

Moorland Neighborhood Park Master Plan

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DRAFT December 18, 2015

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Moorland Neighborhood Park Master Plan

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Sonoma County Regional Parks



Table of Contents

1	Introduction
3	Purpose, Goals, and Objectives of the Master Plan
4	Project Site
6	Regulatory Setting and Policy Framework
8	Master Plan Public Participation Process
12	Park Visioning and Programming
18	Conceptual Site Plan Elements
21	Development of the Park Plan
24	Park Name
24	Project Budget and Preliminary Cost Estimate
24	Implementation and Phasing Strategy
25	Park Master Plan
27	Preliminary Cost Estimate

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Moorland Neighborhood Park Master Plan **DRAFT**

Introduction

The Moorland neighborhood is an unincorporated area within southwest Santa Rosa. The neighborhood is bound by Bellevue Avenue on the north, Todd Road on the south, Highway 101 to the east, and a railroad line to the west. Moorland is mostly residential with the northern half consisting of suburban streets and houses and the southern half with larger, rural style lots. Industrial and commercial properties abut Moorland to the west. Moorland Avenue is the north-south spine of the neighborhood.

Moorland is a diverse community composed primarily of families and over 30% of the population is under the age of 18. As an unincorporated area, the neighborhood lacks typical services and facilities such as schools and public parks. In the southern half of the neighborhood Moorland Avenue lacks sidewalks. A park has been identified in the Moorland neighborhood in City of Santa Rosa and County of Sonoma plans for more than twenty years.

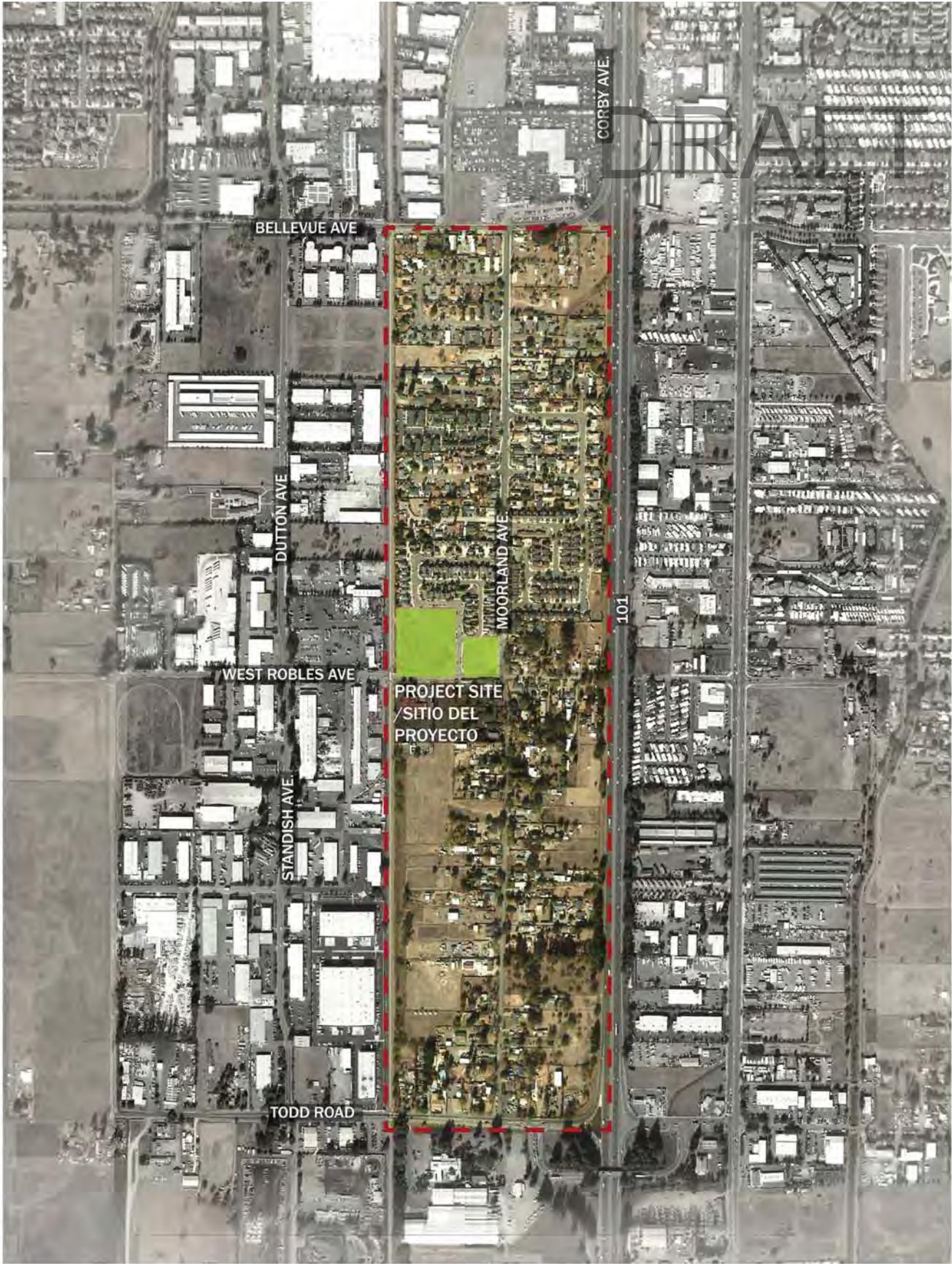
A defining moment for the community occurred in October 2013 when a Sheriff Department deputy shot and killed 13-year-old Andy Lopez. Andy was carrying an air rifle that resembled an AK-47 and the deputy mistook the air rifle for a real firearm. The incident occurred on the site of the planned Moorland park. In December of 2014 the County of Sonoma completed acquisition of the property for development of a park for the Moorland neighborhood. In June of 2015, Sonoma County Regional Parks contracted with RHAA Landscape Architects to lead a community-based planning process and prepare a master plan for the park.

