

ST. CHARLES PARK & RECREATION BOARD
Work Session Tentative Agenda
April 2, 2025 - 6:00PM
American Legion Room in Memorial Hall, Blanchette Park

Notes: * Indicates Item Needing Formal Action
** Indicates a Closed Session Topic Known to be Scheduled
*** Indicates Roll Call Vote

Wording (highlighted) Indicates Topic Added to Agenda

1. Call To Order
2. Roll Call: Sandy Bichel, Tim Glosier, Kathy Mudrovic, Larry Muench, Mike Ryan, Brian Scheidegger, Anna Shy, TJ Slattery, Anne Zerr and Council Liaison Mary West
3. Pledge of Allegiance
4. Discussion and Review of the Wapelhorst Athletic Complex Project Recommendation*
5. Presentation and Discussion of the of the Phasing Approach to the 97 Acre Park Recreational Site Development Recommendation*
6. Adopt a Park (Board Member observations pertinent to facilities, programs and services within the System)
7. Closed Session (As Indicated)
 - A. Legal actions, causes of action, or litigation. (RSMo 610.021.1)
 - B. Leasing, purchase or sale of real estate where public knowledge of the transaction might adversely affect the legal consideration thereof. (RSMo 610.021.2)
 - C. Hiring, firing, disciplining or promoting of particular employees when information relating to the performance or merit of individual employees is discussed or recorded. (RSMo 610.021.3)
 - D. Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment (RSMo 610.021.13)
8. Adjournment

The City of St. Charles offers all interested citizens the opportunity to attend public meetings. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of The City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282 or 636-949-3289 (TTY – for the hearing impaired).

The City of St. Charles, Missouri, fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information, or to obtain a Title VI Complaint Form, please call the City Clerk's Office at (636)949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.

Posted by: _____ Date: _____ Time: _____

St. Charles Parks and Recreation Board

MEMORANDUM

Date: March 25, 2025

From: Maralee M. Britton, Director

RE: Discussion and Review of the Wapelhorst Athletic Complex Project

Summary:

Board Members,

Staff is prepared to recommend the Wapelhorst Athletic Complex improvements. Attached you will find details of funding the project, with recommended transfers and a budget amendment, and the expenses.

As a review, the project will consist of artificial turfing the 4 infields with 70', 80' and 90' base set ups by a contractor. Amenities to upgrade will include fencing to enclose the complex, connecting sidewalks to parking lots, installation of wind screens on the outfield fences, new metal framed dugouts, portable mounds, batting cages the grooming attachment and upgrades to the pavilion.

As stated, this recommendation includes a transfer of currently allocated funds from completed projects with a balance of \$780,425 and a budget amendment from the Parks cash balance of \$1,200,000. If agreeable to move forward as stated within the recommendation, the transfers and the budget amendment require Board approval. The budget amendment will be forwarded to the Finance Director to prepare necessary Council Action presented at an upcoming meeting requiring 2 readings of Council.

Staff requests the recommendations for the Wapelhorst Athletic Complex Project be approved for Staff to begin the next steps of preparing contracts for upcoming Board Meetings complete the transfer of \$780,425 to the project and a budget amendment from the Parks Property Tax Cash account 217 balance of \$1,200,000.

Funds Reappropriated for 2025 Projects

Project	Name	Project Status	Account	Fund Type	Current Balance	Needed for Project	Available Funding for Wapelhorst
22PRK25	FEMA, Fountain Lakes Low Water Crossing	Fountain Lakes Trail rejected by FEMA unless low water crossing was re-established. Re-routed trail to use Fountain Lakes Blvd. and completed. Funds appropriated from Parks Cash Balance	217-451-769-083	Parks Property Tax	\$ 15,598	\$ -	\$ 15,598
24PRK9	McNair Park Improvements	Funds were appropriated to provide an amenity after removal of aquatic facility. With Frisbee Disc Golf Course in place, another amenity is not currently needed. Basketball court will be repainted and In-line Hockey will receive new fencing.	217-451-873-109	Parks Property Tax	\$ 50,000	\$ 50,000	\$ -
			417-451-873-109	Prop P Sales Tax	\$ 125,000	\$ -	\$ 125,000
24PRK33	Boschert Greenway	Sub surface continues to fail with cracking and splitting. Rolling and additional crushed rock will be placed on greenway leaving as such for the time being.	217-451-873-109	Parks Property Tax	\$ 455,775	\$ 200,000	\$ 255,775
23PRK2	Trails/Parking Lot Reha	General asphalt maintenance	216-451-873-109	Metro Funds	\$ 3,779.00		\$ 3,779
24PRK2	Seal Asphalt	General asphalt maintenance	217-451-873-104	Parks Property Tax	\$ 26,915.00		\$ 26,915
24PRK34	Memorial Hall Deductible	From the pipe freezing in winter of 2024, the deductible was allocated from the cash balance. Insurance company took the deductible from the claim.	217-303-872-102	Parks Property Tax	\$ 50,000		\$ 50,000
24PRK35	Frontier Park Storm Water	Public Works and Engineering provided funding for failure repairs of the southern storm sewer. Project completed and holding firm.	217-451-873-109	Parks Property Tax	\$ 53,021		\$ 53,021
25Parks021	Wap Ball Field Pavilion	Combining with Wapelhorst Ball Field Complex Project.	217-451-874-103	Parks Property Tax	\$ 36,000.00		\$ 36,000
25Parks021	Wap Ball Field Pavilion	Combining with Wapelhorst Ball Field Complex Project.	417-451-874-103	Prop P Sales Tax	\$ 79,000.00		\$ 79,000
25Parks002	Seal Asphalt	General asphalt maintenance	217-451-873-104	Parks Property Tax	\$ 38,205		\$ 38,205
25Parks008	Trails/Parking Lot Reha	General asphalt maintenance	216-451-873-109	Metro Funds	\$ 97,132		\$ 97,132
					\$ 1,030,425	\$ 250,000	\$ 780,425

Project Funds to Transfer From Recap Above

24PRK9	McNair Park Improvements	Paint basketball court and replace fencing at in-line hock	217-451-873-109	Parks Property Tax	\$ 50,000		
24PRKS33	Greenway/Asphalt Projects	Mill and pave Blanchette main trail and roadway	217-451-873-109	Parks Property Tax	\$ 200,000		
			216-451-873-109	Metro Funds	\$ 100,911		
New Project	Wapelhorst Athletic Complex	Turf infields and upgrade amenities	217-451-873-109	Parks Property Tax	\$ 475,514		
			417-451-873-109	Prop P Sales Tax	\$ 204,000		
					\$ 1,030,425		

Wapelhorst Athletic Complex Proposed Project

Capital Expenses

4 Infield Turf Fields with 70', 80' and 90' Base set ups	\$ (1,300,000)
Fence to enclose complex	\$ (100,000)
8' concrete sidewalks from parking and spectator areas	\$ (70,000)
Purchase and install wind screens	\$ (50,000)
Metal framed dugouts with fence perimeter (X8)	\$ (165,000)
Portable Mounds	\$ (55,000)
Batting Cages	\$ (100,000)
Replace steps and handrail from west parking lot	\$ (50,000)
Grooming attachment	\$ (15,000)
Pavilion upgrades	\$ (40,000)
	\$ (1,945,000)

