



## TOWN COUNCIL MEETING - WORKSHOP

**December 07, 2023 at 5:30 PM**

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950 Senoia Road, Tyrone, GA 30290

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**Eric Dial**, Mayor

**Gloria Furr**, Mayor Pro Tem, Post 4

**Linda Howard**, Post 1

**Melissa Hill**, Post 2

**Billy Campbell**, Post 3

**Brandon Perkins**, Town Manager

**Dee Baker**, Town Clerk

**Dennis Davenport**, Town Attorney

**I. CALL TO ORDER**

**II. INVOCATION**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC COMMENTS:** *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

**V. APPROVAL OF AGENDA**

**VI. CONSENT AGENDA:** *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

**VII. PRESENTATIONS**

**VIII. PUBLIC HEARINGS**

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

1. Consideration of Shamrock Park Alternatives. **Phillip Trocquet, Community Development | David Argo & Adam Williamson, TSW**

**XI. PUBLIC COMMENTS:** *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

**XII. STAFF COMMENTS**

**XIII. COUNCIL COMMENTS**

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**



# COUNCIL ITEM AGENDA REQUEST FORM

**Department:** Community Development

**Meeting Date:** 12/07/2023

**Staff Contact:** Phillip Trocquet

**Agenda Section:** New Business

## Staff Report:

### Item Description:

### Background/History:

The Town has contracted with TSW to prepare a detailed park re-design for Shamrock Park consistent with the “Envision Tyrone” Downtown Plan and the 2023 SPLOST. A steering committee of approximately 10 citizens has been formed providing commentary throughout the process to ensure citizen needs are addressed.

### Findings/Current Activity:

TSW has developed the following three design alternatives based on commentary and expressed needs/desires outlined in previous plans. The elements of each design can be mixed and matched to combine into a final design of greater detail to be utilized for construction implementation.

Included is a summary of steering committee commentary regarding the designs:

- *Majority support for option A Library space*
  - *Like the idea of keeping terraced area flexible*
  - *Should have a rain covering between Rec. Center and Library*
  - *Shade structures at Tot Lot playground*
  - *Include power in the terraced area*
  - *Ensure ADA ramp is included and connects front of building to outdoor area via new retaining wall.*
  - *Create art installation out of power box*
- *Support for Main Thoroughfare plan A granite fines flex area configuration.*
- *Add power to flex areas*
- *Add mural to bathroom and art in various appropriate places.*
- *Leave interior trails for pedestrians only, no golf carts.*
- *Make some of the flex areas golf cart parking*

- *West parking lot and trail connection B preferred*
  - *Would like to see area "G" as turf material*
  - *Would like to see fencing around playground area*
  - *Would like to see natural playground material be the epoxy rubber.*
- *Would like to see chairs and outdoor tables set up in some flex areas.*
- *Preserve as much of the existing level field as possible while keeping curved shape towards the Pavilion.*
- *Terrace area adjacent to Xmas tree plaza to accommodate grade change*
- *Would like to see art installations throughout the buffer planting areas or along trail.*
- *Preference for Option B Christmas tree plaza*
- *Would like to see native tree plantings or even a living wall/garden*
- *Add AED to parks*
- *Seating area for parents in playground*
- *sufficient lighting particularly where there is a change in grade or walking surface*
- *Landscape lighting on new trees*
- *Addition of special needs playground options*
- *No more stationary benches along path*
- *Add Adirondack chairs in certain areas in a communal configuration*
- *Add outdoor bistro tables or picnic tables to flex areas*
- *Add outdoor games such as cornhole to flex areas*
- *Add hammock-hanging area and leave space for portable personal chairs*
- *Swings along the pond trail*
- *Keep Town Hall connection with dedicated RRFB pedestrian crossing.*

**Is this a budgeted item? \_\_\_\_\_ If so, include budget line number: \_\_\_\_\_**

**Actions/Options/Recommendations:**

Staff would like council to review citizen commentary and each design alternative to narrow down elements towards a final design. TSW representatives and staff will be available at the workshop to facilitate and answer any questions



# Shamrock Park

Alternative Site Plans | November 2023



CITY HALL

SENOIA ROAD

LAKE

COMMERCE DRIVE

Section X, Item 1.

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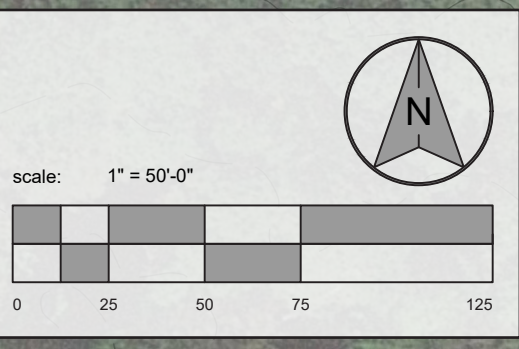
# EXISTING CONDITIONS



# CONCEPT A

### GENERAL IMPROVEMENTS & CIRCULATION

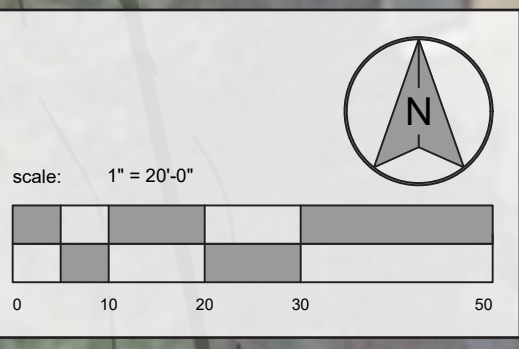
- A** OPEN-AIR, MULTI-PURPOSE PAVILION (APPROX. 30' X 60') WITH SPECIALTY PAVER SURROUND
- B** EXISTING PICNIC PAVILION TO REMAIN. RENOVATE AND REFRESH
- C** EXISTING RESTROOMS TO REMAIN. TASTEFUL MURAL BY LOCAL ARTIST.
- D** EXISTING TENNIS/BALL COURTS TO REMAIN. NEW WIND SCREEN ON FENCE
- E** EXISTING PLAY EQUIPMENT TO REMAIN. MULCH SURFACING TO REMAIN.
- F** EAST-WEST TRAIL CONNECTION TO COMMERCE DRIVE
- G** WETLAND/LITTORAL MASS PLANTINGS AS NEEDED AROUND LAKE





