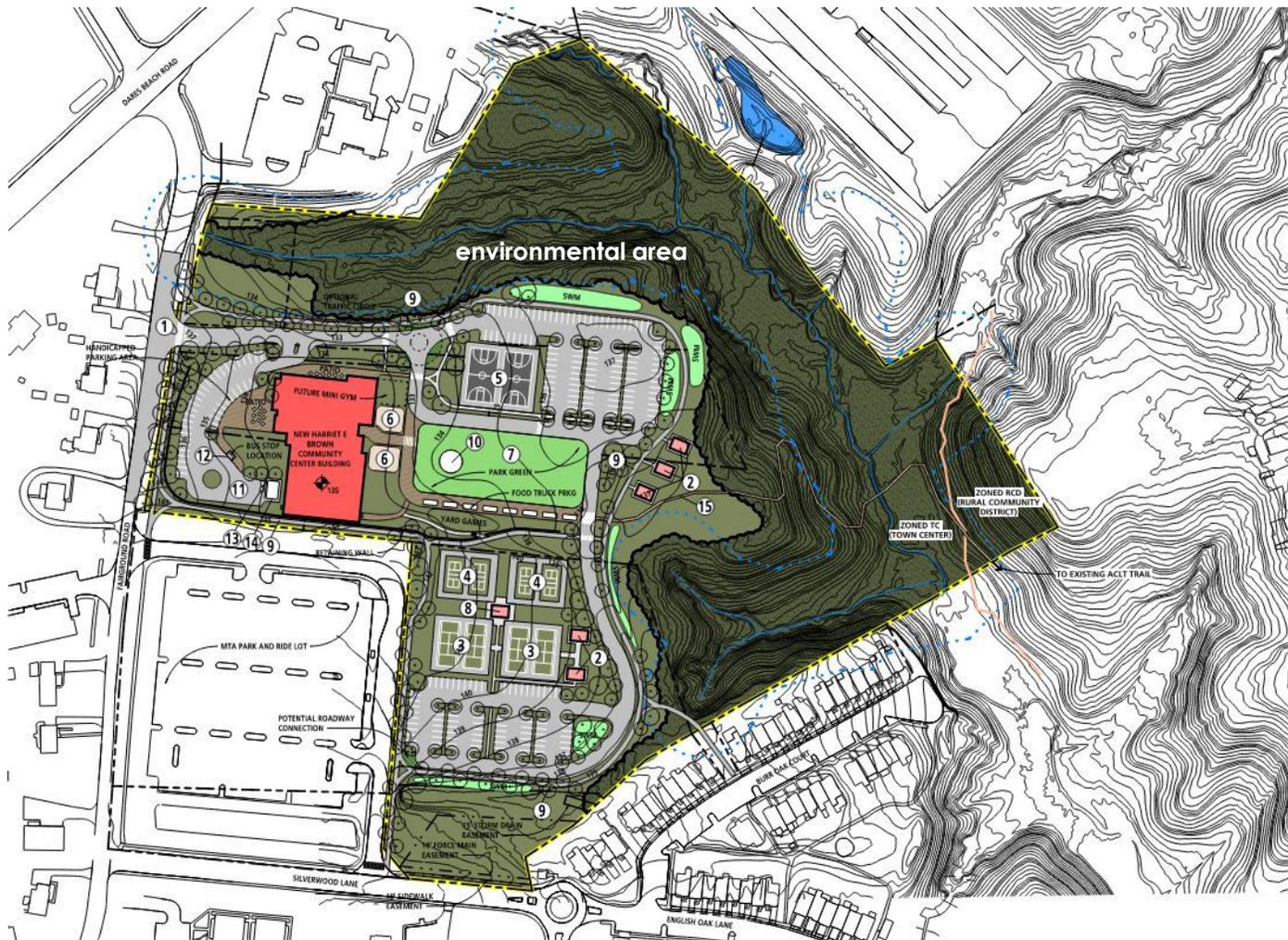


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**MASTER PLAN**

**FINAL DOCUMENTS**

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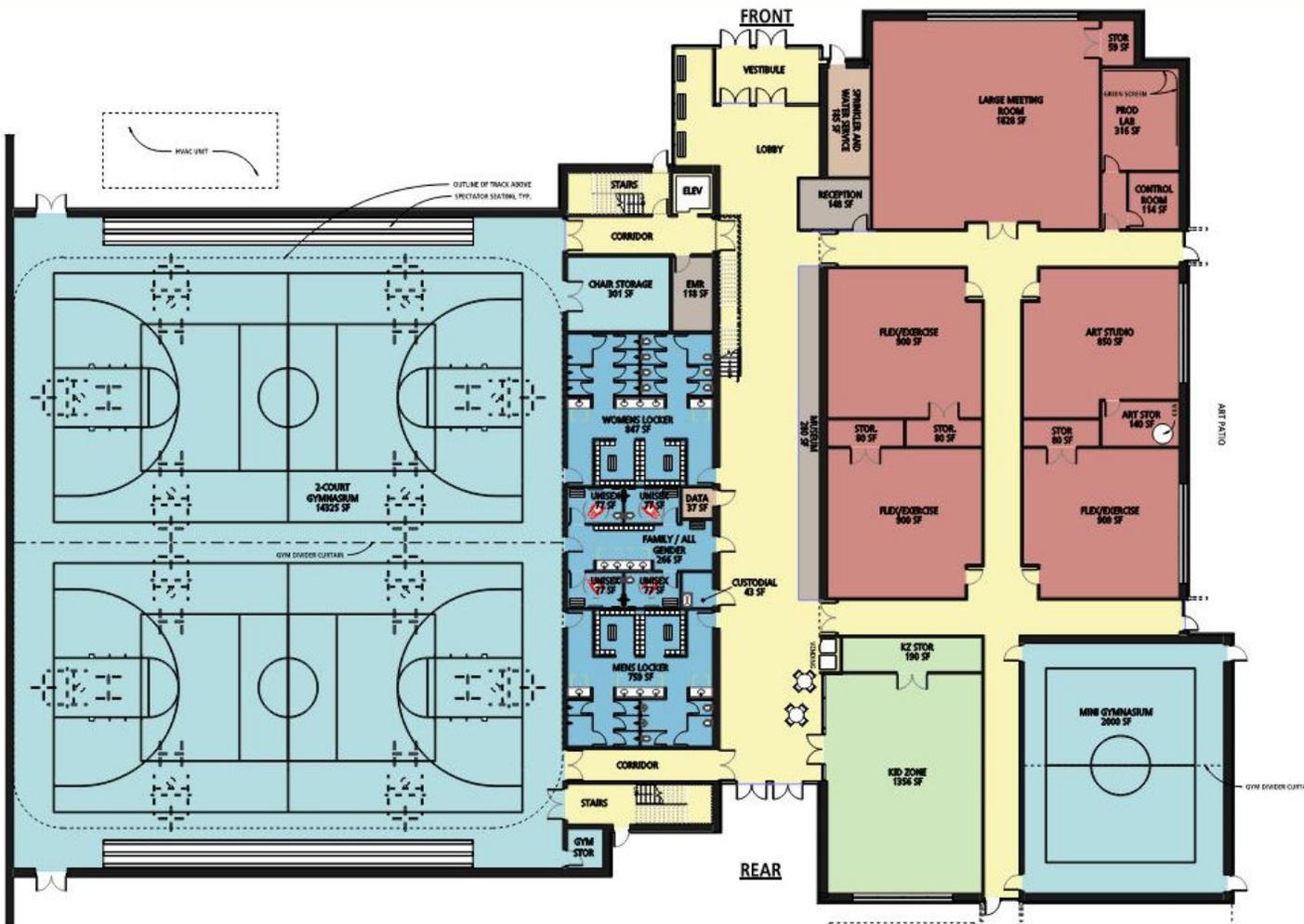


## FEATURES

- COMMUNITY CENTER
- PARK GREEN
- FOOD TRUCK AREA
- PLAYGROUND
- MEMORIAL SITE
- 4 TENNIS COURTS
- 4 PICKLEBALL COURTS
- 2 BASKETBALL COURTS
- 5 PAVILIONS
- NEW ACLT TRAILHEAD