Proposed Funding Structure for Wapelhorst Athletic Complex

New Project Available Funds to be transferred to project	\$ 780,425
Cash Balance Budget Amendment	\$ 1,200,000
Total Project	\$ 1,980,425

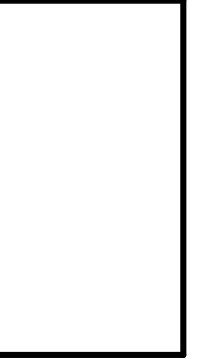
Cash Balance Break-down as of March 11, 2025

Beginning Fund Balance	\$ 6,383,492	Unaudited fund balance as of 2/6/2025
Expenses	\$ (1,413,391)	
Revenue	\$ 3,254,679	
Ending Cash Balance	\$ 8,224,781	
Petty Cash	\$ 8,950	
Asset Disposition of Soccer Park	\$ 3,000,000	
Estimated Equipment Replacement Fund Total	\$ 2,839,149	
Fund Balance	\$ 2,394,582	



**Byrne & Jones
CONSTRUCTION**
13940 St. Charles Rock Rd.
St. Louis, Missouri 63044
(314) 567-7997
www.byrneandjones.com

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**WAPELHORST PARK
ATHLETIC IMPROVEMENTS
ST. CHARLES, MO
SITE LAYOUT**

JOB #: #####
DATE: 3.18.25
DRAWN BY:
END

SHEET
C1.1

St. Charles Parks and Recreation Board

MEMORANDUM

Date: March 25, 2025

From: Maralee M. Britton, Director

RE: Presentation and Discussion and of the Phasing Approach to the 97 Acre Park Recreational Site Development Recommendation

Summary:

Board Members,

Presented to you is the phasing approach to development of the 97 acre park Recreational Site Development completed by Navigate Building Solutions. Staff requested phasing for \$3,000,000, \$5,000,000 and \$10,000,000 areas. Navigate also included a phase for the lake area with some trails for \$5,000,000.

Within the plan, each phase includes design/construction documents, utilities, construction management and amenities. Basically, this is a “plug and play” approach. Choose a phase and it is all inclusive for development. Note under the phases, each have their pros and cons with a few items removed to be within the budget requested.

The attached financial spreadsheet details current funding, future funding and the option to secure a loan to begin phase one as the family play & nature education activity area. This includes signature playground, pavilion, small pump track, frisbee disc golf course, multi-use trail, native play area including boardwalks, large meadow/prairie area, access from Highway B and parking lot for \$5,000,000. For the additional \$400,000, entrance signage, full concrete walkways, street and parking lights and overlook pavilion would be included as a \$5,400,000 project. The current allocated funding is sufficient to complete construction documents and hire construction management

The family play & nature education activity area phase would create the entrance to the park at Highway B and Wayfair Landing. During the master plan process working with the Orchard Farm School District, the thought was to create a shared entrance at his location. With their timeline for construction ahead of ours, OFSD has created their own entrance and is no longer in need of a shared use entrance. Because the design of the entrance is on OFSD land, discussion about property swap with OFSD to allow Parks and Recreation to establish this as the park entrance swapping land next to the newly developed elementary school which is approximately 3.198 acres. Maps attached for reference. This would need to be completed during the construction document process with approval by the Board, City Council, OFSD Board of Education and recorded with St. Charles County.

Staff requests further direction with the recommendation to implement the family play & nature education activity area. Next steps would include requesting official loan terms through the Finance Director with a bank to acquire a loan, bringing forward a budget amendment for the \$2,000,000 to be allocated to the Recreational Site Development Project from the Prop P Sales Tax Cash Fund account 417, coordination with OFSD for a land swap, complete a Request for Qualifications for construction documents and construction management contracts.

97 Acre Park Recreational Site Development Funding

Current Balances

Project Code	Project	Account	Fund Type	Balance
25PARKS013	97 Acre Recreational	216-451-973-109	Metro Funds	\$ 179,536
	Site Development	217-451-873-109	Parks Property Tax	\$ 969,730
				\$ 1,149,266

Prop P Sales Tax Breakdown

Prop P Sales Tax Cash Balance	\$ 3,642,907
Bond and Interest Payment	\$ (1,730,362)
Available Cash Balance	\$ 1,912,545

Potential Phase I Approach

Current Allocated Funding	\$1,149,266
Prop P Sales Tax Cash Balance Amendment	\$2,000,000
	\$3,149,266

Option #2 Family Play & Nature Education Activity Area with all amenities	\$5,400,000
Balance needed	\$2,250,734

4 Year Bank Loan	\$2,200,000
Anticipated Interest 5%	\$440,000
Total Loan	\$2,640,000
Annual Loan Payment from Scheduled CIP	\$660,000

Capital Improvements Plan 2026 thru 2031

Account	Fund Type	2026	2027	2028	2029	2030	2031	6 Year Total
216-451-973-109	Metro Funds	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000
417-451-873-109	Prop P Sales Tax	\$481,000	\$420,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,901,000
		\$631,000	\$570,000	\$650,000	\$650,000	\$650,000	\$650,000	\$3,801,000

