

# FINAL REPORT





## A detailed map of the NE Grant St area in Omaha, Nebraska. The map shows a grid of streets including NE 68th St, NE 70th St, NE 72nd St, NE 74th St, NE 76th St, NE 78th Ave, NE 80th St, NE 82nd St, NE 84th St, NE 86th St, NE 88th St, NE 90th St, NE 92nd St, NE 94th St, NE 96th St, NE 98th St, NE 100th St, NE 102nd St, NE 104th St, NE 106th St, NE 108th St, NE 110th St, NE 112th St, NE 114th St, NE 116th St, NE 118th St, NE 120th St, NE 122nd St, NE 124th St, NE 126th St, NE 128th St, NE 130th St, NE 132nd St, NE 134th St, NE 136th St, NE 138th St, NE 140th St, NE 142nd St, NE 144th St, NE 146th St, NE 148th St, NE 150th St, NE 152nd St, NE 154th St, NE 156th St, NE 158th St, NE 160th St, NE 162nd St, NE 164th St, NE 166th St, NE 168th St, NE 170th St, NE 172nd St, NE 174th St, NE 176th St, NE 178th St, NE 180th St, NE 182nd St, NE 184th St, NE 186th St, NE 188th St, NE 190th St, NE 192nd St, NE 194th St, NE 196th St, NE 198th St, NE 200th St, NE 202nd St, NE 204th St, NE 206th St, NE 208th St, NE 210th St, NE 212th St, NE 214th St, NE 216th 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St, NE 988th St, NE 990th St, NE 992nd St, NE 994th St, NE 996th St, NE 998th St, NE 1000th St. The map also shows various landmarks, including parks, schools, and commercial areas. A legend in the bottom right corner identifies different types of land use and transportation features. The date "May 6, 2013" is printed in the top right corner.



The City of  
**Bondurant**  
*on the move* — IOWA

**SNYDER & ASSOCIATES**  
Engineers and Planners



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Engineers and Planners



## PART 1 – PARKS, TRAILS AND GREENWAYS

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Parks, trails and greenways are a vital part of communities across the country. Parks provide public space for people to gather and experience the natural environment through passive and active activities. Parks serve as a place for social gatherings and enhance the quality of life. Greenways provide links through a community and often times utilize natural drainageways and vegetated waterways. Trails located in greenways allow for safe access for pedestrians and bicyclists and link community facilities to residential developments.

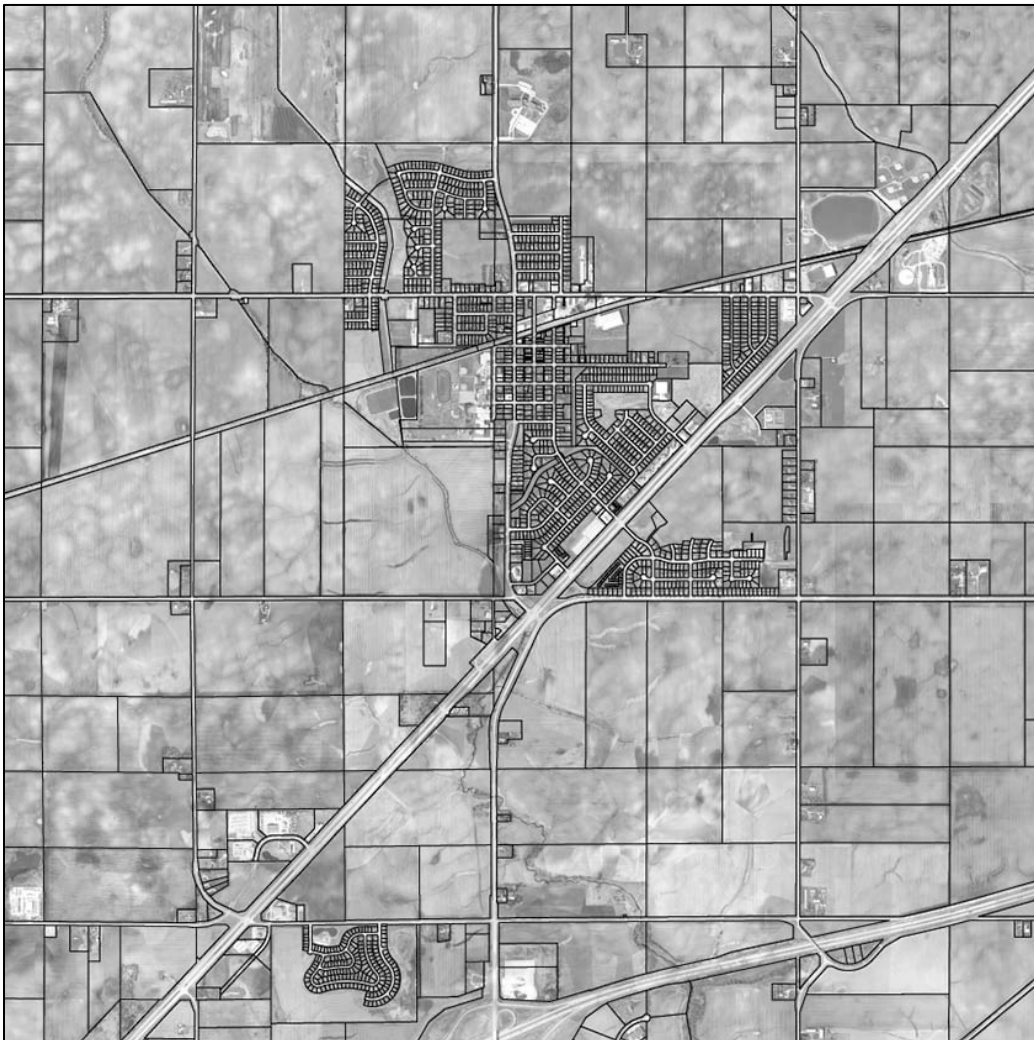
The objective of the Park, Trail and Greenway Master Plan is to evaluate existing parks, identify park and trail needs and plan for future improvements. The information gathered during this process will assist the community in prioritizing upcoming facilities improvements and budgetary costs.

The process for developing the Park, Trail and Greenway Master Plan started with the information provided in the City of Bondurant Comprehensive Plan completed in May, 2012. This document outlined goals and policies for parks and trails. Inventory and analysis was then conducted for each park. Public input sessions followed. After several meetings with the Parks Board, park concepts were developed for desired park improvements. These concepts were then finalized and budgetary costs for each park were prepared. This information can be used for future planning improvements in the community.



Park planning needs to occur at various levels. The following maps illustrate park locations in the community as well as future park development areas. Linking parks together and identifying future park locations allows for proper planning and budgeting. This is critical as the City of Bondurant grows and develops.

