Acknowledgments

The following individuals and groups are acknowledged and thanked for their contribution to the development of the Majerus Park Master Plan.

Majerus Park Neighbors & University City Residents
Valuable local insight was shared by many individuals throughout the process and had a large impact in shaping the design of this Master Plan.

University City Elected/Appointed Officials and Staff
Shelley Welsch, Mayor
Ed Mass, Park Commission, President
Steven Goldstein, Park Commission, Vice President
Kathy Standley, Park Commission
Luther Baker, Park Commission
Nancy McClain, Park Commission
William Field, Park Commission
Kim Jones, Park Commission (past)
Stephen Kraft, Council Liaison (past)
Lehman Walker, City Manager
Sinan Alpaslan, Director of Public Works and Parks
Lynda Euell-Taylor, Deputy Director/Recreations
Andrea Riganti, Director of Community Development
Jenny Wendt, Project Manager
Ewald Winker, Park Maintenance Superintendent
Joyce Pumm, City Clerk
Megan Fuhler, Staff Liaison (past)

Planning Design Studio Staff
Noel Fehr, ASLA, Principal Landscape Architect
Jonathan Corbett, LEED AP BD+C, Urban Designer

Contact Information
University City - Department of Public Works and Parks
6801 Delmar Ave.
University City, MO 63130
P: (314) 505-8560
www.ucitymo.org/76/Public-Works-and-Parks

Planning Design Studio
727 North First St., Suite 360
St. Louis, MO 63102
P: (314) 241-3600
www.planningdesignstudio.com
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## Appendices (Separate Document)

- Planning Service Agreement Between City and PDS  
- 03/15/2016 Kick Off Meeting Summary  
- Community Survey Form & Distribution Area  
- Community Survey Summary  
- Community Input Meeting Sign-in Sheets  
- Community Meeting #1 / Park Commission Meeting #1 Boards  
- Community Meeting #2 Boards  
- Majerus Park Summary Sheet from 2008  
- Citywide Parks Master Plan
Master Planning Process

- **Project Kickoff**  
  (03/15/2016)
  
  City staff and the design team at PDS kicked off the project at city hall to discuss the overall goals/objectives of the project. The city also shared background information and personal knowledge of the park and neighborhood to help the design team better understand the local needs and issues to address.

- **Community Survey**  
  (03/17/2016 - 04/05/2016)
  
  PDS and City Staff developed a survey about the park which was then handed out to more than a hundred nearby residents and also uploaded to the city website.

- **Base Mapping, Site Inventory and Analysis**
  
  The design team developed a site base map from aerials and LIDAR topographic data provided by MSDIS and GIS data provided by St. Louis County. Using the base map, the design team then developed a site inventory and analysis plan of the site.

- **Visioning & Alternative Concept Plans**
  
  Three alternative concept site plans were developed based on information gained through the surveys and site analysis.

- **1st Community Meeting & Park Commission Meeting**  
  (04/19/2016)
  
  Results of the survey, inventory and analysis, and the three alternative concept plans were presented to both the community and the Park Commission. Both groups offered feedback and recommendations on how the plan could be improved and what they want/don’t want in the park.
Using feedback gained from the Community and Park Commission meetings, the design team further refined the concept plan.

2nd Community Meeting
(06/08/2016)
A second community meeting was held in the park where the revised concept plan was presented and commented on.

2nd Park Commission Meeting
(06/21/2016)
A draft Master Plan report was created and submitted to the Park Commission for initial review.

3rd Park Commission Meeting
(07/19/2016)
A final Master Plan report was submitted to the Parks Commissions for review and it was approved.

City Council Meeting
(08/08/2016)
The Master Plan was distributed to the City Council prior to the August 8th meeting. During the meeting, the Council passed the Majerus Park Master Plan.
Park Context and Site Analysis

Majerus Park is a small 4.5 acre “Mini Park” situated in the NE corner of University City. The park land was acquired in 1995 from the neighboring Good Shepard Children and Family Services center.

As a mini park, Majerus park is only expected to serve the immediate residents located within a 5 min walk or a 1/4 mile radius. In University City, this makes up a little over 2,100 people or around 6% of the city’s total population.

The older, surrounding neighborhood was mostly developed in the 1940’s and 50’s as a first ring suburb.

Based off of interviews with locals and multiple visits to the site, the main users of the park include:

- Elderly residents walking in the park
- Grandchildren of residents playing in the playground
- Staff from Good Shepherd and U-City Forest Manor walking/exercising/eating during lunch and other breaks
- Young mothers and baby patients from Good Shepherd playing in the playground or walking
- Elderly patients from U-City Forest manor watching the lake and taking in the outdoors.

