTIONS: \$6,454,793

Note: Savings of approximately \$30,000 could be realized if rough grading for phases A or B are completed at the same time as phase C since it is estimated that net cut and net fill could be balanced.



ESTIMATE OF PROBABLE DEVELOPMENT COSTS

SITE - Detailed Development Budget Form

Applicant: LOWER POTTS GROVE TOWNSHIP Date Prepared: March, 2011

Project Title: PLEASANTVIEW PARK MASTER PLAN

Work Item	Number of Units	Unit Cost	Total Cost
CONSTRUCTION SERVICES (Includes Optional Costs)			
Construction Services			\$1,307,869.88
Site/Topographic Survey of Improvement Areas	1	LS \$15,000.00	\$17,500.00
Design Services - site design and engineering (15% of construction)	1	LS \$774,221.93	\$774,221.93
Contractor General Conditions - Bond / Layout / Mobilization / E&S / Ect. (10% of construction)	1	LS \$516,147.95	\$516,147.95
PHASE A CONSTRUCTION ITEMS			
Grading/Earthwork			\$76,552.00
Strip Soil and Rough Grade (Cut)	2,087	CY \$6.00	\$12,522.00
Net Import - Fill	5,743	CY \$7.00	\$40,201.00
Rough Grade Fill Material	7,943	CY \$3.00	\$23,829.00
Main Driveway Entrance			\$85,670.00
Asphalt Driveway	1,140	SY \$35.00	\$39,900.00
Concrete Curbing	720	LF \$16.00	\$11,520.00
Pavement Markings - Pedestrian Crossings	100	LF \$3.50	\$350.00
Inlets	3	EA \$3,400.00	\$10,200.00
HDPE Pipe	100	LF \$35.00	\$3,500.00
Entry Landscaping	1	LS \$10,000.00	\$10,000.00
Entry Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees Along Driveway	12	EA \$600.00	\$7,200.00
Parking Lot (approximately 35 spaces)			\$75,735.00
Asphalt Parking Lot	1,225	SY \$35.00	\$42,875.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	600	LF \$3.50	\$2,100.00
Concrete Curbing (islands only)	300	LF \$16.00	\$4,800.00
Inlets	3	EA \$3,400.00	\$10,200.00
HDPE Pipe	200	LF \$35.00	\$7,000.00
Signage	1	LS \$500.00	\$500.00
Shade Trees in Parking Lot	5	EA \$600.00	\$3,000.00
Bio-Swales Between Parking Rows	263	LF \$20.00	\$5,260.00
Asphalt Pedestrian Trails			\$78,350.00
Fine Grading For Trails (6")	225	CY \$24.00	\$5,400.00
Asphalt Perimeter Path - 8' Wide	1,150	SY \$30.00	\$34,500.00
Asphalt Connector Path - 5' Wide	215	SY \$30.00	\$6,450.00
Benches (1 every 300')	6	EA \$1,500.00	\$9,000.00
Signage - Way finding / Interpretive	1	LS \$3,000.00	\$3,000.00
Collapsible Bollards at Maintenance Access	4	EA \$500.00	\$2,000.00
Shade Trees	30	EA \$600.00	\$18,000.00
Pavilion/Picnic/Storage Facility			\$131,550.00
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA \$110,000.00	\$110,000.00
Benches	2	EA \$1,500.00	\$3,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Grills	2	EA \$750.00	\$1,500.00
Fine Grading	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00
<i>Electric Service Line (OPTIONAL)</i>	100	LF \$15.00	\$1,500.00
<i>Water Service Line - 6" (OPTIONAL)</i>	100	LF \$50.00	\$5,000.00
<i>Water Fountain (OPTIONAL)</i>	1	LS \$1,000.00	\$1,000.00
Dog Park			\$114,650.00
Fine Grading (6")	870	CY \$10.00	\$8,700.00
Hydroseed	35,500	SF \$0.10	\$3,550.00
Mulch - 3"	20	CY \$65.00	\$1,300.00
Concrete Pavement	500	SF \$8.00	\$4,000.00
Perimeter & Divider Fencing - 4' High Chain Link - Black Vinyl Coated	1,000	LF \$30.00	\$30,000.00
Gates	4	EA \$500.00	\$2,000.00
Benches	10	EA \$1,500.00	\$15,000.00
Trash Receptacles	10	EA \$1,000.00	\$10,000.00
Agility Stations	1	LS \$10,000.00	\$10,000.00
Water Fountain	2	EA \$1,500.00	\$3,000.00
Sanitary Connection	1	LS \$5,000.00	\$5,000.00
6" Stone Under Drain	400	LF \$4.00	\$1,600.00
Shade Trees	15	EA \$600.00	\$9,000.00
Water Service Line - 6"	100	LF \$50.00	\$5,000.00
Sanitary Service Line (connect to stone under drain)	100	LF \$50.00	\$5,000.00
Electric Service Line	100	LF \$15.00	\$1,500.00



Work Item	Number of Units		Unit Cost	Total Cost
Little League Baseball/Softball Field (2)				\$660,350.00
Fine Grading (6")	1,400	CY	\$10.00	\$14,000.00
Field Under Drainage (Perforated Piping)	2	LS	\$10,000.00	\$20,000.00
Drainage Improvements (Bio-Swales Between Fields)	250	LF	\$20.00	\$5,000.00
Area Drains / French Drains / Inlets	6	EA	\$1,500.00	\$9,000.00
Imported Topsoil (4")	1,172	CY	\$25.00	\$29,300.00
Infield Mix	7,800	SF	\$0.75	\$5,850.00
Backstop	2	EA	\$10,000.00	\$20,000.00
Bleachers (30 Seats)	4	EA	\$2,500.00	\$10,000.00
Fencing (6' ht.)	500	LF	\$30.00	\$15,000.00
Benches	4	EA	\$1,000.00	\$4,000.00
Dugouts	4	EA	\$4,000.00	\$16,000.00
Trash Receptacles	4	EA	\$1,000.00	\$4,000.00
Lawn Seeding	90,000	SF	\$0.10	\$9,000.00
Bullpen/Batting Cages	2	EA	\$1,600.00	\$3,200.00
Electrical Conduit (to bullpen)	400	LF	\$15.00	\$6,000.00
<i>Field Irrigation (OPTIONAL)</i>	90,000	SF	\$1.00	\$90,000.00
<i>Lighting (OPTIONAL)</i>	2	LS	\$200,000.00	\$400,000.00
Open Field Area				\$21,800.00
Fine Grading (6")	300	CY	\$10.00	\$3,000.00
Hydrosseed Play Field Area	16,000	SF	\$0.10	\$1,600.00
Shade Trees	18	EA	\$600.00	\$10,800.00
Picnic Tables	8	EA	\$800.00	\$6,400.00
Landscaping / Buffering				\$34,875.00
Street Trees	7	EA	\$600.00	\$4,200.00
Shade Trees	6	EA	\$600.00	\$3,600.00
Ornamental Trees	6	EA	\$450.00	\$2,700.00
Evergreen Trees	65	EA	\$300.00	\$19,500.00
Mulch - 3"	75	CY	\$65.00	\$4,875.00
Stormwater Management Facilities				\$38,500.00
Detention Basin-Strip and Stockpile Soil (4' cut for 15,000 SF)	2,200	CY	\$6.00	\$13,200.00
HDPE Pipe (under existing Bleim Road)	100	LF	\$50.00	\$5,000.00
Control Structures	2	EA	\$4,000.00	\$8,000.00
Shade Trees	8	EA	\$600.00	\$4,800.00
Ornamental Trees	3	EA	\$450.00	\$1,350.00
Shrubs	60	EA	\$65.00	\$3,900.00
Detention Basin Wildflower Seeding	15,000	SF	\$0.15	\$2,250.00
SUBTOTAL PHASE A WITHOUT OPTIONS:				\$820,532.00
SUBTOTAL PHASE A WITH OPTIONS:				\$1,318,032.00
PHASE B CONSTRUCTION ITEMS				
Grading/Earthwork				\$31,100.00
Strip Soil and Rough Grade (Cut)	3,855	CY	\$6.00	\$23,130.00
Net Export Cut	605	CY	\$7.00	\$4,235.00
Rough Grade Fill Material	1,245	CY	\$3.00	\$3,735.00
Main Driveway Entrance				\$28,750.00
Asphalt Driveway	525	SY	\$35.00	\$18,375.00
Concrete Curbing	350	LF	\$16.00	\$5,600.00
Pavement Markings - Pedestrian Crossings	50	LF	\$3.50	\$175.00
Inlets	1	EA	\$3,400.00	\$3,400.00
Shade Trees Along Driveway	2	EA	\$600.00	\$1,200.00
Parking Lot (approximately 85 spaces)				\$190,000.00
Asphalt Parking Lot	3,430	SY	\$35.00	\$120,050.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	1,700	LF	\$3.50	\$5,950.00
Concrete Curbing (islands only)	475	LF	\$16.00	\$7,600.00
Inlets	6	EA	\$3,400.00	\$20,400.00
HDPE Pipe	600	LF	\$35.00	\$21,000.00
Signage	1	LS	\$2,000.00	\$2,000.00
Shade Trees in Parking Lot	5	EA	\$600.00	\$3,000.00
Bio-Swales Between Parking Rows	500	LF	\$20.00	\$10,000.00
Asphalt Pedestrian Trails				\$22,910.00
Fine Grading For Trails (6")	40	CY	\$24.00	\$960.00
Asphalt Perimeter Path - 8' Wide	90	SY	\$30.00	\$2,700.00
Asphalt Connector Path - 5' Wide	145	SY	\$30.00	\$4,350.00
Benches (1 every 300')	2	EA	\$1,500.00	\$3,000.00
Signage - Way finding / Interpretive	1	LS	\$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access (drop-off area)	5	EA	\$500.00	\$2,500.00
Shade Trees	14	EA	\$600.00	\$8,400.00
Soccer Field				\$105,825.00
Fine Grading (6")	1,410	CY	\$10.00	\$14,100.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Area / French Drains	2	EA	\$1,500.00	\$3,000.00
Imported Topsoil (4" depth) (in-bounds only)	565	CY	\$25.00	\$14,125.00
Lawn Seeding	76,000	SF	\$0.10	\$7,600.00
Soccer Goals	2	EA	\$1,000.00	\$2,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Field Irrigation	46,000	SF	\$1.00	\$46,000.00