- Existing Parks Map
- Parks Service Area Map

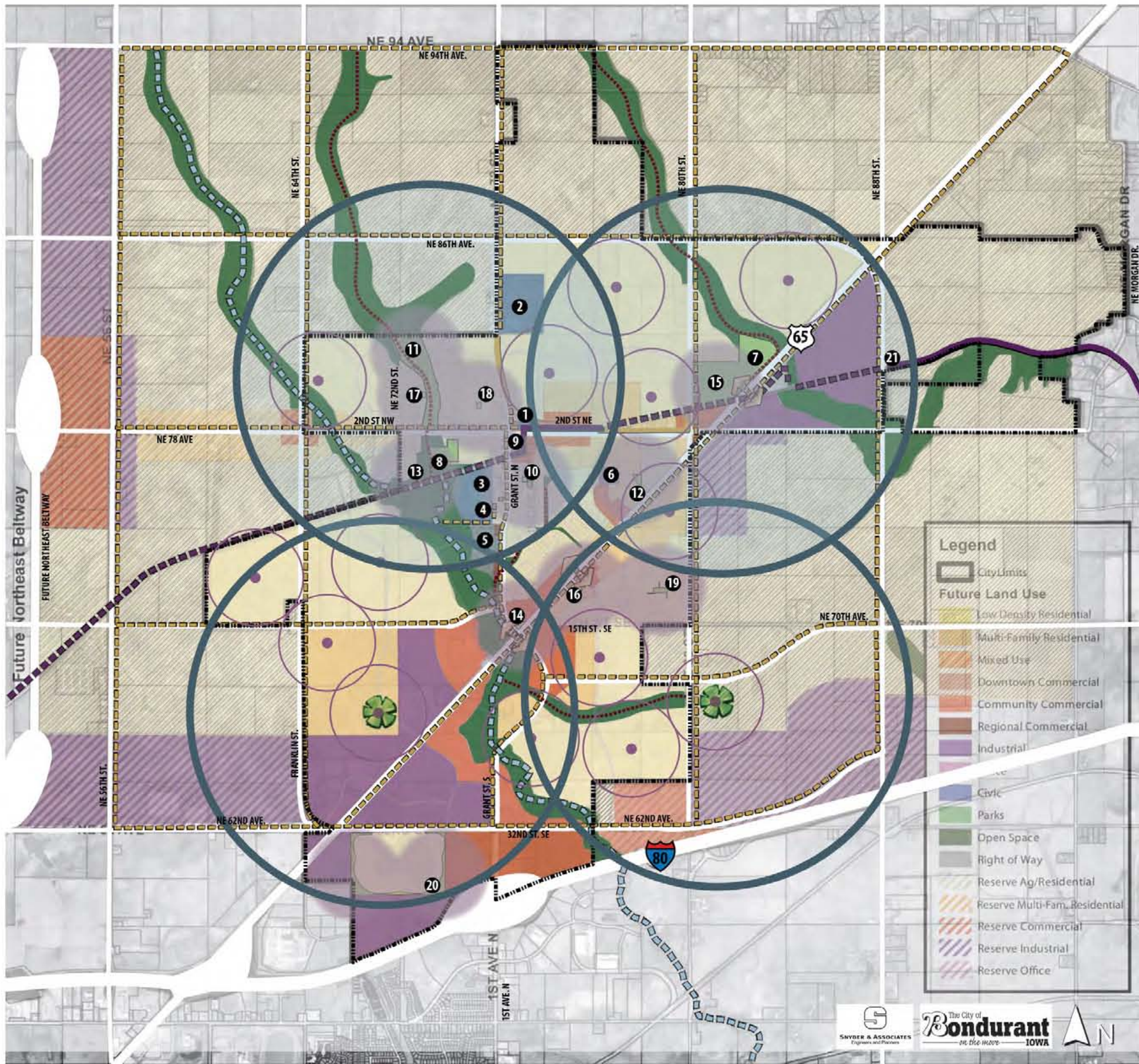


City of Bondurant 2012









# PARK SERVICE AREA MAP

Bondurant, Iowa

May 1, 2013



The National Recreation and Park Association has guidelines which are widely recognized and used for communities. These guidelines include park classifications. The classifications are also reflected in the City of Bondurant's Comprehensive Plan. The classifications are community parks, neighborhood parks, specialty parks and greenway parks. The following pages illustrate the existing parks in Bondurant along with the proposed improvements for each park.

