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UPDATED MASTER PLAN



PREPARED FOR Walker Township Supervisors
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January 24, 2023

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INTRODUCTION

A Master Plan is an evolving long-term perspective document which acts as a guide to the sustainable and planned development of land. In this case the Master Plan looks at the future development/improvements of the Woodcock Valley Community Park. The Master Plan is not an actual design. It is a high altitude look at future improvements. Once a specific improvement is chosen to be implemented, an actual design plan is needed. The Master plan provides a possible sequence for the desired improvements with characteristics and aspects a design should follow, ways of funding the improvements and sustaining those improvements.

In 1992 a Master Plan was prepared for the “Walker Township Park” which presented a future vision of the park at that time. Refer to Exhibit I for Existing Master Plan. Over the years, the demographics of the community and the park, itself have changed.

The Walker Township Supervisors have retained P. Joseph Lehman, Inc. (PJL) to prepare a new Master Plan for the Woodcock Valley Community Park. The Supervisors and Park Committee plan to use the Master Plan for making future improvements and additions to the park. By doing so, the Supervisors and Park Committee hope to increase community usage of the park and meet the changing needs of the community.

This new Master Plan will address:

- *Goals of Park*, develop the Township’s vision for the park and prioritize the features/steps necessary to fulfill the vision.
- *Features/programs desired in park*, discusses the Township’s desired goals and programs the park will offer.
- *How to engage community input*, describes discussions for soliciting community input in development of master plan.
- *Prioritization of goals*, develops the Township’s goals in order of priority.
- *Continued maintenance funding*, provides discussions about maintenance budget considering the planned goals.
- *How staffing, if required, will be accomplished*, discuss staff programs at the park.
- *How to promote the park within the community*, covers discussions to promote public awareness of park amenities for increase in usage.
- *New master plan sketch*, discusses base plan preparation and presentation park goals.
- *Process/permits for park development*, describes necessary design and agency permitting required to achieve each goal.
- *Funding sources to achieve goals*, prepare cost estimates for each goal and identify various funding programs for eligibility.

GOALS OF PARK

Multiple meetings were held with the Park Committee to discuss its vision for improving the park. Discussions included condition and usage of existing amenities, needed improvements of existing amenities, possible future amenities, property deed restrictions, and community involvement.

The Supervisors want the park to be an area that invites the community to come and relax, spend time together and enjoy exercise in the outdoors. The park is to be a gathering place for the local community. The amenities offered at the park are to be those that meet the needs of the residents and comply with ADA requirements as well.

The current park property consists of two parcels of land. Parcel 51-11-115.2 contains 13.78 acres. This land is tied to the Department of Conservation and Natural Resources (DCNR) and requires DCNR approval for any improvements / changes. This parcel of land also contains a deed restriction that 2 acres of the northwestern corner are to be set aside for municipal use. Parcel 51-15-50 contains 4.26 acres and was acquired through the school district.

The park currently provides a walking trail/path, playground, horseshoe pits, pavilion/gazebo with picnic tables, a fishing pond, basketball court, practice field (baseball/football) and temporary restroom facilities.

FEATURES/PROGRAMS DESIRED IN PARK

The Park Committee's goal / vision for the Woodcock Valley Community Park is to fix or repair the existing amenities and then provide new and improved amenities.

EXISTING PARK AMENITIES

An analysis of the existing amenities revealed the following items:

Walking Trail /Path – The gravel walking surface provides a looped trail / path around the grass field and a center trail bisecting the loop. There is also a short section of trail / path connecting the looped portion to the parking area and to the north side of the park. Many areas of the gravel surface contain vegetation encroaching into the walking area. During wet weather, the lower portion of the trail / path (near the pond) and above the practice fields contain ponding water on the walking surface. Other sections of the trail / path exhibit locations of concentrated flow across the path surface, causing erosion of the gravel surface. There are also several areas of the trail which contain slopes that are not ADA compliant. Several new benches are located along the walking trail / path. Shade trees are spaced along the trail / path.

Playground – The playground contains two separate activity areas, one with a swing set (2 toddler and 4 standard swings) and the other containing an equipment unit set. Both areas are covered with mulch wood chips and have some vegetation growth. The mulch surface under the swings exhibits patterns of wear which hold ponding water during wet weather. Runoff also appears to be trapped between the swing set mulched area and the pavilion. There is no ADA access to the playground.

Horseshoe Pits – The park contains two pairs of horseshoe pits framed in timber with timber backstops. There is a new bench set nearby. The sand pits have grass/vegetation growth and have an uneven surface.

Pavilion / Gazebo – There is a large pavilion, behind the playground, with several picnic tables for events. The end of the pavilion has a food preparation/storage area. There is a gazebo located a short distance away with one picnic table. Both structures are in good condition.

Fishing Pond – The pond contains fish and is used for fishing during warm weather and occasional ice skating in the winter. The accessible area around the pond is mowed grass, but the area is not ADA compliant.

Basketball Court – The surface of the basketball court is concrete and in good condition. Both backboards appear to be in good condition but both nets have deteriorated. A drainage ditch is located between the court and Ward Street to collect upland runoff; however, the ditch appears to flatten out at each end of the court resulting in ponding water. The basketball court is not ADA accessible.

Practice Field (Baseball / Football) – The practice field contains two baseball fields which share an outfield. Vegetation growth is throughout both infields. The ballfields are on a sloped playing surface that is uneven. The infield is very worn and holds runoff in the baselines. There is a French drain between the park trail and the northern side of the ballfield. The French drain discharges flow at the backstop area of the field in the northeast corner creating wet conditions throughout the batting area. The southern end of the ballfield contains an open grass area used for football practice. This area also holds standing water during wet weather.

Temporary Restroom Facilities – Two portable restrooms are located northeast of the pavilion, near the dumpster.

The Park Committee originally identified the existing amenities that they wanted fixed and/or repaired:

- ADA accessibility (Most of the trail material is ADA compliant. Some areas contain 2B stone which is not compliant. In some areas, the grade of the trail is not ADA compliant.)
- Trail surface (Vegetation encroaching)
- Address drainage issues along lower trail section
- Investigate alternative trail materials

The group's vision for the park in the future included:

- Dog park
- Tennis courts
- Permanent Restroom Facilities
- Frisby Golf
- Permanent Garbage Cans
- Disability Playground
- Pavilion / Dock at Pond
- Exercise stops along trail
- And to offer amenities that other parks in the area do not have.

HOW TO ENGAGE COMMUNITY INPUT

Woodcock Valley Community Park serves McConnellstown and the surrounding area. The community consists of approximately 2,000 residents of all ages and contains mainly residential homes with a few businesses.

The Park Committee and Supervisors wanted community input and ideas for future improvements. Ideas for obtaining community input included putting surveys in water bill mailings, at churches, distributing them at community dinner functions at the Fire Hall, or conducting a monkey survey on Facebook.

Throughout the summer of 2021, the Park Committee conducted an internet survey and placed some surveys at the Mactown Pizza Shop and a few McConnellstown churches. The survey requested responders to rank, in order of priority, park improvements. The ballot options included Dog Park, Tennis Court, Permanent Restrooms, Permanent Garbage Cans, Disability/Upgraded Playground Equipment, or Other.

Over 110 surveys were returned but not everyone followed the instructions. Interpretation of the community survey produced the following results, in order of most popular:

1. Adding Restrooms - 80 votes
2. Path Upgrade - 79 votes
3. Dog Park - 74 votes
4. Playground Upgrade - 72 votes
5. Tennis Court - 55 votes
6. Other - 9 votes

PRIORITIZATION OF GOALS

Because resources available for completing the Park's goals are limited, phasing of the goals / improvements is necessary.

Following the results of the community survey, the Park Committee met with the Supervisors to prioritize the desired improvements.

The Park's goals were prioritized as follows:

- Phase I – Trail / Path Improvements
- Phase II – Restroom Improvements
- Phase III – Playground Improvements
- Phase IV – Dog Park Improvements
- Phase V – Drainage Improvements
- Phase VI – Arbor Study
- Phase VII – Pond Improvements
- Phase VIII – Basketball Court Improvements
- Phase IX – Baseball Field Improvements
- Phase X – Tennis / Pickleball Court Improvements

While the above-mentioned list of improvements is listed in the order of priority by the stakeholders, it is important to note that available funding sources and constructability issues may pre-empt all or portions of phases. For instance, it may be beneficial to address some drainage issues along trail / path during Phase I improvements as opposed to Phase V.

By phasing the various components of the Master Plan, the community will begin to see improvements within the park. This approach will allow the Supervisors / Park Committee to show results toward the improvements and theoretically create a favorable climate toward future recreation spending.

CONTINUED MAINTENANCE FUNDING

GRANTS

Currently, PJJ is unaware of any grants for Township summer internships or ongoing park maintenance.

MAINTENANCE OF PLANNED GOALS

As there are no grants available for ongoing maintenance of parks, the cost of future maintenance for park improvements needs to be considered when planning /designing phases. For example, who will perform the work of routine maintenance such as repairing washout on trails, replacing dead shade trees, fixing damaged picnic tables, dressing up the horseshoe pits, painting faded lines on basketball court, etc.?

