

**Submitted By:** Leisure Services Department  
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**Project Classification:** Social Well-Being  
**Project Focus:** Quality of Life  
**Project Type:** Park Renovation, Improvements, or Expansion

**Previously Submitted and Rejected:**

**Continuation Project:** Yes - SPLOST IV 27-Bishop Park Tennis Court

**Project Total Cost: \$ 17,613,000**

**Total Operating Cost: \$ 76,000**

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**Project Description:** The Bishop Park Renovation project encompasses the first phase of critical revitalization of core features of Bishop Park. Bishop Park opened in 1976 and quickly became a recreational hub for community members of all ages, race, and socio-economic class. Over time, the park's heavy use and limited maintenance funding have triggered the declining and end of use conditions of park features. This project will address the critical needs for renovations order to ensure that the park is operational for current and future users.

The implementation of phase one of the Bishop Park Master plan is the first step in a multi-phased process that will address some of the park's long standing issues while enhancing safety, user experience, and convenience. To see where this project focuses, see map (attachment below). The existing elements of the park impacted by this proposal are the pool and pool house, playground, fields, parking, pedestrian circulation, pavilions, and restrooms. The project includes renovations and additions to aquatic facilities, playground replacement, field renovations, covered basketball courts, parking, accessible pedestrian circulation, pavilions, restrooms, and stormwater management facilities. Pool renovations consist of demolishing the existing pool and adjusting the pool footprint before reconstruction. In addition, there is a new splash pad and filtration system. A new pool house will provide much needed mechanical space, restrooms, showers, and storage. The playground replacement provides a larger and more accessible facility. Field renovations improve field conditions for two athletic fields and Sunset Field. New covered basketball courts provide shade and better quality courts. Additional parking supports increased use of the upgraded facilities as well as starting to improve vehicular circulation in the park. Barrier-free pedestrian circulation provides a higher level of pedestrian circulation and safety within the park. New pavilions and restrooms replace the existing barbecue building. Additionally, renovations to the tennis pavilion creates a large event space. The new stormwater management facility provides stormwater management for the entire northern end of Bishop Park.

**Project Mission Statement/Goals & Objectives:** The driving mission of the Bishop Park Renovation project is part of a larger mission to ensure that existing Leisure Services facilities are renovated and maintained in order to preserve the long term operation and function of the facility. The goal of this project is to begin the process of implementing critical renovations for the park as well as upgrading park facilities to meet the current needs of the community.

Established in 1976, the park's infrastructure dates back the old fairgrounds that were in the same location prior to establishment of the park. Over the past 42 years, there have been minimal capital improvements to the park. This project will address some of critical needs for the park. The pool has a significant leak and needs replacement. In addition, community input reflected the desire for a splash pad. This upgrade and addition are in concert with a new pool house that will provide the features necessary for supporting the aquatics programming at Bishop Park. The playground is well past its lifecycle, and replacement provides the opportunity for unique inclusive play for people of all ages and abilities. New pavilions and restrooms closer to the splash pad and playground provide picnicking and gathering opportunities for the community that are adjacent to more heavily used park amenities. This will replace the existing picnic shelter that is inaccessible and in poor condition. The existing basketball courts are half court with asphalt surface and sub-par equipment. Basketball court users indicated a desire for covered courts constructed of higher quality materials. This project provides the opportunity for those desired elements in a more accessible location while providing space for a much needed stormwater facility. Improvements to the parking associated with this project provide improved access for people with disabilities as well as resolving some of the confusing portions of the current parking. Renovation of fields 1 and 2 enhance user safety and provide flexible use of the space for multiple sports. The tennis pavilion is a popular event structure for activities like the Athens Farmers Market. Renovations will allow this building to become a true event space that can properly house these types of events. Sunset Field renovations will allow expansion of events into that space as well as a paved walking loop. The pedestrian circulation improvements will create access into the park from Hawthorne, Sunset, and Oglethorpe.

**Projected Useful Life of Project:** With regular maintenance and care, this project will last in excess of 50 years.

**To meet the Project Goals & Objectives, when should this project be completed?** The critical nature of the majority of project elements necessitate the immediate implementation of this project once funding is available.

**The Leadership in Energy and Environmental Design (LEED) Green Building System compliance:**

Though none of the structures in this proposal fall under the purview of LEED, we plan to follow sustainable construction practices and use energy efficient and environmentally friendly materials and fixtures.