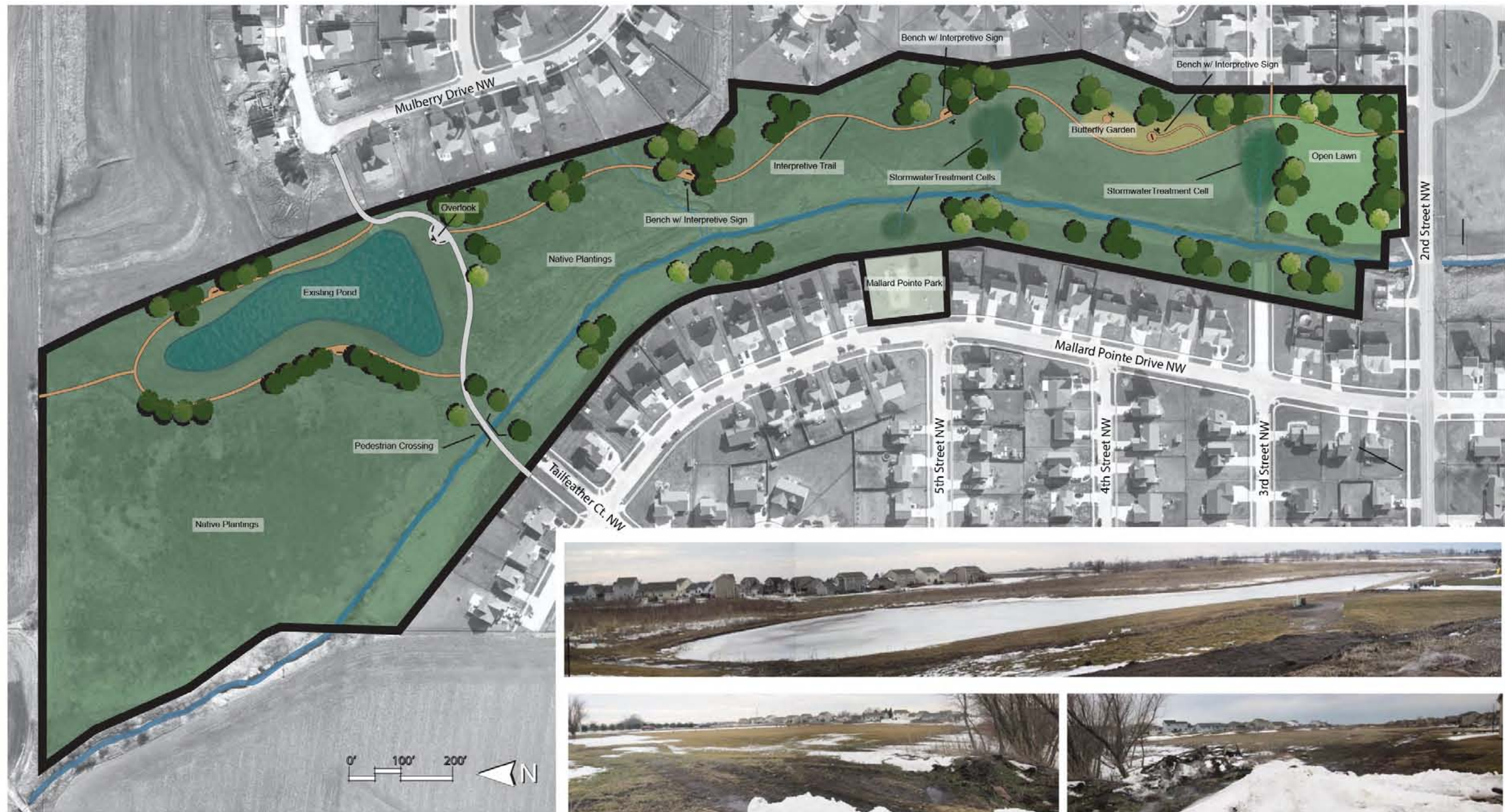
### Neighborhood Parks

The City of Bondurant has several neighborhood parks which are incorporated into residential developments. Park improvements for these smaller neighborhood parks are intended to have basic park amenities for the local neighborhood to enjoy. These amenities include an open shelter with picnic tables, play equipment, sidewalks, benches, trash receptacles, drinking fountain, park sign and plantings.

Each neighborhood park has the opportunity to have amenities that relate to each other through appearance, yet provide uniqueness to the community. This can be accomplished through the selection of materials and features. An example is the selection of play equipment. Play equipment now allows you to select standard play equipment, natural play features, rope climbing equipment and design themes.







## PARK OBSERVATIONS & BACKGROUND:

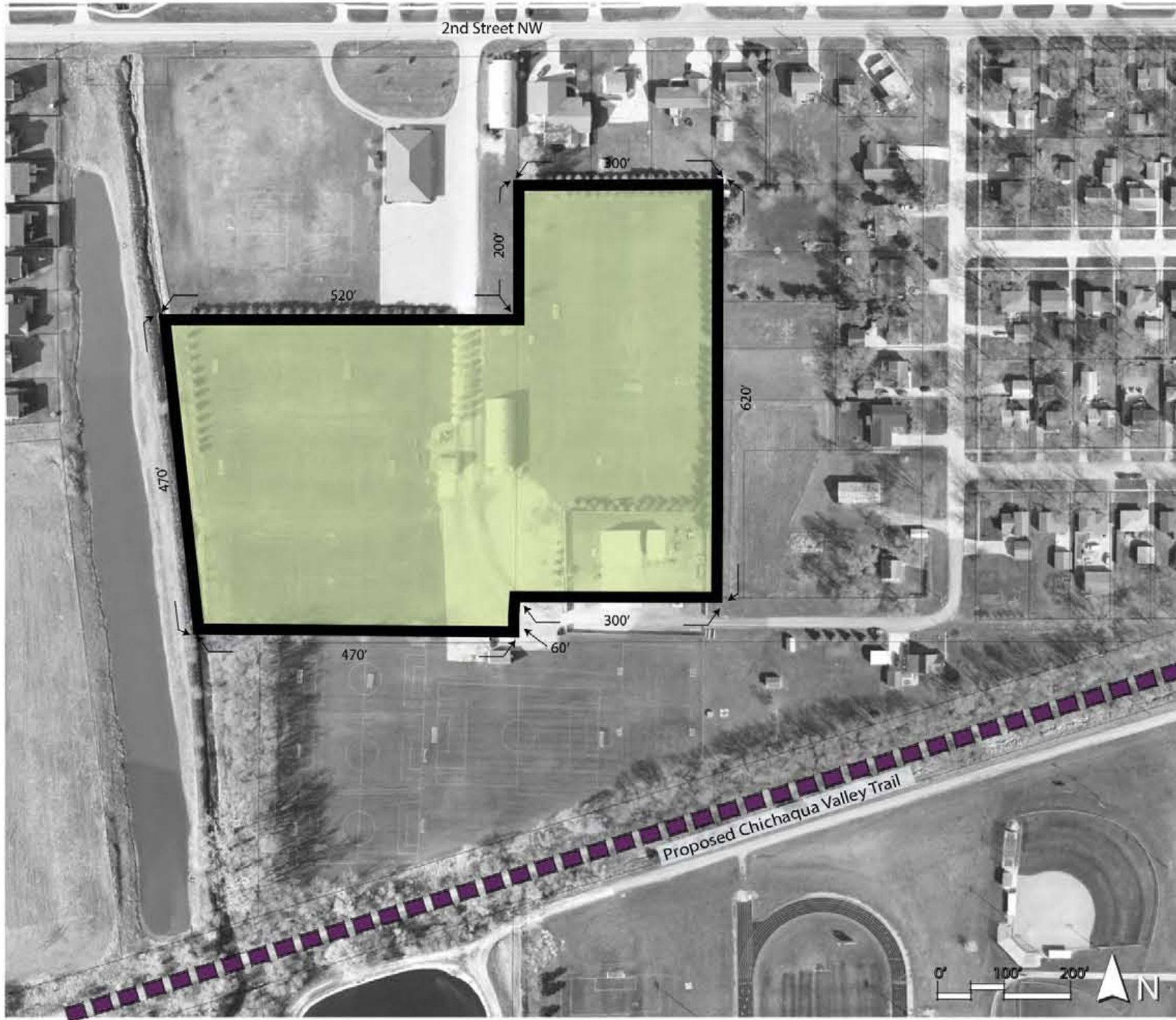
Eagle Park is a linear 17.8-acre park adjacent to Mallard Pointe Park and north of 2nd Street NW and the Bondurant Soccer Fields. The park lies between the Mallard Pointe, Arbor Ridge, and Deer Ridge Crossing neighborhoods. This community park is currently undeveloped, except for a new retention pond located on the northeast end of the park. The park lies within the FEMA 100-year floodplain.