Typically, materials with lower long-term maintenance costs have higher initial costs. The reverse is also true. These factors need to be considered during the actual design of any phase.

Since grants can offer 100% funding or require some percentage of match, it is typically best to try to incorporate those items or materials that have the higher initial installation cost and lower future (maintenance) cost, which the Township will have to fully bear.

STAFFING NEEDS

Staffing needs for any phase of implementation must always be considered.

MUNICIPAL FORCES

The Township currently has four employees, two for the authority and two for township maintenance. Currently, staff members barely have time to cut the grass and empty garbage cans at the Park.

The Township currently has no maintenance personnel dedicated to the park. The four Township employees who perform maintenance duties at the park, do so as time allows.

Improvement phases for the trail, ballfield, basketball court, and drainage issues should not create additional staffing needs beyond what is currently required. However, a permanent restroom facility will require someone to clean it regularly. The enlarged playground does require routine maintenance of the surface as do the horseshoe pits. The dog park will require weeding along the fence line and cleaning of the dog feces not picked up by owners as well as emptying the trash cans.

The Park committee did mention the need to have someone on site at the pavilion to hand out equipment and clean up after events.

Perhaps the Township could hire a retired person on a part time basis to perform the grass cutting duties or cleaning the restroom facility, etc.

CIVIC ORGANIZATIONS AND SERVICE CLUBS

To aid the municipal forces, local civic organizations, businesses, and service clubs could assist with emptying trash bins and picking up litter.

Some types of organizations and clubs include:

- Boy / Girl Scouts
- Kiwanis
- Rotary
- College Fraternity / Sorority

Perhaps having a sign-up sheet at the Township office to perform such services on a monthly basis would work.

HOW TO PROMOTE THE PARK WITHIN THE COMMUNITY

To increase usage of the park, the public (community and surrounding areas) need to be aware of the park and amenities offered within the park.

The park is located along Ward Street, one block over from State Route (SR) 26. There are no signs along SR 26 providing direction to the park. Establishing Park signage at Fairgrounds Road and SR 3011 could help attract residents to the park.

To increase community awareness of the park, groundbreaking and ribbon cutting ceremonies could be held to promote the new / improved amenities as each phased upgrade occurs. TV and print coverage of these events will promote the park to surrounding areas. Photographs of the improvements can be added to the Township's website under the park section or the Park's Facebook page. The airing of Public Service Announcements on local radio stations is another great way to spread the word.

The Township can hold community events at the park. There could be Walker Township community day, festival events, car shows, farmer's markets, etc.

NEW MASTER PLAN SKETCH

BASE PLAN

A Google Earth image was used to present the existing features of the base map.

LIDAR contours were downloaded from the Pennsylvania Spatial Data Access (PASDA) website and overlaid onto the Google Earth image to represent elevation changes across the park.

Property lines and information were sketched onto the base mapping from images obtained from the Huntingdon County GIS system and tax parcel viewer.

A wetland assessment field view was conducted on June 2, 2022. Wetlands were noted in the drainage ditch along the southeast and just northeast of the pond. The wetland areas do not affect usage of the park or the proposed improvements.

Field views of the park were conducted on May 5, 2021, and June 2, 2022. Additional existing topographic features (i.e., drainage ditch adjacent to southern trail, underground stormwater pipes from the pavilion and adjacent to the basketball court, and wetlands near the pond) were observed and added to the base mapping.

No boundary or topographic field surveys were conducted as part of this master plan.

No consultation with utility companies was performed. A drinking fountain was observed at the pavilion, which would indicate water service. Sewer service was noted at the north corner of the park along Newton Avenue and adjacent to the pond.

MASTER PLAN SKETCH

The proposed new Master Plan for Woodcock Valley Community Park incorporates the goals identified on page 6, of this report, onto the base plan. Refer to Exhibit II for the New Master Plan.

The specific goals of the New Master Plan include:

Phase I – Trail / Path Improvements

The existing trail surface of crushed stone/gravel with dust is ADA compliant, however, there is an area along the main parking lot that is 2B stone which is not compliant. The crushed stone with dust trail surface needs routine maintenance due to concentrated flows causing erosion in areas. Surface material displacement can also be caused by bicycle tires, although park rules state bicycles are not permitted. While the costs of the routine maintenance are low, the maintenance efforts are somewhat frequent. Typically, the trail needs to be checked after every large storm event. Washed out areas need to be raked, additional material added, and recompact. If not done correctly, the trail surface builds up higher than adjacent ground and blocks runoff causing wet areas along the path. The trail surface is generally soft to walk on which is a positive. The gravel surface has both positive and negative features.

Other surfaces that can be used that require less maintenance are concrete, rubber, and asphalt. All these surfaces have a significantly higher installation cost. The life span of each

of these depends on the environment and usage. Rubber will have a short life span of around 10 years before needing resurfaced, asphalt will last about 15 years and concrete around 25 years. Again, these life spans will vary depending on several factors.

Rubber surface trails can be colored to look very natural and are extremely shock absorbent. Asphalt and concrete have a less natural look and are not shock absorbent.

The Park committee will need to consider all these factors when deciding how to upgrade the trail system.

(Refer to Exhibit III for discussion of Trail / Path Surface Materials.)

Improvements include:

- Removing the entire walking surface and replacing it with a uniform ADA compliant walking trail / path material.
- Regrading of select areas (southeast of the gazebo and northeast of the pavilion) to meet ADA compliant longitudinal slopes.
- Providing rest areas spaced no more than 200' apart along the trail / path, since regrading can't be done to meet ADA requirements along the western-most portion of the loop.
- Checking the adjacent uphill ground along the entire trail system to ensure that the ground is level with the trail surface, so runoff continues to sheet flow across the trail.

Phase II – Restroom Improvements

It was determined that the park would benefit from having a permanent restroom facility. The size of the facility depends on the number of park users per hour or any peak hour usage. Only half of the park patrons generally will use the restroom. A single-occupant restroom with one toilet and sink can typically serve up to 45 people per hour. A floor plan containing two rooms with one toilet and one sink in each room can service up to 180 people per hour.

The restroom should be situated near the main park usage area which is the pavilion and playground location. Having the facility located near the parking lot also provides better security as police can drive by and check easily. The restroom should face the pavilion and playground as a safety measure for parents whose children utilize the facility. The Park Committee should consider having a changing table in the facility also. Consideration should be given to providing a new drinking fountain or updating the existing one at the pavilion.

Restroom improvements include construction of a permanent restroom facility with one men's room and one women's room. Construction of water and sewer line extensions are also required for installation of a permanent restroom.

Phase III – Playground Improvements

The existing playground consists of a relatively new playground unit with small slides, a medium spiral slide, climber elements and rollers. The unit is suitable for children ages 3 to 7. There is also an old swing set system of six swings. Two swings have old-style bucket toddler swing seats, two are flexible seats and two are hard plastic seats. The play area surface is wood chips. There is vegetation growth in the playset area. There is a depressed area in the wood chips under each swing that holds water.

When considering upgrading the playground area, the Park Committee should consider the various age groups it expects to play at the park. Consideration needs to be given as to how the playground can accommodate different types of interactive play and ways for children of all ages and abilities to use their bodies and minds and interact with others and the environment. In addition to the equipment provided, consideration needs to be given to the play surface area, seating, trash receptacles and shade elements. Considering all these factors will make the playground area more functional resulting in higher usage.

Options for the play surface material include several types:

- Engineered wood fiber (EWF)
- Shredded rubber
- Poured-in-place rubber (PIP)
- Bonded rubber
- Rubber tiles
- Turf.

Each of these surface types have pros and cons. They all meet ADA specifications when installed properly. And as with the trail surface materials, some have a higher installation cost and lower maintenance cost, while others are the opposite.

Playground improvements include removing the existing swing set, playground equipment and mulched wood chips. The new playground and surrounding area will be regraded to promote positive surface drainage. A new ADA compliant surface will be installed with new playground equipment and swing set. The swing set will contain an ADA compliant swing and other swings for various age groups.

Phase IV – Dog Park Improvements

It is recommended that the dog park be at least one acre. This will allow for possible rotation of use areas if the grass gets worn out in any spot. There should be an area of shade trees for the dogs to rest or cool off from the heat. The park should be fenced in with a 5' high fence. There needs to be an enclosed entrance area where dogs can be leashed/unleashed before entering/exiting the dog park. Gates should be wide enough for access by maintenance crews. A shaded area with bench(es) should be provided for the pet owners. At least four trash cans per acre. It is important to provide a water source for the dogs to drink and possibly one for the owners to rinse dogs off before leaving. If desired, play features can be added for the dogs or they can be added later. The park should be located some distance from homes and other activities within the park to minimize noise disturbance. There should be rules posted at the entrance. Some common rules to consider are:

Dogs must be properly vaccinated, and it is recommended that they be spayed or neutered.

Puppies under 4 months of age and female dogs in heat are prohibited.

Do not bring dog foods into the dog park.

Owners must clean up after their dogs.

Dogs with a known history of aggressive behavior are prohibited.