Majerus park is classified as a “Mini Park” - meaning it serves just the small, local neighborhood around it unlike nearby “Heman Park” which serves the greater community.

Legend & Site Analysis

- **A** Existing Playground - surface and equipment not accessible, equipment is aging, not designed for separate age groups
- **B** Seating by Pond - could use some shade cover, better integration with pond
- **C** Existing Pond - past algae problems, cut lawn edge encourages geese to leave pond and cause mess in park
- **D** Benches or Exercise stations
- **E** Existing trail - needs repaving, widening, possible lighting
- **F** Existing trail - grades don’t meet ADA
- **G** Water Seep / Spring - overflows trail causing dangerous conditions
- **H** U City in Bloom plantings
- **I** Entrance Signs for park
Site Inventory and Analysis plan presented at the 1st Community Meeting.
Community Survey

A survey was sent out to over 200 nearby residents and also posted on the City’s website. After about 2 weeks, we received back 21 responses. A summary of the results were then used to help shape the initial concept plan ideas and also presented at the 1st community and Park Commission meetings.

Overall, the results gave a fairly consistent message about what the local residents wanted and didn’t want in the park.

What Residents Want
Keep the park as it is, just improve what is currently there.
- Fix Walking trail
- Make Playground better, safer
- Keep the park quiet and peaceful

What Residents Don’t Want
Don’t bring lots of new activity and amenities to the park
- No sports fields/ basketball courts
- No large pavilions for big group activities
- No restrooms or other structures that attract unwanted “Hanging Out” activities

1. How often do you go to Majerus Park?

A. More than Once a Week
B. Weekly
C. Monthly
D. Seldom

2. How do you access the park?

• A. Walk
• B. Bike
• C. Automobile
• D. Other

3. What facilities do you use in Majerus Park and how would you rate those facilities? (13 respondents)

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<th>USE</th>
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<tr>
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<td>85%</td>
<td>46%</td>
<td>0%</td>
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4. What are the most positive aspects regarding Majerus Park?

POSITIVE
- Quiet Neighborhood Park -- Close to home.
- Open Space & Lawn areas
- Lake, Pond, fountain and Ducks
- Flower Beds
- Regular Maintenance
4. What are the most Negative aspects regarding Majerus Park?

**NEGATIVE**
- Deteriorated Walkway – too narrow.
- Playground Needs Updates/TLC – More Swings
- More Benches & Tables
- Lack of Adequate Lighting.
- Suspicious “Hanging Out” - Better Patrols needed
- Dirty – not always Clean – (geese droppings)

7. What would be the playground equipment that you feel is most age appropriate for this park?
- 50% - 2 to 5 years old
- 12.5% - 5 to 12 years old
- 37.5% - Both Groups

5. What improvements and/or new facilities would you like for Majerus Park?

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<tr>
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<td>7</td>
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<tr>
<td>Picnic Tables</td>
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<td>7</td>
</tr>
<tr>
<td>Restrooms</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>Stock Lake with Fish</td>
<td>7</td>
<td>12</td>
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8. List any other comments or suggestions regarding Majerus Park.
- Don’t Close Park – it’s great for walking dog
- No basketball, sportsfields, restrooms, large picnic shelters – anything with too much noise.
- Grandkids use often – needs more swings.
- Great Park – update facilities and amenities.

6. Are there any facilities that if built would concern you? (i.e. Picnic Shelter, Sports Field)
- No Sports Fields (7)
- Picnic Shelter (5)
- Restrooms (2)
- Basketball Court (2)
- No Dogs in Park (1)
- Any Activity that would Increase Noise

DESIGN PROGRAM for ALTERNATIVES
- Improve Walkways
- Replace Playground (both 2-5 and 5-12 yr. old)
- Improved Lighting
- More Benches
- Small Shade Structure/Gazebo
- New Exercise Stations
- More Naturalized Landscape Plantings
- Clean Up Edge of Pond & Adjacent Wet Areas
After performing a site analysis and reviewing the public survey, three alternative concept plans were developed and presented at the first community meeting. These initial concept plans helped start a discussion with the park users, neighbors, and Park Commission members on the future vision and plan for Majerus Park.