## PROPOSED IMPROVEMENTS:

Trail system, stormwater treatment cells, butterfly garden, overlook, benches, interpretive signs, and native plantings.







## PARK OBSERVATIONS & BACKGROUND:

Developed in 1997, the Bondurant Youth Soccer Complex is a specialty park located south of 2nd Street NW and the American Legion building. The complex has several fields designated for youth soccer. The Bondurant Soccer Club handles all soccer-related activities for the youth and holds a spring and fall league. The park is also adjacent to the Bondurant-Farrar Middle School and the proposed Chichaqua Valley Trail. The area to the south is being leased for the Club's use. Additionally, an agreement with the American Legion has also been reached to utilize portions of their property.

## PROPOSED IMPROVEMENTS:

Continue to use this space for youth soccer. Additional soccer fields are needed in the community.





## PARK OBSERVATIONS & BACK-

Established in 1977, Petocka Lake is one of Bondurant's first parks. Located in northeast Bondurant between Pleasant Street NE and HWY 65 and next to the Bondurant Recreation Sports Complex (BRSC), this 35-acre park is currently Bondurant's only developed community park. Park amenities include picnic shelters, sand volleyball, playground, community garden, 8' width interior trail loop, benches and picnic areas.

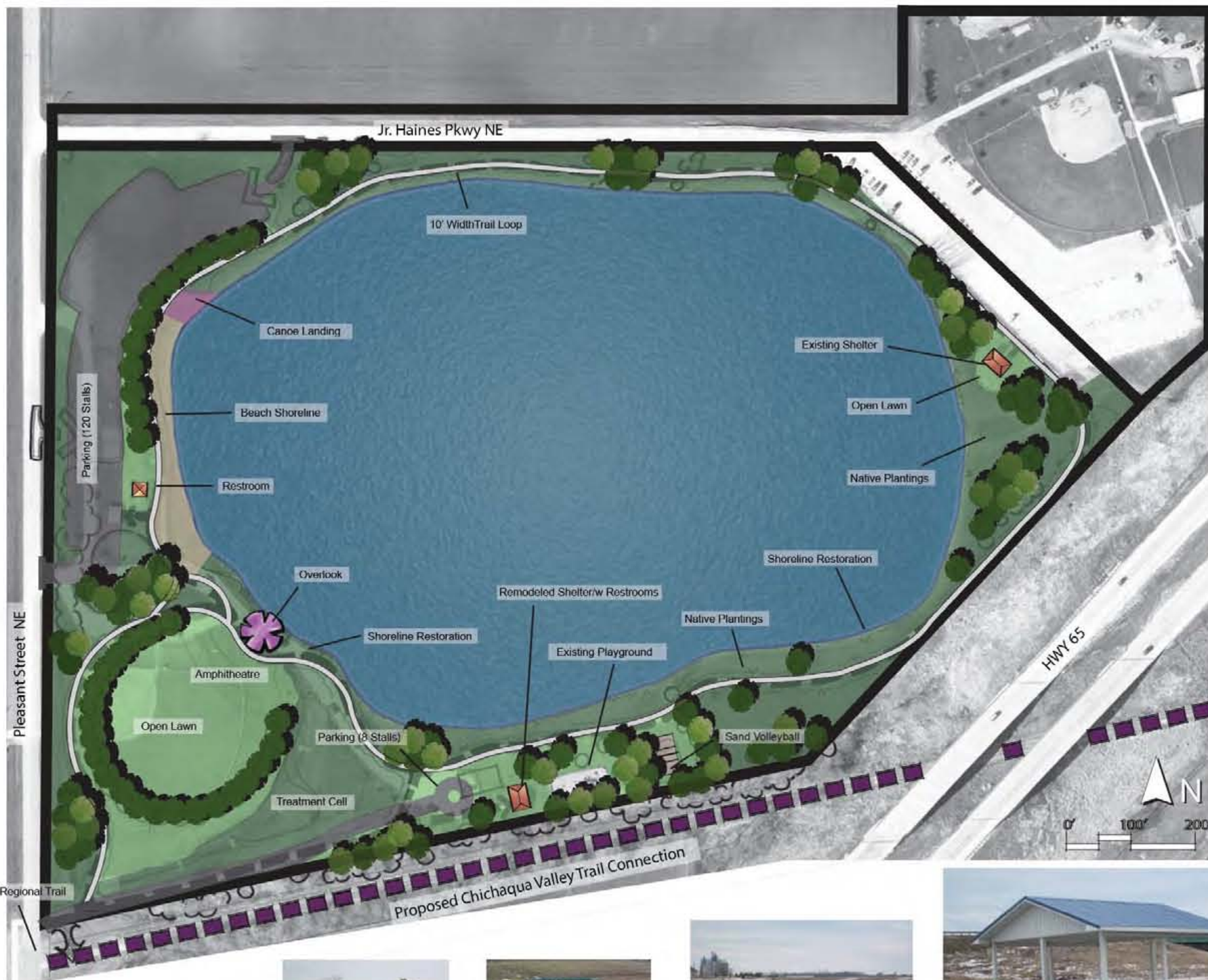
The park's most unique amenity is the 18-acre lake. Because the lake is stocked with trout from November through January, it's open all year. As for boating restrictions, only non-motorized boats under 13-feet are allowed. The park also lies adjacent to a proposed section of the Chichaqua Valley Trail.

In 2011, the 33' x 27' covered and partially enclosed picnic shelter on the south side of the park was remodeled and the current playground was installed. A community garden and baseball field updates were installed in 2012. Other recent improvements include the 24' x 18" covered picnic shelter on the west side and the 24' x 21' covered picnic shelter on the east side; as well as, fishing habitat enhancements within the lake.

Events held at Lake Petocka include the CyMan Triathlon and various community events.

## PROPOSED IMPROVEMENTS:

Restrooms, additional parking for park users, trail access, beach, canoe landing, bank stabilization, relocate ball field to BRSC, amphitheatre, security lighting, emergency call station.







## PARK OBSERVATIONS & BACKGROUND:

The Bondurant Recreation Sports Complex (BRSC) was established in 1997, adjacent to Lake Petocka. The park lies just west of Hwy 65 at the terminus of Jr. Hines Pkwy NE. The park contains seven youth-size baseball fields and one at high school regulation. The youth baseball fields have a base distance of 60 feet, while the larger is 90 feet, both comprising a grass infield. The BRSC also has a small playground and concession stand. A tornado safe room was constructed in 2012. Off-street gravel parking exists. Currently, the interior trail system is partially paved and partially gravel. Finally, the client is working on funding to finish the restrooms in the concession building.

