



CITY OF KETTERING

PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT

MASTER PLAN EXECUTIVE SUMMARY

November 13, 2008



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EXECUTIVE SUMMARY

Lorenz Williams and Brandstetter Carroll completed a master plan for facilities owned by the City of Kettering and administered by the Department of Parks, Recreation and Cultural Arts. The master plan was developed in preparation of a Parks, Recreation and Cultural Arts bond issue that was approved by voters in the November 2008 election.

The concepts and cost estimates contained in the master plan were in accordance with the \$12.3 million budget of the proposed bond issue. In addition, city leaders had agreed to earmark \$5 million in general funds for this initiative.

1. Indian Riffle Park

A long range concept plan was prepared as part of the exercise of determining proposed improvements. The park is heavily used and in need of multiple upgrades. Proposed improvements include the following:

- Repave all existing walkway trails to a width of eight feet to approximately equal a 1.8 mile system within the park.
- The upgrade of the Play-For-All playground is already planned and is not included in the bond levy funding.
- Replace the sports field lighting on the football field and on one of the larger baseball fields at the east end of the park near Indian Riffle Elementary School.
- Add a high school-size baseball field in the area between Rosewood Arts Centre and the Recreation Complex. This area is currently a baseball field and it will be updated with better sun orientation and new facilities. This will be the home of Alter High School. Alter will participate in the cost of the improvements that are specific to its use such as the dugouts, pressbox, water supply, etc.
- Several other improvements are also shown on the concept plan that are not funded at this time, but planned for the future. Some of these include:
 - Additional walking trails around the perimeter of the park.
 - Expansion of parking in the Skate Plaza area and at the parking lot near the picnic shelters.
 - New youth baseball fields near the schools.
 - Two new playgrounds with picnic shelters to be located near the baseball fields on the east end of the park; and in the new passive area located at the western end of the park, south of Rosewood Arts Centre.

2. Kettering Recreation Complex - Outdoor Aquatic Center

The emphasis of these improvements is to upgrade the appeal of the aquatic center. The sand play area has been a maintenance problem and there is a desire for new interactive aquatic features. The aquatics industry has changed dramatically since the complex was originally designed and these new features will expand the attraction to local residents. The sprayground and the entire aquatic center may be themed. One possibility is a pirate theme, but many more will be investigated in later design phases.





Sprayground and Toddlers Pool

- The sand volleyball and play area will be removed and replaced with features to attract younger children and families. A themed water play area with no standing water will be the first attraction one sees upon entering the aquatic facility. This area will establish the theme with the largest opportunity for a themed structure such as a pirate ship. With this theme, the main attraction for the young children will be a pirate ship with slides, water cannons and other attractions. Surrounding the ship will be other interactive water spray features such as dripping palm trees and a series of varying jets and sprays.
- Adjacent to the sprayground will be a small pool that goes from zero depth to one-foot deep with some floating features for toddlers.
- Another feature for toddlers and young families is the addition of a larger shade structure in the location of the existing toddler pool. The pool will be removed and a new concrete deck added. An octagon-shaped structure with multiple colorful shade sails will provide a seating area out of the sun.
- The pumps, filters and chemical controllers for the sprayground and toddlers pool will be located within the storage room adjacent to the men's shower room.

Main Pool Improvements

- The main pool area will be enhanced with new features. The dripping frogs and raindrop have become commonplace. The new features will include a large bucket that fills with water and then dumps a huge spray on visitors. Another enhancement will replace the raindrop with a more interactive and out of the sun.
- A set of shade sails will be added to allow visitors to be in the shallow water and in shade.

Water Slides

- The existing water slides are not very high and municipal facilities are currently incorporating much higher slides. The opportunity exists to attract older children and teens with more challenging slides. The concept plan proposes two slides, a straight speed slide and the other a longer, winding, spiral slide. These would be staged from a new platform at a height of about 30' to 40'. The platform could also follow the theme that is chosen for the aquatic center.
- The incorporation of taller slides will require that the drop pool at the bottom of the slides become much larger. This will also provide a deeper water area for teens.
- Ideally the pumps for the new slides could be housed within the existing rock structures.

Entrance Area

- The existing entrance walkways, after the ticket booth and locker rooms, is not ADA accessible and the slopes are steeper than ideal. As the sprayground and toddler pool are developed, the grade of the sidewalk in this area will be redesigned to provide easier access for park users. Also, some skylights could be added to the entrance structure to provide better lighting.





3. Kettering Recreation Complex - Indoor Pool

Expand the spa area with a larger whirlpool, new steam and sauna rooms. The building area will be expanded to accommodate these facilities. More light will be provided through glass walls to make this a more attractive area and easier to supervise. The existing pool will receive new paint as will the walls and ceiling area.

4. Kettering Recreation Complex - General

The complex includes five inter-connected facilities and is the centerpiece and hub of the city's recreation activities. The complex opened 20 years ago and is in need of improvements to meet a shift in program demands and changes.

Wellness Center

- Expand the current fitness area by 5,600 SF to accommodate both free weights and exercise equipment areas that although together, provide distinct zones for the users. The existing 6,300 SF will be remodeled to accommodate more programs, classes and appropriate floors will be added. The existing lockers and toilet area will be remodeled and updated, including new paint, ceilings and lighting. The roof over parts of the fitness corridor will be replaced.

Senior Center

- Build a new wellness studio of 2,600 SF with a 28' ceiling for new programs in this area. The existing lobby will be updated with a new entry and all upgraded furniture. Replace existing movable wall with new and upgraded wall finishes, ceilings and lighting to create an all new space for the lobby.

Main Lobby

- Upgrade existing desk/office area to allow for more visibility to clients and access to staff for general information questions.
- Provide expanded snack and vending area with seating.
- New entry system with automatic operable doors and wayfinding signage.
- Area will receive all new furniture and equipment, painted ceilings and lighting upgrades.
- Outdoor seating areas will be added for visitor comfort and convenience.

5. Civic Commons/Fraze Pavilion

Civic Commons is a source of pride among the community and serves as the town center, as well as a great place to sit, relax, or enjoy a summer festival. Park amenities such as the benches, lights, and picnic tables have been repainted several times over the years and it is time to replace them. In addition, replacement parts for the light fixtures are getting harder to find. The concrete pavers that are used as accents have faded in color and many have settled, causing trip hazards and difficult access for some. The proposed improvements will make Civic Commons safer and more comfortable.

- All lighting will be replaced with contemporary posts and fixtures. The chosen fixtures imitate the low angle of the roof of the Government Center and the City of Kettering logo. The fixtures will reflect a majority of the light downward where it is needed. Banner arms will be provided to continue the colorful displays.
- All benches, picnic tables, trash receptacles and drinking fountains will be replaced. The new amenities will be a dark red color similar to the trim features at Fraze Pavilion and at other parks in the city.

- The gravel trails on the east side of Civic Commons will be enhanced with a stabilizer to reduce erosion and to improve the surface. The intersection areas will be replaced with concrete to limit erosion and provide a better transition in the high traffic areas.
- All concrete pavers will be replaced with clay pavers set over a concrete base. This will provide a safer and more long-lasting color surface.

Fraze Pavilion is a very popular concert venue for residents and visitors. The proposed improvements will expand the seating area and limit viewing of events by non-paying persons outside the facility, and allow for better support of backstage functions.

- The walks on both sides will be moved towards the streets and seating rows will be extended. The tops of the walls are cracking, especially on the north side. The decorative fence will be replaced with a style which provides more opacity to limit outside viewing, but still maintains an attractive barrier. The fence does not need to be high, just enough to limit access and viewing.
- Remodel and build new bleachers with storage underneath. Provide a new main entrance with more comfortable seating and lighting to serve as the new front door and gateway.
- A cut in the wall will be added along with a dining and seating area along the side walk to improve service access and grow seating capacity.
- The backstage patio will receive two additions under the existing roof to accommodate a kitchen expansion area for outdoor cooking and a food storage area for coolers and freezers.
- Backstage will be reconfigured to allow for more dressing areas and better access, as well as the addition of new lighting and finishes.

6. State Farm Park

State Farm Park is another highly used facility. Planned improvements include expanding the athletic fields, expanding parking, improving field lighting, and replacing the playground.

- East Area – 10 acres on the east end of the park are owned by the city and a portion will be added to the athletic fields. This area will be graded, seeded, and used for rectangular fields for soccer, football or lacrosse. The remainder of the site may include a future pond and walking trails.
- Parking – The parking area east of the entrance will be expanded by paving the area in the center of the existing parking lots. This will increase capacity by about 50 spaces.
- The playground will be replaced with a large, creative playground that encourages climbing and ground level play features. The playground will be unique to State Farm Park. It will also include a poured-in-place rubber safety surface to allow maximum accessibility and ease of maintenance. New benches and trash receptacles will be located nearby.
- The two larger baseball fields will have new lights installed. The outfield area is also used for football.





7. Southdale Nature Center - Renovation and Addition

The building and grounds are adjacent to Southdale Elementary School. The nature center is home to the Land Lab Nature Program which is a cooperative effort between the school district and the city. The renovation and addition will add classroom space utilizing sustainable materials and products.

- A new addition of 1,540 SF will upgrade the learning spaces with one large multipurpose area and two smaller gathering areas to allow for multiple groups to use the center simultaneously.
- The new facility will be built with environmentally friendly materials that will serve as learning inspiration to students and teachers.
- Outdoor playground areas will be improved and expanded to build on the treehouse spirit of the facility.

8. Neighborhood Parks

Neighborhood Parks are very important to residents as documented in the community survey. Therefore, several will be upgraded. The main improvements will be to the facilities most important to residents, which are the trails, sitting areas and playgrounds. A matrix is included in this report which identifies the proposed improvements at each park.