There were several common themes shared by all three plans. These include:

- Perimeter Walking Trail - All walking paths are upgraded and expanded to 8’ wide
- Shade Structure - A small, informal shade structure is added near the lake to allow visitors to sit near and enjoy the lake without the sun beating down on them.
- Maintain and expand the U-City in Bloom planted strip in the middle of the park.
- Improve and Expand the Playground - The playground is divided into two separate age groups with a third area for an expanded swing set. All play areas are suggested to include poured-in-place safety surfacing.
- Natural Planted Pond Edge - This improved water quality, habitat, and hopefully deters the geese from leaving the pond.
- Native - Low-Maintenance Planting Areas - Many surrounding areas that are currently mowed lawn would be converted into native planted grass areas that only require mowing 1-2 times a year.

Concept Plan - A
The current small plaza on the west side of the pond stays in a similar location but now has a shade structure. The new playground is located in the same location as the current one.

Concept Plan - B
Similar to Plan A, but the new playground is relocated to a more central location in the park near the U-city in bloom planting with easier access to the west park entrance.

Concept Plan - C
Similar to Plan B, but takes the pond shade structure and relocates it to the east side of the lake to be closer to the playground to make a more centralized activity area.
Alternative Concept Plans

Upgraded Site Elements
Separate playground areas for ages 2-5 and 5-12. New poured-in-place safety surface

Additional adult exercise stations

Upgraded site benches. Dual trash/recycling containers.
Gazebo / Shade Structure Example Options

Option 1 - Traditional / Wood

Option 2 - Metal

Option 3 - Fabric / Tensile  
Preferred option by Park Commission for its “Shade without a formal ‘hang out’ structure”
Community Engagement & Feedback

At the first Community meeting, members of the community and the Park Planning Commission responded to the initial concept plans with many comments and suggestions. Below is a summary of the many comments made that was later used when revising the park design.

Comments made by the Park Planning Commission

Electrical box by the lake should to be screened for all seasons (current ornamental grass is not enough)

The west entrance path into the park is suspect to not meet ADA grades. Check the slope and correct as needed.

The park is nice as it currently is. Don’t change a lot, just enhance what is currently there.

Lighting and Site Furniture

Use similar light poles as installed at Millar Park.

Make sure the LED fixtures installed have proper shielding to reduce any spillover light that can bother neighbors.

Use similar Site Furniture that is used at other University City parks

Playground

Add one of those new Parent/Child dual seat swings.

Provide shaded seating near playground for parents/caregivers to sit while they watch their kids.

Use more contemporary styled play equipment as is also being installed at other City parks rather than the older style “series of platforms” equipment.

Keep playground in the current general location (don’t move it closer to the lake since that makes the lake more inviting and dangerous to young kids)

Plantings

Native plant areas should have signage to make it clear it is not a “Weed Patch”

Include plants that provide food and habitat for Monarch Butterflies

Shade Structures

One shade structure near current lake-side seating area and another one near playground.

“Shade without an Architecture Statement”

Think about using the thinner, more open profile tensile covers since they don’t seem to invite the unwelcome, unsocial behavior that traditional “closed in” structures like gazebos do.

A traditional gazebo structure is not appropriate architecturally for this park.

Comments made by the general public:

Look into the demographics (age breakdown, total # of nearby residents) of the neighborhood and users of the park. This data should be used to help shape our plan for this park.

The only 21 responses to the survey is not very representative of all the people who live near the park and use it. (more than 200 were sent out to residents + made available on city website)
Community Meeting #1 at the Heman Park Community Center

Community Meeting #2 at Majerus Park
Park Master Plan

This Majerus Park Master Plan is based on site conditions and analysis, city staff and Park Commission input, and most importantly, local residents input and suggestions. The overriding theme or idea that we kept hearing again and again throughout the entire process was:

“We like the park as it is, just enhance it!”

The following is a summary of how this Master Plan seeks to enhance the different elements of the park.

West Entrance

- Create an accessible path after the two existing entrance columns that connects to the pond seating area.
- Add connecting steps at the location of the old entrance path connection to the main circular park trail.

Pond Seating Area

- Keep the seating area where it currently is and add a minimal structure shade canopy.
- Add some shrubs or perennials around the seating area.

Pond

- Add a buffer of natural grasses and shrubs around the whole pond. This buffer should help improve the water quality some by filtering any pollutants or excess nutrients runoff before entering the water.
- Screen the electrical meter box with all season shrubs
- Add a small ‘concentrated floating wetland’ to the pond. This should greatly help the pond’s water quality and clarity.