Dogs must always wear a collar with identification.

Dogs must be leashed when entering and leaving the park.

Leaving dogs unattended is prohibited.

Children under the age of 16 must be supervised by a parent or guardian.

Maximum of three dogs per person, per visit.

Watch for dogs on the other side of the entry gate when entering or leaving to prevent escapes.

The new Dog Park is to be in the southwestern corner of the grass field. (Below the property area restricted for municipal use.) Improvements include a 5' high chain link fence and gates enclosing one acre, with a smaller enclosure for leashing pets. Entrance to the fenced area will utilize a leveling area installed during Phase I, which will provide a bench and trash can. A water line extension with hose bib to the dog park will provide a water source. Additional amenities within the fenced area will include a dog park rules sign, dog play features and shade trees.

Phase V – Drainage Improvements

Erosion, ponding water, and wet soils are problems observed within the park. These issues have a definite detraction factor and affect usage of the park amenities. Water issues can never be solved completely but can be minimized to a large degree with proper design elements and maintenance of implemented systems as needed.

Trail wetness/erosion

In many instances, the wetness is caused by two factors. One situation is that the trail surface has become higher than the adjacent uphill side of the trail due to the addition of material over time. This causes runoff to be trapped along the edge of the trail, until the runoff builds up and flows across or along the trail surface causing erosion. The second situation is where the adjacent grass on the lower side of the trail has built up from accumulation of grass clippings and trail surface material washed to the same edge. This acts as a small dam and keeps runoff on the surface of the trail.

Until such time as monies are available to replace the trail surface and make other drainage improvements noted in the Master Plan, the trail surface could be reworked/scraped down and the lower edge of grass also scraped down to allow runoff to sheet flow across the trail surface unimpeded.

The lower portion of the loop trail that runs parallel to the pond and drainage ditch consistently has areas of wetness within and adjacent to the trail, and areas of surface material erosion.

The trail from the northeast most parking lot leading to the loop trail has areas of ponding. The surface needs to be regraded to have a cross slope while the uphill side of the adjacent grass area is raised to allow runoff to sheet flow across the trail.

Stormwater conveyance systems

There are several existing storm water conveyance pipes throughout the park. One conveyance system is located south of the gazebo, running parallel to the trail towards the pond. Another system is located northeast of the pavilion (and south of the basketball court/baseball field), running parallel to the trail towards the drainage ditch. Both systems convey flow from Ward Street and the residential area west of the park to the drainage ditch on eastern side of the park. There is a third system that appears to run from the pavilion area to the drainage ditch at the eastern side of the park. There are several locations within the

grass fields where the tops of these pipes are exposed, indicating minimal cover overtop these systems, which can lead to crushing. All these systems should be visually inspected or videoed to see if there are blockages or crushed pipes. Blockages need to be cleaned and crushed pipes replaced.

The basketball court has a drainage swale along the back side that starts at midcourt and conveys to both corners. As noted earlier, the swale has become flattened and runoff lays in the back corners. Future improvements should consider how best to convey the runoff around the court. One solution would be to regrade the swale to convey all runoff from the northern most corner to the northwest corner and into a new inlet and then discharge to the nearby existing conveyance system.

The drainage ditch/swale/French drain, west of the baseball ballfield, should be investigated to make the conveyance system more of a broad-based swale so it can be easily mowed. At some point near the loop trail, an inlet could be installed to collect the flow and then convey it into the existing storm conveyance system.

Impervious area runoff

The downspouts from the pavilion discharge to the ground surface. Some of this runoff flows directly to the playground area. One of the conveyance systems discussed above (identified as the third system) could be used to collect the pavilion downspouts and convey flows to the ditch at the bottom of the park. Existing pipe integrity and capacity will need to be verified before connecting the pavilion downspouts to the existing system. If the capacity of the existing pipe is insufficient, the pipe can be replaced or an additional parallel pipe installed.

Stormwater runoff from the main parking lot area appears to sheet flow from the parking area, across the walking trail / path surface and into the adjacent grass field, west of the horse pits and pavilion. Accumulation of 2B stone within the walking trail / path surface is evidence that the parking lot material is eroding. Consideration should be given to re-grading the parking lot to collect runoff into an underground conveyance system or potentially a stormwater management facility. At a minimum consideration should be given to creating an edge between the gravel parking area and edge of trail / path surface to prevent erosion of the parking lot material onto the new trail surface construction during phase I improvements.

The parking lot immediately to the north of the pavilion has the same situation with regards to stormwater runoff. In addition to the parking lot, there is some runoff from the basketball court. It appears there is the intent of a berm along the lower side of the parking lot to divert runoff flowing over the bank and into an existing inlet (part of the conveyance system noted at the northeast end of the loop trail). The flow has eroded the bank and no longer flows into the inlet but down to the ballfield. Consideration should be given to regrading the parking lot to collect runoff into an underground conveyance system or potentially a stormwater management facility.

Wet areas in park

In the northeast interior area of the loop trail, the ground is wet. Mowing vehicles have sunk in and left tire ruts in this area. Firstly, it is recommended to do the work suggested in the stormwater conveyance system and impervious area runoff paragraphs. If this does not fix

the problem after a few months, then the issue is most likely due to a high ground water table. If it is determined the problem is high ground water table, it is recommended that this section become a small, forested area. An arborist or landscape company can make suggestions for native tree plantings that would thrive in this type of condition. This would also provide a shaded area for kids to play in, as well as provide habitat for birds.

Note: While all the drainage improvements are identified as being phase V in the overall goals of the Master Plan, it may be more feasible to implement several of these improvements while doing other phase work since disturbance of the area is already occurring.

Drainage improvements include:

Broad Swale – To prevent runoff from the grass field draining across the lower trail / path surface, a grass swale is to be installed parallel to the walking surface. The swale will be shallow and broad to facilitate mowing of the grass. Shallow culverts will carry the swale flow under the trail / path and discharge runoff to the grass field above the ditch adjacent to the pond. (Phase I)

Camera Storm Pipes and Replace as Necessary – Several storm pipes are shallow and exposed in the grass fields. Running a camera through the lines will verify the structural integrity of the pipe. Crushed pipes will be replaced and may eliminate some of the wet areas. (Phase I)

Wet Area – Planting trees in the wet area in the southeastern corner of the field can help soak up runoff / groundwater. (Phase I)

Grade Berm & Install Conveyance System – The berm will be installed along the lower side of the gravel parking lot, near the dumpster. This will collect runoff from draining onto the lower trail / path and ballfields. (Phase I)

Collect Pavilion Downspouts - Collecting the downspouts will eliminate runoff from pooling around the pavilion and draining towards the playground areas. (Phase II)

Regrade Swale along Ballfield – Regrading a swale along the upper side of the ballfield will collect upland runoff from entering the ballfield. A grass swale will eliminate maintenance of the existing gravel drain and still allow mowing of the field. (Phase V or IX)

Regrade Swale & Install Conveyance System around Basketball Court – Regrade grass swale along the entire length of uphill court side. (Phase V or VIII)

While all the drainage improvements are identified in Phase V of the overall goals of the Master Plan, several may be more beneficial if addressed and installed during other phases of improvements.

Phase VI – Arbor Study

The park trail system has several trees spaced along the trail to provide shade areas. There are additional areas of shade or tree beautification that can be added to enhance the park. An arbor study or consultation with landscaper will provide recommendations on native tree

types best suited for trail alignment or general shade areas. They also provide guidelines on tree spacing, installation, and planting in proximity to other park features.

The Arbor Study involves contacting a landscape architect or arborist to determine appropriate trees to plant within the park and then installation of those trees.

Phase VII – Pond Improvements

The existing pond is a great feature at the park. It can be used for fishing, ice skating and just relaxing and watching nature. To make fishing a more attractive element, the park committee could investigate having fish stocked on a regular basis. Consideration should be given to hiring a fishing consultant or representative from the Pennsylvania Fish and Boat Commission (PFBC) to determine if a fountain is needed to aerate the water for improved fish health. If aeration is necessary, an electric supply would need to be extended to the pond area. The Park Committee and Supervisors would need to determine if this added maintenance responsibility for the pond is a valuable addition to this amenity. To make better use of the pond, it is suggested that an ADA trail be constructed connecting the pond area to the existing trail system. The trail should also extend along the southwest portion of the pond embankment to provide ADA access to a larger portion of the pond. In addition, the construction of an ADA accessible wooden dock (10' x 20') with a railing would provide an improved fishing experience for physically challenged individuals and smaller children. Placing several picnic tables in this area invites people to come and spend time in this area. It is recommended that a rules sign be posted at the entrance to the pond area. Some pond rule suggestions are:

- No children under the age of 12 are permitted without supervision of an adult
- No throwing litter, stones, or objects in the pond
- No swimming.

Pond improvements include construction of an ADA compliant trail / path surface from the main trail / path to the pond and along the southwestern pond perimeter. Other improvements include installation of a rules sign for the pond area, picnic tables, a wooden dock, and restocking with fish.