- The playgrounds will be replaced with new, modern structures. All playgrounds will be designed with a paved pathway leading from parking areas and walkways to the playground. Each will also have concrete curb edges and a poured-in-place rubber safety surface to provide better access for all and reduce long-term maintenance costs. The playgrounds will have benches and sitting areas around them for parents and visitors.
- Three levels of playgrounds are planned.
 - Smaller parks will receive Playground 'A' which includes a play structure designed for multiple ages.
 - Other parks will receive Playground 'B' which includes two structures, one for toddlers and one for ages 5-12. A swing set will also be included.
 - Parks with a larger service area will receive a larger Playground 'C' which includes a creative and modern structure to accommodate large numbers of children. The structure will have many opportunities for climbing, sliding, and crawling, with multiple ground level play features for persons with disabilities.
- Pathways and trails will be improved and /or expanded.

9. Ernst Park

Upgrades to Ernst Park were developed as part of the master plan. Planned improvements include:

- New playgrounds with a picnic shelter
- Upgrade existing walkway trails within park
- New benches

Non-Bonded Projects

10. Polen Farm

The farmhouse was built in 1859 and today serves as a highly used facility for reunions, weddings, corporate events and other activities. A large barn and two storage buildings are also used on the property. The barn has rental space on both the first and second floors. Achieving access in accordance with ADA requirements is a priority for both structures.

Barn

- Upgrade the existing ramp to the upper level to accommodate ADA needs. The ramp will include lighting, seating and landscaping while creating another lower patio for event rentals.

House

- The house will be expanded to also accommodate ADA. A new entry ramp/porch will be added and the exterior canopy, lighting and landscaping will be improved.

11. Rosewood Arts Centre

The building was originally a 32,000 square foot elementary school built in the early 1960s. Programs are compromised by the less than ideal conditions and layout of the former school. In addition, the location is difficult to find for visitors.

- The parking lot will be re-oriented to the new entrance. Landscaping and sculpture opportunities will be incorporated into the parking lot. All lighting will be replaced with contemporary fixtures that include banner arms to enhance marketing and to create visual interest.
- A sculpture garden will be developed at the new entrance and will include new benches, tables and trash receptacles.
- The new facility will be programmed to allow appropriately oriented services to accommodate the client's needs better. The building will be organized to allow for the art galleries and theater to be at the front door with easy service to these areas. The lobby will be expanded and natural lighting will be incorporated into the design through clearstory windows.
- The other programs will be regrouped to allow for an art wing, a dance wing and a music wing.
- The new entry will create an exciting front door that associates the facility exterior with its creative arts history.

12. Kettering Wellness - Locker Upgrades

Create more space in the men's and women's locker areas by demolishing the existing entrance. Upgrade wall and floor finishes as needed to integrate this remodel into the existing rest rooms.







Toddler Pool



Shade Structure



Pirate Cove Sprayground





D. Tumble Buckets



C. Shade Sail



A. Waterslides



B. Dumping Bucket



KEY

- A. New Waterslides
- B. Dumping Bucket
- C. Shade Sail
- D. Tumble Buckets
- E. 3' to 5' Deep Pool
- F. Water Fall Pool





A. WHIRLPOOL



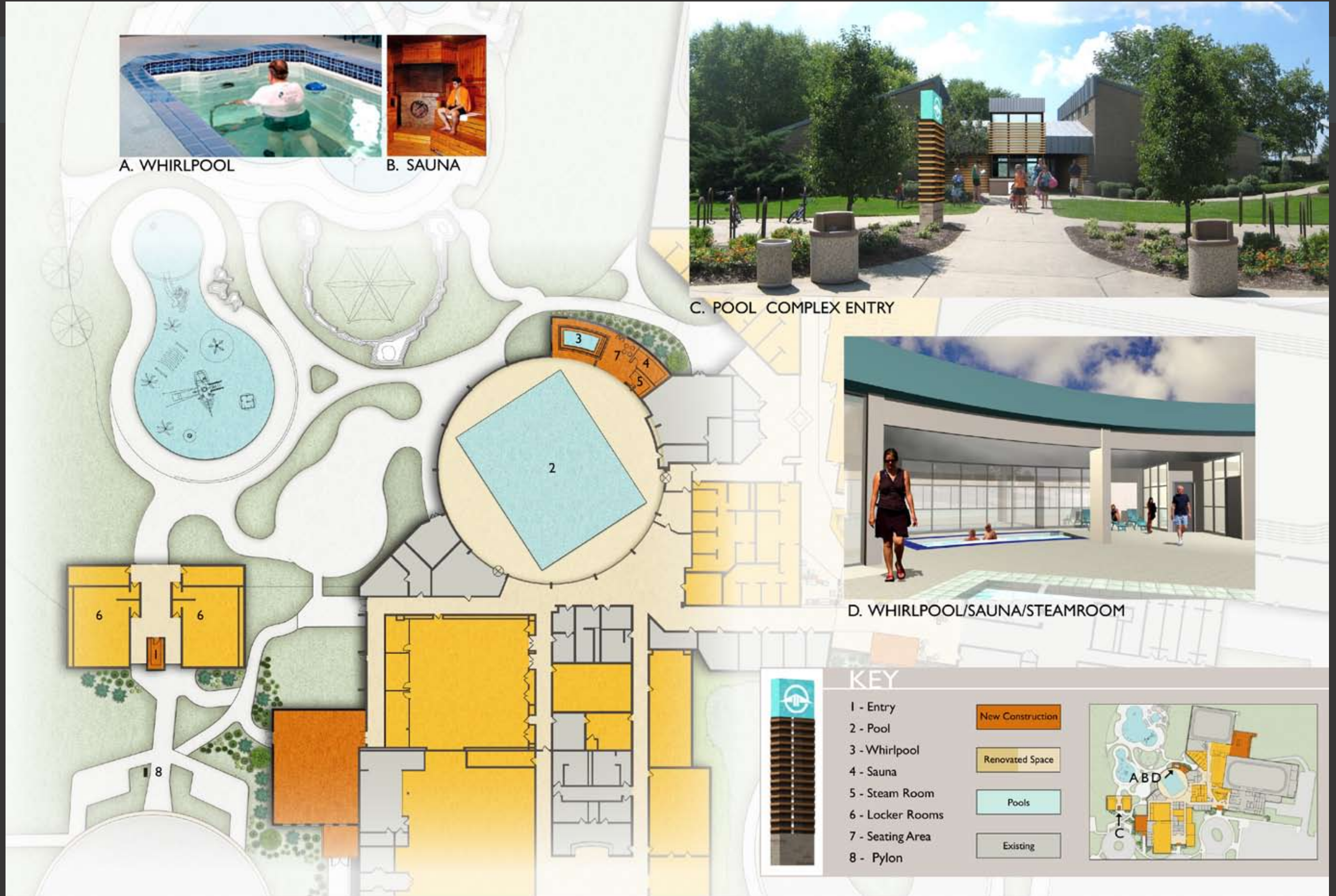
B. SAUNA



C. POOL COMPLEX ENTRY



D. WHIRLPOOL/SAUNA/STEAMROOM



KEY

- 1 - Entry
- 2 - Pool
- 3 - Whirlpool
- 4 - Sauna
- 5 - Steam Room
- 6 - Locker Rooms
- 7 - Seating Area
- 8 - Pylon

New Construction

Renovated Space

Pools

Existing

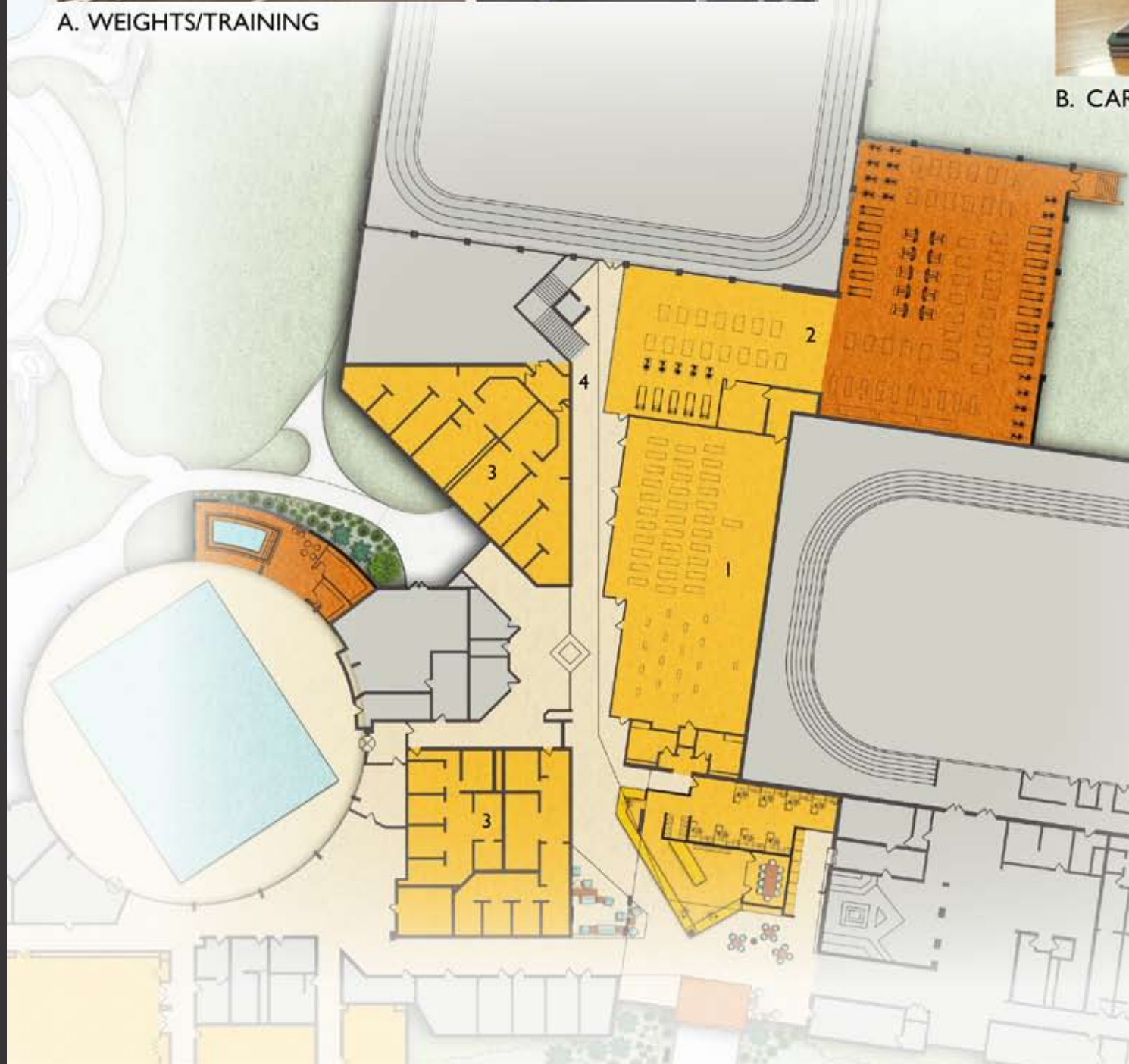




A. WEIGHTS/TRAINING



B. CARDIO CLASSROOM - PRIVACY WINDOW



C. FITNESS AREA CORRIDOR - PRIVACY WINDOW

KEY

- 1 - Cardio Classroom
- 2 - Weights / Training
- 3 - Locker Rooms
- 4 - Corridor (Fitness Area)

