

BOLTON HILL SPORTS COMPLEX MASTER PLAN

A 5-PHASE PLAN FOR THE DEVELOPMENT AND
IMPROVEMENT OF BOLTON HILL SPORTS COMPLEX



- CONCEPTUAL PLAN
- IMPLEMENTATION STRATEGY
 - NEXT STEPS



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ACKNOWLEDGEMENTS

CITIZENS OF VENETA

For their participation in the process to develop this plan

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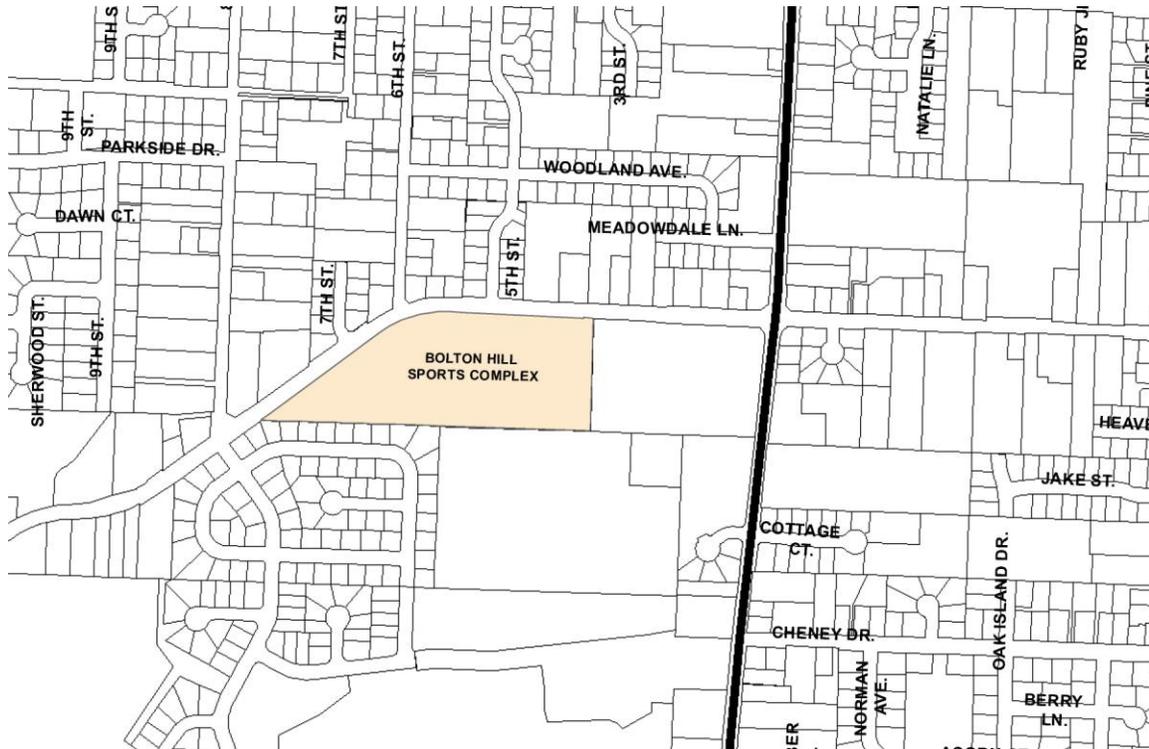
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PROJECT AREA

Bolton Hill Sports Complex encompasses a total of nearly 11 acres located south of Bolton Hill Road, and west of Territorial Hwy. The area currently includes the City's Public Works yard, playing fields, and a concession stand.



Aerial view of Bolton Hill Sports Complex

PROJECT BACKGROUND

Since the mid-1980s, the Bolton Hill sports fields have been used by the Territorial Sports Program (TSP) to provide soccer and baseball activities for local youth. Aside from local school facilities, the Bolton Hill Sports Complex is the only large open space within the City's limits that can support this kind of activity.

Prior to 2005, the 10.74 acre lot was originally two separate parcels. The northern 4.22 acre parcel owned by the City of Veneta - purchased in 2004 - and the southern 6.82 acre parcel owned by the Oregon Department of Forestry (ODF). For many years ODF permitted TSP to use their property as a playing field for youth sports activities. In 2005, the City took steps to assure that these fields remained available to the community for sports activities in the future and took the opportunity to purchase the 6.82 acre parcel from ODF.