Phase VIII – Basketball Court Improvements

The existing basketball court is a nice feature that is used at the park. However, there are some improvements that could be considered to make it even more appealing. The park committee could consider installation of a 10' chain link fence along the southeast side of the court to prevent errant basketballs from leaving the area. In addition, it could consider constructing an ADA sidewalk to the court and installing benches for players to sit and rest and others to watch. Finally, routine maintenance of the court (periodically inspecting the nets, line painting, etc.) should be considered.

Basketball court improvements include construction of an ADA compliant trail /path from the parking area to the court with bench, a 10' high fence along the east side of the court, replace the basketball nets and restripe the court.

Phase IX – Baseball Field Improvements

Improvements during other phases should help alleviate or eliminate the runoff issue draining onto the fields. However, the infield of both baseball fields need to be regraded. This would be the minimal amount of work that should be considered. The park committee could also consider moving one of the baseball fields to be oriented opposite the other as shown on the Master Plan. Playing fields should be oriented north to south to avoid/minimize players looking directly into the sun while playing. The football field could be in the outfield portion of each ballfield. Consideration will need to be given to when and how the fields are used to help determine if this arrangement will work.

Baseball field improvements involve regrading the ballfields to promote positive drainage across the entire surface. Realign one baseball field so the line from home plate through the pitcher's plate is in an east northeastern direction. New backstops will be installed behind home plate.

Phase X – Tennis / Pickleball Court Improvements

Another amenity to add to the park are multipurpose tennis/pickleball courts. These courts could be in line with the pavilion and horseshoe pits as shown on the Master Plan. The courts should be aligned in the north-south orientation as shown. The courts should be set up for use as either tennis or pickleball courts. Placing benches along the trail at the horseshoe pit and at the pickleball/tennis court area allows people to sit and watch or just relax.

Tennis / Pickleball Court improvements involves the construction of two new multipurpose courts. A new trail / path will be constructed to connect the courts to the existing trail system, with additional benches adjacent to the new walking surface.

PROCESS/PERMITS FOR PARK DEVELOPMENT

PROCESS

Implementation of the Master Plan is a process and will require updates as facilities are built and the community interests change.

Basic implementation of each phase / goal will include the same steps:

1. Determine phase / goal to be completed.
2. Determine funding source(s) to implement design and construction. (Depending on the funding source, it may be necessary to engage a design consultant to prepare construction plans to have shovel ready project before proceeding to step 3. Considering this, it is important to start early before the application process is open, as plans and approvals will take several months to complete.)
3. Submit applications for funding.
4. Engage the services of design professional(s) to develop final design contract documents for construction including drawings, specifications, and regulatory permits.
5. Implement construction through standard bidding process.

REGULATORY REVIEWS / PERMITS

DCNR

The main portion of the park, tax parcel 51-11-115.2, is associated with the Department of Conservation and Natural Resources (DCNR). This association requires DCNR to approve any improvements / changes to this property. (Phases I – VIII and X)

The park committee may want to submit the Master Plan to DCNR when completed to see if DCNR has any issues with the proposed improvements. PJL does not anticipate there being any problems, as the overall concept of the park is not changing.

Municipal Permits

The phases / goals outlined within this updated Master Plan are not considered a land development plan by the Walker Township Ordinance definition.

However, as the land is owned by the Township and funding will be allocated through the Supervisors, municipal approval is required. (Phases I – X)

Building Permits

All building construction requires a permit issued through the Walker Township Code Enforcement Officer. (Phase II)

Huntingdon County Planning Commission

As none of the phases / goals are considered land development, the Supervisor's would need to determine if County Planning Commission review is requested.

Erosion Control Permits

All earth disturbances over 5000 sf require review and approval by the Huntingdon County Conservation District. (Phases I, III, V, VII, IX and X)

DEP

Any work within Regulated Waters of the Commonwealth (watercourses, streams or bodies of water and their floodways) requires a Chapter 105 permit for Water Obstructions and Encroachments. (Phases VII)

Army Corp of Engineers

Any work within wetlands requires a permit from the Army Corp of Engineers in accordance with the Clean Water Act. (Potential Phases V and VII)

FUNDING SOURCES TO ACHIEVE GOALS

GOAL COST ESTIMATES

While it is impossible to predict the cost of design, permitting and construction throughout the lifetime of a master plan, it is important to identify the magnitude of financial commitment the vision contained in this Master Plan requires. A summary of costs (in current year dollars) for each phase of improvements is provided below:

Phase I – Trail / Path Improvements	
Design / Permitting	\$ 22,575.00
Bidding / Inspection	\$ 40,110.00
Construction	\$ 483,735.00
Total	\$ 546,420.00

Phase II – Restroom Improvements	
Design / Permitting	\$ 24,330.00
Bidding / Inspection	\$ 40,110.00
Construction	\$ 109,094.00
Total	\$ 173,534.00

Phase III – Playground Improvements	
Design / Permitting	\$ 9,265.00
Bidding / Inspection	\$ 23,230.00
Construction	\$ 228,812.00
Total	\$ 261,307.00

Phase IV – Dog Park Improvements	
Design / Permitting	\$ 9,565.00
Bidding / Inspection	\$ 16,310.00
Construction	\$ 168,910.00
Total	\$ 194,785.00

Phase V – Drainage Improvements	
Design / Permitting	\$ 13,160.00
Bidding / Inspection	\$ 29,910.00
Construction	\$ 120,392.00
Total	\$ 163,462.00

Phase VI – Arbor Study	
Design / Permitting	\$ 6,620.00
Bidding / Inspection	\$ 7,230.00
Construction	\$ 21,263.00
Total	\$ 35,113.00

Phase VII – Pond Improvements	
Design / Permitting	\$ 14,785.00
Bidding / Inspection	\$ 26,510.00
Construction	\$ 100,086.00
Total	\$ 141,381.00

Phase VIII – Basketball Court Improvements	
Design / Permitting	\$ 6,100.00
Bidding / Inspection	\$ 12,910.00
Construction	\$ 17,829.00
Total	\$ 36,839.00

Phase IX – Baseball Field Improvements	
Design / Permitting	\$ 10,815.00
Bidding / Inspection	\$ 16,310.00
Construction	\$ 223,504.00
Total	\$ 250,629.00

Phase X – Tennis / Pickleball Court Improvements	
Design / Permitting	\$ 12,815.00
Bidding / Inspection	\$ 41,160.00
Construction	\$ 164,798.00
Total	\$ 218,773.00

Costs are shown as per phasing work on Master Plan. As previously noted, some work from one phase may be done with work in another phase.

PJL would recommend having one overall survey performed. Contracts for each phase of work will require updated as-builts.

Refer to Exhibit V for detailed Estimated Costs of each phase.

POSSIBLE FUNDING SOURCES

Now that the new Master Plan has been completed and prioritized, acquiring funds to implement the Plan can be a challenge.

At one time the Township set aside a Comcast tax for park improvements. Funds not used during a fiscal year were to be rolled over and accrued with the next year’s funds. However, this funding source is no longer available.

The following information describes current available funding sources that may be utilized to accomplish the Plan’s goals.

User Fees

As a practical matter, many communities require users of parks and recreation facilities to pay for the facilities they use on a daily permit or seasonal basis. The goal of the user fee is to generate sufficient income to meet or exceed the cost of the staff to operate and maintain the facilities, and if possible, to establish a profit margin that can be used to fund future improvements.

The park currently receives user fees for rental of the pavilion. The pavilion is typically booked for about half the weekends from April through October.

Future Pond Improvements (Phase VII) could potentially see rentals of the pond for ice skating in the winter.

The Supervisors/Park Committee may want to consider a simple locked box on a post placed beside the trail for donations.

Private Donations

Individuals and groups may be interested in donating funds for facilities, equipment, trees, or other features in the park as a means of noting a special event or a memorial.

With the new Master Plan and specific goals identified, area businesses may be willing to donate money to the park.

Grants

Grant funding programs are available at both the state and federal levels and are constantly changing. Some of the current grants available are listed below:

- American Rescue Plan Funds (ARPA)

The second and final tranche of ARPA dollars to Pennsylvania municipalities was distributed on September 9, 2022, by State Treasurer Stacy Garrity. This amount matched the amount received in the first tranche distribution. Walker Township's total allotment was listed as \$202,011.58 (two payments of \$101,005.79 each).

Eligible Uses:

- Responding to the public health and negative economic impacts of the pandemic.
- Providing premium pay to essential workers.
- Providing government services to the extent of revenue loss due to the pandemic.
- Making necessary investments in water, sewer, and broadband infrastructure.

ARPA funding is not required to be obligated until **December 31, 2024**, and jurisdictions have until December 31, 2026, to fully expend their funds.

(<https://www.psats.org/american-rescue-plan-federal-funding-for-townships/>)

- PA DCED - Local Share Account – Statewide

Eligible projects must be owned and maintained by the applicant (Projects in the Public Interest; Projects that improve the quality of life in the community)

Eligible Uses of Funds: • Acquisition • Construction • Demolition • Infrastructure • Purchase of vehicles, machinery and/or equipment • Planning, consulting and design costs related to planning projects. • Engineering, design, and inspection, to include permitting fees, for construction projects not to exceed 10% of the total grant award. • Administrative costs of the grantee for the purposes of administering the grant. Administrative costs may not exceed 2% of the total grant request. • Contingency costs not to exceed 5% of documented construction and infrastructure costs.

