

# Lake Altoona County Park

## Master Park Plan



**Prepared for:**

**Eau Claire County Parks and Forest Department**

**February 15, 2017**

# **Lake Altoona County Park**

## **Master Park Plan**



3433 Oakwood Hills Parkway  
Eau Claire, WI 54701-7698  
715.834.3161 • Fax: 715.831.7500  
[www.AyresAssociates.com](http://www.AyresAssociates.com)

Ayres Associates Project No. 23-1618.00

# Contents

	<u>Page No.</u>
Acknowledgements .....	1
Introduction .....	2
The Design Process .....	3
Three Alternatives: Enterprise, Group, and Public Water .....	4
Enterprise .....	4
Group.....	4
Public Water .....	4
The Group Concept; the Preferred Alternative .....	4
Preliminary Master Plan .....	5
Summary of the Preliminary Master Plan .....	5
Plan Components .....	5
Phasing Plan.....	7
Phase 1 .....	7
Phase 2 .....	9
Phase 3 .....	10
3D Model Presentation.....	11
Opinion of Probable Cost.....	12
Primary Issues .....	13
Park Utilities.....	13
Stormwater Runoff .....	13
Conclusion.....	14

## List of Appendices

- Appendix A Lake Altoona County Park Master Plan
- Appendix B Park Aerial
- Appendix C Park Proximity Map
- Appendix D Inventory Map
- Appendix E Analysis Map
- Appendix F Slope Analysis
- Appendix G Park Theme Study
- Appendix H Opinion of Probable Cost - Phasing

## List of Figures

	<u>Page No.</u>
Figure 1. Lake Altoona County Park, Altoona, Wisconsin.....	2
Figure 2. Graphic of the Planning Process .....	3
Figure 3. Lake Altoona Park Master Plan.....	5
Figure 4. Phasing Plan .....	6
Figure 5. Phase 1.....	7
Figure 6. Phase 2.....	8
Figure 7. Phase 3.....	10
Figure 8. Image of Proposed Concession/Restroom and Splash pad .....	11



## Acknowledgements

---

### **Parks and Forest Committee**

Patrick L. LaVelle, Chair  
Kevin Stelljes, Vice Chair  
Paul Lokken, Sr.  
Gary Gibson  
Tami Schraufnagel

### **City Staff**

Josh Pedersen, Director of Parks and Forest, Eau Claire County

### **Ayres Associates Design Team**

Phil Johnson, PLA  
Thomas Ramsey, Designer

## Introduction

---

Lake Altoona County Park is approximately 13 acres located on the shores of Lake Altoona, an impoundment of the Eau Claire River. The park is located in Eau Claire County in the City of Altoona, Wisconsin. The park's address is 604 Beach Road, Altoona, WI 54720. Lake Altoona County Park is located on the northeast side of the City of Altoona in a residential neighborhood. The proximity of the park is within an urban area, and the popularity and use of the park calls for a design that reflects its location in the Chippewa Valley and is respectful to its neighbors. This park, along with Coon Forks and Lowes Creek County Parks, are the premier parks in the Eau Claire County park system.



**Figure 1. Lake Altoona County Park, Altoona, Wisconsin**

---

Image copyrighted and provided by Google Earth Pro. Image used under license agreement with Google.

## The Design Process



**Figure 2. Graphic of the Planning Process**

The park master plan was initiated by Eau Claire County Parks and Forest Department in response to the Park Committee’s perspective that the County should not proceed with any improvements within the park until they have a long-term plan for the park. The Parks and Forest Committee identified the driving issues of Lake Altoona County Park Master Plan:

- Repair of the Beach parking lot and to redirect the stormwater drainage from discharging toward the lake. Also consider how close the parking areas are to the lake.
- Utility needs. This is primarily for the sanitary service but also includes water and electric services improvements.
- Aging buildings
- Restroom distribution throughout the park.

To initiate the park design effort, Ayres presented a pictorial representation of the design process with the end goal of creating a 3D model of the future park design.

To kick off the information gathering portion of the project, individual and group interviews were conducted with past users of the facility and the Lake Altoona Lake Association.

Included in the master plan was a placemaking exercise organized by Western Wisconsin Regional Planning Commission that was held at the Clubhouse at Lake Altoona County Park on October 17, 2015. Unfortunately, only very few people showed up, and no tangible result came out of this planning effort. The input we received from the people that did attend is included in the appendix. Though attendance was low, this did reinforce that fact that no real controversy with the park’s condition or use is in the forefront of the design process.

For the placemaking, the Ayres team prepared Inventory and Analysis board and an Opportunities Board for the project. These images are included in the report appendices.

## **Three Alternatives: Enterprise, Group, and Public Water**

---

The next phase of decision-making occurred when the Ayres team developed three distinctly different options for the park. The intent of the study was to create a theme for the designs and identify the targeted user.

To encourage discussion at the Parks and Forest Committee meeting, the Ayres team presented three alternative approaches to the design of the park. This was illustrated by a review of images that would help define the components of the park. The photo preference boards are included in the appendices to this report. Here is a summary of the elements included in each option:

### **Enterprise**

This alternative proposed having a fee-based facility with water-based recreation needing a pass to the park, not that dissimilar to a public pool. The park would have to upgrade the amenities on-site to justify the fee-based entry. Included into the park would be zip lines, floating play structures, and a restaurant. The Ski Sprites water ski team would be an integral part of this plan and would be able to have more presence in the park. This would be possibly developed by an outside group that would operate the facility.