Acquisition of the additional land for use as a community park and general recreation field was supported by the City of Veneta's Park, Recreation and Open Space Master Plan, which outlined the need for additional recreation space and the benefits resulting from such. The Master Plan incorporated extensive input from Veneta's residents who clearly stated that acquisition and improvements were their top priority.

In the past few years, the City, TSP, and local community groups have made improvements to the site including sidewalks, bicycle lanes, trees, as well as a newly-built concession stand.

PROJECT OVERVIEW

The Bolton Hill Sports Complex Master Plan will give the City, TSP, and the Park Board an implementation plan that can be used to further develop the complex.

The underlying goal of the Bolton Hill Sports Complex Master Plan is to act as a roadmap that will be used to develop the Bolton Hill Sports Complex in an organized, efficient, and attractive manner. This includes field resurfacing, much improved parking, and added amenities.

On the following page, the conceptual plan shows the sports complex with all phases completed.

PHASE BREAKDOWN

- **PHASE I: ACQUISITION OF ADDITIONAL PROPERTY**

(Along the eastern boundary of the sports complex needed for the development of the parking lot's eastern fringe – as shown on the Conceptual Master Plan)

- A. OBTAIN SURVEY FOR NECESSARY PROPERTY ALONG THE EASTERN BOUNDARY OF THE SPORTS COMPLEX
(approximately 16 ½ feet along the full length of eastern boundary).
- B. OBTAIN APPRAISAL FOR NECESSARY PROPERTY
- C. PROPOSE PURCHASE TO THE OREGON DEPARTMENT OF FORESTRY BOARD
- D. APPLY FOR GRANT TO PURCHASE PROPERTY

- **PHASE II: FINAL DESIGN AND ENGINEERING**

Note: Final design for all phases described below will be completed at the same time to insure proper integration and consideration of all site elements. Concurrent design of all phases will eliminate repetition of design processes and reduce overall design costs.

- A. UPGRADE SURVEY TO PROVIDE ADDITIONAL UTILITY AND TOPOGRAPHIC INFORMATION (INCLUDING STORM UTILITY CONNECTIONS) NEEDED FOR FINAL DESIGN WORK
- B. PREPARE ACCURATE EXISTING CONDITIONS BASE PLAN FOR PARK PROPERTY
(to include property corners and boundary descriptions, contours and spot elevations, all above ground and below ground utilities and any existing site improvements including buildings, paved or gravel parking, etc.)
- C. DEVELOP FINAL DESIGN PLANS TO MEET THE FOLLOWING:
 - 1. All applicable codes and accessibility requirements.
 - 2. City design standards.
 - 3. Further direction and input from city and TSP committee.
 - 4. Construction cost estimate based on final design development. Itemize estimate to break down per phasing. Revise design as required to meet project budget requirements.
- D. PREPARE PRELIMINARY ENGINEERING PLANS AND CALCULATIONS NEEDED FOR STORM WATER AND UTILITIES

E. PREPARE CONSTRUCTION DOCUMENTS FOR ALL PROJECT IMPROVEMENTS (*Specific plan documents may include but are not limited to the following*)

1. Demolition, Site Preparation and Erosion Control Plans
2. Parking lot layout and materials plan
3. Parking lot construction details
4. Site Layout and Materials Plan
5. Site Construction Details
6. Grading and Drainage Plans
7. Lighting Plans
8. Landscape Plans for parking planting areas and perimeter trees.
9. Irrigation Plans (incorporating water re-use – expanding use of purple pipe)
10. Specifications
11. Project Manual
12. Bid Forms and Contract Requirements

