

Lake Altoona County Park

Master Park Plan



Prepared for:

Eau Claire County Parks and Forest Department

September 8, 2017

Lake Altoona County Park

Master Park Plan



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Ayres Associates Project No. 23-1618.00

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Acknowledgements

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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 park is popular and well-used, due in large part to its location adjacent to the City of Eau Claire's urban area. The design of the park should be focused on serving users from this adjacent community, being respectful of its neighbors, and reflecting its location in the Chippewa Valley. This park, along with Coon Forks and Lowes Creek County Parks, is one of the premier parks in the Eau Claire County park system.



Figure 1. Lake Altoona County Park, Altoona, Wisconsin

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The Design Process



Figure 2. Graphic of the Planning Process

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

- Repair the Beach parking lot and redirect the stormwater drainage so that it does not discharge toward the lake. Also, consider the proximity of parking areas are to the lake and their potential impacts on water quality.
- 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 graphic illustration 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, attendance was low, and thus little meaningful feedback came out of this planning effort. The input we received from the attendees is included in the appendix. The low attendance at the event did reinforce the idea that no real controversy pertaining to the park’s condition or use is in the forefront of the design process.

In preparation for the placemaking exercise, the Ayres team prepared an Inventory and Analysis board as well as an Opportunities Board. These images are included as appendices to this report.

Three Alternatives: Enterprise, Group, and Public Water

The next phase of decision-making occurred at the Parks and Forest Committee meeting, where the Ayres team presented three alternative approaches to the design of the park. Each alternative was illustrated by a selection of images that would help to define the components of the park. The photo preference boards are included in the appendices to this report.

The intent of this study was to identify a preferred theme that would inform the final design and identify appropriate user groups for the park. The themes for each option were:

Enterprise

This alternative proposed a fee-based facility where users could purchase a park pass to gain access to water-based recreation, like the system used at many public pools. The park would have to upgrade the amenities on-site to justify the fee-based entry. Park amenities would include zip lines, floating play structures, and a restaurant. The Ski Sprites water ski team would be an integral part of this plan. Their presence would be promoted as a key component of park programming, possibly by an outside group who would assume control of facility operation.

Group

This alternative proposed a publicly run facility with an expanded capability to host a variety of user groups. The park would be designed to have more shelters with a variety of associated themes. This concept would not be an event-based facility. Instead, it would cater to smaller groups ranging from beach visitors to groups of 100 or more using the clubhouse. This concept would also strive to maximize public use of the shoreline by moving shelters and possibly the clubhouse to the shoreline.

This option would need to include diverse facilities and activity programming to encourage users to enjoy a longer stay in the park.

Public Water

This concept proposed a marina-style facility, with expanded water-based activities that would include a marina that sells gas and other supplies for lake users. Other amenities would include 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. Because County facilities are not typically staffed to support frequent event-based programming, this concept recommends that an event-planning firm be brought on to help facilitate the proposed activities.

Preferred Alternative: The Group Concept

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 develop 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, a shoreline clubhouse (4-Season Shelter), three group pavilions with different architectural themes, a small concession area with restrooms, a beach gazebo and a small pavilion above the boat launch accessible walkway.

Amenities – A large playground, beach shade furniture, floating water slides, a large outdoor gathering area with space for food trucks, 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, playground area, and the gazebo on the beach. Additional trees will be planted throughout the park to supplement necessary tree removal and to provide shade for appropriate programming areas.

Grading features – A berm divides the hillside pavilion area from the shoreline pavilions. This will allow multiple groups to occupy the various pavilions without having adverse impacts on each other.