Work Item	Number of Units		Unit Cost	Total Cost
Multi-Use Artificial Turf Field (OPTIONAL)				\$906,300.00
Artificial Turf Layer w/ Rubber Infill	50000	SF	\$10.00	\$500,000.00
Flush Concrete Curbing (around perimeter)	900	LF	\$16.00	\$14,400.00
HDPE Pipe	600	EA	\$4.00	\$2,400.00
Area Drains	12	EA	\$1,600.00	\$19,200.00
HDPE Perforated Pipe - 8" Dia.	3,600	LF	\$4.00	\$14,400.00
12" Stone Base	1,700	CY	\$45.00	\$76,500.00
Field Lighting	1	LS	\$200,000.00	\$200,000.00
Electrical Service	1	LS	\$10,000.00	\$10,000.00
Electrical Conduit	150	LF	\$100.00	\$15,000.00
Bleachers (140 seats)	2	EA	\$11,200.00	\$22,400.00
Benches	2	EA	\$1,000.00	\$2,000.00
Soccer Goals	2	EA	\$5,000.00	\$10,000.00
Trash Receptacles	4	EA	\$1,000.00	\$4,000.00
Pull Behind Field Sweeper (does not include lawn tractor)	1	EA	\$16,000.00	\$16,000.00
Roller Hockey Rink (185' x 85')				\$277,550.00
Stone Sub-base	2,500	SY	\$7.00	\$17,500.00
Asphalt Paving	2,500	SY	\$15.00	\$37,500.00
Color Coat Surface with Lines	2,500	SY	\$1.50	\$3,750.00
Perimeter Hockey Board system w/ Goals & Benches	1	LS	\$135,000.00	\$135,000.00
Concrete footings (for boards)	500	LF	\$25.00	\$12,500.00
Motion Sensor Lighting - Solar Powered	4	EA	\$200.00	\$800.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Trash Receptacles	4	EA	\$1,000.00	\$4,000.00
Electrical Service (OPTIONAL)	1	LS	\$10,000.00	\$10,000.00
Electric Service Line (OPTIONAL)	100	LF	\$15.00	\$1,500.00
Lighting (OPTIONAL)	1	LS	\$50,000.00	\$50,000.00
Landscaping / Buffering				\$35,275.00
Shade Trees	6	EA	\$600.00	\$3,600.00
Ornamental Trees	6	EA	\$450.00	\$2,700.00
Evergreen Trees	89	EA	\$300.00	\$26,700.00
Mulch - 3"	35	CY	\$65.00	\$2,275.00
Stormwater Management Facilities				\$36,025.00
Detention Basin-Strip and Stockpile Soil(4' cut for 15,000 SF)	1,850	CY	\$6.00	\$11,100.00
HDPE Pipe (under existing Bleim Road)	100	LF	\$50.00	\$5,000.00
Control Structures	2	EA	\$4,000.00	\$8,000.00
Shade Trees	8	EA	\$600.00	\$4,800.00
Ornamental Trees	3	EA	\$450.00	\$1,350.00
Shrubs	60	EA	\$65.00	\$3,900.00
Detention Basin Wildflower Seeding	12,500	SF	\$0.15	\$1,875.00
SUBTOTAL PHASE B WITHOUT OPTIONS:				\$665,935.00
SUBTOTAL PHASE B WITH OPTIONS:				\$1,527,910.00
PHASE C CONSTRUCTION ITEMS				
Grading/Earthwork				\$81,048.00
Strip Soil and Rough Grade (Cut)	10,386	CY	\$6.00	\$62,316.00
Net Import Fill	1,014	CY	\$7.00	\$7,098.00
Rough Grade Fill Material	3,878	CY	\$3.00	\$11,634.00
Main Driveway Entrance				\$36,760.00
Asphalt Driveway	515	SY	\$35.00	\$18,025.00
Concrete Curbing	360	LF	\$16.00	\$5,760.00
Pavement Markings - Pedestrian Crossings	50	LF	\$3.50	\$175.00
Inlets	2	EA	\$3,400.00	\$6,800.00
Shade Trees Along Driveway	10	EA	\$600.00	\$6,000.00
Parking Lot (approximately 55 spaces)				\$122,470.00
Asphalt Parking Lot	2,030	SY	\$35.00	\$71,050.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	1,080	LF	\$3.50	\$3,780.00
Concrete Curbing (islands only)	415	LF	\$16.00	\$6,640.00
Inlets	6	EA	\$3,400.00	\$20,400.00
HDPE Pipe	300	LF	\$35.00	\$10,500.00
Signage	1	LS	\$1,500.00	\$1,500.00
Shade Trees in Parking Lot	6	EA	\$600.00	\$3,600.00
Bio-Swales Between Parking Rows	250	LF	\$20.00	\$5,000.00
Asphalt Pedestrian Trails				\$56,020.00
Fine Grading For Trails (6")	80	CY	\$24.00	\$1,920.00
Asphalt Perimeter Path - 8' Wide	830	SY	\$30.00	\$24,900.00
Asphalt Connector Path - 5' Wide	140	SY	\$30.00	\$4,200.00
Benches (1 every 300')	4	EA	\$1,500.00	\$6,000.00
Signage - Way finding / Interpretive	1	LS	\$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access	6	EA	\$500.00	\$3,000.00
Shade Trees	25	EA	\$600.00	\$15,000.00
Clubhouse with Restrooms / Snack Bar / Meeting Rooms				\$328,950.00
Clubhouse Package - 2,600 SF	1	LS	\$250,000.00	\$250,000.00
Plaza - Concrete Paving	4,000	SF	\$8.00	\$32,000.00
Water Fountain	2	LS	\$1,000.00	\$2,000.00
Water Service Line - 6"	100	LF	\$50.00	\$5,000.00
Sanitary Service Line	100	LF	\$50.00	\$5,000.00
Electric Service Line	100	LF	\$15.00	\$1,500.00
Electrical Service	1	LS	\$10,000.00	\$10,000.00
Benches	4	EA	\$1,500.00	\$6,000.00
Picnic Tables	6	EA	\$2,500.00	\$15,000.00
Fine Grading	125	CY	\$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF	\$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	4	EA	\$200.00	\$800.00



Work Item	Number of Units		Unit Cost	Total Cost
Adult Baseball Field				\$497,250.00
Infield Mix	12,000	SF	\$0.75	\$9,000.00
Backstop	1	EA	\$10,000.00	\$10,000.00
Bleachers (140 seats)	2	EA	\$11,200.00	\$22,400.00
Fencing (6' ht.)	1,200	LF	\$30.00	\$36,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
Dugouts	2	EA	\$4,000.00	\$8,000.00
Bullpen/Batting Cages	1	EA	\$1,600.00	\$1,600.00
Electrical Conduit To Bullpen	200	LF	\$15.00	\$3,000.00
Trash Receptacles	4	EA	\$1,000.00	\$4,000.00
Lawn Seeding	130,000	SF	\$0.15	\$19,500.00
Imported Topsoil (4")	1,590	CY	\$25.00	\$39,750.00
<i>Field Irrigation (OPTIONAL)</i>	142,000	SF	\$1.00	\$142,000.00
<i>Lighting (OPTIONAL)</i>	1	LS	\$200,000.00	\$200,000.00
Little League Baseball/Softball Field				\$133,175.00
Fine Grading (6")	700	CY	\$10.00	\$7,000.00
Field Under Drainage (Perforated Piping)	1	LS	\$10,000.00	\$10,000.00
Drainage Improvements (Bio-Swales Between Fields)	200	LF	\$20.00	\$4,000.00
Area Drains / French Drains / Inlets	3	EA	\$1,500.00	\$4,500.00
Imported Topsoil (4")	586	CY	\$25.00	\$14,650.00
Infield Mix	3,900	SF	\$0.75	\$2,925.00
Backstop	1	EA	\$10,000.00	\$10,000.00
Bleachers (30 Seats)	2	EA	\$2,500.00	\$5,000.00
Fencing (6' ht.)	250	LF	\$30.00	\$7,500.00
Benches	2	EA	\$1,000.00	\$2,000.00
Dugouts	2	EA	\$4,000.00	\$8,000.00
Trash Receptacles	2	EA	\$1,000.00	\$2,000.00
Lawn Seeding	45,000	SF	\$0.10	\$4,500.00
Bullpen/Batting Cages	1	EA	\$1,600.00	\$1,600.00
Electrical Conduit (to bullpen)	300	LF	\$15.00	\$4,500.00
<i>Field Irrigation (OPTIONAL)</i>	45,000	SF	\$1.00	\$45,000.00
Playground				\$71,220.00
Creative Play / Learn Structures	1	LS	\$50,000.00	\$50,000.00
Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	400	LF	\$30.00	\$12,000.00
Benches	3	EA	\$1,500.00	\$4,500.00
Fine Grading	135	CY	\$12.00	\$1,620.00
Ornamental Trees	6	EA	\$450.00	\$2,700.00
Basketball Court				\$32,110.00
Asphalt Paving	750	SY	\$30.00	\$22,500.00
Color Coat Surface with Lines	700	SF	\$0.30	\$210.00
Basketball Hoops	2	EA	\$2,000.00	\$4,000.00
Motion Sensor Lighting - Solar Powered	2	EA	\$200.00	\$400.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Tennis Courts (2)				\$69,500.00
Asphalt Paving	1,500	SY	\$30.00	\$45,000.00
Color Coat Surface and Apply Lines	14,000	SF	\$0.30	\$4,200.00
Tennis Nets	2	EA	\$500.00	\$1,000.00
Motion Sensor Lighting - Solar Powered	4	EA	\$200.00	\$800.00
Electrical Service	1	LS	\$10,000.00	\$10,000.00
Bleachers (30 seats)	2	EA	\$2,500.00	\$5,000.00
Benches	2	EA	\$1,000.00	\$2,000.00
<i>Electric Service Line (OPTIONAL)</i>	100	LF	\$15.00	\$1,500.00
Open Field Area				\$14,350.00
Fine Grading	250	CY	\$10.00	\$2,500.00
Hydro-seed Play Field Area	13,500	SF	\$0.10	\$1,350.00
Shade Trees	5	EA	\$600.00	\$3,000.00
Picnic Tables	3	EA	\$2,500.00	\$7,500.00
Landscaping / Buffering				\$71,650.00
Shade Trees	18	EA	\$600.00	\$10,800.00
Ornamental Trees	18	EA	\$450.00	\$8,100.00
Evergreen Trees	165	EA	\$300.00	\$49,500.00
Mulch - 3"	50	CY	\$65.00	\$3,250.00
Stormwater Management Facilities				\$28,575.00
Detention Basin-Strip and Stockpile Soil (4' cut for 12,500 SF)	1,850	CY	\$7.00	\$12,950.00
Shade Trees	10	EA	\$600.00	\$6,000.00
Ornamental Trees	10	EA	\$450.00	\$4,500.00
Shrubs	50	EA	\$65.00	\$3,250.00
Detention Basin Wildflower Seeding	12,500	SF	\$0.15	\$1,875.00
SUBTOTAL PHASE C WITHOUT OPTIONS:				\$1,126,003.00
SUBTOTAL PHASE C WITH OPTIONS:				\$1,514,503.00



