

Earl Thompson & Southwest District Park Master Plans



Background

- ▶ The Comprehensive Parks and Recreation Master Plan was completed February 2019.
- ▶ A recommendation from the master plan is to upgrade park master plans and cost estimates to reflect changes in demographics and recreation trends and current construction costs.
- ▶ Earl Thompson Park located in Bynum and Southwest Park located in Bear Creek, are the first two we decided to upgrade since they were constructed first and on each end of the county.
- ▶ The overall approach for the master plans was to leverage the results of the Parks and Recreation Comprehensive Plan input, as well as facilitate additional public open houses specific to the parks.
- ▶ At each meeting, attendees were asked to provide input on response boards, as well as complete a small questionnaire.
- ▶ Parks and Recreation staff offered valuable insight regarding existing maintenance and operations, desired park amenities and park programming.
- ▶ Recreation Advisory Committee attended the open houses and provided comments and feedback on the plans.
- ▶ The Landscape Architects gathered all the information and completed a redevelopment of the two parks to produce the Master Plans.
- ▶ The final product is a park rendering, community engagement summary and a master plan cost estimate.

Community Engagement Summary

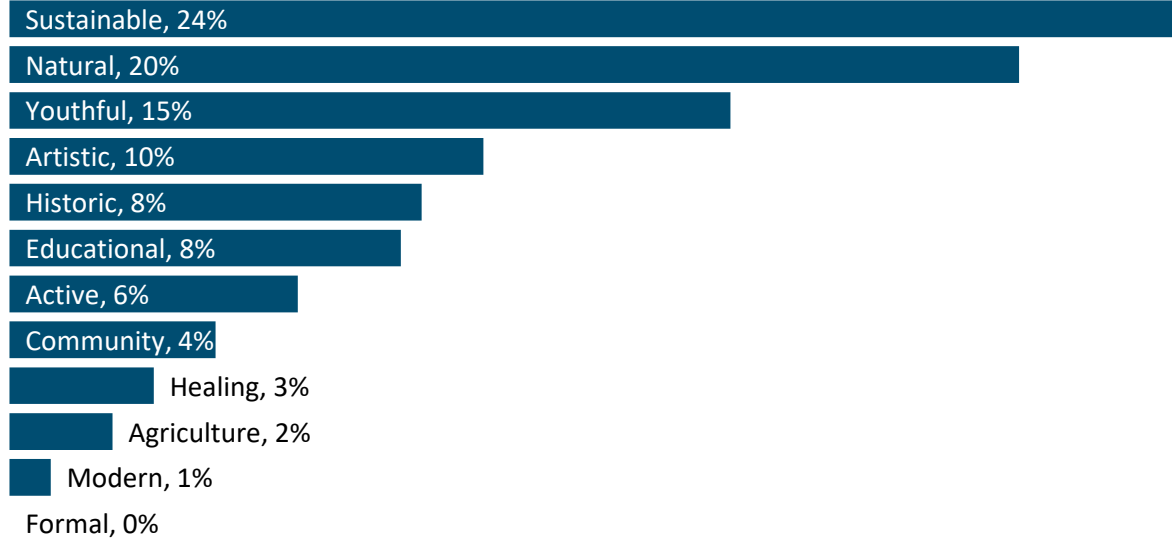
Earl Thompson Park

- ▶ The first meeting was facilitated by county staff at the annual Clyde Fest held on park property.
- ▶ The second and third public open houses were held at Bynum Ruritan Club.