**How will this project help meet the Public Safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Athens-Clarke County?** This project helps meet public safety, facility, infrastructure and quality of life needs for Athens-Clarke County. The diversity and amount of programs that are hosted at Bishop Park provide opportunities to engage youth outside of school hours. Renovating the underground infrastructure such as water, sewer, and electrical will improve energy efficiency and reduce the risk of catastrophic system failure. The pool renovation will save thousands of gallons of water a month that are currently being lost due to a significant leak.

The National Recreation and Park Association's (NRPA) 2017 survey on American's engagement with parks found that people on average will visit their parks and recreation facilities twice a month. 70% of the respondents reported having visited a local park within the previous 7 days. People visit parks to be with family and friends, be more physically active, to be closer to nature, to access quality child enrichment opportunities, and to learn a new skill or craft.

Four in five Americans agree that NRPA's Three Pillars - Conservation, Health and Wellness, and Social Equity - represent what they see as the priorities for their local park and recreation agency. These pillars are core to the mission of the Leisure Services Department here in Athens-Clarke County.

The Leisure Services Department is the largest provider for Parks, Recreation, Arts, and Nature based facilities and program opportunities in our community. This project allows the department to properly care for and maintain our park infrastructure in a way that not only provides for a safe and enjoyable experience, but also makes our community a more desirable place to live.

**How is this Project recommended/included in any approved ACCGOV Land Use Plan, Master Plan, Study, Service Delivery Plan, Envision Athens, etc.?** This project stems from the 2018 update of the Bishop Park Master Plan. In addition, this project meets Envision Athens Action Agenda Priority Actions:

### Infrastructure

I1 - Repair and replace infrastructure assets commensurate with physical depreciation.

I4 - Reduce the risk of flooding events and improve the quality of streams and rivers through proactive and innovative stormwater programs.

### Civic Engagement

CE1 - Create gathering spaces that are available and accessible to all

### Social Services

SS2 - Create a community that is supportive of, and provides opportunities for individuals with limited opportunity

SS3 - Develop and expand youth development programming that is accessible and provide adequate and affordable child care

### Health

HE7 - Continue to support healthy living initiatives

### Education

EC4 - Provide a variety of learning opportunities for both adult and nontraditional student's education and development, which support a variety of learning styles and emotional/health needs.

EC5 - Enhance the learning environment to provide student support for the variety of needs within our community.

### Economic Development

ED3 - Provide the facilities and services necessary to attract, incubate, and grow businesses from a variety of sectors

### Land Use

LU2 - Develop incentives to reuse existing development before new developments in greenfields

LU9 - Establish incentive for new development to incorporate environmentally sustainable standards

### Triple Bottom Line Impacts

**Positive Benefits for the Prosperity of Athens-Clarke County:** Numerous studies show that parks clearly improve quality of life, and that quality of life has been demonstrated to be a strong driver of economic development.

In May of 2018, the NRPA published a study from The George Mason University Center for Regional Analysis titled "Promoting Parks and Recreation's Role in Economic Development. The following findings are noteworthy for the positive benefits of this project for the citizens of Athens-Clarke County:

-Investing in improving a community's quality of life can create a virtuous cycle: high-quality places attract workers, which attract employers, which in turn attract more investments and jobs.

-Places with landscape, climate, and recreational appeal are more likely to grow creative and entrepreneurial industries.

-Research and development facilities, technology companies, and corporate headquarters are more likely to prioritize quality-of-life and cultural amenities when making site location decisions. In contrast, manufacturers are more likely to prioritize traditional factors such as wage rates, transportation costs, and proximity to markets instead of quality of life factors.

-The competition for talent makes technology firms more likely to locate in amenity-rich communities. They also find that quality of life factors matter more in the decision of where a firm's employees live than to the company's actual site location. This means that quality of life factors are more significant in selecting a city or region than selecting a specific work site.

72% of communities use images of urban parks and public spaces, outdoor amenities, or recreational and cultural facilities in their economic development marketing materials.

This project allows the Leisure Services Department to continue providing and further enhance the quality of our parks and facilities so that our community can attract high quality companies that promote higher paying jobs for members of our community.

**Detrimental Impacts to the Prosperity of Athens-Clarke County:** Improving the conditions of our parks will raise property values, possibly resulting in gentrification. Leisure Services is committed to working with other agencies and citizens in our community to develop policies to address affordable housing.

**Positive Benefits for our Citizens and Visitors:** Bishop Park has been a long-standing community fixture for the enrichment of users of all ages and abilities for decades. This project will ensure the continuation of this positive impact on our community for years to come.