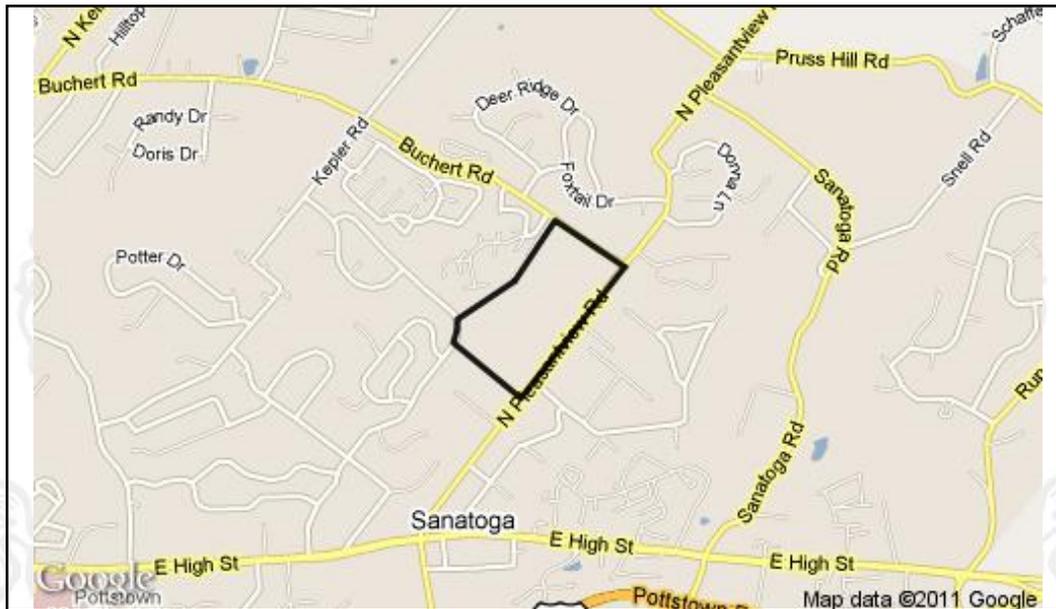
Work Item	Number of Units	Unit Cost	Total Cost
PHASE D CONSTRUCTION ITEMS			
Grading/Earthwork			
Strip Soil and Rough Grade (Cut)	1,172	CY \$6.00	\$7,032.00
Net Import Fill	6,998	CY \$7.00	\$48,986.00
Rough Grade Fill Material	8,088	CY \$3.00	\$24,264.00
Complete Main Driveway Entrance			
Asphalt Driveway	330	SY \$35.00	\$11,550.00
Concrete Curbing	160	LF \$16.00	\$2,560.00
Pavement Markings - Pedestrian Crossings	50	LF \$3.50	\$175.00
Inlets	1	EA \$3,400.00	\$3,400.00
Entry Landscaping	1	LS \$10,000.00	\$10,000.00
Entry Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees Along Driveway	2	EA \$600.00	\$1,200.00
Entry Landscaping	1	LS \$10,000.00	\$10,000.00
Entry Signage	1	LS \$3,000.00	\$3,000.00
Shade Trees Along Driveway	2	EA \$600.00	\$1,200.00
Complete Parking Lot (approximately 25 spaces)			
Asphalt Parking Lot	1,225	SY \$35.00	\$42,875.00
Pavement Markings - Parking Stalls and Pedestrian Crossings	400	LF \$3.50	\$1,400.00
Concrete Curbing (islands only)	180	LF \$16.00	\$2,880.00
Inlets	2	EA \$3,400.00	\$6,800.00
Signage	1	LS \$500.00	\$500.00
Shade Trees in Parking Lot	3	EA \$600.00	\$1,800.00
HDPE Pipe	50	LF \$35.00	\$1,750.00
Bio-Swales Between Parking Rows	65	LF \$20.00	\$1,300.00
Pavilion/Picnic/Storage Facility			
Pavilion Structure (24' x 76' with 1200 S.F. of storage)	1	EA \$110,000.00	\$110,000.00
Benches	2	EA \$1,500.00	\$3,000.00
Picnic Tables	6	EA \$2,500.00	\$15,000.00
Grills	2	EA \$750.00	\$1,500.00
Fine Grading (6")	125	CY \$12.00	\$1,500.00
Hydro-seed Disturbed Areas	1,500	SF \$0.10	\$150.00
Motion Sensor Security Lights - Solar Powered	2	EA \$200.00	\$400.00
Electric Service Line (OPTIONAL)	100	LF \$15.00	\$1,500.00
Water Service Line - 6" (OPTIONAL)	100	LF \$50.00	\$5,000.00
Water Fountain (OPTIONAL)	1	LS \$1,000.00	\$1,000.00
Asphalt Pedestrian Trails			
Fine Grading For Trails (6")	180	CY \$24.00	\$4,320.00
Asphalt Perimeter Path - 8' Wide	1,070	SY \$30.00	\$32,100.00
Benches (1 every 300')	4	EA \$1,500.00	\$6,000.00
Signage - Way finding / Interpretive	1	LS \$1,000.00	\$1,000.00
Collapsible Bollards at Maintenance Access	6	EA \$500.00	\$3,000.00
Shade Trees	25	EA \$600.00	\$15,000.00
Open Field Area			
Fine Grading	500	CY \$10.00	\$5,000.00
Hydro-seed Play Field Area	24,000	SF \$0.10	\$2,400.00
Shade Trees	22	EA \$600.00	\$13,200.00
Picnic Tables	4	EA \$2,500.00	\$10,000.00
Little League Baseball/Softball Fields (2)			
Fine Grading (6")	1,400	CY \$10.00	\$14,000.00
Field Under Drainage (Perforated Piping)	2	LS \$10,000.00	\$20,000.00
Drainage Improvements (Bio-Swales Between Fields)	250	LF \$20.00	\$5,000.00
Area Drains / French Drains / Inlets	6	EA \$1,500.00	\$9,000.00
Imported Topsoil (4")	1,172	CY \$25.00	\$29,300.00
Infield Mix	7,800	SF \$0.75	\$5,850.00
Backstop	2	EA \$10,000.00	\$20,000.00
Bleachers (30 Seats)	4	EA \$2,500.00	\$10,000.00
Fencing (6' ht.)	500	LF \$30.00	\$15,000.00
Benches	4	EA \$1,000.00	\$4,000.00
Dugouts	4	EA \$4,000.00	\$16,000.00
Trash Receptacles	4	EA \$1,000.00	\$4,000.00
Lawn Seeding	90,000	SF \$0.10	\$9,000.00
Bullpen/Batting Cages	2	EA \$1,600.00	\$3,200.00
Electrical Conduit (to bullpen)	400	LF \$15.00	\$6,000.00
Field Irrigation (OPTIONAL)	90,000	SF \$1.00	\$90,000.00
Complete Stormwater Management Facilities			
Detention Basin-Strip and Stockpile Soil (4' cut for 7,350 SF)	1,090	CY \$7.00	\$7,630.00
Shade Trees	3	EA \$600.00	\$1,800.00
Ornamental Trees	3	EA \$450.00	\$1,350.00
Shrubs	30	EA \$65.00	\$1,950.00
Detention Basin Wildflower Seeding	7,350	SF \$0.15	\$1,102.50
SUBTOTAL PHASE D WITHOUT OPTIONS:			\$703,534.50
SUBTOTAL PHASE D WITH OPTIONS:			\$801,034.50