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:

Phase 1

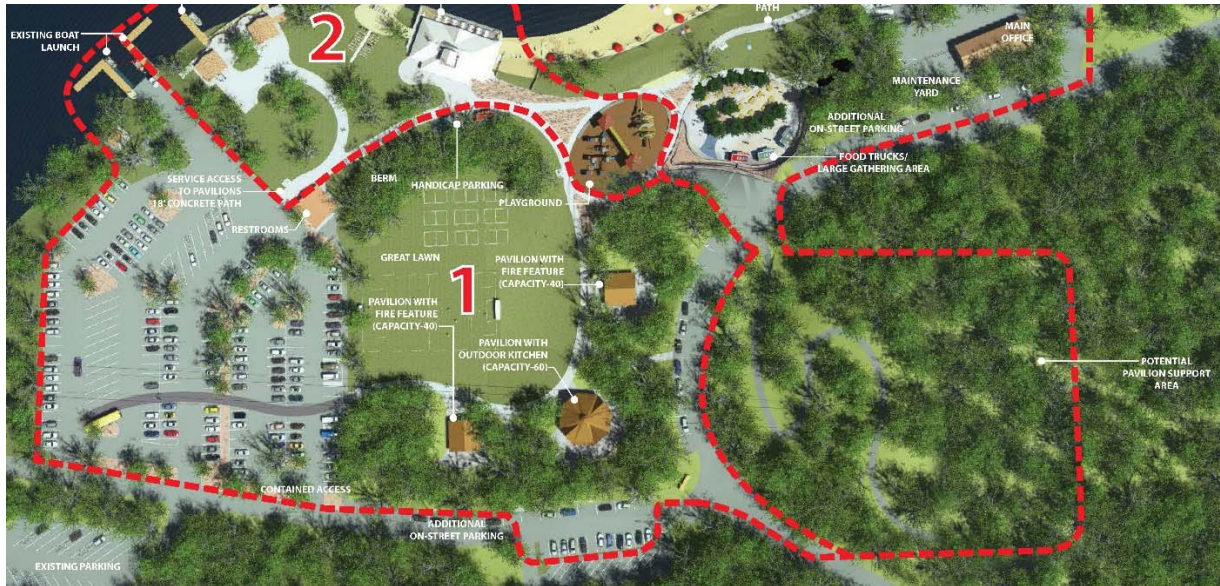


Figure 5. Phase 1

Parking/Pavement

- Revised boat parking area
- Expanded lot 1
- Expanded lot 2
- On-street parking
- Concrete handicapped parking for clubhouse
- Concrete flatwork

Structures

- Two pavilions with fire features
- Large pavilion with outdoor kitchen
- 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