The Moorland Healthy Neighborhood Plan (draft, October 2014) identified initiatives for improving health and safety in Moorland. Among the recommendations was the following:

“Create a park at Moorland and West Robles that includes a memorial for Andy Lopez, and preferably includes (the) vacant land on both sides of Horizon Way. The community should be directly involved in planning and designing the park.” (Page 12)

Note:

“Moorland Neighborhood Park” is a temporary working name for the park. The steering committee has recommended park names to the Board of Supervisors. See Page 24 for the park name discussion.



Moorland Neighborhood Park - Neighborhood Context / Contexto del Vecindario

Sonoma County Regional Parks Department

3 September 2015



Purpose, Goals, and Objectives of the Master Plan

The purpose of the master plan project is to provide a comprehensive community engagement process to establish a program for the park, develop a Master Plan, and complete the environmental document pursuant to the California Environmental Quality Act (CEQA).

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Goals and Objectives of the Master Plan:

- Create and facilitate an inclusive community based planning process to establish a shared vision for the park as a source of community healing.
- Envision and design a special outdoor environment and hub for the community to gather, socialize and engage in a variety of activities to benefit the physical and emotional well-being of the neighborhood residents.
- Encourage a sense of ownership and stewardship of the park to foster an ongoing source of pride for the community and a safe well-loved place to be.
- Explore partnerships in support of creative park facility and programming initiatives to improve recreational opportunities, health outcomes, and access to nature.
- Facilitate a high level of accessibility between the park and the neighborhood for pedestrians, bicycles, families with young children, seniors, and those with limited mobility.
- Integrate sustainable design solutions and opportunities for park users to connect with the natural environment.

Project Site

The project site is a 4.22-acre parcel of undeveloped property that is comprised of two separate parcels divided by Horizon Way. The larger parcel is 3.18 acres and the smaller parcel is 1.04 acres. Moorland Avenue bounds the property on the east, and the Sonoma Marin Area Rail Transit (SMART) track is on the west boundary. W. Robles Avenue bounds the site on the south, and the curving Horizon Way and adjacent houses are to the north.

The land is undeveloped former agricultural land consisting of primarily non-native grasslands. On the small parcel, a memorial to Andy Lopez has been constructed and maintained by local residents. The larger parcel includes remnant orchard trees and several volunteer trees including several oaks. A seasonal wetland of about a half-acre has been identified on the southern portion of the larger parcel.



Park site.



Small parcel viewed from the corner of Moorland Ave. and W. Robles Ave.



Large parcel viewed from the corner of W. Robles Ave. and Horizon Way



Large parcel viewed from W. Robles Ave. near the railroad.

Regulatory Setting and Policy Framework

The project site is in unincorporated Sonoma County in southwest Santa Rosa. The lead agency for the project is Sonoma County Regional Parks. The County general plan designation is Urban Residential, and the zoning is Low Density Residential District.

This master plan and CEQA document are subject to approval by the Sonoma County Board of Supervisors. The documents will also be reviewed by the Parks & Recreation Advisory Commission (PRAC) and the Environmental Review Committee (ERC).

A seasonal wetland (.45 acre) has been identified on the site requiring the following permits:

- U.S. Army Corps of Engineers (Section 404 of the Clean Water Act)
- California Department of Fish and Wildlife (Streambed Alteration Agreement [part of JARPA]) and mitigation for potential habitat for:
 - Sebastopol meadowfoam/Sonoma sunshine/Burke's goldfields
 - California tiger salamander

The project will fully impact the seasonal wetland and mitigate for the loss of habitat by purchasing off-site mitigation credits.

Storm water management permits:

- Regional Water Quality Control Board (Water Quality Certification or Waste Discharge Requirements)
- State Water Resources Control Board (National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity)

More information on environmental regulations and permits can be found in the *Moorland Neighborhood Park Project Regulatory Permit Application Package* (WRA, October 2015) and the *Biological Resources Assessment* (WRA, Draft March 2015).





Draft wetland delineation from Biological Resources Assessment (WRA, May 2015).



Impoundment of water on large parcel after heavy rain (WRA, February 2015).

Master Plan Public Participation Process

The master plan process consisted of community engagement through a series of steering committee and community workshop meetings. An intensive outreach process identified interested community members and project stakeholders. Flyers were distributed door-to-door in Moorland to announce the initial meetings. A postcard mailing and on-line public meeting notices were also utilized.