### EASTERN PARKING LOT

- A** ASPHALT ENTRY DRIVE
- B** INFORMAL GRAVEL PARKING LOT  
APPROXIMATE CAPACITY: 74 SPACES
- C** ADA ACCESSIBLE SPACES (4)  
(VEHICULAR CONCRETE)
- D** LIGHTING
- E** TRAIL CONNECTION TO NEW  
STREETScape ALONG SENOIA ROAD



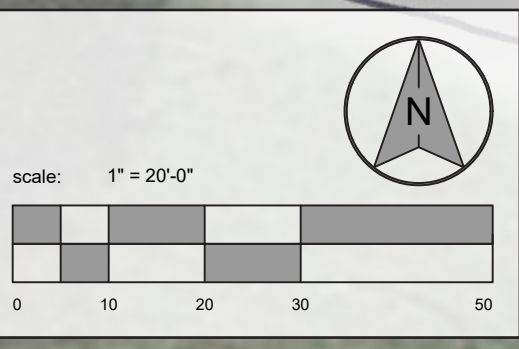
### MAIN THOROUGHFARE

- A** CONSOLIDATED SIDEWALK AND TRAIL ALONG SENOIA ROAD (VEH. CONCRETE)
- B** REFRESHED/RE-ALIGNED TRAIL CONNECTIONS (ASPHALT)
- C** FLEX SPACES FOR FOOD TRUCKS, STRONGMAN COMPETITIONS, ETC. (GRANITE FINES)
- D** BUFFER PLANTINGS
- E** PEDESTRIAN LIGHTING
- F** CHRISTMAS TREE PLAZA
- G** PRESERVED EXISTING TREES
- H** PRESERVED OPEN LAWN



### WESTERN PARKING LOT

- A** ASPHALT PARKING LOT WITH CURB  
APPROXIMATE CAPACITY: 51 SPACES
- B** EXISTING BUILDING TO REMAIN
- C** TRAIL CONNECTION TO SENOIA ROAD  
(ASPHALT)
- D** TRAILHEAD
- E** SEGMENTAL WALL (30" HT.)
- F** GRADED AND REFORESTED HILLSIDE
- G** PRESERVED EXISTING TREES
- H** PEDESTRIAN LIGHTING



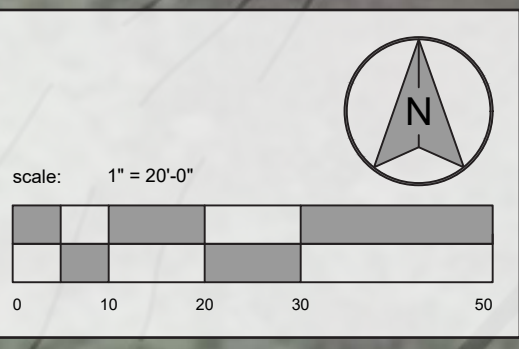
### LIBRARY SPACE

- A** SEATING AREAS ADJACENT TO BUILDINGS AND TRAIL (GRANITE FINES)
- B** OUTDOOR CLASSROOM WITH TURF TERRACES, SEGMENTAL WALLS, AND STONE STEPS
- C** PRESERVED EXISTING TREES
- D** PEDESTRIAN LIGHTING

LAKE

TYRONE PUBLIC LIBRARY

EXISTING PLAYGROUND

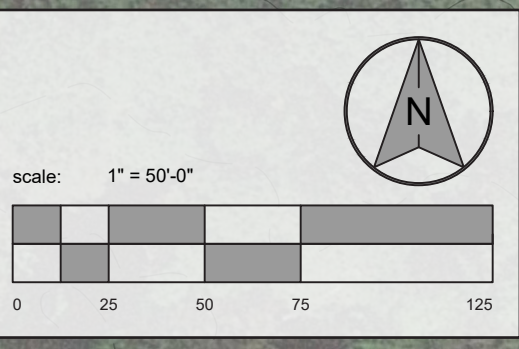




# CONCEPT B

### GENERAL IMPROVEMENTS & CIRCULATION

- A** OPEN-AIR, MULTI-PURPOSE PAVILION (APPROX. 30' X 60') WITH SPECIALTY PAVER SURROUND
- B** NEW PICNIC PAVILION (APPROX. 30' X 50')
- C** EXISTING RESTROOMS TO REMAIN. TASTEFUL MURAL BY LOCAL ARTIST.
- D** EXISTING TENNIS/BALL COURTS TO REMAIN. NEW CUSTOM WIND SCREEN ON FENCE
- E** EXISTING PLAY EQUIPMENT TO REMAIN. MULCH SURFACING TO REMAIN.
- F** EAST-WEST TRAIL CONNECTION TO COMMERCE DRIVE
- G** WETLAND/LITTORAL MASS PLANTINGS AS NEEDED AROUND LAKE



### EASTERN PARKING LOT

- A** ASPHALT ENTRY DRIVE
- B** MORE FORMALIZED GRAVEL PARKING LOT APPROXIMATE CAPACITY: 63 SPACES
- C** ADA ACCESSIBLE SPACES (4) (VEHICULAR CONCRETE)
- D** LIGHTING
- E** TRAIL CONNECTION TO NEW STREETScape ALONG SENOIA ROAD



