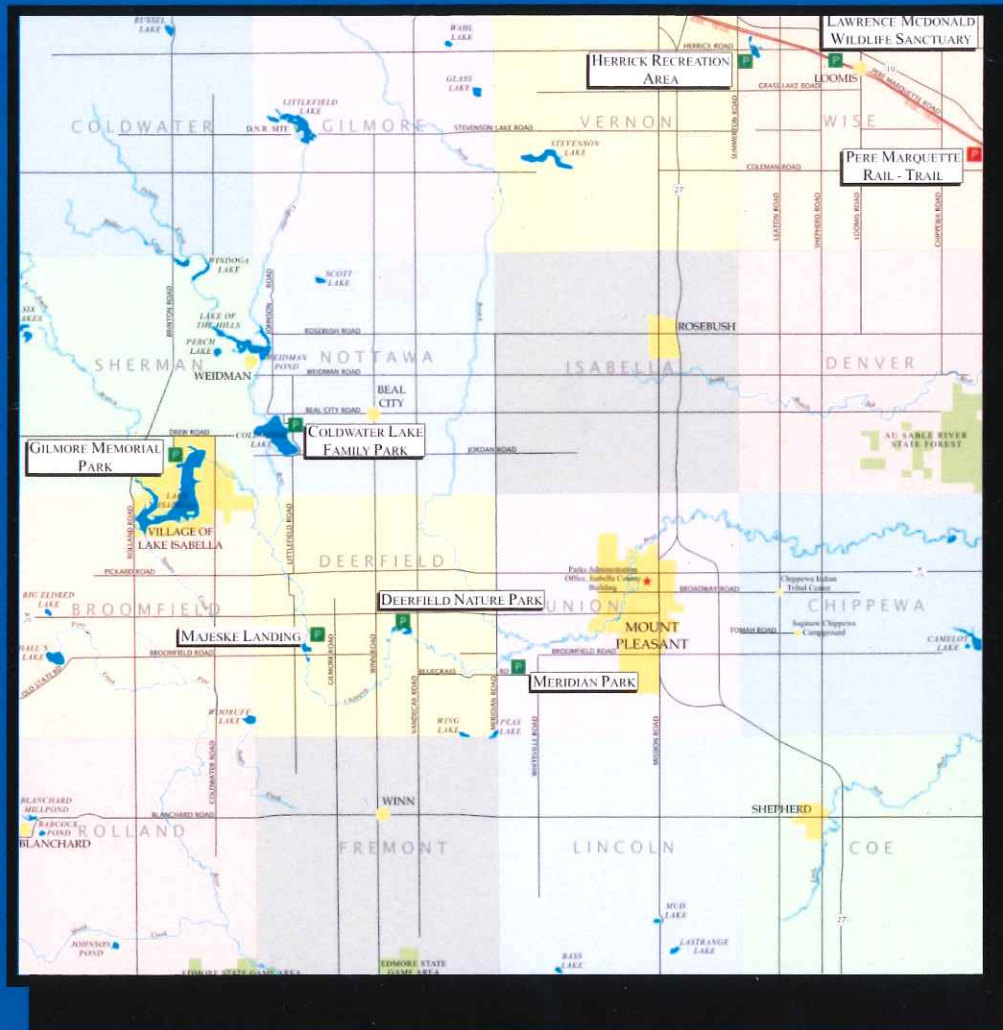


# PARK FACILITY CONCEPTUAL PLANS

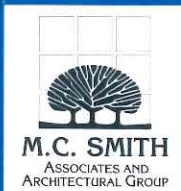
## Isabella County Parks and Recreation Commission



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#### **A. PARK FEATURES**

- 1. COLDWATER LAKE FAMILY CAMPGROUND**
- 2. DEERFIELD NATURE PARK - SITE**
- 3. DEERFIELD NATURE PARK - TRAIL MAP**
- 4. HERRICK RECREATION AREA**
- 5. MERIDIAN PARK**
- 6. GILMORE, MAJESKE AND MCDONALD PARKS**
- 7. BUDGET COST PROJECTIONS**







**PICNIC SHELTERS**



**FLOATING FISHING PIERS**



**BEACH SHELTERS**



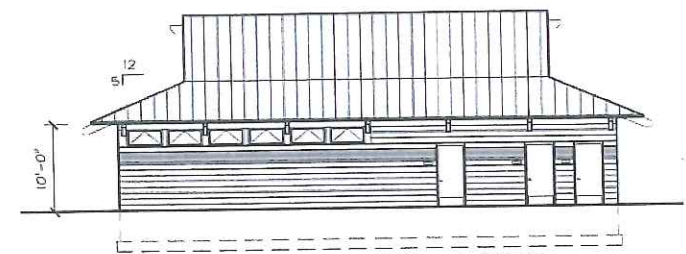
**BOARDWALKS**



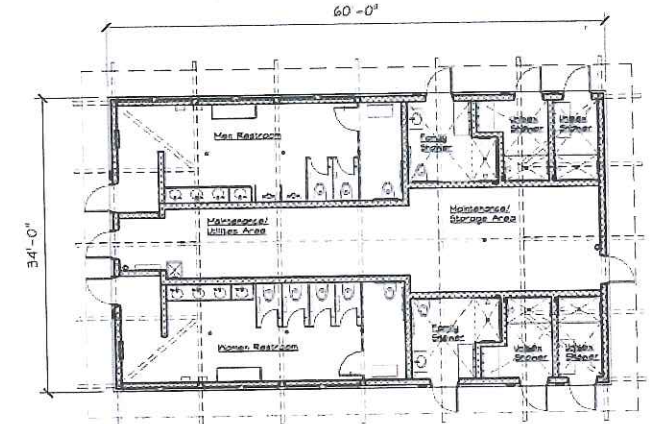
**OVERLOOK DECKS**



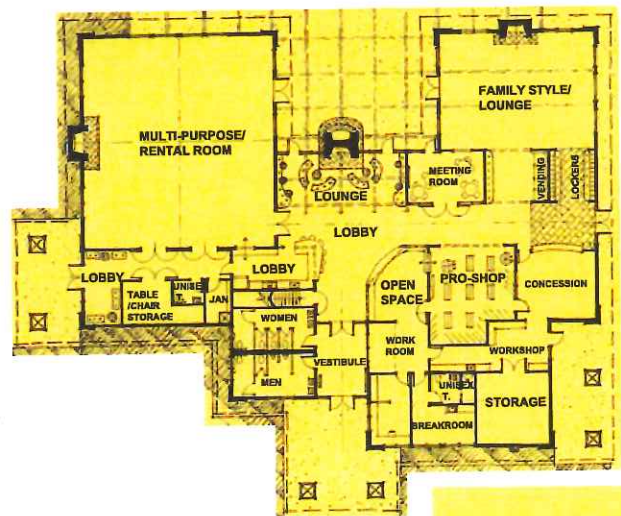
**RESTROOM BUILDINGS**



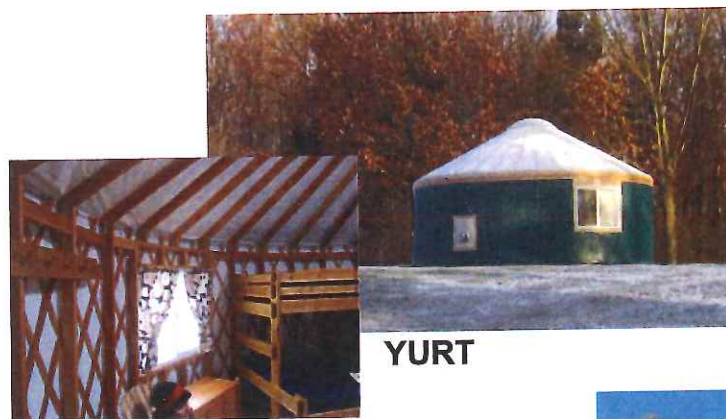
**RESTROOM / SHOWERS FACILITY - ELEVATION**



**RESTROOM / SHOWERS FACILITY - FLOOR PLAN**



**VISITOR LODGE/  
INTERPRETIVE CENTER**



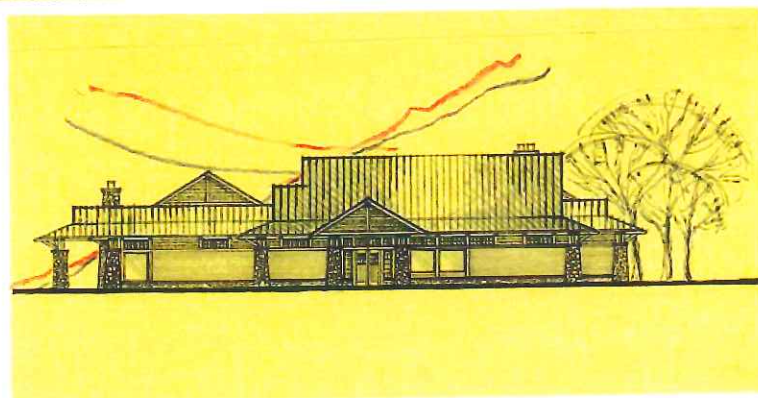
**YURT**



**PLAYGROUNDS**



**SPLASH PADS**



**M.C. SMITH ASSOCIATES AND  
ARCHITECTURAL GROUP, INC.**  
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**IMPROVEMENT PLAN  
PARK FEATURES**