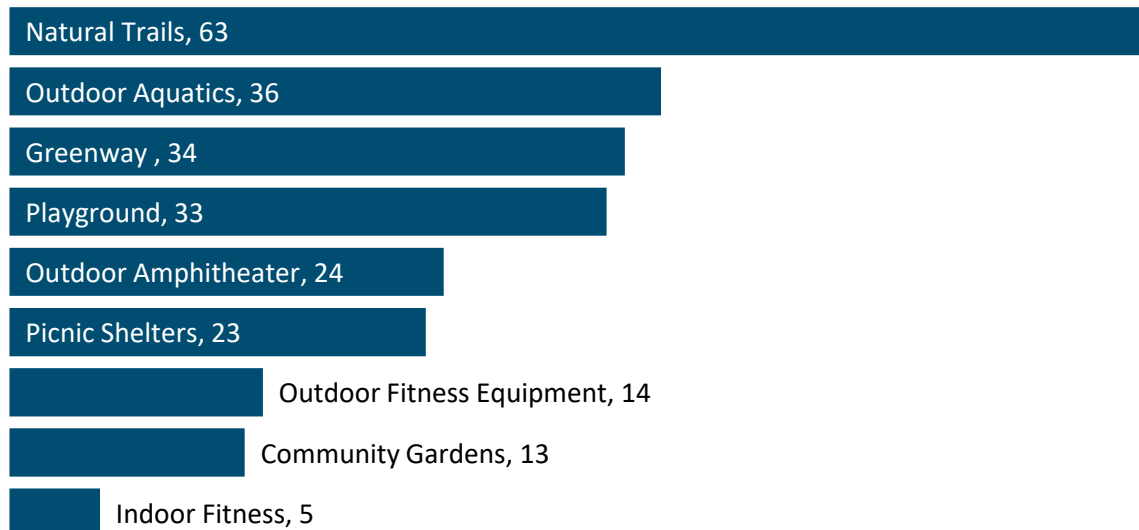


The Results for Earl Thompson Park

Park Character

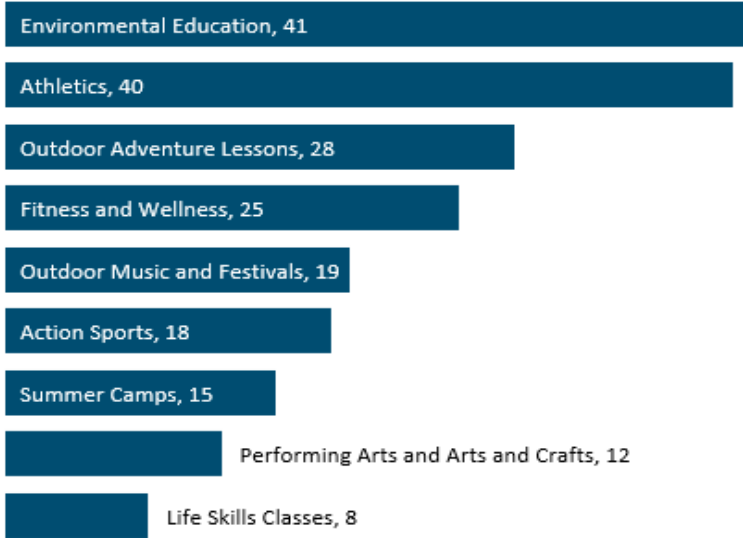


Amenity Needs

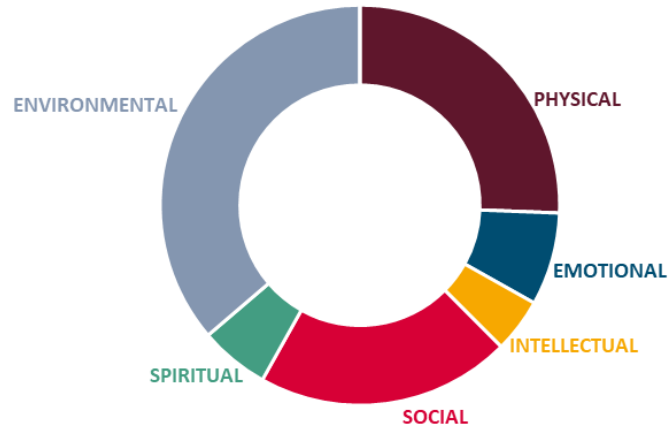


Earl Thompson Park

Program Needs

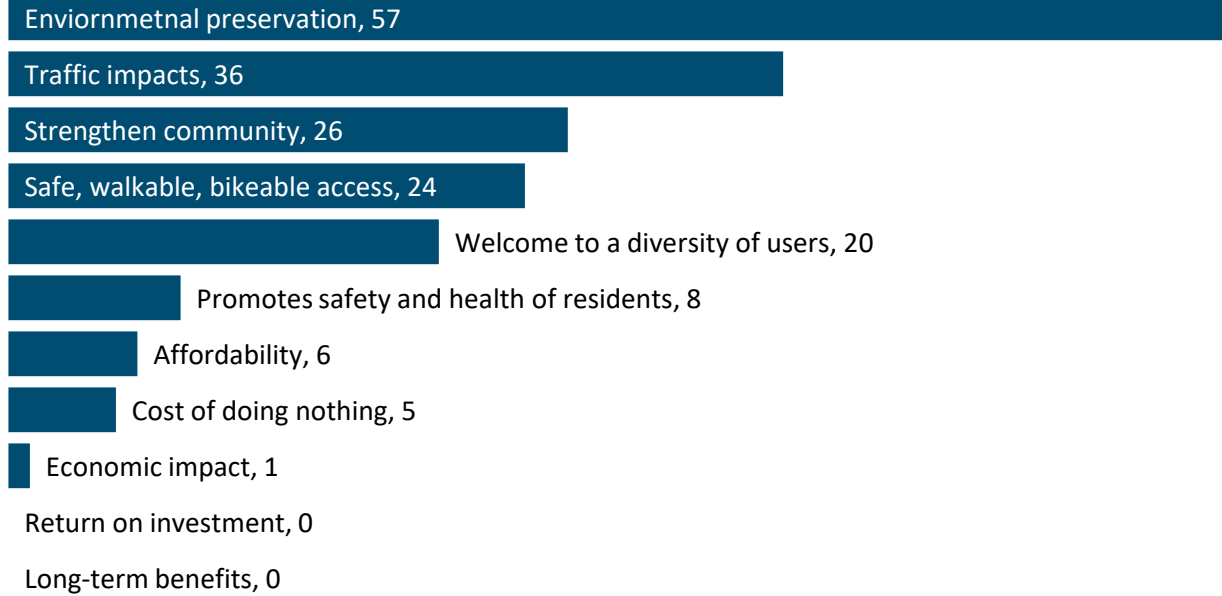


Health & Wellness



Earl Thompson Park

Criteria for Prioritization



EARL THOMPSON PARK SUMMARY OF FINDINGS

Core Programming

1. Natural Trails
2. Greenway
3. Playground
4. Outdoor Amphitheater
5. Outdoor Aquatics
6. Outdoor Adventure
7. Picnic Shelters
8. Fitness and Wellness