Phase 2

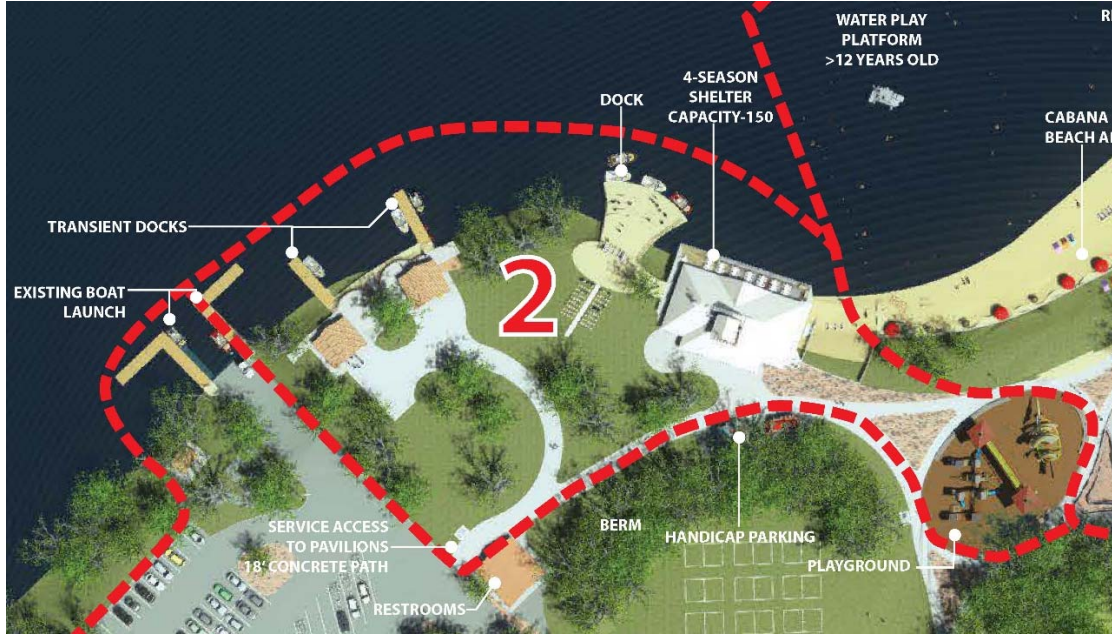


Figure 6. Phase 2

Parking/Pavement

- Concrete parking for pavilion
- Park lighting

Structures

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

Landscaping

- Trees
- Lawn seed
- Planting beds
- Irrigation

Utilities

- Upgrade electrical services
- Storm sewer

Miscellaneous

- Earthwork

Phase 3



Figure 7. Phase 3

Parking/Pavement

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

Structures

- Concession/restroom
- Retaining walls
- Beachfront gazebo
- 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 Playground and Large Gathering Area


3D Model Presentation

After the approval of the “Group” concept plan, the Ayres team began refining 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

|  | | OPINION OF PROBABLE CONSTRUCTION COST | | | | |
|--|--|--|--|----------------|--------------------|----------------------------|
| Project Name: <u>Lake Altoona County Park</u> Project Number: <u>23-1618.00</u> Cost Estimate Status: <u>Master Plan</u> | | | Date: <u>August 15,2017</u> Estimated By: <u>TR</u> Approved By: <u>PJ</u> | | | |
| ITEM | DESCRIPTION | UNITS | QUANTITIES | UNIT COST | ITEM TOTAL | REMARKS |
| Parking/Pavement | | | | | | |
| | Revised Boat parking area | SF | 62,440 | \$1.50 | \$93,660 | |
| | Expanded lot 1 | SY | 888 | \$15.00 | \$13,320 | South of Kewin 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 | 86,075 | \$5.00 | \$430,375 | |
| Structures | | | | | | |
| | 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 | |
| | Playground | EA | 1 | \$400,000.00 | \$400,000 | |
| | Transient Docks | EA | 2 | \$3,500.00 | \$7,000 | |
| | Ski Sprite Performance Area Docks | EA | 2 | \$3,500.00 | \$7,000 | |
| | Launch Dock Extension | EA | 2 | \$2,500.00 | \$5,000 | |
| | Concession/Restroom | EA | 1 | \$250,000.00 | \$250,000 | |
| | Beachfront Gazebo | EA | 1 | \$20,000.00 | \$20,000 | |
| | 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 | |
| Landscaping | | | | | | |
| | Trees | EA | 243 | \$600.00 | \$145,800 | |
| | Lawn Seed | SY | 23,023 | \$1.50 | \$34,535 | |
| | Planting Beds | SF | 23,300 | \$25.00 | \$582,500 | |
| | Irrigation | LS | 1 | \$90,000.00 | \$90,000 | |
| | Bioswales | SF | 4,700 | \$5.50 | \$25,850 | |
| | Ski sprite show area | SY | 3,000 | \$1.50 | \$4,500 | |
| Utilities | | | | | | |
| | 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 | |
| Miscellaneous | | | | | | |
| | 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 | |
| Overall Project Sub Total | | | | | \$7,649,474 | |
| 30% Contingency | | | | | \$2,294,842 | |
| TOTAL | | | | | \$9,944,317 | |

Primary Issues

As part of the approval process, Eau Claire County will need to understand what the costs for these improvements are so that they can determine appropriate sources for funding. The Master Plan for Lake Altoona County Park essentially re-builds the park from the ground up. The park has a beautiful location that is unique to the Chippewa Valley area. Ayres' evaluation of the park, its facilities, and its structures revealed deficiencies that could not be individually corrected due to the age of the structures and the types of utilities that serve the park. The following pages explain the primary issues relating to the successful implementation of the Master Plan.

Park Utilities

The sanitary and water services needs for the proposed park programming are the No. 1 issue that will impact the redevelopment of Lake Altoona County Park.

