

## 06 - RECOMMENDATIONS



*“The nation behaves well if it treats its natural resources as assets which it must turn over to the next generation increased, and not impaired, in value.”  
- Theodore Roosevelt*

# Recommendations

The findings from stakeholder outreach, standards analyses, and on-site inventory of existing park and facility conditions result in a series of recommendations for improvements and additions to the parks system. The following are opportunities for renovation to existing parks and opportunities for new parks and facilities including conceptual renderings and opinions of probable cost. These are presented in no particular order so that they may be selected for implementation as budgets allow.

## Park Improvements

The priority for this master plan is to identify needs and opportunities for improvements to the existing parks and facilities. Recommendations were made for renovation of the following parks:

- Riverbend Park
- Tony Becerra Park
- Macario Garcia Park
- Sunset Park
- Travis Park

## New Park Development - Dry Creek Detention Facility

The City has developed a regional detention facility in the Walnut Creek subdivision on the Southeast side of Rosenberg. The property includes an approximate 20 acres of land that is not used for detention, and the City has dedicated this land for future park development. The property presents an opportunity to add significant additional park space on that side of town with the potential to take advantage of the adjacent Dry Creek as a point of connection to a proposed hike and bike trail as well.

## Hike and Bike Trail Opportunities

To enhance recreation opportunities and create pedestrian and bicycle connections across the community, a selection of hike and bike trail routes and on-street bike lanes have been identified for consideration. These routes take advantage of existing natural and man-made corridors including the Brazos River, Dry Creek, a Centerpoint utility right-of-way, and local road rights-of-way.

## Policy Recommendations

The City's Parkland Dedication Ordinance has been a successful tool for providing funds to support improvements and additions to the parks system as the City continues to grow and develop. The intent of these types of ordinances is to ensure that new development is bearing the cost of increased demand on the parks system by providing a donation of park land, or a cash fee in lieu of donation when new development takes place.

### Literature Review - A Study of Park Land Dedication Ordinances in Texas

Ordinances for park land dedication requirements are a popular tool used by municipalities across the State of Texas and the Country. The intent of these policies is to ensure that adequate park land is provided for residents as development increases the demand while shifting the tax burden of maintaining existing service levels away from existing residents to those new residents who create the need for additional amenities.

John L. Crompton, a Professor with Texas A&M Department of Recreation, Park, and Tourism Sciences, published a study titled: *Parkland Dedication Ordinances in Texas: A Missed Opportunity?*, in which park land dedication ordinances from 48 Texas cities were evaluated. The study, which included the City of Rosenberg identified some important observations with regards to the effectiveness, and in some cases, the ability to defend the ordinances in the courts. Compared to many of the other cities included in the study, Rosenberg fared pretty well, with noted ordinance provisions that were in keeping with Crompton's recommendations.

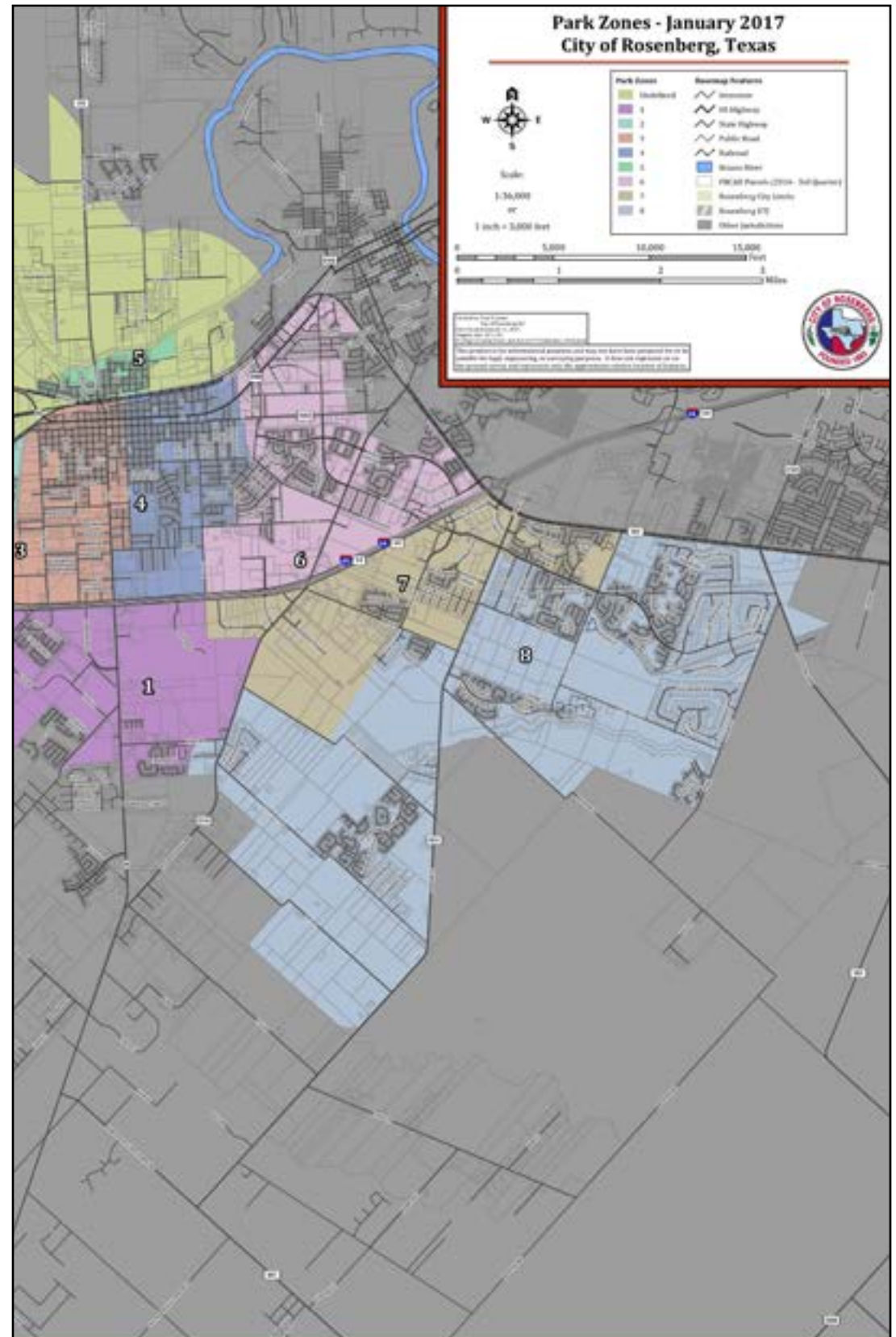
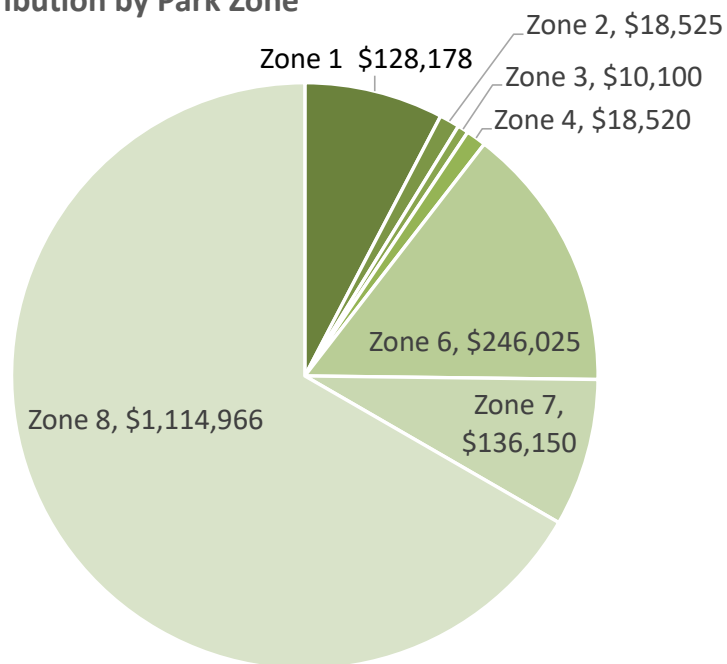
Most notably mentioned was that Rosenberg's ordinance allowed for developments to get credit for providing private recreation amenities within homeowners association properties. Also noted was that Rosenberg's ordinance allowed funds generated from fees in lieu of park land dedication to be utilized across a wider variety of parks beyond "neighborhood parks".

Rosenberg's parks system is divided into 8 "zones" which served as planning tools during earlier stages of the City's growth. The fees generated by the Parkland Dedication Ordinance are currently designated for investment in new parks and facilities within the respective zone that a given development is located. The Ordinance also allows for the funds to be allocated to improvements at Seabourne Creek Park.

The recent patterns of development activity in Rosenberg have mostly been towards the east and southeast of town. This area is mostly within Park Zone #8, and therefore receives the most fees in lieu of park land dedication.

While the intent is to ensure that adequate parks and amenities are available as the City grows, older areas of town are not able to benefit from the funds. These fees represent the largest source of revenue for the Park and Recreation Department. Revision of the Ordinance in the future to allow for city-wide use of park dedication funds could help the community to have equitable parks city-wide. Revisiting the Ordinance with consideration of the distribution of funds, or the possible consolidation of zones is recommended. The summary chart below illustrates the distribution of Parkland Dedication Fee revenues by Park Zone:

**Parkland Dedication Fee Revenues  
Distribution by Park Zone**



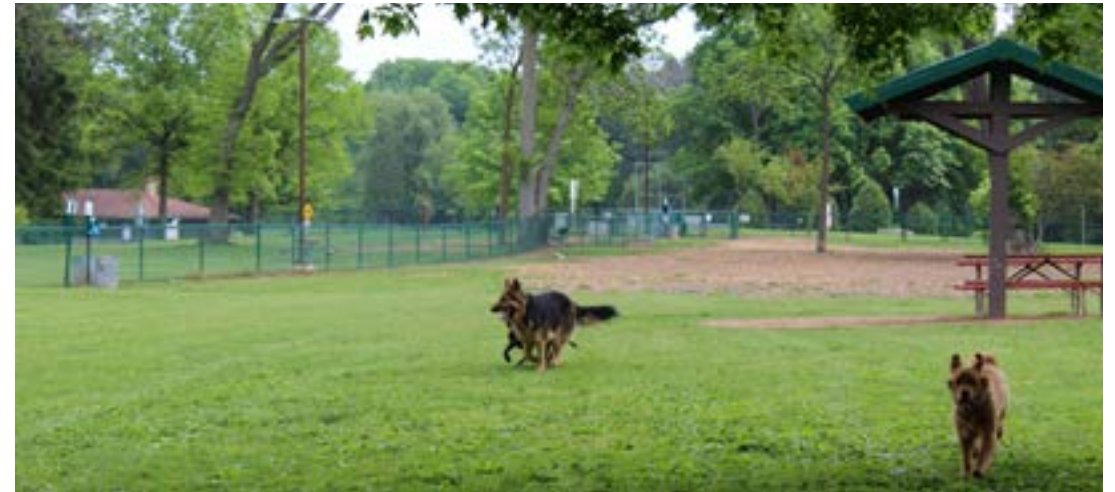
## Riverbend Park Renovation

Riverbend Park is one of the three City parks located along the south bank of the Brazos River. The existing baseball practice field and other amenities are outdated and were not regularly used.