Secondary Programming

1. Shaded Seating
2. Wildlife Habitat
3. Environmental Education
4. Accessible Parking
5. Wayfinding Signage

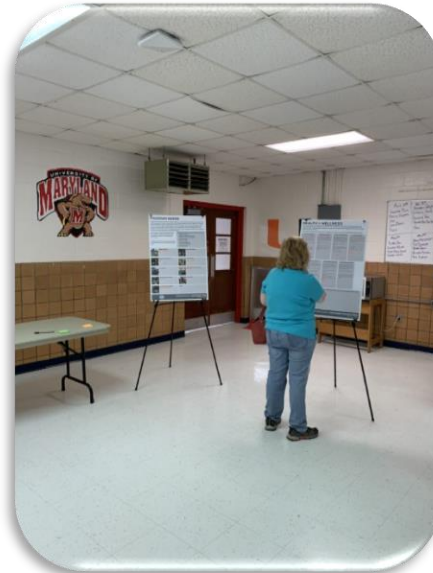
Park Character

1. Sustainable
2. Natural
3. Youthful

Community Engagement Summary

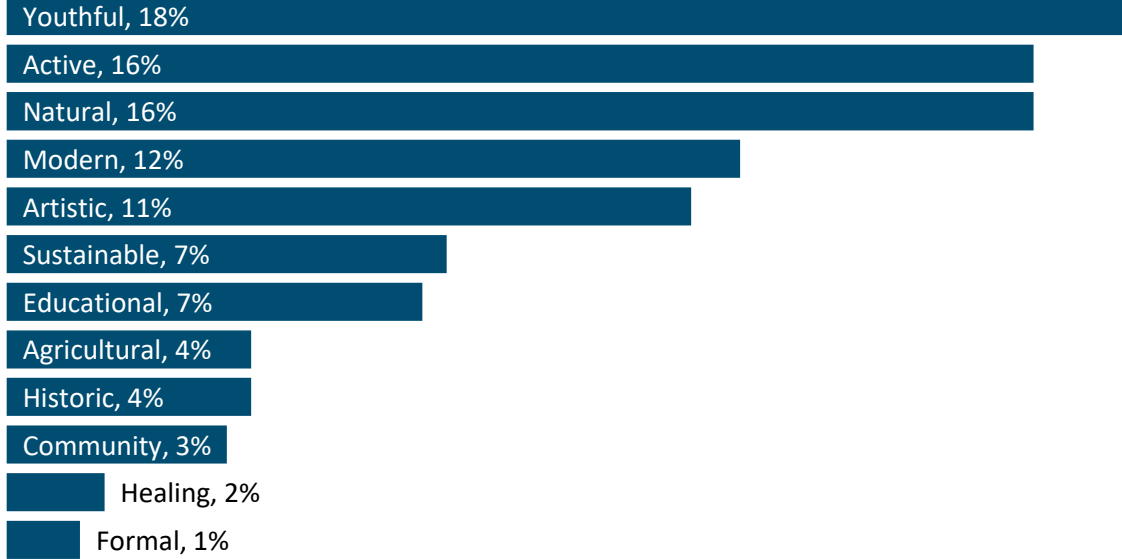
Southwest District Park

- ▶ These materials were gathered from a staff-led Jamboree held at Bonlee Recreation Park.
- ▶ The second and third public open houses were held at Chatham Central High School.