### **Group**

This alternative looked at expanding the ability to have more groups using the park and would be a publicly run facility. The park would be designed to have more shelters with a variety of themes associated with them. This is not to be designed as an event-based facility but rather more for smaller groups ranging from the beach visitor to groups of 200 using the clubhouse. The idea is also to give the users more shoreline use opportunities by moving shelters and possibly the clubhouse to the shoreline.

This option would need to have facilities included that would offer users activities that span a longer stay in the park.

### **Public Water**

To bring the park to more a marina-style facility, this alternative would expand the water-based activities to include a marina that sells gas and other supplies for lake users. This would also offer more docks for fishing and beach equipment like kayaks and paddleboards for rent. Winter activities would be more programmed to accommodate fishing events, pond hockey, and broom ball tournaments. Being a County facility, an event-planning firm would need to be brought on to help facilitate the activities.

## **The Group Concept; the Preferred Alternative**

---

After reviewing these alternatives with the Parks and Forest Committee on June 22, 2016, at Coon Forks County Park, the Parks and Forest Committee decided to have the Ayres team focus on developing a preliminary master plan based on the "Group" theme.



# Preliminary Master Plan

At the Park Board meeting on August 10, 2016, the Parks and Forest Committee met to review the Preliminary Master Plan for Lake Altoona County Park. The PowerPoint presentation is attached in the appendices, and the plan is attached as a fold-out drawing.



Figure 3. Lake Altoona Park Master Plan

## Summary of the Preliminary Master Plan

### Plan Components

**Pavilions** – Two shoreline pavilions with transient boat parking, shoreline clubhouse, three group pavilions with different architectural themes, a large concession area with restrooms, including outdoor patios, beach pavilion and gazebo and small pavilion above the boat launch accessible walkway.

**Amenities** – A large splash pad, beach shade furniture, floating water slides, wedding/performance venue, new entry sign, new maintenance facility with storage yard and expanded dock area at the main boat launch.

**Parking Lots** – Expanded west lot (70 stalls), on-street parking (58 stalls), overflow trailer (22), expanded east lot (46). These stalls are in addition to the 210 stalls presently in the park. If future parking is needed, property would need to be acquired east of the park for an additional 147-car parking lot. The improvements in parking will increase from 210 stalls to 406 stalls, with the potential of 665 stalls with the future land expansion to the east and a potential parking area to support pavilion use if the park use requires additional parking.

**Lighting** – Security level lighting in all the lots except the west lot, which would have lighting to an average reading of 0.5-foot candle.

**Landscaping** – Planting bed at the main entry sign, new clubhouse location, the concession/restroom pavilion, splash pad area, and the gazebo on the beach. Additional trees will be planted throughout the park to supplement what needs to be removed and to provide specific shade in certain areas.

**Grading features** – A berm dividing the hillside pavilion area away from the shoreline pavilions. This will allow multiple groups to occupy the various pavilions without impacting other groups.

Extensive retaining walls will be constructed at the three hillside pavilion, the large restroom/concession pavilion, and along the beach for the small family pods.



Figure 4. Phasing Plan



## Phasing Plan

The preliminary plan is divided into three phases. The phasing plan is included in the appendices. The following is a summary of the features included in each of the three phases:



Figure 5. Phase 1

### Phase 1

#### Parking/Pavement

- Revised boat parking area
- Expanded lot 1
- Expanded lot 2
- On-street parking
- Concrete shoreline pavilion and handicapped parking
- Concrete flatwork

#### Structures

- Pavilion with fire feature
- Large pavilion with outdoor kitchen
- Pavilion with pizza oven
- Restroom
- Retaining walls
- Main park sign

**Landscaping**

- Trees
- Lawn seed
- Planting beds
- Irrigation
- Bioswales

**Utilities**

- Upgrade electrical services
- Park lot lighting
- Park lighting
- Storm sewer

**Miscellaneous**

- Earthwork
- Park septic system
- Well



**Figure 6. Phase 2**



## Phase 2

### **Parking/Pavement**

- Concrete parking for pavilion
- Park lighting

### **Structures**

- Clubhouse
- Deck
- Front patio
- Wedding area (stage, deck, and seating)
- Shoreline pavilions
- Splash pad
- Concrete flatwork
- Transient docks
- Retaining walls
- Launch dock extension

### **Landscaping**

- Trees
- Lawn seed
- Planting beds
- Irrigation

### **Utilities**

- Upgrade electrical services
- Storm sewer

### **Miscellaneous**

- Earthwork



Figure 7. Phase 3

## Phase 3

### Parking/Pavement

- Beach parking lot - aisles
- Beach parking lot - grass parking

### Structures

- Concession/restroom
- Retaining walls
- Beachfront gazebo
- Beachfront pavilion
- Maintenance building
- Maintenance yard
- Egg seats
- Shade umbrellas
- Water play platform

