

SPRINGDALE PARK

1.10.25

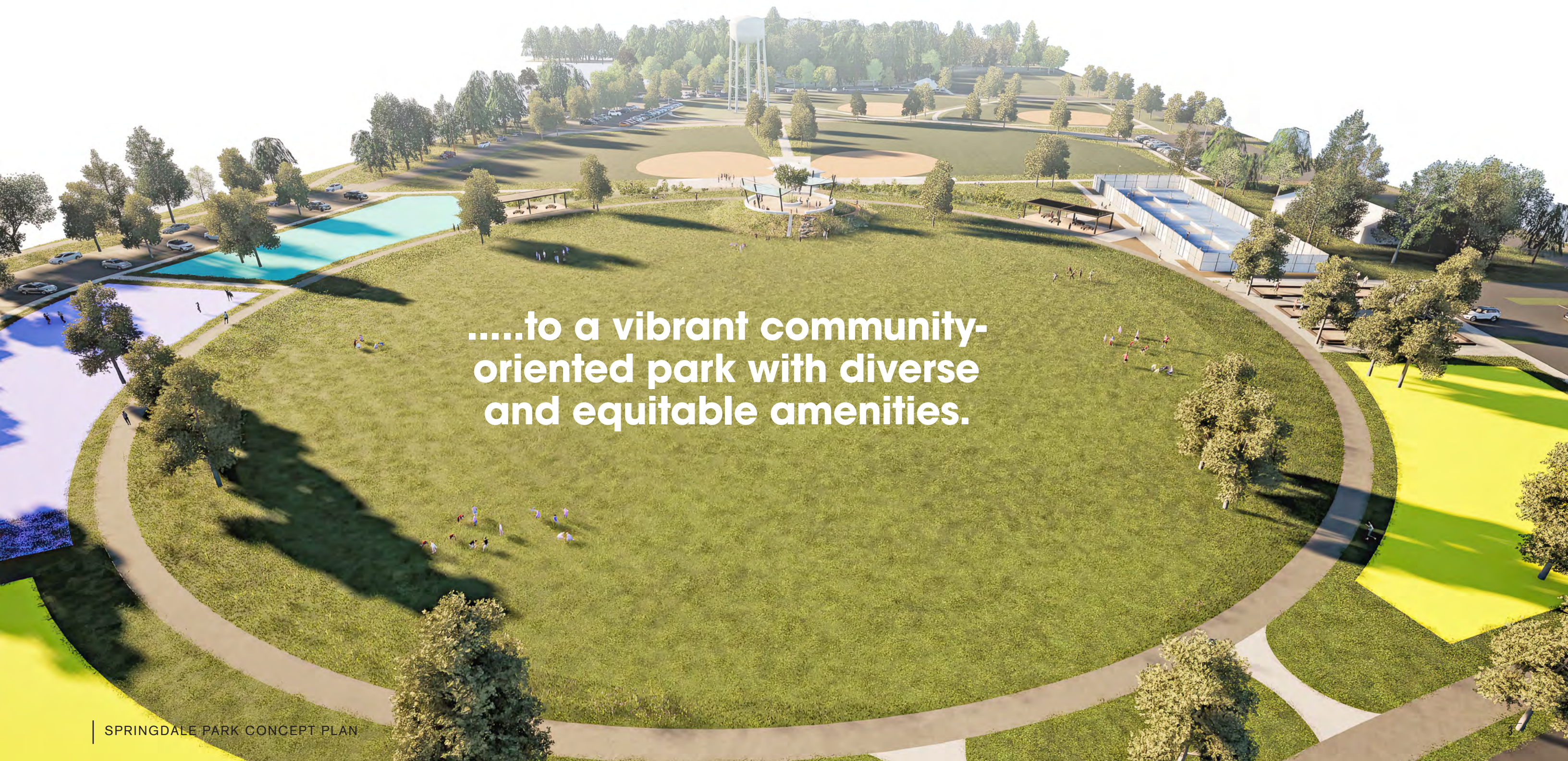
Refined Concept Plan



From a dated sports complex.....