### MAIN THOROUGHFARE

- A** CONSOLIDATED SIDEWALK AND TRAIL ALONG SENOIA ROAD (CONCRETE)
- B** REFRESHED/RE-ALIGNED TRAIL CONNECTIONS (ASPHALT)
- C** FLEX SPACES FOR FOOD TRUCKS, STRONGMAN COMPETITIONS, ETC. (GRANITE FINES)
- D** BUFFER PLANTINGS
- E** PEDESTRIAN LIGHTING
- F** CHRISTMAS TREE PLAZA
- G** PRESERVED EXISTING TREES
- H** PRESERVED OPEN LAWN
- I** MINI-TRAILHEAD





## WESTERN PARKING LOT

- A** ASPHALT PARKING LOT WITH CURB  
APPROXIMATE CAPACITY: 54 SPACES
- B** EXISTING BUILDING TO REMAIN
- C** ADA PARKING LOT (4 SPACES)
- D** TRAILHEAD
- E** TRAIL CONNECTION TO SENOIA ROAD  
(ASPHALT)
- F** SEGMENTAL WALL (30" HT.)
- G** SEATING AREA ADJACENT TO  
PLAYGROUND (GRANITE FINES)
- H** NATURAL PLAY AREA ON HILLSIDE WITH  
SLIDE, NET CLIMBER, ETC. (MULCH)
- I** PRESERVED EXISTING TREES
- J** PEDESTRIAN LIGHTING



Section X, Item 1.

### LIBRARY SPACE

- A** SEATING AREAS ADJACENT TO TRAIL (GRANITE FINES) WITH SEAT WALL
- B** GRANITE FINES AND STONE STEPS THROUGH LANDSCAPE
- C** SEATING AREA (WOOD DECK ON GRADE)
- D** PEDESTRIAN LIGHTING
- E** PEDESTRIAN LIGHTING

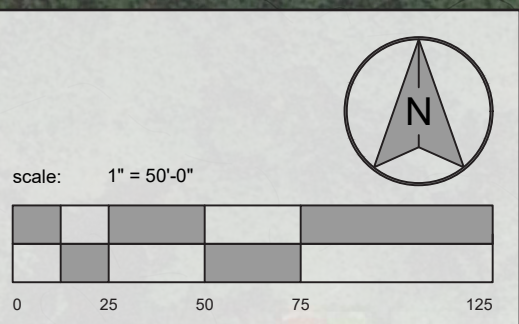




# CONCEPT C

### GENERAL IMPROVEMENTS & CIRCULATION

- A** OPEN-AIR, MULTI-PURPOSE PAVILION (APPROX. 30' X 60') WITH SPECIALTY PAVER SURROUND
- B** NEW PICNIC PAVILION (APPROX. 30' X 50')
- C** EXISTING RESTROOMS TO REMAIN. TASTEFUL MURAL BY LOCAL ARTIST.
- D** EXISTING TENNIS/BALL COURTS TO REMAIN. NEW CUSTOM WIND SCREEN ON FENCE
- E** EXISTING PLAY EQUIPMENT TO REMAIN. REPLACE SURFACING WITH POURED RUBBER.
- F** EAST-WEST TRAIL CONNECTION TO COMMERCE DRIVE
- G** WETLAND/LITTORAL MASS PLANTINGS AS NEEDED AROUND LAKE
- H** REVISED CONNECTION AND CROSSING TO CITY HALL



### EASTERN PARKING LOT

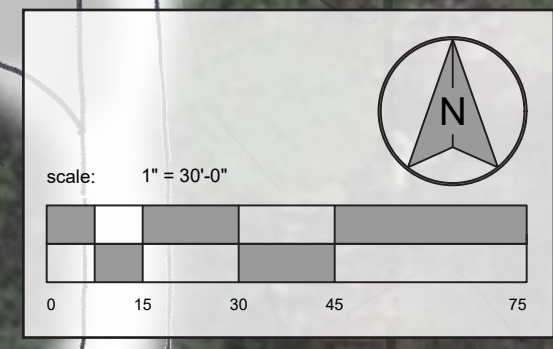
- A** POTENTIAL FUTURE MIXED-USE BUILDING (SEPARATE DEVELOPMENT)
- B** ASPHALT PARKING LOT (INCLUDES ADA) APPROXIMATE CAPACITY: 60 SPACES
- C** LIGHTING
- D** TRAIL CONNECTION TO NEW STREETSCAPE ALONG SENOIA ROAD





### MAIN THOROUGHFARE

- A** CONSOLIDATED SIDEWALK AND TRAIL ALONG SENOIA ROAD (CONCRETE)
- B** REFRESHED/RE-ALIGNED TRAIL CONNECTIONS (ASPHALT)
- C** FLEX SPACES FOR FOOD TRUCKS, STRONGMAN COMPETITIONS, ETC. (GRANITE FINES)
- D** BUFFER PLANTINGS
- E** PEDESTRIAN LIGHTING
- F** CHRISTMAS TREE PLAZA
- G** PRESERVED EXISTING TREES
- H** PRESERVED OPEN LAWN
- I** MINI-TRAILHEAD



### WESTERN PARKING LOT

- A** ASPHALT PARKING LOT WITH CURB  
APPROXIMATE CAPACITY: 65 SPACES
- B** POTENTIAL FUTURE COMM. BUILDING  
(SEPARATE DEVELOPMENT)
- C** ADA PARKING LOT (6 SPACES)
- D** TRAILHEAD
- E** TRAIL CONNECTION TO SENOIA ROAD  
(ASPHALT)
- F** SEGMENTAL WALL (30" HT.)
- G** SEATING AREA ADJACENT TO PARKING  
(GRANITE FINES)
- H** TURF LOUNGE TERRACE
- I** TERRACED WOOD DECK  
(NO DROPS OVER 30" - NO GUARDRAIL)
- J** PRESERVED EXISTING TREES
- K** PEDESTRIAN LIGHTING