TOTAL PLEASANTVIEW PARK WITHOUT OPTIONS: \$4,623,874
TOTAL PLEASANTVIEW PARK WITH OPTIONS: \$6,469,349

Note: Either Phase A or Phase C could potentially be constructed first since they both contain the planned site access driveways

1. PROJECT INFORMATION

Project Name: **Gerald Richards Park**
 Date of review: **2/21/2011 4:37:32 PM**
 Project Category: **Recreation,Other**
 Project Area: **44.7** acres
 County: **Montgomery** Township/Municipality: **Lower Pottsgrove**
 Quadrangle Name: **PHOENIXVILLE** ~ ZIP Code: **19464**
 Decimal Degrees: **40.252345 N, -75.594692 W**
 Degrees Minutes Seconds: **40° 15' 8.4" N, -75° 35' 40.9" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Endangered Species Section
315 South Allen Street, Suite 322, State College, PA.
16801-4851
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
Company/Business Name: _____
Address: _____
City, State, Zip: _____
Phone:(_____) _____ Fax:(_____) _____
Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

_____ date
applicant/project proponent signature

1. PROJECT INFORMATION

Project Name: **Pleasantview Park**
 Date of review: **2/21/2011 4:41:24 PM**
 Project Category: **Recreation,Other**
 Project Area: **25.2 acres**
 County: **Montgomery** Township/Municipality: **Lower Pottsgrove**
 Quadrangle Name: **SASSAMANSVILLE** ~ ZIP Code: **19464**
 Decimal Degrees: **40.261712 N, -75.585508 W**
 Degrees Minutes Seconds: **40° 15' 42.2" N, -75° 35' 7.8" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

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***Tag Archive* / "Gerald Richards Park"**



Parks Work Successful So Far; Feb. Meeting Canceled

Posted on 10 February 2011. Tags: Gerald Richards Park, Lower Pottsgrove Board of Comissioners, Pleasantview Park, Simone Collins



The open fields that, someday, will be developed as Lower Pottsgrove's Pleasantview Park.

SANATOGA PA – Community residents who – during three sessions so far – have seen progress in proposals for development of Lower Pottsgrove's Pleasantview Park and the renovation of Gerald Richards Park, seem pleased with the results, township Assistant Manager Allison Elliott declared Monday (Feb. 7, 2011).

So much so, in fact, that the group won't gather again until March, she told the Board of Commissioners during its meeting this week.

Depending on the day and its weather, Elliott noted, the group of between 10 and 25 volunteers has been talking monthly since November about what the parks need, should be used for, and how they best fit into Lower Pottsgrove's overall recreation program. The discussions have been guided by Norristown PA-based landscape architects Simone Collins, with money available primarily from a state grant.

Simone Collins initially produced three different concept plans for each: Pleasantview, a future park destined to occupy now vacant land at the northwest corner of Bleim and North Pleasant View Roads; and Richards, the township's busiest active park, at the corner of North Pleasant View and Buchert roads.

Those choices have been whittled down to one each. "Everybody's pretty happy, and there hasn't been a whole lot of dissension," Elliott said.

The group's next meeting is scheduled for March 23 (2011; Wednesday) at 6:30 p.m. in the Colonial Room at Sunnybrook Ballroom, 50 Sunnybrook Rd., Pottstown PA. The meeting planned for this month, Elliott added has been canceled.

Related (to Pleasantview Park development):

- [Parks Work Successful So Far; Feb. Meeting Canceled](#)
- [At Richards Park, Planning Foresees New Uses, Re-uses](#)
- [Crucial Meeting Ahead For Township's Pleasantview Park](#)
- [Fledgling Park Gets A Name](#)

Related (to the Lower Pottsgrove Board of Commissioners' Feb. 7 meeting):

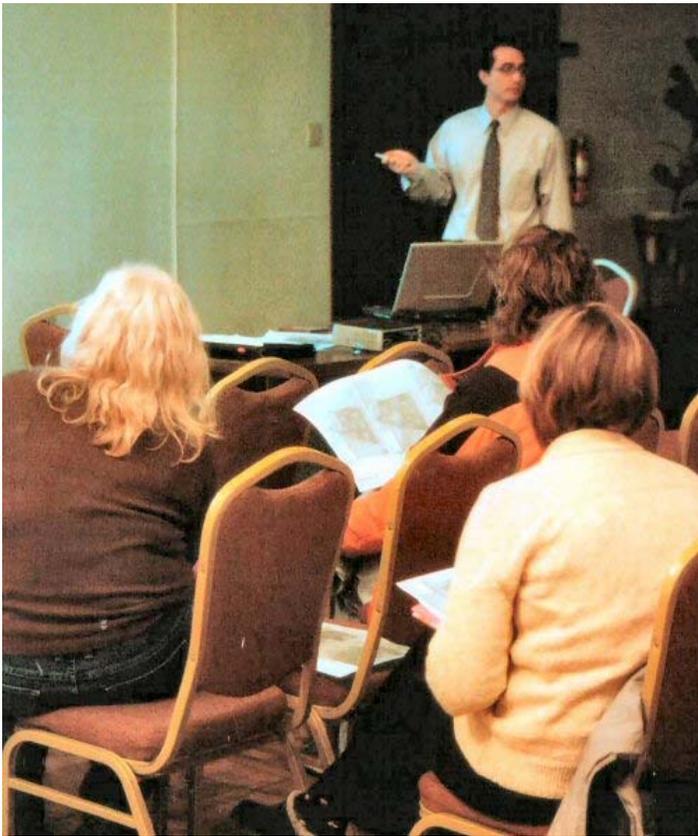
- [Parks Work Successful So Far; Feb. Meeting Canceled](#)
- [Drug Sales A Problem Near High School, Township Told](#)
- [Over Objections, Commissioners Endorse Buchert Apartments](#)
- [Two Expansions Considered On Lower Pottsgrove Agenda](#)

Posted in [Lower Pottsgrove](#), [RecreationComments \(2\)](#)



At Richards Park, Planning Foresees New Uses, Re-uses

Posted on 25 January 2011. Tags: [Gerald Richards Park](#), [Lower Pottsgrove Board of Commissioners](#), [Pleasantview Park](#), [Simone Collins](#)



Volunteers study renderings for the re-design of Gerald Richards Park, as a representative of Simone Collins explained the concept during December (2010).

SANATOGA PA – Planning for Lower Pottsgrove (PA) Township’s newest open space, as well as its most popular one, continues tonight (Tuesday, Jan. 25, 2011) at 6:30 p.m. in Sanatoga’s Sunnybrook Ballroom. Residents and volunteers will gather to discuss a rookie recreational venue, Pleasantview Park on North Pleasant View Road, and a veteran one, Gerald Richards Park on Buchert Road.

Envisioning new and reconsidering current facilities at Pleasantview and Richards, respectively, is the task of a six-month series of meetings being conducted by township officials and their landscape architects, Simone Collins of Norristown PA, and being paid for primarily from state funds. The open -to-the-public discussions are scheduled through April 26.

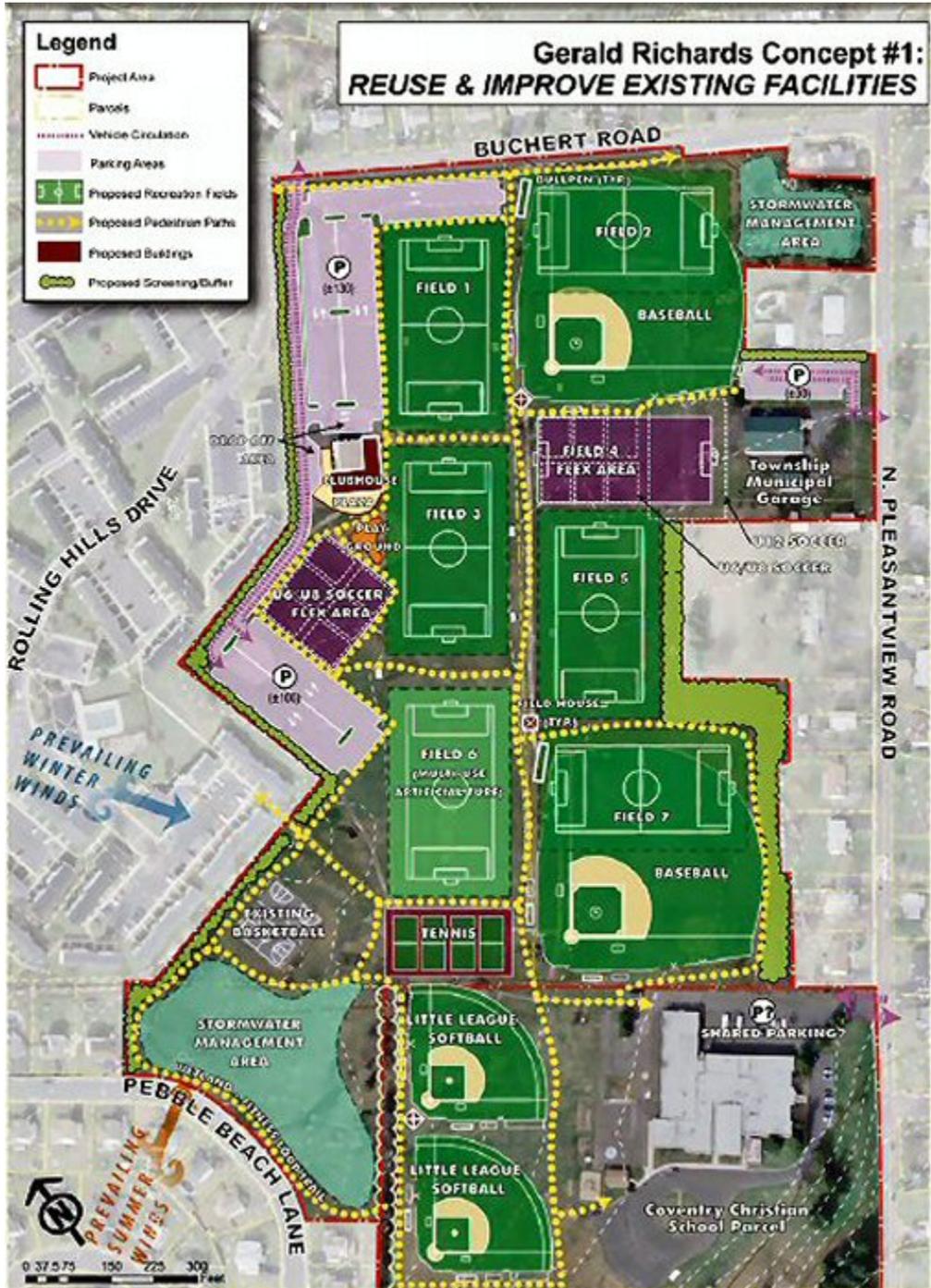
The parks seem to be inextricably linked by not only their proximity – they are less than a mile apart on the township’s east side – but by what are increasingly seen as their target uses: playing fields for sports of all kinds that are likely to attract good-sized crowds on week nights and weekends.