The Steering Committee was composed of approximately 25 neighborhood residents and other project stakeholders. The role of the steering committee was to provide critical input throughout the process. The group also helped to plan the larger community workshops and debrief afterward. There were four steering committee meetings and four larger community workshops. The community workshops were open to all residents and interested parties. The workshops were held in a tent erected on the park site.

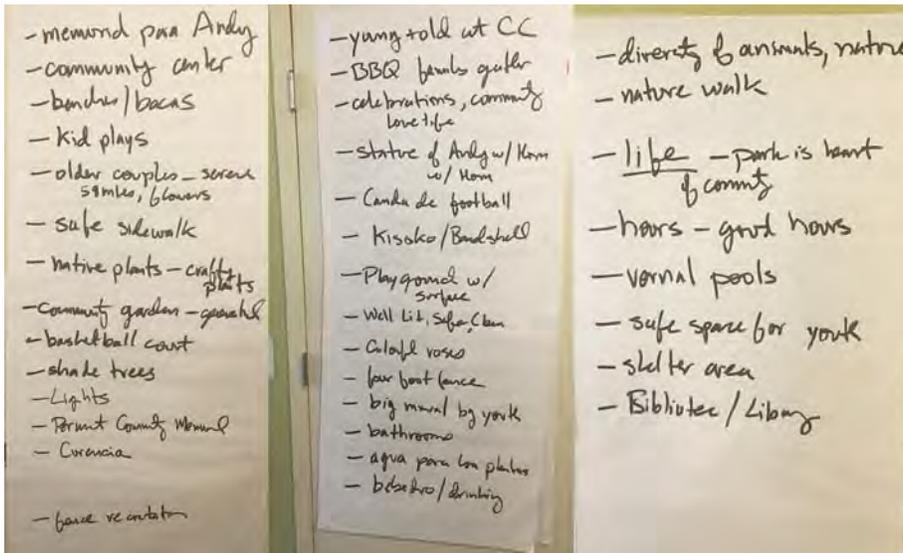
A youth committee also participated in the process, holding their own park planning meetings, attending other meetings, completed site improvement projects, and generally participating in the process, reporting back to the steering committee.

Steering Committee Meeting #1

August 20, 2015, Carrillo Place Community Room

Twenty-seven community members (not including County and project staff) attended the meeting. Topics covered at the meeting included project introduction, a visioning exercise, overview of the master plan process, project parameters (schedule and budget), and planning for the first community workshop.

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Notes from visioning exercise, Steering Committee Meeting #1.



Steering Committee Meeting #1.



Steering Committee Meeting #1.

Community Workshop #1

September 3, 2015, Tent on Park Site



Community Workshop #1.

Approximately 100 community members attended the first community workshop which was held in a tent on the park site. The workshop began with introductions, including a few words by County Supervisor Efrén Carrillo, and a visioning exercise. For a small group exercise, participants were provided with materials for a range of park program elements. Their task was to select program elements and make choices to fit with the given project budget. Nine groups prepared program and budget worksheets. The worksheets were used to compile a list of consensus park program elements.



Community Workshop #1.



Community Workshop #1.



Flyers for Community Workshop #1.



Tent erected on park site for Community Workshop #1.

Community Workshop #2

September 17, 2015, Tent on Park Site

Workshop #2 was attended by approximately 60 community members. Attendees divided into six groups and proceeded to tour the park site and visit nine stations around the property. The teams then reconvened to prepare site plans for the park. The teams were provided with a scaled site plan and scaled program elements to include in their plans. At the end of the workshop, groups reported on their plans to the group.

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Small groups site walk during Community Workshop #2.



Preliminary park plans developed by small groups during Community Workshop #2.



Small group work during Community Workshop #2.



Community Workshop #2.

Park Visioning and Programming

A visioning and programming exercise was held during the first Steering Committee meeting and the first community workshop. Below is a list of desires and program elements that were incorporated into the master plan:

- something for every age group
- sports field
- something for pre-teens
- basketball court
- soccer field
- paths
- drinking fountains
- parking
- dog park
- benches with shade
- safe place for community
- restrooms
- colorful
- lighting
- preserve wetland
- shade trees
- nature park
- recreation for everyone
- nurturing place for kids
- easily maintained
- area for seniors and young people to meet
- skate park
- places for kids to play
- games for kids
- volleyball court
- playgrounds for separate age kids
- parking
- safe access to parks - sidewalks, protection from traffic
- lighting
- safe place day and night
- informal play
- secure place to play
- picnic areas for families
- running path
- monument of what good can happen in the community
- sign for Andy's park
- importance of safety for the community
- colorful landscaping
- colorful artwork
- memorial to Andy
- community garden plots
- sign for Andy's park
- park entry and memorial for Andy
- memorial garden
- safe place for children to play
- flowers and flowering trees around the park
- kiosco/bandstand
- preserved natural area
- community gather place
- more opportunities for art
- garden with fruits and vegetables for teaching kids
- place for kids to get off the streets and for whole community
- opportunities for kids to express themselves with art
- a positive place for community
- place for kids and adults
- grass areas (if we have enough water)

Some desires and program elements were not feasible to include in the master plan. These items included a neighborhood center, a library, and a place for after-school activities and homework place for kids. These items are needed in the community, however it was decided that these items were not feasible to include in the park master plan. There was strong desire for a neighborhood center. However, limited funding for park construction, and funding for staffing, operating, and maintaining a center did not make this feasible within the park site and project. The community was encouraged to seek other ways to have a neighborhood center for Moorland. The proposed master plan does include a teen gathering area with a "clubhouse structure" (planned as an open-walled shade structure).