### Landscaping

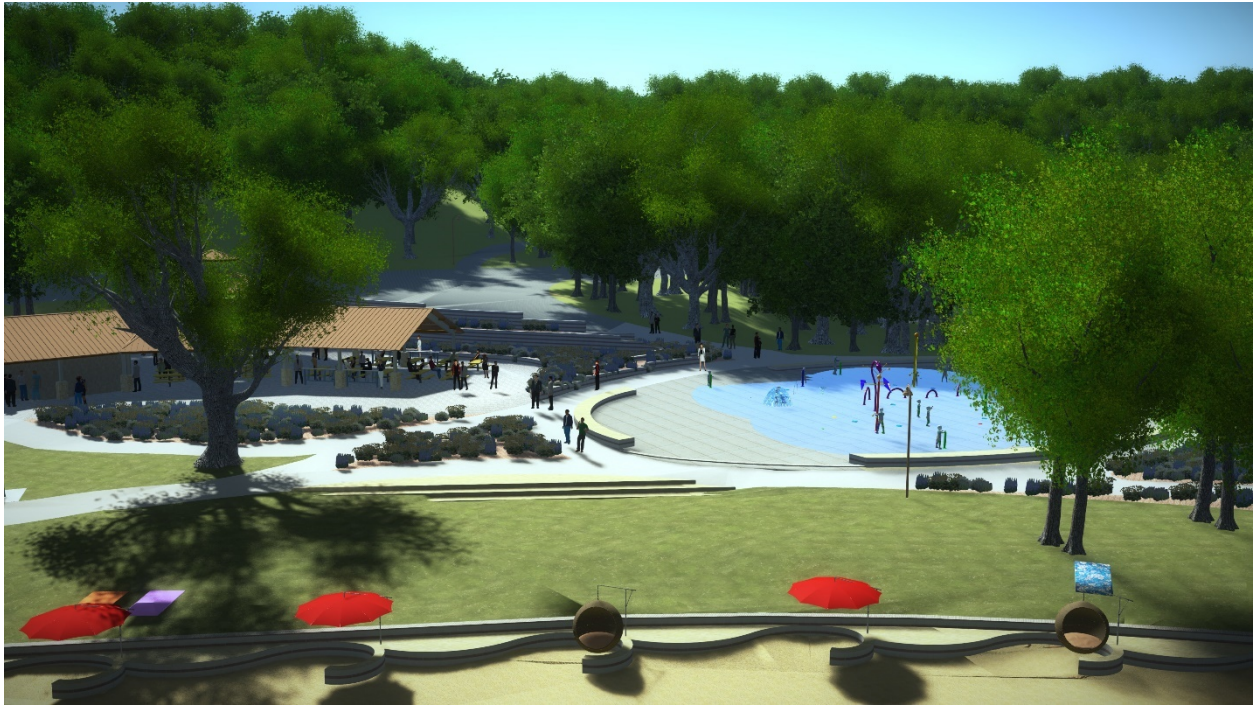
- Trees
- Lawn seed
- Planting beds
- Irrigation
- Ski Sprite show area

### Utilities

- Upgrade electrical services
- Parking lot lighting
- Park lighting
- Storm sewer

## Miscellaneous

- Earthwork
- Upgraded buoy layout
- Beach upgrade
- Steps
- Concrete flatwork



**Figure 8. Image of Proposed Concession/Restroom and Splash pad**

## 3D Model Presentation


---

After the approval of the “Group “concept plan, the Ayres team began the refinement process of the master plan. The Eau Claire County Parks and Forest Committee asked to have an animation of the final design prepared that would serve as an understandable visual to describe the park improvements in a three-dimensional format. The 3D model was reviewed with County staff and then made into a movie format. This animation was presented to the Parks and Forest Committee on January 24, 2017.

The animation shows the park from numerous perspectives: a park overview, park entrance, shoreline improvements, west park, and a beach flyover. This animation is available at the following YouTube address:

<https://www.youtube.com/watch?v=4CzFIFK6w78>

# Opinion of Probable Cost

		<b>OPINION OF PROBABLE CONSTRUCTION COST</b>				
Project Name: <u>Lake Altoona County Park</u>			Date: <u>February 08, 2017</u>			
Project Number: <u>23-1618.00</u>			Estimated By: <u>TR</u>			
Cost Estimate Status: <u>Master Plan</u>			Approved By: <u>PI</u>			
ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
<b>Parking/Pavement</b>						
	Revised Boat parking area	SF	62,440	\$1.50	\$93,660	
	Expanded lot 1	SY	888	\$15.00	\$13,320	South of Kevin Street
	Expanded Lot 2	SY	3,000	\$15.00	\$45,000	Boat Parking lot expansion
	On street parking	SY	1,188	\$15.00	\$17,820	
	Shoreline Pavilion and HDCP Parking (Concrete)	SF	1,525	\$5.50	\$8,388	
	Beach Parking Lot -Grass Parking	SY	2,973	\$1.50	\$4,460	
	Beach Parking Lot -Aisles	SY	3,876	\$15.00	\$58,140	
	Concrete Parking for Pavilion	SF	1,508	\$6.50	\$9,802	
	Concrete Flatwork	SF	76,074	\$4.50	\$342,333	
<b>Structures</b>						
	Pavilion with Fire Feature	EA	2	\$50,000.00	\$100,000	
	Large Pavilion with Outdoor Kitchen	EA	1	\$100,000.00	\$100,000	
	Restroom	EA	1	\$200,000.00	\$200,000	
	Retaining Walls	SF	7,200	\$40.00	\$288,000	
	Main Park Sign	EA	1	\$20,000.00	\$20,000	
	Clubhouse	EA	1	\$2,000,000.00	\$2,000,000	
	Deck	SF	1,900	\$40.00	\$76,000	
	Front patio	SF	2,150	\$5.50	\$11,825	
	Wedding area (Stage,Deck and Seating)	EA	1	\$100,000.00	\$100,000	
	Shoreline Pavilions	EA	2	\$50,000.00	\$100,000	
	Splash Pad	EA	1	\$650,000.00	\$650,000	
	Transient Docks	EA	2	\$3,500.00	\$7,000	
	Launch Dock Extension	EA	2	\$2,500.00	\$5,000	
	Concession/Restroom	EA	1	\$1,500,000.00	\$1,500,000	
	Beachfront Gazebo	EA	1	\$20,000.00	\$20,000	
	Beachfront Pavilion	EA	1	\$60,000.00	\$60,000	
	Maintenance Building	EA	1	\$150,000.00	\$150,000	
	Maintenance Yard	EA	1	\$75,000.00	\$75,000	
	Egg Seats	EA	7	\$4,000.00	\$28,000	
	Shade Umbrellas	EA	5	\$1,800.00	\$9,000	
	Water Play Platform	EA	1	\$95,000.00	\$95,000	
<b>Landscaping</b>						
	Trees	EA	234	\$600.00	\$140,400	
	Lawn Seed	SY	23,023	\$1.25	\$28,779	
	Planting Beds	SF	23,300	\$25.00	\$582,500	
	Irrigation	LS	1	\$90,000.00	\$90,000	
	Bioswales	SF	4700	\$5.50	\$25,850	
	Ski sprite show area	SY	3,000	\$1.50	\$4,500	
<b>Utilities</b>						
	Upgrade Electrical Services	EA	1	\$200,000.00	\$200,000	
	Park Lot Lighting	LS	1	\$450,000.00	\$450,000	1 FC Average
	Park Lighting	LS	1	\$150,000.00	\$150,000	Security
	Storm Sewer	LF	1	\$175,000.00	\$175,000	
<b>Miscellaneous</b>						
	Earthwork	LS	1	\$275,000.00	\$275,000	
	Park Septic System	LS	1	\$500,000.00	\$500,000	
	Well	LS	1	\$250,000.00	\$250,000	
	Upgraded Buoy Layout	LS	1	\$6,000.00	\$6,000	
	Beach upgrade	LS	1	\$30,000.00	\$30,000	
	Steps	SF	250	\$30.00	\$7,500	
<b>Overall Project Sub Total</b>					\$9,103,276	
<b>30% Contingency</b>					\$2,739,278	
<b>TOTAL</b>					\$11,842,554	

## Primary Issues

---

As part of the approval process, Eau Claire County will need to understand what the costs for these improvements are and how they are to be funded. The Master Plan for Lake Altoona County Park is essentially taking the current park and re-building it from the ground up. The park has a beautiful location that is unique to the Chippewa Valley area. As Ayres evaluated the park, the facilities, and the structure, the park has deficiencies that cannot be corrected individually as the basic problem is the age of the structures and the type of utilities that serve the park. The following represents the primary issues relating to the successful implementation of the Master Plan.

### Park Utilities

The No. 1 issue that will impact the redevelopment of Lake Altoona County Park is addressing the sanitary and water service needs of the future park.

The adjacent private properties are served by a Private On-site Waste Treatment System (POWTS). The facility was not sized to incorporate the needs of the park. An evaluation of the POWTS design would be necessary to evaluate the possibility of whether this can serve the west restroom, clubhouse, and the concession building proposed in the Master Plan. This park use would likely be serving daily visitors of nearly 600 people per weekend. Presently, the two systems for park restrooms have a drain field system and require their holding tanks to be pumped twice yearly.

In discussions with the City of Altoona, the cost to extend sanitary service to the park would cost the City over \$2 million. Lake Drive would have been the road the sanitary line would have been located in, and it was resurfaced in 2011. At that point, the City Council opted not to include sanitary service extensions to the properties north of Lake Road.

The water needs of the park for restroom functions could possibly be managed by a well, but the addition of a splash pad would require water capacity significantly higher than just serving the restroom needs. City water service is also a distance away from the park, but if sanitary service is extended that would be the time to extend the water service.

It is our opinion that the park would be best served if the park is connected to the City sanitary sewer and water service. That may prove to be financially and politically difficult. In the Opinion of Probable Cost developed for this project, water and sanitary and water cost is identified at \$750,000. Without doing a more in-depth study of the potential on-site sanitary system options and the impact of developing a high-output well that would support a splash pad, two restrooms, and a new Clubhouse, the cost is essentially a placeholder that needs further vetting. By identifying this cost at this stage it can also form the basis for discussion with the City as a contribution to the extension of these services to the park.

### Stormwater Runoff

Presently the stormwater does not have a formal on-site management system. Though the Master Plan acknowledges the need for the stormwater treatment, it is not able to design that at this juncture. Other than placing concepts for infiltration and limited stormwater runoff treatment, a site study will need to be incorporated into the design when implementation begins to assess the full condition of stormwater in the park.

## Conclusion

---

Lake Altoona County Park is a prime destination for residents of the Chippewa Valley. As the communities surrounding the park become more urbanized, the pressure to update the facilities will continue to increase. The Master Plan presented is intended to reflect the improvements that will support the future use of the park, the needs of the surrounding communities, and the mission of the County. The park will be revitalized with a new purpose and value. The activities planned in the park will be built to current standards, correcting the existing deficiencies in the park. This is a multiple-year, multi-million-dollar investment that will serve Eau Claire County for decades to come.