F. PREPARE CONSTRUCTION COST ESTIMATE

G. OBTAIN BUILDING PERMIT AND / OR OTHER APPROVALS

• PHASE III: CONSTRUCTION OF PARKING LOT, ASSOCIATED SITE WORK AND PARKING LOT LANDSCAPING

A. DRIVEWAYS AND PARKING LOTS

B. STRIPING

C. CURBS

D. SIDEWALKS AND CONCRETE WORK

E. FENCING AND GATES

F. PLAY AREA INCLUDING PLAY EQUIPMENT

G. PARKING LOT LIGHTING

H. ELECTRICAL CONNECTION STUBS FOR SPORTS FIELD LIGHTING

I. STORM WATER DRAINAGE

J. UTILITY CONNECTIONS

K. EMERGENCY VEHICLE ACCESS DRIVES AND GATES

L. PARKING LOT AND PLAY AREA LANDSCAPING (INCLUDING IRRIGATION)

M. SITE FURNISHINGS

N. COVERED BASKETBALL AREA IMPROVEMENTS

• **PHASE IV: CONSTRUCTION OF SPORTS FIELD IMPROVEMENTS**

A. EARTHWORK, GRADING AND DRAINAGE FOR SPORTS FIELDS

B. FILL IN DITCH AT SOUTH PROPERTY LINE AND INSTALL DRAINAGE STRUCTURES

C. WOOD CHIP PERIMETER PATH

D. FIELD TURF INSTALLATION AND / OR RESTORATION

E. SKINNED INFIELD INSTALLATION AND / OR RESTORATION

F. IRRIGATION SYSTEM

Note: A priority is that all field improvements occur within a single construction season so that continued use of the entire complex is maximized.