## STATS

- PAVED SHARED-USE TRAIL (0.6 MILE)
- 273 PARKING SPACES



**MUSEUM**

**2 FULL-COURT 'SIDE-BY-SIDE'**

**GYMNASIUM CONFIGURATION:**

- INDOOR BASKETBALL
- INDOOR VOLLEYBALL

**1 MINI GYM**

**MEETING ROOM**

**3 'FLEXIBLE' EXERCISE STUDIOS**

**1 ART STUDIO**

**1 KID ZONE AREA**

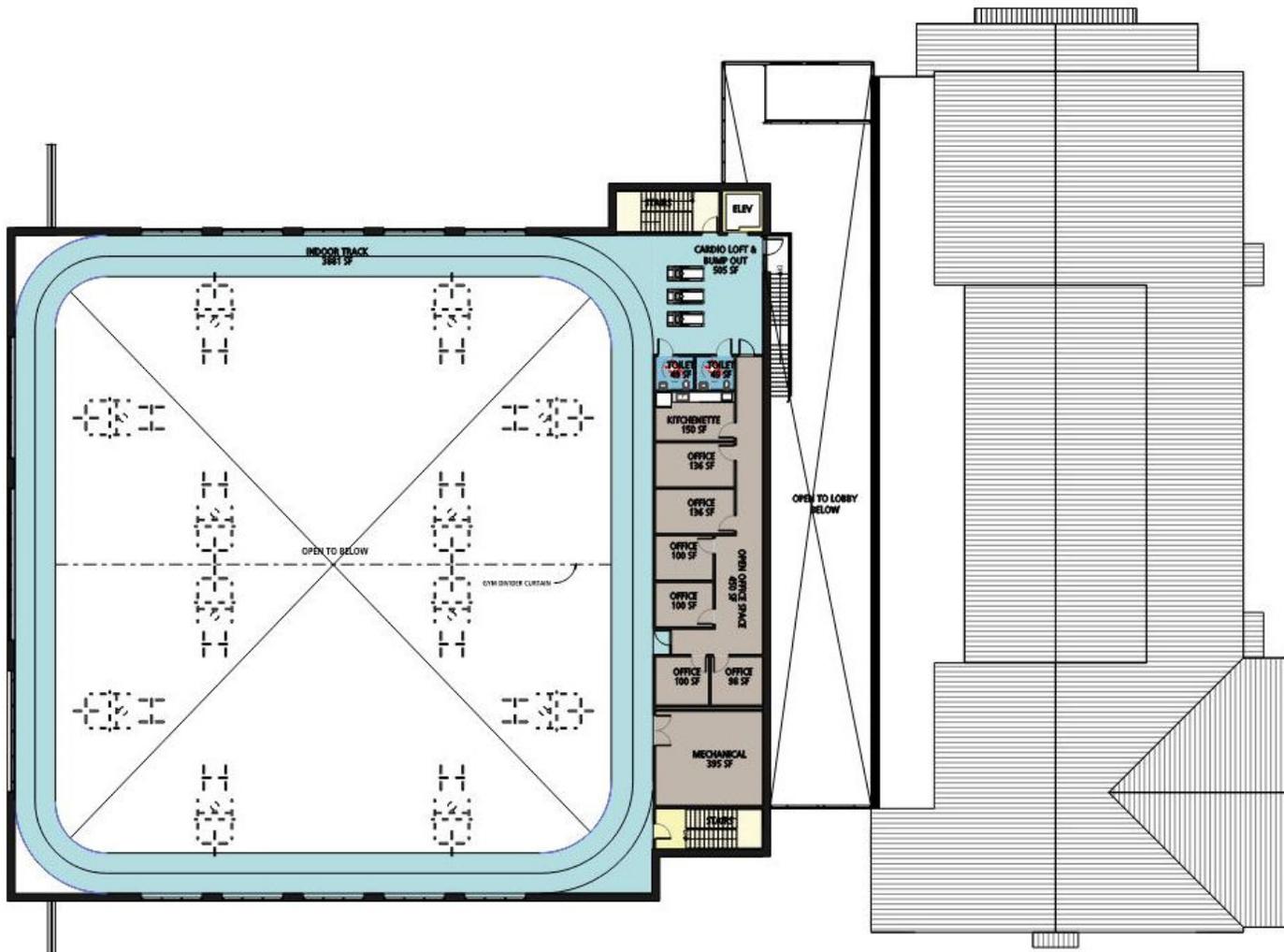
**LOCKER ROOMS:**

- FAMILY / ALL-GENDER
- WOMEN'S & MEN'S,
- W/ FULL SHOWERS

**STATS**

**34,420 SF FOOTPRINT**

**40,975 SF TOTAL AREA**



## FEATURES

**ELEVATOR ACCESS  
(FULL ADA COMPLIANCE)**