**Isabella  
County  
CONCEPTUAL PLANS**

**A**





PICNIC SHELTER

EXISTING LAUNCH RAMP

EXISTING CABINS

NEW RESTROOM BUILDING WITH SHOWERS

EXISTING PAVED WALK

OVERLOOK DECKS  
4 NEW CAMPING YURTS WITH DECKS

NEW WATERFRONT ACCESS STEPS

DESTINATION QUALITY PLAYGROUND

COLDWATER LAKE

SPLASH PAD

COMMUNITY FIRE PIT

NEW GROUP PICNIC SHELTER  
SOUTH WALKING TRAIL

SAND VOLLEYBALL  
BEACHFRONT DECK WITH FABRIC SHADE SHELTER

NEW GROUP PICNIC SHELTER

EXISTING BEACH

RESTROOM/ BATH HOUSE BUILDING

70 PAVED PARKING SPACES

PAVED PARKING  
30 VEHICLE W/ TRAILER  
20 VEHICLE ONLY

NEW DRIVE CONNECTION WITH 6 NEW CAMPSITES (3 FULL-THROUGH FULL HOOK-UPS ALL PAVED

NEW FENCING AROUND PARK  
EXISTING SITES WITH UPGRADED ELECTRICAL

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REPLACE 6 SITES WITH 9 PULL-THROUGH SITES WITH FULL HOOK-UPS ALL PAVED

EXISTING ENTRY/ EXIT WITH NEW STACKING LANE

18 OVERFLOW PARKING SPACES

SAND VOLLEYBALL  
*Hoops*  
CAMPING:

19-NEW FULL HOOK-UP PAVED PULL-THROUGH SITES

9-NEW FULL-HOOK-UP PAVED SITES

4-NEW YURT SITES

5- EXISTING CABIN SITES

9-IMPROVED EXISTING SITES  
71-EXISTING SITES WITH UPGRADED 60 AMP ELECTRICAL  
120 SITES (100 EXISTING)

NEW FENCING AROUND PARK

CAMPER PICNIC SHELTER

NEW CAMPSITES- 15 WITH 6 FULL-THROUGH, FULL HOOK-UPS ALL SITES AND PAVED DRIVE

NON-PAVED PAD WITH TABLE AND FIRE PIT  
PAVED VEHICLE WITH RV SPACE

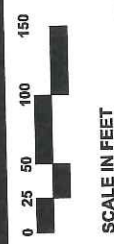
PAVED VISITOR SPACE

EXISTING DRIVE DOWN TO BEACH

LITTLEFIELD ROAD



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**IMPROVEMENT PLAN**  
**Coldwater Lake Family Park**

Isabella County  
PARK FACILITY  
CONCEPTUAL PLANS





- EXISTING ENTRY. NEW GATEHOUSE WITH FULL ELECTRIC, WATER SERVICE AND RESTROOM
- NEW RESTROOM BUILDING
- WARMING SHELTER WITH FIRE PLACE
- NEW MAINTENANCE BUILDING

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 Transportation Planning, Urban Design, Open Space Planning, Planning  
 618-661-5246 FAX: 618-661-1850 www.mcsmithgroup.com

SCALE IN FEET

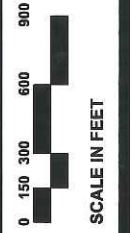
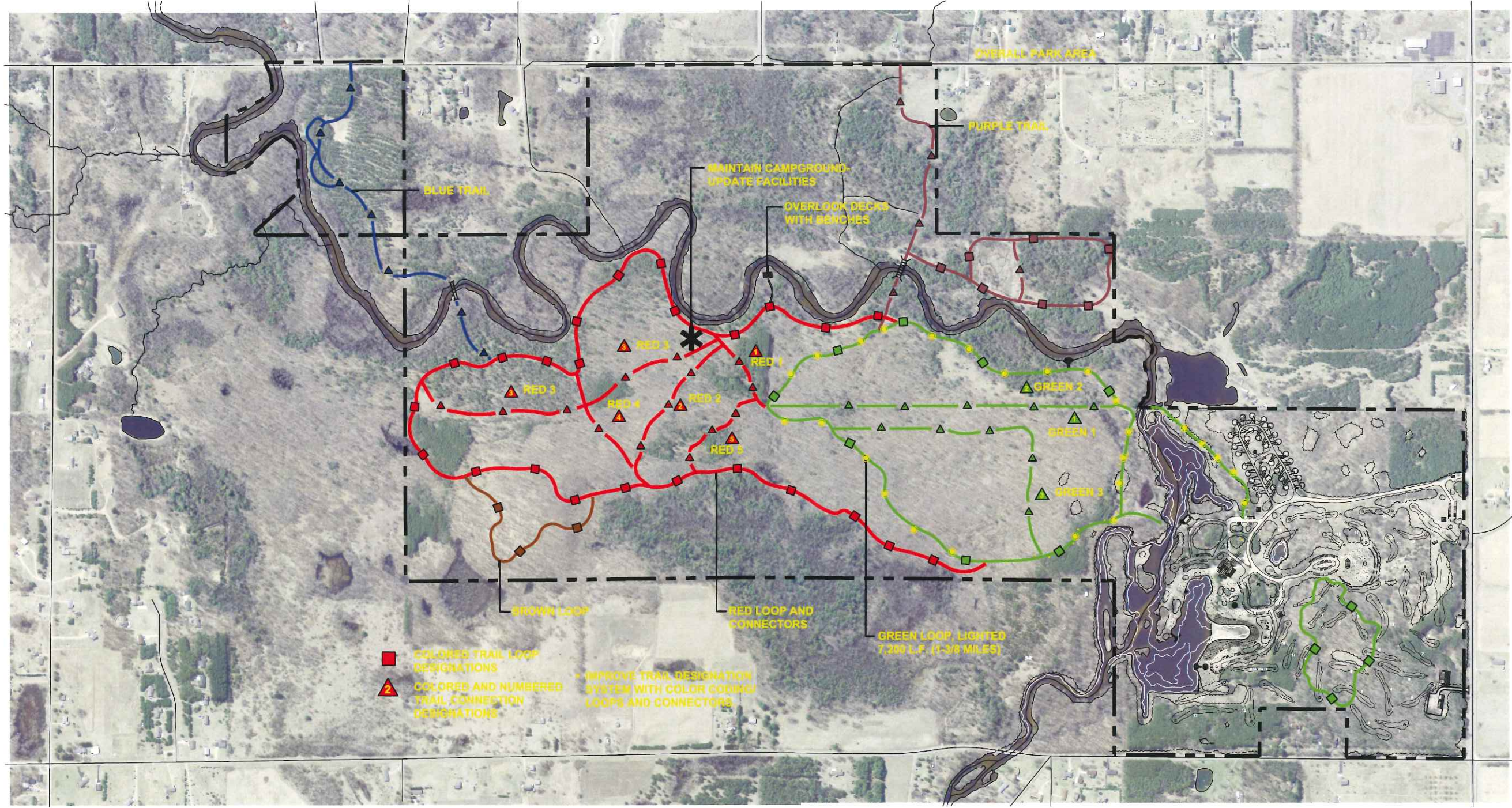
NORTH

**IMPROVEMENT PLAN**  
**Deerfield Nature Park**

**Isabella County**  
 PARKS & RECREATION  
 CONCEPTUAL PLANS

2









MAINTAIN EXISTING LAUNCH SITE

EXISTING GATEHOUSE UPGRADE

VIEWING DECK

BOARDWALK SECTION

PAVED TRAIL ALONG DRIVE, RETAINING WALLS ALONG POND SIDE

NEW GATEHOUSE WITH RESTROOM, WELL AND SEPTIC

RIP-RAP STABILIZED TRAIL

BOARDWALK SECTIONS

EXISTING GRAVEL DRIVE

MAINTAIN EXISTING LAUNCH AREA

PAVED TRAIL ALONG DRIVE

SOUTH TRAIL LOOP IS 5,400' (1 MILE)

7 CAMPING YURTS

PICNIC/ SHADE SHELTER

NEW BEACH WITH SHADE STRUCTURES

RESTROOM BUILDING

35 PARKING SPACES

REGRADE AREA FOR SHALLOW SWIMMING

PAVED TRAILS

A TRAIL CONNECTION NORTH TO THE PERE MARQUETTE TRAIL MUST BE NEGOTIATED

IMPROVE EXISTING PARKING WITH BOULDERS FOR CONTROL

GROUP PICNIC SHELTER

DESTINATION ACCESSIBLE PLAYGROUND WITH POURED-IN-PLACE SURFACING- REMOVE ALL SAND

REMODEL BATHHOUSE, NEW ROOFLINE, ELIMINATE FRONT SECTION

ACCESSIBLE WALK/ TRAIL

BOARDWALK- ELEVATED SECTION

GROUP PICNIC SHELTER- ACCESSIBLE

BEACH DECK- WITH FABRIC SHADE CANOPY

BOULDER RETAINING WALLS

ELEVATED OVERLOOK

BOARDWALK SECTION- ELEVATED

FLOATING VIEWING/ FISHING PIER

BOARDWALK SECTION

EXISTING SHALLOW SWIM AREA

REGRADE ENTIRE AREA

BOARDWALK SECTIONS

NEW ACCESSIBLE TRAIL TO NORTH. REGRADE AND RE-CONTOUR TRAIL ALIGNMENT

DEVELOP ACCESSIBLE TRAIL TO NORTH. REGRADE AND RE-CONTOUR ENTIRE AREA. EXTENSIVE LANDSCAPING.