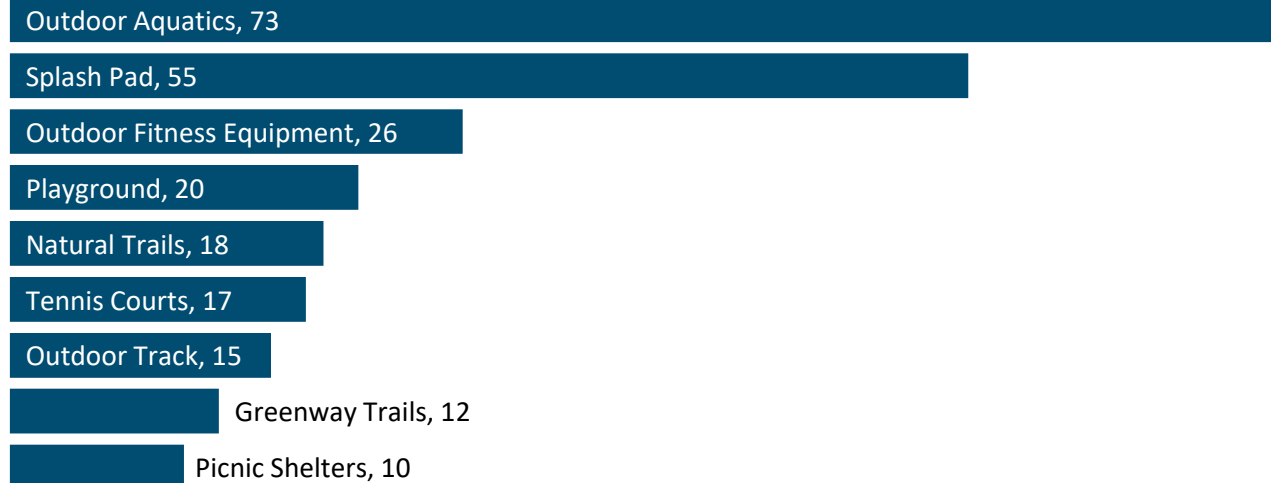


The Results for Southwest District Park

Park Character

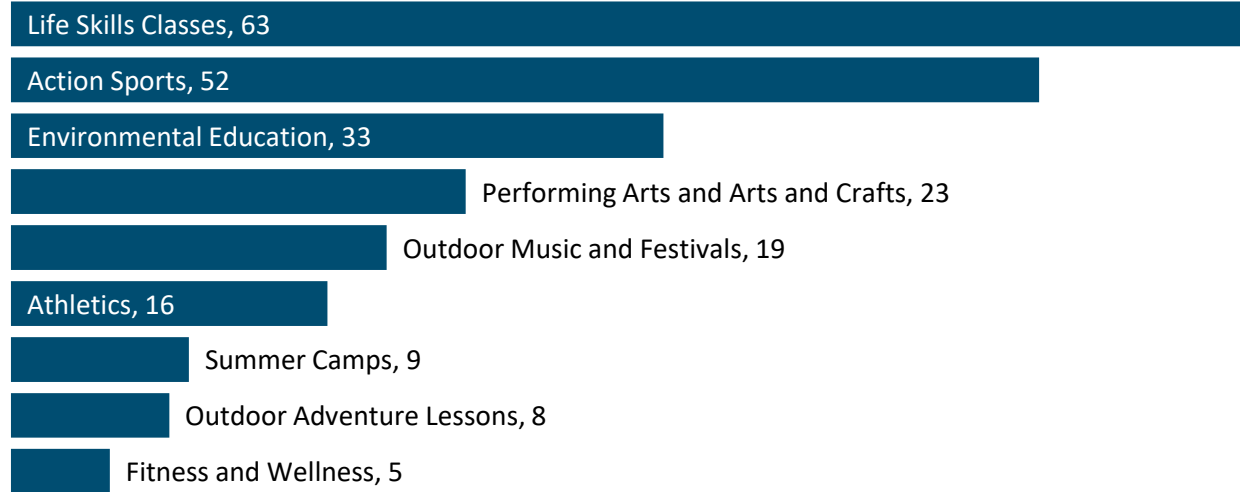


Amenity Needs

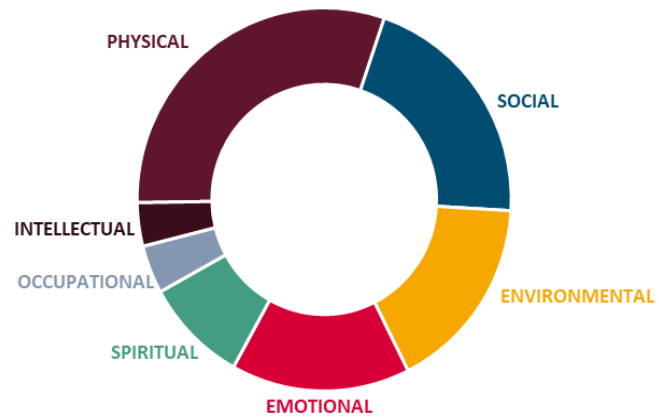


Southwest District Park

Program Needs

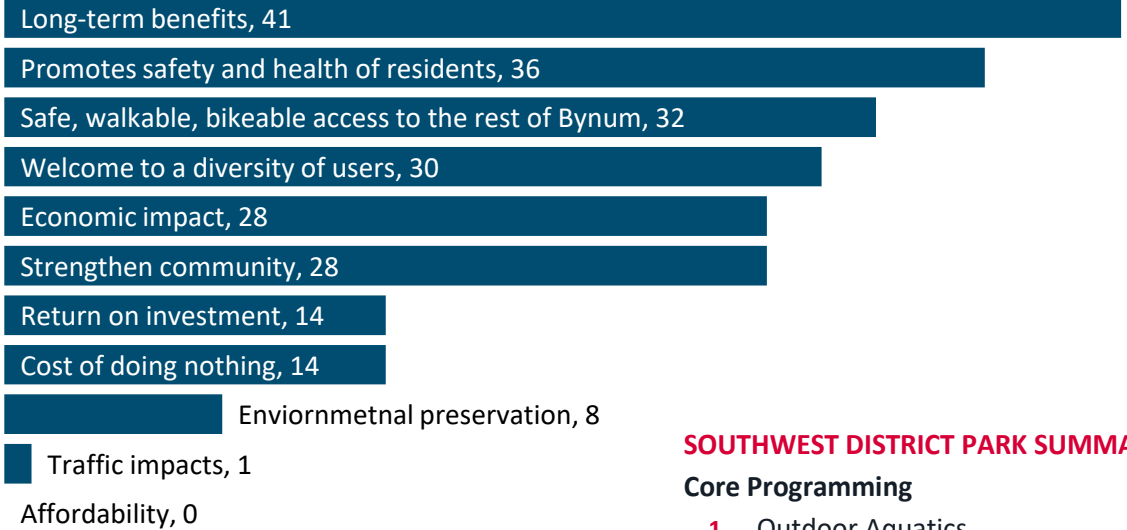


Health & Wellness



Southwest District Park

Criteria for Prioritization



SOUTHWEST DISTRICT PARK SUMMARY OF FINDINGS

Core Programming

1. Outdoor Aquatics
2. Splash Pad
3. Playgrounds
4. Ball Courts (Tennis, Basketball, etc.)
5. Outdoor Fitness Equipment

Secondary Programming

1. Shaded Seating
2. Flower Fields