Leisure Services provides a diverse abundance of benefits for people of all ages and abilities. One of the most critical benefits that we provide is opportunities for improving health and wellbeing through our parks, facilities, and programming. Physical activity is critical to good health, and parks provide a venue for that physical activity to occur. A report by the Trust for Public Land provides strong evidence that people exercise more when they have better access to parks. Regular physical activity can improve health and reduce the risk of diseases such as heart disease, hypertension, colon cancer, and diabetes. Exercise and active lifestyles can also provide psychological benefits, improve mental health, and alleviate symptoms of depression and anxiety. Increased access to places for physical activity leads to a 25% increase in people exercising three or more days a week.

Parks also strengthen community ties and bring diverse populations together.

Recent studies have shown that children from lower income homes face barriers to participation in sports and recreation related activities. The parks, facilities, and programs of Leisure Services provide opportunities for low income families to have access to the facilities and programs through our scholarship program and PLAY fund. According to an analysis of social equity and parks conducted by NRPA, public parks provide equal access to all citizens regardless of age, gender, socioeconomic status, ethnicity, or ability. Parks and recreation facilities can foster community pride, bring people together, create destination-oriented places, and connect people to each other and nature.

Parks can also promote safety in the community. In Macon, Georgia, a revitalized park that included new programming and beautification efforts reduced incidents of crime and violence by 50%.

Parks have the power to strengthen communities, transform lives, and protect the future. Parks are the most powerful aspect of every community. The power of parks and recreation is enduring.

**Detrimental Impacts for our Citizens and Visitors:** There are none.

**Environmental Benefits, including but not limited to Positive impacts on existing Infrastructure/Systems:** Parks play an important role in making communities more environmentally resilient. Parks have long mitigated the impact of extreme weather and flash flooding, help to reduce our carbon footprint, clean air

and water, and provide a respite from the heat island effect. Trees, shrubs, and vegetation purify the air of gases, ozone, and pollutants that cause respiratory problems and corrode and damage buildings. Tree canopies, garden vegetation, grassy areas, and other green spaces in parks capture and filter rainwater, reducing the amount of oil, salt, and pollutants flowing from roads and lawns into nearby waterways. By refocusing our approach to park design, we can utilize green infrastructure to reduce runoff, preserve space for water infiltration, protect watersheds from erosion, and preserve natural floodplains to reduce flash flooding.

Parks and recreation infrastructure and facilities promote conservation and environmental sustainability. According to a report by the NPRA, parks facilities conserve natural resources and wildlife habitat, protect air and water quality, and preserve open space for current and future generations. Through stewardship activities, parks can involve the public in conservation efforts and increase awareness of environmental needs. Parks and open space conserve scenic vistas, maintain healthy ecosystems, and provide carbon reducing sustainable landscapes.

According to NRPA, 1 acre of trees absorbs the carbon dioxide of driving a car 11,000 miles.

One of the core aspects of the facilities and stewardship of Leisure Services is sustainability. In addition to the environmental benefits that our parks provide, we are dedicated to improving habitat with ecological restoration projects through our office of Trails and Open Space. We take pride in our parks and the ecological benefits they provide for the entire community.

**Detrimental Impacts for the Environment, including but not limited to Negative impacts on existing Infrastructure/Systems:** There are no detrimental impacts on the environment by funding parks facilities improvements.

**Positive/Negative Impacts on ACCGOV Departments, Agencies, or other Organizations, if not covered in one of the above questions:** This project has an overwhelming positive impact on ACC Departments, the Leisure Services Department, and our partner agencies. Funding the Bishop Park Renovations will allow the department to continue providing high quality parks, facilities, programs, and services while allowing us to continue building partnerships with community nonprofits and other partnership agencies. Our ability to engage with at-risk youth reduces crime and therefore the impact on police services and correctional facilities. Our focus on green infrastructure helps alleviate stormwater damage that Transportation and Public Works deals with on an ongoing basis. Our parks provide positive benefits to the Housing and Community Development Department and helps aid in their community building efforts. This investment in the community's park infrastructure is vital to the core operations and services that our community has come to need and expect. Proposed pedestrian improvements to the Hawthorne Ave. streetscape will help meet the goals of the Athens in Motion Plan which was funded by the Transportation and Public Works Department.