North Pond Area

- Create a low land berm and swale to contain all water runoff from the uphill area and to let it infiltrate and then flow past the pathway in just one location. Plant this area with native grasses and other plants
- Build a low boardwalk in the section of trail that passes over the swale. This should only be at most 12-18” above grade and only needs low side rails (no handrails).
- The effect of this boardwalk and natural planted area that flows into the pond gives the illusion that this is the source of this pond’s water.

U-City in Bloom Seating Area

- Maintain and expand the existing U-City in Bloom planting strip along the east side of the pond.
- Add a small seating area in the middle that allows people to sit down and enjoy the nice plantings up close with the pond in the background.
Playground Area

- Shift the current location of the playground north a little to take advantage of the shade of the existing large trees in the center of the park.

- Create a central north/south connecting path that serves as a connecting axis for all the playground activities and links to both sides of the park loop trail.

- Add a central small paved seating area with a shade canopy over it. This area creates comfortable shaded seating area for patrons and guardians to watch their children playing in any of the nearby play spaces.

- Create 2 separate play areas for ages 2-5 and 5-12. This makes the play areas safer for the younger kids and also allows for more fun and challenging equipment for the older kids.

- Expand the swings to now include 6 swings total (current is 4) and also provide alternative swing types like the joint parent/child swings.

- Create an adult exercise area where many types of exercise equipment are grouped in close proximity to allow for easy use by many people at once. This encourages adults to exercise and socialize/support each other while also allowing parents a place to exercise within sight distance of their children playing nearby.

Natural Planted Areas

- Convert large blocks of surrounding lawn area into natural planted grasses that only require minimal annual mowing and maintenance. This creates additional natural habitat for local butterflies and other pollinating insects and also reduces the maintenance cost the city spends on the park.

Flowering Tree Orchard

- Plant a grove of flowering trees in the far eastern section of the park to enhance the walking environment. This creates a nice experience for walkers going through this far section of the park while also not attracting too much activity so close to the nearby residents’ houses and backyards.

Walking Trail & Lighting

- Reroute or adjust the SW corner trail section so that it meets ADA grades while also trying to protect the large existing trees nearby.

- Expand all the walking trails to 8’ wide and pave in a more durable material like concrete similar to the new trail at Millar Park.

- Add pedestrian lighting along all sections of the walking trails. The lighting should be efficient LED and also full cutoff and shielded to reduce spillover light onto residents’ properties and the night sky.
Park Master Plan
Legend

Existing Trees
New Overstory Trees
New Flowering Trees
Shrub beds
Native Grasses

1. Accessible Entrance Ramp & Stairs
2. U City in Bloom Seating Area
3. Playground - 2-5 year olds
4. Playground - 5-12 year olds
5. Playground - Swings (6)
6. Adult Exercise Equipment
7. Tensile Shade Cover
8. Natural Planted Pond Edge
9. Floating ‘Concentrated Wetland’
10. Flowering Tree Orchard
11. Low Boardwalk
12. Alternate path route to meet ADA
Park Master Plan

Legend
1. U City in Bloom Seating Area
2. Playground - 2-5 year olds
3. Playground - 5-12 year olds
4. Playground - Swings (6)
5. Adult Exercise Equipment
6. Tensile Shade Cover

- New and existing play areas are similar in size
- Better shade from new and existing trees
- Adult exercise equipment is now closer to other activities
- Playgrounds are now divided by child age
- 2 additional swings
Playgrounds - Ages 2-5 & 5-12

Swings & Adult Exercise

Seating Area near Plantings  Tensile Shade Cover
Legend
1. Accessible Entrance Ramp & Stairs
2. Natural Planted Pond Edge
3. Floating 'Concentrated Wetland'
4. Low Boardwalk
5. Tensile Shade Cover

- New accessible west entrance
- Natural plants around the pond edge helps keep geese in the lake and improves habitat
- Floating 'concentrated wetland' greatly improves water quality and clarity.
- Low boardwalk allows water from hill to naturally flow under the path
Natural Planted Pond Edge

Floating ‘Concentrated Wetland’

Tensile Shade Cover

Low Boardwalk
Cost Estimate

This Cost Estimate is for the proposed improvements to Majerus Park. The costs are based on 2016 construction costs and available information. They include design and construction contingencies, as well as projected surveys, design, construction period services fees. In future years escalation should be added.