• **PHASE V: INSTALLATION OF TREES AND FIELD LIGHTING**

A. SPORTS FIELD LIGHTING

B. TREE PLANTING ALONG SITE PERIMETER

C. SITE FURNISHINGS

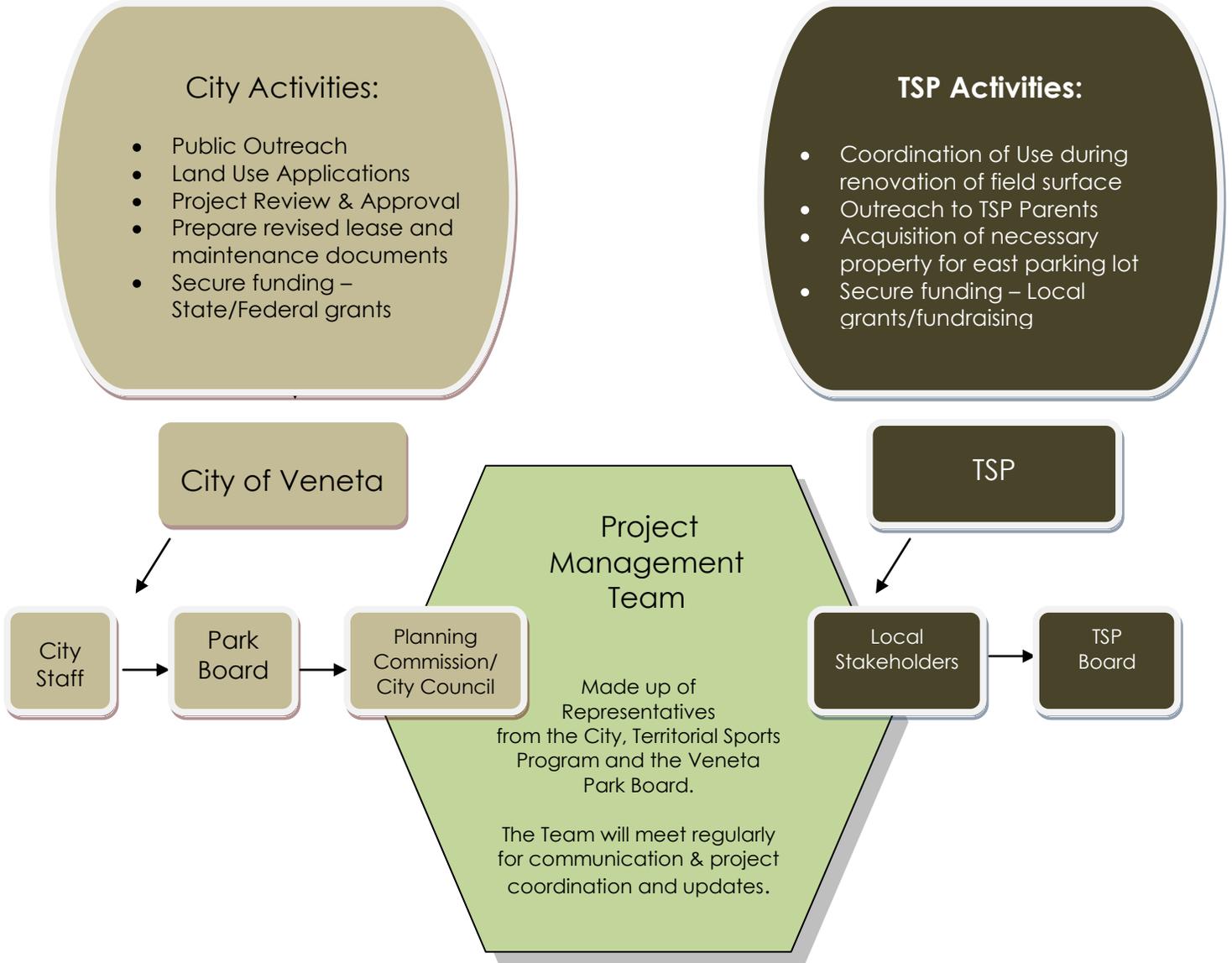
D. PORTABLE RESTROOMS



ROLES & RESPONSIBILITIES FOR IMPLEMENTATION

The City of Veneta, the Territorial Sports Program and the Veneta Park Board will partner in this project. A project management team will be created to ensure the success of park improvements.

The following flowchart outlines the specific roles and responsibilities of the City of Veneta, the Territorial Sports Program and the Project Management team.



RECOMMENDED NEXT STEPS BY PHASE & RESPONSIBILITY

Next Steps by Phase & Responsibility			
Project Phase	Lead Entity for Implementation		Project Timeline
	City	Territorial Sports Program	
1. ACQUISITION OF FORESTRY PROPERTY TO EXPAND PARKING AREA		✓	2011-2012
2. FINAL DESIGN AND ENGINEERING	✓	✓	2012-2013
3. PARKING , PLAYGROUND AND ASSOCIATED SITE WORK AND LANDSCAPING	✓		2014-2016
4. SPORTS FIELD IMPROVEMENTS	✓	✓	2015-2020
5. TREE AND LIGHTING	✓		2015-2020
6. GRANT WRITING & FUNDING	✓	✓	Ongoing

CONCLUSION

The attached Conceptual Master Plan sets the vision for the Bolton Hill Sports Complex. This work has been completed by Dougherty Landscape Architects and the City of Veneta and evolved through a public input process. This document provides a substantial base for further design and implementation of improvements.

The conceptual plan developed through this process is an all-important first step in creating the vision and framework for sports complex improvements. That said, it is only the first step. Working together, the City of Veneta, Territorial Sports Program, the Parks Board and the citizens can realize the vision set forth in these documents. Once more, this working relationship is critical to project success. The partners in this project are enthusiastic about the project vision and eager to follow through on the steps set forward in these documents.



COST ESTIMATE

See the preliminary cost estimate provided on the following pages for specific site improvements and bid items to be included in the construction documentation.

Please note that the cost estimate shows park costs if all work is completed by private contractors. It is assumed that much of this work will be done by volunteers and city staff and that this will result in lower project costs