3. Accessible Parking

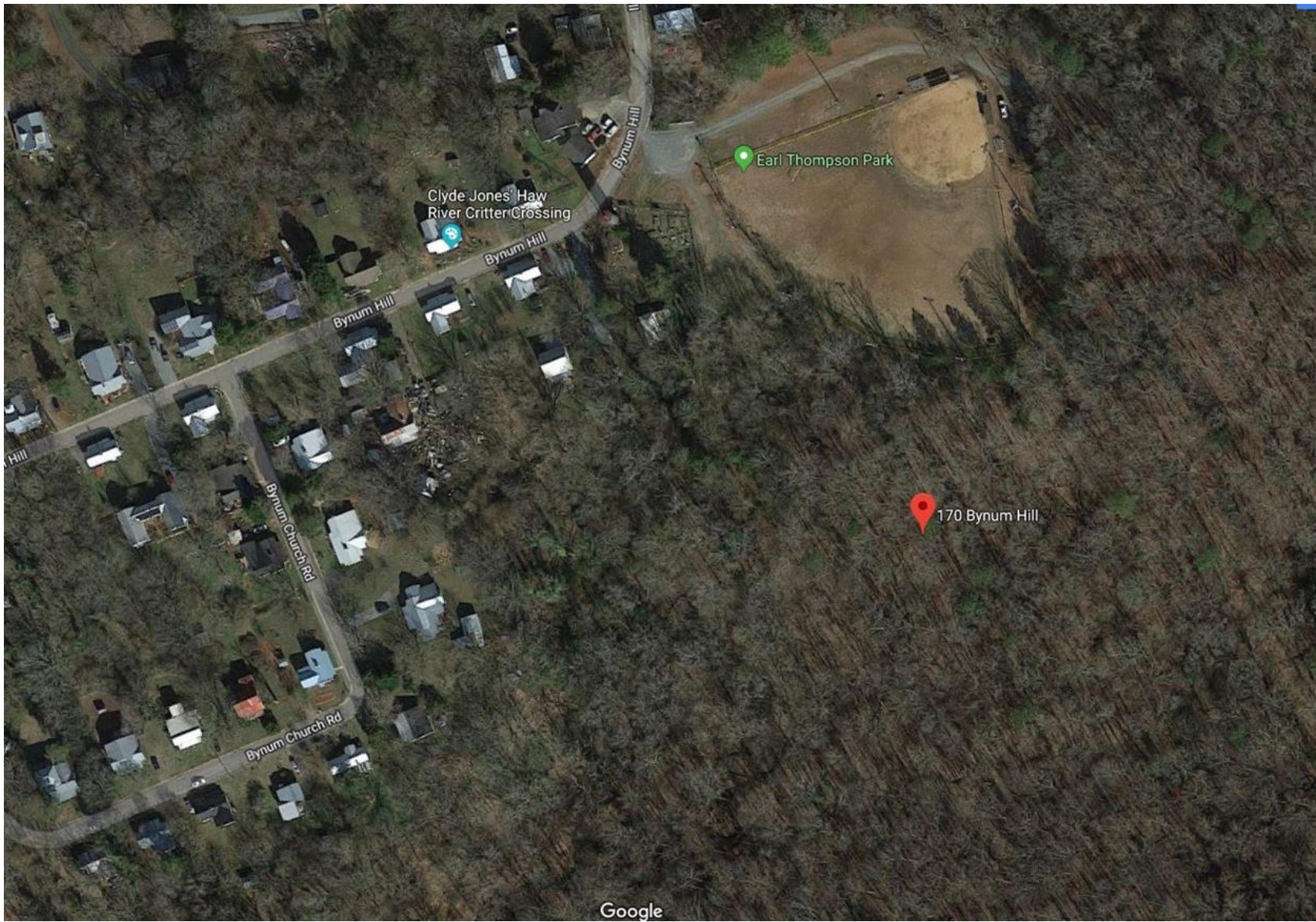
Park Character

1. Youthful
2. Natural

6. Expanded/Paved Walking Trail(s)
7. Community Center with Life Skills classes
8. Art Festivals and Concerts
9. Outdoor Adventure Play
10. Batting cages

4. Pedestrian Lighting
5. Wayfinding Signage

3. Active
4. Modern



Aerial view of Earl Thompson Park

Redeveloped plan for Earl Thompson Park

Highlights

- Open Lawn
- Nature Trails
- Picnic Shelter
- Public Art Installation
- All inclusive playground
- Arts, Nature & History Center (±4,300 SF)
- Place of pause
- Amphitheater
- Maintenance building



