



LEGEND

- 1 **PLAYGROUND FOR ALL**
Envisioned as a refurbished play space for 2-12+ year olds and their families including equipment that is ADA compatible. Several existing pieces of play equipment will be reused and new equipment will be added to bring the play space up to current playground safety codes and provide new play equipment for an under-served community demographic.
- 2 **EXERCISE STATIONS**
Sited around the playground sidewalk loop as "satellite" exercise stations that are available to a wide range of user groups with ADA compatible equipment adjacent to the playground and accessible path.
- 3 **REBUILT AND EXTENDED PATH**
The existing path from the library entrance down through the park will be rebuilt as ADA compliant and extended down into the park to increase connectivity through the park from north to south. This will be included in a later phase.
- 4 **NEW PATH**
The existing ADA accessible path around the playground will be extended around the existing lot to expand the playground size and combine the area into one play space to serve community youth.
- 5 **LOOP TRAIL WITH EXERCISE STATIONS**
Will be designed as an extension of the park path system that will include exercise stations along the existing woodland edge and provide amenities for park users in under utilized areas. The loop trail will be included in a later phase.
- 6 **ADA PARKING STALLS**
Repair two existing ADA parking stalls (both van accessible) to make them compliant and provide unobstructed access into the park and it's amenities. The stalls will be included in a later phase.
- 7 **PICNIC AREAS**
Existing picnic tables will be formalized into more distinct areas for park users. The picnic areas will be included in a later phase.
- 8 **SEAT LOCATION**
Benches and eastwells will be placed along paths in strategic locations to provide rest areas for park users. The seawalls and benches will be included in a later phase.
- 9 **RESTROOM FACILITY**
This is master planned addition to the park that is often requested by the community and will be included in a later phase.
- 10 **PAVED TERRACE AND STAIRS**
The existing terrace that is used for summer concerts and other events will be expanded to remove awkward geometry and non-compliant ADA connections. A new set of stairs and ramp will connect the terrace with the ADA running north south from the library. This will be included in a later phase.

OBER PARK "PLAYGROUND FOR ALL"