During the online survey, 45% of respondents indicated a desire for a dog park. Recent changes to City Ordinances allow for Riverbend Park to serve as an off-leash dog park. A primary goal of this policy is to prevent conflicts between dog-oriented activity and other park uses such as playgrounds or sports. Renovating Riverbend Park into a passive use park with a fenced dog park including separated areas for large and small dogs would create a new and desired amenity in the parks system and provide a safe and controlled environment for dog owners.

The proposed dog park would include an approximate 2.15 acres of fenced off-leash activity area with a water feature to allow for water play on hot summer days. Shaded seating areas, a dog-wash station, and pet waste disposal kiosks, and a small restroom facility would be provided as well.

A 0.33 mile perimeter trail and trail head is also planned for the site, which will connect with the proposed Brazos River Trail in the future. A upgraded bathroom with water fountain will serve the trail head of the Brazos River. The existing gravel parking lot is planned to be formalized into a paved lot with 23 spaces.





## Tony Becerra Park Renovation

Tony Becerra Park is a neighborhood park with a playground, restrooms, picnic areas, and a covered basketball court. The park is situated along the Brazos River, and has a history of flooding during abnormally heavy rain events. Almost the entire park is within the 100-year floodplain, and approximately 50% of the park is within the Regulatory Floodway, creating challenges for any improvements to the park. Existing park amenities that are within the Regulatory Floodway can remain on site for as long as they are functional and desirable, however replacement of these amenities will not be feasible in their existing locations.

The proposed improvements for the park focus on southeast corner of the property where the least amount of impacts from flooding occur. The concept includes adding a secondary entrance with parking space that would serve a new playground area that won't suffer the repeated loss of fall surface material (mulch) that the other playground on site must contend with. Considering the proximity to the residence on the west side, the concept includes screening with decorative shrubs between the play area and adjacent residence. Considering the flood conditions in the area, additional 12 permeable parking space is recommended next to the proposed playground to avoid contributing to the stormwater runoff. The permeable parking surface is only recommended at the location next to the playground where risk of damage due to flood events is minimal.

This park also has a informal path lead to the river bank, that is occasionally used by canoe and kayak enthusiasts as launching spot. The proposed Brazos River Trail is planned to connect Tony Becerra Park to other parks and neighborhoods along the river.

*Permeable parking, such as the gravel lot shown in the example below, can provide an alternative to concrete or asphalt that lessens the impacts on stormwater runoff in the area.*



*Example of native landscape*



*The FEMA Flood Map shown below illustrates the site limitations for improvements. The areas in hatched red are Regulatory Floodway, which can not effectively be developed, while the southeast corner is not in the floodway or floodplain.*



# Tony Becerra Park



## Macario Garcia Park Renovation

Macario Garcia Park is a highly used park in large part due to its athletic fields and walking paths. The three existing soccer fields are home to the Rosenberg FC, the local youth soccer league. The softball field is shared by the soccer league, youth and adult softball league, with striping to accommodate multiple uses. Along with the growth of soccer comes the need to provide additional parking, which is already limited.

The planned renovation seeks to upgrade selected facilities and address the parking challenges as well. The concept includes upgrading the softball field into a larger multi-use softball/soccer field with lighting arranged to accommodate both sports.

Walking paths will be extended around the entire perimeter of the park . The existing playground will be replaced with expanded parking while saving the shade trees where possible. A new playground will be located in a more centralized spot to the south of the basketball court and other activity areas. Additional shade trees and landscaping are planned throughout the park.



*Example of multi-use turf field that can accommodate baseball/softball as well as football and soccer.*



# Macario Garcia Park



BLUME RD.

PLAN NORTH



SCALE: 1" = 120'-0"

## Sunset Park Renovation

Sunset Park is one of the most popular parks in Rosenberg, being centrally located in the community with a rich variety of amenities. The pavilions are some of the most-used amenities, with 104 out of 173 pavilion rentals occurring in Sunset Park. The City is in the process of installing another large pavilion near the existing play area.

The Rosenberg Little League currently uses the ball fields here, however a new agreement with the League will move their program to the Seabourne Creek Sports Complex, opening up the opportunity to re-purpose two of the fields for the soccer. The remaining field on the north side will remain available as a spare rental field. An important consideration is that the combined sports and other activities at the park have created a demand for additional parking.

The proposed renovation of Sunset Park includes converting the two baseball fields to the south into four soccer fields with lighting to accommodate the growing demand for fields. Sports field lighting will utilize modern LED technology that creates a more directed lighting pattern without spilling over into other activity areas and adjacent properties as much as current systems. Other amenities include adding perimeter trails, expanding parking along Mulcahy Street, a new playground, and adding a cover to the basketball court.



Photo Credit: Patricio Aguilar

# Sunset Park

WALGER AVE.



PLAN NORTH



SCALE: 1" = 120'-0"

## Travis Park Renovation

Travis Park is another popular park thanks to its proximity to the adjacent elementary schools and neighborhoods. Amenities in this park are highly utilized. The mature shade trees create an inviting environment for passive recreation. Travis Park is used by the Men's Softball League during the spring, summer, and fall seasons.

The proposed improvements to Travis Park are focused primarily on upgrading the quality of existing facilities and addition of a few new features. The softball field upgrades include renovation of the play surface along with new fencing, irrigation, dugouts, and shade over the bleachers. A slight adjustment to the position of the south field will create a little more space on the southwest corner for circulation of people near the seating area adjacent to the intersection of Alamo St. and Avenue N.

Additional on-street parking also added along Avenue L and along Damon Street. The playgrounds and surrounding area near the pavilions will be reoriented into a plaza-like environment including new play structures, and a proposed splash pad feature in a semi-circular arrangement. Splash pads are one of the most requested water amenities identified during public input. Like other proposed features in this and other parks, implementation of a splash pad feature is one of many possibilities to improve the park and would depend on future City Council prioritization and funding.

This arrangement aims to create a safe play area for children while parents and teachers who can keep an eye on the children when using the nearby pavilions. Near the southeast corner of the park, a proposed pavilion will provide additional rental opportunities for one of the most well-used types of amenities in Rosenberg's parks system.



*The proposed splash pad in Travis Park is envisioned as a plaza with spray features rather than a brightly colored, thematic spray park. The feature would provide a way to cool off on hot summer day without detracting from the beauty of the other park amenities.*



*The existing softball field is also used by youth soccer teams.*

# Travis Park



## Development of Dry Creek Park

The City currently owns approximately 20 acres of park land adjacent to the Walnut Creek subdivision along Benton Road. The property offers an opportunity to create a unique park space that provides amenities not necessarily available within the neighborhood parks in the area. The property is linear in shape at almost 1/2 mile from one end to the other. This lends the park to a wide range of potential uses. The park is adjacent to a large regional detention pond connected to Dry Creek.

Proposed development of Dry Creek Park is inspired by a linear park called El Paseo Verde en la Historia De Mérida, located in the Yucatan Peninsula in Mexico. The Spanish word ‘paseo’ translates to mean ‘a leisurely walk’ or ‘promenade’, depending on the context. This concept has been utilized in other communities to create a pedestrian promenade along corridors, adding recreation and aesthetically pleasing landscapes to the environment.

The proposed concept creates long pathway, winding through the park, with decorative landscape elements such as formal plazas, plantings, and rest areas. The 20-foot wide promenades create three big oval spaces that accommodate community sized amphitheatre, open play gathering space, and open field with backstops from south to north. Three park accesses are included in the concepts, two with parking spaces on the east off Benton Road and one in the north connecting with proposed Dry Creek Trails. The amphitheatre and open spaces could accommodate the needs for “event space” that reflected from the public engagement. The pedestrian promenades could provide space for walking, running and biking, could be a good place for parade as well. Taking advantage of the proximity to Dry Creek, a fishing/overlook pier similar to the ones in Seabourne Creek Nature Park is proposed in the north of the park, which could meet the needs of “fishing area” being the top ten requested activities in both online survey and July 4th event. Forestation and landscaping is also included in the concept to provide shade and define spaces.

As mentioned in the park level of service before, park zone 7 and 8 do not have city parks and the HOAs provides high quality indoor and small scale facilities but not enough open spaces. The Dry Creek Park Concept is providing what citizens have asked for as well as filling the gap of existing recreation facilities.



**A Precedent Park in Mexico - The Green Walk**  
El Paseo Verde en la Historia De Mérida (The Green Walk in the History of Mérida), located in the City of Mérida, Yucatan, Mexico is 450' wide linear park that transect the City. This paseo park offers meandering trails, plazas, exercise spaces, event spaces, basketball courts, open space, and more. The park spans 4.1 miles of the City, connecting neighborhoods and public places, and has a long history in its development over time.

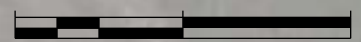


*Fishing pier in Seabourne Creek Nature Park*

# Dry Creek Park



PLAN NORTH



SCALE: 1" = 250'-0"

## Community Connections

### Existing Infrastructure

The existing infrastructure that connects the community is mostly comprised of sidewalks along the major roads and within the newer residential neighborhoods. In addition to sidewalk, trails within City parks, are a popular location for pedestrian activity. The City does not currently have a hike and bike trail or bike lane system in place.

#### Sidewalks

The existing sidewalks are mostly located along neighborhood streets and along major roads. The newer residential areas have more complete sidewalk systems than older neighborhoods. The master planned communities in the east and the southeast part of Rosenberg are equipped with sidewalks on both sides of the streets.