	New Construction
	Renovated Space
	Pools
	Existing



A. MULTI-PURPOSE ROOM - MORE PROGRAM SPACE

B. CHARLES I. LATHREM CENTER ENTRY

KEY

- 1 - Entry
- 2 - Wellness Studio
- 3 - Trash Enclosure
- 4 - Pylon
- 5 - Outdoor Seating Area
- New Construction
- Renovated Space
- Pools
- Existing

**RECREATION CENTER
CHARLES I. LATHREM CENTER**





A. RECREATION CENTER ENTRY - MORE VISIBLE ENTRANCE



B. LOBBY/RECEPTION - EASIER CHECK-IN



Bench



Trash Receptacle

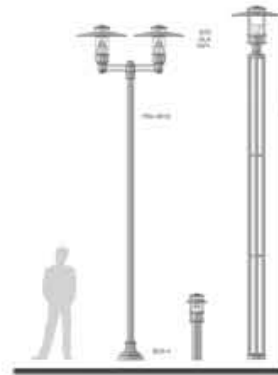


Tables/Chairs

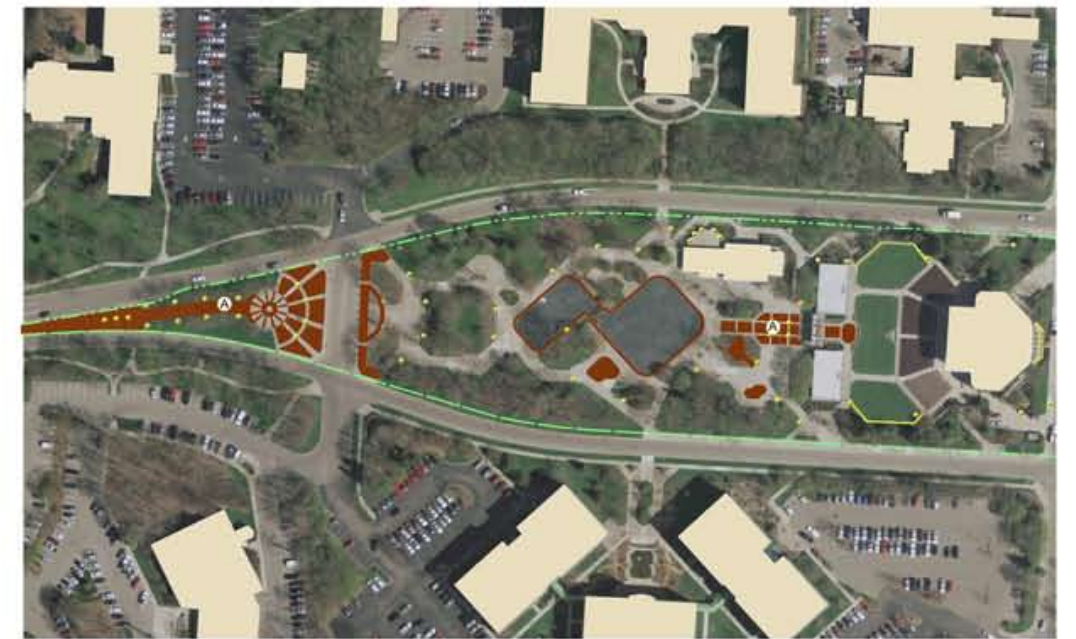


Planter

Typical Park Features



Lighting Improvements



LEGEND KEY

- (A) Replace Concrete pavers with Clay Pavers
- Replace Benches, Lights, Trash Receptacles, and Drinking Fountains



A. PATIO



KEY

- 1 - Concrete Structure/Bleachers with Storage Underneath
- 2 - New Bleachers Over Entry with Canopy and Lighting Above
- 3 - Additional Seating
- 4 - New Ramp
- 5 - Dressing Room Renovations
- 6 - Office Space Renovations
- 7 - Kitchen Addition
- 8 - Storage Addition
- 9 - Patio



B. SCREENING



A. ENTRY ELEVATION



B. PLAYGROUND EQUIPMENT



- KEY**
- 1 - Entry
 - 2 - Exhibit/Classroom
 - 3 - Teaching Alcove
 - 4 - Reading Alcove
 - 5 - Women
 - 6 - Men
 - 7 - Mechanical
 - 8 - Storage
 - 9 - Porch
 - 10 - Entry Walkway
 - 11 - Playground Equipment
 - 12 - Existing Parking



C. PORCH ELEVATION



D. NEIGHBORHOOD ELEVATION



New Seating



Playground B



Playground A



Picnic Shelter



Playground C



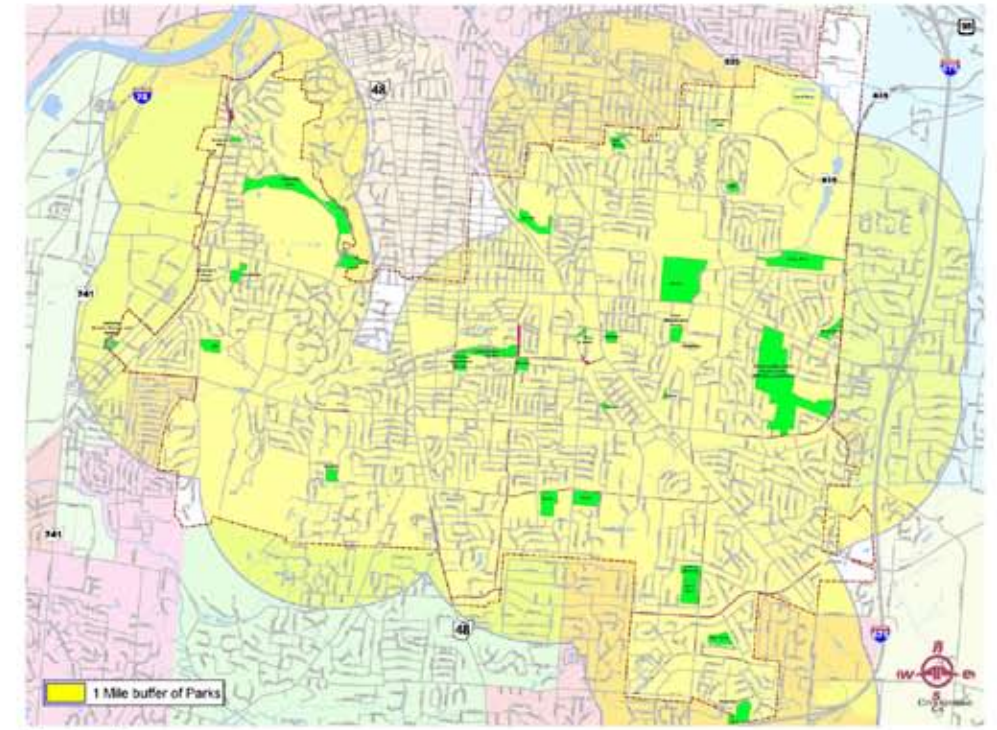
Walking Trails

New Amenities For Neighborhood Parks

Parks Recreation and Cultural Arts Staff will work with individual neighborhoods on all park renovations for final park design approval.