## Project Costs

**Detailed project capital budget costs (to be funded from SPLOST 2020 only):**

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ -
2. Design Fees: (Min.12% of New Const.; 14% of reno,; 16% for LEED proj.)	\$ 1,796,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.)	\$ 337,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ -
5. Construction:	\$ 11,225,000
6. Construction Contingency: (10% of the Construction line item)	\$ 1,123,000
7. Acquisition of Capital Equipment:	\$ 30,000
8. Testing:	\$ 337,000
9. Project Management: (4% of the total budget line items above)	\$ 594,000
10. Project Contingency: (10% of the total budget line items above)	\$ 1,545,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 113,000
12. Other 1:	\$ -
13. Other 2:	\$ -
<b>Project Subtotal:</b>	<b>\$ 17,100,000</b>
14. Program Management (3% of Project Subtotal):	\$ 513,000
<b>SPLOST 2020 Project Total:</b>	<b>\$ 17,613,000</b>

## Operating Cost

### Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGOV. Identify the additional or net costs needed above ACCGOV's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
<b>TOTAL PROJECTED REVENUES FROM PROJECT</b>	-
<b>PROJECTED EXPENDITURES</b>	
1. Personnel Costs: from Appendix A	65,000
2. Annual Utilities:	
• Gas:	-
• Electrical:	-
• Water:	-
• Sewer:	-
• Phone:	-
• Solid Waste Collection:	-
• Other:	-
3. Operating Supplies:	3,000
4. Equipment Maintenance:	2,000
5. Facility Maintenance:	-
6. Fuel:	6,000
7. Other:	-
8. Other:	-
9. Other:	-
<b>TOTAL EXPENDITURES</b>	76,000
<b>NET OPERATING COSTS OF PROJECT:</b>	<b>\$ 76,000</b>

## Project Financing

Is the proposed Project to receive funding from source(s) other than SPLOST 2020? No

## New Staffing

Position	Title	Hourly Rate	# of Hours /wk	# of Positions	Total Annual Expense
Full Time	Maintenance Crew Leader			1	\$64,145

**Maintenance Crew Leader** – Leads maintenance crew for upkeep of aquatics, play, event, and other facilities as necessary

## Project Site

**Will the proposed Project require any land, whether existing sites, new site, easements, or Rights of Way?** Unsure

## Bishop Park Conceptual Improvements

### Conceptual Construction Cost Estimate

11/3/2018

Item	Unit Price	Unit	Quantity	Sub-Total
<b>Demolition</b>				
Tree/Landscape Removal	LS	LS	1	\$160,500.00
Traffic Control	LS	LS	1	\$25,000.00
Building and Support Structure Removal	LS	LS	1	\$61,100.00
Remove Concrete Bleachers	\$30.00	LF	675	\$20,250.00
Remove/Reset Highway Signs	\$220.00	EA	8	\$1,760.00
Remove curb all types	\$6.00	LF	5577	\$33,462.00
Sawed Joints in Existing Pavement	\$3.50	LF	1595	\$5,582.50
Rem Asphalt Pvmt including base	\$9.50	SY	7844	\$74,518.00
Rem Concrete Pool	\$10.00	SY	1408	\$14,080.00
Rem Concrete Sidewalk/Drives	\$10.00	SY	4317	\$43,170.00
Playground Removal (Large)	LS	LS	1	\$12,000.00
Playground Removal (Small)	LS	LS	1	\$2,500.00
Parking Light Removal	\$750.00	EA	6	\$4,500.00
Backstop Fence Removal	LS	LS	1	\$2,500.00
Chainlink Fence Removal	\$4.00	LF	4251	\$17,004.00
Remove/Reset Scoreboard	\$2,000.00	EA	2	\$4,000.00
Remove Chainlink Fence at Softball Field	\$5.50	LF	2200	\$12,100.00
Remove Gravel Overflow Parking Lot	\$8.75	SY	1650	\$14,437.50
Remove Wooden Bollard Post - Overflow Parking	LS	LS	1	\$10,500.00
<b>Erosion Control</b>				
Temporary Grassing	\$1,100.00	AC	4	\$3,861.00
Construction Exit	\$2,200.00	EA	1	\$2,200.00
Construct and Remove Inlet Sediment Trap	\$350.00	LF	8	\$2,800.00
Inlet Sediment Trap Maintenance	\$50.00	LF	8	\$400.00
Temporary Silt Fence	\$3.25	LF	5550	\$18,037.50
Maintenance of Temporary Silt Fencing	\$1.00	LF	2785	\$2,785.00
Tree Protection Barrier Fence (Orange), 4 FT.	\$2.50	LF	3265	\$8,162.50
<b>Site Construction</b>				
Grading Complete	LS	LS	1	\$239,270.00
2 IN Recycled Asph Conc 19 MM Superpave, GP 1 OR 2, INCL	\$32.50	SY	5680	\$184,600.00
Graded Aggerate base, 6" (Parking Areas)	\$9.25	SY	5680	\$52,540.00
Concrete Splash Pad	\$250.00	SY	512	\$128,000.00
Concrete Pool Deck	\$125.00	SY	2090	\$261,250.00
Concrete Sidewalk, 4 IN	\$72.00	SY	11743	\$845,496.00
Graded Aggerate base, 4" (Sidewalk)	\$8.25	SY	16968	\$139,986.00
ADA Ramp with Truncated Dome Pavers	\$750.00	EA	6	\$4,500.00
Concrete Dumpster Pad, 8 In	\$130.00	SY	23	\$2,990.00
Graded Aggerate base, 6" (Dumpster)	\$9.25	SY	23	\$212.75
Conc Curb and Gutter, 6 IN x 24 IN, TP 2	\$25.50	LF	3000	\$76,500.00
Conc Curb and Gutter, 6 IN x 30 IN, TP 2	\$27.50	LF	1800	\$49,500.00
Conc Header Band at Bioswale Parking Spaces, 24 IN	\$21.50	SY	1050	\$22,575.00
Brick Pavers	\$9.50	SF	15550	\$147,725.00
Handrail at Steps	\$45.00	LF	249	\$11,205.00