Steering Committee Meeting #2

September 24, 2015, Carrillo Place Community Room

The meeting was attended by 28 steering committee members and the main focus was evaluation of the park plans produced at the second community workshop. Two additional plans were presented by the youth committee. In addition to general discussion about the plans, there was specific discussion about parking, entryways, treatment of the wetlands, active recreation areas and ideas for the memorial. There was an additional discussion of the park name and nineteen different park name possibilities were identified.

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Steering Committee Meeting #2.



Steering Committee Meeting #2.

PARKING Examples	Bike Parking Place by RR " - avoid issues w/ neighbours For particular Element	Not have Parking Strip Strip + on side Horizon	Limited Parking - special use - drop-off - time limit Free Bus/ Shuttle
Entryways	Controlled crossing btw lots	Fence / Not Fence	Entry as planned
Wetlands	Pond in low lying Partia	Enhance Current Habitat w/ amenities	All Use * Dog Park
Courts Fields	"Invisible Fields" alternative	Multi-sport courts	Fenced / Not
Memorial	Art Boulders / Pipes Natural Movement	Site - location - reflection Path - activity Temporal Change Environmental	Skate/Bike Integrated into entrance + people Size LG SM Participatory

Park planning issues notes from Steering Committee Meeting #2.

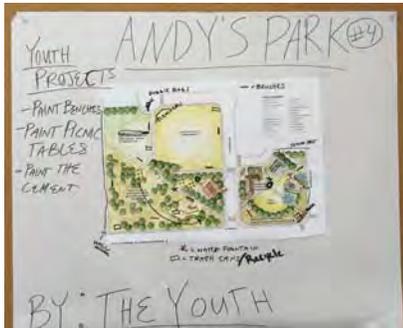
Community Workshop #3

October 8, 2015, Tent on Park Site



Reviewing small group notes on park alternatives from Community Workshop #3

Approximately 60 community members attended the workshop. Based on park plans from the previous community workshop and steering committee meeting, the design team prepared four alternative plans for the park including a plan with organic form, one with geometric form, one plan with a neighborhood center, and a plan that included preserving and managing the existing wetlands area. Seven groups selected or created modified preferred plans with comments.



Small group notes on park alternatives from Community Workshop #3



Moorland Neighborhood Park - Concepts / Conceptions
Somerset County Regional Parks Department
18 October 2014



Four alternative park plans developed for presentation at Community Workshop #3



Tent erected on park site for Community Workshop #3.

Steering Committee Meeting #3

October 29, 2015, Carrillo Place Community Room

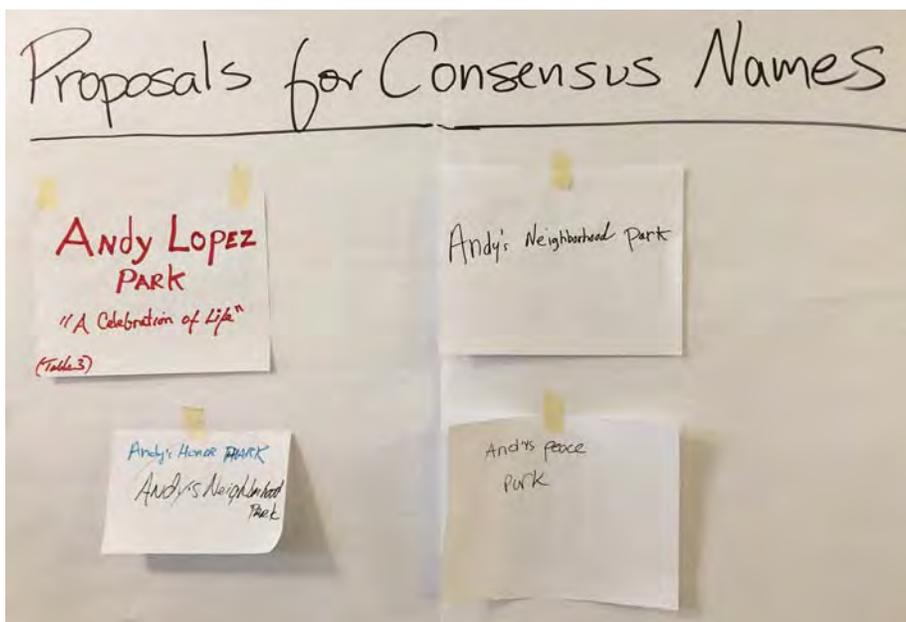
Based on comments from the previous steering committee meeting and the community workshop, the design team created a draft park plan that was designed to be a consensus plan. A decision was made to not include a neighborhood center because it is not feasible to be operated, maintained and staffed. It was also decided to mitigate for the loss of the delineated wetlands through payment to a mitigation bank for off-site wetlands improvements. Approximately 22 steering committee members attended the meeting. Small group discussions provided comments on the draft park plan and comments were reported back to the larger group. There was also further discussion on consensus for the park name.