PARK	AMENITY														
	PLAYGROUND	WALKING TRAILS	SEATING/BENCHES	PICNIC TABLES	FOOTBALL/SOCCER FIELD	BASEBALL/SOFTBALL	TENNIS COURTS	PARK COURT FITNESS TRAIL	PARK COURT FITNESS TRAIL	GRILLS	BASKETBALL COURT	ATHLETIC LIGHTS	SPRINKLER	DRINKING FOUNTAINS	TRASH RECEPTACLES
Berwin Park	A														
Blackhawk Park	A														
Civic Commons Park															
Ernst Park	A	5 m		A	E	E	E	E							
Glosser Park	E														
Indian Rifle Park	E	1.8 m													
Irwin Park	C	1.2 m		A	E	E	E	E							
Kennedy Park	C	1.2 m		B	E	E	E	E							
Korbner Park	B	.5 m			E	E	E	E							
Oak Creek Park	B	.75 m			E	E	E	E							
Oak Park	B	.5 m		A	E	E	E	E							
Prospect	To be completed in Spring of 2009														
Southern Hills Park	C	.5 m			E	E	E	E							
State Farm Park	B				E	E	E	E							
Tait Park	B				E	E	E	E							
Van Buren Park	C	1.2 m		A	E	E	E	E							
Walmer Park	B	.5 m			E	E	E	E							
Weniger Park	C	.5 m		B	E	E	E	E							

■ NEW (BOND LEVY)
■ NEW (CAPITAL IMPROVEMENT PROJECT)
■ EXISTING



Parks Map



KEY

- 1 - Existing Farmhouse
- 2 - ADA Compliant Main Entry Ramp
- 3 - Existing Barn
- 4 - ADA Compliant Ceremonial Ramp
- 5 - Outdoor Gathering Space
- 6 - Existing Parking



A. CEREMONIAL RAMP



B. OUTDOOR GATHERING SPACE



C. MAIN ENTRY RAMP



CITY OF KETTERING

PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT



- LEGEND:**
- VISUAL ARTS
 - GENERAL BUILDING
 - PERFORMING ARTS
 - EDUCATION
 - ADMINISTRATION
 - MUSIC

SUMMARY OF PRELIMINARY OPINION OF PROBABLE PROJECT COST
CITY OF KETTERING PARKS AND RECREATION
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

BOND PROJECTS		LESS THAN 20 YR COSTS	20 YR COST	TOTAL
1	INDIAN RIFFLE PARK	\$ -	\$ 1,017,018	\$ 1,017,018
2	RECREATION COMPLEX (OUTDOOR POOLS)	\$ -	\$ 3,173,289	\$ 3,173,289
3	RECREATION COMPLEX (INDOOR POOLS)	\$ -	\$ 784,322	\$ 784,322
4	RECREATION COMPLEX (GENERAL)	\$ 402,838	\$ 4,801,477	\$ 5,204,314
5	CIVIC COMMONS PARK - FRAZE PAVILION	\$ 435,552	\$ 2,433,501	\$ 2,869,053
6	STATE FARM PARK	\$ -	\$ 965,346	\$ 965,346
7	SOUTHDALE NATURE CENTER RENOVATION AND ADDITION	\$ -	\$ 877,948	\$ 877,948
8	NEIGHBORHOOD PARKS	\$ 183,145	\$ 4,884,665	\$ 5,067,811
9a	ERNST PARK	\$ 4,106	\$ 281,152	\$ 285,258
BONDED SUB TOTAL		\$ 1,025,642	\$ 19,218,719	\$ 20,244,360
ALTERNATES				
B1	INDIAN RIFFLE PARK - ARTIFICIAL SURFACE FOR FOOTBALL FIELD (RECTANGULAR FIELD)	\$ -	\$ 800,000	\$ 800,000
B2	RECREATION COMPLEX - LAP POOL	\$ -	\$ 889,000	\$ 889,000
B3	RECREATION COMPLEX - NEW ROOF AND POOL LIGHTING	\$ -	\$ 890,000	\$ 890,000
NON-BONDED PROJECTS		LESS THAN 20 YR COSTS	20 YR COST	TOTAL
9b	ERNST PARK	\$ -	\$ 806,737	\$ 806,737
10	POLEN FARM	\$ 9,582	\$ 232,422	\$ 242,004
11	ROSEWOOD ARTS CENTRE RENOVATION	\$ -	\$ 6,212,052	\$ 6,212,052
12	KETTERING WELLNESS	\$ 11,747	\$ 38,107	\$ 49,854
NON-BONDED SUB TOTAL		\$ 21,329	\$ 7,289,318	\$ 7,310,647
ALTERNATES				
N1	CIVIC COMMONS PARK - REPLACE RAILING AT RESTROOMS (EXCLUDING RAMP AREA)	\$ -	\$ 88,000	\$ 88,000
N2	STATE FARM PARK - POND AND SPRINGS AREA	\$ -	\$ 211,000	\$ 211,000
N3	KETTERING WELLNESS - REPLACE ATHLETIC FLOORING IN LOCKER AREA	\$ -	\$ 1,400	\$ 1,400
TOTAL BONDED AND NON-BONDED PROJECTS		\$ 1,046,971	\$ 26,508,037	\$ 27,555,008

PRELIMINARY OPINION OF PROBABLE PROJECT COST
INDIAN RIFFLE PARK
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Track - Football Field							
	Light football field with Musco lights	Ea.	\$ 125,000.00	1		\$ 125,000	\$ 125,000
	Subtotal Track - Football Field				\$ -	\$ 125,000	\$ 125,000
East Baseball Area and Behind School							
	High school size baseball field Fence at 320' - 380' to 400' in center field - grass infield- completely fenced	Ea.	\$ 300,000.00	1		\$ 300,000	\$ 300,000
	Light 1 softball fields	Ea.	\$ 150,000.00	1		\$ 150,000	\$ 150,000
	Subtotal East Baseball Area and Behind School				\$ -	\$ 450,000	\$ 450,000
Park Wide Trail System							
	Improve existing Paved Trail - 8' wide by about 1.8 miles	SY	\$ 20.00	8400		\$ 168,000	\$ 168,000
					\$ -	\$ 168,000	\$ 168,000
Subtotal					\$ -	\$ 743,000	\$ 743,000
10% Construction Contingency					\$ -	\$ 74,300	\$ 74,300
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ -	\$ 59,440	\$ 59,440
CONSTRUCTION SUBTOTAL					\$ -	\$ 876,740	\$ 876,740
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ -	\$ 140,278	\$ 140,278
TOTAL COST					\$ -	\$ 1,017,018	\$ 1,017,018
ALTERNATES							
B1	Artificial surface for football field (rectangular field)	Ea.	\$ 800,000.00	1		\$ 800,000	\$ 800,000

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.

PRELIMINARY OPINION OF PROBABLE PROJECT COST
RECREATION COMPLEX (OUTDOOR POOLS)
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Sprayground/Toddler Pool							
	Demolition	Ea.	\$ 5,000.00	1		\$ 5,000	\$ 5,000
	Concrete Pad	Ea.	\$ 32,000.00	1		\$ 32,000	\$ 32,000
	Sprayground Equipment	Ea.	\$ 350,000.00	1		\$ 350,000	\$ 350,000
	Filtration/Piping	Ea.	\$ 50,000.00	1		\$ 50,000	\$ 50,000
	Toddler Pool	Ea.	\$ 100,000.00	1		\$ 100,000	\$ 100,000
	Filtration/Piping	Ea.	\$ 38,000.00	1		\$ 38,000	\$ 38,000
	Utilities	Ea.	\$ 40,000.00	1		\$ 40,000	\$ 40,000
	Landscaping	Ea.	\$ 5,000.00	1		\$ 5,000	\$ 5,000
	Subtotal Sprayground/Toddler Pool					\$ -	\$ 620,000
Main Outdoor Pool Improvements							
	Filtration/Piping	Ea.	\$ 90,000.00	1		\$ 90,000	\$ 90,000
	Aquatic Equipment						
	Water Slides/Splashdown Pool	Ea.	\$ 400,000.00	1		\$ 400,000	\$ 400,000
	Zero Depth Pool/Waterfall Pool Components/Shade Structure	Ea.	\$ 500,000.00	1		\$ 500,000	\$ 500,000
	Expanded Splash Down Pool	Ea.	\$ 100.00	3,200		\$ 320,000	\$ 320,000
	Deck Around Slides	Ea.	\$ 6.00	1,800		\$ 10,800	\$ 10,800
	Expand Fence at Slides and Splashdown Pool	Ea.	\$ 25.00	200		\$ 5,000	\$ 5,000
	Utilities	Ea.	\$ 35,000.00	1		\$ 35,000	\$ 35,000
	Landscaping	Ea.	\$ 10,000.00	1		\$ 10,000	\$ 10,000
	Subtotal Main Outdoor Pool Improvements					\$ -	\$ 1,370,800
Remove Small Splash Pool/Add Shade Structure							
	Demolition	Ea.	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Remove Slide	Ea.	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Sidewalk/Paving	Ea.	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Shade Structure	Ea.	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Remove Small Splash Pool/Add Shade Structure					\$ -	\$ 75,000

PRELIMINARY OPINION OF PROBABLE PROJECT COST
RECREATION COMPLEX (OUTDOOR POOLS)
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Site Improvements							
	Shade Structures	Ea.	\$ 25,000.00	1		\$ 25,000	\$ 25,000
	Landscaping	Ea.	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Bath House Upgrades/ADA Changes	SF	\$ 55.00	3,500		\$ 192,500	\$ 192,500
	Irrigation System Upgrades	Ea.	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Site Improvements				\$ -	\$ 252,500	\$ 252,500
Subtotal							
	10% Construction Contingency				\$ -	\$ 231,830	\$ 231,830
	8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)				\$ -	\$ 185,464	\$ 185,464
CONSTRUCTION SUBTOTAL							
	16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)				\$ -	\$ 437,695	\$ 437,695
TOTAL COST							
					\$ -	\$ 3,173,289	\$ 3,173,289
Lap Pool							
B2	Demolition/Excavation	Ea.	\$ 65,000.00	1		\$ 65,000	\$ 65,000
B2	Pool Tank	Ea.	\$ 426,000.00	1		\$ 426,000	\$ 426,000
B2	Concrete Deck/Walks	Ea.	\$ 58,000.00	1		\$ 58,000	\$ 58,000
B2	Filtration Storage Building with Vending Machines	Ea.	\$ 180,000.00	1		\$ 180,000	\$ 180,000
B2	Filtration/Piping	Ea.	\$ 70,000.00	1		\$ 70,000	\$ 70,000
B2	Utilities	Ea.	\$ 50,000.00	1		\$ 50,000	\$ 50,000
B2	Safety Equipment	Ea.	\$ 25,000.00	1		\$ 25,000	\$ 25,000
B2	Landscaping	Ea.	\$ 15,000.00	1		\$ 15,000	\$ 15,000
TOTAL ALTERNATE B2							
						\$ 889,000	\$ 889,000

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.