Master Plan Level - Order of Magnitude Cost Estimate

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<th>Quantity</th>
<th>Unit Cost</th>
<th>Extended Cost</th>
<th>Item Total Cost</th>
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### PLAYGROUND AREA

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<td>Permeable Paver Seating Area</td>
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<td>$18.00</td>
<td>$15,462</td>
</tr>
<tr>
<td>Playground Equipment - 2-5 Year Old Area</td>
<td>1</td>
<td>$21,000.00</td>
<td>$21,000</td>
</tr>
<tr>
<td>Playground Equipment - 5-12 Year Old Area</td>
<td>1</td>
<td>$57,000.00</td>
<td>$57,000</td>
</tr>
<tr>
<td>Playground Equipment - Swings</td>
<td>1</td>
<td>$5,500.00</td>
<td>$5,500</td>
</tr>
<tr>
<td>Playground Equipment - Adult Exercise</td>
<td>1</td>
<td>$15,000.00</td>
<td>$15,000</td>
</tr>
<tr>
<td>Playground Equipment - Installation</td>
<td>1</td>
<td>$30,000.00</td>
<td>$30,000</td>
</tr>
<tr>
<td>Playground Surfacing w/Underdrainage</td>
<td>5040</td>
<td>$17.00</td>
<td>$85,680</td>
</tr>
<tr>
<td>Tensile Shade Cover</td>
<td>1</td>
<td>$15,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>Drinking Fountain (including Water Service)</td>
<td>1</td>
<td>$6,500.00</td>
<td>$6,500</td>
</tr>
<tr>
<td>Benches</td>
<td>4</td>
<td>$1,400.00</td>
<td>$5,600</td>
</tr>
<tr>
<td>Trash &amp; Recycle Receptacles</td>
<td>2</td>
<td>$1,100.00</td>
<td>$2,200</td>
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<tr>
<td>Site and lawn restoration (15' one side)</td>
<td>735</td>
<td>$1.00</td>
<td>$735</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
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<td><strong>$293,265</strong></td>
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### GENERAL SITE DEVELOPMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>SY/CY</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Grading &amp; Shaping above Pond</td>
<td>520</td>
<td>$3.00</td>
<td>$1,560</td>
</tr>
<tr>
<td>Minor Grading &amp; Shaping - Lawn Meadow</td>
<td>3233</td>
<td>$3.00</td>
<td>$9,699</td>
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<tr>
<td>Site Restoration &amp; Lawn Seeding - Lawn Meadow</td>
<td>0.7</td>
<td>$3,500.00</td>
<td>$2,450</td>
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<tr>
<td>Amended Soil Disconnect Water Quality</td>
<td>74</td>
<td>$80.00</td>
<td>$5,920</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$19,629</strong></td>
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### PEDESTRIAN/SECURITY LIGHTING

<table>
<thead>
<tr>
<th>Description</th>
<th>EA</th>
<th>Unit Cost</th>
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</thead>
<tbody>
<tr>
<td>Pole, fixture and electric service</td>
<td>19</td>
<td>$5,500</td>
<td>$104,500</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
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<td><strong>$104,500</strong></td>
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### LAKE IMPROVEMENTS

<table>
<thead>
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<th>Description</th>
<th>LS/CY</th>
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<tbody>
<tr>
<td>Floating Island</td>
<td>1</td>
<td>$2,000.00</td>
<td>$2,000</td>
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<tr>
<td>Natural Plantings - Pernenials</td>
<td>200</td>
<td>$5.00</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
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<td><strong>$3,000</strong></td>
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</table>

### LANDSCAPE PLANTINGS

<table>
<thead>
<tr>
<th>Description</th>
<th>EA/CY</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees (w/Mulch)</td>
<td>65</td>
<td>$300.00</td>
<td>$19,500</td>
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<tr>
<td>Shrubs &amp;/or Grasses (w/mulch)</td>
<td>726</td>
<td>$45.00</td>
<td>$32,670</td>
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<tr>
<td>Water's Edge Natural Plantings - Pernenials</td>
<td>3534</td>
<td>$5.00</td>
<td>$17,670</td>
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<tr>
<td>North of Pond Natural Plantings - Pernenials</td>
<td>1605</td>
<td>$5.00</td>
<td>$8,025</td>
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<tr>
<td>Native Grasses</td>
<td>0.56</td>
<td>$2,700.00</td>
<td>$1,512</td>
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<td><strong>TOTAL</strong></td>
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### SURVEY & DESIGN SERVICES

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<tr>
<th>Description</th>
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<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>Topographic Survey &amp; Design Services</td>
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<td></td>
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<tr>
<td>Designer's Construction Period Services</td>
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<td></td>
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<tr>
<td><strong>Total Project Construction Cost Estimate</strong></td>
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<td><strong>$841,892</strong></td>
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