PRELIMINARY COST ESTIMATE				
EXPENSES				
	Qty	Unit	Unit Cost	Cost Notes
PHASE I - ACQUISITION OF ADDITIONAL PROPERTY				
Survey	1	allow	3000	3,000
Appraisal	1	allow	3000	3,000
Purchase	1		NA	To be funded by grant
Total: Phase I				6,000
PHASE II - DIRECT DEVELOPMENT COSTS See detailed breakdown - end of estimate				
PHASE III PARKING LOT IMPROVEMENTS				
Direct Construction Costs				
<u>Demolition, Removal, Relocation</u>				
Removal of Structures	1	Allow	8,000.00	8,000 Assume five structures to be removed
Removal of Fencing	1,730	LF	6.00	10,380
Tree Removal	19	EA	300.00	5,700
Subtotal: Demolition				24,080
<u>Earthwork</u>				
Gravel Surfacing Removal, Excavation and Rough Grading	30,000	SF	0.35	10,500 At landscape areas
Erosion Control	1	Allow	2,000.00	2,000
Excavation and Rough Grading (Under Paving)	89,000	SF	0.25	22,250 6" average under all paving
Topsoil (Landscape Areas)	1,670	CY	20.00	33,400 18" depth
Subtotal: Earthwork				68,150
<u>Paving</u>				
Construct Concrete Paving	16,300	SF	4.75	77,425
Construct Play Area Containment Edge	230	LF	23.00	5,290
Construct AC Pavement	72,750	SF	2.75	200,063 3.5" depth over 12" base rock
Parking Space Striping	1	Allow	5,000.00	5,000
Standard Curb	3,400	LF	7.50	25,500
Subtotal: Paving				313,278
<u>Utilities and Drainage</u>				
Relocate Utilities	1	Allow	10,000.00	10,000 Includes one utility pole
Stormwater System	1	Allow	10,000.00	10,000
Electrical System Connections	1	Allow	15,000	15,000 Include conduit
Parking Lot Lights (sleeves, footing and base)	25	EA	2,000.00	50,000
Subtotal: Utilities				85,000
<u>Playground</u>				
Complete	1	Allow	50,000.00	50,000 Play equipment and surfacing
Subtotal: Playground				50,000
<u>Site Structures, Fixtures, Furnishings and Signs</u>				
Rehabilitation of existing Structures	1	allow	10,000.00	10,000
Benches	7	EA	1,000.00	7,000
Litter Receptacles	5	EA	500.00	2,500
Bike Racks	4	EA	400.00	1,600
Install Traffic Signs and Signposts	1	Allow	1,500.00	1,500
Basketball Standards	2	EA	4,000.00	8,000
Basketball Court Coating and Striping	1	Allow	2,000.00	2,000
Picnic Tables including concrete pads	3	EA	1,000.00	3,000
Park Sign / Entry Arbor	1	allow	5,000.00	5,000
Subtotal: Site Fixtures				40,600
<u>Fencing</u>				
4' ht. vinyl clad chain link fence	1,240	LF	24.00	29,760
4' High Ornamental Metal Fence	130	LF	30.00	3,900
8' ht. chain link fence	60	LF	28.00	1,680
Sidewalk Gates	5	EA	400.00	2,000
Vehicular Gates	5	EA	2,000.00	10,000
Subtotal: Fencing				47,340
<u>Landscaping</u>				
Plant Beds (Irrigated)	25,000	SF	3.75	93,750
Lawn (irrigated)	5,000	SF	1.75	8,750
Trees	68	EA	200.00	13,600
Subtotal: Landscaping				116,100
Subtotal: Phase III Constr. Cost (DCC)				744,548
Indirect Construction Costs Phase II				
Mobilization, Startup and Final Cleanup (Typ. 3-5% DCC)	4%			29,782
Contractor's Overhead & Profit (Typ. 8-10% DCC)	8%			59,564
Construction Bonds & Insurance (Typ. 1% DCC)	1%			7,445
Construction Contingency (typ. 10-20% DCC)	12%			89,346
Inflation (lately, 4% per year)	4%			29,782
Subtotal: Indirect Constr. Costs				215,919
Total Construction Cost (TCC) Phase III			29%	960,466
Indirect Development Costs				
Bidding, Bid Ad Costs (Typ. 1% TCC)	1%			9,605
Construction Administration (Typ. 2% TCC)	2%			19,209
Project Management (Typ. 2% TCC)	1%			9,605
Subtotal: Indirect Dev. Costs			4%	38,419
Total Development Cost Phase III				998,885