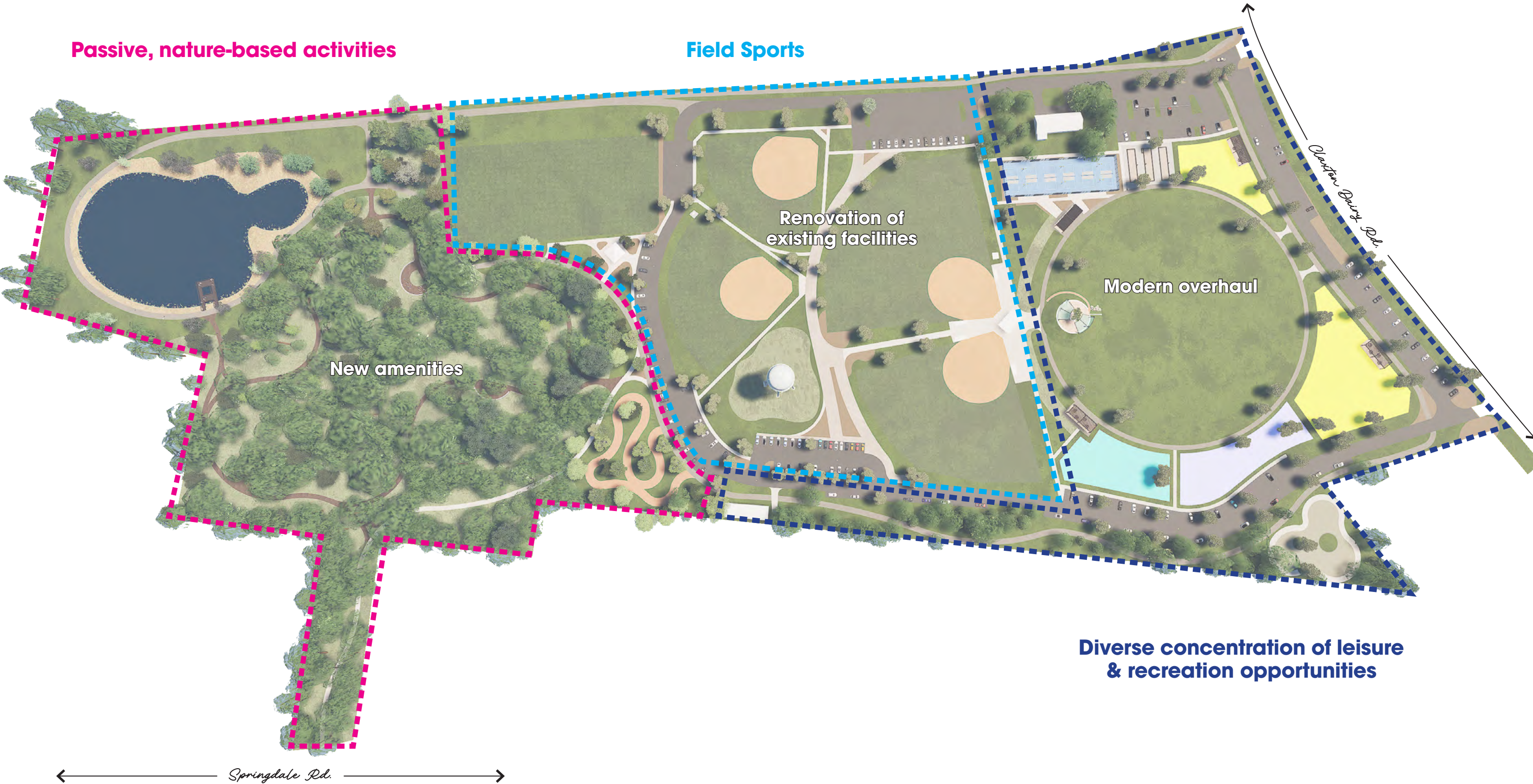


Springdale Park September 2024

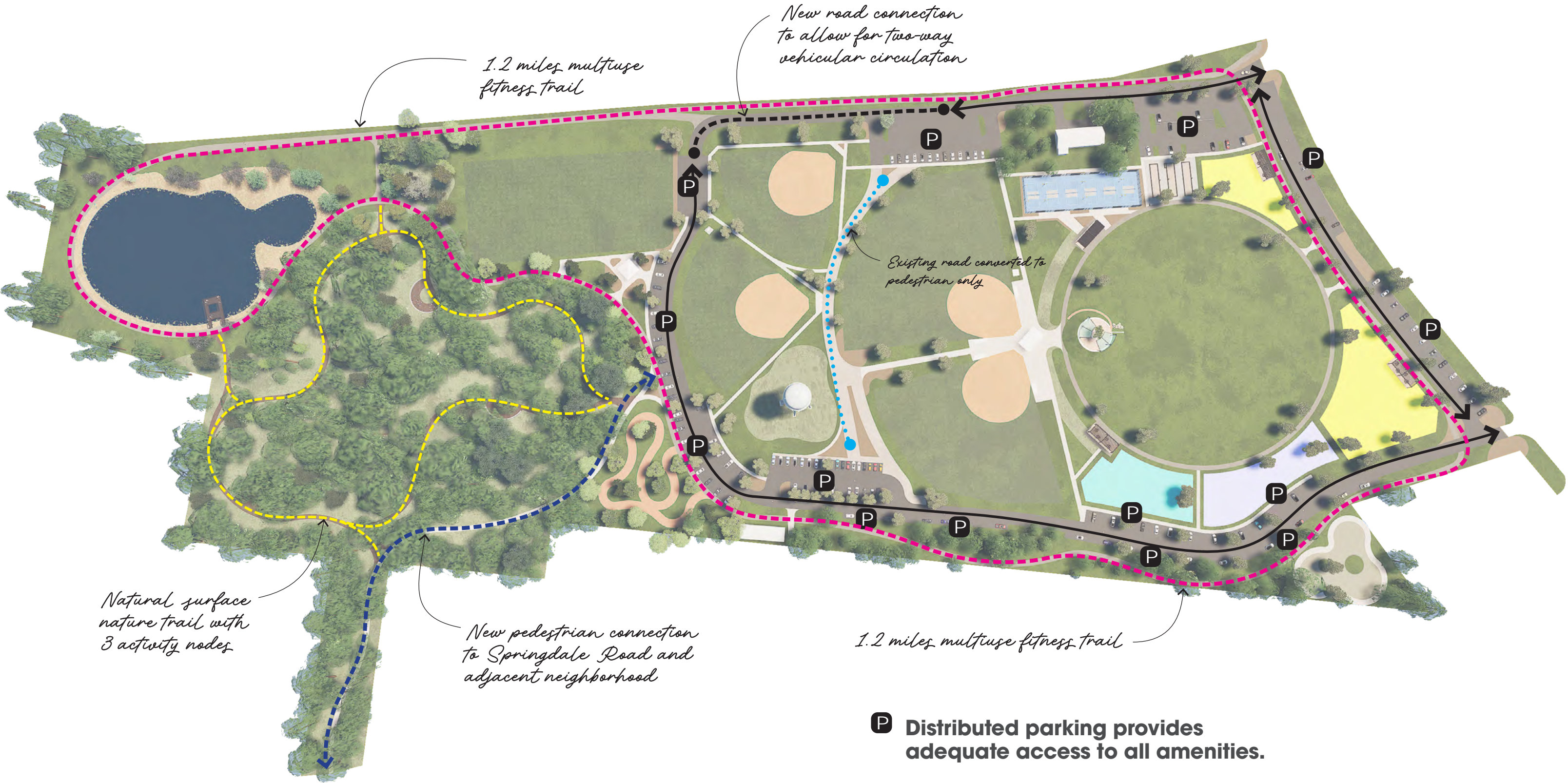


.....to a vibrant community-oriented park with diverse and equitable amenities.