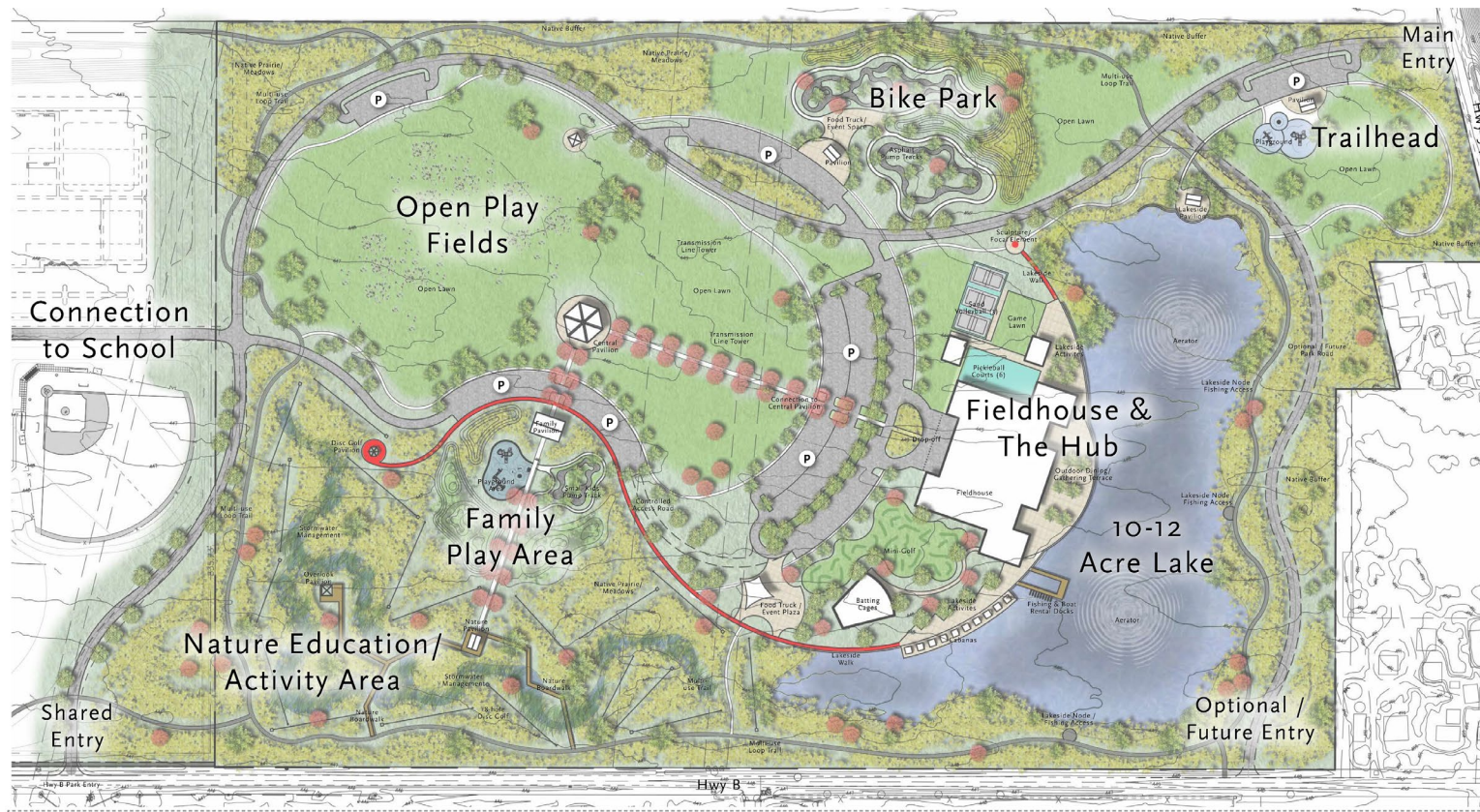
For Reference

Option #3 Family Play & Nature Activity Area & Lake	\$10,000,000
Balance needed	-\$6,850,734

6 Year Bank Loan	\$6,200,000
Anticipated Interest 5%	\$1,860,000
Total Loan	\$8,060,000
Annual Loan Payment	\$1,343,333




St. Charles Parks and Recreation 97 Acre Recreational Site Phasing





97 Acre Recreational Site Phasing Approach

Navigate Building Solutions completed the phasing plan coordinating with SWT Design from the Master Plan.

- Confirm pricing for accuracy of today's market and note any obstacles.
 - Provide phasing options for \$3.0M, \$5.0M and \$10.0M.
 - Each phase should be inclusive of construction documents, construction management, utilities, contingency, and soft costs. A “Plug & Play” phasing approach.
 - To reach the phased budgeted requests, some features are noted as not being included at the time of construction and could be added later.
- 

Option 1- Bike Park (\$3.0 Million, Approx. 6 Acres)

- Included in this option is:
 - Installation of the two bike tracks reduced from 63,000 sf to 54,000 sf
 - Installation of a Public Access Road from Highway 94
 - Installation of adjoining reduced parking lot from 2,750 sf to 1,400 sf.
- Not included in this option is:
 - No entry signage (\$30k)
 - No pavilion w/restrooms (\$350K)
 - No street or parking lot lighting (\$112.5K)
 - No electricity, water, or sanitary sewer utilities (\$250k)
 - No irrigation



Option 2 - Family Play & Nature Education Activity Area (\$5.0 Million, Approx. 20 Acres)

○ Included in this option is:

- Installation of the signature playground
- Installation of the family pavilion with restrooms
- Installation of the small pump track
- Installation of the disk golf course
- Installation of 3,500 linear feet of 12-foot-wide multi-use trail
- Installation of the native play area including the boardwalks
- Installation of the larger meadow/prairie area
- Installation of a public access road from Highway B
- Installation of the proposed parking lot

○ Not included in this option is:

- No entry signage (\$30k)
- Reduction in concrete walkways from 12,500 sf to 6,000 sf (\$52K)
- No specialty pavement (\$160K)
- No street or parking lot lighting (\$105K)
- No overlook pavilions at the nature education area (\$255K)
- No irrigation



Option 4 – Lake Only (\$5.0 Million, Approx. 15 Acres)

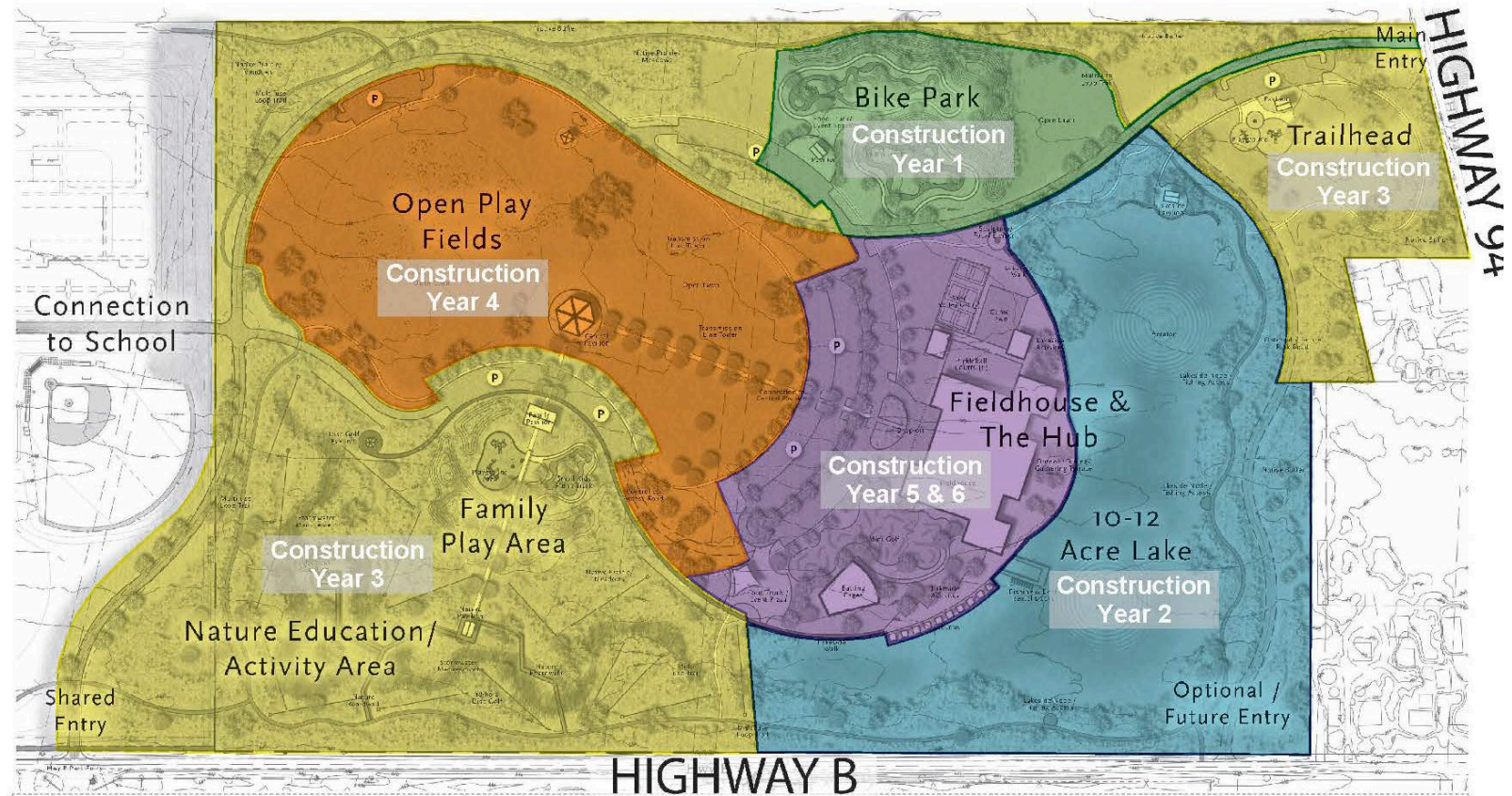
- Included in this option is:
 - Construction of the 10-acre lake
 - Installation of 2,600 linear feet of 12-foot-wide multi-use trail
 - Installation of the lake overlook pavilion
 - Installation of a public access road from Highway B
 - Installation of a small parking lot
- Not included in this option is:
 - No fishing & boat rental docks