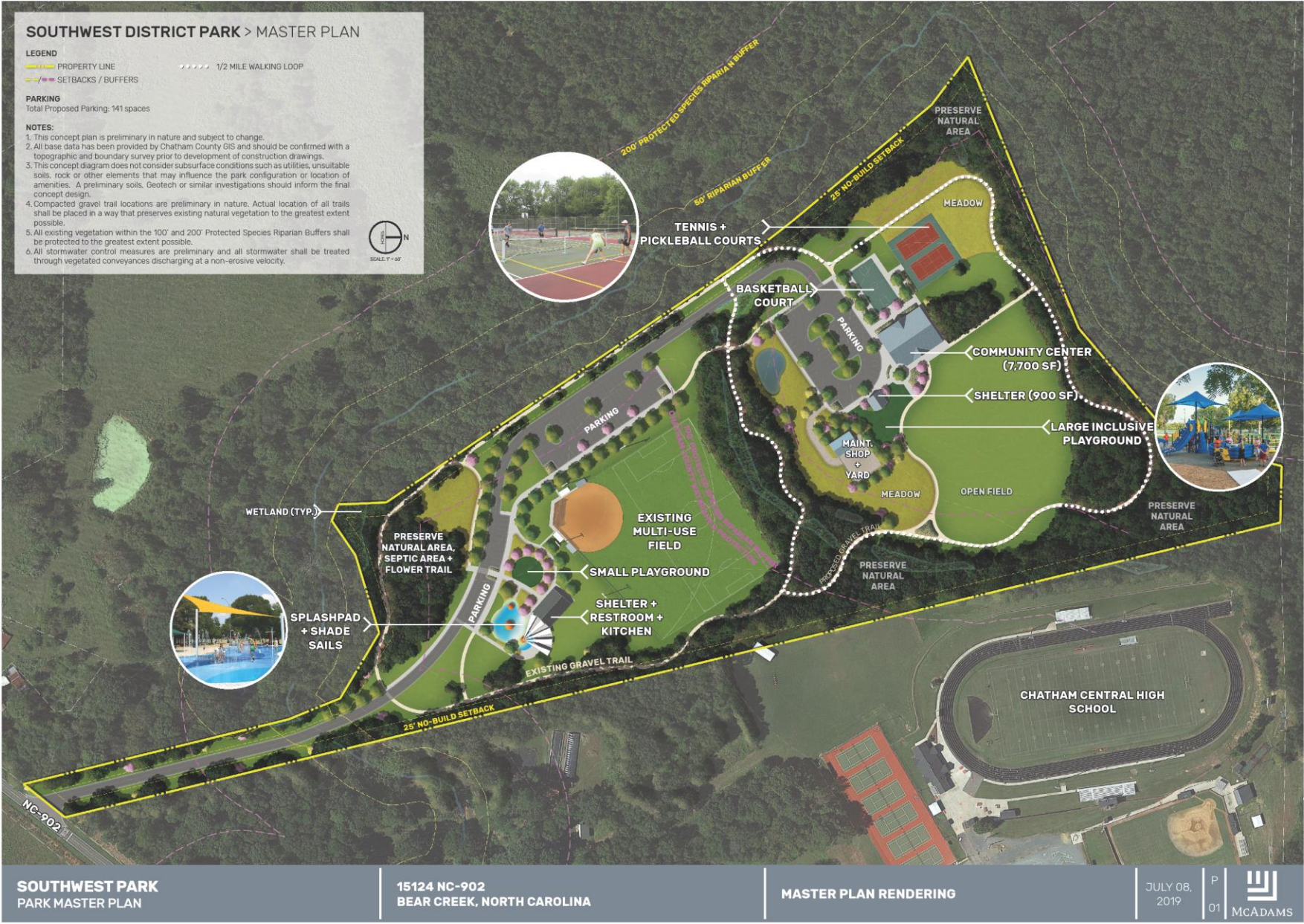


Aerial view of Southwest District Park

Redeveloped plan for Southwest District Park

Highlights

- Shelter renovations
- Splash pad
- Upgrade small playground
- Add large inclusive playground
- Community Building +/- 7,700 sq ft
- Tennis/Pickle ball courts
- Basketball courts
- Public art installation
- Maintenance building