## PROPOSED IMPROVEMENTS:

Additional Ball Field (300' Outfield Fence), Paving Driveway from Street to Facility, Pave Parking Lot.



# CITY PARK (1 Acre)

Bondurant, Iowa

## PARK OBSERVATIONS & BACKGROUND:

Established in the 1970s, City Park is one of the Bondurant's original parks. Located off Main Street SE and within Bondurant's downtown area, this one acre park features a basketball court, general open space, benches, planters, a playground, a picnic shelter, and picnic areas. The park has some recent additions such as new picnic tables made of recycled materials and new raised planters. The park currently is bisected by an alley between 1st Street SE and 3rd Street SE. Additionally, the park has no internal trail system or off-street parking. However, on-street parking is available.

## PROPOSED IMPROVEMENTS:

New shelter with restrooms, splash grounds array, sidewalks, plantings and benches.







## PARK OBSERVATIONS & BACKGROUND:

Developed in the 1970s, Gateway is a 1.3-acre park located at the corner of Grant St. SE and Hwy 65. The park amenities currently include a small picnic shelter and general open space. Also located within the park is one of City's monument signs and a flagpole. The park is currently separated from it's neighborhood service area by commercial development and lack of vehicular and pedestrian access. A new park location that better serves the neighborhood may be considered.

## PROPOSED PARK IMPROVEMENTS:

Plant material groupings around existing sign and proposed flagpole arrangement. Planting to be placed on each side of Grant Street SE, as an enhanced community entrance.







### PROPOSED IMPROVEMENTS:

Plant material around existing sign and backdrop of deciduous trees with evergreen shrubs for entrance enhancement into the community.







### PARK OBSERVATIONS & BACKGROUND:

The Bondurant Regional Trailhead is currently under construction. The restroom and picnic shelter is modeled after the historic station that was once located in Bondurant. The shelter is anticipated to be completed in 2013. Trail improvements were completed in 2012.

### PROPOSED IMPROVEMENTS:

Relocate splash park to city park, interpretive signage, and community gathering space.







## PARK OBSERVATIONS & BACKGROUND:

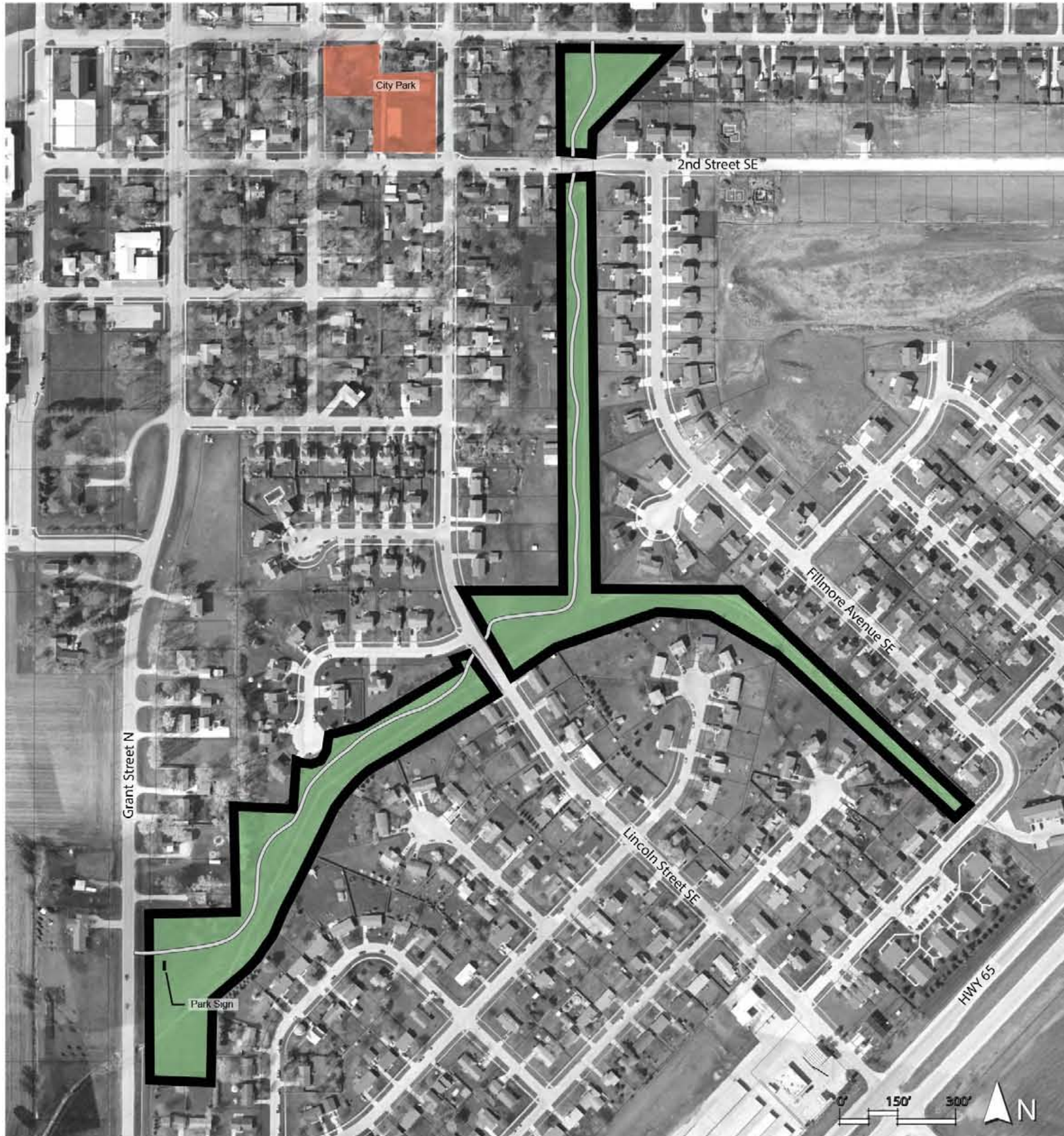
Established in 2007, Mallard Pointe Park is a 1/2-acre park that serves the Mallard Pointe, Deer Ridge and Arbor Ridge neighborhoods. Located off Mallard Pointe Drive NW in the Mallard Pointe neighborhood. The park provides amenities such as benches, picnic areas, playground and swings. The park has also recently had a new picnic shelter installed. The park currently has no internal trail system. On-street parking is available along Mallard Pointe Drive NW. The park is directly adjacent to Eagle Park which provides future trail connection opportunities to the neighborhoods of Deer Ridge and Arbor Ridge that Mallard Pointe serves.