EXPENSES				
	Qty	Unit	Unit Cost	Cost Notes
PHASE IV SPORTS FIELD IMPROVEMENTS				
Direct Construction Costs				
<u>Earthwork</u>				
Stripping and Rough Grading (Backfill as required)	330,000	SF	0.30	99,000 2" depth
Erosion Control	1	allow	2,000.00	2,000
Topsoil (All Turf and Landscape Areas)	8,150	CY	20.00	163,000 8" depth
Subtotal: Earthwork				264,000
<u>Utilities and Drainage</u>				
Stormwater System	1	allow	30,000.00	30,000 Includes connections, pipes, drains
Trenching and conduit for future field lights	1	allow	15,000.00	15,000
Subtotal: Utilities				45,000
<u>Landscaping</u>				
Turf (Irrigated)	288,000	SF	1.15	331,200 Includes soil prep, plants and irrigation
Skinned Infield Surfacing	30,000	SF	0.60	18,000
Restored Lawn	12,000	SF	0.25	3,000
Wood Chip Path	12,000	SF	2.00	24,000
Subtotal: Landscaping				376,200
Subtotal: Phase IV Constr. Cost (DCC)				685,200
Indirect Construction Costs				
Mobilization, Startup and Final Cleanup (Typ. 3-5% DCC)	4%			27,408
Contractor's Overhead & Profit (Typ. 8-10% DCC)	8%			54,816
Construction Bonds & Insurance (Typ. 1% DCC)	1%			6,852
Construction Contingency (typ. 10-20% DCC)	12%			82,224
Inflation (lately, 4% per year)	4%			27,408
Subtotal: Indirect Constr. Costs				198,708
Total Construction Cost (TCC) Phase IV				883,908
Indirect Development Costs				
Bidding, Bid Ad Costs (Typ. 1% TCC)	1%			8,839
Construction Administration (Typ. 2% TCC)	2%			17,678
Project Management (Typ. 2% TCC)	1%			8,839
Subtotal: Indirect Dev. Costs				35,356
Total Development Cost Phase IV				919,264
Phase V Trees and Sports Field Lights				
Direct Construction Costs				
<u>Lighting</u>				
Field Lights (Single Head)	10	ea	3,000.00	30,000
Field Lights (Double Head)	2	EA	3,500.00	7,000
Electrical System Connections	1	allow	5,000.00	5,000
Subtotal: Utilities				42,000
<u>Site Furnishings</u>				
Bleachers (temporary)	3	EA	2,000.00	6,000
Portable Restroom concrete pads	3	EA	500.00	1,500
Picnic Tables including concrete pads	2	EA	1,000.00	2,000
Subtotal: Site Fixtures				9,500
<u>Landscaping</u>				
Trees	28	EA	200.00	5,600
Subtotal: Landscaping				5,600
Subtotal: Phase V Constr. Cost (DCC)				57,100
Indirect Construction Costs				
Mobilization, Startup and Final Cleanup (Typ. 3-5% DCC)	4%			2,284
Contractor's Overhead & Profit (Typ. 8-10% DCC)	8%			4,568
Construction Bonds & Insurance (Typ. 1% DCC)	1%			571
Construction Contingency (typ. 10-20% DCC)	12%			6,852
Inflation (lately, 4% per year)	4%			2,284
Subtotal: Indirect Constr. Costs				16,559
Total Construction Cost (TCC) Phase V				73,659
Indirect Development Costs				
Bidding, Bid Ad Costs (Typ. 1% TCC)	1%			737
Construction Administration (Typ. 2% TCC)	2%			1,473
Project Management (Typ. 2% TCC)	1%			737
Subtotal: Indirect Dev. Costs				2,946
Total Development Cost Phase V				76,605
Subtotal: TCC Phases III-V				1,994,755
Direct Development Costs (Phase II)				
Design/Engineering Fees (Typ. 10-18% TCC)	8%			159,580
Design/Engineering Reimbursables (Typ. 1-2% TCC)	1%			19,948
Topo/Bdy. Survey (Typ. 1-2% TCC)	allow			3,000
Planning Reviews & Approvals (Typ. 1-2% TCC)	0.5%			9,974
Permits and Plan Check Fees (Typ. 1-2% TCC)	0.5%			9,974
Systems Development Charges (Typ. 3-10% TCC)	0.5%			9,974
Construction Testing Services (Typ. 1% TCC)	0.5%			19,948
Subtotal: Direct Development Costs Phase II				232,397
Total Constr. and Dev. Costs (Phases I-V)				2,233,151