**Appendix A**  
**Lake Altoona County Park Master Plan**







**Appendix B**  
**Park Aerial**



# LAKE ALTOONA COUNTY PARK

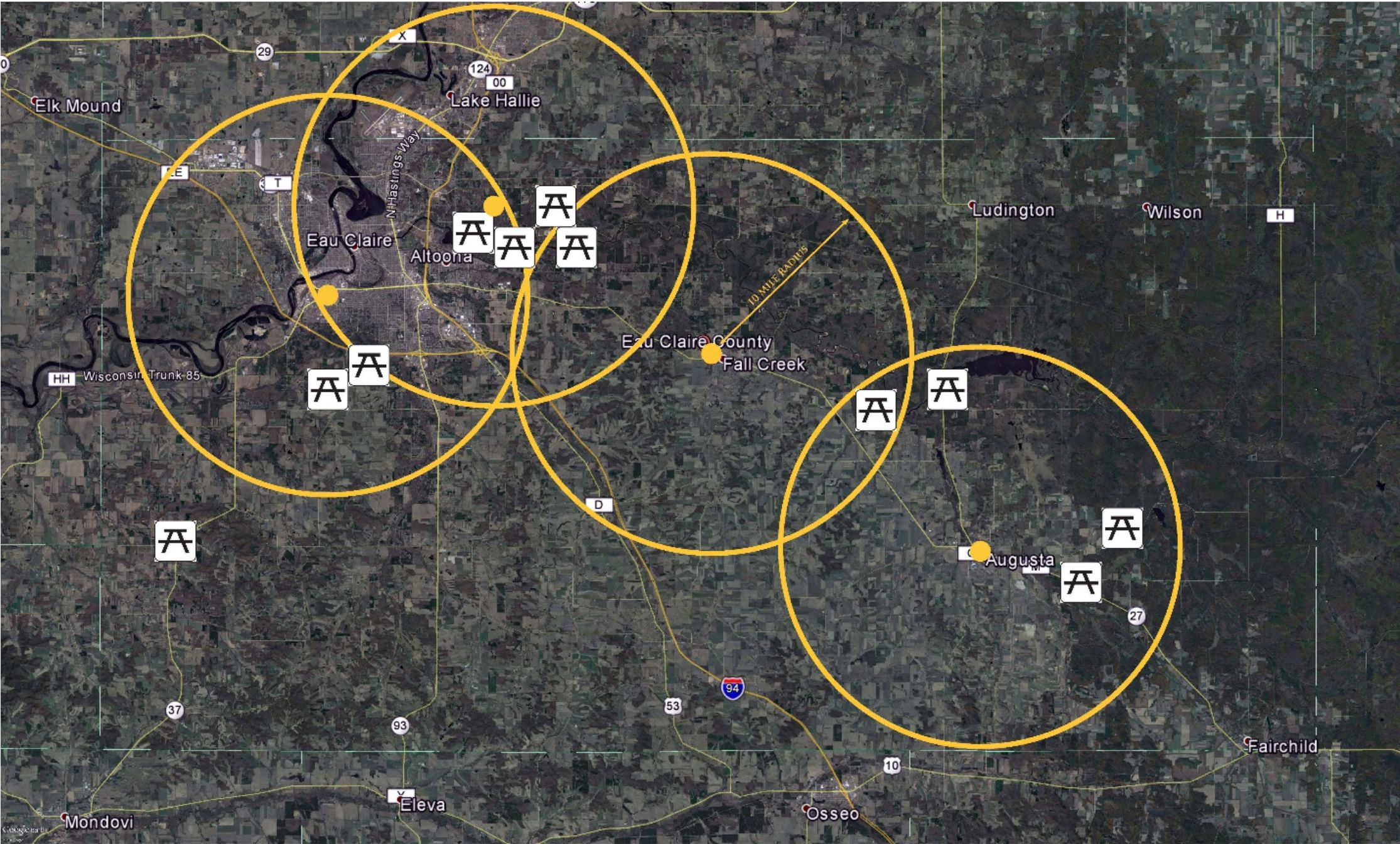




**Appendix C**  
**Park Proximity Map**



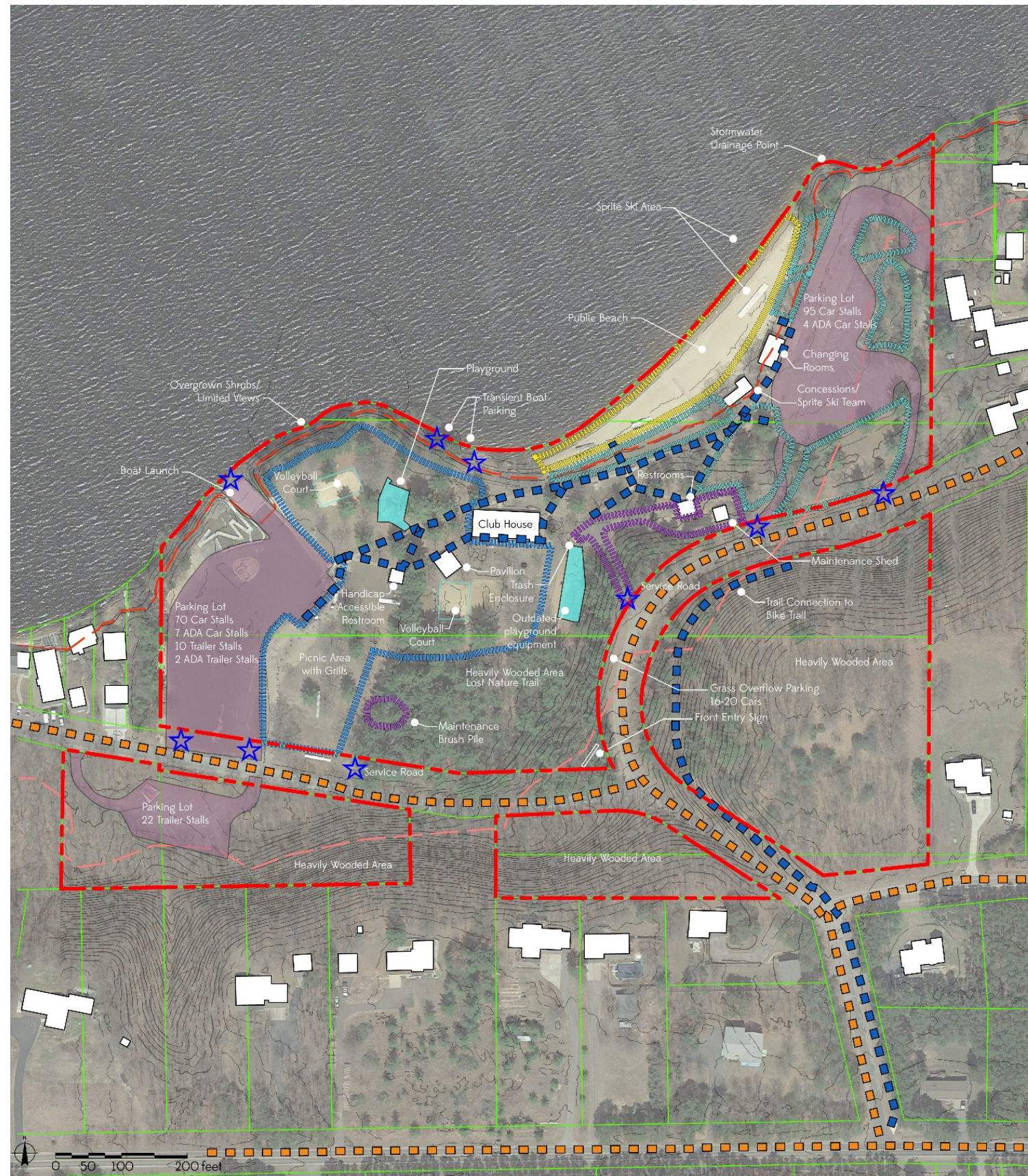
# EAU CLAIRE COUNTY PARKS





**Appendix D**  
**Inventory Map**

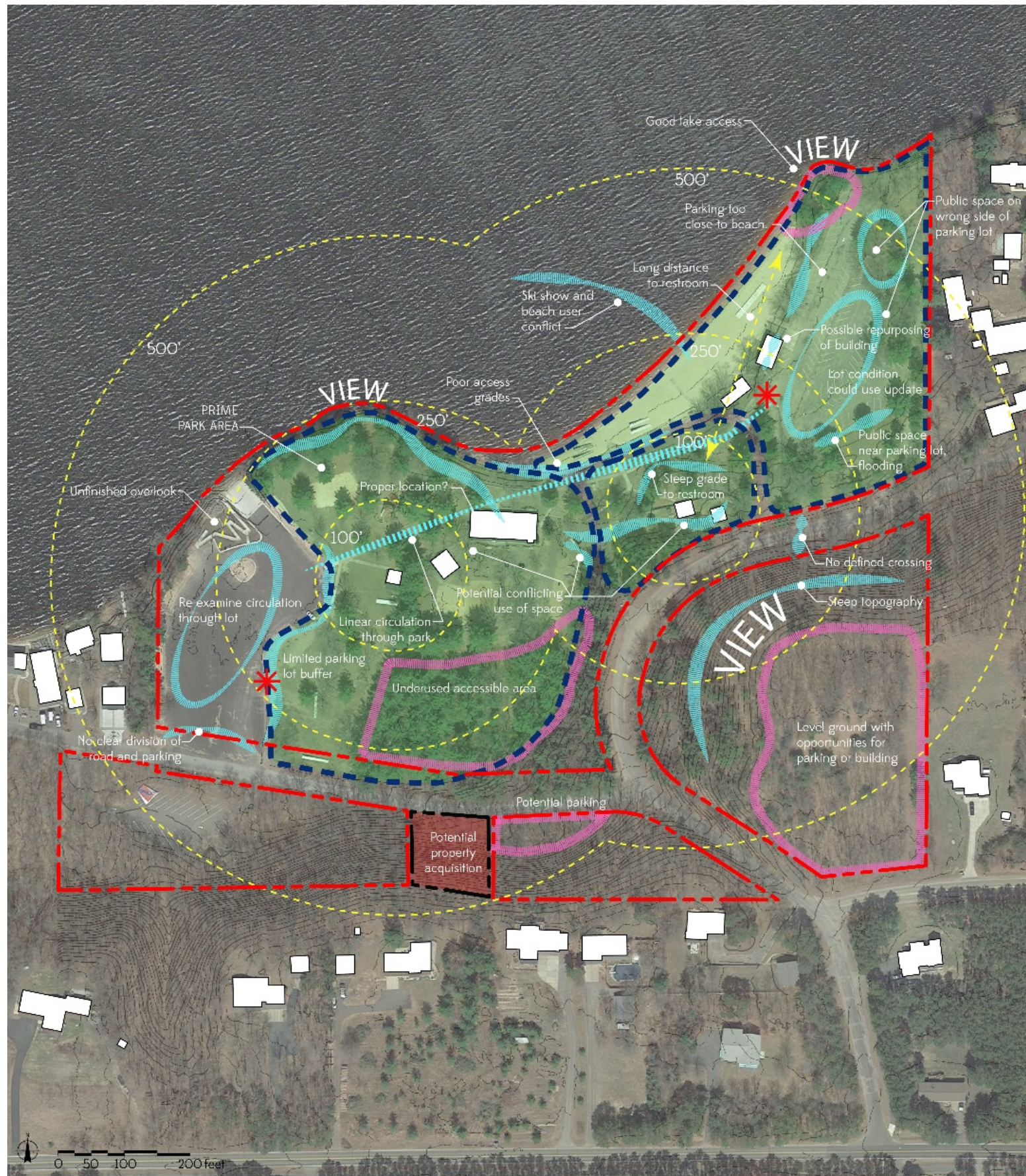






**Appendix E**  
**Analysis Map**





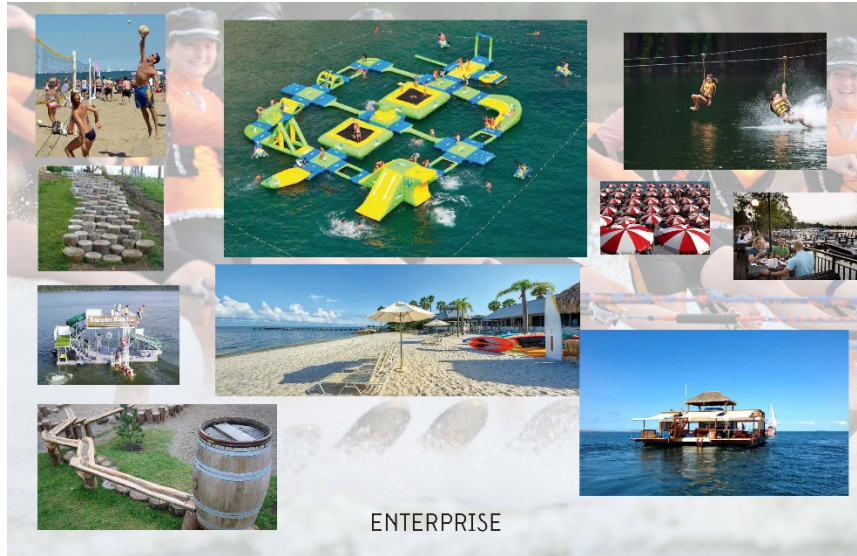


**Appendix F**  
**Slope Analysis**



**Appendix G**  
**Park Theme Study**





ENTERPRISE



GROUP/PUBLIC



PUBLIC WATER

**Appendix H**  
**Opinion of Probable Cost - Phasing**



**OPINION OF PROBABLE CONSTRUCTION COST**

Project Name: Lake Altoona County Park	Date: February 08, 2017
Project Number: 23-1618.00	Estimated By: TR