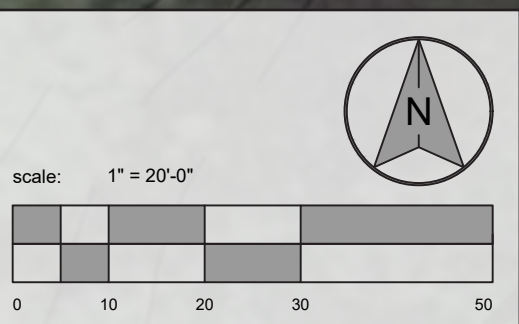
### LIBRARY SPACE

- A** TERRACED SEATING AREAS ON HILLSIDE (GRANITE FINES AND CONC. WALLS)
- B** MINI-TRAILHEAD (GRANITE FINES) WITH SEATWALL
- C** PRESERVED EXISTING TREES
- D** PEDESTRIAN LIGHTING

LAKE

TYRONE PUBLIC LIBRARY

EXISTING PLAYGROUND





Description	Qty	Unit	Unit Cost	Item Cost
<b>GENERAL IMPROVEMENTS &amp; CIRCULATION</b>				
Demolition - Clearing and Grubbing	0.49	AC	\$7,500.00	\$3,698.35
Erosion Control and Tree Protection	0.49	AC	\$30,000.00	\$14,793.39
Grading	0.49	AC	\$25,000.00	\$12,327.82
Utilities (Electrical for Pavilion and Food Trucks)	1	LS	\$100,000.00	\$100,000.00
Lighting - Pedestrian Light Poles	13	EA	\$4,500.00	\$58,500.00
Open-Air, Multi-Purpose Pavilion (Approx 30'x60')	1	LS	\$315,000.00	\$315,000.00
Existing Pavilion - Renovate and Refresh (Approx. 50'x30')	1	LS	\$37,500.00	\$37,500.00
Restroom Mural (Local Artist)	1	LS	\$6,750.00	\$6,750.00
Asphalt (parking areas and for trails)	18,602	SF	\$3.50	\$65,107.00
Specialty Pavers - Pedestrian Rated, Permeable (at Pavilion)	2,878	SF	\$25.00	\$71,950.00
Existing Playground - Leave mulch as is	-	-	-	-
Existing Tennis Courts - New Wind Screen on Fence	500	LF	\$6.00	\$3,000.00
Wetland Mass Plantings	49,610	SF	\$2.00	\$99,220.00
Overstory Trees - 4" Cal (includes soil amendments)	3	EA	\$1,100.00	\$3,300.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Pet Waste Stations	2	EA	\$500.00	\$1,000.00
			<b>Subtotal</b>	<b>\$793,347</b>
<b>MAIN THOROUGHFARE</b>				
Demolition - Clearing and Grubbing	1.14	AC	\$7,500.00	\$8,538.05
Erosion Control and Tree Protection	1.14	AC	\$30,000.00	\$34,152.20
Grading	1.14	AC	\$25,000.00	\$28,460.17
Lighting - Pedestrian Light Poles	11	EA	\$4,500.00	\$49,500.00
Asphalt (parking areas and for trails)	1,925	SF	\$3.50	\$6,737.50
Pedestrian Concrete	2,801	SF	\$6.00	\$16,806.00
Vehicular Concrete	9,903	SF	\$8.00	\$79,224.00
Granite Fines (3" fines over 3" gravel base - ADA)	26,028	SF	\$4.00	\$104,112.00
Boulders	1	LS	\$15,000.00	\$15,000.00
Planting Areas: Landscape/Mulch/Soil	8,059	SF	\$5.00	\$40,295.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	2,798	SF	\$1.00	\$2,798.00
Planting Areas: No-Mow Zone Establishment	49,667	SF	\$0.50	\$24,833.50
Understory Trees - 3" Cal (includes soil amendments)	20	EA	\$750.00	\$15,000.00
Overstory Trees - 4" Cal (includes soil amendments)	17	EA	\$1,100.00	\$18,700.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	3	EA	\$1,200.00	\$3,600.00
Café Table and Chairs	14	EA	\$1,500.00	\$21,000.00
			<b>Subtotal</b>	<b>\$471,756</b>
<b>EASTERN PARKING LOT</b>				
Demolition - Clearing and Grubbing	0.63	AC	\$7,500.00	\$4,726.76
Erosion Control and Tree Protection	0.63	AC	\$30,000.00	\$18,907.02
Grading	0.63	AC	\$25,000.00	\$15,755.85
Lighting - Pedestrian Light Poles	3	EA	\$4,500.00	\$13,500.00
Asphalt (parking areas and for trails)	1,437	SF	\$3.50	\$5,029.50
Gravel Parking Lot	22,824	SF	\$2.00	\$45,648.00
Pedestrian Concrete	2,220	SF	\$6.00	\$13,320.00
Vehicular Concrete	972	SF	\$8.00	\$7,776.00
6 Inch Concrete Curb	153	LF	\$15.00	\$2,295.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
			<b>Subtotal</b>	<b>\$134,958</b>
<b>NOTE: THIS AMOUNT IS EXCLUDED FROM PARK TOTALS</b>				