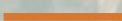

#### Trails in Parks

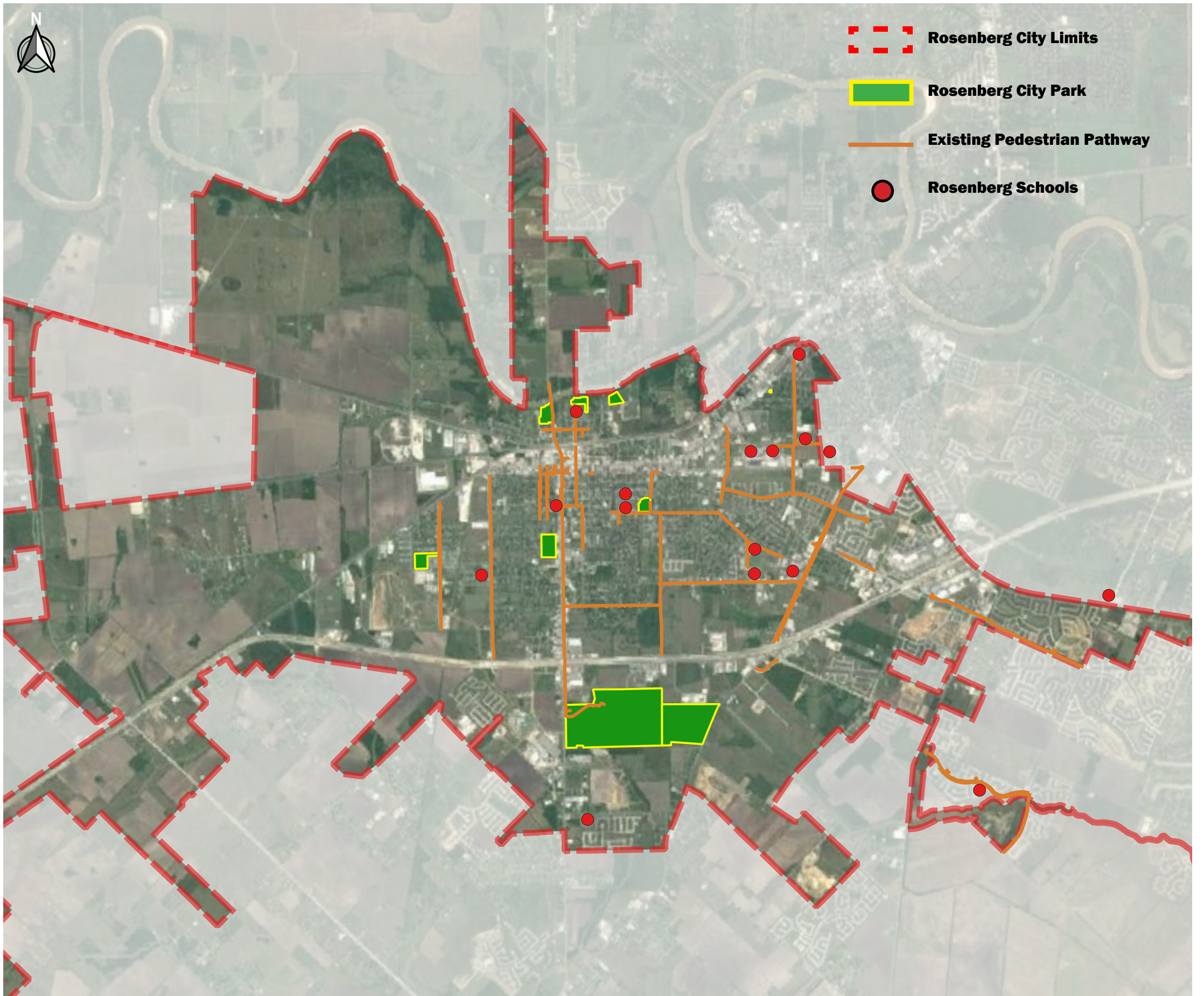
The decomposed granite trails within City parks have been serving the recreation and exercise needs in the City. Seabourne Creek Nature Park, Sunset Park, Macario Garcia Park, and Travis Park all have these low-impact trails. Decomposed granite trails are often preferred by runners over concrete, as it is a softer, more shock absorbing surface.

Some trails in parks are concrete trails range from 4' to 5' in width. The concrete trails provide low-maintenance, ADA accessible access within parks. Parking lots, pavilions, spectacular space, and other amenities are typically connected with concrete trails.





-  **Rosenberg City Limits**
-  **Rosenberg City Park**
-  **Existing Pedestrian Pathway**
-  **Rosenberg Schools**



## Existing Pedestrian and Bicycle Activity

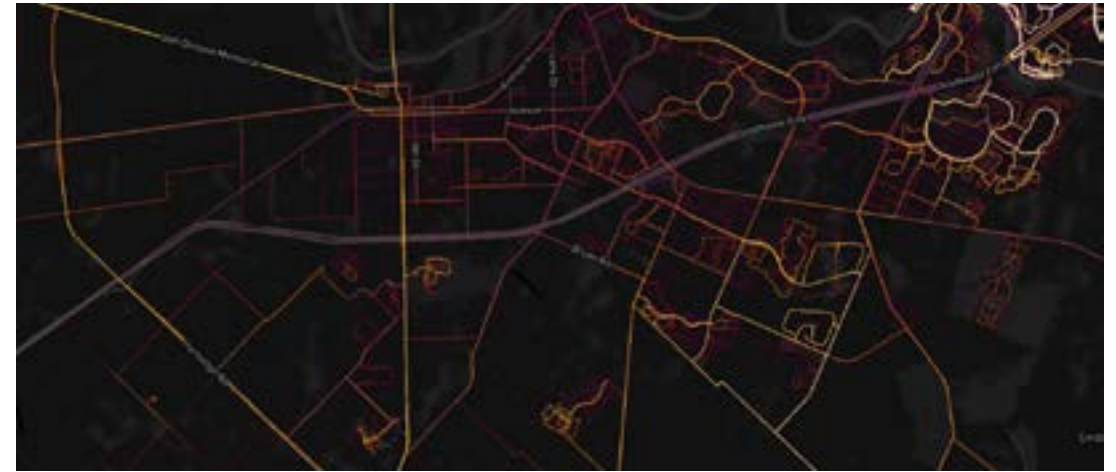
Tracking the level of pedestrian and bicycle activity in a community can be challenging, however the popularity of fitness trackers, smartwatches and apps for cell phones provide rich datasets that can help to identify patterns of activity. One such application is available through STRAVA, a social network for runners, cyclists and other fitness enthusiasts. Using strava.com and its associated apps for mobile devices, users can track their running and cycling activity using built-in GPS hardware. Users then upload their data to the website to keep track of progress, share routes, and contribute to the network.

Over time, the dataset has yielded a rich source of information about where people are running and cycling in communities across the globe. The data can be viewed through STRAVA Global Heatmap at <https://www.strava.com/heatmap> where an interactive map lets users explore patterns of activity.

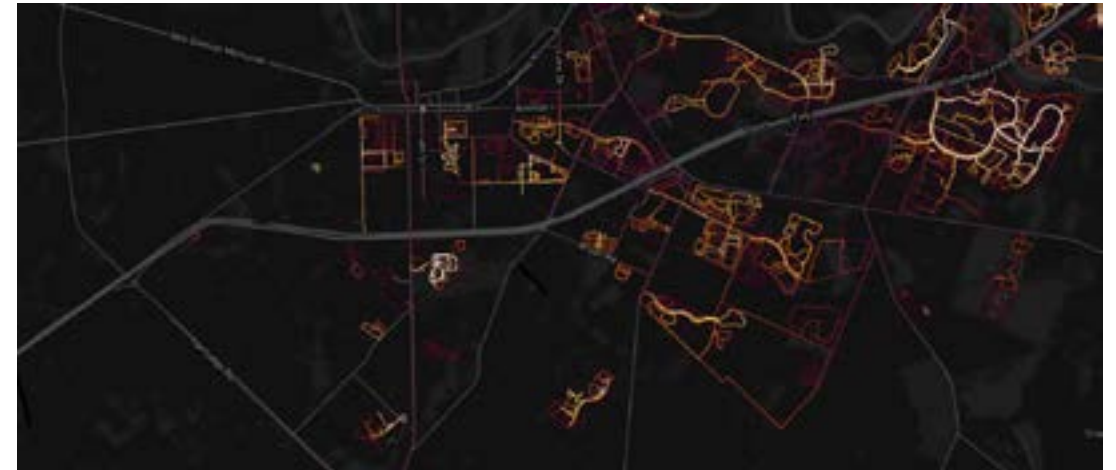
The data from STRAVA does not represent all walking, running and cycling activity, however it does provide a significant sample that is useful for pedestrian and bike infrastructure planning that is often used by TXDOT and other planning organizations.

A year-long data from 2018 of cyclists and runners below is showing the pattern of running/walking and cycling rides routes. The colored lines represent the GPS tracking of activities, with varied intensity of color to illustrate higher frequency of activity. In the adjacent visualizations, the red lines represent moderate levels of pedestrian and bicycle activity, while the brighter yellows represent high frequencies of activity. The data suggest that cyclists are more likely to take longer routes on the major roads while runners and walkers prefer circling routes in an area that is more isolated from major corridors. The cycling activities seem to spread out across the City while running and walking activities are concentrated in the neighborhoods and parks.

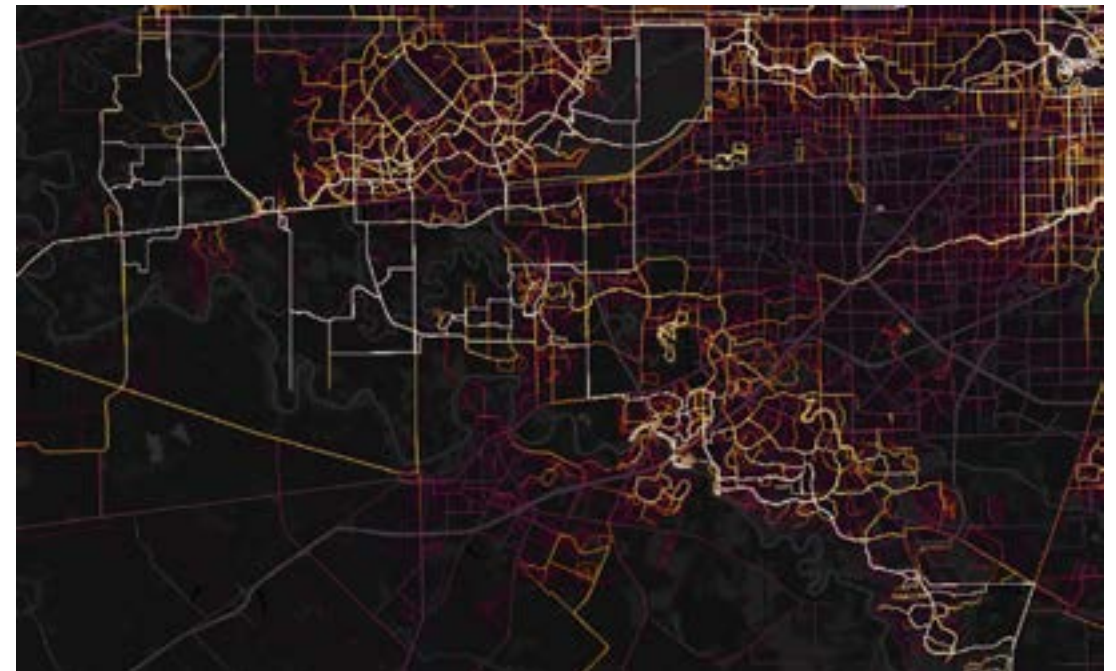
Regionally, More bike and pedestrian activities are taking place in the neighboring cities such as City of Sugarland, City of Katy and City of Richmond. Those cities have more infrastructure for pedestrians and cyclists. Pedestrian Infrastructure in the surrounding region is connected to under the vision of Fort Bend Subregional Plan and H-GAC 2040 Regional Pedestrian and Bicycle Plan.