Ineligible Project Costs: • Operations and salary costs except for administrative costs of the grantee directly related to grant administration. • Training costs. • Consulting fees except for costs for an eligible planning project. • Warranty fees. • Public relations and marketing costs. • Fees for securing other financing, interest on borrowed funds, and/or refinancing of existing debt. • Lobbying, reparations, fines, application preparation/consultant fees. • Costs incurred prior to the approval of CFA funding.

Grants are available for projects with a total eligible project cost of \$25,000 or more. Grant requests shall not exceed \$1,000,000 for any project. **No municipal match is required.**

Application period for 2023 has not been announced but applications were received last year from January 26 to March 15.

(<https://dced.pa.gov/programs/local-share-account-lsa-statewide/>)

- PA DCED – Greenways, Trails and Recreation Program (GTRP)

These grants are for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects.

Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required.

Application period has generally run from February to the end of May each year. Grant awards in the past have been announced in September.

(<https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>)

- PA DCNR – Community Parks and Recreation Grants

Most of the available funding opportunities require a cash or non-cash matching contribution that is equal to 50% of the project cost.

Grant round opens in 2023 on January 17th and closes on April 5th. Grant announcements will be made in the Fall. The earliest your project can begin is Spring/Summer 2024.

Recreation and Conservation Planning Funding is available to assist communities with planning for public parks, recreation, conservation areas, and facilities. Examples of projects can include:

- Master site development plans
- Comprehensive park, recreation, and open space plans
- Pool feasibility studies
- Land conservation and stewardship plans
- Indoor recreation facility feasibility studies

Park Rehabilitation and Development Funding also is available to assist communities with the rehab and development of sustainable public parks, recreation and conservation areas, and facilities.

These projects can support both indoor and outdoor community recreation pursuits, such as:

- Community swimming pool construction or redevelopment
- Playground installation
- Sports field installation

Small Community Development Funding is for municipalities with a population of 5,000 or less. Eligible applicants can receive grant funds with a reduced match requirement. Grant funds must be used for rehabilitation and/or new development of basic outdoor recreation and park facilities that provide a high level of recreational value, such as playgrounds and pavilions with ADA accessibility. Eligible municipalities may request a minimum of \$50,000 and a maximum of \$70,000 in grant funds:

- \$10,000 is earmarked for Professional Services only and requires no match
- \$20,000 is earmarked for Materials and/or Equipment only and requires no match
- Grant funds over \$30,000 may be used for Materials, Equipment, and/or Labor and require a \$1 for \$1 match

(<https://www.dcnr.pa.gov/Communities/Grants/CommunityParks%20andRecreationGrants/Pages/default.aspx>)

- Community Development Block Grants (CDBG)

Federal funding that all PA counties receive for local projects that include housing rehabilitation, public services, community facilities, infrastructure improvement, development, and planning.

Municipality must get the support for the project from their county commissioners, who make project requests to PA DCED.

70% of each grant must be used for activities that benefit low- and moderate-income persons.

Generally, this is a year-long process. A project summary is due to the county commissioners by May or June each year. The Commissioners make their project selections and submit them to DCED in July. Full, detailed project applications are due to DCED by September with funding announcements made the following May.

(<https://dced.pa.gov/programs/community-development-block-grant-cdbg/>)

- USDA Rural Development – Community Facilities Grant & Loan Program

This program provides funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.

Eligible applicants are rural municipalities with no more than 20,000 residents.

Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment, and pay related project expenses. Examples include:

- Health care facilities such as hospitals, medical clinics, dental clinics, nursing homes or assisted living facilities
- Public facilities such as town halls, courthouses, airport hangars or street improvements
- Community support services such as childcare centers, community centers, fairgrounds, or transitional housing
- Public safety services such as fire departments, police stations, prisons, police vehicles, fire trucks, public works vehicles or equipment
- Educational services such as museums, libraries, or private schools
- Utility services such as telemedicine or distance learning equipment
- Local food systems such as community gardens, food pantries, community kitchens, food banks, food hubs or greenhouses

Available funds are low interest direct loans, grants, or a combination of the two. Projects are ranked on a priority point system based on population, median household income. This favors small communities with a population of 5,500 or less, and low-income communities having a median household income below 80% of the state nonmetropolitan median household income.

Applications are accepted and awarded year-round. To get started, contact your local USDA Service Center. In Huntingdon County, the center on Raystown Road can be reached at [\(814\) 627-1624](tel:8146271624).

<https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program>

In many cases, getting letters of support from county commissioners and local and state legislators will help in being successful in the grant application process.

SUMMARY

The new Master Plan is a tool/vision to help guide the Walker Township Supervisors and Park Committee on meeting the recreational demands of the community. Implementation of the Plan through phasing will allow progress towards completion of the Plan's goals in manageable increments.

Several funding sources have been identified to assist the Supervisors and Park Committee in financing the Plan. The Supervisors/Park Committee should pursue as many opportunities for funding as possible and remain open to new and creative ways toward funding the Plan goals in the future.

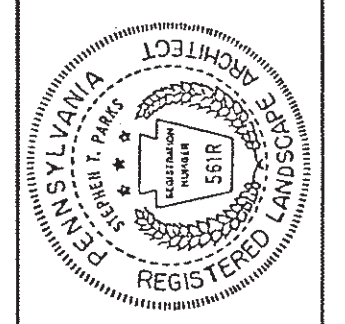
Regular review of the Plan should be made every five years to ensure the Master Plan is being followed and progressing toward the vision presented and to determine if any changes are necessary.

By improving the recreation opportunities of the park, the Supervisors can ensure the community has an attractive and desirable place to congregate.

EXHIBIT I

EXISTING MASTER PLAN

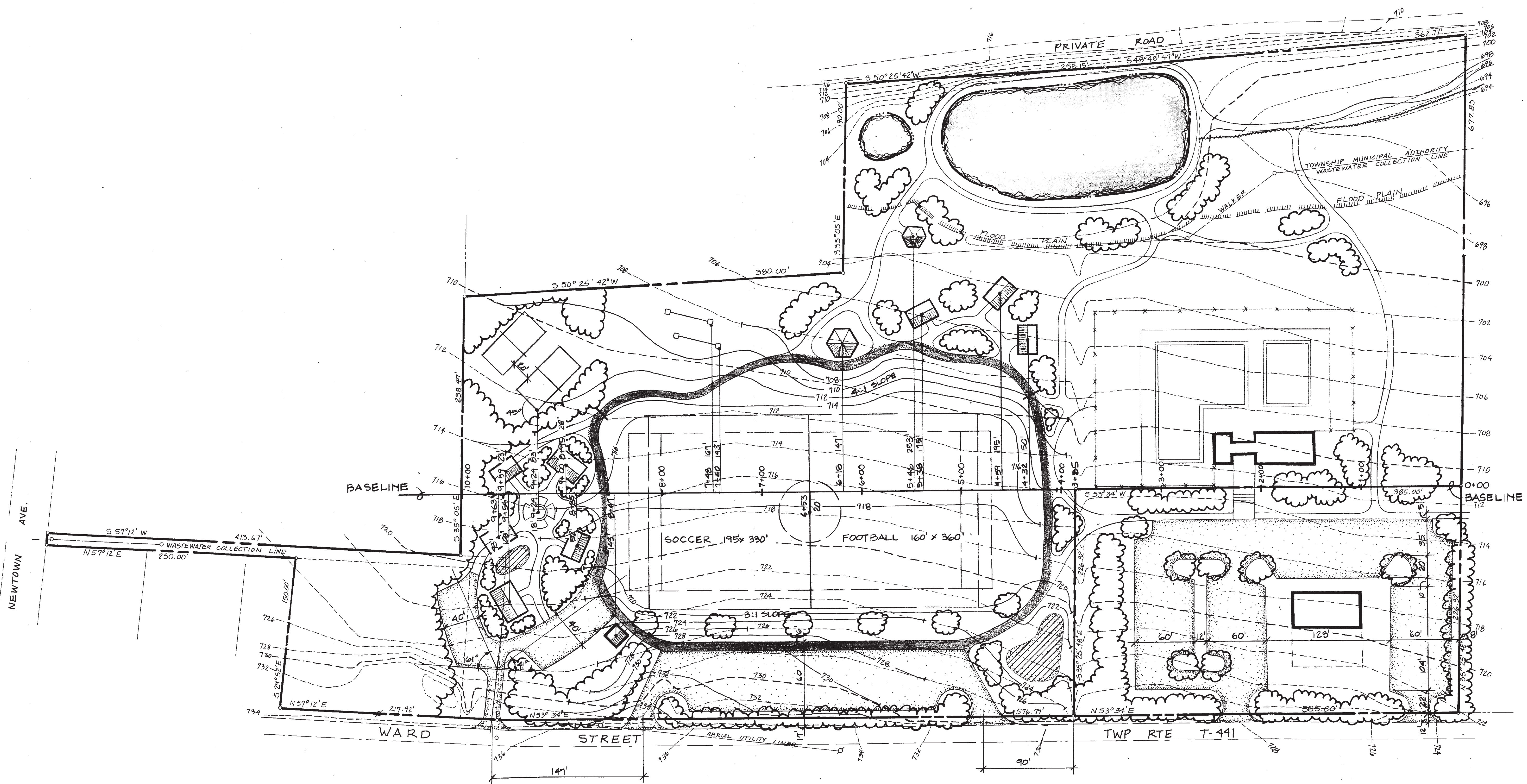
REVISIONS	BY



Stephen Parks & Associates
 Landscape Architects and Planning Consultants
 Nine Logan Boulevard, Altoona, Pennsylvania 16602
 Telephone (814) 946-4586