Description	Qty	Unit	Unit Cost	Item Cost
<b>WESTERN PARKING LOT &amp; BACK OF HOUSE</b>				
Demolition - Clearing and Grubbing	1.08	AC	\$7,500.00	\$8,071.97
Erosion Control and Tree Protection	1.08	AC	\$30,000.00	\$32,287.88
Grading	1.08	AC	\$25,000.00	\$26,906.57
Lighting - Pedestrian Light Poles	4	EA	\$4,500.00	\$18,000.00
Asphalt (parking areas and for trails)	18,825	SF	\$3.50	\$65,887.50
Pedestrian Concrete	2,536	SF	\$6.00	\$15,216.00
6 Inch Concrete Curb	1,004	LF	\$15.00	\$15,060.00
Segmental Wall (30" max.)	213	LF	\$65.00	\$13,845.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
Standard Stall Striping	756	LF	\$1.50	\$1,134.00
Planting Areas: Landscape/Mulch/Soil	479	SF	\$5.00	\$2,395.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	9,073	SF	\$1.00	\$9,073.00
Planting Areas: No-Mow Zone Establishment	15,969	SF	\$0.50	\$7,984.50
Understory Trees - 3" Cal (includes soil amendments)	12	EA	\$750.00	\$9,000.00
Overstory Trees - 4" Cal (includes soil amendments)	9	EA	\$1,100.00	\$9,900.00
			<b>Subtotal</b>	<b>\$242,761</b>
<b>LIBRARY EXTERIOR</b>				
Demolition - Clearing and Grubbing	0.35	AC	\$7,500.00	\$2,621.38
Erosion Control and Tree Protection	0.35	AC	\$30,000.00	\$10,485.54
Grading	0.35	AC	\$25,000.00	\$8,737.95
Lighting - Pedestrian Light Poles	4	EA	\$4,500.00	\$18,000.00
Pedestrian Concrete	177	SF	\$6.00	\$1,062.00
Granite Fines (3" fines over 3" gravel base - ADA)	4,281	SF	\$4.00	\$17,124.00
Segmental Wall (30" max.)	408	LF	\$65.00	\$26,520.00
Boulders	1	LS	\$5,000.00	\$5,000.00
Natural Stone Steps	120	SF	\$80.00	\$9,600.00
Handrail	50	LF	\$100.00	\$5,000.00
Planting Areas: Landscape/Mulch/Soil	1,086	SF	\$5.00	\$5,430.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	5,831	SF	\$1.00	\$5,831.00
Sod	3,730	SF	\$1.00	\$3,730.00
Understory Trees - 3" Cal (includes soil amendments)	3	EA	\$750.00	\$2,250.00
Overstory Trees - 4" Cal (includes soil amendments)	3	EA	\$1,100.00	\$3,300.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Café Table and Chairs	6	EA	\$1,500.00	\$9,000.00
			<b>Subtotal</b>	<b>\$137,892</b>
			<b>Subtotal</b>	<b>\$1,645,756</b>
			<b>General Conditions (8%)</b>	<b>\$131,660.50</b>
			<b>Contractor Fee (6%)</b>	<b>\$98,745.38</b>
			<b>Bonds and Insurance (3%)</b>	<b>\$49,372.69</b>
			<b>Contingency/Cost Escalation (15%)</b>	<b>\$246,863.44</b>
			<b>Design Fee (10%)</b>	<b>\$164,575.63</b>
			<b>FINAL TOTAL</b>	<b>\$2,336,974</b>

**DISCLAIMER**  
 This cost estimate is intended only for use as a preliminary evaluation of the general magnitude of the general costs associated with the project. The water and sewer are assumed to remain as is. The material quantities shown herein are subject to change. Unit prices are compiled from job costs of similar projects when such information is available. In the absence of this source of information, other published references may be used to determine approximate unit prices. Variation in items such as raw material costs, labor efficiency, wage rates, and union practices will affect final project costs.

Description	Qty	Unit	Unit Cost	Item Cost
<b>GENERAL IMPROVEMENTS &amp; CIRCULATION</b>				
Demolition - Clearing and Grubbing	0.50	AC	\$7,500.00	\$3,723.14
Erosion Control and Tree Protection	0.50	AC	\$30,000.00	\$14,892.56
Grading	0.50	AC	\$25,000.00	\$12,410.47
Utilities (Electrical for Pavilion and Food Trucks)	1	LS	\$100,000.00	\$100,000.00
Lighting - Pedestrian Light Poles	13	EA	\$4,500.00	\$58,500.00
Open-Air, Multi-Purpose Pavilion (Approx 30'x60')	1	LS	\$315,000.00	\$315,000.00
New Pavilion (Approx. 50'x30')	1	LS	\$105,000.00	\$105,000.00
Restroom Mural (Local Artist)	1	LS	\$6,750.00	\$6,750.00
Asphalt (parking areas and for trails)	18,746	SF	\$3.50	\$65,611.00
Specialty Pavers - Pedestrian Rated, Permeable (at Pavilion)	2,878	SF	\$25.00	\$71,950.00
Existing Playground - Leave mulch as is	-	-	-	-
Existing Tennis Courts - New Custom Wind Screen on Fence	500	LF	\$12.00	\$6,000.00
Wetland Mass Plantings	49,610	SF	\$2.00	\$99,220.00
Overstory Trees - 4" Cal (includes soil amendments)	3	EA	\$1,100.00	\$3,300.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Pet Waste Stations	2	EA	\$500.00	\$1,000.00
			<b>Subtotal</b>	<b>\$864,557</b>
<b>MAIN THOROUGHFARE</b>				
Demolition - Clearing and Grubbing	1.37	AC	\$7,500.00	\$10,289.94
Erosion Control and Tree Protection	1.37	AC	\$30,000.00	\$41,159.78
Grading	1.37	AC	\$25,000.00	\$34,299.82
Lighting - Pedestrian Light Poles	11	EA	\$4,500.00	\$49,500.00
Asphalt (parking areas and for trails)	1,674	SF	\$3.50	\$5,859.00
Pedestrian Concrete	13,418	SF	\$6.00	\$80,508.00
Vehicular Concrete	2,380	SF	\$8.00	\$19,040.00
Granite Fines (3" fines over 3" gravel base - ADA)	10,487	SF	\$4.00	\$41,948.00
Planting Areas: Landscape/Mulch/Soil	6,783	SF	\$5.00	\$33,915.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	25,022	SF	\$1.00	\$25,022.00
Planting Areas: No-Mow Zone Establishment	30,488	SF	\$0.50	\$15,244.00
Understory Trees - 3" Cal (includes soil amendments)	22	EA	\$750.00	\$16,500.00
Overstory Trees - 4" Cal (includes soil amendments)	20	EA	\$1,100.00	\$22,000.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	3	EA	\$1,200.00	\$3,600.00
Café Table and Chairs	14	EA	\$1,500.00	\$21,000.00
			<b>Subtotal</b>	<b>\$422,886</b>
<b>EASTERN PARKING LOT</b>				
Demolition - Clearing and Grubbing	0.53	AC	\$7,500.00	\$3,959.19
Erosion Control and Tree Protection	0.53	AC	\$30,000.00	\$15,836.78
Grading	0.53	AC	\$25,000.00	\$13,197.31
Lighting - Pedestrian Light Poles	3	EA	\$4,500.00	\$13,500.00
Asphalt (parking areas and for trails)	1,437	SF	\$3.50	\$5,029.50
Gravel Parking Lot	21,554	SF	\$2.00	\$43,108.00
Pedestrian Concrete	2,220	SF	\$6.00	\$13,320.00
Vehicular Concrete	973	SF	\$8.00	\$7,784.00
6 Inch Concrete Curb	153	LF	\$15.00	\$2,295.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	219	SF	\$1.00	\$219.00
Planting Areas: No-Mow Zone Establishment	2,967	SF	\$0.50	\$1,483.50
Overstory Trees - 4" Cal (includes soil amendments)	7	EA	\$1,100.00	\$7,700.00
			<b>Subtotal</b>	<b>\$135,432</b>
<b>NOTE: THIS AMOUNT IS EXCLUDED FROM PARK TOTALS</b>				