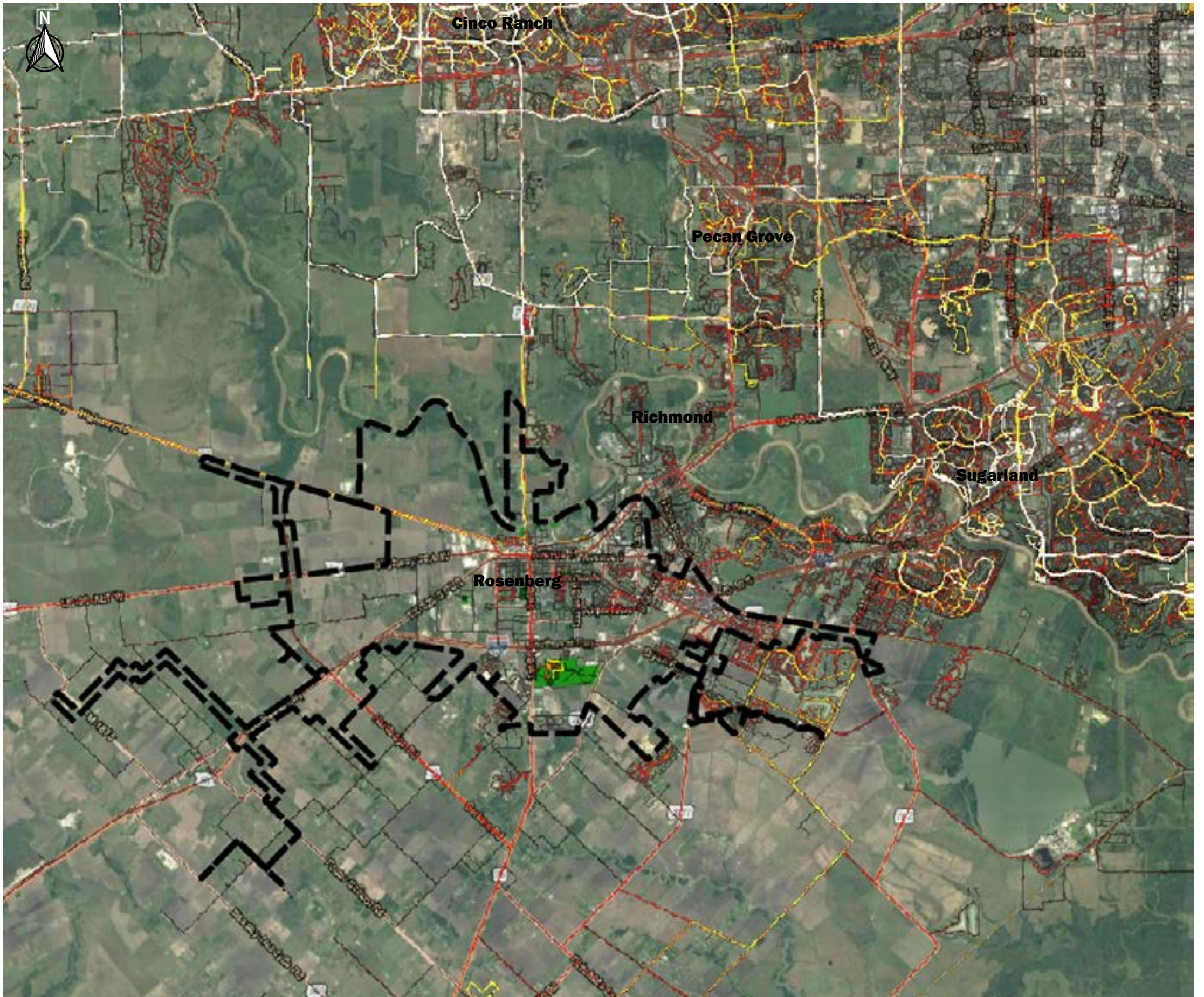
*Bicycle activities in Rosenberg area from Jan. to Dec. 2018 from STRAVA*



*Running and Walking activities in Rosenberg area from Jan. to Dec. 2018 from STRAVA*



*All bicycle and pedestrian activities in Rosenberg area from Jan. to Dec. 2018 from STRAVA*





## Proposed Pathways

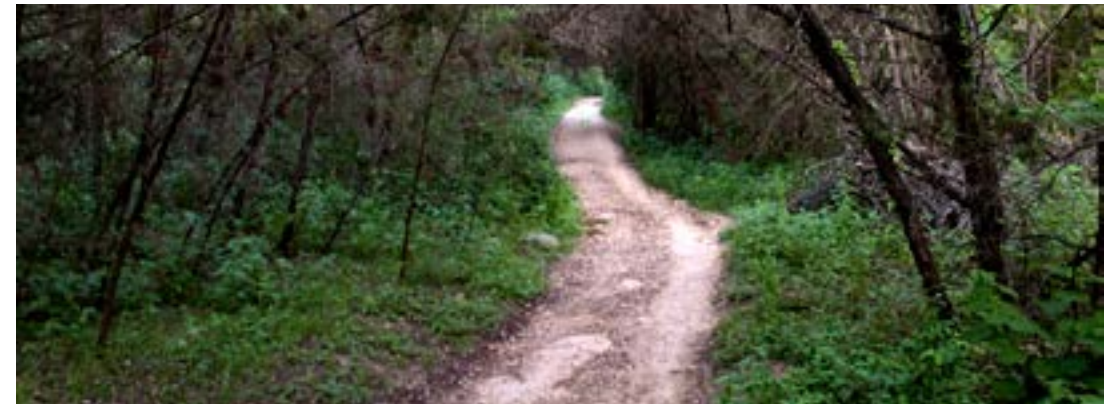
With the growing popularity of walking, running and biking in Rosenberg and surrounding area, building more infrastructure to facilitate those activities becomes a priority. This plan seeks to take advantage of the existing infrastructure and develop new facilities to create a pedestrian and bicycle network that connects parks, schools, and other destinations throughout the community. The proposed pathways include separate paths for pedestrians and cyclists, and shared multi-use paths where appropriate. The route selection process integrates the data from public input, STRAVA activity data, and regional plans from HGAC, Fort Bend County.

Proposed pathways vary in type based on the available existing rights of way, land acquisition opportunities and partnerships. Details for each proposed route are as follows:

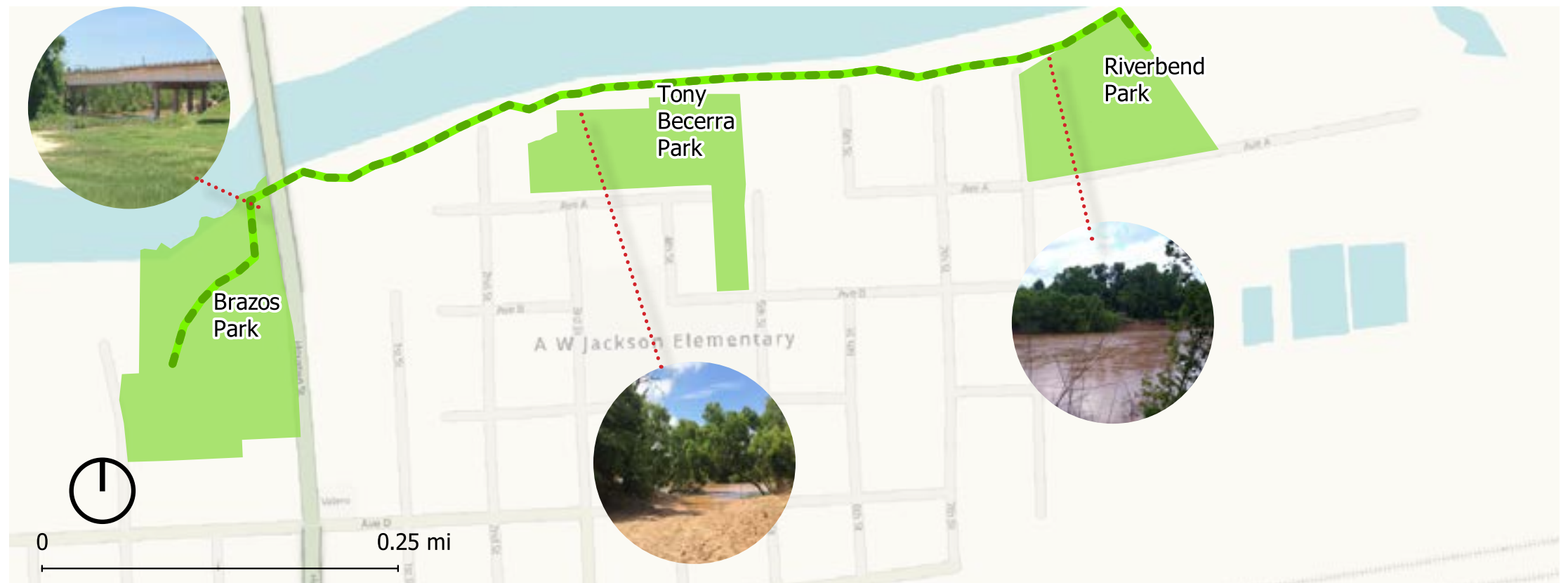
### Brazos River Trail

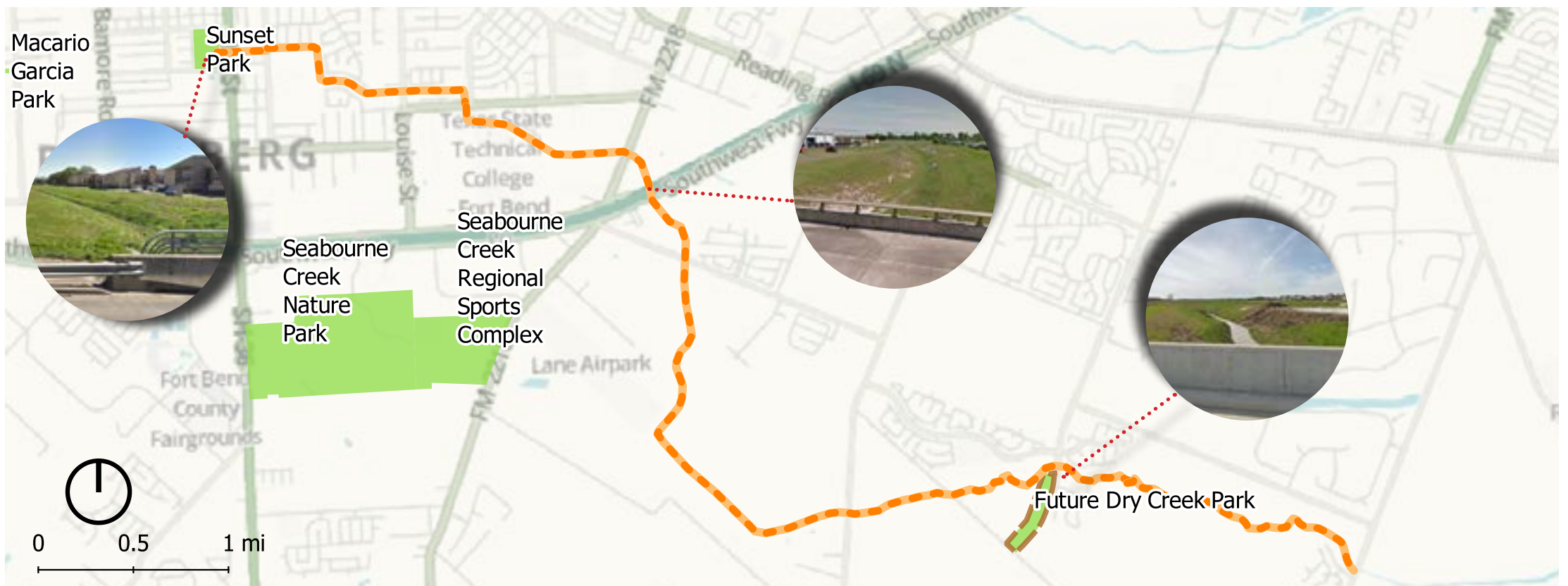
A natural trail along the Brazos River is proposed to connect the existing three parks along the river including Brazos Park, Tony Becerra Park, and Riverbend Park. Utilizing the existing City-owned park properties and acquiring land or easement will be needed to establish the trails. The proposed route is generally within the 100-year floodplain, and the area has been flooded numerous times. With the nature of flood events in the area, a 5-foot wide natural surface is recommended, which could lower the impact of the flood. The width of the trail can be adjusted depending on the available space. The total length of this section is approximately 0.81 miles.

One section of the proposed route includes a pathway under the FM 723 bridge, which will create a safe pedestrian path to across the highway to connect to Brazos Park. The existing and proposed amenities in Brazos Park, Tony Becerra Park and River Bend Park could be established as trailheads for the natural trails, where people could access the trail from different locations. The Brazos River Trail can be extended to connect with neighboring cities along the Brazos River in the future.



*Example of natural trail.*





## Dry Creek Trail

Dry Creek is one of the three major creeks running through Rosenberg. Dry Creek collects water from central areas of the City, running from Sunset Park southeast to the Dry Creek regional detention facility, then continuing to Berdett Road. The creek connects the central Rosenberg with the southeastern area of the City, where much of the new residential development has taken place. A trail along the Creek will establish connections between neighborhoods, parks, and other public spaces.

This section of trail could be constructed of decomposed granite, asphalt, or concrete, with a recommended width of 10 to 12 feet to provide multi-use path for both cyclists and pedestrians. This trail route will also play a critical part in the development of a regional bikeway network, connecting Rosenberg infrastructure with surrounding cities.

The proposed route would require acquisition of right of way along the bank of the creek in order for it to be developed. A practical policy tool for acquiring the right-of-way in developing areas of a community is to adopt an ordinance that acquires right-of-way at the time of platting new subdivisions adjacent to creeks and rivers. Other techniques may include park land dedication by developers or through direct acquisition by purchase. The total length of the trail is 8.4 miles. Creekside trails have been successfully developed in other communities in Texas and across the nation, some examples of precedents are shown below.



*Example of Brushy Creek Regional Trail in Central Texas*



*Barton Creek Trail in Austin, Texas*



*Clear Creek Trail in Colorado*

## Center Point Right-of-Way Trail

East of Macario Garcia Park and Blume Road, lies a major utility right-of-way owned and operated by Centerpoint Utility Company. The the right-of-way creates a long connection between the Avenue I and I69 and is another opportunity for pedestrian infrastructure. This corridor at one time was a railroad right-of-way and was purchased by Centerpoint Utility Company after the rail tracks were removed.

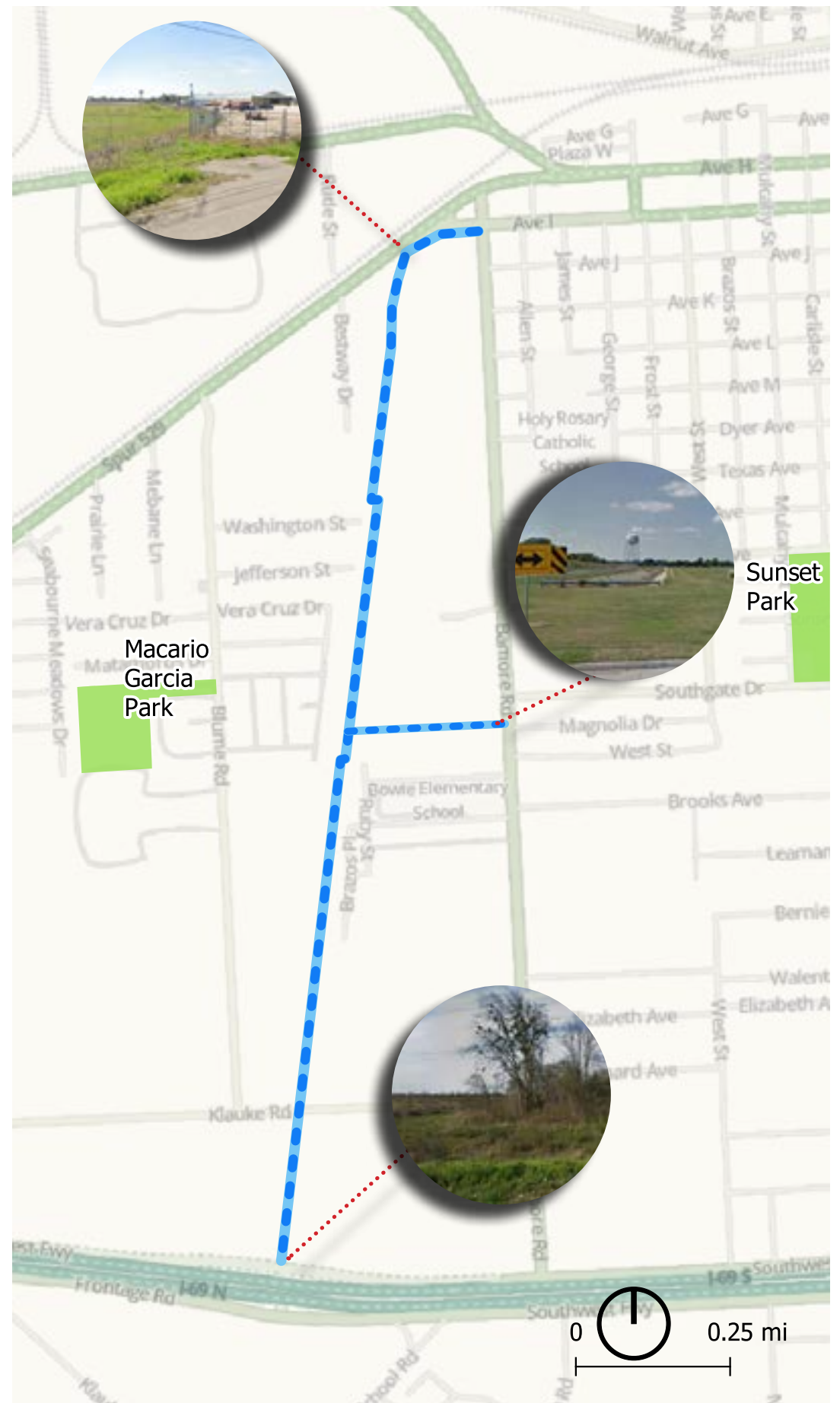
A 10-foot wide concrete trail is recommended for this corridor, which would be accessible for pedestrians, cyclists. A partnership with the Centerpoint Utility Company would be required to make to allow the City to develop the trail, and recent State legislation has paved the way by limiting liability for the utility company. Together with the existing and proposed sidewalks, this route will be accessible from adjacent neighborhoods. The total length of this section is approximately 2 miles including 10 foot wide trails along the easement and a section of 5 foot wide concrete connections along the drainage that connects to Bamore Road.