Steering Committee Meeting #3.



Notes on preferred alternative from Steering Committee Meeting #3.



Results of discussion of potential park names from Steering Committee Meeting #3.

Community Workshop #4

November 12, 2015, Tent on Park Site

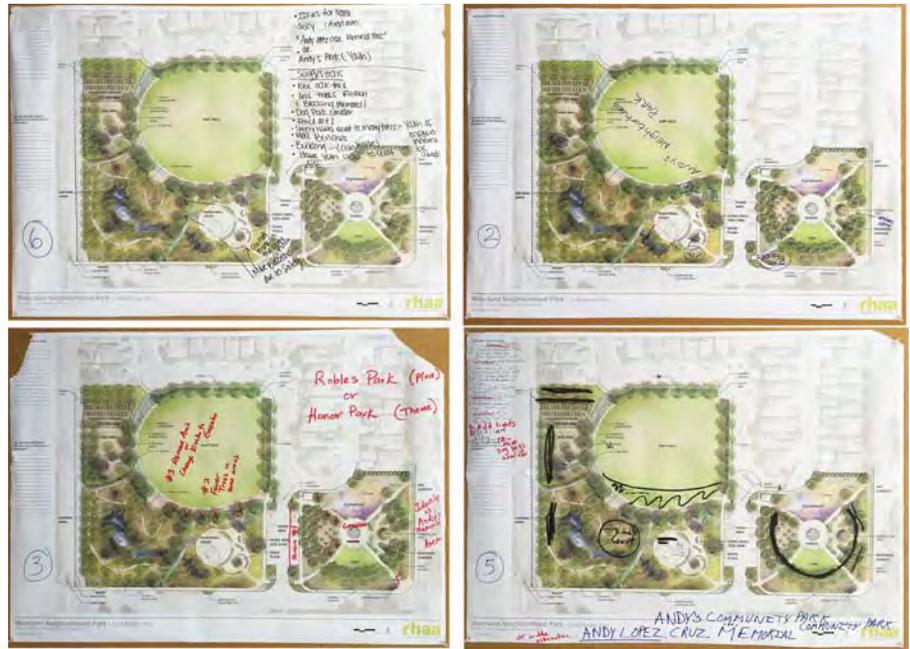


Community Workshop #4.

Approximately 34 community members attended the fourth (and likely final) public workshop. With comments from the previous steering committee meeting, the design team revised the draft park plan for presentation at the workshop. A bird' eye view of the park and three perspective sketches were also presented to illuminate the design. The draft plan was reviewed through small group discussions and comments were presented back to the group. There was also a discussion of a consensus for a park name, and what park elements might be cut if budget goals are exceeded.



Community Workshop #4.



Notes on draft park plan from Community Workshop #4.



Community Workshop #4.

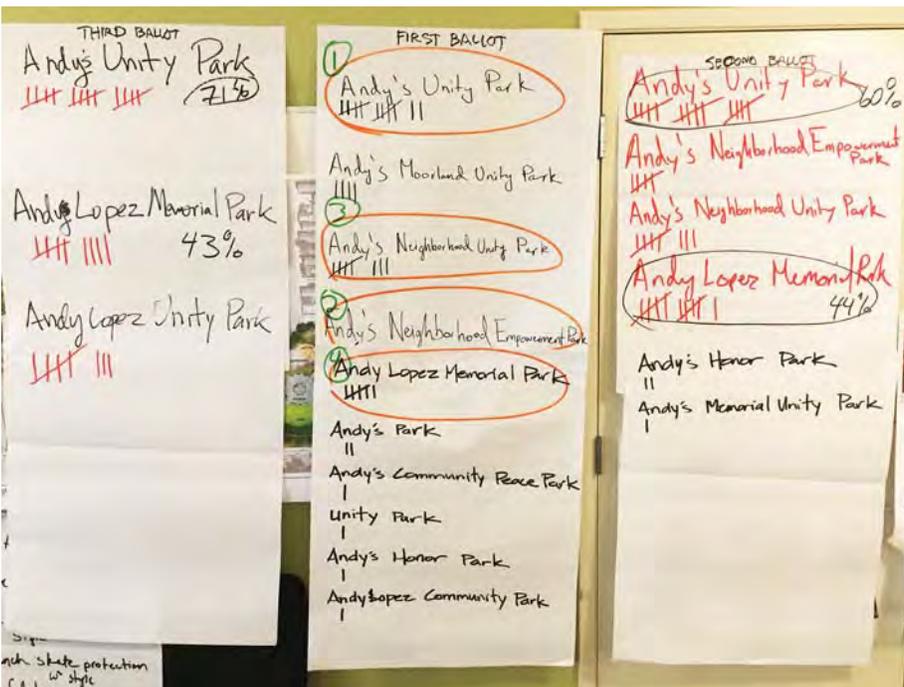
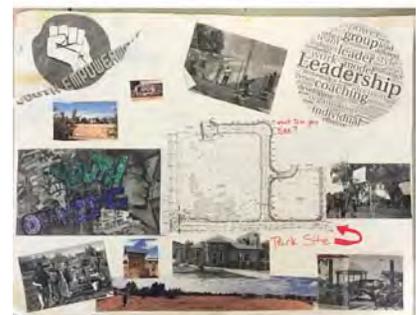
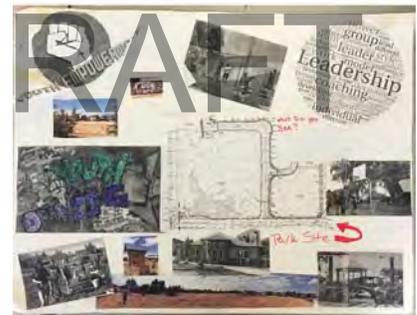
Steering Committee Meeting #4