BUFFER PLANTINGS

18 NEW PULL-THROUGH SITES WITH HOOK-UPS INCLUDING WATER, SEWAGE AND 60 AMP ELECTRIC. 16 OVER-FLOW PARKING SPACES.

REGRADE, RE-CONTOUR AND RELANDSCAPE ENTIRE AREA

FLOATING FISHING PIER

BARRIER FREE KAYAK AND CANOE LAUNCH

FLOATING VIEWING/ FISHING PIER

OVERLOOK DECK

REMODEL AND EXPAND EXISTING BATHHOUSE

MAINTAIN EXISTING CAMPSITES AND CABINS

FLOATING BOARDWALK CONNECTOR

NEW TRAILS

OVERFLOW PARKING

EXISTING MAINTENANCE CENTER

EXISTING CAMP SITES IN PINES

UP-GRADE ELECTRICAL SERVICE

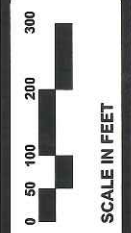
TRAIL CONNECTION TO PINES

PAVED TRAIL ALONG DRIVE

MODERN RESTROOM



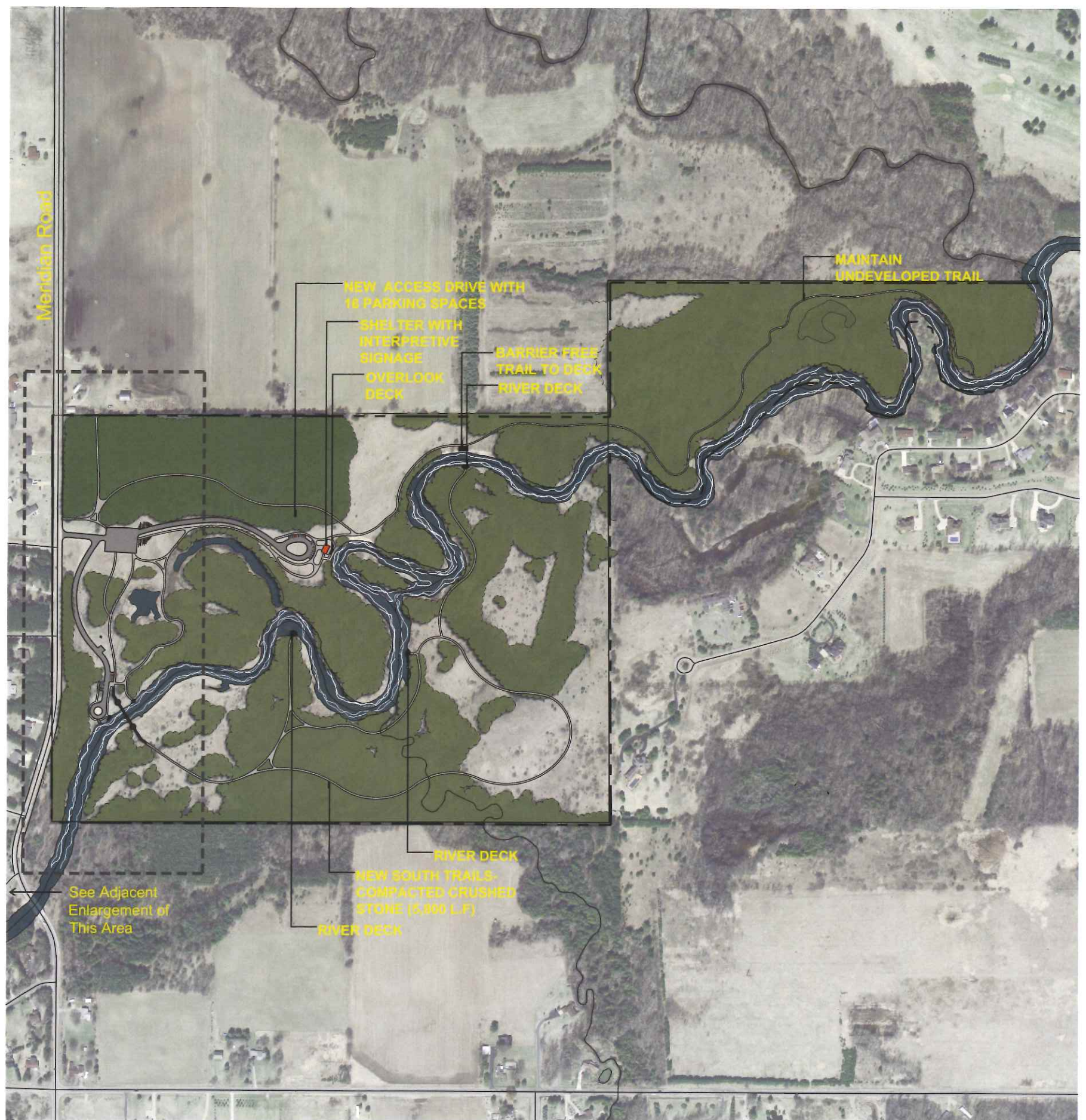
**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**  
 Landscape Architecture, Park & Recreational Planning, Facility Planning, Historic Design, Interior Design, Urban Planning, Transportation Planning, Environmental Planning, GIS, Urban Design, Public Art, Cultural Resources, and Historic Preservation



# IMPROVEMENT PLAN Herrick Recreation Area







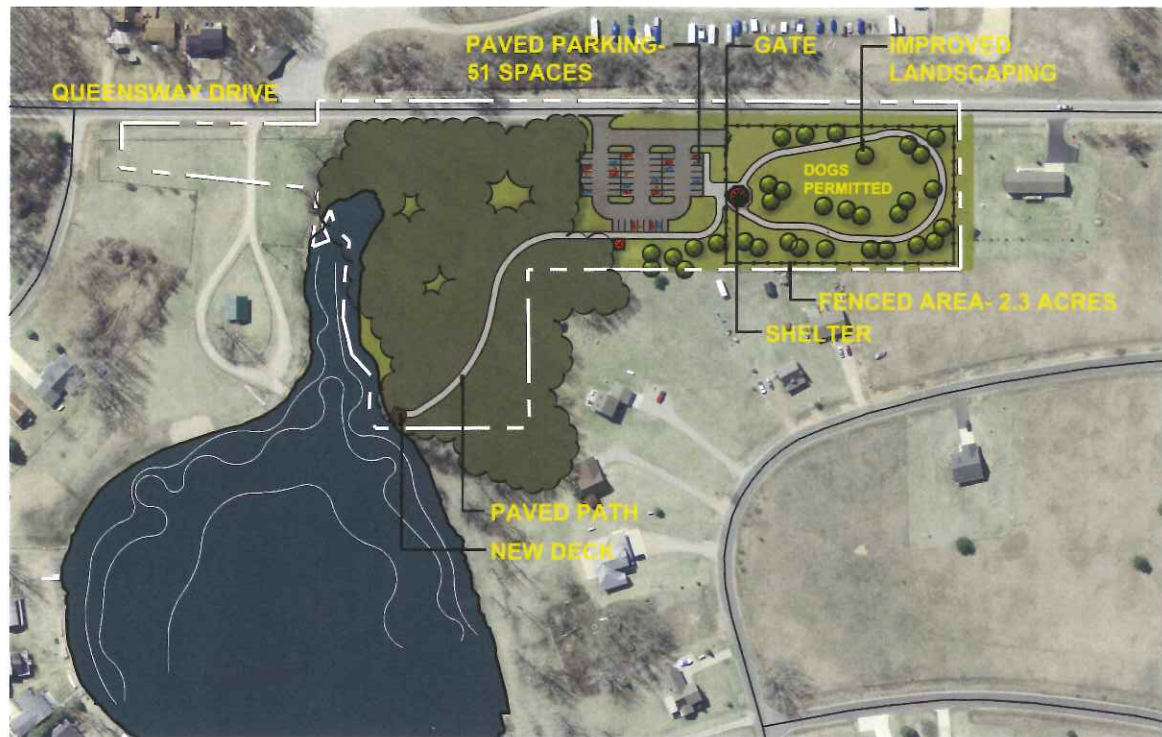
M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.  
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 228 Greenwood Avenue, Suite 200 • East Grand Rapids, MI 49508  
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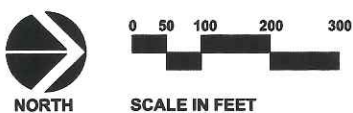
**IMPROVEMENT PLAN**  
**Meridian Park**