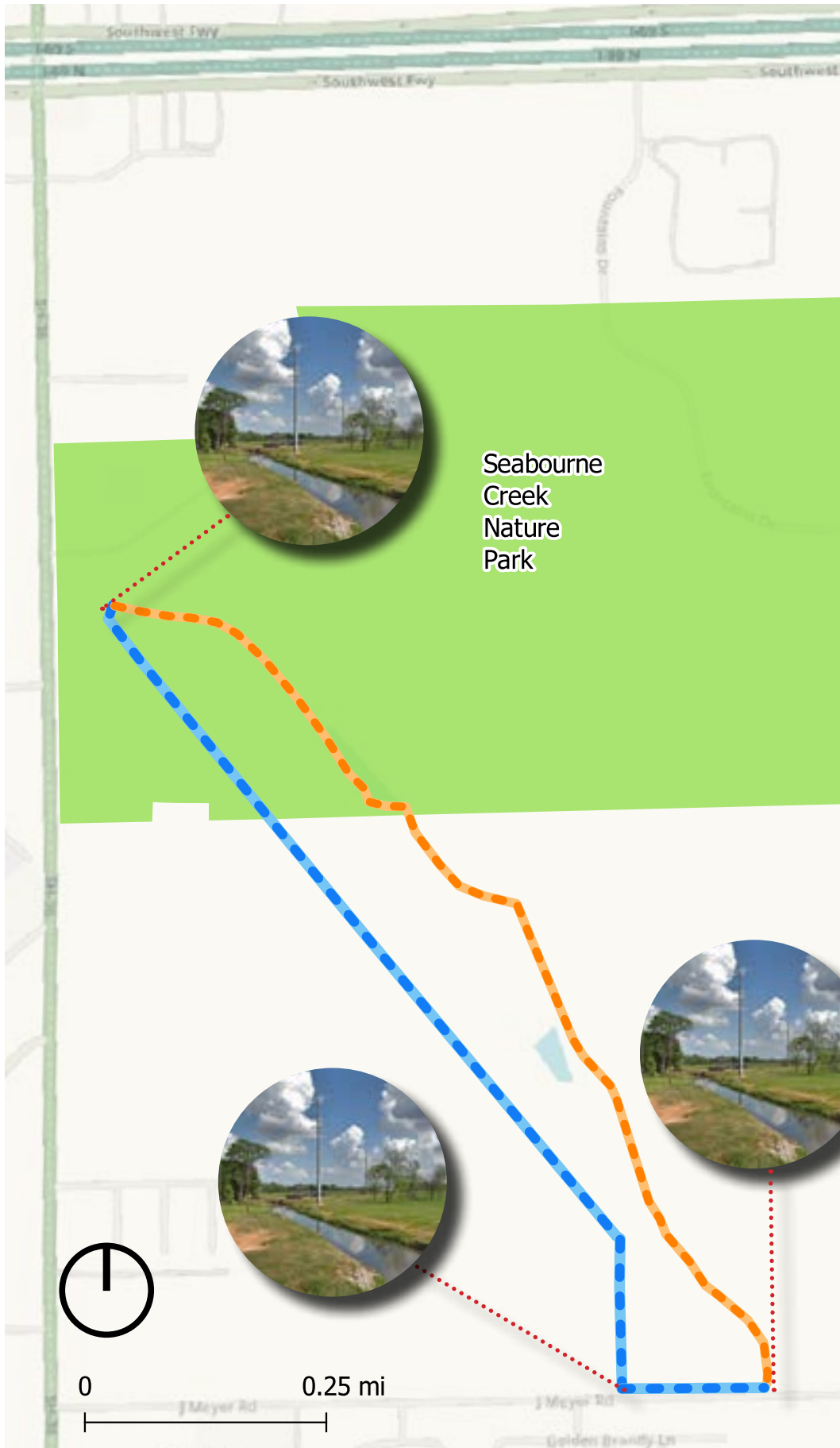


*Sims Bayou Trail in Houston, Texas using utility easement*



*Trail using utility easement in north Texas*





## Seabourne Creek Loop

This proposed Seabourne Creek Loop is comprised of two trails that take advantages of a Centerpoint utility easement and Seabourne Creek to create a connection between the Seabourne Creek Nature Park and the Trails at Seabourne Creek Subdivision with a 2.3 mile loop trail.

The Centerpoint easement trail section is proposed as a concrete pathway for a distance of 1.1 miles. The section along the creek is proposed as a 10 to 12 feet wide trail with either decomposed granite, asphalt or concrete surface. Extension of the trail even further south along the creek would create connections to the Briarwood Crossing Subdivision and the Village of Pleak, becoming more of a regional trail.

## On-Street Bike Lanes

In addition to the multi-use trails that could accommodate both pedestrians and cyclists, some on-street designated bike lanes need to be considered as well. As user activity has illustrated, bicycle activities tend to cover a larger area along the major roads, and on-street bike lanes could better serve the needs of the bicycling community. Serious cyclists generally prefer bike lanes and roadways over the use of multi-purpose trails.

The proposed bike lanes are based on the existing bike activities identified from STRAVA, HGAC bike advocate routes, and existing available rights-of-way. A total length of 19.5 miles on-street bike lanes are proposed in Rosenberg, including:

- US Highway 90A
- US 59 section
- Highway 36 south section
- FM 2218 section
- Bryan Road- FM2977-Ricefield

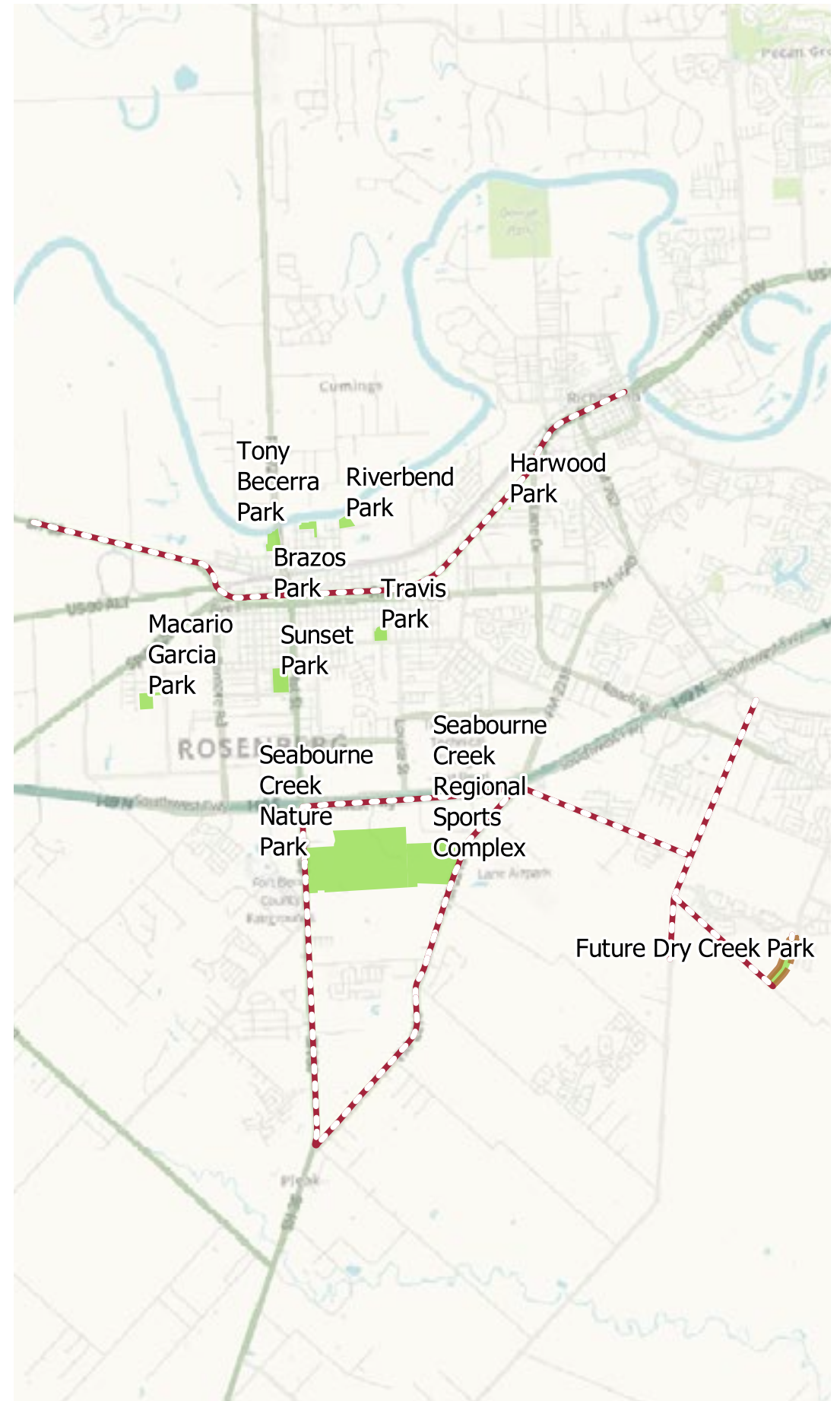
The designated bike lanes are recommended as painted lanes with a minimum width of six feet. Protected bike lanes are recommended in the areas with heavy vehicular traffic.



Example of on-street bike lane



Example of protected on-street bike lane



## Other Improvements

Outdoor Pool, Event Space, and a Nature Center were also in the top ten requested outdoor recreation amenities, but were not addressed, in some cases due to availability of space in the existing parks or city owned properties. As high priority items identified in the public input, those items should be considered when space and budget are available.

### Outdoor Pool

The desire for an outdoor pool ranked as the second most desired outdoor amenity in both the online survey and Family 4th public engagement. A lap pool with zero beach entry pool is highly recommended to meet the most needs for all types of swimming activities. Play structures and shaded seating along the pool are also important amenities to have in the pool.

### Event Space

The City is currently facilitating community events in the open space at Seabourne Creek Nature Park, however stages need to be set up separately for every event. Citizens look forward to having event space according to the public input, and an amphitheatre would provide a year-round venue for concerts, plays, or similar events.

Though not practical within existing City Parks, the ideal land for an amphitheater would be a relatively centralized location that is not too close to residential properties, thereby providing easy access while not creating a noise disturbance.



*Example of lap pool with beach entry*



*Examples of outdoor community amphitheatre*

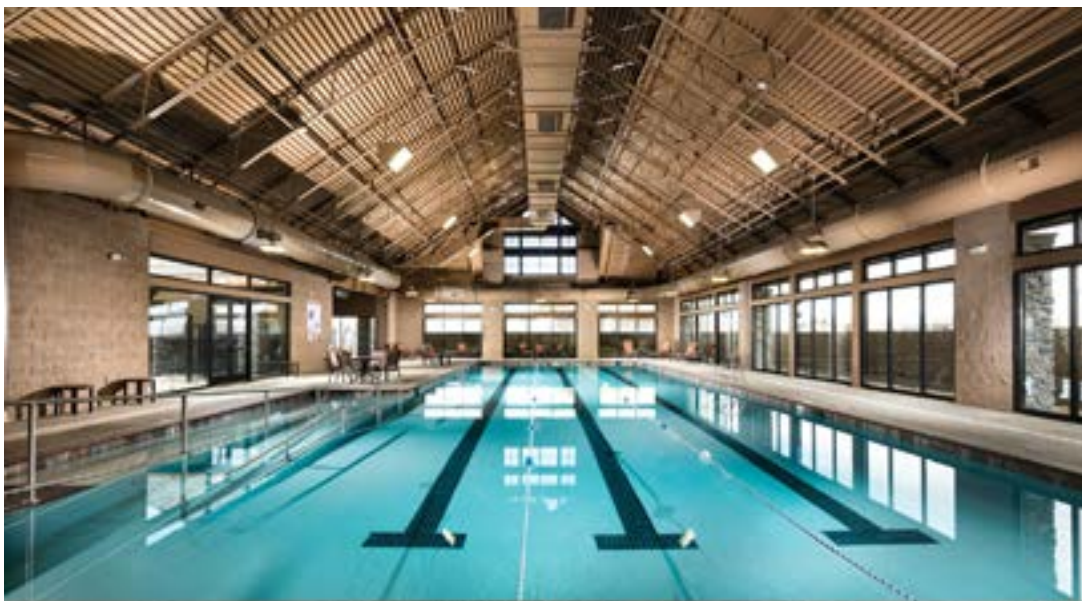
## Indoor Recreation

Both the online survey and July 4th event asked about people's preference on indoor facilities. An indoor recreation center that could provide more options for all generations is recommended when space and budget are available.