Private properties adjacent to the park are served by a Private On-site Waste Treatment System (POWTS). The facility was not sized to serve the needs of the park. An evaluation of the POWTS design would be necessary to determine whether it can serve an estimated 600 people per weekend who would visit the west restroom, clubhouse, and the concession building proposed in the Master Plan. 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. The best location for a new sanitary line would have been Lake Drive, which resurfaced in 2011. At that point, the City Council opted not to include sanitary service extensions to the properties north of Lake Road.

Water service needs for the park's proposed restrooms could potentially be met by a well. City water service is also distant from the park. If sanitary service is extended to the park, that would be the time to extend the water service as well.

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 two restrooms and a new Clubhouse, the cost is essentially a placeholder that needs further vetting. This initial estimate is intended as a starting place for discussion with the City to determine whether they can contribute to the extension of these services to the park.

Stormwater Runoff

Presently there is not a formal on-site management system for stormwater, and design of a stormwater treatment plan is outside the scope of this Master Plan. Conceptual locations for infiltration and limited stormwater runoff treatment have been proposed, but 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. This Master Plan proposes 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



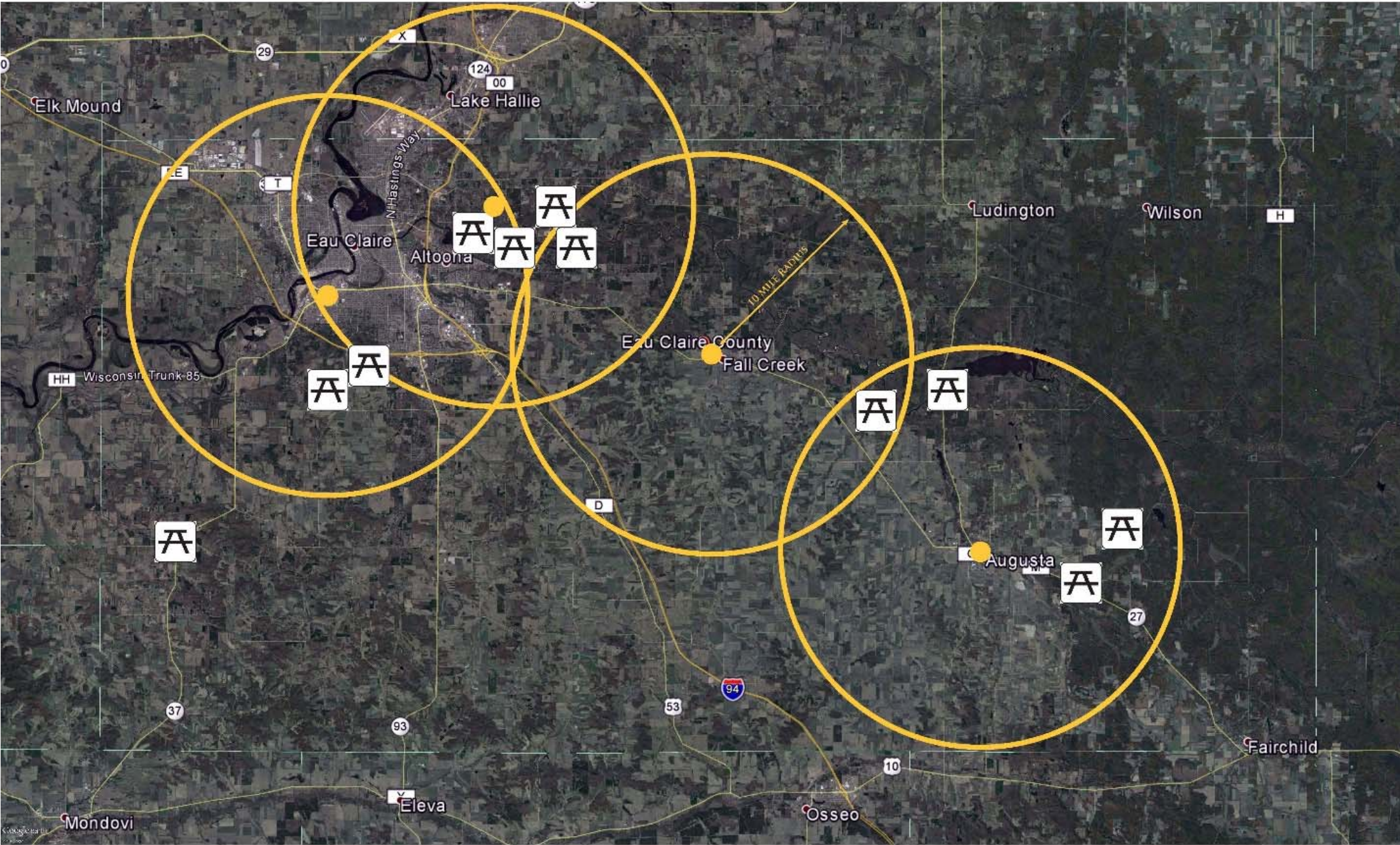
Appendix B
Park Aerial

LAKE ALTOONA COUNTY PARK

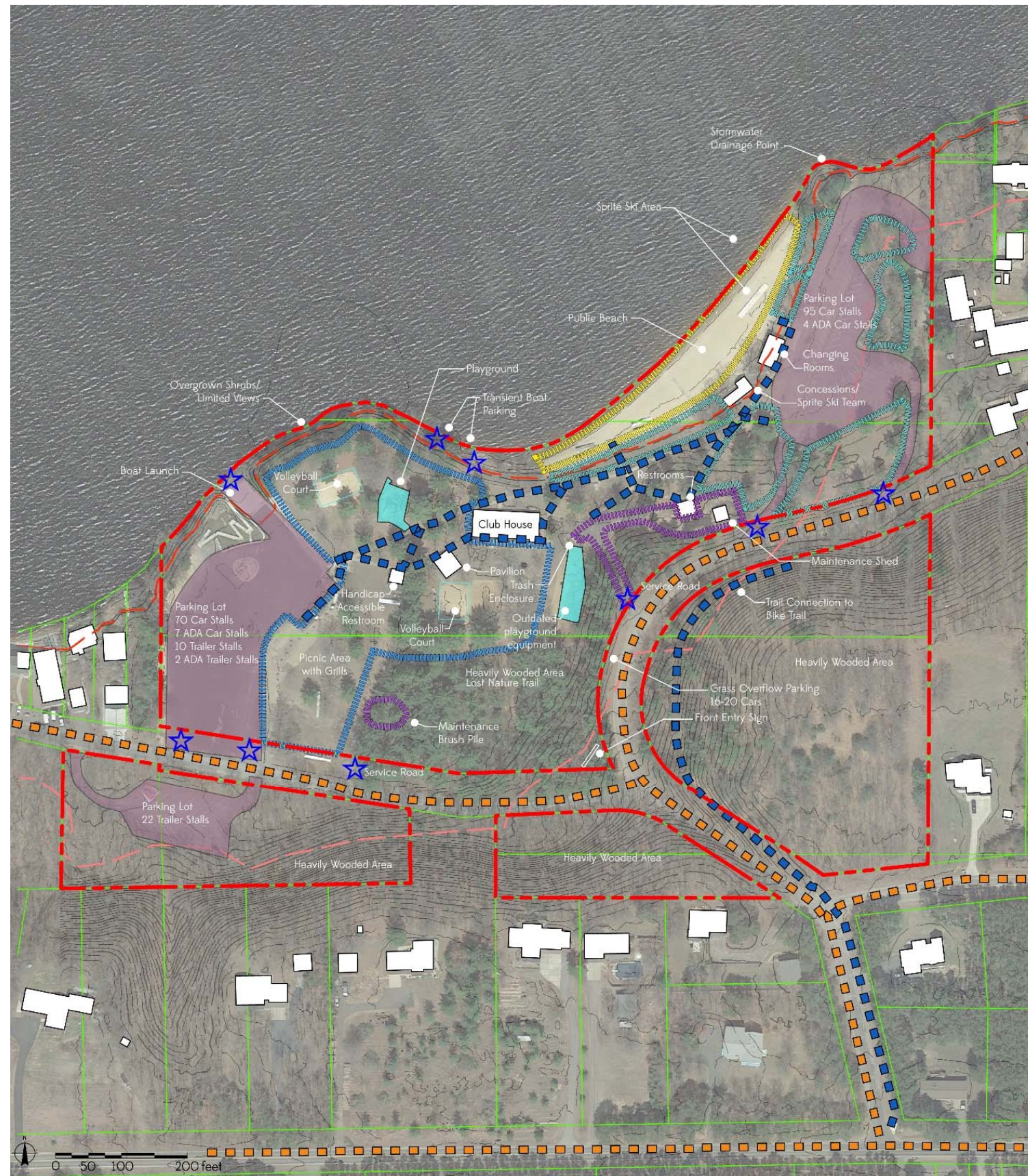


Appendix C
Park Proximity Map