Construction Phasing Option 1

- Year 1 Bike Park
\$3.0M
- Year 2 Lake
\$5.0M
- Year 3 Family Play & Nature,
Trailhead & playground
\$10.0M
- Year 4 Open Play
\$ 2.5M
- Year 5 & 6 Fieldhouse & Hub Complex
\$ 16.0M - \$ 42.0M

DRAFT MASTER PLAN - CONSTRUCTION PHASING OPTION 1



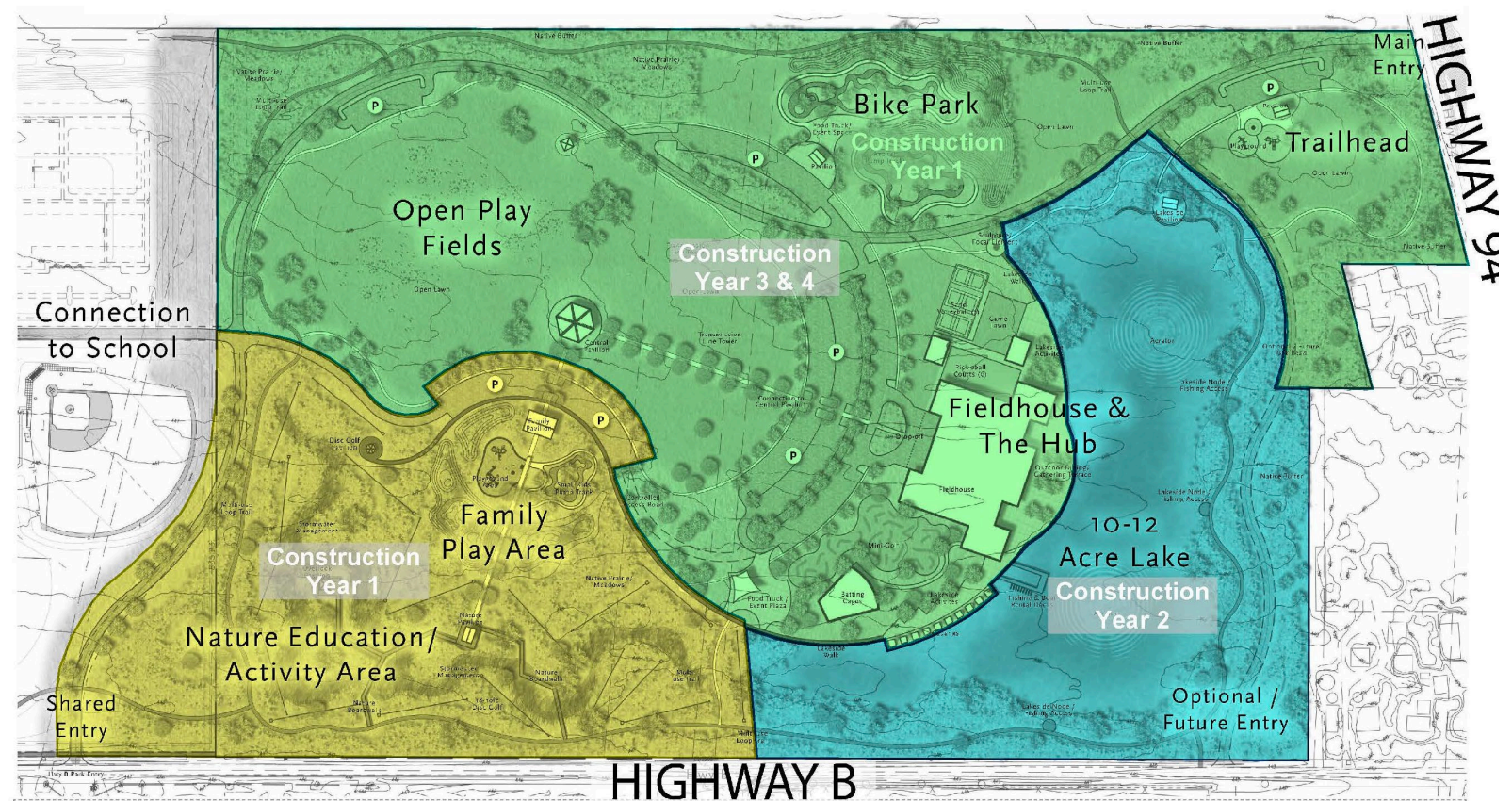
Construction Phasing Option 2

Year 1 Family Play & Nature
\$5.0M

Year 2 Lake
\$5.0M

Year 3 & 4 Roadway / Trail / Bike Park /
Open Play / Fieldhouse &
Hub Complex
\$26.5M - \$52.5M