PLAYGROUND CONCEPT PLAN | March 2019



Cost Estimate

MacLeod Reckord, PLLC

Landscape Architecture Planning Urban Design

Project Name: Oner Park Playground For All - Phase 1 + Phase 2

Date: 3/27/2019

Project Phase: CONCEPTUAL DESIGN

Prepared By: AFW / ML

Checked By: ML / CR

ITEM AND DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
MOBILIZATION (10%)					\$ 58,179.00
DEMOLITION					
Clear and Grub (and haul) *	3,199	SF	\$ 1.00	\$ 3,199	
Clear and Grub (and haul)	7,009	SF	\$ 1.00	\$ 7,009	
Remove play equipment and footings *	1	LS	\$ 6,500.00	\$ 6,500	
Remove benches and trash receptacles *	7	EA	\$ 200.00	\$ 1,400	
Remove concrete pavement at playground (paths and bench pads) *	160	SY	\$ 10.00	\$ 1,604	
Remove concrete pavement at plaza terrace	118	SY	\$ 10.00	\$ 1,183	
Remove concrete steps at plaza terrace	11	SY	\$ 150.00	\$ 1,617	
Remove modular block walls at plaza terrace	1	SY	\$ 1,500.00	\$ 1,500	
Remove and stockpile EWF (salvage top 6-inches of EWF for reuse) *	8,940	SF	\$ 0.50	\$ 4,470	
Remove concrete pavement at playground (paths and bench pads) *	160	SY	\$ 10.00	\$ 1,604	
Remove miscellaneous	1	LS	\$ 2,500.00	\$ 2,500	
					\$ 32,587
EARTHWORK					
Cut/Fill & Compact (Assume 12" depth balance on site) *	171	CY	\$ 30.00	\$ 5,130	
Cut/Fill & Compact (Assume 12" depth balance on site)	1,206	CY	\$ 30.00	\$ 36,167	
Rough Grade *	513	SY	\$ 4.50	\$ 2,309	
Rough Grade	1,206	SY	\$ 4.50	\$ 5,425	
Fine Grade *	205	SY	\$ 5.00	\$ 1,023	
Fine Grade	1,206	SY	\$ 5.00	\$ 6,028	
					\$ 56,081
SURFACING					
Pedestrian Concrete Walk @ playground (4" depth, incl. base course) *	186	SY	\$ 65.00	\$ 12,076	
Pedestrian Concrete Walk from ADA stalls (4" depth, incl. base course)	89	SY	\$ 65.00	\$ 5,763	
Pedestrian Concrete Walk @ Loop Trail (4" depth, incl. base course)	392	SY	\$ 65.00	\$ 25,494	
Pedestrian Concrete Walk @ Library/Amphitheater (4" depth, incl. base course)	160	SY	\$ 65.00	\$ 10,393	
Pedestrian Concrete Pavement @ plaza terrace (4" depth, incl. base course)	116	SY	\$ 65.00	\$ 7,511	
Vehicular Concrete Pavement @ ADA stalls (6' depth, incl. base course)	48	SY	\$ 75.00	\$ 3,600	
Concrete Curb @ Parking Lot	43	LF	\$ 30.00	\$ 1,290	
Concrete Seatwalls @ Playground and Exercise Stations	175	LF	\$ 150.00	\$ 26,250	
Concrete Stairs (includes railings)	50	LF	\$ 200.00	\$ 10,000	
Concrete ADA Ramps (includes walls and railings)	34	SY	\$ 300.00	\$ 10,333	
					\$ 112,711
SITE FURNISHINGS & AMENITIES					
Parking Signs/ Regulatory Signage - relocate and reuse existing ADA signs	2	EA	\$ 300.00	\$ 600	
Bench	2	EA	\$ 2,000.00	\$ 4,000	
Picnic Tables - relocate and reuse existing tables	6	EA	\$ 75.00	\$ 450	
Trash/Recycling Receptacle (relocate 1) *	1	EA	\$ 250.00	\$ 250	
Bike Rack (add near playground)	1	EA	\$ 1,250.00	\$ 1,250	
Wheelstop (@ two ADA stalls)	2	EA	\$ 500.00	\$ 1,000	
					\$ 7,550
PLAY AREA AND PLAY EQUIPMENT					
Play Area Surfacing (assume 7" of new EWF; incl. geotextile) *	5,771	SF	\$ 4.00	\$ 23,085	
Thickened Concrete Edge (below new concrete walk facing Play Area) *	240	LF	\$ 20.00	\$ 4,800	
Play Area Underdrainage *	9,894	SF	\$ 3.00	\$ 29,682	
Carousel with Seats *	1	EA	\$ 9,422.00	\$ 9,422	
Kids Table with 4 Seats (ADA compatible) *	1	EA	\$ 1,806.00	\$ 1,806	
Forest Lake Boat (ADA compatible) *	1	EA	\$ 13,734.00	\$ 13,734	
Small Castle Play Structure (ADA compatible)	1	EA	\$ 85,778.00	\$ 85,778	
Village Shop Play House (ADA compatible) *	1	EA	\$ 17,948.00	\$ 17,948	
Tree Climber Net (ADA compatible)	1	EA	\$ 26,124.00	\$ 26,124	
Swingset (2 Belt, 1 Expression, 1 Baby, 2 toddler / ADA compatible) *	1	EA	\$ 12,910.80	\$ 12,911	
					\$ 225,289
EXERCISE STATIONS AND EQUIPMENT					