PRELIMINARY OPINION OF PROBABLE PROJECT COST
RECREATION COMPLEX (INDOOR POOLS)
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Pools							
	Demolition	Lump	\$ 8,000.00	1		\$ 8,000	\$ 8,000
	Add Whirlpool and Sauna Building	SF	\$ 240.00	950		\$ 228,000	\$ 228,000
	Equipment	Lump	\$ 57,000.00	1		\$ 57,000	\$ 57,000
	Paint Existing Pool (Paint all walls and ceilings)	Lump	\$ 35,000.00	1		\$ 35,000	\$ 35,000
	Replace Existing Bubble Roof	Lump	\$ 95,000.00	1		\$ 95,000	\$ 95,000
	Replace Mechanical System Associated with Bubble Roof	Lump	\$ 150,000.00	1		\$ 150,000	\$ 150,000
	Subtotal Pools				\$ -	\$ 573,000	\$ 573,000
Subtotal						\$ 573,000	\$ 573,000
	10% Construction Contingency					\$ 57,300	\$ 57,300
	8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 45,840	\$ 45,840
CONSTRUCTION SUBTOTAL						\$ 676,140	\$ 676,140
	16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 108,182	\$ 108,182
TOTAL COST						\$ 784,322	\$ 784,322
ALTERNATES							
B3	New roof and pool lighting	SF	\$ 100.00	8,900		\$ 890,000	\$ 890,000

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.

PRELIMINARY OPINION OF PROBABLE PROJECT COST
RECREATION COMPLEX (GENERAL)
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Fitness							
	Addition	SF	\$ 178.00	5600		\$ 996,800	\$ 996,800
	Remodel	SF	\$ 65.00	6300		\$ 409,500	\$ 409,500
	FF&E	Lump	\$ 6,300.00	1	\$ 6,300		\$ 6,300
	Equipment Allowance	Lump	\$ 200,000.00	1	\$ 200,000		\$ 200,000
	Renovating Toilets/Lockers	SF	\$ 75.00	3,000		\$ 225,000	\$ 225,000
	Replace Roof at Wellness Corridor	SF	\$ 7.50	380		\$ 2,850	\$ 2,850
	Subtotal Wellness				\$ 206,300	\$ 1,634,150	\$ 1,840,450
Seniors							
	Wellness Studio (approximately 28' tall)	SF	\$ 195.00	2,600		\$ 507,000	\$ 507,000
	FF&E	Lump	\$ 30,000.00	1	\$ 30,000		\$ 30,000
	Upgrade Existing Area	SF	\$ 75.00	4,600		\$ 345,000	\$ 345,000
	FF&E	Lump	\$ 30,000.00	1	\$ 30,000		\$ 30,000
	One movable wall @ 60'	LF	\$ 250.00	60		\$ 15,000	\$ 15,000
	Upgrade Lobby	SF	\$ 95.00	1,600		\$ 152,000	\$ 152,000
	FF&E	Lump	\$ 10,000.00	1	\$ 10,000		\$ 10,000
	Card Access System	Lump	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Subtotal Seniors				\$ 70,000	\$ 1,034,000	\$ 1,104,000
Main Lobby							
	Upgrade lobby/office/snack	SF	\$ 100.00	1,980		\$ 198,000	\$ 198,000
	reception / office	SF	\$ 120.00	1,100		\$ 132,000	\$ 132,000
	FF&E	Lump	\$ 10,000.00	1	\$ 10,000		\$ 10,000
	Entry Vestibule with Automatic Doors	SF	\$ 288.00	800		\$ 230,400	\$ 230,400
	Outdoor seating	Lump	\$ 8,000.00	1	\$ 8,000		\$ 8,000
	Landscaping	Lump	\$ 25,000.00	1		\$ 25,000	\$ 25,000
	Renovating Toilets/Lockers	SF	\$ 75.00	3,390		\$ 254,250	\$ 254,250
	Subtotal Main Lobby				\$ 18,000	\$ 839,650	\$ 857,650
Subtotal					\$ 294,300	\$ 3,507,800	\$ 3,802,100
10% Construction Contingency					\$ 29,430	\$ 350,780	\$ 380,210
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 23,544	\$ 280,624	\$ 304,168
CONSTRUCTION SUBTOTAL					\$ 347,274	\$ 4,139,204	\$ 4,486,478
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 55,564	\$ 662,273	\$ 717,836
TOTAL COST					\$ 402,838	\$ 4,801,477	\$ 5,204,314

PRELIMINARY OPINION OF PROBABLE PROJECT COST

CIVIC COMMONS PARK - FRAZE PAVILION

NOVEMBER 12, 2008

LORENZ WILLIAMS INCORPORATED

BRANDSTETTER CARROLL INC.

ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Civic Commons - East of Isaac Prugh Way and north of Lincoln Park Drive around pond							
	Upgrade gravel trails - 3,710 l.f. x 6' wide - Fine aggregate with stabilizer	SY	\$ 10.00	2473		\$ 24,730	\$ 24,730
	Improve locations where gravel walks wash away at intersections	SY	\$ 15.00	75		\$ 1,125	\$ 1,125
	Replace single headed lights with banner arms	Ea.	\$ 2,000.00	14	\$ 28,000		\$ 28,000
	Replace benches	Ea.	\$ 1,500.00	20	\$ 30,000		\$ 30,000
	Replace picnic tables	Ea.	\$ 2,500.00	5	\$ 12,500		\$ 12,500
	Replace drinking fountains	Ea.	\$ 3,000.00	2		\$ 6,000	\$ 6,000
	Replace trash receptacles	Ea.	\$ 1,000.00	12	\$ 12,000		\$ 12,000
	Subtotal Civic Commons - East of Isaac Prugh Way and north of Lincoln Park Drive around pond				\$ 82,500	\$ 31,855	\$ 114,355
Civic Commons							
	Remove concrete pavers	SY	\$ 3.00	2,150		\$ 6,450	\$ 6,450
	Replace concrete pavers with clay pavers over a concrete base	SF	\$ 15.00	19,350		\$ 290,250	\$ 290,250
	Replace single headed lights with banner arms	Ea.	\$ 2,000.00	35	\$ 70,000		\$ 70,000
	Replace 5 headed lights with banner arms	Ea.	\$ 3,500.00	11	\$ 38,500		\$ 38,500
	Replace benches	Ea.	\$ 1,500.00	34	\$ 51,000		\$ 51,000
	Replace 4 seat tables	Ea.	\$ 2,500.00	1	\$ 2,500		\$ 2,500
	Replace drinking fountains	Ea.	\$ 3,000.00	4		\$ 12,000	\$ 12,000
	Replace trash receptacles	Ea.	\$ 1,000.00	24	\$ 24,000		\$ 24,000
	Subtotal Civic Commons				\$ 186,000	\$ 308,700	\$ 494,700
Fraze Pavilion							
	General						
	Landscaping	Lump	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Irrigation system upgrades	Ea.	\$ 25,000.00	1		\$ 25,000	\$ 25,000
	Concrete ramp/walk for additional seating	SF	\$ 8.00	800		\$ 6,400	\$ 6,400
	Wall Improvements/Replace Existing Railing and Gates						
	Remove tops of old walls - (sawcutting) & removal of old railing on top of walls	LF	\$ 60.00	290		\$ 17,400	\$ 17,400
	Replace decorative railings on top of walls	LF	\$ 300.00	290		\$ 87,000	\$ 87,000
	Replace gates (large)	Ea.	\$ 3,000.00	2		\$ 6,000	\$ 6,000
	Replace gates (medium)	Ea.	\$ 2,300.00	2		\$ 4,600	\$ 4,600
	Replace gates (small)	Ea.	\$ 1,500.00	3		\$ 4,500	\$ 4,500
	Paint railing at restrooms	LF	\$ 4.00	425		\$ 1,700	\$ 1,700
	Seating Improvements						
	Additional main seating	Ea.	\$ 250.00	128		\$ 32,000	\$ 32,000
	Bleacher seating over new concrete structure	Ea.	\$ 150.00	1,000		\$ 150,000	\$ 150,000
	Bleacher seating above main entry	Ea.	\$ 150.00	60		\$ 9,000	\$ 9,000

PRELIMINARY OPINION OF PROBABLE PROJECT COST
CIVIC COMMONS PARK - FRAZE PAVILION
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Kitchen/Outdoor Area							
	Addition walls	LF	\$ 300.00	36		\$ 10,800	\$ 10,800
	Overhead doors (7'-0" tall)	Ea.	\$ 2,500.00	2		\$ 5,000	\$ 5,000
	Plumbing to kitchen area (assuming one sink)	Lump	\$ 3,300.00	1		\$ 3,300	\$ 3,300
	Ramp to kitchen/outdoor portion of backstage area for kitchen access - Cut wall for opening	Lump	\$ 3,000.00	1		\$ 3,000	\$ 3,000
	Electrical (assuming minimal reworking)	SF	\$ 20.00	100		\$ 2,000	\$ 2,000
	Patio	SF	\$ 10.00	475		\$ 4,750	\$ 4,750
	Patio railing	LF	\$ 300.00	90		\$ 27,000	\$ 27,000
	Patio gate	Ea.	\$ 2,200.00	1		\$ 2,200	\$ 2,200
	Awning over kitchen area	Lump	\$ 7,000.00	1	\$ 7,000		\$ 7,000
	Casework	LF	\$ 350.00	22	\$ 7,700		\$ 7,700
	Furniture	Ea.	\$ 1,000.00	4	\$ 4,000		\$ 4,000
Interior							
	Folding panel doors (12'-0" tall)	LF	\$ 1,200.00	56		\$ 67,200	\$ 67,200
	Stud walls (includes demo of existing)	Lump	\$ 1,500.00	1		\$ 1,500	\$ 1,500
	Demo casework	LF	\$ 38.00	35		\$ 1,330	\$ 1,330
	Casework	LF	\$ 200.00	35	\$ 7,000		\$ 7,000
	Finishes	SF	\$ 30.00	800	\$ 24,000		\$ 24,000
	Electrical (assuming minimal reworking)	SF	\$ 20.00	250		\$ 5,000	\$ 5,000
	Lighting (assuming minimal reworking)	SF	\$ 6.00	1,000		\$ 6,000	\$ 6,000
Main Entry							
	Demo existing bleachers (leave concrete walls)	SF	\$ 3.00	5,200		\$ 15,600	\$ 15,600
	Concrete structure for bleachers with storage underneath	Ea.	\$ 350,000.00	2		\$ 700,000	\$ 700,000
	Lighting	Lump	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Decorative railing at main entry	LF	\$ 300.00	180		\$ 54,000	\$ 54,000
	Reconfigure area over entry for seating with canopy/lighting above (seating not included)	SF	\$ 200.00	750		\$ 150,000	\$ 150,000
Subtotal Frazee Pavilion					\$ 49,700	\$ 1,437,280	\$ 1,486,980
Subtotal					\$ 318,200	\$ 1,777,835	\$ 2,096,035
10% Construction Contingency					\$ 31,820	\$ 177,784	\$ 209,604
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 25,456	\$ 142,227	\$ 167,683
CONSTRUCTION SUBTOTAL					\$ 375,476	\$ 2,097,845	\$ 2,473,321
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 60,076	\$ 335,655	\$ 395,731
TOTAL COST					\$ 435,552	\$ 2,433,501	\$ 2,869,053
ALTERNATES							
N1	Replace Railing at Restrooms (exluding ramp area)	Ea.	\$ 88,000.00	1		\$ 88,000	\$ 88,000

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.