That role for Pleasantview, should volunteers think it best, will be sometime in the future. It now sits as a vacant farming field at the corner of North Pleasant View and Bliem roads. The millions of dollars needed to turn the empty land into a multi-purpose park probably won’t be available for several years, and will in part depend on a residential real estate market that has yet to rebound.

The Pleasantview property is relatively flat, unencumbered by trees or vegetation, and surrounded, so far, by few neighbors. That will change if developers have their way. Township officials believe its current characteristics make it ideally suited for playing fields. Critics think it should be left passive and natural, for much the same reasons.

- See the [tentative plans for, and read an accompanying story about, Pleasantview Park here.](#)

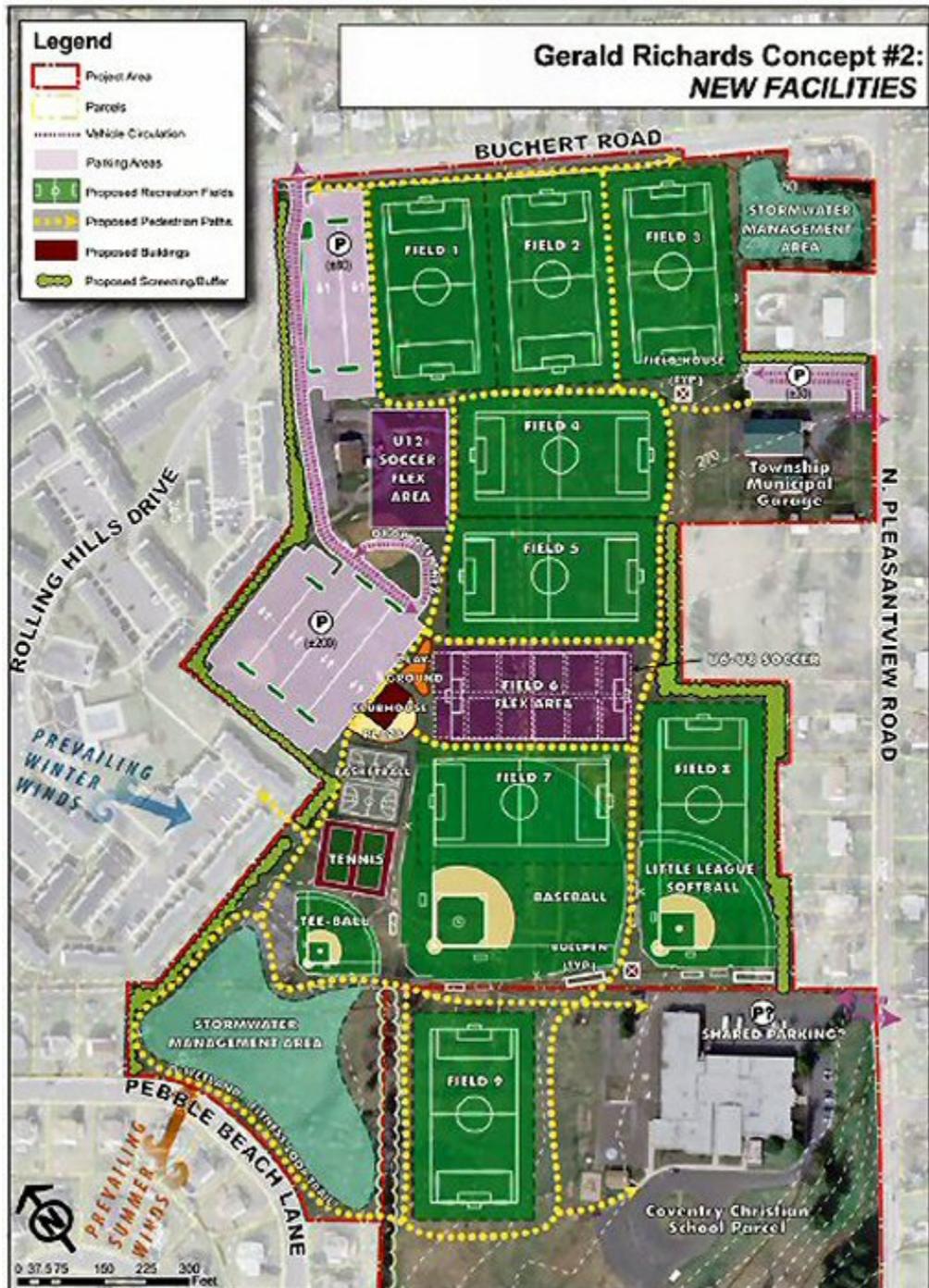
Richards Park, on the other hand, has offered decades of service to those who love the outdoors. A former landing area for small airplanes, it got its start in recreation as Chrusch Field, and later was more fully developed and renamed to honor the township Board of Commissioners' long-time president, Gerald Richards. Teams playing a wide variety of sports pack into it almost nightly during the spring, summer and fall.



Concept 1 for Gerald Richards Park ...

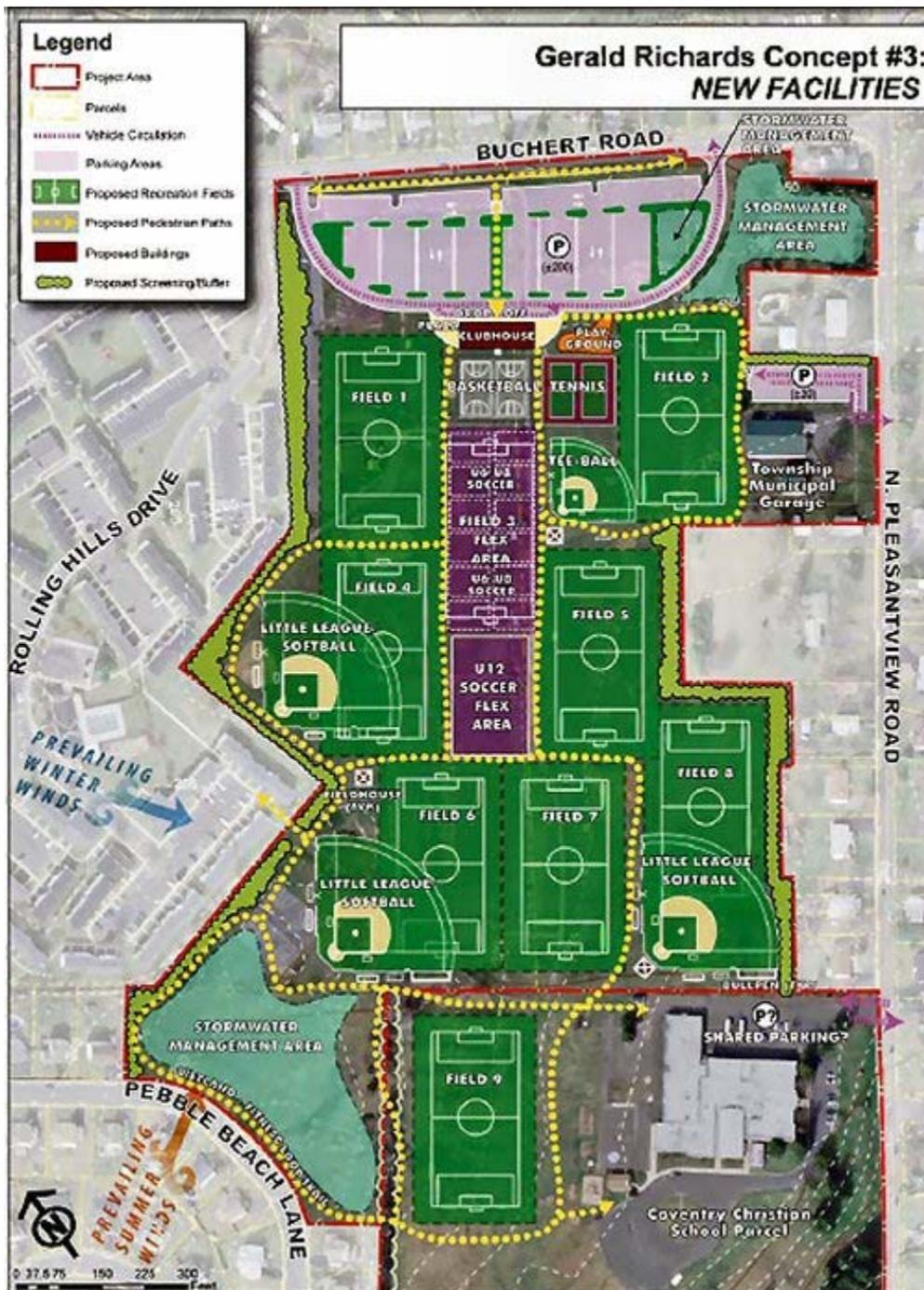
Richards has its problems, though. Water drainage there is poor, and makes some fields unplayable for days after a storm. Parking, particularly on weekends, is charitably described as “tight.” And because usage is high and field space is limited, scheduling conflicts occasionally arise.