Description	Qty	Unit	Unit Cost	Item Cost
<b>WESTERN PARKING LOT &amp; BACK OF HOUSE</b>				
Demolition - Clearing and Grubbing	1.11	AC	\$7,500.00	\$8,304.24
Erosion Control and Tree Protection	1.11	AC	\$30,000.00	\$33,216.94
Grading	1.11	AC	\$25,000.00	\$27,680.79
Lighting - Pedestrian Light Poles	4	EA	\$4,500.00	\$18,000.00
Asphalt (parking areas and for trails)	21,404	SF	\$3.50	\$74,914.00
Pedestrian Concrete	2,536	SF	\$6.00	\$15,216.00
Vehicular Concrete	356	SF	\$8.00	\$2,848.00
Granite Fines (3" fines over 3" gravel base - ADA)	2,021	SF	\$4.00	\$8,084.00
6 Inch Concrete Curb	1,305	LF	\$15.00	\$19,575.00
Segmental Wall (30" max.)	213	LF	\$65.00	\$13,845.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
Standard Stall Striping	756	LF	\$1.50	\$1,134.00
Play Equipment (for hillside playground)	1	LS	\$35,000.00	\$35,000.00
Mulch (for hillside playground)	6,572	SF	\$1.75	\$11,501.00
Planting Areas: Landscape/Mulch/Soil	479	SF	\$5.00	\$2,395.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	7,475	SF	\$1.00	\$7,475.00
Planting Areas: No-Mow Zone Establishment	8,223	SF	\$0.50	\$4,111.50
Understory Trees - 3" Cal (includes soil amendments)	10	EA	\$750.00	\$7,500.00
Overstory Trees - 4" Cal (includes soil amendments)	8	EA	\$1,100.00	\$8,800.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Café Table and Chairs	3	EA	\$1,500.00	\$4,500.00
			<b>Subtotal</b>	<b>\$313,300</b>
<b>LIBRARY EXTERIOR</b>				
Demolition - Clearing and Grubbing	0.32	AC	\$7,500.00	\$2,420.97
Erosion Control and Tree Protection	0.32	AC	\$30,000.00	\$9,683.88
Grading	0.32	AC	\$25,000.00	\$8,069.90
Lighting - Pedestrian Light Poles	3	EA	\$4,500.00	\$13,500.00
Pedestrian Concrete	173	SF	\$6.00	\$1,038.00
Granite Fines (3" fines over 3" gravel base - ADA)	3,046	SF	\$4.00	\$12,184.00
Segmental Wall (30" max.)	97	LF	\$65.00	\$6,305.00
Natural Stone Steps	216	SF	\$80.00	\$17,280.00
Wood Deck (on grade)	1,838	SF	\$30.00	\$55,140.00
Handrail	36	LF	\$100.00	\$3,600.00
Planting Areas: Landscape/Mulch/Soil	2,758	SF	\$5.00	\$13,790.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	7,868	SF	\$1.00	\$7,868.00
Understory Trees - 3" Cal (includes soil amendments)	3	EA	\$750.00	\$2,250.00
Overstory Trees - 4" Cal (includes soil amendments)	3	EA	\$1,100.00	\$3,300.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Café Table and Chairs	6	EA	\$1,500.00	\$9,000.00
			<b>Subtotal</b>	<b>\$169,630</b>
			<b>Subtotal</b>	<b>\$1,770,373</b>
			<b>General Conditions (8%)</b>	<b>\$141,629.83</b>
			<b>Contractor Fee (6%)</b>	<b>\$106,222.38</b>
			<b>Bonds and Insurance (3%)</b>	<b>\$53,111.19</b>
			<b>Contingency/Cost Escalation (15%)</b>	<b>\$265,555.94</b>
			<b>Design Fee (10%)</b>	<b>\$177,037.29</b>
			<b>FINAL TOTAL</b>	<b>\$2,513,930</b>

**DISCLAIMER**  
 This cost estimate is intended only for use as a preliminary evaluation of the general magnitude of the general costs associated with the project. The water and sewer are assumed to remain as is. The material quantities shown herein are subject to change. Unit prices are compiled from job costs of similar projects when such information is available. In the absence of this source of information, other published references may be used to determine approximate unit prices. Variation in items such as raw material costs, labor efficiency, wage rates, and union practices will affect final project costs.