Cost Estimate

MacLeod Reckord, PLLC

Landscape Architecture Planning Urban Design

Project Name: Oner Park Playground For All - Phase 1 + Phase 2

Date: 3/27/2019

Project Phase: CONCEPTUAL DESIGN

Prepared By: AFW / ML

Checked By: ML / CR

ITEM AND DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
Surfacing @ Stations next to Play Area (assume EWF; incl. geotextile) *	1,527	SF	\$ 4.25	\$ 6,490	
Surfacing @ Stations next to Loop Trail (assume EWF; incl. geotextile)	1,000	SF	\$ 4.25	\$ 4,250	
Concrete curb (incl. thickened curb around Stations next to Play Area) *	187	LF	\$ 25.00	\$ 4,675	
Concrete curb (incl. thickened curb around Stations next to Loop Trail)	124	LF	\$ 25.00	\$ 3,100	
Lat Pull Down and Vertical Press (ADA) *	1	EA	\$ 8,953.00	\$ 8,953	
2 Person Tai-Chi Spinner (ADA) *	1	EA	\$ 2,653.00	\$ 2,653	
Hand Cycle (ADA) *	1	EA	\$ 3,073.00	\$ 3,073	
Balance Steps *	1	EA	\$ 4,753.00	\$ 4,753	
Combo Butterfly & Reverse Butterfly - Configuration A (ADA) *	1	EA	\$ 8,953.00	\$ 8,953	
Combo Butterfly & Reverse Butterfly - Configuration B (ADA) *	1	EA	\$ 8,953.00	\$ 8,953	
Parallel Bars	1	EA	\$ 2,653.00	\$ 2,653	
Horizontal Ladder	1	EA	\$ 3,773.00	\$ 3,773	
Hips Twister	1	EA	\$ 6,993.00	\$ 6,993	
Upright Bike	1	EA	\$ 2,933.00	\$ 2,933	
					\$ 72,205
RESTROOM FACILITY					
Assume Prefab Structure for estimate (1 Unisex RR)	1	LS	\$ 30,000.00	\$ 30,000	
Concrete Slab and earthwork ALLOWANCE	1	LS	\$ 7,500.00	\$ 7,500	
Utilities ALLOWANCE	1	LS	\$ 12,500.00	\$ 12,500	
					\$ 50,000
PLANTING					
Trees @ Play Area *	5	EA	\$ 375.00	\$ 1,875	
Trees @ Loop Trail	7	EA	\$ 375.00	\$ 2,625	
Topsoil (assume 4" depth in seed and planting areas) *	23	CY	\$ 55.00	\$ 1,249	
Mulch (assume 2" depth at tree rings) *	0.61	CY	\$ 100.00	\$ 61	
Topsoil (assume 4" depth in seed and planting areas)	134	CY	\$ 55.00	\$ 7,360	
Mulch (assume 2" depth at tree rings)	0.86	CY	\$ 100.00	\$ 86	
Seeding *	205	SY	\$ 1.25	\$ 256	
Seeding	1,206	SY	\$ 1.25	\$ 1,507	
Temporary Irrigation for trees (assume no pump required) *	100	SF	\$ 10.00	\$ 1,000	
Temporary Irrigation for seeded area (assume no pump required) *	1,842	SF	\$ 0.65	\$ 1,197	
Temporary Irrigation for trees (assume no pump required)	100	SF	\$ 10.00	\$ 1,000	
Temporary Irrigation for seeded area (assume no pump required)	11,000	SF	\$ 0.65	\$ 7,150	
					\$ 25,367
ITEM SUBTOTAL					\$ 639,969
Estimating Contingency (15%)					\$ 95,995
WSST (8.6%)					\$ 55,037
SUBTOTAL					\$ 791,002

NOTES:

- 1) Cost estimate is in 2019 dollars.
- 2) EWF denotes Engineered Wood Fiber
- 3) Permitting costs not included
- 4) Utility hook-up fees for Phase 1 or Phase 2 not included
- 5) Permanent Irrigation for landscape improvements not included
- 6) Erosion Control is not included in estimate but assume 2% of total cost
- 7) * Denotes Phase 1 work included in Youth Sports Grant application

Cost Estimate

MacLeod Reckord, PLLC
Landscape Architecture Planning Urban Design

Project Name: Ober Park Playground For All - Phase 1 for Youth Sports Grant
Project Phase: CONCEPTUAL DESIGN
Prepared By: AFW / ML
Checked By: ML / CR