To address those and other issues, Simone Collins has created three proposals for Richards. One represents a reuse and improvement of existing facilities. The other two contemplate a wholesale make-over of its acreage with new facilities and incorporating space surrounding the Coventry Christian School that abuts the park on its southeast side. Coventry is already talking with the township about how that combination might work.



... Concept 2 ...

In any of the three, the sports emphasis at Richards is soccer. Each of the three plans includes up to 21 soccer fields for teams of varying ages and abilities, a limited number of softball and baseball fields, a small number of both basketball and tennis courts, and far more parking. They keep, and expand upon, the walking trail system many adults rely on during warmer weather.



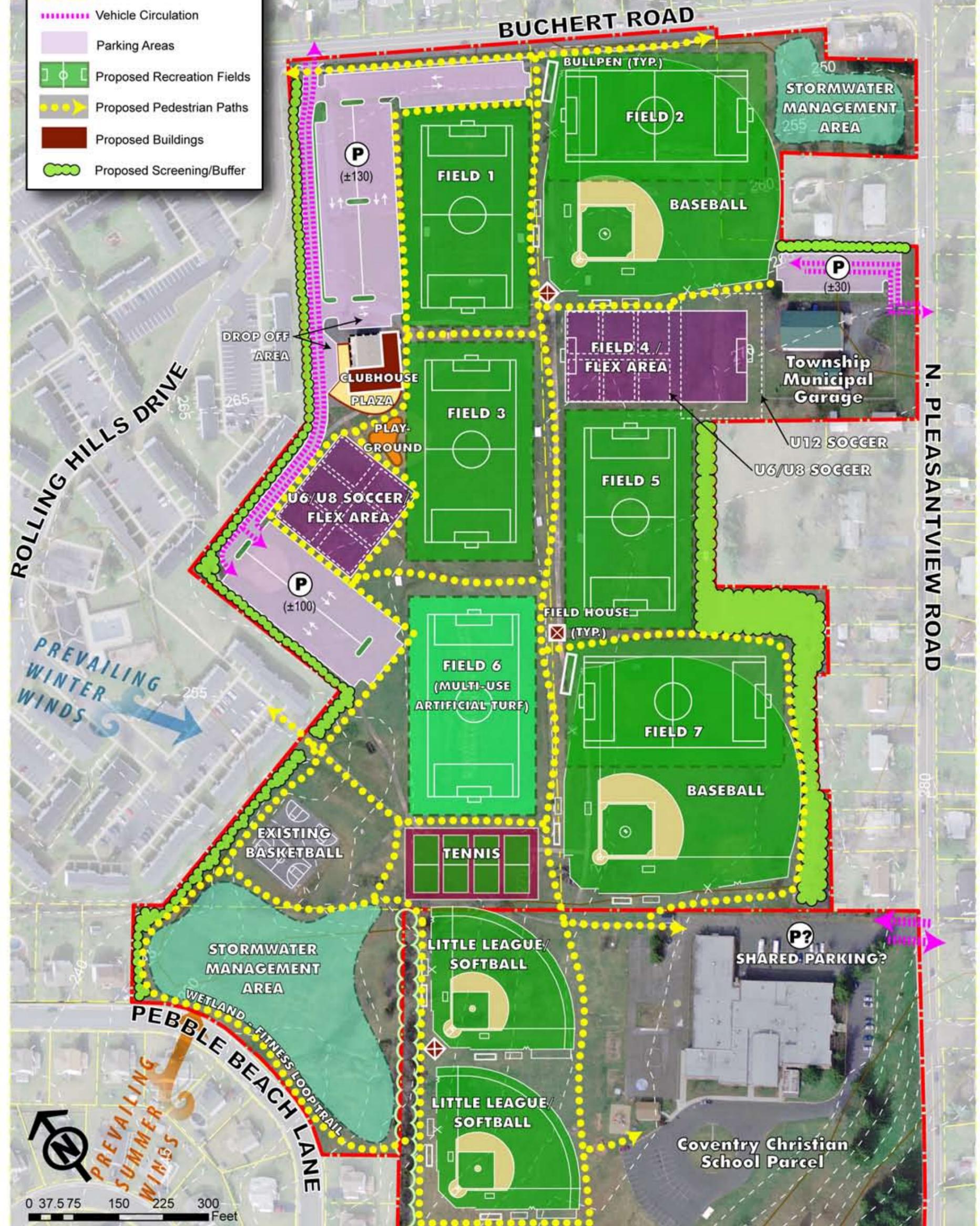
.. and Concept 3.

They also include not one but two or three storm water management ponds to solve Richards’ drainage issues. One is big enough that it may be developed as a wetland preserve.

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

Gerald Richards Concept #1: REUSE & IMPROVE EXISTING FACILITIES



PROPOSED FACILITIES DATA:

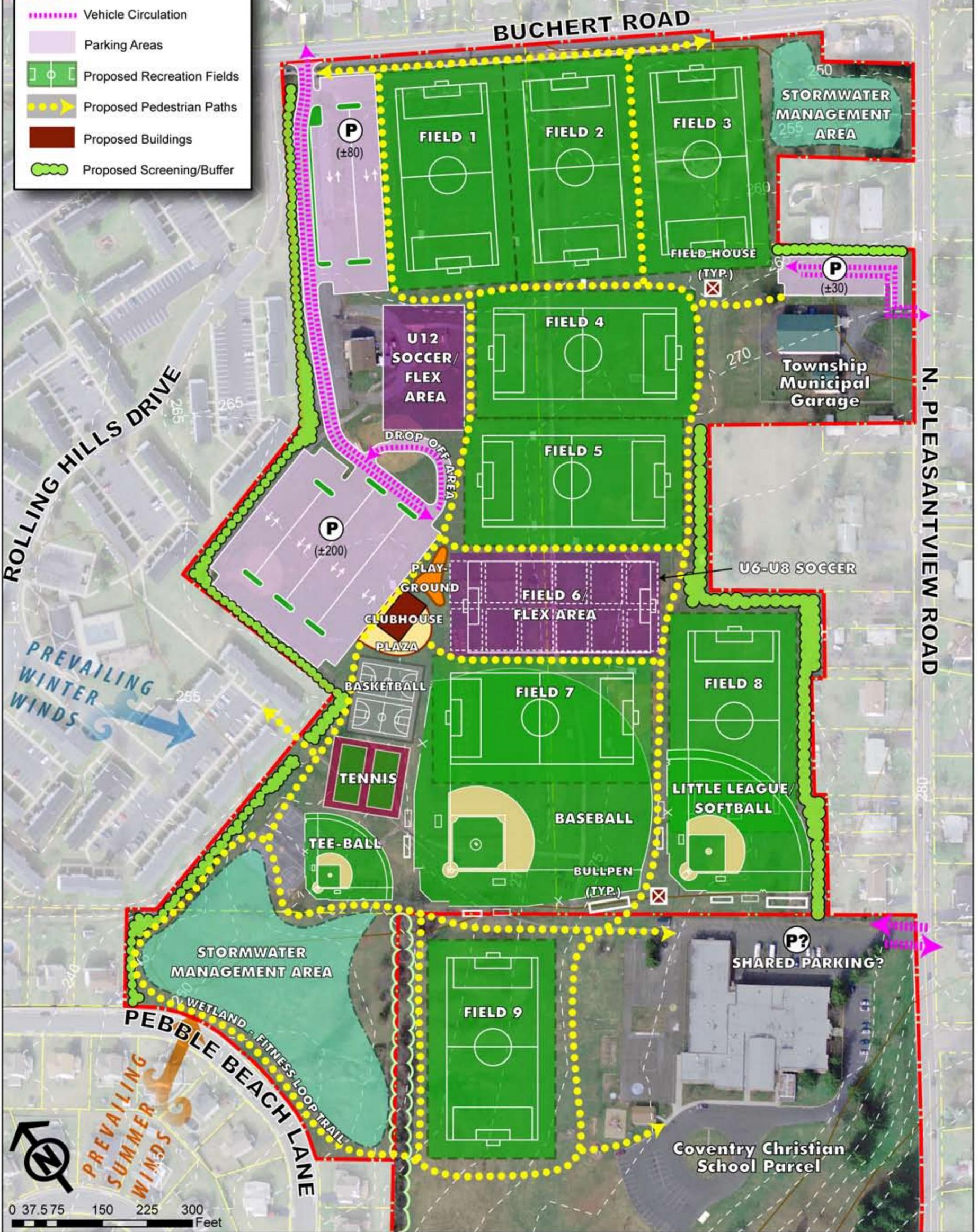
- Re-grade and smooth areas between fields in 3-4 phases
- **7** - 300' soccer fields including 1 multi-use artificial turf field and 1 flex area **(+3 full soccer fields)**
- **12** - U6/U8 soccer fields **(+6)**,
- **1-2** - U12 soccer fields **(same #)**
- **2** - 400' baseball fields **(same #, +100' larger outfields & correct orientation)**
- **2** - little league baseball / softball fields **(same #, + correct orientation)**
- **4** - tennis courts **(+4)**
- **260** parking spaces **(+130)**
- existing basketball courts to remain
- playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Gerald Richards Concept #2: NEW FACILITIES

