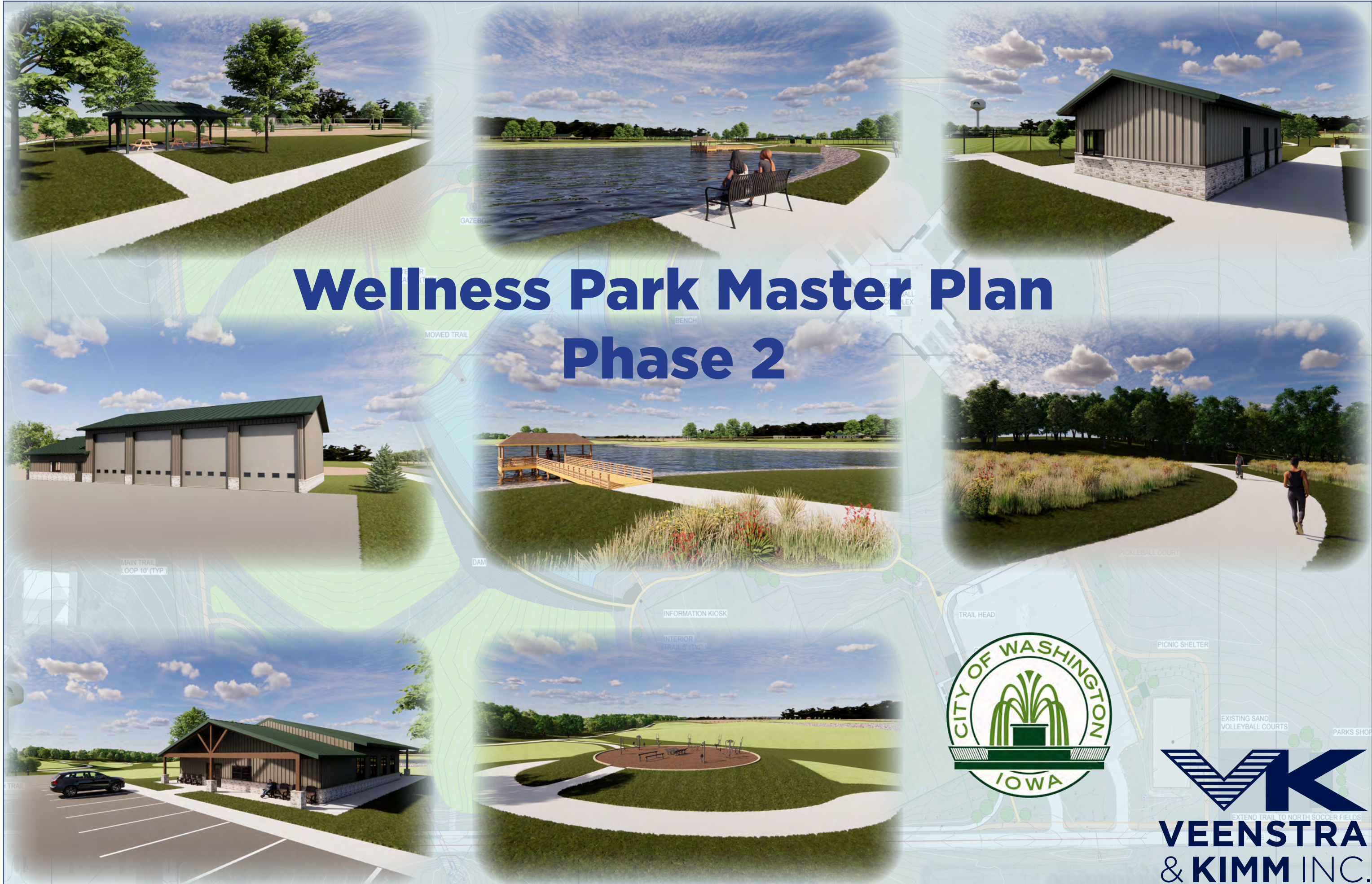


Wellness Park Master Plan Phase 2





- **1 Pond**
- **2 Fishing Pier**
- **3 Concession Stand**
- **4 Lodge**
- **5 Trail**
- **6 Fitness Area**
- **7 Gazebo**
- **8 Picnic Shelter**
- **9 Pickleball Courts**
- **10 Parks Dept Shop**
- **11 Plantings, Trees**
- **12 Amenities, Lights**

Pond



- General design based on fish habitat, integration with other park amenities, and closeness to nearby infrastructure
- Addition of aerators/fountains for winter fish habitat
- Dock, trail, and rock jetties incorporated to expand public use of pond
- Design includes rocked edges to negate wave action (NW facing structure)
- Concerns regarding existing fill material on site not being suitable for dam

