City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: July 18, 2018

SUBJECT: Northeast Park Master Plan Presentation – 2018

- Master Plan Map
- Phasing the Master Plan Map
- Cost Opinion

Craig Erickson, Landscape Architect with Shive Hattery, will be present to review the Northeast Park Master Plan. The map only and not the Engineer's opinion of cost was recommended to the City Council from the Parks, Recreation and Cultural board approval.

Highlights:

- All Inclusive Playground
- Miracle Field
- ADA Restroom, concession stand and shelterhouse
- Trail with outdoor weight machine stations
- Paved parking lots on northside and southside parking lots
- Overlook deck

RECOMMENDATION: The Mayor and City Council consideration and acceptance of the Northeast Park Master Plan.

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MASTER PLAN CONCEPT

DRAWN:	GJM
APPROVED:	CBE
ISSUED FOR:	RFP
DATE:	07/18/2018
PROJECT NO:	4182090
FIELD BOOK:	—
CLIENT NO:	—

PRELIMINARY - NOT FOR CONSTRUCTION

CARROLL NORTHEAST PARK

CITY OF CARROLL

SHIVEHATTERY
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4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.6104 | www.shive-hattery.com
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PROJECT #: 4182090
DATE: JULY 18, 2018

CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - PRELIMINARY DESIGN

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Master Plan Projects:							
1	Playground	1	LS	*	$215,790	=	$215,790
2	Parking Lot / Detention Pond	1	LS	*	$340,715	=	$340,715
3	Plaza / Shelter	1	LS	*	$325,784	=	$325,784
4	Miracle Field	1	CY	*	$803,643	=	$803,643
5	Other Park Improvements	1	LS	*	$307,630	=	$307,630
					SUBTOTAL	=	**$1,993,561**

Future Projects: (Not Included in Total Master Plan Costs)							
1	10' Trail, 5" PCC	1,450	SY	*	$65	=	$94,250
2	Accessible Overlook	1	LS	*	$10,000	=	$10,000
					SUBTOTAL		**$104,250**

**TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS COST OPINION IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

SHIVEHATTERY
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PROJECT #: 4182090
DATE: JULY 18, 2018

CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - PLAYGROUND

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Playground							
1	Tree Removal (By Owner)	4	EA	*	$0	=	$0
2	Playground Equipment & Surfacing	1	LS	*	$165,000	=	$165,000
3	5" PCC Paving, Sidewalk	155	SY	*	$55	=	$8,525
4	Bench	2	EA	*	$500	=	$1,000
5	Trash Receptacle	1	EA	*	$300	=	$300
6	Site Lighting	1	LS	*	$5,000	=	$5,000
					SUBTOTAL	=	**$179,825**
					DESIGN CONTINGENCY (20%)	=	**$35,965**
					TOTAL PROJECT COSTS	=	**$215,790**

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DATE: JULY 18, 2018

CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - PARKING LOT / DETENTION POND

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Parking Lot							
1	Mobilization	1	LS	*	$11,000	=	$11,000
2	Construction Survey/Staking	1	LS	*	$3,000	=	$3,000
3	Tree Removal	14	EA	*	$300	=	$4,200
4	Earthwork	1	LS	*	$10,000	=	$10,000
5	Erosion Control	1	LS	*	$4,000	=	$4,000
6	Subgrade Prep	2,280	SY	*	$9	=	$20,520
7	6" PCC Paving, Parking Lot	2,055	SY	*	$60	=	$123,300
8	5" PCC Paving, Sidewalk	300	SY	*	$55	=	$16,500
9	Pavement Striping	1	LS	*	$500	=	$500
10	Storm Sewer	375	LF	*	$65	=	$24,375
11	Storm Flared End Section	3	EA	*	$2,000	=	$6,000
12	Storm Structure	3	EA	*	$4,500	=	$13,500
13	Site Lighting	1	LS	*	$10,000	=	$10,000
					SUBTOTAL	=	**$246,895**
					DESIGN CONTINGENCY (20%)	=	**$49,379**
					SUBTOTAL OF CONSTRUCTION COSTS	=	**$296,274**
					SOFT COSTS: ENGINEERING, PERMITTING, TESTING (15%)	=	**$44,441**
					TOTAL PROJECT COSTS	=	**$340,715**

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PROJECT #: 4182090
DATE: JULY 18, 2018

CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - PLAZA / SHELTER

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Plaza / Shelter							
1	Mobilization	1	LS	*	$8,000	=	$8,000
2	Construction Survey/Staking	1	LS	*	$1,500	=	$1,500
3	Tree Removal	2	EA	*	$300	=	$600
4	Earthwork	1	LS	*	$2,000	=	$2,000
5	Erosion Control	1	LS	*	$1,000	=	$1,000
6	5" PCC Paving, Sidewalk	565	SY	*	$50	=	$28,250
7	Shelter/Consessions/Restroom	1	LS	*	$150,000	=	$150,000
8	Water Service, 6"	135	LF	*	$55	=	$7,425
9	Fire Hydrant Assembly	1	EA	*	$5,000	=	$5,000
10	Sanitary Service	140	LF	*	$50	=	$7,000
11	Sanitary Structure	1	EA	*	$4,500	=	$4,500
12	Electrical Service	1	LS	*	$4,000	=	$4,000
13	Site Lighting	1	LS	*	$10,000	=	$10,000
14	Bench	6	EA	*	$500	=	$3,000
15	Table	4	EA	*	$800	=	$3,200
16	Trash Receptacle	2	EA	*	$300	=	$600
					SUBTOTAL	=	**$236,075**
					DESIGN CONTINGENCY (20%)	=	**$47,215**
					SUBTOTAL OF CONSTRUCTION COSTS	=	**$283,290**
					SOFT COSTS: ENGINEERING, PERMITTING, TESTING (15%)	=	**$42,494**
					TOTAL PROJECT COSTS	=	**$325,784**

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CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - MIRACLE FIELD

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Miracle Field							
1	Mobilization	1	LS	*	$10,000	=	$10,000
2	Construction Survey/Staking	1	LS	*	$2,000	=	$2,000
3	Tree Removal	8	EA	*	$300	=	$2,400
4	Earthwork	1	LS	*	$3,500	=	$3,000
5	Erosion Control	1	LS	*	$1,000	=	$1,000
6	Miracle Field	1	LS	*	$500,000	=	$500,000
7	5" PCC Paving, Sidewalk	450	SY	*	$55	=	$24,750
8	Site Lighting	1	LS	*	$10,000	=	$10,000
9	Scoreboard	1	LS	*	$10,000	=	$10,000
10	Bleachers	3	EA	*	$5,000	=	$15,000
11	Bench	4	EA	*	$500	=	$2,000
12	Table	2	EA	*	$800	=	$1,600
13	Trash Receptacle	2	EA	*	$300	=	$600
					SUBTOTAL	=	**$582,350**
					DESIGN CONTINGENCY (20%)	=	**$116,470**
					SUBTOTAL OF CONSTRUCTION COSTS	=	**$698,820**
					SOFT COSTS: ENGINEERING, PERMITTING, TESTOMG (15%)	=	**$104,823**
					TOTAL PROJECT COSTS	=	**$803,643**

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CARROLL NORTHEAST PARK MASTER PLAN
COST OPINION - OTHER PARK IMPROVEMENTS

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Walking Loop							
1	Mobilization	1	LS	*	$5,000	=	$5,000
2	Construction Survey/Staking	1	LS	*	$1,000	=	$1,000
3	Earthwork	1	LS	*	$2,000	=	$2,000
4	Erosion Control	1	LS	*	$1,000	=	$1,000
5	5" PCC Paving, Sidewalk	2,025	SY	*	$50	=	$101,250
6	Fitness Trail Equipment	1	LS	*	$35,000	=	$35,000
7	Bench	3	EA	*	$500	=	$1,500
8	Prairie Grass	2.5	AC	*	$2,500	=	$6,250
9	Basketball Hoops	1.0	LS	*	$4,000	=	$4,000
10	Basketball Court Resurfacing	1.0	LS	*	$10,000	=	$10,000
11	Subgrade Prep	880	SY	*	$9	=	$7,920
12	6" PCC Paving, Parking Lot	800	SY	*	$60	=	$48,000
					SUBTOTAL	=	**$222,920**
					DESIGN CONTINGENCY (20%)	=	**$44,584**
					SUBTOTAL OF CONSTRUCTION COSTS	=	**$267,504**
					SOFT COSTS: ENGINEERING, PERMITTING, TESTOMG (15%)	=	**$40,126**
					TOTAL PROJECT COSTS	=	**$307,630**

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