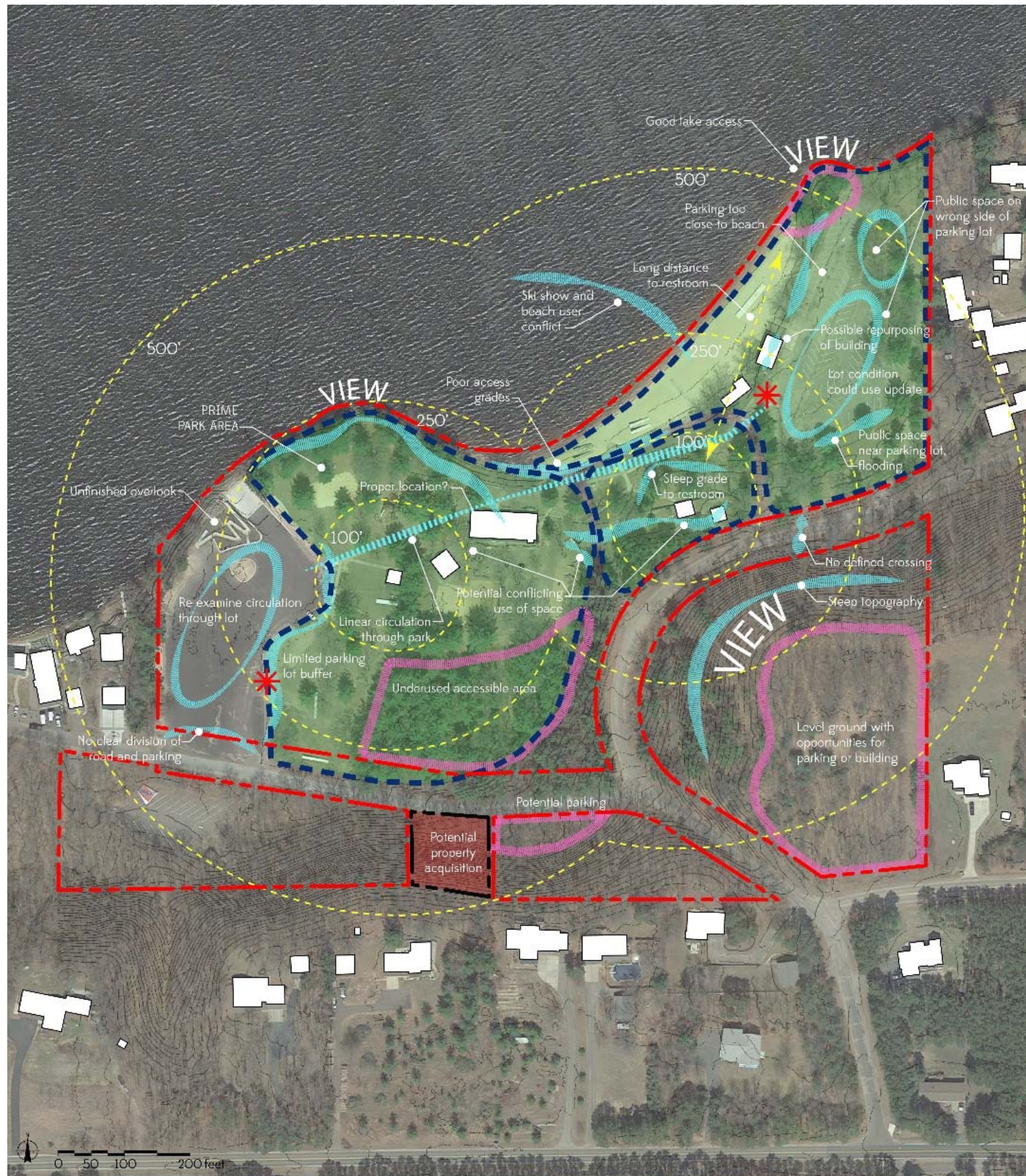
EAU CLAIRE COUNTY PARKS



Appendix D
Inventory Map



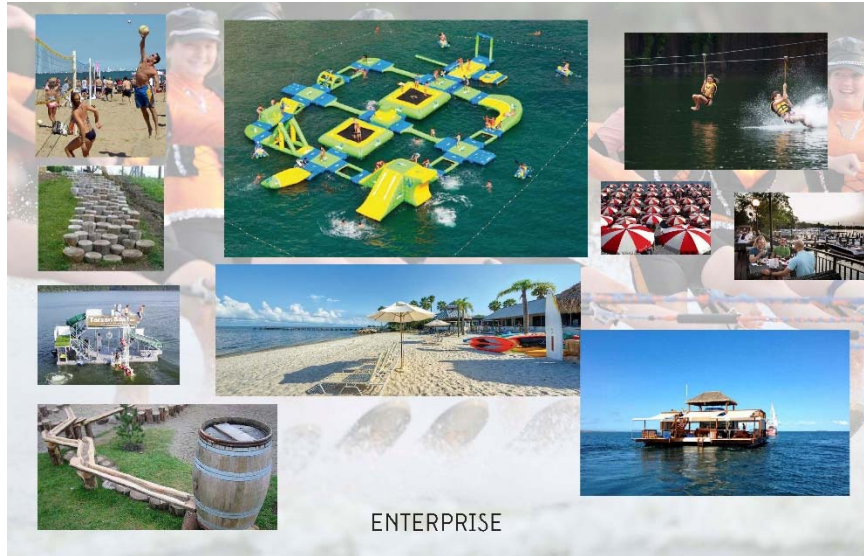
Appendix E
Analysis Map



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
 Project Number: 23-1618.00
 Cost Estimate Status: Master Plan

Date: August 15, 2017
 Estimated By: TR
 Approved By: PJ

| ITEM | DESCRIPTION | UNITS | QUANTITIES | UNIT COST | ITEM TOTAL | REMARKS |
|--|--|-------|------------|--------------|--------------------|----------------------------|
| PHASE 1 | | | | | | |
| Parking/Pavement | | | | | | |
| | Revised Boat parking area | SF | 62,440 | \$1.50 | \$93,660 | |
| | Expanded lot 1 | SY | 888 | \$15.00 | \$13,320 | South of Kewin 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 HDPC Parking (Concrete) | SF | 1,526 | \$5.50 | \$8,393 | |
| | Concrete Flatwork | SF | 32,250 | \$5.00 | \$161,250 | |
| Structures | | | | | | |
| | 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 | |
| Landscaping | | | | | | |
| | Trees | EA | 100 | \$600.00 | \$60,000 | |
| | Lawn Seed | SY | 13,500 | \$1.50 | \$20,250 | |
| | Planting Beds | SF | 6,000 | \$25.00 | \$150,000 | |
| | Irrigation | LS | 1 | \$30,000.00 | \$30,000 | |
| | Bioswales | SF | 4700 | \$5.50 | \$25,850 | |
| Utilities | | | | | | |
| | Upgrade Electrical Services | EA | 1 | \$50,000.00 | \$50,000 | |
| | Park Lot Lighting | LS | 1 | \$200,000.00 | \$200,000 | 1 FC Average |
| | Park Lighting | LS | 1 | \$50,000.00 | \$50,000 | |
| | Storm Sewer | LF | 1 | \$50,000.00 | \$50,000 | |
| Miscellaneous | | | | | | |
| | 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 | |
| Sub Total - Phase 1 Improvement | | | | | \$2,292,543 | |
| 30% Contingency | | | | | \$687,763 | |
| TOTAL | | | | | \$2,980,307 | |
| PROJECT TOTAL | | | | | \$9,944,317 | |