WALKER TOWNSHIP PARK
 MCCONNELLSTOWN, PENNSYLVANIA
 WALKER TOWNSHIP SUPERVISORS, MCCONNELLSTOWN, PA

LAYOUT PLAN
 DATE: SEPTEMBER 1992
 SCALE: 1" = 50'-0"
 DRAWN: LMW
 SHEET: 2
 OF 2 SHEETS



LAYOUT PLAN

DATEPLOT COMP. 700 80 CLARKE/ST. SAN MATEO, CA 94022
 STOCKDRAFTING FORM NO. 202-54

EXHIBIT II

NEW MASTER PLAN

PHASES / PARK GOALS

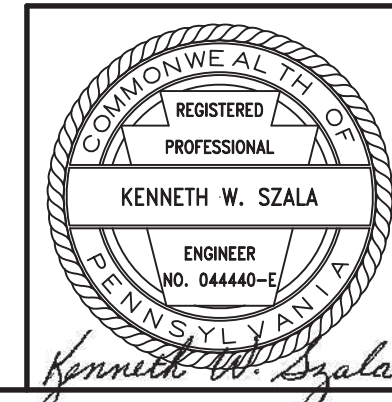
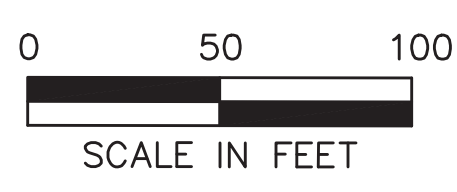
- PHASE I - TRAIL/PATH IMPROVEMENTS
- PHASE II - RESTROOM IMPROVEMENTS
- PHASE III - PLAYGROUND IMPROVEMENTS
- PHASE IV - DOG PARK IMPROVEMENTS
- PHASE V - DRAINAGE IMPROVEMENTS
- PHASE VI - ARBOR STUDY
- PHASE VII - POND IMPROVEMENTS
- PHASE VIII - BASKETBALL COURT IMPROVEMENTS
- PHASE IX - BASEBALL FIELD IMPROVEMENTS
- PHASE X - TENNIS / PICKLEBALL COURT IMPROVEMENTS

LEGEND

- 710 EXISTING CONTOUR LINE
- PROPERTY LINE
- EXISTING WETLANDS
- EXISTING SEWER MAIN
- PROPOSED TREE
- PROPOSED BENCH
- PROPOSED SEWER LINE
- PROPOSED WATER LINE



FILE: G:\Projects\6893\Walker Township Supervisors, Woodcock Valley Community Park Master Plan\03 Drawings\03 Final\Master Plan.dwg
 USER: EHeggi
 DATE: 01/24/23 - 01:55 PM



P. JOSEPH LEHMAN, INC.
 CONSULTING ENGINEERS
 POST OFFICE BOX 419, HOLLIDAYSBURG, PA 16648
 (814) 695-7500 www.LEHMANENGINEERS.com

PROJECT NO. 6893 DATE: 01.24.23

DATE	NO.	REVISION

WOODCOCK VALLEY
 COMMUNITY PARK
 WALKER TOWNSHIP
 HUNTINGDON COUNTY, PENNSYLVANIA

MASTER PLAN

SHEET
 1 OF 1

EXHIBIT III

TRAIL / PATH SURFACE MATERIALS

TRAIL / PATH SURFACE MATERIALS

There are many different materials to be used for construction of an ADA compliant walking surface. Each material has pros and cons with respect to cost, maintenance, life expectancy, and aesthetics. Typically, materials with lower long term maintenance costs have higher initial costs. Some surface materials to consider:

Concrete Surface			
	Pros: <ul style="list-style-type: none"> • Best long-term surface • Clean surface after rain/snow • Holds up on slopes • Little maintenance 	Cons: <ul style="list-style-type: none"> • Most expensive installation cost • Hard surface on joints • Not natural looking • Impervious surface 	Maintenance: <ul style="list-style-type: none"> • Visual inspection during mowing • Seal cracks • Replace sections
Initial Cost:	\$17.00/sf (Prepared subgrade, geotextile, 6" subbase, 4" concrete)		
Yearly Maintenance Cost:	\$0.25/sf		
Life Span:	25 – 30 years		

Asphalt Surface			
	Pros: <ul style="list-style-type: none"> • Cheaper install cost than concrete • Clean surface after rain/snow • Little maintenance 	Cons: <ul style="list-style-type: none"> • Impervious surface • Complete overlay every 8-10 years 	Maintenance: <ul style="list-style-type: none"> • Visual inspection during mowing • Seal cracks
Initial Cost:	\$15.00/sf (Prepared subgrade, geotextile, 6" subbase, 2" bituminous base course, 2" bituminous wearing)		
Yearly Maintenance Cost:	\$0.50/sf		
Life Span:	15-20 years		

Gravel Surface			
	<p>Pros:</p> <ul style="list-style-type: none"> • Cheap initial install cost • Soft on joints • Considered natural looking • Good in flat areas and non-erosive • Not impervious surface 	<p>Cons:</p> <ul style="list-style-type: none"> • High ongoing maintenance costs • Difficult to maintain consistent surface quality and ADA standards • Gravel migrates • Can become muddy after rain/snow events 	<p>Maintenance:</p> <ul style="list-style-type: none"> • Visual inspection during mowing • Weed vegetation from trail surface • Reapply grave on steep sloped areas • Remove gravel from adjacent grassed areas
Initial Cost:	\$2.75/sf (Prepared subgrade, geotextile, 6" subbase)		
Yearly Maintenance Cost:	\$0.30/sf		
Life Span:	Continued maintenance for life of trail		

Geo cells can also be added to the gravel surface to help control lateral movement of gravel and provide stability for vehicular loads. This material will add \$2.00 /sf to the initial cost.



Trail Surface Aggregate (TSA)			
	Pros: <ul style="list-style-type: none"> • Same as gravel • Higher aggregate density is more resistant to wear and erosion 	Cons: <ul style="list-style-type: none"> • Same as gravel • Specific material mixtures and placement conditions 	Maintenance: <ul style="list-style-type: none"> • Same as gravel
Initial Cost:	\$4.00/sf (Prepared subgrade, geotextile, 6" subbase, 2.5" TSA material)		
Yearly Maintenance Cost:	\$0.30/sf		
Life Span:	Continued maintenance for life of trail		

Rubberized Surface			
	Pros: <ul style="list-style-type: none"> • Non-slip surface • Porous for rapid drainage and quick drying • Comfortable and easy on joints • Flexible material provide resistance to cracking • Variety of colors 	Cons: <ul style="list-style-type: none"> • Specific material mixtures and placement conditions • Professional installation 	Maintenance: <ul style="list-style-type: none"> • Visual inspection during mowing • Clean surface as needed • Apply UV protection coating every 2 years
Initial Cost:	\$18.00/sf (prepared subbase, geotextile, 4" subbase, 1.5" rubber pavement)		
Yearly Maintenance Cost:	\$1.00/sf (Maintenance contracts are available)		
Life Span:	10 years		



EXHIBIT IV

ESTIMATED COSTS

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE I - TRAIL / PATH IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY ⁽¹⁾	LS	1	\$ 12,000.00	\$ 12,000.00
DESIGN CONSTRUCTION PLANS	LS	1	\$ 9,825.00	\$ 9,825.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 22,575.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 34,000.00	\$ 34,000.00
BIDDING / INSPECTION TOTAL:				\$ 40,110.00

CONSTRUCTION				
REMOVE EXISTING TRAIL / PATH SURFACE	CY	377	\$ 18.00	\$ 6,786.00
REMOVE EXISTING GAZEBO HANDICAP PARKING SURFACE	CY	3	\$ 18.00	\$ 54.00
REGRADE SELECTIVE TRAIL / PATH AREAS	CY	382	\$ 35.00	\$ 13,370.00
TRAIL / PATH RESURFACE ⁽²⁾	SY	1855	\$ 162.00	\$ 300,510.00
RESURFACE GAZEBO HANDICAP PARKING STALL AREA	CY	12	\$ 143.00	\$ 1,716.00
CONCRETE PAD FOR BENCHE & REST AREAS	EA	3	\$ 964.00	\$ 2,892.00
BENCHES	EA	3	\$ 1,800.00	\$ 5,400.00
TOPSOIL FURNISHED AND PLACED	SY	695	\$ 23.00	\$ 15,985.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	47	\$ 62.00	\$ 2,914.00
COMPOST FILTER SOCK	LF	966	\$ 9.00	\$ 8,694.00
SUBTOTAL:				\$ 358,321.00
			MOBILIZATION: 10%	\$ 35,833.00
			CONTINGENCIES: 25%	\$ 89,581.00
CONSTRUCTION TOTAL:				\$ 483,735.00