**INDOOR TRACK:**

- TWO LANES
- FOR RUNNING & WALKING

**CARDIO AREA  
STAFF OFFICES  
RESTROOMS**

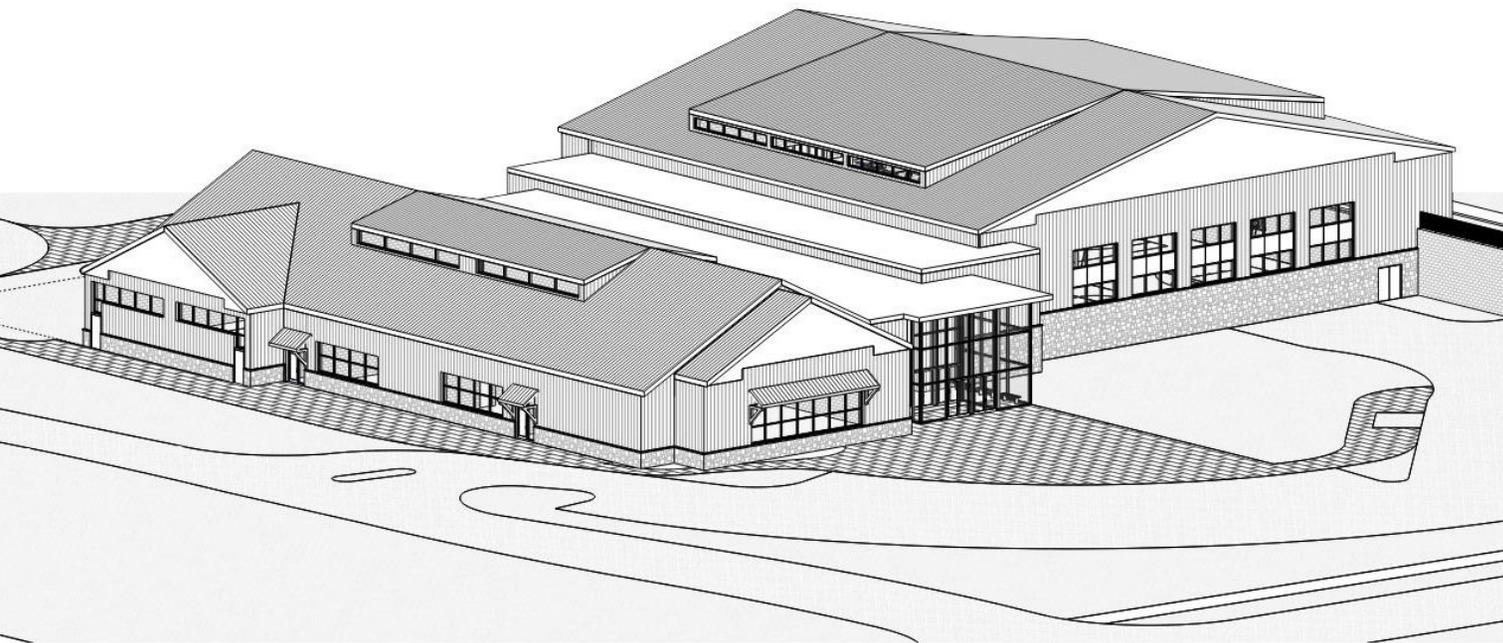
## STATS

**1/12 MILE TRACK LENGTH (448 FT)**

## FEATURES

- TRADITIONAL DESIGN
- SEPARATE VOLUMES OF SPACE
- PITCHED ROOFS
  - 6:12 (LEFT SIZE)
  - 3:12 AT GYMNASIUM (ZONING VARIANCE)
- FLAT ROOF ABOVE LOBBY
- STEPPED BUILDING DESIGN:
  - PERCEIVED REDUCTION IN BUILDING HEIGHT