OPINION OF PROBABLE CONSTRUCTION COST

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

Date: August 15, 2017
 Estimated By: TR
 Approved By: PJ

| ITEM | DESCRIPTION | UNITS | QUANTITIES | UNIT COST | ITEM TOTAL | REMARKS |
|---|---|-------|------------|----------------|--------------------|-----------------------------|
| PHASE 2 | | | | | | |
| Parking/Pavement | | | | | | |
| | 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 | County only |
| Structures | | | | | | |
| | 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 | |
| | Playground | EA | 1 | \$400,000.00 | \$400,000 | |
| | Concrete Flatwork | SF | 33,090 | \$5.00 | \$165,450 | |
| | 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 | |
| Landscaping | | | | | | |
| | Trees | EA | 43 | \$600.00 | \$25,800 | |
| | Lawn Seed | SY | 3,523 | \$1.50 | \$5,285 | |
| | Planting Beds | SF | 9,700 | \$25.00 | \$217,500 | |
| | Irrigation | LS | 1 | \$20,000.00 | \$20,000 | |
| Utilities | | | | | | |
| | Upgrade Electrical Services | EA | 1 | \$50,000.00 | \$50,000 | |
| | Storm Sewer | LS | 1 | \$25,000.00 | \$25,000 | |
| Miscellaneous | | | | | | |
| | Earthwork | LS | 1 | \$50,000.00 | \$50,000 | |
| Sub Total - Phase 2 Improvements | | | | | \$3,390,662 | |
| 30% Contingency | | | | | \$1,017,199 | |
| TOTAL | | | | | \$4,407,861 | |
| PROJECT TOTAL | | | | | \$9,944,317 | |



OPINION OF PROBABLE CONSTRUCTION COST

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

Date: August 15, 2017
 Estimated By: TR
 Approved By: PJ

| ITEM | DESCRIPTION | UNITS | QUANTITIES | UNIT COST | ITEM TOTAL | REMARKS |
|-------------------------|---|-------|------------|--------------|-------------|---------------|
| PHASE 3 | | | | | | |
| Parking/Pavement | | | | | | |
| | Beach Parking Lot -Aisles | SY | 3,876 | \$15.00 | \$58,140 | |
| | Beach Parking Lot -Grass Parking | SY | 2,973 | \$1.50 | \$4,460 | |
| Structures | | | | | | |
| | Concession/Restroom | EA | 1 | \$250,000.00 | \$250,000 | |
| | Retaining Walls | SF | 3,600 | \$40.00 | \$144,000 | |
| | Beachfront Gazebo | EA | 1 | \$20,000.00 | \$20,000 | |
| | Ski Sprite Performance Area Docks | EA | 2 | \$3,500.00 | \$7,000 | |
| | 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 | |
| Landscaping | | | | | | |
| | Trees | EA | 100 | \$600.00 | \$60,000 | |
| | 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 | |
| Utilities | | | | | | |
| | 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 | |
| Miscellaneous | | | | | | |
| | 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 | 20,734 | \$5.00 | \$103,669 | |
| | Sub Total - Phase 3 Improvements | | | | \$1,966,269 | |
| | 30% Contingency | | | | \$589,881 | |
| | TOTAL | | | | \$2,556,150 | |
| | PROJECT TOTAL | | | | \$9,944,317 | |