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer



PROPOSED FACILITIES DATA:

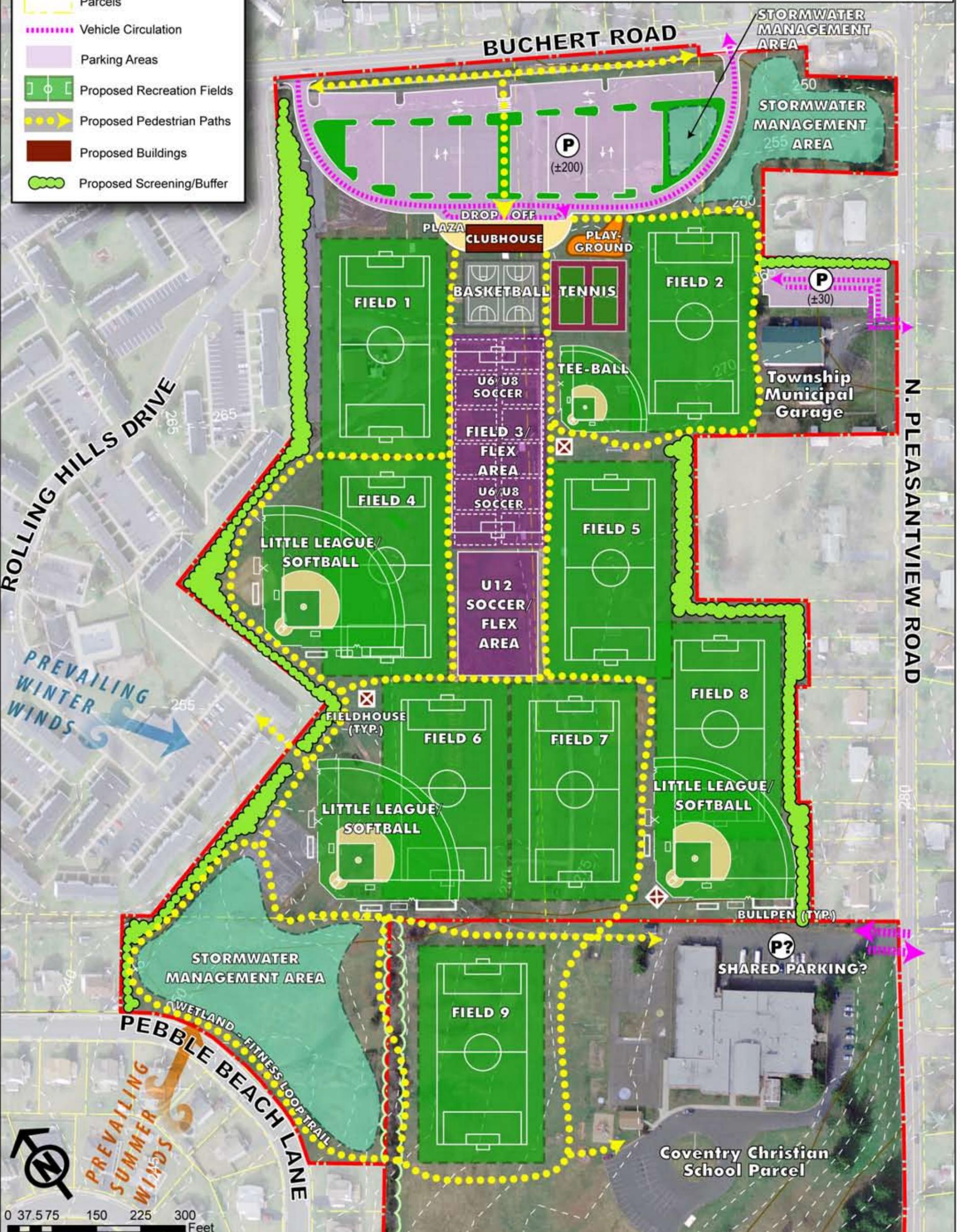
- Re-grade entire site in one phase to maximize area for sports fields
- **9** - 300' soccer fields including 1 flex area (+5 full size soccer fields); **12** - U6/U8 soccer fields (+6); **1** - U12 soccer field / flex area (same #)
- **1** - 400' baseball field (-1 full field, +100' larger outfield & correct orientation)
- **1** - little league baseball / softball field (-1 field, + correct orientation); **1** tee-ball field (+1)
- **2** - tennis courts (+2)
- **2** - new full sized basketball courts (same #)
- **310** parking spaces (+180)
- playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Gerald Richards Concept #3: NEW FACILITIES

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

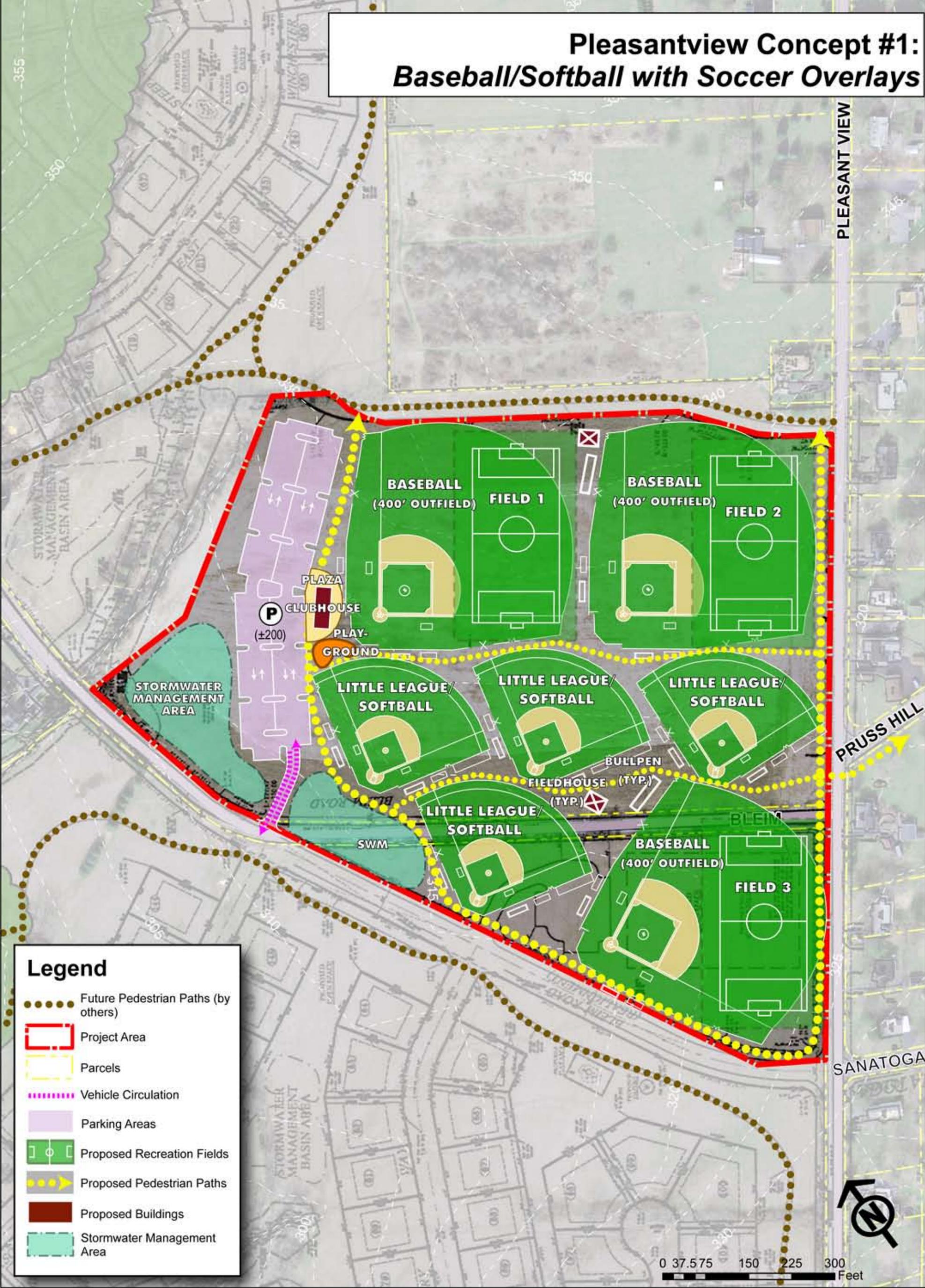


PROPOSED FACILITIES DATA:

- Re-grade entire site in one phase to maximize area for sports fields
- **9** - 300' soccer fields including 1 flex area (+5 full size soccer fields)
- **12** - U6/U8 soccer fields (+6); **1** - U12 soccer field / flex area (same #)
- **3** - little league baseball / softball fields (+1 field, + correct orientation); **1** tee-ball field (+1)
- **2** - tennis courts (+2)
- **2** - new full sized basketball courts (same #)
- **230** parking spaces (+100)
- Playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Pleasantview Concept #1: Baseball/Softball with Soccer Overlays



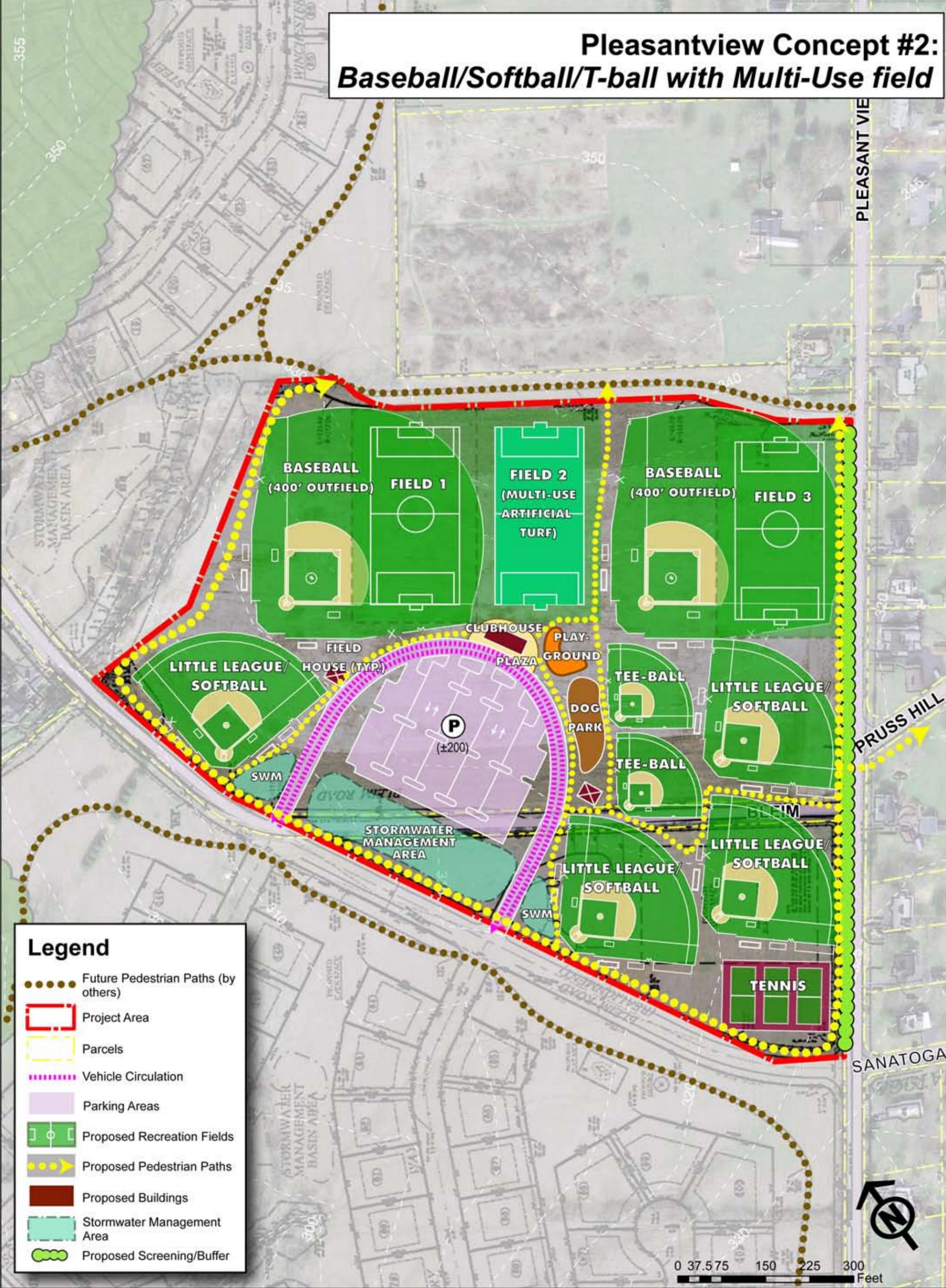
Legend

- Future Pedestrian Paths (by others)
- Project Area
- Parcels
- - - - - Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- - - - - Proposed Pedestrian Paths
- Proposed Buildings
- Stormwater Management Area

PROPOSED FACILITIES DATA:

- **3** - 400' baseball fields with 2 bullpens
- Perimeter fitness loop trail
- **4** - little league baseball / softball fields
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- **3** - 300' soccer fields overlaid onto baseball fields
- Playground
- **200** parking spaces
- **2** - Fieldhouse / storage

Pleasantview Concept #2: Baseball/Softball/T-ball with Multi-Use field



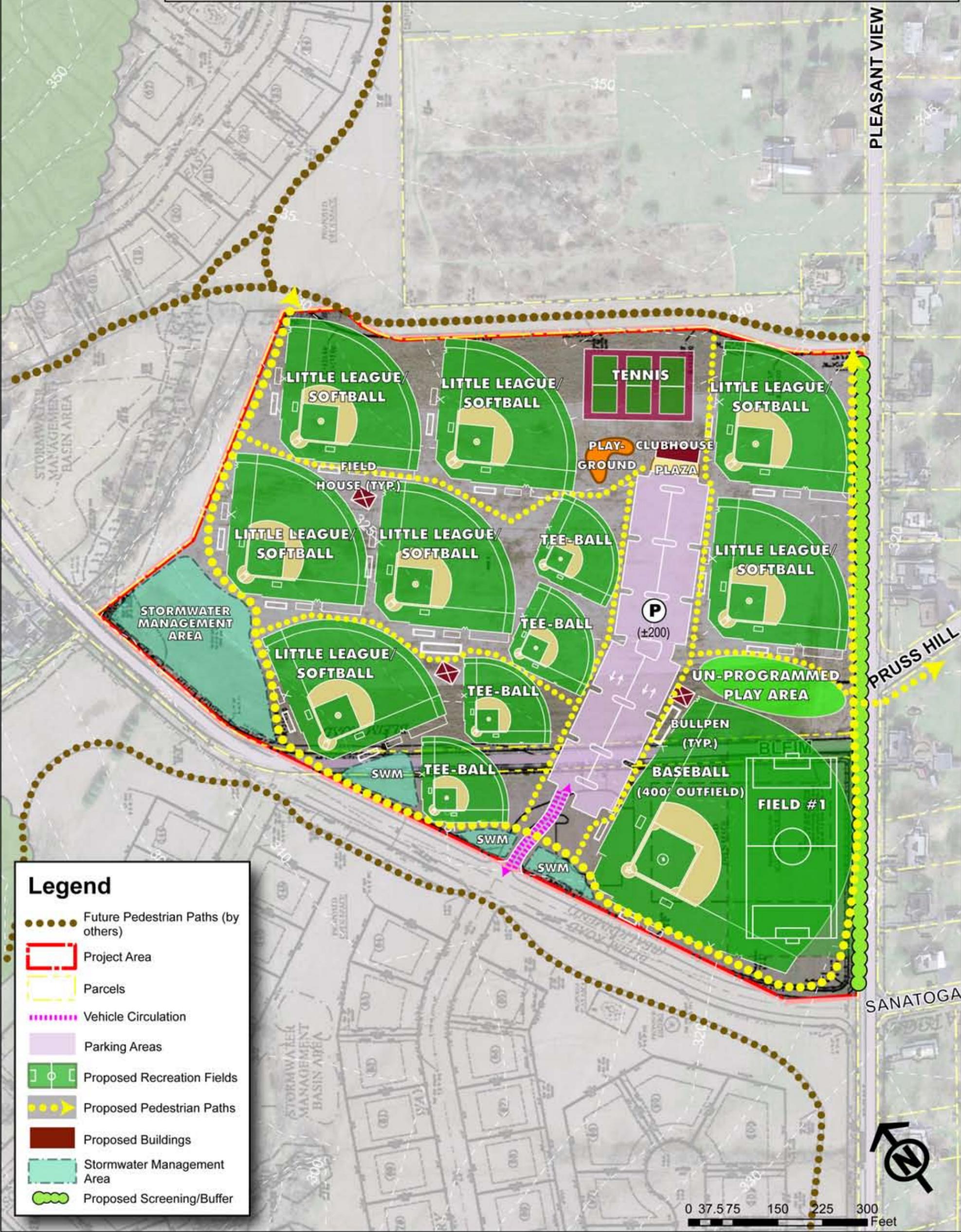
Legend

- Future Pedestrian Paths (by others)
- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Stormwater Management Area
- Proposed Screening/Buffer

PROPOSED FACILITIES DATA:

- 2 - 400' baseball fields with 2 bullpens
- 1 - multi-use artificial turf field
- 4 - little league baseball / softball fields
- 2 - tee-ball fields
- 2 - 300' soccer fields overlaid onto baseball fields
- 3 - tennis courts
- 200 parking spaces
- Dog park
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage

Pleasantview Concept #3: Little League Emphasis/Baseball/ Unprogrammed Area



PROPOSED FACILITIES DATA:

- 1 - 400' baseball field with 1 bullpen
- 1 - 300' soccer field overlaid onto baseball field
- 7 - little league baseball / softball fields with 1 bullpen
- 4 - tee-ball fields
- 3 - tennis courts
- 200 parking spaces
- Unprogrammed play area
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 3 - Fieldhouse / storage