The top five amenities identified as priorities from public input were a swimming pool, indoor walking and running track, cardio/fitness classrooms, fitness equipment, and a rock climbing wall. Though this is only a preliminary list of program elements, there is a clear desire to have such indoor amenities in the future.

It is recommended that any future efforts to pursue a recreation center be preceded by a feasibility study that would identify detailed program of amenities and features including a fiscal impact analysis and cost recovery model.

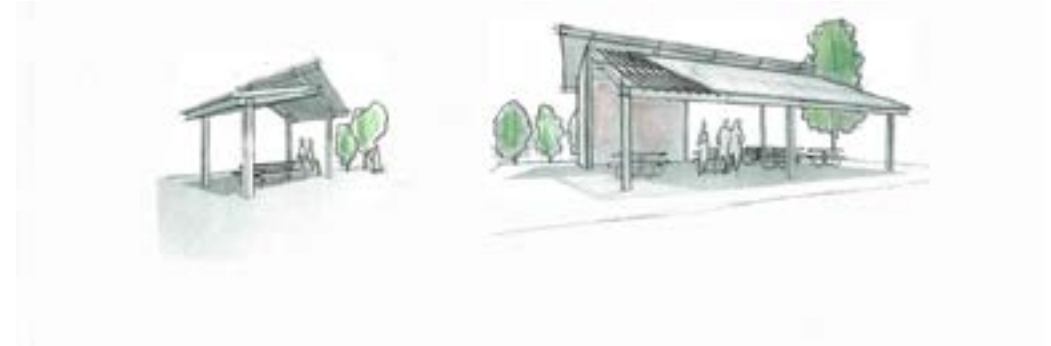
The Seabourne Creek Master Plan, adopted in 2009, planned for a future recreation center on the southeast corner of the park. The space allocated for the building is approximately 60,000 square feet, with 123,000 square feet for parking. Although there are many decisions that must be made in order to accurately estimate the probable costs of a recreation center, it can be expected that costs will likely range from \$300 to \$350 per square foot for recreation center, and additional costs to consider for parking, circulation, and outdoor recreation elements such as tennis courts, aquatics, and other facilities.



## Multi-Purpose Rental Pavilion/Nature Center and Other Shelter Concepts

The Seabourne Creek Park Master Plan included the opportunity for a nature center structure to be developed. The vision was to create a dedicated space for outdoor education programs at Seabourne Creek Nature Park. Revisiting this idea, the City might consider a similar structure that has the ability to be used for a wider range of activities. The structure could take the form of a large pavilion with one or more walls that allow for some materials storage, while retaining an open-air ambience. The pavilion could serve the needs of special interest groups for nature-based programs while also being available as a premium rental pavilion for private events.

Additional shelter concepts have been developed using similar architectural language to that of the proposed large rental pavilion/nature center structure. All three concepts utilize materials that such as metal roofing, timber frame construction and brick accents. The concepts seek to create open-air shelter that is attractive yet unobtrusive in the landscape.



*A conceptual sketch of a nature center/multi-purpose rental pavilion is shown above-right. The structure offers sheltered space for a wide range of potential uses. Some inspirational images of similar structures are shown below.*





# Preliminary Opinion of Probable Costs - Seabourne Creek Master Plan Buildout

Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1 Site</b>					<b>\$3,162,337</b>	<b>\$4,103,856</b>
1.1 General Requirements/Mobilization			4%	4%	\$945,520	\$1,233,160
1.2 Site Work			7%	7%	\$1,654,660	\$2,158,030
1.3 Demolition			2%	2%	\$562,157	\$712,666
<b>2 Structures</b>					<b>\$19,700,000</b>	<b>\$25,550,000</b>
2.1 Restroom/Concessions	1	allow	\$750,000	\$1,600,000	\$750,000	\$1,600,000
2.2 Nature Pavilion	1	allow	\$1,500,000	\$2,000,000	\$1,500,000	\$2,000,000
2.3 Pavilion	1	allow	\$150,000	\$200,000	\$150,000	\$200,000
2.4 Shop/Maintenance Area (2300sf building, 18000sf yard)	1	allow	\$500,000	\$750,000	\$500,000	\$750,000
2.5 Recreation Center (60,000 square feet)	60000	sf	\$280	\$350	\$16,800,000	\$21,000,000
<b>3 Hardscapes</b>					<b>\$4,469,827</b>	<b>\$4,804,278</b>
3.1 Concrete walkways	155280	sf	\$5.50	\$6.00	\$854,040	\$931,680
3.2 Site Furnishings (litter benches, bike racks)	1	allow	\$100,000	\$150,000	\$100,000	\$150,000
3.3 Parking and Drives	413622	sf	\$8.50	\$9.00	\$3,515,787	\$3,722,598
<b>4 Play Amenities</b>					<b>\$3,238,000</b>	<b>\$4,329,000</b>
4.1 200 Diamond Field (includes sod, irrigation, lighting, structures)	4	allow	\$400,000	\$500,000	\$1,600,000	\$2,000,000
4.2 300' Baseball Field (includes sod, irrigation, lighting, structures)	1	allow	\$800,000	\$1,200,000	\$800,000	\$1,200,000
4.3 Batting Cages	2	allow	\$44,000	\$55,000	\$88,000	\$110,000
4.4 Sand Volleyball Courts	4	allow	\$7,500	\$11,000	\$30,000	\$44,000
4.5 Basketball Courts	2	allow	\$70,000	\$87,500	\$140,000	\$175,000
4.6 Playgrounds	3	allow	\$100,000	\$150,000	\$300,000	\$450,000
4.7 Splash Pad (2500sf)	1	allow	\$280,000	\$350,000	\$280,000	\$350,000
<b>5 Landscape</b>					<b>\$700,000</b>	<b>\$950,000</b>
5.1 Trees, grass and irrigation improvements	1	allow	\$250,000	\$350,000	\$250,000	\$350,000
5.2 Demonstration Gardens and Orchards	1	allow	\$300,000	\$400,000	\$300,000	\$400,000
5.3 Restoration	1	allow	\$150,000	\$200,000	\$150,000	\$200,000
<b>Subtotal Construction OPC</b>					<b>\$31,270,164</b>	<b>\$39,737,134</b>
Contractor's OH/Markup (25%)					\$7,817,541	\$9,934,283
Contingency (5%)					\$1,954,385	\$2,483,571
<b>Total Construction OPC</b>					<b>\$41,042,090</b>	<b>\$52,154,988</b>

Burditt Consultants has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Burditt Consultants cannot and does not guarantee that proposals, bids or actual construction will not vary from opinion of probable costs. Costs above include only items related to the sports complex and related recreational amenities and do not include the proposed stormwater detention facilities or other features associated with the Seabourne Creek Nature Park.

# Preliminary Opinion of Probable Costs

## Riverbend Park Renovations

Item / Description		Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1</b>	<b>Site</b>					<b>\$73,570</b>	<b>\$96,070</b>
1.1	General Requirements/Mobilization			2%	2%	\$10,720	\$14,460
1.2	Site Work			4%	4%	\$21,440	\$28,920
1.3	Demolition			5%	5%	\$41,410	\$52,690
<b>2</b>	<b>Structures</b>					<b>\$236,000</b>	<b>\$313,000</b>
2.1	Restrooms	1	allow	\$150,000	\$200,000	\$150,000	\$200,000
2.2	Pavilion	1	ea	\$50,000	\$65,000	\$50,000	\$65,000
2.4	Picnic Shelter	3	ea	\$12,000	\$16,000	\$36,000	\$48,000
<b>3</b>	<b>Hardscapes</b>					<b>\$292,200</b>	<b>\$330,800</b>
3.1	Concrete walkways	22000	sf	\$5.50	\$6.00	\$121,000	\$132,000
3.2	Pavers	4000	sf	\$9.00	\$12.00	\$36,000	\$48,000
3.3	Site Furnishings (litter benches, bike racks)	1	allow	\$40,000	\$50,000	\$40,000	\$50,000
3.4	Parking and Drives	11200	sf	\$8.50	\$9.00	\$95,200	\$100,800
<b>4</b>	<b>Play Amenities</b>					<b>\$200,000</b>	<b>\$260,000</b>
4.1	Dog Park (Small Dog Area/large Dog Area)	1	ea	\$150,000.0	\$200,000	\$150,000	\$200,000
4.3	Dog Park Amenity Pond	1	ea	\$50,000.0	\$60,000	\$50,000	\$60,000
<b>5</b>	<b>Landscape</b>					<b>\$100,000</b>	<b>\$150,000</b>
5.1	Trees, grass and irrigation improvements	1	allow	\$100,000	\$150,000	\$100,000	\$150,000
<b>Subtotal Construction OPC</b>						<b>\$901,770</b>	<b>\$1,149,870</b>
Contractor's OH/Markup (25%)						\$225,443	\$287,468
Contingency (5%)						\$56,361	\$71,867
<b>Total Construction OPC</b>						<b>\$1,183,573</b>	<b>\$1,509,204</b>