Isabella County  
 PARK FACILITY  
 CONCEPTUAL PLANS

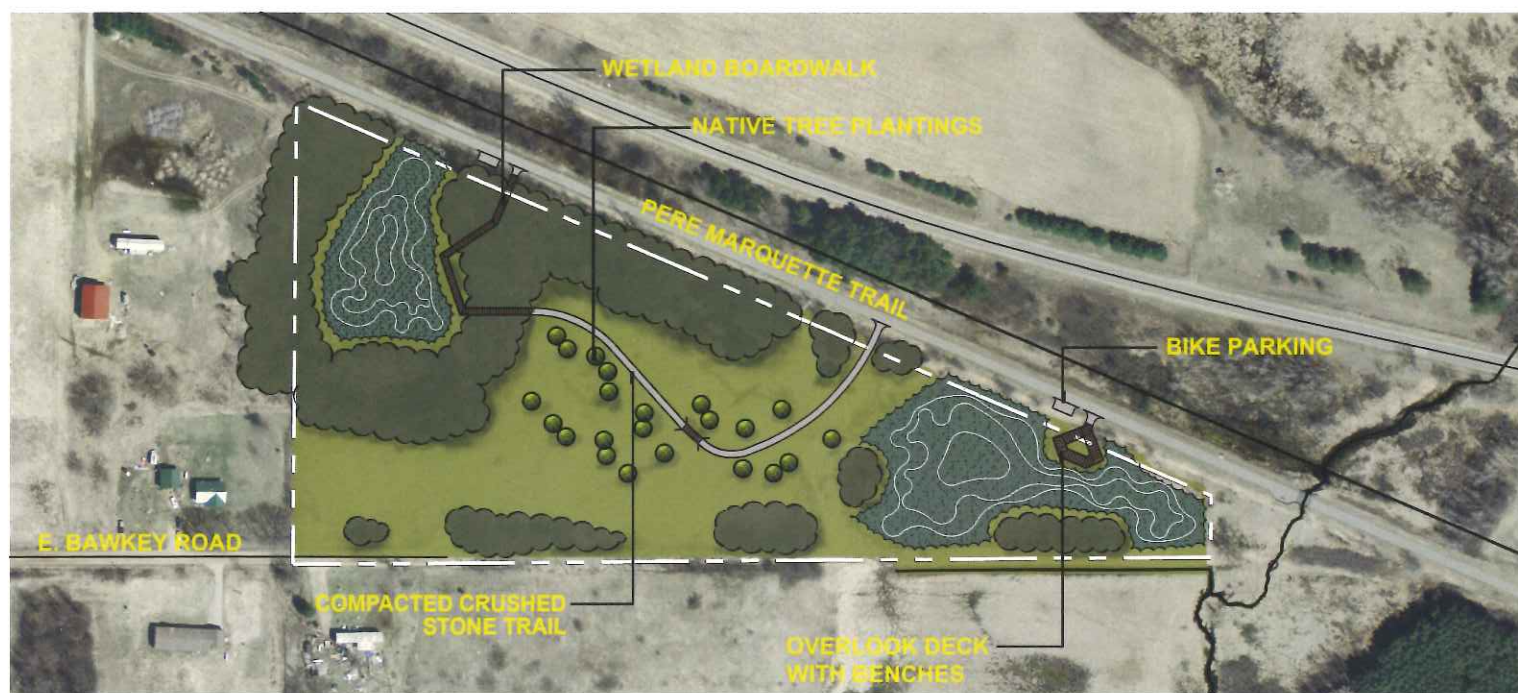
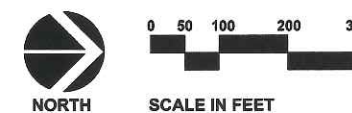




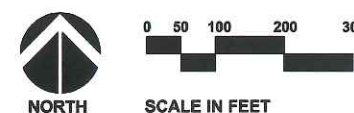
**Gilmore Memorial Park**



**Majeske Landing**



**Lawrence McDonald Wildlife Sanctuary**



**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**  
 1000 Greenway Avenue, Suite 200, Westport, CT 06890  
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 1000 Greenway Avenue, Suite 200, Westport, CT 06890  
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**IMPROVEMENT PLANS**  
 Gilmore Memorial Park, Majeske Landing  
 and McDonald Wildlife Sanctuary

**Isabella**  
 Park Facility  
 CONCEPTUAL PLANS



**Park Facility Conceptual Plans  
Isabella County Parks and Recreation Commission  
ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS  
APRIL, 2016**

*The following budget cost projections for development and improvements are presented as either development area costs or individual improvements. The parks are presented in the following order:*

1. Coldwater Lake Family Campground
2. Deerfield Nature Park
3. Herrick Recreation Area
4. Meridian Park
5. Gilmore Memorial Park
6. Majeske Landing
7. McDonald Wildlife Sanctuary

*Each of the Cost Projections is broken down into logical development areas that may be individually phased or grouped together into one project. Note that contingencies and fees have been added to each individual development area for budgeting purposes.*

*These costs are based upon 3% compounded increases per year.*

*To estimate the cost for future improvements, increase the development area costs by the following percentages:*

5 Years = 15.9%

10 Years = 34.4%

20 Years = 80.6%

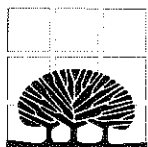
For example, the cost for the Beach/ Waterfront Area of Coldwater Lake would be in:

2016 is \$1,585,347

5 Years is \$1,837,417

10 Years is \$2,130,706

20 Years is \$2,863,137



M.C. SMITH



**Coldwater Lake Family Campground**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**ENTRANCE IMPROVEMENTS**

*Includes: Stacking Lane and Perimeter Fence*

Clearing, Site Preparation and Grading	SY	3,030	\$ 6.00	\$ 18,180.00
Paved Drive	SY	2,755	\$ 20.00	\$ 55,100.00
Perimeter Fence	LF	3,006	\$ 25.00	\$ 75,150.00

**AREA SUBTOTAL \$ 148,430.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 22,264.50**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 14,843.00**

**ENTRANCE IMPROVEMENTS SUBTOTAL \$ 185,537.50**

**LOWER CAMPGROUND**

*Includes: Camper Picnic Shelter, 15 Full Hook-Up Campsites and South Walking Trail*

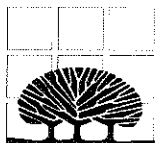
Clearing, Site Preparation and Grading	SY	10,978	\$ 4.00	\$ 43,912.00
Paved Campsites and Drive	SY	5,543	\$ 20.00	\$ 110,860.00
Campsite Pads	EA	9	\$ 400.00	\$ 3,600.00
Storm Drainage	LS	1	\$ 7,000.00	\$ 7,000.00
Electrical Service	LS	1	\$ 8,000.00	\$ 8,000.00
Electrical Distribution	LF	1,270	\$ 25.00	\$ 31,750.00
Campsite Electrical Pedestals	EA	15	\$ 1,100.00	\$ 16,500.00
Water Distribution	LF	1,270	\$ 30.00	\$ 38,100.00
Water Connections	EA	15	\$ 500.00	\$ 7,500.00
Septic/Sanitary System Expansion	LS	1	\$ 25,000.00	\$ 25,000.00
Sanitary Connections	EA	15	\$ 200.00	\$ 3,000.00
Sanitary Lines	LF	1,470	\$ 25.00	\$ 36,750.00
Picnic Shelter	LS	1	\$ 40,000.00	\$ 40,000.00
Shelter Paving	SF	2,020	\$ 5.00	\$ 10,100.00
Walking Trail through Woods	LF	1,600	\$ 30.00	\$ 48,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 15,000.00	\$ 15,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 28,000.00	\$ 28,000.00

**AREA SUBTOTAL \$ 478,072.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 71,710.80**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 45,007.20**

**LOWER CAMPGROUND SUBTOTAL \$ 594,790.00**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**BEACH/ WATERFRONT AREA**

*Includes: 70 Paved Parking Spaces, Bathhouse, Paved Walkways, Community Fire Pits, (2) New Group Picnic Shelters, Sand Volleyball Courts, Beachfront Deck with Fabric Shade Shelter, (2) Overlook Decks, Splashpad and Designation Playground*