45-FOOT OVERALL BUILDING HEIGHT



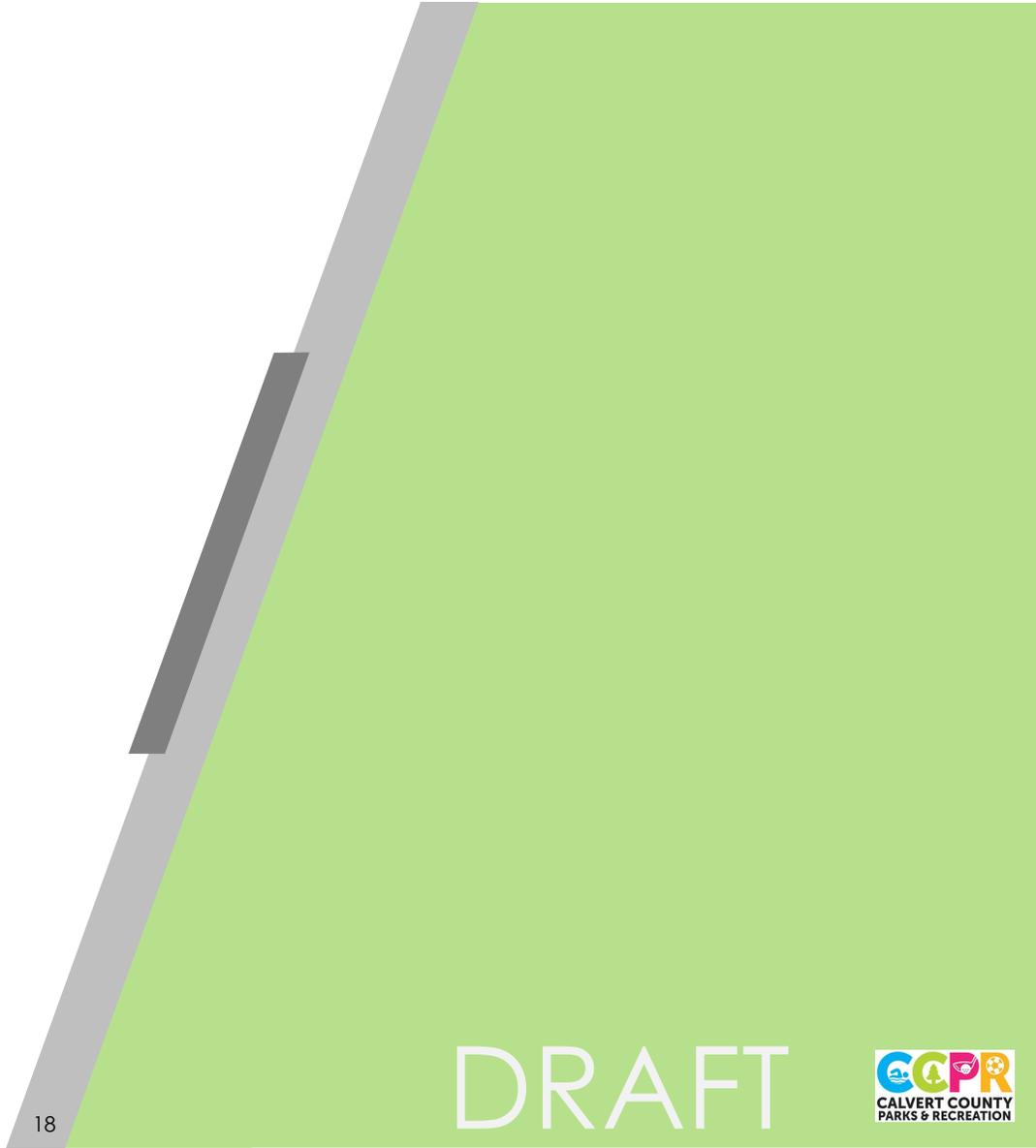
## FEATURES

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- SEPARATE VOLUMES OF SPACE
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# PROJECT COST ESTIMATE