# Preliminary Opinion of Probable Costs

## Sunset Park Renovations

Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1 Site</b>					<b>\$208,298</b>	<b>\$244,910</b>
1.1 General Requirements/Mobilization			2%	2%	\$32,770	\$38,980
1.2 Site Work			4%	4%	\$65,540	\$77,960
1.3 Demolition			5%	5%	\$109,988	\$127,970
<b>2 Structures</b>					<b>\$151,000</b>	<b>\$193,000</b>
2.1 Restroom renovations	1	allow	\$65,000	\$80,000	\$65,000	\$80,000
2.2 Pavilion	1	ea	\$50,000	\$65,000	\$50,000	\$65,000
2.4 Picnic Shelter	3	ea	\$12,000	\$16,000	\$36,000	\$48,000
<b>3 Hardscapes</b>					<b>\$561,250</b>	<b>\$610,400</b>
3.1 Concrete walkways	29200	sf	\$5.50	\$6.00	\$160,600	\$175,200
3.2 Pavers	1350	sf	\$9.00	\$12.00	\$12,150	\$16,200
3.3 Site Furnishings (litter benches, bike racks)	1	allow	\$40,000	\$50,000	\$40,000	\$50,000
3.4 Parking and Drives	41000	sf	\$8.50	\$9.00	\$348,500	\$369,000
<b>4 Play Amenities</b>					<b>\$1,387,500</b>	<b>\$1,606,000</b>
4.1 200' Diamond Field (includes sod, irrigation, lighting, structures)	1	ea	\$680,000.0	\$750,000	\$680,000	\$750,000
4.2 Multi-Use Rectangular Fields	4	allow	\$80,000.0	\$100,000	\$320,000	\$400,000
Volleyball Court	1	ea	\$7,500.0	\$11,000	\$7,500	\$11,000
4.3 Basketball Courts (resurfacing)	1	ea	\$30,000.0	\$45,000	\$30,000	\$45,000
4.4 Playgrounds	1	allow	\$350,000.00	\$400,000	\$350,000	\$400,000
<b>5 Landscape</b>					<b>\$100,000</b>	<b>\$150,000</b>
5.1 Trees, grass and irrigation improvements	1	allow	\$100,000	\$150,000	\$100,000	\$150,000
<b>Subtotal Construction OPC</b>					<b>\$2,408,048</b>	<b>\$2,804,310</b>
Contractor's OH/Markup (25%)					\$602,012	\$701,078
Contingency (5%)					\$150,503	\$175,269
<b>Total Construction OPC</b>					<b>\$3,160,562</b>	<b>\$3,680,657</b>

# Preliminary Opinion of Probable Costs

## Travis Park Renovations

Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1 Site</b>					<b>\$115,560</b>	<b>\$147,330</b>
1.1 General Requirements/Mobilization			2%	2%	\$18,720	\$24,260
1.2 Site Work			4%	4%	\$37,440	\$48,520
1.3 Demolition			5%	5%	\$59,400	\$74,550
<b>2 Structures</b>					<b>\$236,000</b>	<b>\$313,000</b>
2.1 Restroom renovations	1	allow	\$150,000	\$200,000	\$150,000	\$200,000
2.2 Pavilion	1	ea	\$50,000	\$65,000	\$50,000	\$65,000
2.4 Picnic Shelter	3	ea	\$12,000	\$16,000	\$36,000	\$48,000
<b>3 Hardscapes</b>					<b>\$252,000</b>	<b>\$278,000</b>
3.1 Concrete walkways	6000	sf	\$5.50	\$6.00	\$33,000	\$36,000
3.2 Pavers	1000	sf	\$9.00	\$12.00	\$9,000	\$12,000
3.3 Site Furnishings (litter benches, bike racks)	1	allow	\$40,000	\$50,000	\$40,000	\$50,000
3.4 Parking and Drives	20000	sf	\$8.50	\$9.00	\$170,000	\$180,000
<b>4 Play Amenities</b>					<b>\$600,000</b>	<b>\$750,000</b>
4.1 Splash Pad	1	ea	\$250,000.0	\$350,000	\$250,000	\$350,000
4.3 Playgrounds	1	ea	\$350,000.0	\$400,000	\$350,000	\$400,000
200' baseball field	1	ea	\$250,000.0	\$350,000	\$250,000	\$350,000
300' softball field	1	ea	\$432,000.0	\$540,000	\$432,000	\$540,000
<b>5 Landscape</b>					<b>\$100,000</b>	<b>\$150,000</b>
5.1 Trees, grass and irrigation improvements	1	allow	\$100,000	\$150,000	\$100,000	\$150,000
<b>Subtotal Construction OPC</b>					<b>\$1,303,560</b>	<b>\$1,638,330</b>
Contractor's OH/Markup (25%)					\$325,890	\$409,583
Contingency (5%)					\$81,473	\$102,396
<b>Total Construction OPC</b>					<b>\$1,710,923</b>	<b>\$2,150,308</b>

# Preliminary Opinion of Probable Costs

## Macario Garcia Renovations

Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1 Site</b>					<b>\$239,560</b>	<b>\$279,180</b>
1.1 General Requirements/Mobilization			2%	2%	\$32,620	\$38,960
1.2 Site Work			4%	4%	\$65,240	\$77,920
1.3 Demolition			5%	5%	\$141,700	\$162,300
<b>2 Structures</b>					<b>\$201,000</b>	<b>\$258,000</b>
2.1 Restroom renovations	1	allow	\$65,000	\$80,000	\$65,000	\$80,000
2.2 Pavilion	2	ea	\$50,000	\$65,000	\$100,000	\$130,000
2.4 Picnic Shelter	3	ea	\$12,000	\$16,000	\$36,000	\$48,000
<b>3 Hardscapes</b>					<b>\$1,203,000</b>	<b>\$1,298,000</b>
3.1 Concrete walkways	24000	sf	\$5.50	\$6.00	\$132,000	\$144,000
3.2 Pavers	5000	sf	\$9.00	\$12.00	\$45,000	\$60,000
3.3 Site Furnishings (litter benches, bike racks)	1	allow	\$40,000	\$50,000	\$40,000	\$50,000
3.4 Parking and Drives	116000	sf	\$8.50	\$9.00	\$986,000	\$1,044,000
<b>4 Play Amenities</b>					<b>\$1,330,000</b>	<b>\$1,540,000</b>
4.1 400 multi-use Diamond Field (includes sod, irrigation, lighting, structures)	1	allow	\$680,000.0	\$750,000	\$680,000	\$750,000
4.2 Multi-Use Rectangular Fields	3	allow	\$80,000.0	\$100,000	\$240,000	\$300,000
4.3 Basketball Courts (resurfacing)	2	allow	\$30,000.0	\$45,000	\$60,000	\$90,000
4.4 Playgrounds	1	allow	\$350,000.00	\$400,000	\$350,000	\$400,000
<b>5 Landscape</b>					<b>\$100,000</b>	<b>\$150,000</b>
5.1 Trees, grass and irrigation improvements	1	allow	\$100,000	\$150,000	\$100,000	\$150,000
<b>Subtotal Construction OPC</b>					<b>\$3,073,560</b>	<b>\$3,525,180</b>
Contractor's OH/Markup (25%)					\$768,390	\$881,295
Contingency (5%)					\$192,098	\$220,324
<b>Total Construction OPC</b>					<b>\$4,034,048</b>	<b>\$4,626,799</b>

# Preliminary Opinion of Probable Costs

## Tony Becerra Park Renovations

Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate
<b>1 Site</b>					<b>\$56,490</b>	<b>\$66,170</b>
1.1 General Requirements/Mobilization			2%	2%	\$9,300	\$10,900
1.2 Site Work			4%	4%	\$18,600	\$21,800
1.3 Demolition			5%	5%	\$28,590	\$33,470
<b>2 Structures</b>					<b>\$50,000</b>	<b>\$65,000</b>
2.2 Pavilion	1	ea	\$50,000	\$65,000	\$50,000	\$65,000
<b>3 Hardscapes</b>					<b>\$106,800</b>	<b>\$124,400</b>
3.1 Concrete walkways	3000	sf	\$5.50	\$6.00	\$16,500	\$18,000
3.2 decomposed granite	2700	sf	\$9.00	\$12.00	\$24,300	\$32,400
3.3 Site Furnishings (litter benches, bike racks)	1	allow	\$15,000	\$20,000	\$15,000	\$20,000
3.4 Parking and Drives	6000	sf	\$8.50	\$9.00	\$51,000	\$54,000
<b>4 Play Amenities</b>					<b>\$350,000</b>	<b>\$400,000</b>
4.3 Playgrounds	1	ea	\$350,000.0	\$400,000	\$350,000	\$400,000
<b>5 Landscape</b>					<b>\$65,000</b>	<b>\$80,000</b>
5.1 Trees, grass and irrigation improvements	1	allow	\$65,000	\$80,000	\$65,000	\$80,000
<b>Subtotal Construction OPC</b>					<b>\$628,290</b>	<b>\$735,570</b>
Contractor's OH/Markup (25%)					\$157,073	\$183,893
Contingency (5%)					\$39,268	\$45,973
<b>Total Construction OPC</b>					<b>\$824,631</b>	<b>\$965,436</b>

# Preliminary Opinion of Probable Costs

Dry Creek Park Renovations							
Item / Description	Qty	Unit	Rate Low	Rate High	Total Low Estimate	Total High Estimate	
<b>1 Site</b>					<b>\$82,804</b>	<b>\$100,556</b>	
1.1 General Requirements/Mobilization			2%	2%	\$16,000	\$19,300	
1.2 Site Work			4%	4%	\$32,000	\$38,600	
1.3 Demolition			2%	2%	\$34,804	\$42,656	
<b>2 Structures</b>					<b>\$50,000</b>	<b>\$65,000</b>	
2.1 Pavilion	1	ea	\$50,000	\$65,000	\$50,000	\$65,000	
2.2 picnic shelters	4	ea	\$12,000	\$16,000	\$48,000	\$64,000	
2.3 restrooms	1	ea	\$250,000	\$350,000	\$250,000	\$350,000	
<b>3 Hardscapes</b>					<b>\$940,200</b>	<b>\$1,167,800</b>	
3.1 Concrete walkways	82000	sf	\$5.50	\$6.00	\$451,000	\$492,000	
3.2 Amphitheater	1	allow	\$350,000.00	\$500,000.00	\$350,000	\$500,000	
3.3 Fishing Pier	160	sf	\$45.00	\$55.00	\$7,200	\$8,800	
3.4 Pavers	4000	sf	\$9.00	\$12.00	\$36,000	\$48,000	
3.5 Site Furnishings (litter benches, bike racks)	1	allow	\$45,000	\$65,000	\$45,000	\$65,000	
3.6 Parking and Drives	6000	sf	\$8.50	\$9.00	\$51,000	\$54,000	
<b>4 Play Amenities</b>					<b>\$350,000</b>	<b>\$400,000</b>	
4.1 Playgrounds	1	ea	\$350,000.0	\$400,000	\$350,000	\$400,000	
<b>5 Landscape</b>					<b>\$400,000</b>	<b>\$500,000</b>	
5.1 Trees, grass and irrigation improvements	1	allow	\$400,000	\$500,000	\$400,000	\$500,000	
<b>Subtotal Construction OPC</b>					<b>\$1,823,004</b>	<b>\$2,233,356</b>	
Contractor's OH/Markup (25%)					\$455,751	\$558,339	
Contingency (5%)					\$113,938	\$139,585	
<b>Total Construction OPC</b>					<b>\$2,392,693</b>	<b>\$2,931,280</b>	