**Bishop Park Conceptual Improvements**
**Conceptual Construction Cost Estimate**

11/3/2018

<b>Item</b>	<b>Unit Price</b>	<b>Unit</b>	<b>Quantity</b>	<b>Sub-Total</b>
Concrete Steps	\$25.00	LF	655	\$16,375.00
Rubble Masonry Cheek Walls at Steps	\$65.00	SF	360	\$23,400.00
Rubble Masonry Walls (18" - 24" Height)	\$78.00	SF	1633	\$127,374.00
Rubble Masonry Walls (25" - 48" Height)	\$78.00	SF	1500	\$117,000.00
Rubble Masonry Weir Walls	\$65.00	SF	420	\$27,300.00
Rubble Masonry Wall Footings	\$265.00	CY	115	\$30,475.00

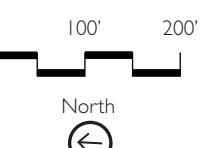
## Bishop Park Conceptual Improvements

### Conceptual Construction Cost Estimate

11/3/2018

Item	Unit Price	Unit	Quantity	Sub-Total
Masonry Screen Wall - Dumpster Enclosure	\$29.00	SF	240	\$6,960.00
Gates - Dumpster Enclosure	LS	LS	1	\$2,000.00
Concrete Wheel Stops (at bioswale parking spaces)	\$125.00	EA	58	\$7,250.00
Granite Header Curbs - 12" height	\$55.00	LF	195	\$10,725.00
Sports Court - Asphalt Paving (1 1/2")	\$22.25	SY	1525	\$33,931.25
Sports Court - Graded Aggregate base, 4 IN	\$8.25	SY	1525	\$12,581.25
Sports Court - Colored Seal Coat	\$5.00	SY	1525	\$7,625.00
Sport Court - Striping	\$0.75	LF	1400	\$1,050.00
Sport Court - Concrete Curb	\$15.00	LF	525	\$7,875.00
Basketball Court Goal	\$2,000.00	EA	4	\$8,000.00
Sport Field - Chainlink Fence	\$45.00	LF	2200	\$99,000.00
Sport Court - Chainlink Fence with Gate	\$55.00	LF	525	\$28,875.00
Crosswalk Striping - Thermoplastic	\$3.00	LF	84	\$252.00
Stop Bar 24" wide - Thermoplastic	\$4.00	LF	12	\$48.00
Solid Traf Stripe, 6 IN, White	\$0.75	LF	4442	\$3,331.50
Solid Traf Stripe, 6 IN, Blue (HC Parking)	\$0.75	LF	200	\$150.00
Thermoplastic Pmnt Marking, Handicap Symbol	\$225.00	EA	4	\$900.00
<b>Architecture</b>				
Renovate Covered Tennis Courts	LS	LS	1	\$171,500.00
Picnic Pavilion (Pavilion #1)	LS	LS	1	\$210,000.00
Picnic Pavilion (Splash Pad)	LS	LS	1	\$75,000.00
Swimming Pool Building and Support Structures	LS	LS	1	\$1,535,000.00
Covered Basketball Court Structure	LS	LS	1	\$500,000.00
Dugout	\$15,000.00	EA	4	\$60,000.00
Scorestand	\$4,620.00	EA	2	\$9,240.00
<b>Signage</b>				
Highway Signs, TP 1 Matl, Refl Sheeting, TP 9	\$65.00	SF	32	\$2,047.50
Galv, Steel Post	\$14.00	LF	70	\$980.00
Wayfinding Sign	\$2,750.00	EA	11	\$30,250.00
Park Rule Sign	\$2,750.00	EA	9	\$24,750.00
Vehicular Notice Sign	\$1,360.00	EA	1	\$1,360.00
Rubble Masonry Entrance Sign	\$25,000.00	EA	2	\$50,000.00
Rubble Masonry Entrance Column	\$3,500.00	EA	6	\$21,000.00
<b>Site Furnishings</b>				
Bench	\$2,300.00	EA	15	\$34,500.00
Bicycle Rack	\$850.00	EA	6	\$5,100.00
Trash Receptacle	\$1,750.00	EA	51	\$89,250.00
Pool Chairs	\$300.00	EA	30	\$9,000.00
Cabanas	\$8,000.00	EA	8	\$64,000.00
Pet Waste Station	\$425.00	EA	8	\$3,400.00
Picnic Table	\$2,500.00	EA	28	\$70,000.00
Bleachers	\$2,500.00	EA	4	\$10,000.00
Entrance Gates with Rubble Masonry Columns	\$3,200.00	EA	1	\$3,200.00