PROGRAMMATIC FRAMEWORK



VEHICULAR AND PEDESTRIAN
CIRCULATION IMPROVEMENTS





5

**Conceptual rendering of a
nature trail activity node**

SPRINGDALE PARK CONCEPT PLAN:
NATURE-BASED AREA

#	PARK FEATURE	DESCRIPTION
1	Trail Connection to Springdale Rd.	8' asphalt trail connecting to Springdale Rd.
2	Pump Track and Bike Skills Park	Compacted dirt surface.
3	Natural Area Trailhead	Trailhead map and furnishings
4	Nature Trail	8' compacted mulch trail
4	Interpretive Signage	(6) educational interpretive signs.
4	Kid's Nature-based Activities	Various natural play elements
5	Nature Trail Activity Nodes	(3) Activity Nodes with seating
6	Fishing Dock	Wood fishing dock.
7	Pond	Newly constructed pond
8	1.2 miles Fitness Trail	10' asphalt multiuse path





Trail connection to the Springdale Road and adjacent neighborhoods

Aerial view of the nature-based area of the park

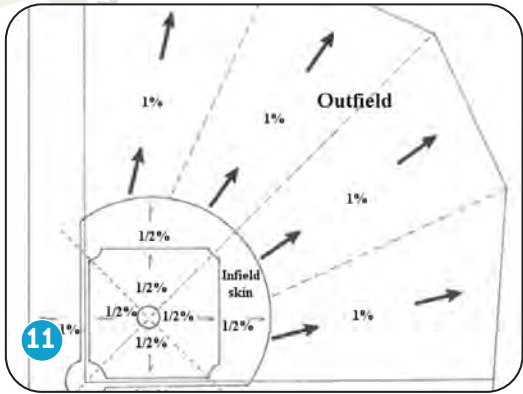


Springdale Park

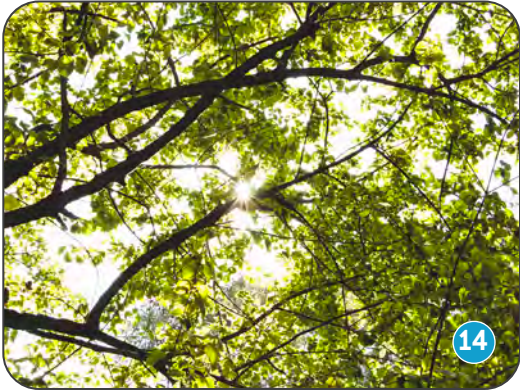


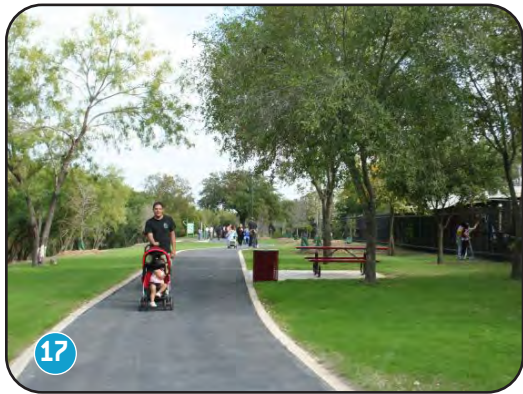
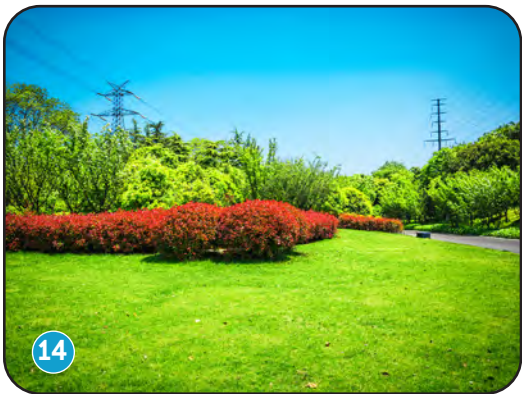
SPRINGDALE PARK CONCEPT PLAN:
FIELD SPORTS AREA