Date: 3/28/2019

ITEM AND DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
MOBILIZATION (10%)					\$ 19,561.46
DEMOLITION					
Clear and Grub (and haul) *	3,199	SF	\$ 1.00	\$ 3,199	
Remove play equipment and footings *	1	LS	\$ 6,500.00	\$ 6,500	
Remove benches and trash receptacles *	7	EA	\$ 200.00	\$ 1,400	
Remove concrete pavement at playground (paths and bench pads) *	160	SY	\$ 10.00	\$ 1,604	
Remove and stockpile EWF (salvage top 6-inches of EWF for reuse) *	8,940	SF	\$ 0.50	\$ 4,470	
Remove concrete pavement at playground (paths and bench pads) *	160	SY	\$ 10.00	\$ 1,604	
					\$ 18,778
EARTHWORK					
Cu/Fill & Compact (Assume 12" depth balance on site) *	171	CY	\$ 30.00	\$ 5,130	
Rough Grade *	513	SY	\$ 4.50	\$ 2,309	
Fine Grade *	205	SY	\$ 5.00	\$ 1,023	
					\$ 8,462
SURFACING					
Pedestrian Concrete Walk @ playground (4" depth, incl. base course) *	186	SY	\$ 65.00	\$ 12,076	
					\$ 12,076
SITE FURNISHINGS & AMENITIES					
Trash/Recycling Receptacle (relocate 1) *	1	EA	\$ 250.00	\$ 250	
					\$ 250
PLAY AREA AND PLAY EQUIPMENT					
Play Area Surfacing (assume 7" of new EWF; incl. geotextile) *	5,771	SF	\$ 4.00	\$ 23,085	
Thickened Concrete Edge (below new concrete walk facing Play Area) *	240	LF	\$ 20.00	\$ 4,800	
Play Area Underdrainage *	9,894	SF	\$ 3.00	\$ 29,682	
Carousel with Seats *	1	EA	\$ 9,422.00	\$ 9,422	
Kids Table with 4 Seats (ADA compatible) *	1	EA	\$ 1,806.00	\$ 1,806	
Forest Lake Boat (ADA compatible) *	1	EA	\$ 13,734.00	\$ 13,734	
Village Shop Play House (ADA compatible) *	1	EA	\$ 17,948.00	\$ 17,948	
Swingset (2 Belt, 1 Expression, 1 Baby, 2 toddler / ADA compatible) *	1	EA	\$ 12,910.80	\$ 12,911	
					\$ 113,387
EXERCISE STATIONS AND EQUIPMENT					
Surfacing @ Stations next to Play Area (assume EWF; incl. geotextile) *	1,527	SF	\$ 4.25	\$ 6,490	
Concrete curb (incl. thickened curb around Stations next to Play Area) *	187	LF	\$ 25.00	\$ 4,675	
Parallel Bars *	1	EA	\$ 2,653.00	\$ 2,653	
Horizontal Ladder *	1	EA	\$ 3,773.00	\$ 3,773	
Hand Cycle (ADA) *	1	EA	\$ 3,073.00	\$ 3,073	
Balance Steps *	1	EA	\$ 4,753.00	\$ 4,753	
Lat Pull Down and Vertical Press (ADA) *	1	EA	\$ 8,953.00	\$ 8,953	
2 Person Tai-Chi Spinner (ADA) *	1	EA	\$ 2,653.00	\$ 2,653	
					\$ 37,023
PLANTING					
Trees @ Play Area *	5	EA	\$ 375.00	\$ 1,875	
Topsoil (assume 4" depth in seed and planting areas) *	23	CY	\$ 55.00	\$ 1,249	
Mulch (assume 2" depth at tree rings) *	0.61	CY	\$ 100.00	\$ 61	
Seeding *	205	SY	\$ 1.25	\$ 256	
Temporary Irrigation for trees (assume no pump required) *	100	SF	\$ 10.00	\$ 1,000	
Temporary Irrigation for seeded area (assume no pump required) *	1,842	SF	\$ 0.65	\$ 1,197	
					\$ 5,639
ITEM SUBTOTAL					\$ 215,176
WSST (8.6%)					\$ 18,506
TOTAL					\$ 233,681

NOTES:

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- 2) EWF denotes Engineered Wood Fiber.
- 3) Permitting costs not included
- 4) Utility hook-up fees for Phase 1 or Phase 2 not included
- 5) Permanent irrigation for landscape improvements not included
- 6) Erosion Control is not included in estimate but assume 2% of total cost
- 7) * Denotes Phase 1 work included in Youth Sports Grant application

KC Permit fees
 Erosion Control (2% of *215,176)
 contingency 15%
 WSST (8.6%)

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Architect / Project Mgmt

13,556
 4,304
 34,955
 267,991
 23,047
 291,038
 -68,674.5
 \$ 350,278
 \$ 359,712