Cost Estimate Status: Master Plan	Approved By: PJ

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
<b>PHASE 1</b>						
<b>Parking/Pavement</b>						
	Revised Boat parking area	SF	62,440	\$1.50	\$93,660	
	Expanded lot 1	SY	888	\$15.00	\$13,320	South of Kevin Street
	Expanded Lot 2	SY	3,000	\$15.00	\$45,000	Boat Parking lot expansion
	On street parking	SY	1,188	\$15.00	\$17,820	
	Shoreline Pavilion and HDCP Parking (Concrete)	SF	1,525	\$5.50	\$8,388	
	Concrete Flatwork	SF	32,250	\$4.50	\$145,125	
<b>Structures</b>						
	Pavilion with Fire Feature	EA	2	\$50,000.00	\$100,000	
	Large Pavilion with Outdoor Kitchen	EA	1	\$100,000.00	\$100,000	
	Restroom	EA	1	\$200,000.00	\$200,000	
	Retaining Walls	SF	1,800	\$40.00	\$72,000	
	Main Park Sign	EA	1	\$20,000.00	\$20,000	
<b>Landscaping</b>						
	Trees	EA	100	\$600.00	\$60,000	
	Lawn Seed	SY	13,500	\$5.25	\$70,875	
	Planting Beds	SF	6,000	\$25.00	\$150,000	
	Irrigation	LS	1	\$30,000.00	\$30,000	
	Bioswales	SF	4700	\$5.50	\$25,850	
<b>Utilities</b>						
	Upgrade Electrical Services	EA	1	\$50,000.00	\$50,000	
	Park Lot Lighting	LS	1	\$150,000.00	\$150,000	1 FC Average
	Park Lighting	LS	1	\$50,000.00	\$50,000	
	Storm Sewer	LF	1	\$50,000.00	\$50,000	
<b>Miscellaneous</b>						
	Earthwork	LS	1	\$75,000.00	\$75,000	
	Park Septic System	LS	1	\$500,000.00	\$500,000	
	Well	LS	1	\$250,000.00	\$250,000	
	<b>Sub Total - Phase 1 Improvement</b>				\$2,277,038	
	<b>30% Contingency</b>				\$683,111	
	<b>TOTAL</b>				\$2,960,149	
<b>PROJECT TOTAL</b>					<b>\$11,842,554</b>	