PRELIMINARY OPINION OF PROBABLE PROJECT COST

STATE FARM PARK

NOVEMBER 12, 2008

LORENZ WILLIAMS INCORPORATED

BRANDSTETTER CARROLL INC.

ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Expansion Into 10-Acre Area							
	Grading, earthwork and erosion control - assumes 1' over an area of 240,000 s.f.	CY	\$ 8.00	9000		\$ 72,000	\$ 72,000
	Seeding, fertilizer, mulch.	SY	\$ 27,000.00	1.5		\$ 40,500	\$ 40,500
	Clearing, topsoil stripping	Acre	\$ 2,500.00	5.5		\$ 13,750	\$ 13,750
	Subtotal Expansion				\$ -	\$ 126,250	\$ 126,250
Lighting of Baseball and Football Fields							
	Large Baseball fields with football overlay	Ea.	\$ 200,000.00	2		\$ 400,000	\$ 400,000
	Subtotal Lighting				\$ -	\$ 400,000	\$ 400,000
Parking							
	New parking lot	Lump	\$ 80,000.00	1		\$ 80,000	\$ 80,000
	Subtotal Parking					\$ 80,000	\$ 80,000
New Playground Equipment and Soft Surface Material							
	New playground (medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Subtotal Parking					\$ 99,000	\$ 99,000
Subtotal					\$ -	\$ 705,250	\$ 705,250
10% Construction Contingency					\$ -	\$ 70,525	\$ 70,525
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ -	\$ 56,420	\$ 56,420
CONSTRUCTION SUBTOTAL					\$ -	\$ 832,195	\$ 832,195
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ -	\$ 133,151	\$ 133,151
TOTAL COST					\$ -	\$ 965,346	\$ 965,346
ALTERNATES							
Pond and Springs Area							
N2	Pond Excavation	CY	\$ 12.00	8,000		\$ 96,000	\$ 96,000
N2	Overflow structure and spillway	Lump	\$ 50,000.00	1		\$ 50,000	\$ 50,000
N2	Springs area enhancement with landscaping	Lump	\$ 15,000.00	1		\$ 15,000	\$ 15,000
N2	Picnic shelter	Lump	\$ 50,000.00	1		\$ 50,000	\$ 50,000
TOTAL ALTERNATE N2						\$ 211,000	\$ 211,000

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.

PRELIMINARY OPINION OF PROBABLE PROJECT COST
SOUTHDALE NATURE CENTER RENOVATION AND ADDITION
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM	UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Buildings						
New Construction	SF	\$ 210.00	1540		\$ 323,400	\$ 323,400
Porch	SF	\$ 80.00	1070		\$ 85,600	\$ 85,600
Remodel	SF	\$ 180.00	630		\$ 113,400	\$ 113,400
Sitework	Lump	\$ 34,000.00	1		\$ 34,000	\$ 34,000
Tree Houses Play ground	Lump	\$ 85,000.00	1		\$ 85,000	\$ 85,000
Subtotal Buildings				\$ -	\$ 641,400	\$ 641,400
Subtotal				\$ -	\$ 641,400	\$ 641,400
10% Construction Contingency					\$ 64,140	\$ 64,140
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 51,312	\$ 51,312
CONSTRUCTION SUBTOTAL				\$ -	\$ 756,852	\$ 756,852
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 121,096	\$ 121,096
TOTAL COST				\$ -	\$ 877,948	\$ 877,948

PRELIMINARY OPINION OF PROBABLE PROJECT COST
NEIGHBORHOOD PARKS
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Berwin Park							
	New playground (A - small)	Ea.	\$ 45,000.00	1		\$ 45,000	\$ 45,000
	Poured in-place safety surfacing	SF	\$ 15.00	1700		\$ 25,500	\$ 25,500
	Concrete edging	LF	\$ 20.00	170		\$ 3,400	\$ 3,400
	Asphalt walking path (Not on grid)	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Subtotal Berwin Park				\$ 3,000	\$ 140,400	\$ 143,400
Blackhawk Park							
	New playground (A - small)	Ea.	\$ 45,000.00	1		\$ 45,000	\$ 45,000
	Poured in-place safety surfacing	SF	\$ 15.00	1700		\$ 25,500	\$ 25,500
	Concrete edging	LF	\$ 20.00	170		\$ 3,400	\$ 3,400
	Asphalt walking path (Not on grid)	Mile	\$ 125,000.00	0.75		\$ 93,750	\$ 93,750
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Basketball Court Improvements*	Lump	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Blackhawk Park				\$ 3,000	\$ 191,650	\$ 194,650
Glaser Park							
	New playground (A - small)	Ea.	\$ 45,000.00	1		\$ 45,000	\$ 45,000
	Poured in-place safety surfacing	SF	\$ 15.00	1700		\$ 25,500	\$ 25,500
	Concrete edging	LF	\$ 20.00	170		\$ 3,400	\$ 3,400
	Asphalt walking path (Not on grid)	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Basketball Court Improvements*	Lump	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Glaser Park				\$ 3,000	\$ 160,400	\$ 163,400
Ireelan Park							
	New playground (C - large)	Ea.	\$ 85,000.00	1		\$ 85,000	\$ 85,000
	Poured in-place safety surfacing	SF	\$ 15.00	3665		\$ 54,975	\$ 54,975
	Concrete edging	LF	\$ 20.00	425		\$ 8,500	\$ 8,500
	Asphalt walking path	Mile	\$ 125,000.00	1.2		\$ 150,000	\$ 150,000
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic shelter (A - small)	Lump	\$ 50,000.00	1		\$ 50,000	\$ 50,000
	Picnic tables	Ea.	\$ 1,200.00	4	\$ 4,800		\$ 4,800
	Subtotal Ireelan Park				\$ 7,800	\$ 352,475	\$ 360,275

PRELIMINARY OPINION OF PROBABLE PROJECT COST
NEIGHBORHOOD PARKS
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Kantner Park							
	New playground (A - small)	Ea.	\$ 45,000.00	1		\$ 45,000	\$ 45,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Concrete edging	LF	\$ 20.00	300		\$ 6,000	\$ 6,000
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Subtotal Kantner Park				\$ 3,000	\$ 156,500	\$ 159,500
Kennedy Park							
	New playground (C - large)	Ea.	\$ 85,000.00	1		\$ 85,000	\$ 85,000
	Poured in-place safety surfacing	SF	\$ 15.00	3665		\$ 54,975	\$ 54,975
	Concrete edging	LF	\$ 20.00	425		\$ 8,500	\$ 8,500
	Asphalt walking path	Mile	\$ 125,000.00	1.2		\$ 150,000	\$ 150,000
	Benches	Ea.	\$ 1,000.00	4	\$ 4,000		\$ 4,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic shelter (B - medium)	Ea.	\$ 75,000.00	1		\$ 75,000	\$ 75,000
	Picnic tables	Ea.	\$ 1,200.00	6	\$ 7,200		\$ 7,200
	Splash Pad (A - small)	Ea.	\$ 400,000.00	1		\$ 400,000	\$ 400,000
	Subtotal Kennedy Park				\$ 11,200	\$ 777,475	\$ 788,675
Oak Creek Park							
	New playground (B - medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Concrete edging	LF	\$ 20.00	300		\$ 6,000	\$ 6,000
	Asphalt walking path	Mile	\$ 125,000.00	0.75		\$ 93,750	\$ 93,750
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic shelter (B - medium; Not on grid)	Ea.	\$ 75,000.00	1		\$ 75,000	\$ 75,000
	Picnic tables	Ea.	\$ 1,200.00	6	\$ 7,200		\$ 7,200
	Basketball Court Improvements*	Lump	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Oak Creek Park				\$ 10,200	\$ 297,750	\$ 307,950