Clearing, Site Preparation and Grading	SY	12,850	\$ 3.00	\$ 38,550.00
Paved Parking and Drive Paving	SY	5,637	\$ 20.00	\$ 112,740.00
Wheelstops	EA	70	\$ 125.00	\$ 8,750.00
Picnic Shelter	LS	1	\$ 50,000.00	\$ 50,000.00
Group Picnic Shelter	LS	1	\$ 80,000.00	\$ 80,000.00
Playground	LS	1	\$ 250,000.00	\$ 250,000.00
Splash/Spray Area	LS	1	\$ 125,000.00	\$ 125,000.00
Beachfront Deck with Shade Shelter	LS	1	\$ 40,000.00	\$ 40,000.00
Concrete Path	SF	1,950	\$ 4.25	\$ 8,287.50
Overlook Decks	SF	730	\$ 40.00	\$ 29,200.00
Sand Volleyball Courts	EA	3	\$ 3,000.00	\$ 9,000.00
Community Fire Pit	EA	1	\$ 2,000.00	\$ 2,000.00
Bathhouse Building (1650 SF)	LS	1	\$ 387,750.00	\$ 387,750.00
Septic/Sanitary Systems	LS	1	\$ 25,000.00	\$ 25,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 8,000.00	\$ 8,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 59,000.00	\$ 59,000.00

**AREA SUBTOTAL \$ 1,268,277.50**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 190,241.63**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 126,827.75**

**BEACH/ WATERFRONT AREA TOTAL \$ 1,585,346.88**

**CAMPING AND YURT AREA IMPROVEMENTS**

*Includes: 5 Improved Campsites with Unpaved Drives, 3 New Full Hookup Paved Pull Through Campsites and 4 New Campsites with Paved Campground Drive, 4 Yurts with Decks and Waterfront Access Steps*

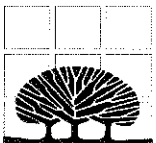
Clearing, Site Preparation and Grading	SY	3,236	\$ 6.00	\$ 19,416.00
Paved Campsites and Drive	SY	1,728	\$ 20.00	\$ 34,560.00
Storm Drainage	LS	1	\$ 7,000.00	\$ 7,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Electrical Distribution	LF	1,750	\$ 25.00	\$ 43,750.00
Water Distribution	LF	1,750	\$ 30.00	\$ 52,500.00
Campsite Electrical Pedestals	EA	16	\$ 1,100.00	\$ 17,600.00
Campsite Water Connections	EA	16	\$ 500.00	\$ 8,000.00
Yurt with Deck	EA	4	\$ 32,500.00	\$ 130,000.00
Waterfront Access Steps	SF	460	\$ 50.00	\$ 23,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 14,000.00	\$ 14,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 35,000.00	\$ 35,000.00

**AREA SUBTOTAL \$ 407,826.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 61,173.90**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 37,282.60**

**CAMPING AND YURT AREA TOTAL \$ 506,282.50**



**M.C. SMITH**

*1. Coldwater Lake Family Campground 2 of 4*



ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**LAUNCH PARKING AREA IMPROVEMENTS**

*Includes: Paved Parking Area for Boats with Trailers and Cars, New Picnic Shelter, and a New Restroom Building with Showers*

Clearing, Site Preparation and Grading	SY	7,325	\$ 6.00	\$ 43,950.00
Paved Parking and Drive	SY	5,199	\$ 20.00	\$ 103,980.00
Concrete Wheel Stop	EA	50	\$ 125.00	\$ 6,250.00
Bathhouse Building (875 SF)	LS	1	\$ 205,625.00	\$ 205,625.00
Septic/Sanitary System	LS	1	\$ 15,000.00	\$ 15,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Picnic Shelter	LS	1	\$ 50,000.00	\$ 50,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 7,000.00	\$ 7,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 9,700.00	\$ 9,700.00

**AREA SUBTOTAL \$ 474,505.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 71,175.75**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 46,480.50**

**LAUNCH AREA TOTAL \$ 592,161.25**

**UPPER CAMPGROUND NEW PULL THROUGH SITES**

*Includes: 9 New Pull Through Campsites with Full Hookup*

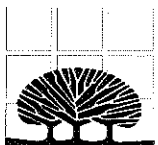
Clearing, Site Preparation and Grading	SY	7,670	\$ 6.00	\$ 46,020.00
Paved Sites and Drive	SY	2,480	\$ 20.00	\$ 49,600.00
Storm Drainage	LS	1	\$ 7,000.00	\$ 7,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Electrical Distribution	LF	700	\$ 25.00	\$ 17,500.00
Campsite Electrical Pedestals	EA	9	\$ 1,100.00	\$ 9,900.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Water Distribution	LF	700	\$ 30.00	\$ 21,000.00
Water Connections	EA	15	\$ 500.00	\$ 7,500.00
Sanitary Sewer	LF	700	\$ 35.00	\$ 24,500.00
Sanitary Connections	EA	15	\$ 200.00	\$ 3,000.00
Sanitary Lines	LF	700	\$ 25.00	\$ 17,500.00
Seeding, Restoration and Landscaping	LS	1	\$ 12,000.00	\$ 12,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 15,300.00	\$ 15,300.00

**AREA SUBTOTAL \$ 263,820.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 39,573.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 24,852.00**

**UPPER CAMPGROUND PULL THROUGH SITES \$ 328,245.00**



**M.C. SMITH**



ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**UPGRADE ELECTRICAL IN EXISTING CAMPSITES**

*Includes: Upgrading all Existing Campsites to 50 Amp Electrical Service*

Electrical Distribution	LF	380	\$ 20.00	\$ 7,600.00
Campsite Electrical Pedestals	EA	76	\$ 1,100.00	\$ 83,600.00

**AREA SUBTOTAL \$ 91,200.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 13,680.00**

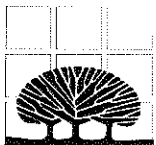
**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 9,120.00**

**UPGRADE ELECTRICAL SUBTOTAL \$ 114,000.00**

**TOPOGRAPHIC SURVEY \$12,000.00**

**COLDWATER LAKE FAMILY CAMPGROUND AREA TOTAL \$ 3,918,363.13**

*Evaluations of the Project Budget and Estimates of Construction Cost prepared by M.C. Smith Associates represents their judgement as design professionals. It is recognized, however, M.C. Smith Associates has no control over the cost of labor, materials or equipment, nor a contractor's methods of determining bid prices, or over competitive bidding, or market conditions. Accordingly, M.C. Smith Associates cannot and does not warrant or represent that bids or negotiated prices will not vary from the Project Budget or from any estimate of construction cost or evaluation prepared by M.C. Smith Associates.*



**M.C. SMITH**



**Deerfield Nature Park**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**ENTRANCE AND SLEDDING HILL IMPROVEMENTS**

*Includes: New Gatehouse, Restroom Building, Improved Parking Area*

Clearing, Site Preparation and Grading	SY	1,916	\$ 6.00	\$ 11,496.00
Paved Drive and Parking Area	SY	1,100	\$ 20.00	\$ 22,000.00
Wheelstops	EA	30	\$ 125.00	\$ 3,750.00
Restroom Building with Toilets	EA	2	\$ 125,000.00	\$ 250,000.00
Septic/Sanitary System	LS	1	\$ 16,000.00	\$ 16,000.00
Well	LS	1	\$ 16,000.00	\$ 16,000.00
Electrical Service (Main)	LS	1	\$ 50,000.00	\$ 50,000.00
Gatehouse Building	LS	1	\$ 80,000.00	\$ 80,000.00
Warming Shelter with Fireplace	LS	1	\$ 30,000.00	\$ 30,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 8,000.00	\$ 8,000.00
Area Signage	LS	1	\$ 6,000.00	\$ 6,000.00
Site Furniture and Amenities	LS	1	\$9,700.00	\$ 9,700.00

**AREA SUBTOTAL \$ 502,946.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 75,441.90**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 50,294.60**

**ENTRANCE AND SLEDDING HILL TOTAL \$ 628,682.50**

**MANTENANCE BUILDING**

*Includes: New Maintenance Building*

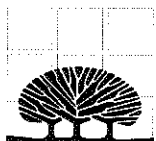
Clearing, Site Preparation and Grading	SY	2,132	\$ 6.00	\$ 12,792.00
Maintenance Building	SF	4,800	\$ 40.00	\$ 192,000.00
Septic/Sanitary Connection	LS	1	\$ 15,000.00	\$ 15,000.00
Water Service	LS	1	\$ 15,000.00	\$ 15,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 8,000.00	\$ 8,000.00

**AREA SUBTOTAL \$ 262,792.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 39,418.80**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 26,279.20**

**MANTENANCE BUILDING TOTAL \$ 328,490.00**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**EVENT SPACE IMPROVEMENTS**

*Includes: Picnic/ Event Shelter, Paved Parking Area, Bon Fire Pit, Paved Walk and Retaining Wall*

Re-Grade Event and Parking Area	SY	9,806	\$ 8.00	\$ 78,448.00
Paved Drive and Parking Area	SY	3,111	\$ 20.00	\$ 62,220.00
Wheelstops	EA	30	\$ 125.00	\$ 3,750.00
Picnic/ Event Shelter with Restrooms	LS	1	\$ 125,000.00	\$ 125,000.00
Electrical Service	LS	1	\$ 20,000.00	\$ 20,000.00
Water Service	LS	1	\$ 20,000.00	\$ 20,000.00
Septic/Sanitary Connection	LS	1	\$ 25,000.00	\$ 25,000.00
Paved Paths	LF	1,700	\$ 30.00	\$ 51,000.00
Boulder Retaining Walls	LF	740	\$ 40.00	\$ 29,600.00
Bon Fire Pit	LS	1	\$ 3,000.00	\$ 3,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 25,000.00	\$ 25,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$37,700.00	\$ 37,700.00