Estimated Cost: \$1,589,750

Fishing Pier



Estimated Cost: \$150,000

- 10' x 30' covered fishing pier
- 10' wide approach

Concession Stand



- Two family restrooms (24 hour access)
- Storage area with overhead door
- Full service kitchen with serving windows
- Exterior water fountains
- Mechanical room
- Hose bibb

Estimated Cost: \$237,600

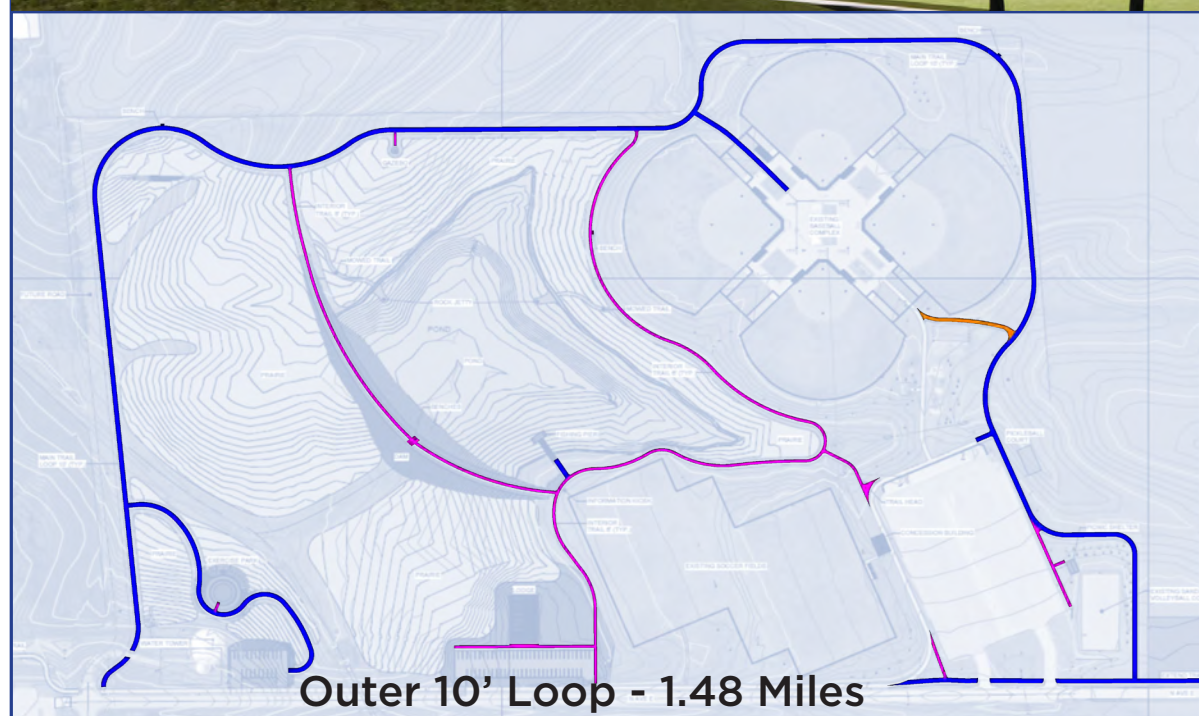
Lodge



- 4 Seasons Lodge to accommodate 100 people
- Catering kitchen
- Polished concrete floor
- Restrooms that are inside only (Concessions for outdoor)
- Storage area
- Covered patio overlooking the pond
- Parking lot

Estimated Cost: \$1,357,769

Trails



Outer 10' Loop - 1.48 Miles

Estimated Cost: \$1,077,500

- 10 feet wide main trail loop
- 6 feet internal trails
- 6 feet mowed paths to pond

Fitness Area



Estimated Cost: \$227,509

- Dedicated parking lot
- Single location for circuit training
- Connecting trail