#	PARK FEATURE	DESCRIPTION
1	New road connection	New road connection to improve vehicular circulation and reduce pedestrian conflicts
2	New parking areas	
3	Pedestrian Plaza	Conversion of a section of existing roadway to pedestrian traffic only.
4	Landscape beautification	Shade trees and landscaping throughout
5	Landscaping around the water tower	
6	Electrical Repairs	Repair all exposed electrical boxes
7	Irrigation Repair and additional coverage	Irrigation repair and additional coverage for landscaped areas
8	Replace Regulatory and Wayfinding Signage	Replace worn signage and add wayfinding signage as needed.
9	New circulation network	New paved walkways connecting fields
10	New field amenities and furnishings	New bleachers, dugouts, fencing
11	Drainage remediation	Regrade portions of fields to solve water issues
12	Renovated restroom buildings	(2) restroom building renovations
13	1.2 miles Fitness Trail	10' asphalt multiuse path circumnavigates the park



**SPRINGDALE PARK CONCEPT PLAN:
DIVERSE ACTIVITY HUB**





#	PARK FEATURE	DESCRIPTION
1	Small-dog Park	Small-dog Park, shade pavilion, seating, and washing station
2	Large-dog Park	Large-dog Park, shade pavilion, seating, and washing station
3	Shade Grove (not illustrated on plan)	Grove of shade trees with picnic tables
4	Covered social places	Shade pavilions with seating and picnic tables
5	Multipurpose Field	Sloped lawn area surrounding the recessed large multipurpose field (doubles as drainage solution)
6	Rain garden and interpretive signage	A sustainable low-impact development measure
7	New park monuments and signage	
8	Natural / exploration playground	A non-traditional playscape for kids of all ages
9	Outdoor gym and all-age obstacle course	Multi-generational fitness area and agility course
10	New and renovated parking areas	
11	(6) Pickelball Courts	New lighted pickleball courts
12	(3) Bocce courts	New regulation size bocce courts
13	Skate Plaza	Skate, Scooter, and Bike skills plaza reusing equipment from Stubbs Park but potentially upgrade in a later phase)
14	Comfort and beautification improvements	Shade trees and landscape areas
15	Improved and accessible connectivity	New paved walkways network
16	Site furnishings	New furnishings (lighting, benches, trash, etc.)
17	1.2 miles Fitness Trail	10' asphalt multiuse path circumnavigates the park
18	Spectator Plaza	A 16' tall landform with observation plaza that provides shaded-seating and 360 degree views.



SPECTATOR PLAZA

This 16' tall landform is strategically placed in the center of the park so that viewers can observe the various activities occurring in the park from an elevated view. The plaza will also be an iconic feature of the park and will be clearly visible from Claxton Dairy Road. The plaza provides shaded-seating and 360 degree views.