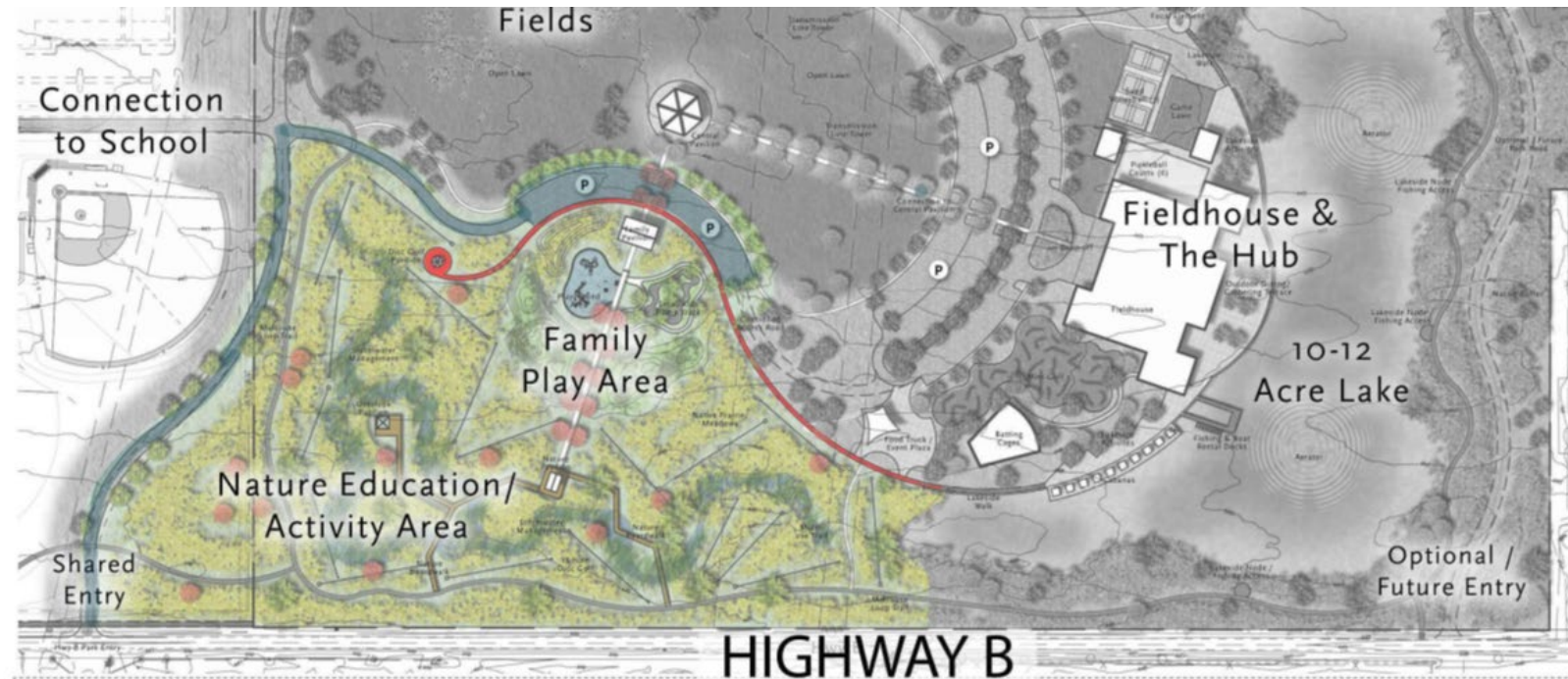
DRAFT MASTER PLAN - CONSTRUCTION PHASING OPTION 2



Recommendation

Option 2 - Family Play & Nature Education Activity Area (\$5.4 Million, Approx. 20 Acres)

- Included in this option is:
 - Installation of the signature playground
 - Installation of the family pavilion with restrooms
 - Installation of the small pump track
 - Installation of the disk golf course
 - Installation of 3,500 linear feet of 12-foot-wide multi-use trail
 - Installation of the native play area including the boardwalks
 - Installation of the larger meadow/prairie area
 - Installation of a public access road from Highway B
 - Installation of the proposed parking lot
- **ALSO INCLUDE (\$442,000):**
 - Entry signage (\$30k)
 - Concrete walkways at 12,500 sf instead of 6,000 sf (\$52K)
 - Specialty pavement (\$160K) (Bid Add-On)
 - Street or parking lot lighting (\$105K)
 - Overlook pavilions at the nature education area (\$255K)
 - Irrigation (Bid Add-On)



97 Acre Park Recreational Site Funding

Current Balances

Project Code	Project	Account	Fund Type	Balance
25PARKS013	97 Acre Recreational Site Development	216-451-973-109	Metro Funds	\$ 179,536
		217-451-873-109	Parks Property Tax	\$ 969,730
				\$ 1,149,266

Prop P Sales Tax Breakdown

Prop P Sales Tax Cash Balance	\$ 3,642,907
Bond and Interest Payment	\$ (1,730,362)
Available Cash Balance	\$ 1,912,545

Potential Phase I Approach

Current Allocated Funding	\$1,149,266
Prop P Sales Tax Cash Balance Amendment	\$2,000,000
	\$3,149,266

Option #2 Family Play & Nature Education Activity Area with all amenities	\$5,400,000
Balance needed	\$2,250,734

4 Year Bank Loan	\$2,200,000
Anticipated Interest 5%	\$440,000
Total Loan	\$2,640,000
Annual Loan Payment from Scheduled CIP	\$660,000

Capital Improvements Plan 2026 thru 2031

Account	Fund Type	2026	2027	2028	2029	2030	2031	6 Year Total
216-451-973-109	Metro Funds	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$900,000
417-451-873-109	Prop P Sales Tax	\$481,000	\$420,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,901,000
		\$631,000	\$570,000	\$650,000	\$650,000	\$650,000	\$650,000	\$3,801,000