Bishop Park Conceptual Improvements					
Conceptual Construction Cost Estimate					
11/3/2018					
Item	Unit Price	Unit	Quantity	Sub-Total	
Bollard	\$850.00	EA	8	\$6,800.00	
Tree Grate with tree guard	\$3,000.00	EA	17	\$51,000.00	
Playground Structure	LS	LS	1	\$350,000.00	
Swimming Pool Replacement	LS	LS	1	\$1,500,000.00	
Splash Pad Water Feature	LS	LS	1	\$250,000.00	
Ornamental Fence - 4' Height	\$45.00	LF	1660	\$74,700.00	
Ornamental Fence - 6' Height	\$62.00	LF	2690	\$166,780.00	
<b>Lighting</b>					
Vehicular Light Standard	\$21,000.00	EA	5	\$105,000.00	
Court - Lighting	\$15,000.00	EA	8	\$120,000.00	
<b>Landscaping and Irrigation</b>					
Canopy Tree	\$350.00	EA	167	\$58,450.00	
Understory Tree	\$225.00	EA	82	\$18,450.00	
Urban Woodlands	\$0.27	SF	171000	\$46,170.00	
Landscape Medians and Buffers	\$1.50	SF	23345	\$35,017.50	
Bioswale Plantings - Parking Lot	\$5.13	SF	9500	\$48,735.00	
Bioswale Plantings - Drainage Areas	\$3.35	SF	10000	\$33,500.00	
Permanent Grassing - Sod	\$0.55	SF	48700	\$26,785.00	
Permanent Grassing Atheltic Field - Sod	\$0.65	SF	146000	\$94,900.00	
Permanent Grassing - Seed	\$0.12	SF	48500	\$5,820.00	
Irrigation	LS	LS	9	\$161,000.00	
<b>Storm Pipe and Drainage Improvements</b>					
Underdrains for Fields	\$15.00	LF	4731	\$70,965.00	
Underdrains pipe for Enhanced Swale in Parking Lot	\$2.50	LF	370	\$925.00	
Remove/Reconstruct Drop Inlet	\$3,200.00	EA	4	\$12,800.00	
Remove/Reconstruct Catch Basin, GP-I	\$3,200.00	EA	6	\$19,200.00	
18" HDPE	\$40.50	LF	541	\$21,910.50	
24" HDPE	\$54.00	LF	800	\$43,200.00	
				<b>SUB-TOTAL</b>	\$9,593,723.25
				<b>CONSTRUCTION GENERAL CONDITIONS (7%)</b>	\$671,560.63
				<b>CONSTRUCTION OVERHEAD AND PROFIT(10%)</b>	\$959,372.33
				<b>GRAND TOTAL</b>	<b>11,224,656.20</b>



## FINAL MASTER PLAN

Bishop Park Master Plan  
FINAL MASTER PLAN

Figure 4.1: Final Master Plan