CONCEPT PLAN - EARL THOMPSON PARK

ACTIVITY	Facility Description	Unit Cost	Unit	Quantity	Total Cost	Assumptions
General						
Mobilization	equipment, manpower, materials, etc.	0.05	Lump Sum	1	\$ 91,263.10	
Erosion Control	silt fence, check dams, sediment protection, etc	\$40,000.00	Lump Sum	1	\$ 40,000.00	
Overall Demolition	field fencing, lighting, playground, restroom building, etc	\$40,000.00	Lump Sum	1	\$ 40,000.00	
Subtotal General					\$ 171,263.10	
Exterior Items						
Open Lawn	(+/-) 70,686 sf open green lawn (seed + straw)	\$0.09	SF	70,686	\$ 6,361.74	Bermuda Sod - 1.50; bermuda sprig - .13 (1,000sf) 3 mos.
Irrigation	For open lawn and misc landscape areas	\$60,000.00	Lump Sum	1	\$ 60,000.00	
Interpretive Arts + History Center	(+/-) 4,300 sf climate controlled building with restrooms	\$430,000.00	Lump Sum	1	\$ 430,000.00	\$100 per square foot for building construction costs
Picnic Shelter	Small (+/-) 1,200 sf open air shelter	\$68.97	SF	1,200	\$ 82,764.00	
All-Inclusive Playground	Nature play themed	\$160,000.00	Lump Sum	1	\$ 160,000.00	
Amphitheater	Stone veneer seatwalls (120 lf @ 18" HT)	\$275.00	LF	120	\$ 33,000.00	
Maintenance Yard + Building	1,300 sf building with gravel yard	\$175,000.00	Lump Sum	1	\$ 175,000.00	No restrooms
Place of Pause	Labyrinth, meditation garden, 50 lf stone veneer seat wall	\$275.00	LF	50	\$ 13,750.00	
Trail Boardwalk	6-ft wide at stream crossings	\$30.00	SF	240	\$ 7,200.00	
Boardwalk Ramp	10-ft wide (175 ft ramp @ history center)	\$45.00	SF	1750	\$ 78,750.00	
Nature Trails	Natural Surface - Design Build	\$2,500.00	Lump Sum	1	\$ 2,500.00	Donated labor - dirt paths (clearing required)
Sidewalks	6-ft wide (typical)	\$9.00	SF	16,394	\$ 147,546.00	
Enhanced Landscaping Allowance	foundation plantings, parking lot trees, screening materials, etc	\$20,000.00	Lump Sum	1	\$ 20,000.00	
Furnishings	benches, trash, tables + chairs, etc	\$30,000.00	Lump Sum	1	\$ 30,000.00	
Public Art Installation	Public art in coordination with community (1% of project budget)	\$19,000.00	Lump Sum	1	\$ 19,000.00	Per Comprehensive Parks and Recreation Master Plan
Park Signage	Wayfinding + Entry	\$25,000.00	Lump Sum	1	\$ 25,000.00	
Utility Work (electric, water, sewer)	various upgrades and extension of services to park amenities	\$15,000.00	Lump Sum	1	\$ 15,000.00	
Subtotal Exterior Items					\$ 1,305,871.74	
Parking Lot + Roadway + Infrastructure						
Asphalt	(3" Asphalt, 6" Stone)	\$31.60	SY	4,378	\$ 138,344.80	
Curb + Gutter		\$30.00	LF	700	\$ 21,000.00	
Gravel Drive	(6" Gravel)	\$1.70	SF	4841	\$ 8,229.70	
Playground Mulch		\$6.52	SF	5504	\$ 35,886.08	
Retaining Walls	Engineered with geo grid	\$29.98	SF	2000	\$ 59,960.00	
Subtotal Parking Lot + Roadway					\$ 263,420.58	
Stormwater + Conveyance						
Vegetated Swale	trapezoidal (3' min bottom width)	\$30,000.00	Lump Sum	1	\$ 30,000.00	
Storm Drainage (pipes, structures, inlets, etc)	(6" HDPE Underdrain)	\$35.00	LF	500	\$ 17,500.00	
Subtotal Stormwater + Drainage					\$ 47,500.00	
Earthwork						
Cut/Fill	for parking lot and sidewalk network	\$100,000.00	Lump Sum	1	\$ 100,000.00	
Fine Grading		\$0.95	SY	29968	\$ 28,469.60	
Subtotal Stormwater + Drainage					\$ 128,469.60	
Subtotal					\$1,919,025.02	
20% Contingency					\$ 383,805.00	
Contractor General Conditions, Overhead, Profit (10.00%)					\$ 184,226.40	
Bonding + Insurance (1.75%)					\$ 40,299.53	
10% Soft Cost (Design Fees, etc.)					\$ 225,283.00	
Allowances						
Environmental Disturbance Permitting		\$25,000.00	Lump Sum	1	\$ 25,000.00	
Site Survey		\$25,000.00	Lump Sum	1	\$ 25,000.00	
Subtotal Allowances					\$ 50,000.00	
Total					\$2,802,638.95	

This estimate of probable cost is preliminary and based upon the conceptual design for Earl Thompson Park dated June 25, 2019, which is subject to change through the detailed construction drawing process and industry escalation. McAdams has no control over unforeseen subsurface conditions, the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices or competitive bidding and market conditions. This Estimate of Probable Cost of construction is made on the basis of experience, qualifications, and best judgement of McAdams. McAdams cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