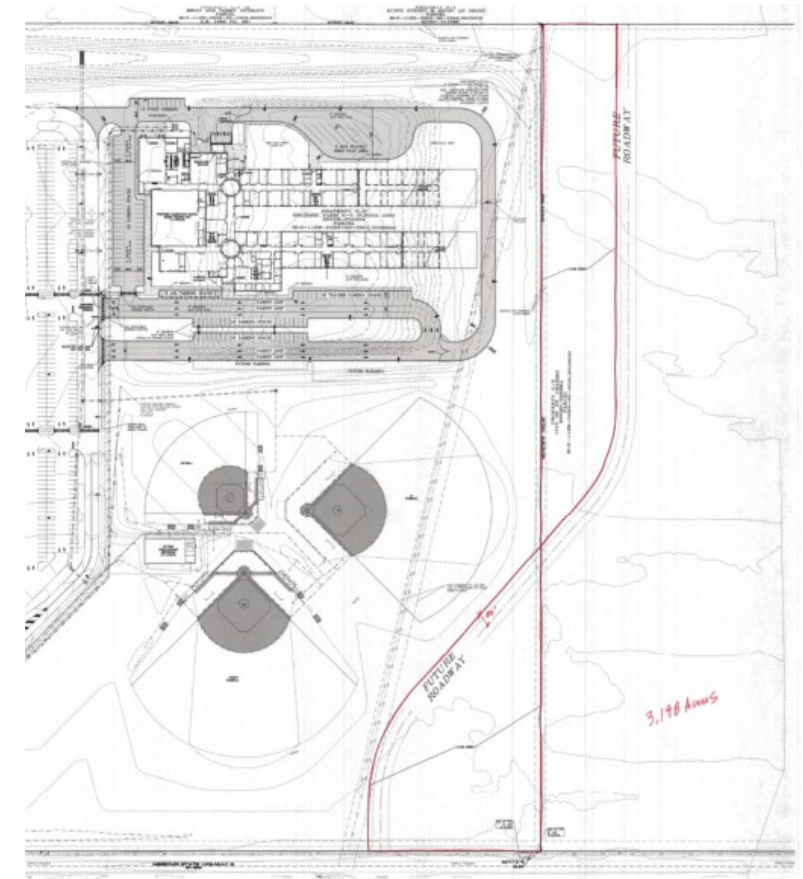
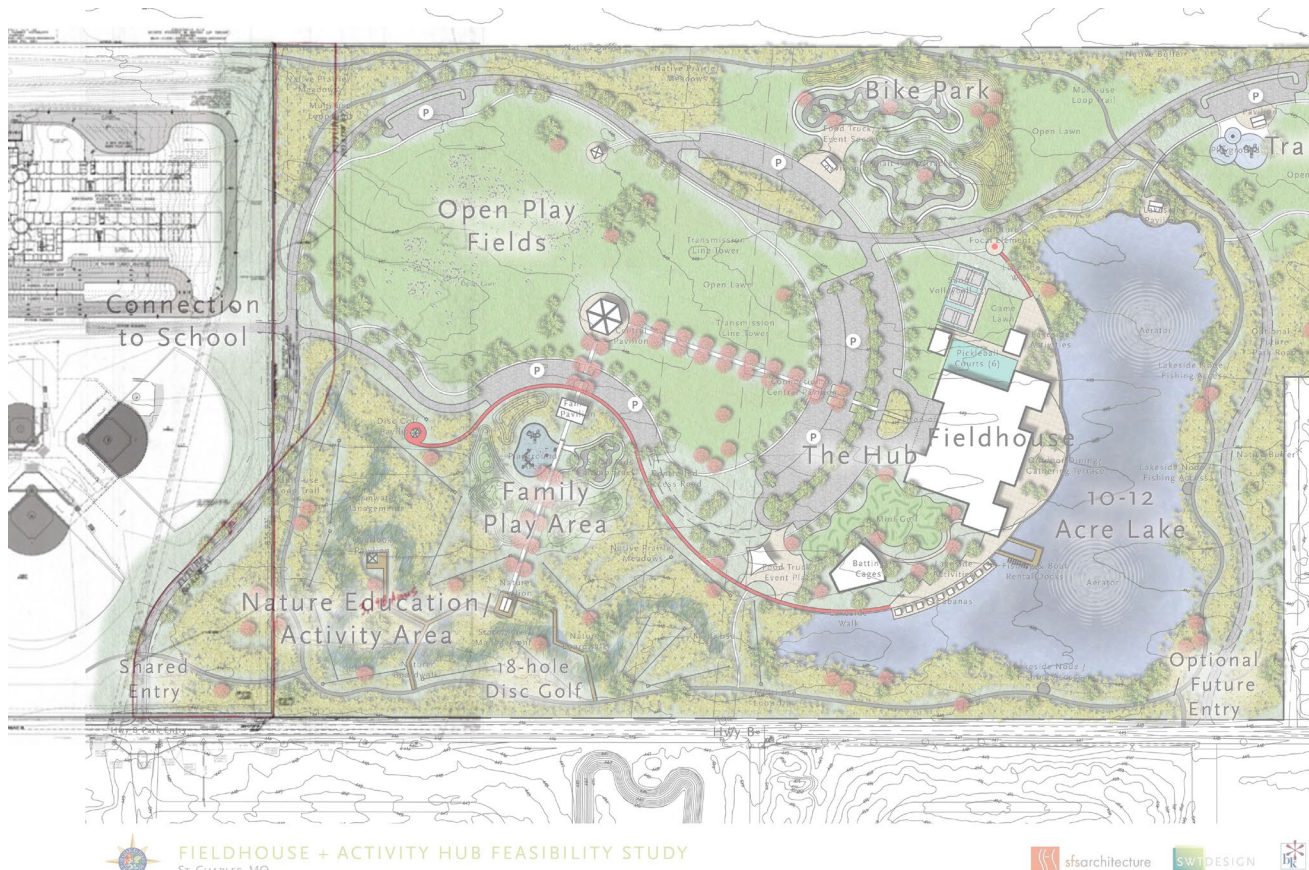
For Reference

Option #3 Family Play & Nature Activity Area & Lake	\$10,000,000
Balance needed	-\$6,850,734

6 Year Bank Loan	\$6,200,000
Anticipated Interest 5%	\$1,860,000
Total Loan	\$8,060,000
Annual Loan Payment	\$1,343,333

Property Boundaries


Original master plan was completed with a shared entrance with OFSD. They were ahead in construction and no longer need access to this entrance. Coordination to take place.





97 Acre Park Recreational Site Next Steps

Option 2 – Family Play & Nature Education Activity Area

- Request Finance acquire official loan terms from several banks for \$2.2M, 4 year payment plan.
 - Budget Amendment consideration on agenda for \$2,000,000 from the 417 Prop P Sales Tax Account Balance to project.
 - RFP's for construction documents and construction management team. Bring forward a recommendation for approval at Board meeting in June.
 - Coordinate with OFSD for potential land swap for entrance at HWY B and Wayfair Landing.
- 



FUTURE PARK – MASTER PLAN

Phasing Options

February 2025

Prepared by:

Navigate Building Solutions

Construction Budget Options

Based on the Master Plan and Cost Opinion information developed by SWT Design dated July 2021, NAVIGATE is proposing the following potential construction budget options:

- **Option 1 – Bike Park Only (\$3.0 Million)**
 - Included in this option is:
 - Installation of the two bike tracks reduced from 63,000 sf to 54,000 sf
 - Installation of a Public Access Road from Highway 94
 - Installation of adjoining reduced parking lot from 2,750 sf to 1,400 sf.
 - Not included in this option is:
 - No entry signage (\$30k)
 - No pavilion w/restrooms (\$350K)
 - No street or parking lot lighting (\$112.5K)
 - No electricity, water, or sanitary sewer utilities (\$250k)
 - No irrigation
 - Pros & Cons
 - Pro – This is the least expensive option to get some play value.
 - Pro – There is no current bike park within the City limits.
 - Con – Under this option there are no public restrooms.
 - Con – Very targeted user group.
 - If this option is built, the remaining construction activities could be constructed by accessing the site from Highway B.

- **Option 2 – Family Play & Nature Education Activity Area (\$5.0 Million)**
 - Included in this option is:
 - Installation of the signature playground
 - Installation of the family pavilion with restrooms
 - Installation of the small pump track
 - Installation of the disk golf course
 - Installation of 3,500 linear feet of 12-foot-wide multi-use trail
 - Installation of the native play area including the boardwalks
 - Installation of the larger meadow/prairie area
 - Installation of a public access road from Highway B
 - Installation of the proposed parking lot
 - Not included in this option is:
 - No entry signage (\$30k)
 - Reduction in concrete walkways from 12,500 sf to 6,000 sf (\$52K)
 - No specialty pavement (\$160K)
 - No street or parking lot lighting (\$105K)
 - No overlook pavilions at the nature education area (\$255K)
 - No irrigation
 - Pros & Cons
 - Pro – This option provides the most play value.
 - Pro – This option targets a larger and more diverse user group.

- Pro – Under this option the large meadow/prairie area is installed allowing it time to be fully grown-in (typical 3 years) before the rest of the park is completed.
 - Pro – Under this option the construction activities for the remaining park area can be completed using the access from Hwy 94, providing more separation from the residential and school area off Highway B.
 - Pro – Close proximity to the residential development area off Highway B.
 - Con – This option does not provide any new amenities that are not already provided at one of the other existing parks within the city.
- **Option 3 – Family Play & Nature Education Activity Area plus the Lake (\$9.9 Million)**
 - Included in this option is:
 - Installation of everything from Option 2
 - Construction of the 10-acre lake
 - Installation of an additional 2,600 linear feet of 12-foot-wide multi-use trail
 - Installation of the lake overlook pavilion
 - Not included in this option is:
 - See items noted under Option 2
 - No fishing & boat rental docks
 - Pros & Cons
 - See items noted under option 2
 - Pro – This option provides for the construction of the lake. This allows time for the fish to get established before the main items in the park are built.
 - Pro – Under this option the rough grading for the main site area would be completed.
 - **Option 4 – Lake Only (\$5.0 Million)**
 - Included in this option is:
 - Construction of the 10-acre lake
 - Installation of 2,600 linear feet of 12-foot-wide multi-use trail
 - Installation of the lake overlook pavilion
 - Installation of a public access road from Highway B
 - Installation of a small parking lot
 - Not included in this option is:
 - No fishing & boat rental docks
 - Pros & Cons
 - Pro – This option provides for the construction of the lake. This allows time for the fish to get established before the main items in the park are built.
 - Pro – Under this option the rough grading for the main site area would be completed.
 - Pro – Under this option the construction activities for the remaining park area can be completed using the access from Hwy 94, providing more separation from the residential and school area off Highway B.
 - Con – This option provides no real play value other than fishing.