Description	Qty	Unit	Unit Cost	Item Cost
<b>GENERAL IMPROVEMENTS &amp; CIRCULATION</b>				
Demolition - Clearing and Grubbing	0.80	AC	\$7,500.00	\$5,974.17
Erosion Control and Tree Protection	0.80	AC	\$30,000.00	\$23,896.69
Grading	0.80	AC	\$25,000.00	\$19,913.91
Utilities (Electrical for Pavilion and Food Trucks)	1	LS	\$100,000.00	\$100,000.00
Lighting - Pedestrian Light Poles	13	EA	\$4,500.00	\$58,500.00
Open-Air, Multi-Purpose Pavilion (Approx 30'x60')	1	LS	\$315,000.00	\$315,000.00
New Pavilion (Approx. 50'x30')	1	LS	\$105,000.00	\$105,000.00
Restroom Mural (Local Artist)	1	LS	\$6,750.00	\$6,750.00
Asphalt (parking areas and for trails)	20,693	SF	\$3.50	\$72,425.50
Pedestrian Concrete	3,345	SF	\$6.00	\$20,070.00
Specialty Pavers - Pedestrian Rated, Permeable (at Pavilion)	2,878	SF	\$25.00	\$71,950.00
Concrete Curb and Gutter	269	LF	\$25.00	\$6,725.00
Standard Stall Striping	108	LF	\$1.50	\$162.00
Existing Playground - Resurface with Poured Rubber Surfacing	4,800	SF	\$15.00	\$72,000.00
Existing Tennis Courts - New Custom Wind Screen on Fence	500	LF	\$12.00	\$6,000.00
Planting Areas: Landscape/Mulch/Soil	7,782	SF	\$5.00	\$38,910.00
Wetland Mass Plantings	49,610	SF	\$2.00	\$99,220.00
Overstory Trees - 4" Cal (includes soil amendments)	3	EA	\$1,100.00	\$3,300.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Pet Waste Stations	2	EA	\$500.00	\$1,000.00
			<b>Subtotal</b>	<b>\$1,027,997</b>
<b>MAIN THOROUGHFARE</b>				
Demolition - Clearing and Grubbing	1.75	AC	\$7,500.00	\$13,091.60
Erosion Control and Tree Protection	1.75	AC	\$30,000.00	\$52,366.39
Grading	1.75	AC	\$25,000.00	\$43,638.66
Lighting - Pedestrian Light Poles	11	EA	\$4,500.00	\$49,500.00
Asphalt (parking areas and for trails)	2,822	SF	\$3.50	\$9,877.00
Pedestrian Concrete	15,485	SF	\$6.00	\$92,910.00
Vehicular Concrete	2,726	SF	\$8.00	\$21,808.00
Granite Fines (3" fines over 3" gravel base - ADA)	15,134	SF	\$4.00	\$60,536.00
Specialty Pavers - Pedestrian Rated, Permeable (at Pavilion)	2,013	SF	\$25.00	\$50,325.00
Planting Areas: Landscape/Mulch/Soil	4,835	SF	\$5.00	\$24,175.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	33,021	SF	\$1.00	\$33,021.00
Planting Areas: No-Mow Zone Establishment	27,663	SF	\$0.50	\$13,831.50
Understory Trees - 3" Cal (includes soil amendments)	20	EA	\$750.00	\$15,000.00
Overstory Trees - 4" Cal (includes soil amendments)	19	EA	\$1,100.00	\$20,900.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	3	EA	\$1,200.00	\$3,600.00
Café Table and Chairs	14	EA	\$1,500.00	\$21,000.00
			<b>Subtotal</b>	<b>\$528,580</b>
<b>EASTERN PARKING LOT</b>				
Demolition - Clearing and Grubbing	0.64	AC	\$7,500.00	\$4,836.95
Erosion Control and Tree Protection	0.64	AC	\$30,000.00	\$19,347.80
Grading	0.64	AC	\$25,000.00	\$16,123.16
Lighting - Pedestrian Light Poles	3	EA	\$4,500.00	\$13,500.00
New Mixed-Use Building (East) - Separate Development	-	-	-	-
Asphalt (Standard in parking areas and for trails)	21,685	SF	\$3.50	\$75,897.50
Pedestrian Concrete	3,923	SF	\$6.00	\$23,538.00
6 Inch Concrete Curb	1,103	LF	\$15.00	\$16,545.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
Standard Stall Striping	962	LF	\$1.50	\$1,443.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	2,485	SF	\$1.00	\$2,485.00
Understory Trees - 3" Cal (includes soil amendments)	1	EA	\$750.00	\$750.00
Overstory Trees - 4" Cal (includes soil amendments)	7	EA	\$1,100.00	\$7,700.00
			<b>Subtotal</b>	<b>\$190,166</b>
<b>NOTE: THIS AMOUNT IS EXCLUDED FROM PARK TOTALS</b>				