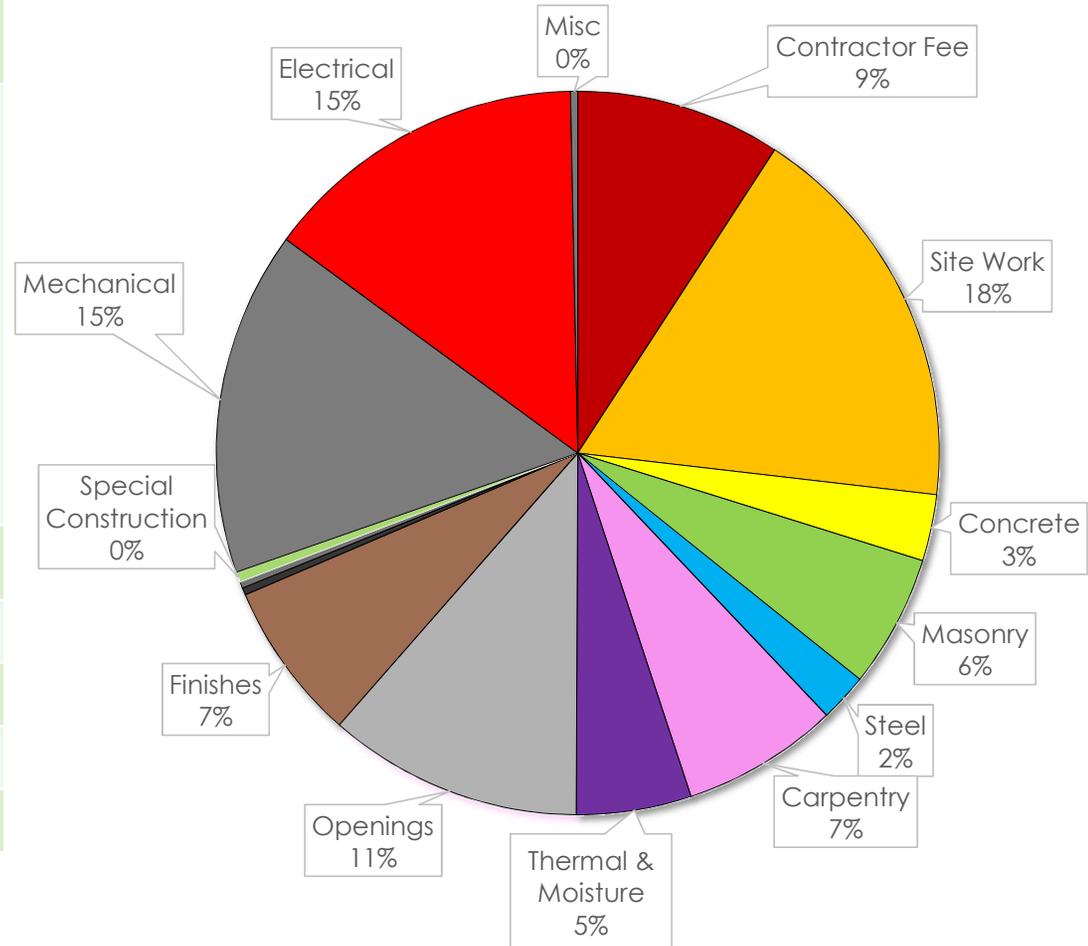


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ELEMENT	COST
<b>BUILDING COSTS</b>	<b>\$ 23,355,750</b>
• (\$570/SF INCL. UTILITIES FOR BLDG.)	
<b>SITE IMPROVEMENTS</b>	<b>\$ 5,094,000</b>
• Grading:	\$ 2,310,000
• Infrastructure & Utilities:	\$ 449,000
• Paving, Roadways, & Parking:	\$ 847,000
• Stormwater Management:	\$ 87,000
• Landscaping & Signage:	\$ 1,005,000
• Site Amenities:	\$ 198,000
• Retaining Walls	
<b>FEES, BONDING, &amp; PERMITS:</b>	<b>\$ 419,252</b>
<b>AE DESIGN COSTS</b>	<b>\$ 2,836,942</b>
<b>INSURANCE &amp; CONTINGENCY</b>	<b>\$ 5,673,885</b>
<b>ESCALATION</b>	<b>\$ 2,553,248</b>
<b>TOTAL ESTIMATE</b>	<b>\$ 39,933,077</b>

Distribution of Building Costs (Community Center)



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