BIRD'S EYE VIEW OF THE PARK



ROUGH ORDER OF MAGNITUDE OF COST

Springdale Park



SPRINGDALE ROUGH ORDER OF MAGNITUDE OF COSTS

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A Pre-Construction					
1	NPDES Permit/SWPPP/Erosion Control	1	LS	Allow	\$ 30,000.00
2	Construction Fencing	6,370	LF	\$ 6.00	\$ 38,220.00
3	Tree-Save Fencing	1	LS	Allow	\$ 15,000.00
4	Traffic Control	1	LS	Allow	\$ 7,500.00
5	Survey - boundary and topo	1	LS	Allow	\$ 60,000.00
6	Survey - tree inventory (excluding natural area of park)	1	LS	Allow	\$ 15,000.00
				TOTAL	\$ 165,720.00
B Demolition / Relocation					
1	Relocate, install, and rewire as necessary - field lights	10	EA	\$15,000.00	\$ 150,000.00
2	Demo and remove existing bleachers, dugouts, athletic field fencing, and dog park fencing	1	LS	Allow	\$ 125,000.00
3	Relocate existing skate park ramps and other features from Stubbs Park to Springdale Park	1	LS	Allow	\$ 10,000.00
4	Demo and remove asphalt parking	21,000	SF	\$ 4.00	\$ 84,000.00
5	Tree Removal	10	EA	\$2,000.00	\$ 20,000.00
6	Demo and remove concrete paving - around concession stands	16,000	SF	\$ 4.00	\$ 64,000.00
7	Demo and remove miscellaneous (old furnishings, playground equip, park signage, park monument)	1	LS	Allow	\$ 30,000.00
				TOTAL	\$ 483,000.00
C Earthwork / Grading / Drainage					
1	Rough Grading	1	LS	Allow	\$ 200,000.00
2	Drainage Solutions - Rain garden	1	LS	Allow	\$ 100,000.00
				TOTAL	\$ 300,000.00
D Athletic Field Renovations					
1	Reggrading, drainage solutions, sod, fencing, dugouts, covered bleachers - Adult softball field	2	EA	\$125,000.00	\$ 250,000.00
2	Reggrading, drainage solutions, sod, fencing, dugouts, covered bleachers - Junior softball field	2	EA	\$100,000.00	\$ 200,000.00
3	Fencing, covered bleachers - Soccer / Football Recreational Field	1	EA	\$40,000.00	\$ 40,000.00
				TOTAL	\$ 490,000.00
E Hardscape					
1	Pedestrian Concrete Walkways	49,000	SF	\$ 10.00	\$ 490,000.00
2	10' Concrete Multiuse Paths - Fitness Trail and Connection to Springdale Neighborhood	74,000	SF	\$ 10.00	\$ 740,000.00
3	Enhanced Pedestrian Paving Areas - Accents	2,000	SF	\$ 15.00	\$ 30,000.00
4	Concrete Paving Areas - Skate Plaza	6,500	SF	\$ 10.00	\$ 65,000.00
5	Mill and resurface existing asphalt surface	87,000	SF	\$ 4.00	\$ 348,000.00
6	3" Asphalt Paving with 6" gravel sub-base - new road connection and parking areas	30,400	SF	\$ 8.00	\$ 243,200.00
7	Parking Stall Striping	87,000	SF	\$ 1.00	\$ 87,000.00
8	ADA Striping and Wheelstops	1	LS	Allow	\$ 30,000.00
9	Furnish and Install Regulatory / ADA Signage	1	LS	Allow	\$ 15,000.00
10	12" Wide Concrete Band - Natural Playscape, Outdoor Fitness Area, Etc.	1,400	LF	\$ 25.00	\$ 35,000.00
				TOTAL	\$ 2,083,200.00
F Buildings, Structures, and Large Amenities					
1	Bathroom Renovations (former concession stand buildings)	2	EA	\$ 50,000.00	\$ 100,000.00
2	Pickleball Court with fencing and lighting	6	EA	\$ 60,000.00	\$ 360,000.00
3	Bocce Ball court and spectator area surrounding	3	EA	\$ 15,000.00	\$ 45,000.00
4	Spectator Plaza - includes shade structures, plantings, seat walls, paving, slide, boulders, lighting	1	LS	Allow	\$ 175,000.00
5	Fishing Dock	1	LS	Allow	\$ 30,000.00
				TOTAL	\$ 710,000.00
G Electrical / Site Lighting					
1	Site Electrical for Lighting, outlets, security, etc.	1	LS	Allow	\$ 175,000.00
2	Pedestrian Pole Lighting	40	EA	\$ 5,000.00	\$ 200,000.00
3	Low-voltage landscape lighting (tree uplighting, specialty lighting, signage)	1	LS	Allow	\$ 35,000.00
4	Park Security Cameras	1	LS	Allow	\$ 25,000.00
				TOTAL	\$ 435,000.00
H Amenities / Site Furnishings					
1	Furnish and Install Overhead Shade Structure (20'x20') - including concrete pad	2	EA	\$ 25,000.00	\$ 50,000.00
2	Furnish and Install Shade Pavilion (20' x 40') - including concrete pad	2	EA	\$ 40,000.00	\$ 80,000.00