PRELIMINARY OPINION OF PROBABLE PROJECT COST
NEIGHBORHOOD PARKS
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Oak Park							
	New playground (B - medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Concrete edging	LF	\$ 20.00	300		\$ 6,000	\$ 6,000
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic shelter (A - small)	Ea.	\$ 50,000.00	1		\$ 50,000	\$ 50,000
	Picnic tables	Ea.	\$ 1,200.00	4	\$ 4,800		\$ 4,800
	Subtotal Oak Park				\$ 7,800	\$ 221,500	\$ 229,300
Southern Hills Park							
	New playground (C - large)	Ea.	\$ 85,000.00	1		\$ 85,000	\$ 85,000
	Poured in-place safety surfacing	SF	\$ 15.00	3665		\$ 54,975	\$ 54,975
	Concrete edging	LF	\$ 20.00	425		\$ 8,500	\$ 8,500
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Picnic Shelter (A - Small; Not on grid)	Ea.	\$ 50,000.00	1	\$ 50,000		\$ 50,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Subtotal Southern Hills Park				\$ 53,000	\$ 214,975	\$ 267,975
Tait Park							
	New playground (B - medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Concrete edging	LF	\$ 20.00	300		\$ 6,000	\$ 6,000
	Asphalt walking path (Not on grid)	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic shelter (A - small; Not on grid)	Ea.	\$ 50,000.00	1		\$ 50,000	\$ 50,000
	Picnic tables	Ea.	\$ 1,200.00	4	\$ 4,800		\$ 4,800
	Basketball Court Improvements*	Lump	\$ 20,000.00	1		\$ 20,000	\$ 20,000
	Subtotal Tait Park				\$ 7,800	\$ 241,500	\$ 249,300

PRELIMINARY OPINION OF PROBABLE PROJECT COST
NEIGHBORHOOD PARKS
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Van Buren Park							
	New playground (C - large)	Ea.	\$ 85,000.00	1		\$ 85,000	\$ 85,000
	Poured in-place safety surfacing	SF	\$ 15.00	3665		\$ 54,975	\$ 54,975
	Concrete edging	LF	\$ 20.00	425		\$ 8,500	\$ 8,500
	Asphalt walking path	Mile	\$ 125,000.00	1.2		\$ 150,000	\$ 150,000
	Picnic shelter (A - small)	Ea.	\$ 50,000.00	1		\$ 50,000	\$ 50,000
	Benches	Ea.	\$ 1,000.00	5	\$ 5,000		\$ 5,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic tables	Ea.	\$ 1,200.00	4	\$ 4,800		\$ 4,800
	Subtotal Van Buren Park				\$ 9,800	\$ 352,475	\$ 362,275
Walther Park							
	New playground (B - medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
	Poured in-place safety surfacing	SF	\$ 15.00	2600		\$ 39,000	\$ 39,000
	Concrete edging	LF	\$ 20.00	300		\$ 6,000	\$ 6,000
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Picnic tables	Ea.	\$ 1,200.00	6	\$ 7,200		\$ 7,200
	Subtotal Walther Park				\$ 10,200	\$ 171,500	\$ 181,700
Wenzler Park							
	New playground (C - large)	Ea.	\$ 85,000.00	1		\$ 85,000	\$ 85,000
	Poured in-place safety surfacing	SF	\$ 15.00	3665		\$ 54,975	\$ 54,975
	Concrete edging	LF	\$ 20.00	425		\$ 8,500	\$ 8,500
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Picnic shelter (B - medium)	Ea.	\$ 75,000.00	1		\$ 75,000	\$ 75,000
	Benches	Ea.	\$ 1,000.00	4	\$ 4,000		\$ 4,000
	Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
	Subtotal Wenzler Park				\$ 4,000	\$ 289,975	\$ 293,975
Subtotal					\$ 133,800	\$ 3,568,575	\$ 3,702,375
10% Construction Contingency					\$ 13,380	\$ 356,858	\$ 370,238
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 10,704	\$ 285,486	\$ 296,190
CONSTRUCTION SUBTOTAL					\$ 157,884	\$ 4,210,919	\$ 4,368,803
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 25,261	\$ 673,747	\$ 699,008
TOTAL COST					\$ 183,145	\$ 4,884,665	\$ 5,067,811

PRELIMINARY OPINION OF PROBABLE PROJECT COST
ERNST PARK
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM (BOND)	UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
New Playground						
New playground (B - medium)	Ea.	\$ 60,000.00	1		\$ 60,000	\$ 60,000
Poured in-place safety surfacing	SF	\$ 15.00	1700		\$ 25,500	\$ 25,500
Concrete edging	LF	\$ 20.00	170		\$ 3,400	\$ 3,400
Subtotal - New Playground					\$ -	\$ 88,900
Other Park Features						
Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
Picnic shelter (A - small)	Lump	\$ 50,000.00	1		\$ 50,000	\$ 50,000
Benches	Ea.	\$ 1,000.00	3	\$ 3,000		\$ 3,000
Walkway access to playground	LF	\$ 40.00	100		\$ 4,000	\$ 4,000
Subtotal - Other Park Features					\$ 3,000	\$ 116,500
Subtotal					\$ 3,000	\$ 205,400
10% Construction Contingency					\$ 300	\$ 20,540
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)					\$ 240	\$ 16,432
CONSTRUCTION SUBTOTAL					\$ 3,540	\$ 242,372
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)					\$ 566	\$ 38,780
TOTAL COST					\$ 4,106	\$ 281,152

PRELIMINARY OPINION OF PROBABLE PROJECT COST
ERNST PARK
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM (NON-BOND)		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Tennis Courts							
	New tennis court	Lump	\$ 42,000.00	1		\$ 42,000	\$ 42,000
	Clear area for new tennis court	Lump	\$ 3,000.00	1		\$ 3,000	\$ 3,000
	Upgrade existing tennis courts	Lump	\$ 84,000.00	1		\$ 84,000	\$ 84,000
	Lighting	Lump	\$ 80,000.00	1		\$ 80,000	\$ 80,000
	Subtotal - Tennis Courts				\$ -	\$ 209,000	\$ 209,000
Other Park Features							
	Asphalt walking path	Mile	\$ 125,000.00	0.5		\$ 62,500	\$ 62,500
	Subtotal - Other Park Features				\$ -	\$ 62,500	\$ 62,500
Multi-Use Practice Field and Soccer Practice Field							
	Grading for multi-purpose field and soccer field (assuming grading within 1'-0" of existing grade)	SY	\$ 8.00	16700		\$ 133,600	\$ 133,600
	Subtotal - Multi-Use Practice Field and Soccer Practice Field				\$ -	\$ 133,600	\$ 133,600
Improve Existing Softball Field							
	Backstop - 25' tall	Ea.	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Dugouts (concrete block and wood construction)	Lump	\$ 20,000.00	2		\$ 40,000	\$ 40,000
	Press Box	Lump	\$ 15,000.00	1		\$ 15,000	\$ 15,000
	Improve Field	Lump	\$ 5,000.00	1		\$ 5,000	\$ 5,000
	Subtotal - Improve Existing Softball Field				\$ -	\$ 75,000	\$ 75,000
Drainage at West End							
	Drainage line with (6) inlets	LF	\$ 55.00	1000		\$ 55,000	\$ 55,000
	Subtotal - Drainage at West End				\$ -	\$ 55,000	\$ 55,000
Expand Parking Lot (36 Spaces)							
	New parking lot	SY	\$ 25.00	1428		\$ 35,700	\$ 35,700
	Clear area for new parking lot	Lump	\$ 3,000.00	1		\$ 3,000	\$ 3,000
	Tie into existing drainage	LF	\$ 55.00	65		\$ 3,575	\$ 3,575
	Curb	LF	\$ 20.00	600		\$ 12,000	\$ 12,000
	Subtotal - Expand Parking Lot (36 Spaces)				\$ -	\$ 54,275	\$ 54,275
Subtotal					\$ -	\$ 589,375	\$ 589,375
	10% Construction Contingency				\$ -	\$ 58,938	\$ 58,938
	8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)				\$ -	\$ 47,150	\$ 47,150
CONSTRUCTION SUBTOTAL					\$ -	\$ 695,463	\$ 695,463
	16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)				\$ -	\$ 111,274	\$ 111,274
TOTAL COST					\$ -	\$ 806,737	\$ 806,737

PRELIMINARY OPINION OF PROBABLE PROJECT COST
ROSEWOOD ARTS CENTRE
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM	UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Renovation of Existing Building						
Shell (tuckpointing, windows, roof, exterior envelope, etc.)						
Tuckpointing	SF	\$ 7.00	10,660		\$ 74,620	\$ 74,620
Replacement windows	Ea.	\$ 5,670.00	25		\$ 141,750	\$ 141,750
Roof replacement	SF	\$ 15.00	29,000		\$ 435,000	\$ 435,000
Replacement doors	Ea.	\$ 1,200.00	16		\$ 19,200	\$ 19,200
Selective demolition	SF	\$ 1.50	29,000		\$ 43,500	\$ 43,500
Refurbish area of parking lot in back	SF	\$ 3.00	14,000		\$ 42,000	\$ 42,000
Curb	LF	\$ 25.00	700		\$ 17,500	\$ 17,500
Landscaping	Lump	\$ 10,000.00	1		\$ 10,000	\$ 10,000
Interior build out (interior finishes- flooring, ceiling, paint, etc.)						
Visual Arts (not including lobby)	SF	\$ 26.00	10,450		\$ 271,700	\$ 271,700
General Building	SF	\$ 18.00	1,850		\$ 33,300	\$ 33,300
Performing Arts	SF	\$ 32.00	5,150		\$ 164,800	\$ 164,800
Education	SF	\$ 14.00	3,450		\$ 48,300	\$ 48,300
Administration	SF	\$ 19.00	2,550		\$ 48,450	\$ 48,450
Music (includes sound attenuation batt)	SF	\$ 24.00	1,850		\$ 44,400	\$ 44,400
Circulation	SF	\$ 14.00	3,700		\$ 51,800	\$ 51,800
Asbestos removal	SF	\$ 10.00	29,000		\$ 290,000	\$ 290,000
Building Systems						
Plumbing	SF	\$ 9.00	29,000		\$ 261,000	\$ 261,000
HVAC	SF	\$ 20.00	29,000		\$ 580,000	\$ 580,000
Electrical	SF	\$ 15.00	29,000		\$ 435,000	\$ 435,000
Fire Protection	SF	\$ 2.00	29,000		\$ 58,000	\$ 58,000
Subtotal Renovation of Existing Building					\$ -	\$ 3,070,320
Lobby Renovation						
Lobby shell/interior build out	SF	\$ 108.00	4,500		\$ 486,000	\$ 486,000
Swinging wall	Lump	\$ 30,000.00	1		\$ 30,000	\$ 30,000
Asbestos removal	SF	\$ 10.00	4,000		\$ 40,000	\$ 40,000
Building Systems						
Plumbing	SF	\$ 9.00	4,000		\$ 36,000	\$ 36,000
HVAC	SF	\$ 20.00	4,000		\$ 80,000	\$ 80,000
Electrical	SF	\$ 15.00	4,000		\$ 60,000	\$ 60,000
Fire Protection	SF	\$ 2.00	4,000		\$ 8,000	\$ 8,000
Subtotal Lobby Renovation					\$ -	\$ 740,000