December 3, 2015, Carrillo Place Community Room

Approximately 25 steering committee members attended the final meeting of the master plan phase. The draft master plan was reviewed and comments provided, and a final discussion on the park name. A single consensus name was not found, but it was decided to forward to names to the Board of Supervisors for consideration: "Andy's Unity Park" (supported by 71% of the votes) and "Andy Lopez Memorial Park" (supported by 43% of the votes).



Steering Committee Meeting #4.



Ballot results from park name discussion at Steering Committee Meeting #4.

Posters prepared by Youth Committee.

Conceptual Site Plan Elements

The park consists of two parcels divided by Horizon Way. The smaller parcel is conceived as the community gathering space with its central kiosk, picnic area, children's playground, small turf area, and an area dedicated to memorialize Andy Lopez. The larger parcel provides opportunities for active recreation in the form of a large turf field, skate plaza, basketball court, teen gathering/picnic area, dog park, community garden, and pathways. A portion of the large parcel is also conceived as a natural area that will be designed to provide natural habitat, opportunities for environmental education, and infiltration of storm water.

Small Parcel:

Kiosk. A traditional kiosk or bandstand is proposed as the centerpiece for the small parcel at the intersection of pathways. The kiosk will provide a venue for small events, community gatherings, and musical performances. It will sit on a central plaza with benches.

Memorial for Andy. One quadrant of the parcel is dedicated to memorialize Andy Lopez. A design process is needed to develop what form the memorial area takes. The master plan representation of this area reflects input of comments from the community meetings and includes a memorial oak tree (already on site), a memorial garden area with white rose border, and a memorial plaque marking the spot where Andy died. Other elements brought forward include a sculpture, fountain, or other artwork such as inscriptions in the paving. All ideas for memorializing Andy should be incorporated into a unified design for the area.

Playground. A yet to-be-designed children's playground is planned for the northern quadrant. It would include separate areas for both school-age and younger children.

Mural Wall and Art Space. An area adjacent to the playground would include a mural wall and other opportunities for the placement of art. While there was a desire by the community to have art throughout the park, this area would be a focal point.

Restroom. A small restroom building is located on the small parcel close to the play area and centrally located to the rest of the park. The building would include some storage space.

Picnic Area. A picnic area for individuals or larger groups is located in the western quadrant with shade provided by adjacent trees.

Turf Area. A small turf area is located on the southern quadrant to allow for informal uses. It can also be a venue for small events.

Gateway Arch. A simple entry gateway arch is located on the path entering from the intersection of Moorland Avenue and West Robles. This is the symbolic and visual entry to the park and the arch would carry the park name. An alternate location for a park sign is on the large parcel corner at Horizon Way.

Pedestrian Circulation. Two primary pedestrian paths cross the small parcel and a path curves through the center of the large parcel. New sidewalk

is provided on the perimeters of both parcels where there is no existing sidewalk. Crosswalks and accessible curb ramps are provided at appropriate points. The main path connection linking the small and large park parcels is designed as a raised crosswalk for traffic-calming purposes.

Parking. Twenty four parking spaces (including two accessible parking spaces) are provided in perpendicular bays on Horizon Way (a net increase of approximately eleven parking spaces). New parallel parking (approximately ten spaces) will also be created on W. Robles where the roadway will be widened and a new sidewalk installed.

Planting. A single or double row of trees is planned for the small parcel. Appropriate trees will be selected and pruned up to allow visibility into the park. A variety of drought-tolerant, low-maintenance, and low-growing shrubs and groundcovers will provide a buffer between the street and the park. The perimeter planting areas may also serve as storm water infiltration areas as required.

Large Parcel:

Natural Turf Field. A large natural turf field is intended to host informal play. The field will also support more passive activities at other times. A decomposed granite path follows the perimeter of the field and can be used by walkers and runners. The turf field can also be a venue for community events, with staging from the natural area overlook.

Picnic Area/Teen Zone. This area is envisioned as a gathering area for youth with various forms of seating and a “clubhouse structure” (an open-walled shade structure) that could support informal gatherings and programs.

Skate Plaza. An area designed to emulate and improve upon the street skating experience. Obstacles may be styled to look like natural street or park terrain such as railings, planters, and seat walls.

Basketball/Sport Court. A basketball and multi-sport court is intended for a variety of potential uses.

Community Garden. A community garden would include approximately 26 garden plots, compost bins, tool storage shed, benches, several hose bibs, and a 6’ perimeter fence. This is a good opportunity for partnering with a community organization to manage the garden.

Dog Park. A small dog park would include a durable surface (decomposed granite or wood chips), benches, bag station, water station, and trash receptacle. It will be enclosed on three sides by a 4’-high fence.