## PROPOSED IMPROVEMENTS:

Trail connection to Eagle Park, address drainage, and proposed overlook to Eagle Park.







## PARK OBSERVATIONS & BACKGROUND:

Designated as a greenway through the Meadow Brook North neighborhood, this park is currently utilized for stormwater management. The site has also been studied for a greenway trail system that would connect to the Gay Lea Wilson East regional trail. This is a potential location for an alternative neighborhood park to Gateway Park.

## PROPOSED PARK IMPROVEMENTS:

Trail system, native plantings, and a park sign.



Looking South from 2nd Street SE



Looking Northeast from Grant Street N



Looking Northeast from Lincoln Street SE

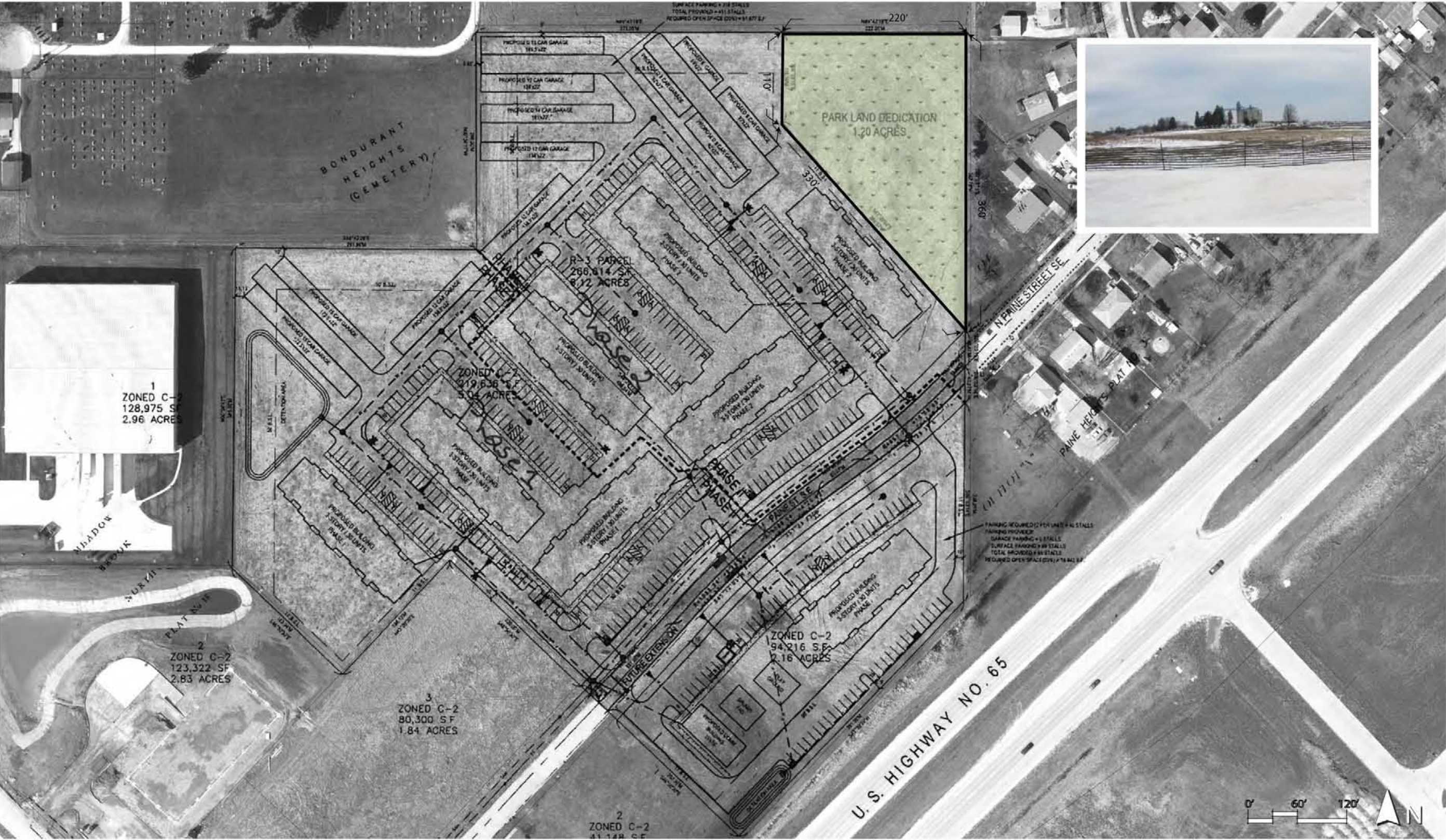


PARK OBSERVATIONS & BACKGROUND:

Currently undeveloped, this 1.2-acre neighborhood park is located in east Bondurant in the new Eastbridge Apartments development north of N Paine Street SE.

PROPOSED IMPROVEMENTS:

Shelter, play equipment, sidewalks, benches and drinking fountain.



EASTBRIDGE PARK (1.2 Acres)

Bondurant, Iowa

May 1, 2013



## PARK OBSERVATIONS & BACKGROUND:

Currently undeveloped, this neighborhood park is located in the south end of the Efnor Estates development, also under construction. The park is located on the north side of the proposed Chichaqua Valley Trail corridor and west of the Bondurant Youth Soccer Complex.

## PROPOSED IMPROVEMENTS:

Shelter, play equipment, sidewalks, benches and drinking fountain.