ST. CHARLES FUTURE PARK - MASTER PLAN
FUNDING OPTIONS

ITEM #	ITEM	Quantity	Unit	Unit Cost	COST
Option 1 - Bike Park Only					
	Main Park Roadway (from Hwy 94)	1,000	lf	\$200.00	\$200,000.00
	Signage	0	al	\$0.00	\$0.00
	Grading and Creation of Bike Park (two tracks)	54,000	sf	\$25.00	\$1,350,000.00
	Pavilion w/ Restrooms	1	al		\$0.00
	Landscape	1	al	\$85,000.00	\$85,000.00
	Drive and Parking Lot	1,400	sy	\$50.00	\$70,000.00
	Parking Lot Lighting (50' O.C.)	0	ea	\$7,500.00	\$0.00
	Specialty Paving	7,000	sf	\$18.00	\$126,000.00
	Concrete Sidewalks	5,000	sf	\$8.00	\$40,000.00
	Utility Services (electric, water, sewer)	1	al	\$0.00	\$0.00

Subtotal	\$1,871,000.00
10% Contractor General Conditions	\$187,100.00
7% Mobilization	\$130,970.00
Subtotal	\$2,189,070.00
15% Contingency	\$328,360.50
Subtotal	\$2,517,430.50
20% Soft Cost	\$503,486.10
TOTAL OPTION COST	\$3,020,916.60

3 DRAFT MASTER PLAN - SITE PLAN

OPTION 1 - \$3.0 MILLION





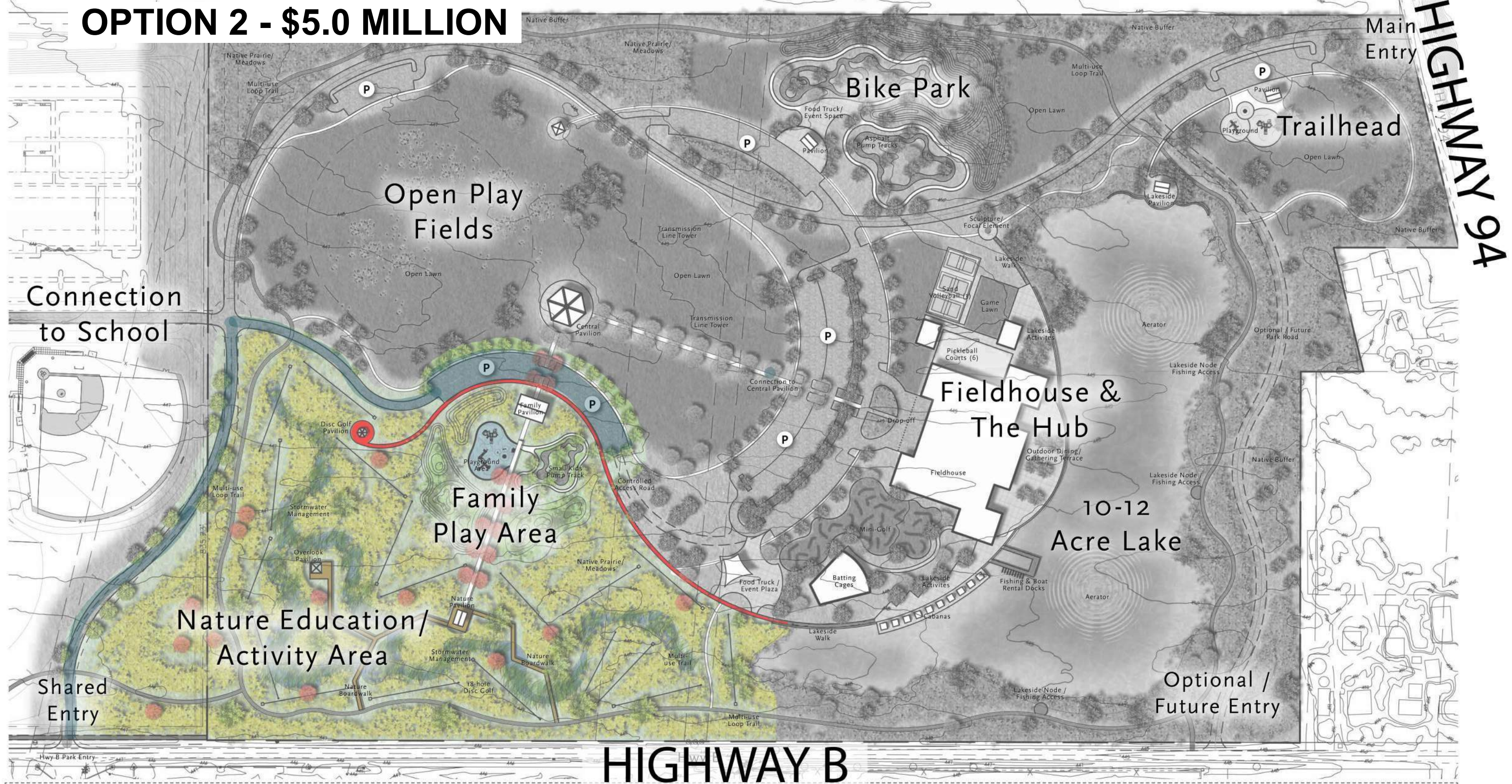
ST. CHARLES FUTURE PARK - MASTER PLAN
FUNDING OPTIONS

ITEM #	ITEM	Quantity	Unit	Unit Cost	COST
Option 2 - Family Play & Nature Education Activity Area					
	Main Park Roadway (from Hwy B)	1,530	lf	\$200.00	\$306,000.00
	Signage	0	al	\$0.00	\$0.00
	Signature Playground and Supporting Elements	1	al	\$750,000.00	\$750,000.00
	Family Pavilion with Restroom	1	al	\$350,000.00	\$350,000.00
	Small Pump Track (prefabricated)	1	al	\$50,000.00	\$50,000.00
	Drive and Parking Lot	3,255	sy	\$50.00	\$162,750.00
	Parking Lot Lighting (50' O.C.)	0	ea	\$7,500.00	\$0.00
	Concrete Walkways	6,000	sf	\$8.00	\$48,000.00
	Specialty Pavement	0	sf	\$18.00	\$0.00
	Landscape	1	al	\$50,000.00	\$50,000.00
	Berming and Nature Play Area	1	al	\$350,000.00	\$350,000.00
	Nature Boardwalks	1	al	\$350,000.00	\$350,000.00
	Overlook Pavilions	0	ea	\$75,000.00	\$0.00
	Misc. Site Landscape	1	al	\$25,000.00	\$25,000.00
	Multi-Use Trail (12 ft. wide asphalt)	4,700	sy	\$28.00	\$131,600.00
	Meadows/Prairies	1	al	\$250,000.00	\$250,000.00
	Disk Golf (concrete tee and baskets)	1	al	\$25,000.00	\$25,000.00
	Utility Services (electric, water, sewer)	1	al	\$250,000.00	\$250,000.00