Natural Area. A large natural area is intended to provide some natural habitat in the park and serve as a storm water infiltration area. The infiltration area would be designed to collect and infiltrate storm water. It may briefly hold water during wet periods, and appear dry during dry periods with native and naturalizing vegetation that would have habitat values for birds and animals. Decomposed granite trails will provide opportunities to enjoy the natural area. An overlook with benches and a pergola can provide space for interpretive programs.

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Pedestrian Circulation. Accessible primary paths will connect to all park elements. New sidewalks would be constructed on three sides of the large parcel. Along West Robles, the curb line from the small parcel would be carried west to the large parcel resulting in a widening of the roadway.

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Other Park Elements:

Lighting. Pedestrian-scaled pole lights will provide lighting on the main park pathway and in key activity areas. The turf field, sports court, and skate plaza will not be lit for nighttime use. Additional street lighting as required will be included with the W. Robles street improvements.

Planting. Trees, shrubs, and groundcovers will be used throughout the park. The species are to be determined, but most will be either native species or drought tolerant species. In some areas, the ground plane may be bark mulch rather than ground covers.

Irrigation. An automatic irrigation system will be designed to minimize water use and be adapted to weather conditions.

Site Furnishings. Benches, trash receptacles, picnic tables, bicycle racks, and drinking fountains will be selected for attractive designs, durability and low maintenance.

Development of the Park Plan

The master park plan was developed over a four month period that began with visioning, programming, and budgeting of proposed park elements. At the second community workshop, small groups worked to create the first park plans, locating park elements and developing relationship if elements. From that work, the design team then created four alternative park plans that were presented and discussed at the third community workshop, where groups selected their preferred alternatives. The design team then created a preferred park plan that was reviewed and further refined at the final community workshop and steering committee meeting. The final park plan evolved from comments after each meeting. The goal of the park plan was to balance the community desires with the constraints of the park site and the budget.



Park Master Plan.



Perspective view of proposed park looking south from Horizon Way entrance with large turf field on left and community garden on right.



Perspective view of proposed park looking east toward large turf field. Dog park is on left and natural area to right.



Perspective view of proposed park looking from the corner of Moorland Ave. and W. Robles Ave. towards the kiosk.



Bird's eye view of proposed park.

Park Name

The issue of the name of the park has been a frequent topic of discussion during the steering committee meetings and the community workshops. The primary question was if the park name should include reference to Andy Lopez. Although a park was long planned for Moorland, the death of Andy Lopez led directly to the creation of the park. Andy's death also united the community and the park is a representation of that spirit. Approximately thirty different park names were considered, 18 of which included Andy's name, and 12 of which did not include Andy's name. At the final steering committee meeting, a single consensus name could not be found, but two names were selected for recommendation to the Board of Supervisors:

- ***“Andy’s Unity Park”*** was the top selection with 71% of the votes
- ***“Andy Lopez Memorial Park”*** received the second highest support with 43% of the votes.

Project Budget and Preliminary Cost Estimate

There was a desire to create the master plan within the parameters of available funding to create a realistic plan and guide expectations for the project. The available funding was approximately set at \$2.5 million. At both steering committee meetings and the community workshops, estimated costs were assigned to all program elements to guide choices for the park. As the master plan progressed, it became evident that \$2.5 million was not sufficient for a neighborhood park of this scope. An additional \$1 million was proposed (but not yet secured) to allow for a fully realized master plan that met basic community needs and expectations. The master plan was adjusted to fit within the \$3.5 million budget. Additional choices or phasing will need to be made if the additional funding is not secured. The \$3.5 million cost covers all project costs including park design and construction, sidewalks and street improvements, utility connections, and environmental mitigation.

Implementation and Phasing Strategy

It is the desire of the community and of Sonoma County Regional Parks to construct a complete park in a single phase. If sufficient funding is not secured, phasing of the project may need to be reconsidered. Options for phasing may include developing the entire park but cutting elements across the board, or complete build-out of some park areas and leaving other park areas undeveloped for future phases.

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Moorland Neighborhood Park - Draft Master Plan

Sonoma County Regional Parks Department

18 December 2015



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LANDSCAPE ARCHITECTURE + PLANNING

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Moorland Neighborhood Park Master Plan Preliminary Cost Estimate