SPRINGDALE ROUGH ORDER OF MAGNITUDE OF COSTS

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
3	Furnish and Install Bench Seating	20	EA	\$ 2,500.00	\$ 50,000.00
4	Furnish and Install Picnic Table	30	EA	\$ 3,000.00	\$ 90,000.00
5	Furnish and Install Trash Receptacle (Standard and Recycle)	25	EA	\$ 1,200.00	\$ 30,000.00
6	Furnish and Install Drinking Fountain with Bottle Filler and/or Dog Bowl	2	EA	\$ 8,000.00	\$ 16,000.00
7	Furnish and Install Bike Racks	4	EA	\$ 1,500.00	\$ 6,000.00
8	Furnish and Install Dog Waste Stations	10	EA	\$ 1,200.00	\$ 12,000.00
9	Furnish and Install Interpretive Signage - (includes sign and content design)	8	EA	\$ 3,000.00	\$ 24,000.00
10	Furnish and Install FitCore Equipment - Outdoor fitness stations	1	LS	Allow	\$ 125,000.00
11	Materials and Install Natural Playscape Equipment / Modules (design costs not included)	1	LS	Allow	\$ 325,000.00
12	Furnish and Install Fencing, dog amenities, dog wash stations	2	EA	50000	\$ 100,000.00
13	Furnish and Install Park Entry Monument Signage	2	EA	\$ 15,000.00	\$ 30,000.00
14	Furnish and Install Park Wayfinding Signage	1	LS	Allow	\$ 40,000.00
15	Furnish and Install Activity Nodes (Nature Trail)	3	EA	\$ 7,500.00	\$ 22,500.00
16	Furnish and Install Bench Swings with Arbor and pads	4	EA	\$ 15,000.00	\$ 60,000.00
				TOTAL	\$ 1,060,500.00
I	Landscaping / Softscape / Irrigation				
1	Soil Preparation / Fine Grading	264,000	SF	\$ 0.75	\$ 198,000.00
2	Furnish and Install New Turf (new multipurpose field and surrounding areas)	205,000	SF	\$ 1.50	\$ 307,500.00
3	Landscap Screening along property edge and surrounding lake	1	LS	Allow	\$ 40,000.00
4	Shrub and Groundcover Planting	26,800	SF	\$ 8.00	\$ 214,400.00
5	Drip Irrigation at Shrub Areas	26,800	SF	\$ 2.00	\$ 53,600.00
6	Spray Irrigation at Turf Area	205,000	SF	\$ 0.50	\$ 102,500.00
7	Furnish and Install 3" Mulch Layer at Shrub and Groundcover Planting	350	CY	\$ 40.00	\$ 14,000.00
8	Furnish and Install 6" Safety Mulch - Natural Playscape and Obstacle Course Area	21,500	SF	\$ 1.50	\$ 32,250.00
9	Furnish and Install 3" Caliper Tree with Staking	52	EA	\$ 750.00	\$ 39,000.00
10	Furnish and Install Specimen Tree (5" Caliper or more) with Staking	20	EA	\$ 2,500.00	\$ 50,000.00
11	Reinforced Mulch Path (3" gravel sub base) - Nature Trail	24,300	SF	\$ 3.00	\$ 72,900.00
				TOTAL	\$ 1,124,150.00
J	Specialty Design Services				
1	Design, Construction Documentation, and Construction Administration of Natural Playscape Theme and Structures	1	LS	Allow	\$ 70,000.00
2	Design, Construction Documentation, and Construction Administration of Pump Track	1	LS	Allow	\$ 45,000.00
				TOTAL	\$ 115,000.00
	CONSTRUCTION CATEGORY SUBTOTALS				
A	Pre-Construction				\$ 165,720.00
B	Demolition / Relocation				\$ 483,000.00
C	Earthwork / Grading / Drainage				\$ 300,000.00
D	Athletic Field Renovations				\$ 490,000.00
E	Hardscape				\$ 2,083,200.00
F	Buildings, Structures, and Large Amenities				\$ 710,000.00
G	Electrical / Site Lighting				\$ 435,000.00
H	Amenities / Site Furnishings				\$ 1,060,500.00
I	Landscaping / Softscape / Irrigation				\$ 1,124,150.00
J	Specialty Design Services				\$ 115,000.00
	ALL SITE IMPROVEMENTS SUBTOTAL =				\$ 6,966,570
	10% CONTINGENCY =				\$ 696,657
	SOFT COSTS - 18% (DESIGN AND ENGINEERING 10%, CONTRACTOR FEES 8%)				\$ 1,253,983
	TOTAL ESTIMATED PROJECT COSTS =				\$ 8,917,210