**AREA SUBTOTAL \$ 483,718.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 72,557.70**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 48,371.80**

**EVENT SPACE TOTAL \$ 604,647.50**

**RIVER ACCESS IMPROVEMENTS**

*Includes: Wedding Gazebo, Floating Fishing Pier, Viewing Fishing Deck and Paved Walks*

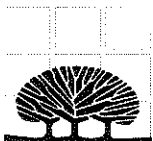
Clearing, Site Preparation and Grading	SY	6,136	\$ 5.00	\$ 30,680.00
Paved Drives and Parking Areas	SY	5,578	\$ 25.00	\$ 139,450.00
Wheelstops	EA	35	\$ 125.00	\$ 4,375.00
Wedding Gazebo	LS	1	\$ 35,000.00	\$ 35,000.00
Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
Tubing and Kayak Launch	LS	1	\$ 60,000.00	\$ 60,000.00
Floating Fishing Pier	SF	1,155	\$ 60.00	\$ 69,300.00
Viewing Fishing Deck	SF	400	\$ 50.00	\$ 20,000.00
Replace Existing Deck	SF	450	\$ 50.00	\$ 22,500.00
Paved Walks	LF	1,800	\$ 30.00	\$ 54,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 15,000.00	\$ 15,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$9,600.00	\$ 9,600.00

**AREA SUBTOTAL \$ 472,905.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 70,935.75**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 47,290.50**

**RIVER ACCESS TOTAL \$ 591,131.25**



**M.C. SMITH**



ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**VISITOR CENTER LODGE AND DAY USE AREA**

*Includes: Visitor Center Lodge, Bituminous Drives and Parking Areas, Paved Walks, Playground, Beach Improvements, Picnic Shelters, Fishing Viewing Deck, Restroom Building.*

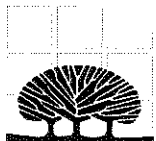
Visitor Center Lodge (9638 SF)	LS	1	\$ 1,783,030.00	\$ 1,783,030.00
Well	LS	1	\$ 25,000.00	\$ 25,000.00
Septic System	LS	1	\$ 25,000.00	\$ 25,000.00
Electrical Service	LS	1	\$ 25,000.00	\$ 25,000.00
Re-Grade Beach Area	SY	3,812	\$ 6.00	\$ 22,872.00
Paved Parking Area	SY	7,595	\$ 25.00	\$ 189,875.00
Wheelstops	EA	80	\$ 125.00	\$ 10,000.00
Paved Paths	LF	2,663	\$ 30.00	\$ 79,890.00
Picnic Shelter	LS	1	\$ 50,000.00	\$ 50,000.00
Shade Shelters	EA	3	\$ 20,000.00	\$ 60,000.00
Playground	LS	1	\$ 300,000.00	\$ 300,000.00
Viewing Fishing Deck	SF	1,140	\$ 40.00	\$ 45,600.00
Restroom Building	LS	1	\$ 125,000.00	\$ 125,000.00
Utility Connections	LS	1	\$ 10,000.00	\$ 10,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 20,000.00	\$ 20,000.00
Area Signage	LS	1	\$ 6,000.00	\$ 6,000.00
Site Furniture and Amenities	LS	1	\$21,800.00	\$ 21,800.00

**AREA SUBTOTAL \$ 2,799,067.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 419,860.05**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 279,906.70**

**VISITOR CENTER / LODGE TOTAL \$ 3,498,833.75**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**NORTH CAMPGROUND**

*Includes: Camper Picnic Shelter, Vault Toilet, Restroom Building, 31 Full Hook-Up Campsites*

Clearing, Site Preparation and Grading	SY	27,225	\$ 5.00	\$ 136,125.00
Paved Sites and Drive	SY	3,601	\$ 20.00	\$ 72,020.00
Restroom Building	LS	1	\$ 125,000.00	\$ 125,000.00
Campsite Pads	EA	31	\$ 400.00	\$ 12,400.00
Storm Drainage	LS	1	\$ 9,000.00	\$ 9,000.00
Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
Electrical Distribution	LF	1,750	\$ 25.00	\$ 43,750.00
Campsite Electrical Pedestals	EA	31	\$ 1,100.00	\$ 34,100.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Water Distribution	LF	1,750	\$ 30.00	\$ 52,500.00
Water Connections	EA	31	\$ 500.00	\$ 15,500.00
Sanitary System Connection	LS	1	\$ 10,000.00	\$ 10,000.00
Sanitary Connections	EA	31	\$ 200.00	\$ 6,200.00
Sanitary Lines	LF	1,750	\$ 25.00	\$ 43,750.00
Picnic Shelter	LS	1	\$ 50,000.00	\$ 50,000.00
Vault Toilets	EA	2	\$ 15,000.00	\$ 30,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 35,000.00	\$ 35,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$64,900.00	\$ 64,900.00

**AREA SUBTOTAL \$ 768,245.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 115,236.75**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 88,348.18**

**NORTH CAMPGROUND SUBTOTAL \$ 971,829.93**

**SOUTH CAMPGROUND**

*Includes: Improvements Including Re-Grading, Amenity Updates, Seeding and Restoration to Ten (10)*

*Existing Campsites*

Campsite Improvements	LS	1	\$ 60,000.00	\$ 60,000.00
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**AREA SUBTOTAL \$ 60,000.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 9,000.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 6,900.00**

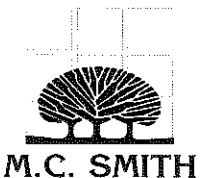
**SOUTH CAMPGROUND SUBTOTAL \$ 75,900.00**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
<b>TRAIL LIGHTING</b>				
<i>Includes: Lighting for Trails from Visitor Center and 7,200 Linear Foot Loop</i>				
Trail Lights	EA	105	\$ 2,000.00	\$ 210,000.00
Electrical Distribution	LF	8,400	\$ 20.00	\$ 168,000.00
<b>AREA SUBTOTAL</b>				<b>\$ 378,000.00</b>
<b>DESIGN AND DEVELOPMENT CONTINGENCIES @ 15%</b>				<b>\$ 56,700.00</b>
<b>PROFESSIONAL FEES AND EXPENSES @ 10%</b>				<b>\$ 16,800.00</b>
<b>TRAIL LIGHTING SUBTOTAL</b>				<b>\$ 451,500.00</b>
<b>TOPOGRAPHIC SURVEY</b>				<b>\$ 20,000.00</b>
<b>DEERFIELD NATURE PARK AREA TOTAL</b>				<b>\$ 7,151,014.93</b>

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**Herrick Recreation Area**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**NORTH ENTRY AND CONNECTING TRAILS**

*Includes: Improved Gatehouse, Paved Path with Boardwalk Sections and Viewing Deck*

Clearing, Site Preparation and Grading	SY	1,063	\$ 3.00	\$ 3,189.00
Upgrade Gatehouse	LS	1	\$ 10,000.00	\$ 10,000.00
Paved Trail	LF	1,265	\$ 30.00	\$ 37,950.00
Retaining Wall	LF	176	\$ 150.00	\$ 26,400.00
Boardwalk Section	SF	900	\$ 40.00	\$ 36,000.00
Viewing Deck	SF	150	\$ 40.00	\$ 6,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 10,000.00	\$ 10,000.00
Area Signage	LS	1	\$ 2,000.00	\$ 2,000.00
Site Furniture and Amenities	LS	1	\$ 4,800.00	\$ 4,800.00

**AREA SUBTOTAL \$ 136,339.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 720.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 14,185.90**

**NORTH ENTRY AND CONNECTING TRAILS SUBTOTAL \$ 151,244.90**

**NORTH BEACH DAY USE AREA AND TRAILS**

*Includes: Bathhouse Improvements, New Playground, Group Picnic Shelters, Beach Deck with Shade Canopy, Parking Improvements, Paved Trails, Elevated Boardwalks and Decks*

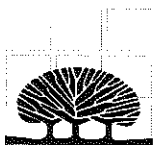
Regrade North Corner	SY	3,350	\$ 5.00	\$ 16,750.00
Upgrade Bathhouse	LS	1	\$ 75,000.00	\$ 75,000.00
Destination Playground	LS	1	\$ 350,000.00	\$ 350,000.00
Group Picnic Shelters	EA	2	\$ 50,000.00	\$ 100,000.00
Beach Deck with Fabric Canopy	LS	1	\$ 45,000.00	\$ 45,000.00
Sand Volleyball Courts	EA	2	\$ 3,000.00	\$ 6,000.00
Boulder Barriers	EA	180	\$ 400.00	\$ 72,000.00
Boulder Retaining Wall	LF	176	\$ 150.00	\$ 26,400.00
Paved Trails	LF	1,145	\$ 30.00	\$ 34,350.00
Floating Fishing Pier	SF	1,209	\$ 60.00	\$ 72,540.00
Boardwalk Sections	SF	3,500	\$ 40.00	\$ 140,000.00
Elevated Overlook Deck	SF	300	\$ 60.00	\$ 18,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 25,000.00	\$ 25,000.00
Area Signage	LS	1	\$ 6,000.00	\$ 6,000.00
Site Furniture and Amenities	LS	1	\$ 43,200.00	\$ 43,200.00