DRAFT 12/18/2015

PARK IMPROVEMENTS	CATEGORY	ELEMENT	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES
Landscape							
	Paving						
		Concrete	3,540	SF	\$15.00	\$53,100.00	Teen Zone only, paving for skate park included in lump sum skate park cost
		Asphalt	12,400	SF	\$5.00	\$62,000.00	All Interior Paths on both parcels besides where noted
		DG in Mural Area	1,725	SF	\$8.00	\$13,800.00	Stabilized
		DG in Picnic Area	7,900	SF	\$8.00	\$63,200.00	Stabilized
		Bark mulch in Picnic Area	1,800	SF	\$1.50	\$2,700.00	10' perimeter bark mulch, 3 sides
		DG Perimeter Path	5,400	SF	\$8.00	\$43,200.00	6' wide path
		DG in Nature Walk	1,900	SF	\$8.00	\$15,200.00	3' wide path
		Full Court Basketball	1	EA	\$40,000.00	\$40,000.00	Asphalt with perimeter paving (Lump sum)
		Dog Park	9000	SF	\$0.50	\$4,500.00	Wood chip surface
		Skate Park		EA	\$88,000.00	\$88,000.00	4 precast features (lump sum) Includes concrete flatwork
						Subtotal	\$385,700
	Planting						
		Turf Area	65,000	SF	\$3.00	\$195,000	Includes Irrigation
		Planting Small Lot	11,400	SF	\$4.00	\$45,600	Includes Irrigation, Trees are separate cost
		Bark mulch Small Lot	3,600	SF	\$1.50	\$5,400	10' perimeter band
		Planting Large Lot	5,199	SF	\$4.00	\$20,796	Includes Irrigation, Trees are separate cost
		Bark mulch Large Lot	7,200	SF	\$1.50	\$10,800	1/3 area bark mulch
		Planting Large Lot (Natural area)	34,091	SF	\$3.00	\$102,273	Includes Irrigation, hydroseed, bark mulch. Trees are separate cost
		Trees	14	EA	\$800.00	\$11,200	36" box
		Trees	40	EA	\$400.00	\$16,000	24" box
		Trees	60	EA	\$175.00	\$10,500	15 Gal
		Community Garden	24 plots	EA		\$20,000	Hose bibs, wood chips, compost bins, raised planters
						Subtotal	\$437,569
	Fencing						
		4' Fencing	480	LF	\$50	\$24,000	Dog park and playground
		6' Fencing	360	LF	\$65	\$23,400	Community Garden Only
						Subtotal	\$47,400
	Site Furnishings						
		Picnic Tables	20	EA	\$1,500.00	\$30,000	
		Benches	20	EA	\$1,000.00	\$20,000	
		Bike Racks	10	EA	\$500.00	\$5,000	
		Drinking Fountains	2	EA	\$8,000.00	\$16,000	
		Refuse Containers	6	EA	\$1,200.00	\$7,200	
		Gateway Arch	1	EA	\$10,000.00	\$10,000	Allowance
		Pergola At Natural Area Overlook	1	EA	\$15,000.00	\$15,000	Allowance
		Outdoor Clubhouse / Shade Structure	1	EA	\$50,000.00	\$50,000.00	Allowance
		Concrete Seat walls for Teen Zone	30	LF	\$210.00	\$6,300.00	14" H x 24" W
		Teen Zone Seating	1	EA	\$10,000.00	\$10,000.00	Allowance
		Mural Wall	1	EA	\$9,000.00	\$9,000	Allowance
						Subtotal	\$178,500
	Playground						
		Playground Equipment				\$150,000	Allowance
		Fibar Mulch	3,000	SF	\$2.50	\$7,500	
						Subtotal	\$157,500
	Civil - on site						
		General Civil Improvements					
		Grading, clearing, grubbing		EA		\$65,000.00	lump sum
		Sewer Hookup	1	EA	\$5,000.00	\$5,000.00	
		Storm Drain connection	2	EA	\$2,500.00	\$5,000.00	
		Water Connection	2	EA	\$10,000.00	\$20,000.00	
		Electrical Service		EA		\$20,000.00	Allowance
		Site Drainage		EA		\$100,000.00	Allowance
						Subtotal	\$215,000
	Electrical						
		Lighting				\$100,000	Allowance - fixtures, trenching, conduit etc.
						Subtotal	\$100,000
	Structures						
		Kiosko	1	EA	\$120,000	\$120,000	Custom design w/o steps or ramping
		Restroom	1	EA	\$150,000	\$150,000	Assumes prefab & utility connections
						Subtotal	\$270,000
	Memorial						
		Art/Sculpture (TBD)	1	EA	\$50,000	\$50,000	Allowance
						Subtotal	\$50,000
						ON SITE TOTAL	\$1,841,669
	OFF SITE IMPROVEMENTS						
	Civil - off site						
		Concrete sidewalks	10,760	SF	\$15.00	\$161,400.00	Perimeter sidewalks only
		Concrete bus stop pad	300	SF	\$15.00	\$4,500.00	50' x 6'
		Curb Cuts	7	EA	\$5,000.00	\$35,000	
		Raised Crosswalk	1	EA		\$5,000	Allowance
		Truncated Domes	126	SF	\$32.00	\$4,032	
		Curb and Gutter	1024	LF	\$35.00	\$35,840	
		Vehicular Asphalt	7920	SF	\$8.00	\$63,360	2
		Striping		EA		\$6,000	Allowance
		Street lights replacements	2	EA	\$10,000.00	\$20,000	W. Robles
						Subtotal	\$335,132
						OFF SITE TOTAL	\$335,132
						IMPROVEMENTS TOTAL	\$2,176,801
						CONTINGENCY (20%)	\$435,360
						OVERHEAD, PROFIT, INSURANCE, BONDING (7%)	\$152,376
						GENERAL CONDITIONS (8%)	\$174,144
						PERMITS (1.5%)	\$32,652
						CONSTRUCTION BID TOTAL	\$2,971,333
	Environmental Mitigation						
		Lump sum			\$600,000	\$600,000	
						Subtotal	\$600,000
						MITIGATION TOTAL	\$600,000
						GRAND TOTAL	\$3,571,333

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