PHASE I - TRAIL / PATH IMPROVEMENTS ESTIMATED TOTAL COST: \$ 546,420.00

NOTE(S):

- ⁽¹⁾ PERFORM OVERALL PARK SURVEY TO BE USED DURING THIS AND ALL FUTURE IMPROVEMENT PHASES.
- ⁽²⁾ TRAIL / PATH SURFACE MATERIAL FOR THIS ESTIMATE WAS CONSIDERED TO BE RUBBERIZED SURFACE, AS THIS WAS THE PARK COMMITTEE'S FIRST CHOICE.
- ⁽³⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE II - RESTROOM IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS - SITE	LS	1	\$ 10,780.00	\$ 10,780.00
DESIGN CONSTRUCTION PLANS - BUILDING	LS	1	\$ 12,000.00	\$ 12,000.00
PERMIT FEES	LS	1	\$ 1,550.00	\$ 1,550.00

DESIGN / PERMITTING TOTAL: \$ 24,330.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 34,000.00	\$ 34,000.00

BIDDING / INSPECTION TOTAL: \$ 40,110.00

CONSTRUCTION				
PUBLIC RESTROOM	EA	1	\$ 40,000.00	\$ 40,000.00
WATER SERVICE LINE EXTENSION	LF	32	\$ 85.00	\$ 2,720.00
SEWER SERVICE LINE EXTENSION	LF	527	\$ 65.00	\$ 34,255.00
TOPSOIL FURNISHED AND PLACED	SY	75	\$ 23.00	\$ 1,725.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	5	\$ 62.00	\$ 310.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00

SUBTOTAL:		\$ 80,810.00
MOBILIZATION:	10%	\$ 8,081.00
CONTINGENCIES:	25%	\$ 20,203.00

CONSTRUCTION TOTAL: \$ 109,094.00

PHASE II - RESTROOM IMPROVEMENTS ESTIMATED TOTAL COST: \$ 173,534.00

NOTE(S):

⁽¹⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE III - PLAYGROUND IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 8,515.00	\$ 8,515.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 9,265.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,230.00	\$ 6,230.00
CONSTRUCTION INSPECTION	LS	1	\$ 17,000.00	\$ 17,000.00
BIDDING / INSPECTION TOTAL:				\$ 23,230.00

CONSTRUCTION				
REMOVE PLAYGROUND EQUIPMENT	LS	1	\$ 825.00	\$ 825.00
REMOVE PLAYGROUND SURFACE & WOOD BORDER	CY	114	\$ 18.00	\$ 2,052.00
REGRADE SURFACE	CY	1363	\$ 35.00	\$ 47,705.00
BENCHES	EA	2	\$ 1,800.00	\$ 3,600.00
CONCRETE PAD FOR BENCHES	EA	2	\$ 160.00	\$ 320.00
INSTALL PLAYGROUND SURFACE ⁽¹⁾	SF	4599	\$ 6.00	\$ 27,594.00
INSTALL NEW SWING SET ⁽¹⁾	LS	1	\$ 8,500.00	\$ 8,500.00
INSTALL NEW PLAYGROUND EQUIPMENT	LS	1	\$ 75,000.00	\$ 75,000.00
TOPSOIL FURNISHED AND PLACED	SY	25	\$ 23.00	\$ 575.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	2	\$ 62.00	\$ 124.00
COMPOST FILTER SOCK	LF	155	\$ 9.00	\$ 1,395.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
SUBTOTAL:				\$ 169,490.00
MOBILIZATION: 10%				\$ 16,949.00
CONTINGENCIES: 25%				\$ 42,373.00
CONSTRUCTION TOTAL:				\$ 228,812.00

PHASE III - PLAYGROUND IMPROVEMENTS ESTIMATED TOTAL COST: \$ 261,307.00

NOTE(S):

⁽¹⁾ SURFACE, SWING AND EQUIPMENT TO HAVE BE ADA COMPLIANT

⁽²⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE IV - DOG PARK IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 8,815.00	\$ 8,815.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 9,565.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 10,200.00	\$ 10,200.00
BIDDING / INSPECTION TOTAL:				\$ 16,310.00

CONSTRUCTION				
5' HIGH CHAIN LINK FENCE	LF	874	\$ 31.00	\$ 27,094.00
4' WIDE PEDESTRIAN GATE	EA	2	\$ 600.00	\$ 1,200.00
10' WIDE VEHICULAR GATE	EA	1	\$ 4,990.00	\$ 4,990.00
TRAIL / PATH SURFACE ⁽¹⁾	SY	7	\$ 162.00	\$ 1,134.00
WATER LINE EXTENSION	LF	1000	\$ 85.00	\$ 85,000.00
HOSE BIB	EA	1	\$ 500.00	\$ 500.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
PARK RULES SIGN	EA	1	\$ 650.00	\$ 650.00
DOG PLAY FEATURES	LS	1	\$ 1,000.00	\$ 1,000.00
TRASH CAN	EA	1	\$ 1,750.00	\$ 1,750.00
SUBTOTAL:				\$ 125,118.00
			MOBILIZATION: 10%	\$ 12,512.00
			CONTINGENCIES: 25%	\$ 31,280.00
CONSTRUCTION TOTAL:				\$ 168,910.00

PHASE IV - DOG PARK IMPROVEMENTS ESTIMATED TOTAL COST: \$ 194,785.00

NOTE(S):

- ⁽¹⁾ TRAIL / PATH SURFACE MATERIAL FOR THIS ESTIMATE WAS CONSIDERED TO BE RUBBERIZED SURFACE, AS THIS WAS THE PARK COMMITTEE'S FIRST CHOICE.
- ⁽²⁾ SEATING AREA ADJACENT TO DOG PARK INSTALLED DURING TRAIL / PATH IMPROVEMENTS.
- ⁽³⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE V - DRAINAGE IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 12,410.00	\$ 12,410.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 13,160.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 23,800.00	\$ 23,800.00
BIDDING / INSPECTION TOTAL:				\$ 29,910.00

CONSTRUCTION				
<i>BROAD SWALE (PHASE I) :</i>				
REGRADE SWALE	CY	129	\$ 35.00	\$ 4,515.00
12" CULVERT	LF	52	\$ 41.00	\$ 2,132.00
END SECTION	EA	1	\$ 482.00	\$ 482.00
TOPSOIL FURNISHED AND PLACED	SY	577	\$ 23.00	\$ 13,271.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	39	\$ 62.00	\$ 2,418.00
<i>CAMERA LINES & REPLACE AS NECESSARY (PHASE I) :</i>				
CAMERA LINES	LF	904	\$ 7.00	\$ 6,328.00
INLET	EA	1	\$ 3,325.00	\$ 3,325.00
12" CULVERT	LF	904	\$ 41.00	\$ 37,064.00
TOPSOIL FURNISHED AND PLACED	SY	91	\$ 23.00	\$ 2,093.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	7	\$ 62.00	\$ 434.00
<i>WET AREA (PHASE I) :</i>				
PLANT TREES	EA	4	\$ 375.00	\$ 1,500.00
<i>GRADE BERM & INSTALL CONVEYANCE SYSTEM (PHASE I) :</i>				
GRADE BERM	CY	2	\$ 35.00	\$ 70.00
INLET	EA	1	\$ 3,325.00	\$ 3,325.00
TOPSOIL FURNISHED AND PLACED	SY	9	\$ 23.00	\$ 207.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	1	\$ 62.00	\$ 62.00
<i>COLLECT PAVILION DOWNSPOUTS (PHASE II) :</i>				
6" CULVERT	LF	208	\$ 19.00	\$ 3,952.00

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
CONSTRUCTION (continued)				
<i>REGRADE SWALE ALONG BALLFIELD (PHASE V OR IX) :</i>				
REGRADE SWALE	CY	20	\$ 35.00	\$ 700.00
TOPSOIL FURNISHED AND PLACED	SY	87	\$ 23.00	\$ 2,001.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	6	\$ 62.00	\$ 372.00
<i>REGRADE SWALE & INSTALL CONVEYANCE SYSTEM AROUND BASKETBALL COURT (PHASE V OR VIII) :</i>				
REGRADE SWALE	CY	4	\$ 35.00	\$ 140.00
INLET	EA	1	\$ 3,325.00	\$ 3,325.00
12" CULVERT	LF	22	\$ 41.00	\$ 902.00
TOPSOIL FURNISHED AND PLACED	SY	19	\$ 23.00	\$ 437.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	2	\$ 62.00	\$ 124.00