**AREA SUBTOTAL \$ 1,030,240.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 154,536.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 118,477.60**

**NORTH BEACH DAY USE AREA AND TRAILS SUBTOTAL \$ 1,303,253.60**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**SOUTH ENTRY AND WATERFRONT TRAILS**

*Includes: New Gatehouse with Restroom Building, Waterfront Trails with Boardwalks and Decks*

Clearing, Site Preparation and Grading	SY	6,700	\$ 6.00	\$ 40,200.00
Gatehouse Building with Toilet	LS	1	\$ 80,000.00	\$ 80,000.00
Septic/Sanitary System	LS	1	\$ 8,000.00	\$ 8,000.00
Electrical Service	LF	1	\$ 10,000.00	\$ 10,000.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Paved Trail	LF	3,700	\$ 30.00	\$ 111,000.00
Barrier Free Kayak and Canoe Launch	LS	1	\$ 48,000.00	\$ 48,000.00
Floating Fishing Pier	SF	1,535	\$ 40.00	\$ 61,400.00
Boardwalk Sections	SF	4,400	\$ 40.00	\$ 176,000.00
Overlook Deck	SF	500	\$ 40.00	\$ 20,000.00
Rip Rap	LF	218	\$ 50.00	\$ 10,900.00
Seeding, Restoration and Landscaping	LS	1	\$ 8,000.00	\$ 8,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 9,600.00	\$ 9,600.00

**AREA SUBTOTAL \$ 596,100.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 89,415.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 59,610.00**

**SOUTH ENTRY AND WATERFRONT TRAILS TOTAL \$ 745,125.00**

**SOUTH DAY USE AND YURT CAMPING AREA**

*Includes: Restroom Building, Yurts, Paved Parking Area and Drive, Shade Shelter, Floating Viewing/ Fishing Pier, New Beach with Shade Structures and Shallow Swim Area*

Clearing, Site Preparation and Grading	SY	11,680	\$ 3.00	\$ 35,040.00
Re-Grade Beach Area	SY	2,837	\$ 6.00	\$ 17,022.00
Paved Parking Area	SY	2,115	\$ 20.00	\$ 42,300.00
Wheelstops	EA	35	\$ 125.00	\$ 4,375.00
Paved Trails	LF	1,903	\$ 30.00	\$ 57,090.00
Picnic/ Shade Shelter	LS	1	\$ 50,000.00	\$ 50,000.00
Beach Shade Shelters	EA	3	\$ 10,000.00	\$ 30,000.00
Floating Viewing/Fishing Deck	SF	1,898	\$ 60.00	\$ 113,880.00
Yurt with Deck	EA	7	\$ 32,500.00	\$ 227,500.00
Restroom Building	LS	1	\$ 125,000.00	\$ 125,000.00
Septic/Sanitary System	LS	1	\$ 10,000.00	\$ 10,000.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 15,000.00	\$ 15,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 19,100.00	\$ 19,100.00

**AREA SUBTOTAL \$ 771,307.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 115,696.05**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 77,130.70**

**SOUTH BEACH AREA TOTAL \$ 964,133.75**



**M.C. SMITH**



ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**EXISTING CABIN AREA**

*Includes: Paved Trails, Playground, Restroom Building and Floating Boardwalk Connector*

Clearing, Site Preparation and Grading	SY	3,200	\$ 10.00	\$ 32,000.00
Paved Paths	LF	1,100	\$ 30.00	\$ 33,000.00
Playground	LS	1	\$ 150,000.00	\$ 150,000.00
Restroom Building	LS	1	\$ 125,000.00	\$ 125,000.00
Septic/Sanitary System	LS	1	\$ 15,000.00	\$ 15,000.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
Floating Boardwalk Connector	SF	769	\$ 60.00	\$ 46,140.00
Site Furniture and Amenities	LS	1	\$ 7,200.00	\$ 7,200.00

**AREA SUBTOTAL \$ 428,340.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 64,251.00**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 42,834.00**

**EXISTING CABIN AREA TOTAL \$ 535,425.00**

**PULL THROUGH CAMPSITES**

*Includes: 18 New Pull Through Campsites with Full Hookup, Bathhouse Expansion and Overflow Parking, and Extensive Grading and Vegetation North of Campground*

Extensive Grading North of Campground	SY	11,652	\$ 3.00	\$ 34,956.00
Extensive Landscaping	LS	1	\$ 40,000.00	\$ 40,000.00
Clearing, Site Preparation and Grading	SY	18,686	\$ 3.00	\$ 56,058.00
Bathhouse Remodeling	LS	1	\$ 100,000.00	\$ 100,000.00
Paved Campsites, Drive and Parking	SY	8,161	\$ 25.00	\$ 204,025.00
Wheelstops	EA	30	\$ 125.00	\$ 3,750.00
Storm Drainage	LS	1	\$ 10,000.00	\$ 10,000.00
Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
Electrical Distribution	LF	1,100	\$ 20.00	\$ 22,000.00
Electrical Pedestals	EA	18	\$ 1,100.00	\$ 19,800.00
Water Service	LS	1	\$ 10,000.00	\$ 10,000.00
Water Connections	EA	18	\$ 500.00	\$ 9,000.00
Septic/Sanitary Connection	LS	1	\$ 15,000.00	\$ 15,000.00
Sanitary Connections	EA	18	\$ 200.00	\$ 3,600.00
Sanitary Lines	LF	1,470	\$ 35.00	\$ 51,450.00
Paved Trails	LF	1,600	\$ 30.00	\$ 48,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 20,000.00	\$ 20,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 30,600.00	\$ 30,600.00

**AREA SUBTOTAL \$ 691,239.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 103,685.85**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 58,568.30**

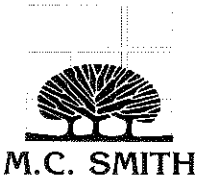
**UPPER CAMPGROUND PULL THROUGH SITES \$ 853,493.15**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
<b>UPGRADE ELECTRICAL IN EXISTING CAMPSITES</b>				
<i>Includes: Upgrading Existing Campsites to 50 AMP Service</i>				
Electrical Distribution	LF	2,900	\$ 20.00	\$ 58,000.00
Campsite Electrical	EA	44	\$ 1,110.00	\$ 48,840.00
<b>AREA SUBTOTAL</b>				<b>\$ 106,840.00</b>
<b>DESIGN AND DEVELOPMENT CONTINGENCIES @ 15%</b>				<b>\$ 16,026.00</b>
<b>PROFESSIONAL FEES AND EXPENSES @ 10%</b>				<b>\$ 10,684.00</b>
<b>UPGRADE ELECTRICAL SUBTOTAL</b>				<b>\$ 133,550.00</b>
<b>TOPOGRAPHIC SURVEY</b>				<b>\$ 20,000.00</b>
<b>HERRICK RECREATION AREA TOTAL</b>				<b>\$ 4,706,225.40</b>

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**Meridian Park**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**NORTH ENTRY AND CONNECTING TRAILS**

*Includes: New Access Drive and Parking, Shelter with Interpretive Signage, Paved Trails and Overlook Decks*

Clearing, Site Preparation and Grading	SY	11,529	\$ 3.00	\$ 34,587.00
Gravel Drive and Parking	SY	4,182	\$ 12.00	\$ 50,184.00
Wheelstops	EA	16	\$ 125.00	\$ 2,000.00
Paved Trail	LF	1,257	\$ 30.00	\$ 37,710.00
Crushed Stone Trail	LF	2,480	\$ 15.00	\$ 37,200.00
Picnic Shelters with Interpretive Signage	LS	1	\$ 60,000.00	\$ 60,000.00
Overlook Decks	SF	750	\$ 40.00	\$ 30,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 20,000.00	\$ 20,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 14,400.00	\$ 14,400.00

**AREA SUBTOTAL \$ 291,081.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 43,662.15**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 33,474.32**

**NORTH ENTRY AND CONNECTING TRAILS SUBTOTAL \$ 368,217.47**

**RIVER ACCESS**

*Includes: New Paved Drive and Parking Spaces with Curbed Drop Off, River Deck, Accessible Tube, Canoe and Kayak Launch*

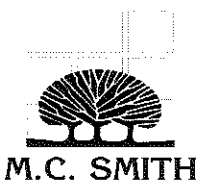
Clearing, Site Preparation and Grading	SY	2,276	\$ 6.00	\$ 13,656.00
Paved Drive and Parking	SY	2,069	\$ 20.00	\$ 41,380.00
Wheelstops	EA	13	\$ 125.00	\$ 1,625.00
Curbed Turn Around	LS	230	\$ 25.00	\$ 5,750.00
Accessible Tube, Canoe and Kayak Launch	LS	1	\$ 48,000.00	\$ 48,000.00
River Deck	SF	600	\$ 40.00	\$ 24,000.00
Vault Toilet	LS	1	\$ 15,000.00	\$ 15,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 12,000.00	\$ 12,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 7,200.00	\$ 7,200.00