**OPINION OF PROBABLE CONSTRUCTION COST**

Project Name: Lake Altoona County Park  
 Project Number: 23-1618.00  
 Cost Estimate Status: Concept Plan

Date: February 08, 2017  
 Estimated By: TR  
 Approved By: PJ

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
<b>PHASE 2</b>						
<b>Parking/Pavement</b>						
	Concrete Parking for Pavilion	SF	1,508	\$6.50	\$9,802	measured in phase 1 as well
	Park Lighting	EA	1	\$50,000.00	\$50,000	Security only
<b>Structures</b>						
	Clubhouse	EA	1	\$2,000,000.00	\$2,000,000	
	Deck	SF	1,900	\$40.00	\$76,000	
	Front patio	SF	2,150	\$5.50	\$11,825	
	Wedding area (Stage, Deck and Seating)	EA	1	\$100,000.00	\$100,000	
	Shoreline Pavilions	EA	2	\$50,000.00	\$100,000	
	Splash Pad	EA	1	\$650,000.00	\$650,000	
	Concrete Flatwork	SF	33,090	\$4.50	\$148,905	
	Transient Docks	EA	2	\$3,500.00	\$7,000	
	Retaining Walls	SF	1,800	\$40.00	\$72,000	
	Launch Dock Extension	EA	2	\$2,500.00	\$5,000	
<b>Landscaping</b>						
	Trees	EA	43	\$600.00	\$25,800	
	Lawn Seed	SY	3,523	\$1.50	\$5,285	
	Planting Beds	SF	8,700	\$25.00	\$217,500	
	Irrigation	LS	1	\$20,000.00	\$20,000	
<b>Utilities</b>						
	Upgrade Electrical Services	EA	1	\$50,000.00	\$50,000	
	Storm Sewer	LS	1	\$25,000.00	\$25,000	
<b>Miscellaneous</b>						
	Earthwork	LS	1	\$50,000.00	\$50,000	
	<b>Sub Total - Phase 2 Improvements</b>				\$3,624,117	
	<b>30% Contingency</b>				\$1,087,235	
	<b>TOTAL</b>				<b>\$4,711,352</b>	
<b>PROJECT TOTAL</b>					<b>\$11,842,554</b>	



**OPINION OF PROBABLE CONSTRUCTION COST**

Project Name: Lake Altoona County Park  
 Project Number: 23-1618.00  
 Cost Estimate Status: Master Plan

Date: February 08, 2017  
 Estimated By: TR  
 Approved By: PJ

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
<b>PHASE 3</b>						
<b>Parking/Pavement</b>						
	Beach Parking Lot -Aisles	SY	3,876	\$15.00	\$58,140	
	Beach Parking Lot -Grass Parking	SY	2,973	\$1.50	\$4,460	
<b>Structures</b>						
	Concession/Restroom	EA	1	\$1,500,000.00	\$1,500,000	
	Retaining Walls	SF	3,600	\$40.00	\$144,000	
	Beachfront Gazebo	EA	1	\$20,000.00	\$20,000	
	Beachfront Pavilion	EA	1	\$60,000.00	\$60,000	
	Maintenance Building	EA	1	\$150,000.00	\$150,000	
	Maintenance Yard	EA	1	\$75,000.00	\$75,000	
	Egg Seats	EA	7	\$4,000.00	\$28,000	
	Shade Umbrellas	EA	5	\$1,800.00	\$9,000	
	Water Play Platform	EA	1	\$95,000.00	\$95,000	
<b>Landscaping</b>						
	Trees	EA	91	\$600.00	\$54,600	
	Lawn Seed	SY	6,000	\$1.50	\$9,000	
	Planting Beds	SF	8,600	\$25.00	\$215,000	
	Irrigation	LS	1	\$40,000.00	\$40,000	
	Ski sprite show area	SY	3,000	\$1.50	\$4,500	
<b>Utilities</b>						
	Upgrade Electrical Services	EA	1	\$100,000.00	\$100,000	
	Parking Lot Lighting	EA	1	\$250,000.00	\$250,000	Security only
	Park Lighting	EA	1	\$50,000.00	\$50,000	Security only
	Storm Sewer	LF	1	\$100,000.00	\$100,000	
<b>Miscellaneous</b>						
	Earthwork	LS	1	\$150,000.00	\$150,000	
	Upgraded Buoy Layout	LS	1	\$6,000.00	\$6,000	
	Beach upgrade	LS	1	\$30,000.00	\$30,000	
	Steps	SF	250	\$30.00	\$7,500	
	Concrete Flatwork	SF	10,734	\$4.50	\$48,302	
	<b>Sub Total - Phase 3 Improvements</b>				\$3,208,502	
	<b>30% Contingency</b>				\$962,551	
	<b>TOTAL</b>				<b>\$4,171,053</b>	
	<b>PROJECT TOTAL</b>				<b>\$11,842,554</b>	