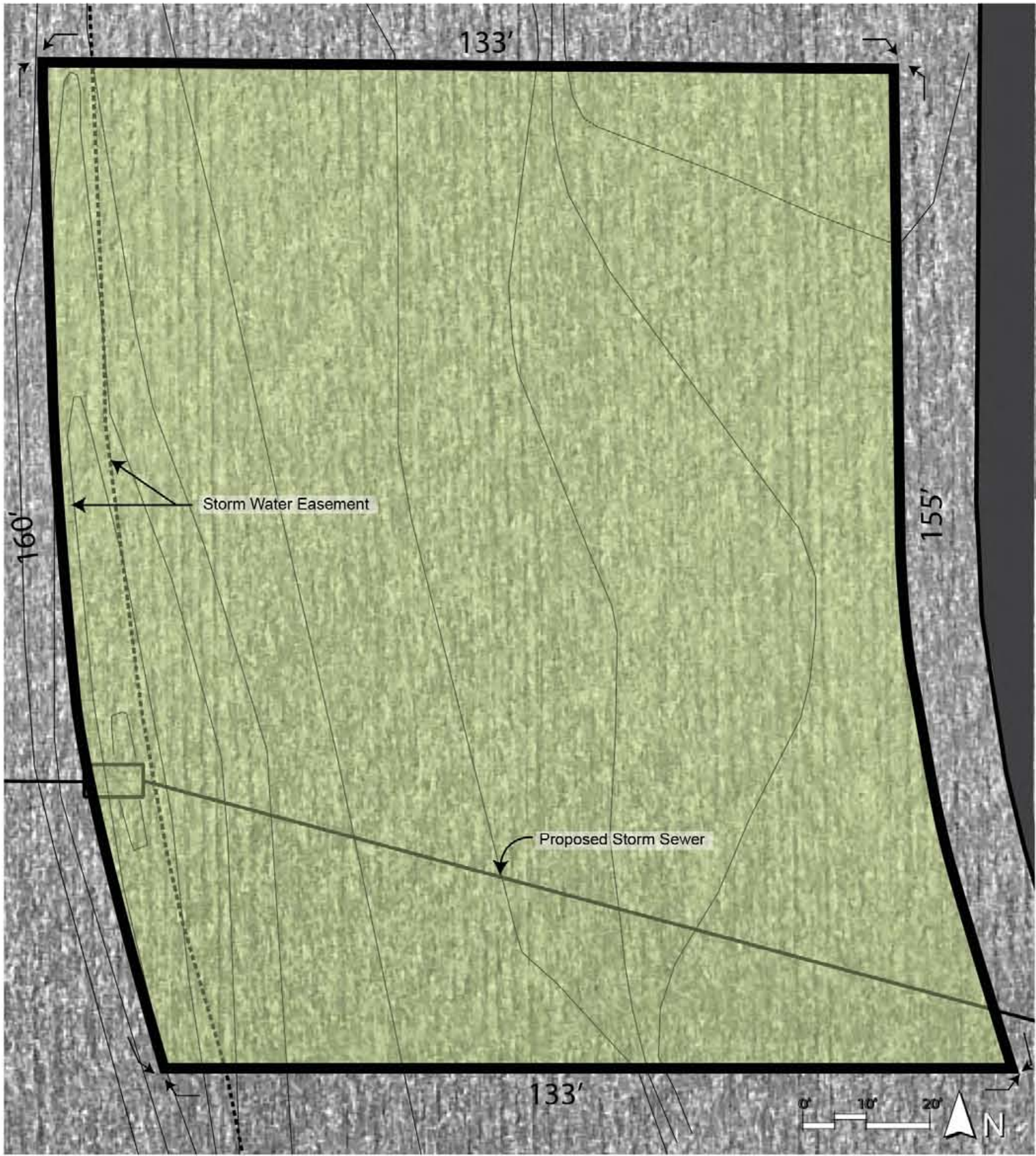
#### PARK OBSERVATIONS & BACKGROUND:

This undeveloped 0.4-acre neighborhood park is located southwest of Lincoln Street SE and adjacent to the the new Lincoln Estates townhome development that is currently under construction.

#### PROPOSED IMPROVEMENTS:

Shelter, play equipment, sidewalks, benches and drinking fountain.





**PARK OBSERVATIONS & BACKGROUND:**

This 1/2-acre undeveloped neighborhood park is located northwest of the Bondurant Community Library and west of Grant Street N in the proposed Renaud Ridge development. The park will also serve the Deer Ridge and Arbor Ridge neighborhoods.

**PROPOSED IMPROVEMENTS:**

Shelter, play equipment, sidewalks, benches, and drinking fountain.



**RENAUD RIDGE PARK (1/2 Acre)**

Bondurant, Iowa

May 1, 2013



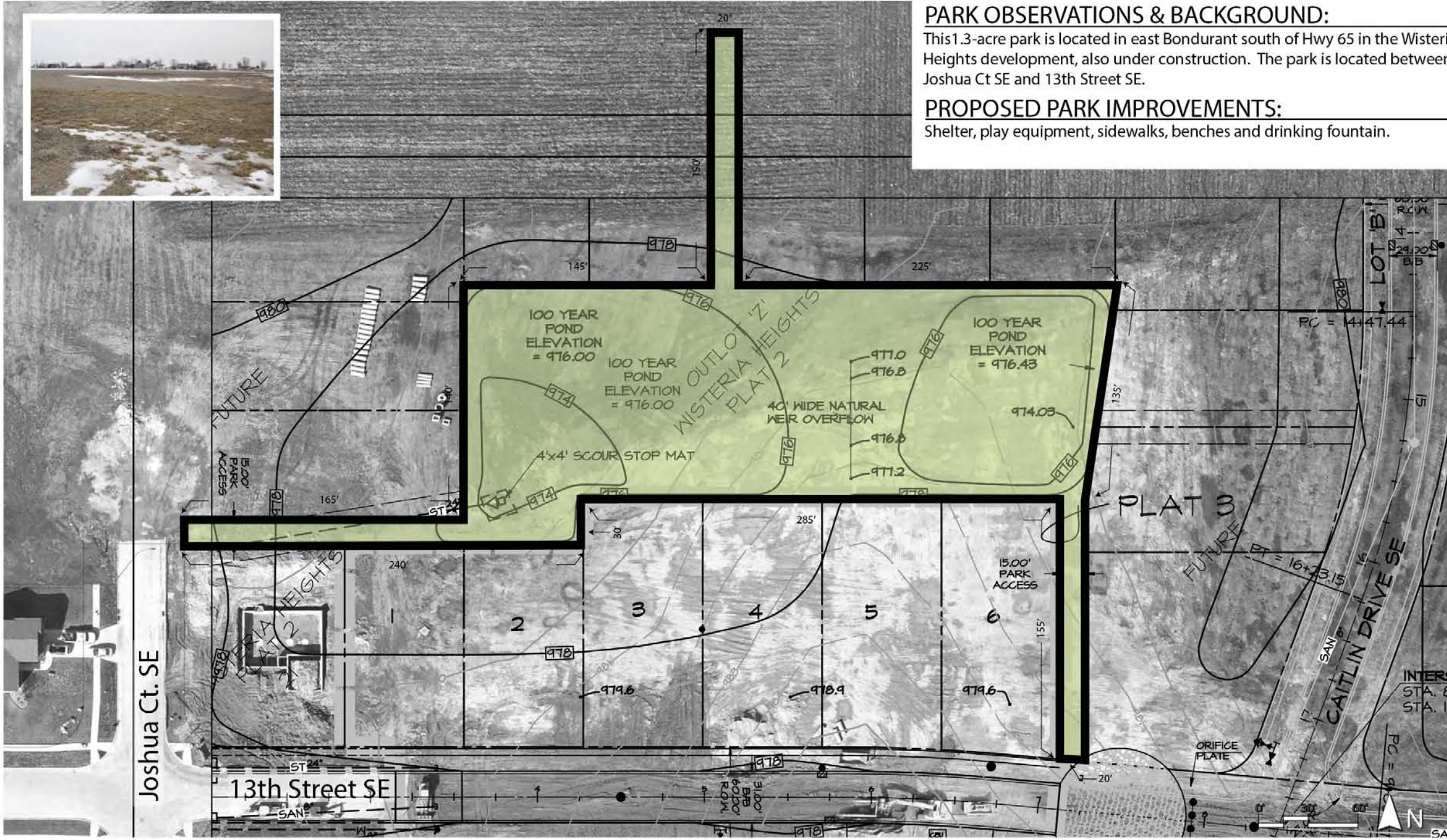


### PARK OBSERVATIONS & BACKGROUND:

This 1.3-acre park is located in east Bondurant south of Hwy 65 in the Wisteria Heights development, also under construction. The park is located between Joshua Ct SE and 13th Street SE.