**AREA SUBTOTAL \$ 173,611.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 26,041.65**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 19,965.27**

**SOUTH ENTRY SUBTOTAL \$ 219,617.92**





ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**BRIDGE AND SOUTH TRAILS**

*Includes: Prefabricated Bridge, Bridge Ramps, River Edge Decks and South Trails*

Prefabricated Bridge	LS	1	\$ 120,000.00	\$ 120,000.00
Bridge Ramp	SF	1,500	\$ 60.00	\$ 90,000.00
River Decks	EA	2	\$ 8,000.00	\$ 16,000.00
Abutments	EA	2	\$ 25,000.00	\$ 50,000.00
Crushed Stone Trail	LF	5,800	\$ 15.00	\$ 87,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 16,000.00	\$ 16,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 7,200.00	\$ 7,200.00

**AREA SUBTOTAL \$ 389,200.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 58,380.00**

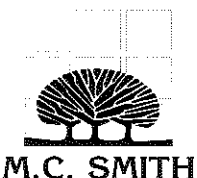
**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 38,920.00**

**BRIDGE AND SOUTH TRAILS TOTAL \$ 486,500.00**

**TOPOGRAPHIC SURVEY \$ 15,000.00**

**MERIDIAN PARK TOTAL \$ 1,089,335.38**

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**Gilmore Memorial Park**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**GENERAL IMPROVEMENTS**

*Includes: Expanded and Improved Parking Area, Perimeter Fence, Paved Path and Overlook Deck*

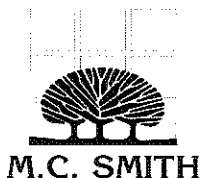
Clearing, Site Preparation and Grading	SY	5,272	\$ 5.00	\$ 26,360.00
Paved Drive and Parking Area	SY	2,740	\$ 20.00	\$ 54,800.00
Wheel Stops	EA	51	\$ 150.00	\$ 7,650.00
Perimeter Fence	LF	1,427	\$ 25.00	\$ 35,675.00
Paved Trails	LF	462	\$ 30.00	\$ 13,860.00
Viewing Deck	SF	463	\$ 40.00	\$ 18,520.00
Picnic Shelter	LS	1	\$ 30,000.00	\$ 30,000.00
Seeding, Restoration and Landscaping	LS	1	\$ 25,000.00	\$ 25,000.00
Area Signage	LS	1	\$ 3,000.00	\$ 3,000.00
Site Furniture and Amenities	LS	1	\$ 14,400.00	\$ 14,400.00
<b>AREA SUBTOTAL</b>				<b>\$ 229,265.00</b>

<b>DESIGN AND DEVELOPMENT CONTINGENCIES @ 15%</b>	<b>\$ 34,389.75</b>
<b>PROFESSIONAL FEES AND EXPENSES @ 10%</b>	<b>\$ 22,926.50</b>
<b>GENERAL IMPROVEMENTS TOTAL</b>	<b>\$ 286,581.25</b>

<b>TOPOGRAPHIC SURVEY</b>	<b>\$ 4,000.00</b>
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<b>GILMORE MEMORIAL PARK TOTAL</b>	<b>\$ 290,581.25</b>
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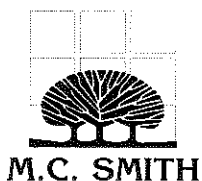




**Majeske Landing**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
<b>GENERAL IMPROVEMENTS</b>				
<i>Includes: Improvements to Existing Boat Launch and Parking</i>				
Clearing, Site Preparation and Grading	SY	1,450	\$ 5.00	\$ 7,250.00
Sheet Pile Revetments	LF	84	\$ 300.00	\$ 25,200.00
Concrete Plank Launch Ramp	SF	1,030	\$ 20.00	\$ 20,600.00
Skid Pier	EA	1	\$ 8,000.00	\$ 8,000.00
Paved Parking and Drive Improvements	SY	1,318	\$ 25.00	\$ 32,950.00
Wheelstops	EA	6	\$ 125.00	\$ 750.00
Seeding, Restoration and Landscaping	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 4,800.00	\$ 4,800.00
<b>AREA SUBTOTAL</b>				<b>\$ 104,550.00</b>
<b>DESIGN AND DEVELOPMENT CONTINGENCIES @ 15%</b>				<b>\$ 15,682.50</b>
<b>PROFESSIONAL FEES AND EXPENSES @ 10%</b>				<b>\$ 10,455.00</b>
<b>GENERAL IMPROVEMENTS TOTAL</b>				<b>\$ 130,687.50</b>
<b>TOPOGRAPHIC SURVEY</b>				<b>\$ 3,000.00</b>
<b>MAJESKE LANDING TOTAL</b>				<b>\$ 133,687.50</b>

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**Lawrence McDonald Wildlife Sanctuary**  
**ORDER-OF-MAGNITUDE / BUDGET COST PROJECTIONS**  
**APRIL, 2016**

ITEM	UNIT	NO. OF UNITS	PRICE	EXTENSION
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**GENERAL IMPROVEMENTS**

*Includes: Wetland Boardwalk, Native Tree Plantings, Paved Trails, Bike Parking and an Overlook Deck with Benches*

Wetland Boardwalk	SF	3,458	\$ 40.00	\$ 138,320.00
Native Tree Plantings	EA	22	\$ 425.00	\$ 9,350.00
Crushed Stone Trails	LF	707	\$ 15.00	\$ 10,605.00
Bike Parking	LS	1	\$ 1,500.00	\$ 1,500.00
Overlook Deck	SF	800	\$ 40.00	\$ 32,000.00
Seeding, Restoration and Landscaping	LA	1	\$ 15,000.00	\$ 15,000.00
Area Signage	LS	1	\$ 5,000.00	\$ 5,000.00
Site Furniture and Amenities	LS	1	\$ 4,800.00	\$ 4,800.00

**AREA SUBTOTAL \$ 216,575.00**

**DESIGN AND DEVELOPMENT CONTINGENCIES @ 15% \$ 32,486.25**

**PROFESSIONAL FEES AND EXPENSES @ 10% \$ 20,677.50**

**LAUNCH AREA TOTAL \$ 269,738.75**

**TOPOGRAPHIC SURVEY \$ 5,000.00**

**LAWRENCE MCDONALD WILDLIFE SANTUARY TOTAL \$ 274,738.75**

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**Park Facility Conceptual Plans  
Isabella County Parks and Recreation Commission  
BUDGET COST SUMMARY**

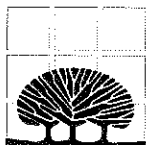
**APRIL, 2016**

**COLDWATER LAKE FAMILY CAMPGROUND**

Entrance Improvements	\$185,537.50
Upgrade Electrical in Existing Campsites	\$114,000
Lower Campground	\$594,790
Beach/ Waterfront Area	\$1,541,596.88
Camping and Yurt Area Improvements	\$506,282.50
Launch Area Improvements	\$592,161.25
Upper Campground New Pull Through Sites	\$328,245
<b>COLDWATER LAKE FAMILY CAMPGROUND TOTAL</b>	<b>\$3,918,363.13</b>

**DEERFIELD NATURE PARK**

Entrance and Sledding Hill Improvements	\$628,682.50
Maintenance Building	\$328,490
Event Space Improvements	\$604,647.50
River Access Improvements	\$591,131.25
Visitor Center Lodge and Day Use Area	\$3,498,833.75
North Campground	\$971,829.93
Trail Lighting	\$451,500
South Campground	\$75,900
<b>DEERFIELD NATURE PARK TOTAL</b>	<b>\$7,151,014.93</b>



**M.C. SMITH**

**HERRICK RECREATION AREA**

North Entry and Connecting Trails	\$151,244.90
North Beach Day Use Area and Connecting Trails	\$1,303,253.60
South Entry and Waterfront Trails	\$745,125
South Day Use and Yurt Camping Area	\$964,133.75
Existing Cabin Area	\$535,425
Pull Through Campsites	\$853,493.15
Upgrade Electrical	\$133,550
<b>HERRICK RECREATION AREA TOTAL</b>	<b>\$4,706,225.40</b>

**MERIDIAN PARK**

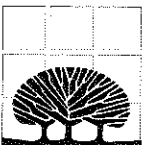
North Entry and Connecting Trails	\$368,217.47
South Entry	\$219,617.92
Bridge and South Trails	\$468,500
<b>MERIDIAN PARK TOTAL</b>	<b>\$1,089,335.38</b>

**GILMORE MEMORIAL PARK TOTAL** **\$290,581.25**

**MAJESKE LANDING TOTAL** **\$133,687.50**

**LAWRENCE MCDONALD WILDLIFE SANCTUARY TOTAL** **\$274,738.75**

**TOTAL FACILITY COST** **\$17,563,946.34**



**M.C. SMITH**