SUBTOTAL:		\$	89,179.00
MOBILIZATION:	10%	\$	8,918.00
CONTINGENCIES:	25%	\$	22,295.00

CONSTRUCTION TOTAL: \$ 120,392.00

PHASE V - DRAINAGE IMPROVEMENTS ESTIMATED TOTAL COST: \$ 163,462.00

NOTE(S):

⁽¹⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE VI - ARBOR STUDY

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
ARBORIST/LANDSCAPE ARCHITECT CONSULTANT	LS	1	\$ 2,500.00	\$ 2,500.00
DESIGN CONSTRUCTION PLANS	LS	1	\$ 4,120.00	\$ 4,120.00
PERMIT FEES	LS	1	\$ -	\$ -
DESIGN / PERMITTING TOTAL:				\$ 6,620.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 5,530.00	\$ 5,530.00
CONSTRUCTION INSPECTION	LS	1	\$ 1,700.00	\$ 1,700.00
BIDDING / INSPECTION TOTAL:				\$ 7,230.00

CONSTRUCTION				
<i>TREES IN WET AREA (PHASE I) :</i>				
PLANT TREES	EA	4	\$ 375.00	\$ 1,500.00
<i>TREES IN DOG PARK (PHASE IV) :</i>				
PLANT TREES	EA	7	\$ 375.00	\$ 2,625.00
<i>TREESTHROUGHOUT PARK (PHASE VI) :</i>				
PLANT TREES	EA	31	\$ 375.00	\$ 11,625.00
SUBTOTAL:				\$ 15,750.00
MOBILIZATION: 10%				\$ 1,575.00
CONTINGENCIES: 25%				\$ 3,938.00
CONSTRUCTION TOTAL:				\$ 21,263.00

PHASE VI - ARBOR STUDY ESTIMATED TOTAL COST: \$ 35,113.00

NOTE(S):

⁽¹⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE VII - POND IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS - SITE	LS	1	\$ 10,535.00	\$ 10,535.00
DESIGN CONSTRUCTION PLANS - STRUCTURAL	LS	1	\$ 3,500.00	\$ 3,500.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 14,785.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 20,400.00	\$ 20,400.00
BIDDING / INSPECTION TOTAL:				\$ 26,510.00

CONSTRUCTION				
TEMPORARY DIVERSION, PUMP BYPASS, WATER FILTER BAG FOR DOCK CONSTRUCTION	LS	1	\$ 10,878.00	\$ 10,878.00
RULES SIGN	EA	1	\$ 650.00	\$ 650.00
10' x 20' WOODEN DOCK	SF	200	\$ 40.00	\$ 8,000.00
PICNIC TABLES	EA	4	\$ 2,000.00	\$ 8,000.00
TRAIL / PATH RESURFACE ⁽¹⁾	SY	262	\$ 162.00	\$ 42,444.00
RESTOCK FISH	LS	1	\$ 875.00	\$ 875.00
TOPSOIL FURNISHED AND PLACED	SY	54	\$ 23.00	\$ 1,242.00
SEEDING & SOIL SUPPLEMENTS INCLUDING MULCH	LB	4	\$ 62.00	\$ 248.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
SUBTOTAL:				\$ 74,137.00
MOBILIZATION: 10%				\$ 7,414.00
CONTINGENCIES: 25%				\$ 18,535.00
CONSTRUCTION TOTAL:				\$ 100,086.00

PHASE VII - POND IMPROVEMENTS ESTIMATED TOTAL COST: \$ 141,381.00

NOTE(S):

⁽¹⁾ TRAIL / PATH SURFACE MATERIAL FOR THIS ESTIMATE WAS CONSIDERED TO BE RUBBERIZED SURFACE, AS THIS WAS THE PARK COMMITTEE'S FIRST CHOICE.

⁽²⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE VIII - BASKETBALL COURT IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 6,100.00	\$ 6,100.00
PERMIT FEES	LS	1	\$ -	\$ -
DESIGN / PERMITTING TOTAL:				\$ 6,100.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 6,800.00	\$ 6,800.00
BIDDING / INSPECTION TOTAL:				\$ 12,910.00

CONSTRUCTION				
BASKETBALL NETS	EA	2	\$ 115.00	\$ 230.00
10' HIGH CHAIN LINK FENCE	LF	144	\$ 33.00	\$ 4,752.00
BENCHES	EA	1	\$ 1,800.00	\$ 1,800.00
CONCRETE PAD FOR BENCHES	EA	1	\$ 160.00	\$ 160.00
RESTRIPE COURT	LS	1	\$ 900.00	\$ 900.00
TRAIL / PATH SURFACE ⁽¹⁾	SY	22	\$ 162.00	\$ 3,564.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
SUBTOTAL:				\$ 13,206.00
			MOBILIZATION: 10%	\$ 1,321.00
			CONTINGENCIES: 25%	\$ 3,302.00
CONSTRUCTION TOTAL:				\$ 17,829.00

PHASE VIII - BASKETBALL COURT IMPROVEMENTS ESTIMATED TOTAL COST: \$ 36,839.00

NOTE(S):

⁽¹⁾ TRAIL / PATH SURFACE MATERIAL FOR THIS ESTIMATE WAS CONSIDERED TO BE RUBBERIZED SURFACE, AS THIS WAS THE PARK COMMITTEE'S FIRST CHOICE.

⁽²⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE IX - BASEBALL FIELD IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 8,965.00	\$ 8,965.00
PERMIT FEES	LS	1	\$ 1,850.00	\$ 1,850.00
DESIGN / PERMITTING TOTAL:				\$ 10,815.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 6,110.00	\$ 6,110.00
CONSTRUCTION INSPECTION	LS	1	\$ 10,200.00	\$ 10,200.00
BIDDING / INSPECTION TOTAL:				\$ 16,310.00

CONSTRUCTION				
EXCAVATE & REGRADE SURFACE	CY	2145	\$ 25.00	\$ 53,625.00
INSTALL NEW BACKSTOP	EA	2	\$ 15,175.00	\$ 30,350.00
PLACE STOCKPILED TOPSOIL	CY	1416	\$ 25.00	\$ 35,400.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	644	\$ 62.00	\$ 39,928.00
COMPOST FILTER SOCK	LF	495	\$ 9.00	\$ 4,455.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
SUBTOTAL:				\$ 165,558.00
			MOBILIZATION: 10%	\$ 16,556.00
			CONTINGENCIES: 25%	\$ 41,390.00
CONSTRUCTION TOTAL:				\$ 223,504.00

PHASE IX - BASEBALL FIELD IMPROVEMENTS ESTIMATED TOTAL COST: \$ 250,629.00

NOTE(S):

⁽¹⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.

**MASTER PLAN COST ESTIMATE
FOR
WOODCOCK VALLEY COMMUNITY PARK**

JANUARY 24, 2023

PHASE X - TENNIS / PICKLEBALL COURT IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
DESIGN / PERMITTING				
SURVEY	LS	1	\$ -	\$ -
DESIGN CONSTRUCTION PLANS	LS	1	\$ 12,065.00	\$ 12,065.00
PERMIT FEES	LS	1	\$ 750.00	\$ 750.00
DESIGN / PERMITTING TOTAL:				\$ 12,815.00

BIDDING / INSPECTION				
CONTRACT DOCUMENTS & BIDDING	LS	1	\$ 7,160.00	\$ 7,160.00
CONSTRUCTION INSPECTION	LS	1	\$ 34,000.00	\$ 34,000.00
BIDDING / INSPECTION TOTAL:				\$ 41,160.00

CONSTRUCTION				
REGRADE FOR COURT AREAS	CY	161	\$ 18.00	\$ 2,898.00
TRAIL / PATH SURFACE ⁽¹⁾	SY	207	\$ 162.00	\$ 33,534.00
TENNIS / PICKLEBALL COURT	EA	2	\$ 37,000.00	\$ 74,000.00
BENCHES	EA	2	\$ 1,800.00	\$ 3,600.00
CONCRETE PAD FOR BENCHES	EA	2	\$ 160.00	\$ 320.00
TOPSOIL FURNISHED AND PLACED	SY	91	\$ 23.00	\$ 2,093.00
SEEDING & SOIL SUPPLEMENTS INLCUDING MULCH	LB	7	\$ 62.00	\$ 434.00
CONCRETE WASHOUT AREA	EA	1	\$ 1,800.00	\$ 1,800.00
COMPOST FILTER SOCK	LF	377	\$ 9.00	\$ 3,393.00
SUBTOTAL:				\$ 122,072.00
MOBILIZATION: 10%				\$ 12,208.00
CONTINGENCIES: 25%				\$ 30,518.00
CONSTRUCTION TOTAL:				\$ 164,798.00

**PHASE X - TENNIS / PICKLEBALL COURT IMPROVEMENTS
ESTIMATED TOTAL COST: \$ 218,773.00**

NOTE(S):

⁽¹⁾ TRAIL / PATH SURFACE MATERIAL FOR THIS ESTIMATE WAS CONSIDERED TO BE RUBBERIZED SURFACE, AS THIS WAS THE PARK COMMITTEE'S FIRST CHOICE.

⁽²⁾ UNIT PRICES ARE BASED UPON CURRENT PREVAILING WAGES AS OF DATE OF THIS COST ESTIMATE.