Subtotal	\$3,098,350.00
10% Contractor General Conditions	\$309,835.00
7% Mobilization	\$216,884.50
Subtotal	\$3,625,069.50
15% Contingency	\$543,760.43
Subtotal	\$4,168,829.93
20% Soft Cost	\$833,765.99
TOTAL OPTION COST	\$5,002,595.91

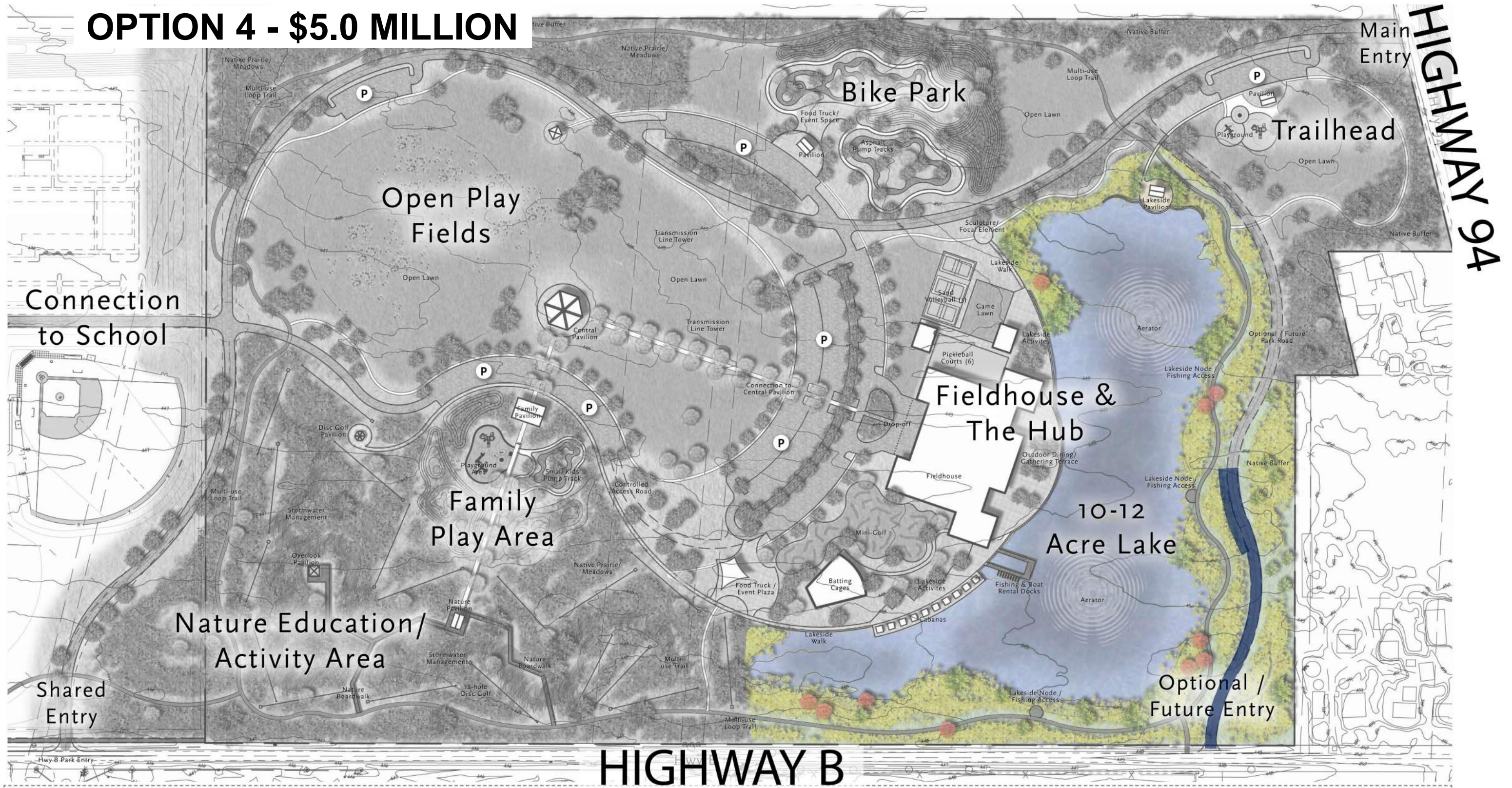
3 DRAFT MASTER PLAN - SITE PLAN

OPTION 2 - \$5.0 MILLION



3 DRAFT MASTER PLAN - SITE PLAN

OPTION 4 - \$5.0 MILLION



Construction Phasing Options

Construction Phasing Option 1:

If the Bike Park option is selected to be constructed first, then the rest of the project could be constructed by accessing the site from Highway B. We would suggest that the Lake be the first thing constructed so that the rough grading could be completed for the remainder of the site. Once the rough grading is completed there are many options on how to complete the other features within the site in phases. One possible scenario would be to connect the perimeter roadway from Highway 94 to Highway B along with the outer walkway trail and trailhead. You could construct the Family Play Area or start construction of the Fieldhouse and Hub complex. We would suggest that the Open Play and Cricket Pitch be contracted either under the same contract with the perimeter roadway package or under its own after the roadway package is completed. Under this option the cost for the construction of the Park is spread out over many years. One of the risks under this option is the escalation of construction costs over the years.

<u>Year</u>	<u>Project</u>	<u>\$ Cost (million)</u>
Year 1	Bike Park	\$3.0
Year 2	Lake	\$5.0
Year 3	Roadway / Trail / Family Play	\$10.0
Year 4	Open Play	\$ 2.5
Year 5 & 6	Fieldhouse & Hub Complex	\$ 16.0 - \$ 42.0

Construction Phasing Option 2:

If the Family Play option (\$5 million) is selected to be constructed first, then the rest of the project could be constructed by accessing the site from Highway 94. As noted above, the next project we would recommend would be the construction of the Lake (\$5 million). Once the lake and the rough grading for the site is completed, there are many options to complete the remaining features of the park. A different approach than noted above would be to complete the remaining features at the same time under one big contract. Under this option we know that the Fieldhouse & Hub Area will take the longest period to construct, approximately 2 years. While these facilities are under construction the contractor could be working on the construction of the Bike Park, Open Play area and the Roadway/Trail components. Under this option the Park is constructed quicker, reducing the risk of construction costs due to escalation.

<u>Year</u>	<u>Project</u>	<u>\$ Cost (million)</u>
Year 1	Family Play Area	\$5.0
Year 2	Lake	\$5.0
Year 3 & 4	Roadway / Trail / Bike Park / Open Play / Fieldhouse & Hub Complex	\$26.5 - \$52.5