CONCEPT PLAN - SOUTHWEST DISTRICT PARK

ACTIVITY	Facility Description	Unit Cost	Unit	Quantity	Total Cost	Assumptions
General						
Mobilization	equipment, manpower, materials, etc.	0.05	Lump Sum	1	\$ 166,961.40	
Erosion Control	silt fence, check dams, sediment protection, etc	\$20,000.00	Lump Sum	1	\$ 20,000.00	
Overall Demolition	existing playground, gravel drive	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Subtotal General					\$ 236,961.40	
Exterior Items						
Shelter Renovation	update kitchen, restrooms and exterior furnishings	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Splash Pad	(+/-) 5,000 sf + aluminum fencing	\$300,000.00	Lump Sum	1	\$ 300,000.00	Equipment - 250,000, plumbing and concrete - 50,000 Sails + Footings included within cost
Shade Structure	5 custom shade sails (designed by others)	\$25.00	SF	1,500	\$ 37,500.00	
Small Playground	Small (+/-) 2,633 sf	\$100,000.00	Lump Sum	1	\$ 100,000.00	
Picnic Shelter	Small (+/-) 900 SF, open air shelter	\$68.97	SF	900	\$ 62,073.00	
Large Playground	Large (+/-) 6,500 sf Inclusive Playground Equipment	\$160,000.00	Lump Sum	1	\$ 160,000.00	
Gravel Trail	(+/-) .75 miles Expansion (8-ft wide 4" thick)	\$5.68	SY	3520	\$ 19,993.60	
Maintenance Building + Yard	1,300 sf building with gravel yard	\$175,000.00	Lump Sum	1	\$ 175,000.00	No restrooms
Community Building	(+/- 7,700 sf) Indoor office, community gathering space	\$770,000.00	Lump Sum	1	\$ 770,000.00	\$100 per square foot for building construction costs
Basketball Court	1 Court - concrete, goals, court surfacing and fencing	\$165,405.00	Lump Sum	1	\$ 165,405.00	Man hours + removal of understory and providing trail blazes
Tennis/Pickle Ball Courts	2 Courts - concrete, netting, court surfacing and fencing	\$350,000.00	Lump Sum	1	\$ 350,000.00	
Enhanced Landscaping	foundation plantings, parking lot trees, screening materials, etc	\$55,000.00	Lump Sum	1	\$ 55,000.00	
Furnishings	benches, trash, tables + chairs, etc	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Park Signage	Wayfinding + Entry	\$25,000.00	Lump Sum	1	\$ 25,000.00	
Public Art Installment	1% of project budget incorporated within project	\$30,000.00	Lump Sum	1	\$ 30,000.00	Per Comprehensive Parks and Recreation Master Plan
Sidewalks	6-ft wide concrete sidewalk	\$9.00	SF	28142	\$ 253,278.00	
Irrigation	For existing multi-use field and misc landscape beds	\$80,000.00	Lump Sum	1	\$ 80,000.00	
Utility Work (electric, water, sewer)	various upgrades and extension of services to park amenities	\$45,000.00	Lump Sum	1	\$ 45,000.00	
Subtotal Exterior Items					\$ 2,728,249.60	
Parking Lot + Roadway + Infrastructure						
Asphalt	(3" Asphalt, 6" Stone)	\$31.60	SY	9,594	\$ 303,158.08	
Curb + Gutter		\$30.00	LF	550	\$ 16,500.00	
Gravel Drive	(6" Gravel)	\$13.00	SY	537	\$ 6,981.00	
Playground Surface	Large All Inclusive Playground	\$18.00	SF	6500	\$ 117,000.00	
Playground Mulch	Small Playground	\$39.00	CY	391	\$ 15,249.00	
Subtotal Parking Lot + Roadway					\$ 458,888.08	
Earthwork						
Cut/Fill		\$80,000.00	Lump Sum	1	\$ 80,000.00	
Fine Grading		\$0.95	SY	2200	\$ 2,090.00	
Subtotal Stormwater + Drainage					\$ 82,090.00	
Subtotal					\$3,506,189.08	
20% Contingency					\$ 701,237.82	
Contractor General Conditions, Overhead, Profit (10.00%)					\$ 336,594.15	
Bonding + Insurance (1.75%)					\$ 73,629.97	
10% Soft Cost (Design Fees, etc.)					\$ 420,742.69	
Allowances						
Environmental Disturbance Permitting		\$20,000.00	Lump Sum	1	\$ 20,000.00	
Site Survey		\$30,000.00	Lump Sum	1	\$ 30,000.00	
Subtotal Allowances					\$ 50,000.00	
Total					\$5,088,393.70	

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Grants and other funding

- ▶ Friends Groups - To apply and receive grants that county government can't apply for or fundraise.
- ▶ Potential Grants
- ▶ Naming Rights - Policy in the works.
- ▶ Investment Campaign - To start an investment campaign for both parks to leverage other funds.
- ▶ Use left over Parks Reserves funds to construct some facilities or help jumpstart a campaign for both parks. This was an annual contribution that started in FY2009 and ended in FY2011.
- ▶ Consider reestablishing the annual contributions to a parks reserve fund for park/trail construction.
- ▶ New legislative goal requesting special legislation to allow Chatham County to use fees collected pursuant to GS 153A-331(c) to be used for the development of recreation, park, or open space sites, in addition to land acquisition. The current legislation limits the use of recreation fees collected by counties to be used solely for land acquisition, whereas the corresponding municipal legislation GS 160A-372(e) allows cities the option to use them for land acquisition or construction of facilities.

Contents and Requirements of Ordinance

153A-331 (c) A subdivision control ordinance may provide that a developer may provide funds to the county whereby the county may acquire recreational land or areas to serve the development or subdivision, including the purchase of land that may be used to serve more than one subdivision or development within the immediate area.

160A-372 (e) The ordinance may provide that a developer may provide funds to the city where by the city may acquire recreational land or areas to serve the development or subdivision, including the purchase of land that may be used to serve more than one subdivision or development within the immediate area. All funds received by the city pursuant to this subsection shall be used only for the acquisition or development of recreation, park, or open space sites. Any formula enacted to determine the amount of funds that are to be provided under this subsection shall be based on the value of the development or subdivision for property tax purposes. The ordinance may allow a combination or partial payment of funds and partial dedication of land when the governing body of the city determines that this combination is in the best interests of the citizens of the area to be served.

Recreation Fee District Map

- ▶ Eastern District- \$926 per lot
- ▶ Western District- \$548 per lot

The fee applies when a final plat is submitted for approval whether it's a minor (5 lot or less) or major (greater than 5 lots) and is collected by planning staff prior to releasing the mylar for recording.