PRELIMINARY OPINION OF PROBABLE PROJECT COST
ROSEWOOD ARTS CENTRE
NOVEMBER 12, 2008
LORENZ WILLIAMS INCORPORATED
BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM	UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Theater Renovation						
Shell (tuckpointing, windows, roof, exterior envelope, etc.)	SF	\$ 28.00	4,000		\$ 112,000	\$ 112,000
Demolition	SF	\$ 5.00	1,000		\$ 5,000	\$ 5,000
Interior build out (finishes, equipment, etc.)						
Acoustical wall panels	SF	\$ 20.00	1,280		\$ 25,600	\$ 25,600
Seating	Lump	\$ 63,400.00	1		\$ 63,400	\$ 63,400
Finishes	SF	\$ 32.00	4,000		\$ 128,000	\$ 128,000
Equipment	Lump	\$ 30,000.00	1		\$ 30,000	\$ 30,000
Stage/Lighting	Lump	\$ 100,000.00	1		\$ 100,000	\$ 100,000
Asbestos removal	SF	\$ 10.00	4,000		\$ 40,000	\$ 40,000
Building Systems						
Plumbing	SF	\$ 9.00	4,000		\$ 36,000	\$ 36,000
HVAC	SF	\$ 20.00	4,000		\$ 80,000	\$ 80,000
Electrical	SF	\$ 25.00	4,000		\$ 100,000	\$ 100,000
Fire Protection	SF	\$ 2.00	4,000		\$ 8,000	\$ 8,000
Subtotal Theater Renovation				\$ -	\$ 728,000	\$ 728,000
Subtotal				\$ -	\$ 4,538,320	\$ 4,538,320
10% Construction Contingency				\$ -	\$ 453,832	\$ 453,832
8% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)				\$ -	\$ 363,066	\$ 363,066
CONSTRUCTION SUBTOTAL				\$ -	\$ 5,355,218	\$ 5,355,218
16% Soft Costs - (Architects, Engineers, Consultants, Testing, Permits, Surveys, Bid Advertising, Printing, etc.)				\$ -	\$ 856,835	\$ 856,835
TOTAL COST				\$ -	\$ 6,212,052	\$ 6,212,052
Cost without abatement						\$5,705,596

*Site work not within scope of project (part of master plan)

PRELIMINARY OPINION OF PROBABLE PROJECT COST

KETTERING WELLNESS

NOVEMBER 12, 2008

LORENZ WILLIAMS INCORPORATED

BRANDSTETTER CARROLL INC.

ARCHITECTS ENGINEERS PLANNERS

CONSTRUCTION COST ITEM		UNIT	UNIT COST	QTY.	LESS THAN 20 YR COSTS	20 YR COST	TOTAL
Demolition							
	Openings	Ea.	\$ 1,000.00	4		\$ 4,000	\$ 4,000
	Remove toilet and cap plumbing	Ea.	\$ 1,000.00	1		\$ 1,000	\$ 1,000
	Remove door and frame	Ea.	\$ 85.00	7		\$ 595	\$ 595
	Remove toilet partitions	Lump	\$ 500.00	1		\$ 500	\$ 500
	Walls	LF	\$ 50.00	30		\$ 1,500	\$ 1,500
	Subtotal - Demolition				\$ -	\$ 7,595	\$ 7,595
Locker Room							
	Block Walls	LF	\$ 125.00	50		\$ 6,250	\$ 6,250
	Doors (Install existing in new frame)	Ea.	\$ 550.00	5		\$ 2,750	\$ 2,750
	Reinstall existing manual coiling stainless steel shutter	Ea.	\$ 2,300.00	1		\$ 2,300	\$ 2,300
	Floor (tile)	SF	\$ 15.00	90	\$ 1,350		\$ 1,350
	Tile base	LF	\$ 9.00	160	\$ 1,440		\$ 1,440
	Base (locker rooms)	LF	\$ 3.00	100	\$ 300		\$ 300
	Paint Walls	SF	\$ 1.00	2300	\$ 2,300		\$ 2,300
	Ceiling	SF	\$ 5.00	375		\$ 1,875	\$ 1,875
	Lockers	Ea.	\$ 200.00	12	\$ 2,400		\$ 2,400
	Electrical	SF	\$ 6.00	375		\$ 2,250	\$ 2,250
	HVAC	SF	\$ 6.00	375		\$ 2,250	\$ 2,250
	Subtotal - Locker Room				\$ 7,790	\$ 17,675	\$ 25,465
Subtotal					\$ 7,790	\$ 25,270	\$ 33,060
	10% Construction Contingency				\$ 779	\$ 2,527	\$ 3,306
	20% Contractor's General Conditions (Bonds, insurance, trailer, temporary utilities, etc.)				\$ 1,558	\$ 5,054	\$ 6,612
CONSTRUCTION SUBTOTAL					\$ 10,127	\$ 32,851	\$ 42,978
	16% Soft Costs - (Architects, Engineers, Permits, Bid Advertising, Printing, etc.)				\$ 1,620	\$ 5,256	\$ 6,876
TOTAL COST					\$ 11,747	\$ 38,107	\$ 49,854
ALTERNATES							
N3	Replace athletic flooring in locker area	Ea.	\$ 1,400.00	1		\$ 1,400	\$ 1,400

*Alternates do not include Construction Contingency, General Conditions or Soft Costs. These costs would be added upon Owner selection/acceptance of Alternate.



Lorenz Williams Incorporated

434 East First Street
 Dayton Ohio 45402
 Tel 937 223 6500 Fax 937 461 2934
 E-mail lwi@lorwil.com

Kettering Parks and Recreation
 LWI Project #08612.00
Schedule Bar Graph
 November 12, 2008

Year	Month	RecPlex			Southdale Nature Center \$878K	State Farm Park \$965K	Neighborhood Parks (13) \$5.068M	Indian Rifle Park \$1.017M	Ernst Park \$1.092M	Civic Commons \$2.869M	Kettering Wellness \$50K
		Addition \$5.989M	Remodel	Outside Pool \$3.173M							
2008	Nov 1										
	Dec 2										Const. Doc.
2009	Jan 3	Construction Documents									Bid Award Permit
	Feb 4	Construction Documents									
	Mar 5		Construction Documents	Construction Documents							
	Apr 6	Bid Award Permit	Construction Documents	Construction Documents		Construction Documents					Construction
	May 7		Construction Documents	Construction Documents		Bid Award Permit					
	Jun 8	Construction	Construction Documents		Construction Documents				Construction Documents		Construction Documents
	Jul 9	Construction			Construction Documents						
	Aug 10	Construction		Bid Award Permit	Construction Documents				Bid Award Permit		
	Sep 11	Construction	Bid Award Permit	Bid Award Permit	Construction Documents			Construction Documents	Construction		Bid Award Permit
	Oct 12	Construction	Bid Award Permit			Construction					
	Nov 13	Construction				Construction					
	Dec 14				Bid Award Permit				Construction		Construction
2010	Jan 15			Construction	Bid Award Permit						
	Feb 16			Construction							
	Mar 17			Construction							
	Apr 18			Construction							
	May 19			Construction							
	Jun 20			Construction							
	Jul 21			Construction							
	Aug 22			Construction							
	Sep 23			Construction							
	Oct 24			Construction							
	Nov 25			Construction							
	Dec 26			Construction							
2011	Jan 27			Construction							
	Feb 28			Construction							
	Mar 29			Construction							
	Apr 30			Construction							
	May 31			Construction							

New Amenities For Neighborhood Parks

Parks Recreation and Cultural Arts Staff will work with individual neighborhoods on all park renovations for final park design approval.



CITY OF KETTERING
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT



PARK	AMENITY																
	PLAYGROUND	WALKING TRAILS	SEATING/BENCHES	PICNIC SHELTERS	FOOTBALL/SOCCER FIELD	BASEBALL/SOFTBALL DIAMOND	TENNIS COURTS	PICNIC TABLES	PAR COURSE FITNESS TRAIL	GRILLS	BASKETBALL COURT	ATHLETIC LIGHTS	SPLASH PAD	PARK LIGHTING	DRINKING FOUNTAINS	TRASH RECEPTACLES	PAVERS
Berwin Park	A							E			E						
Blackhawk Park	A					E		E									
Civic Commons Park																	
Ernst Park	A	.5 m		A	E	E	E	E		E							
Glaser Park	A							E									
Indian Riffle Park	E	1.8 m															
Irelan Park	C	1.2 m		A	E	E			E								
Kennedy Park	C	1.2 m		B	E	E	E	E	E				A				
Kantner Park	B	.5 m				E	E	E			E						
Oak Creek Park	B	.75 m				E		E									
Oak Park	B	.5 m		A		E	E	E			E						
Pondview	To be completed in Spring of 2009																
Southern Hills Park	C	.5 m				E	E	E			E						
State Farm Park	B					E		E									
Tait Park	B			E		E	E	E									
Van Buren Park	C	1.2 m		A		E		E			E						
Walther Park	B	.5 m					E	E									
Wenzler Park	C	.5 m		B		E	E	E			E						

- NEW (BOND LEVY)
- NEW (CAPITAL IMPROVEMENT PROJECT)
- E EXISTING