Estimated Cost: \$50,000

- 14' diameter gazebo

Picnic Shelter



Estimated Cost: \$50,000

- 15' x 26' picnic shelter

Pickleball Courts



Estimated Cost: \$110,000

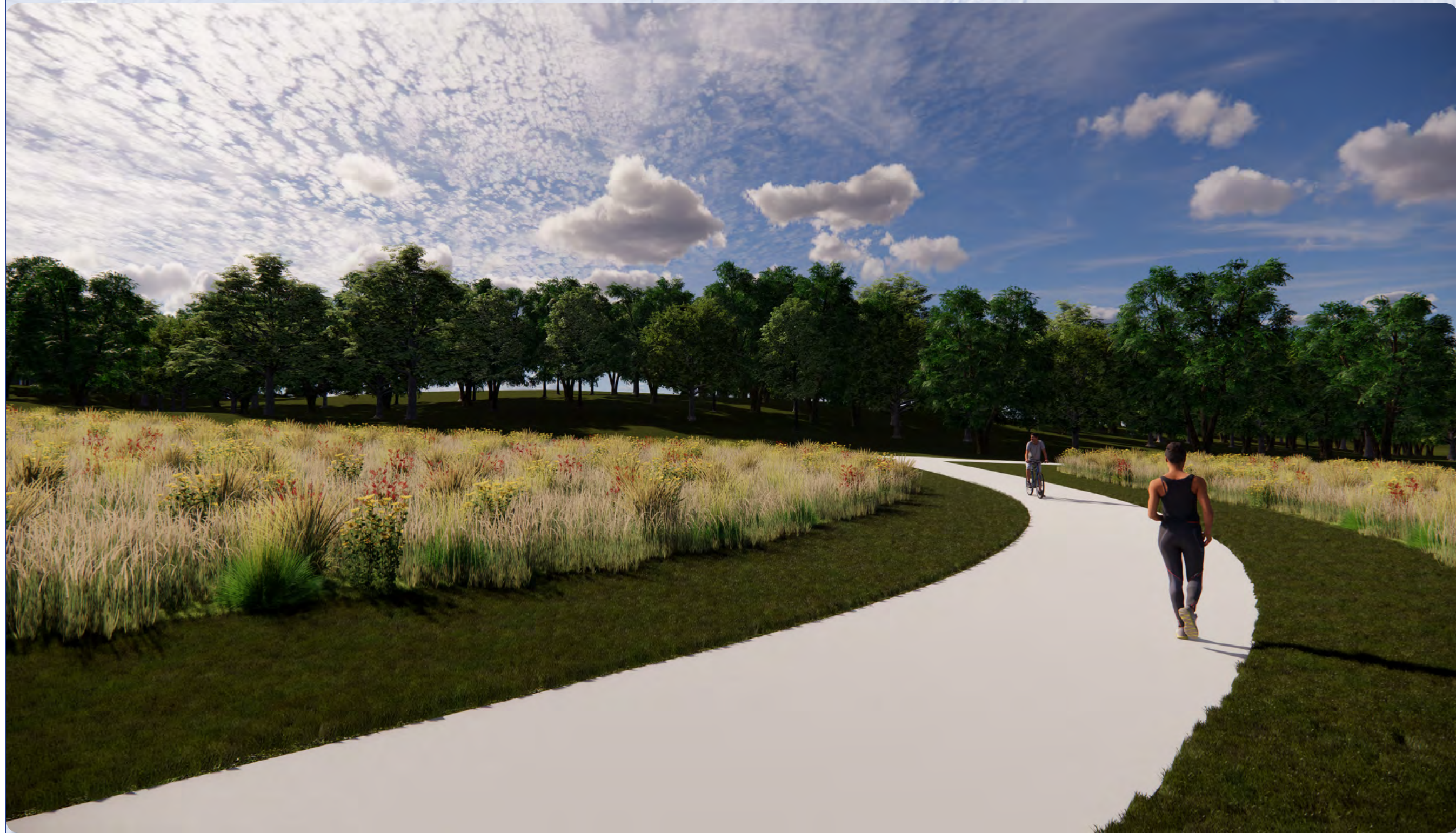
Parks Dept Shop



- 4 truck/equipment heated bays
- 2 heated/cooled offices
- Breakroom
- Shower room
- Restrooms - 1 men's and 1 family

Estimated Cost: \$1,076,599

Plantings and Trees



Estimated Cost: \$205,300

Signs, Amenities, and Lights



Estimated Cost: \$355,500

Estimated Cost

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ESTIMATED ITEM COST</u>
1	Pond	\$ 1,589,750
2	Fishing Pier	\$ 150,000
3	Concession Stand	\$ 237,600
4	Lodge	\$ 1,357,769
5	Trail	\$ 1,077,500
6	Fitness Area	\$ 227,509
7	Gazebo	\$ 50,000
8	Picnic Shelter	\$ 50,000
9	Pickleball Courts	\$ 110,000
10	Parks Shop Building	\$ 1,076,599
11	Plantings and Trees	\$ 205,300
12	Signs, Amenities, and Lights	\$ 355,500
13	General Site Work	\$ 415,000
Estimated Total Construction Cost:		\$ 6,902,527
Contingency, Engineering, Legal, and Administration:		\$ 2,416,000
TOTAL ESTIMATED PROJECT COST:		\$ 9,318,527