Description	Qty	Unit	Unit Cost	Item Cost
<b>WESTERN PARKING LOT &amp; BACK OF HOUSE</b>				
Demolition - Clearing and Grubbing	1.40	AC	\$7,500.00	\$10,476.24
Erosion Control and Tree Protection	1.40	AC	\$30,000.00	\$41,904.96
Grading	1.40	AC	\$25,000.00	\$34,920.80
Lighting - Pedestrian Light Poles	4	EA	\$4,500.00	\$18,000.00
New Mixed-Use Building (West) - Separate Development	-	-	-	-
Asphalt (parking areas and for trails)	26,554	SF	\$3.50	\$92,939.00
Pedestrian Concrete	3,412	SF	\$6.00	\$20,472.00
Granite Fines (3" fines over 3" gravel base - ADA)	4,014	SF	\$4.00	\$16,056.00
6 Inch Concrete Curb	1,326	LF	\$15.00	\$19,890.00
Segmental Wall (30" max.)	273	LF	\$65.00	\$17,745.00
Concrete Wall (30" max.)	251	LF	\$85.00	\$21,335.00
ADA Parking (Signage and Striping)	4	EA	\$2,000.00	\$8,000.00
Standard Stall Striping	1,107	LF	\$1.50	\$1,660.50
Wood Deck	1,838	SF	\$50.00	\$91,900.00
Concrete Steps	48	SF	\$40.00	\$1,920.00
Handrail	16	LF	\$100.00	\$1,600.00
Planting Areas: Landscape/Mulch/Soil	3,203	SF	\$5.00	\$16,015.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	8,254	SF	\$1.00	\$8,254.00
Planting Areas: No-Mow Zone Establishment	9,756	SF	\$0.50	\$4,878.00
Sod	1,977	SF	\$1.00	\$1,977.00
Understory Trees - 3" Cal (includes soil amendments)	9	EA	\$750.00	\$6,750.00
Overstory Trees - 4" Cal (includes soil amendments)	12	EA	\$1,100.00	\$13,200.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Café Table and Chairs	3	EA	\$1,500.00	\$4,500.00
			<b>Subtotal</b>	<b>\$455,593</b>
<b>LIBRARY EXTERIOR</b>				
Demolition - Clearing and Grubbing	0.45	AC	\$7,500.00	\$3,373.11
Erosion Control and Tree Protection	0.45	AC	\$30,000.00	\$13,492.42
Grading	0.45	AC	\$25,000.00	\$11,243.69
Lighting - Pedestrian Light Poles	4	EA	\$4,500.00	\$18,000.00
Pedestrian Concrete	215	SF	\$6.00	\$1,290.00
Granite Fines (3" fines over 3" gravel base - ADA)	8,914	SF	\$4.00	\$35,656.00
Concrete Wall (30" max.)	376	LF	\$85.00	\$31,960.00
Concrete Steps	312	SF	\$40.00	\$12,480.00
Handrail	30	LF	\$100.00	\$3,000.00
Planting Areas: Landscape/Mulch/Soil	5,346	SF	\$5.00	\$26,730.00
Planting Areas: Landscape/Mulch/Soil (Low intensity)	4,804	SF	\$1.00	\$4,804.00
Understory Trees - 3" Cal (includes soil amendments)	4	EA	\$750.00	\$3,000.00
Overstory Trees - 4" Cal (includes soil amendments)	4	EA	\$1,100.00	\$4,400.00
Drinking Fountains	1	EA	\$3,000.00	\$3,000.00
Waste Receptacles	1	EA	\$1,200.00	\$1,200.00
Café Table and Chairs	6	EA	\$1,500.00	\$9,000.00
			<b>Subtotal</b>	<b>\$182,629</b>
			<b>Subtotal</b>	<b>\$2,194,800</b>
			<b>General Conditions (8%)</b>	<b>\$175,584.01</b>
			<b>Contractor Fee (6%)</b>	<b>\$131,688.01</b>
			<b>Bonds and Insurance (3%)</b>	<b>\$65,844.00</b>
			<b>Contingency/Cost Escalation (15%)</b>	<b>\$329,220.02</b>
			<b>Design Fee (10%)</b>	<b>\$219,480.01</b>
			<b>FINAL TOTAL</b>	<b>\$3,116,616</b>

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THANK  
YOU!



# PATHWAY MATERIALS





















# STANDARD & STABILIZED COLORS

Section X, Item 1.



**AMERICAN HERITAGE** Granite



**ANTIQUE ROSE** Marble



**AUTUMN BLEND** Marble



**BEIGE BLEND** Marble



**BIRCHWOOD** Pebbles



**BLACK DIAMOND** Granite



**CARAMEL** Quartzite



**CHERRY CREEK** Granite



**CHOCOLATE BROWN** Granite



**DYNAMITE ORANGE** Granite



**EVERGREEN** Granite



**GOLDEN CREAM** Marble



**MIDNIGHT BLUE** Granite



**MISTY GRAY** Marble



**PEWTER** Granite



**PLATINUM** Granite



**POLAR WHITE** Marble



**RECYCLED** Copper Slag



**SALT & PEPPER** Granite



**SHAMROCK GREEN** Granite



**SIERRA BLACK** Granite



**SNOW WHITE** Granite



**STARLIGHT BLACK** Granite



**SUGAR & SPICE** Granite

# WAX POLYMER COLORS



**BLUE MAHOGANY** Granite



**BOTTICINO** Marble



**BURNT SIENNA** Marble



**AUTUMN BLEND** Marble



**BEIGE BLEND** Marble



**GUN METAL** Marble



**IMPERIAL GRAY** Granite



**MAUVE** Granite



**MIDNIGHT BLUE** Granite



**PLATINUM** Granite



**RECYCLED** Porcelain



**RED CEDAR** Granite



**RUBY RED** Granite



**RUSTIC** Granite



**RUSTIC** Granite



**SUNSET PINK** Granite



**TURQUOISE** Marble



**TWILIGHT BLACK** Granite



**WINEBERRY** Granite



**TWILIGHT BLACK** Granite





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