### PROPOSED PARK IMPROVEMENTS:

Shelter, play equipment, sidewalks, benches and drinking fountain.



# WISTERIA HEIGHTS PARK (1.3 Acres)

Bondurant, Iowa

May 1, 2013





**PARK OBSERVATIONS & BACKGROUND:**

Currently undeveloped, this 14-acre linear park is located south of 32nd Street SW in the southwest corner of Bondurant within the Wolf Creek development that is currently under construction.

**PROPOSED PARK IMPROVEMENTS:**

Trail, ponds.



# WOLF CREEK PARK (14 Acres)

Bondurant, Iowa

May 1, 2013



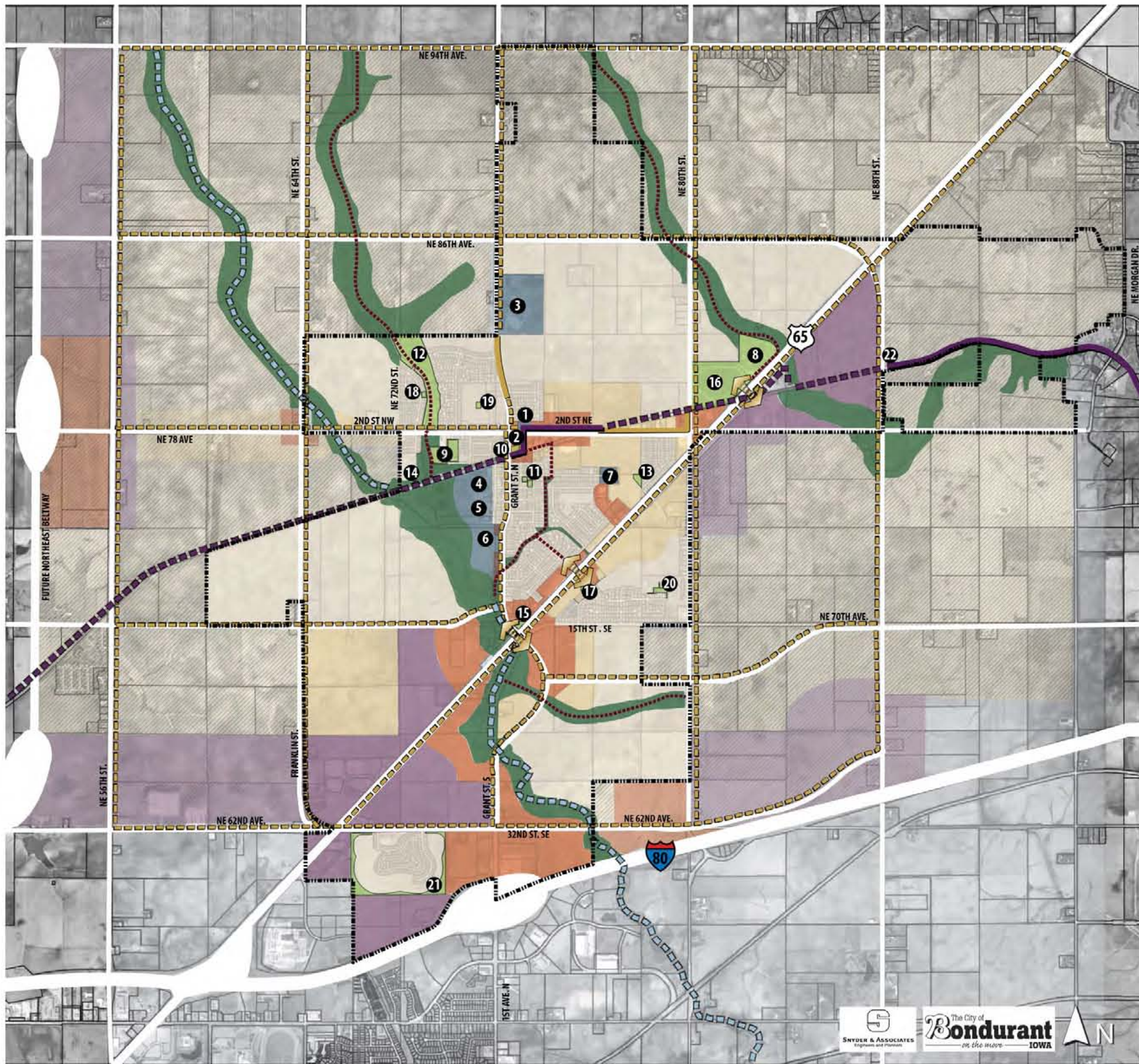
## PART 4 – TRAILS AND GREENWAYS

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Trails and greenways are important components to a community and park system. They preserve drainage corridors and natural vegetation while linking the community together. This allows for safe movement through the community for people of all ages. The following page illustrates existing and proposed trails in Bondurant.







## LEGEND

### Public Facilities

1. Bondurant City Center & Community Library
2. Bondurant Public Safety Building
3. Bondurant-Farrar High School
4. Bondurant-Farrar Middle School
5. Bondurant-Farrar Anderson Elementary School
6. Proposed Bondurant-Farrar K-2 Elementary School
7. Bondurant Cemetery

### Parks

8. Bondurant Recreational Sports Complex
9. Bondurant Youth Soccer Fields
10. Bondurant Regional Trailhead
11. City Park
12. Eagle Park
13. Eastbridge Park
14. Efnor Estates Park
15. Gateway Park
16. Lake Petocka
17. Lincoln Estates Park
18. Mallard Pointe Park
19. Renaud Ridge Park
20. Wisteria Heights Park
21. Wolf Creek Park

### Other Recreational Resources

22. Chichaqua Valley Trailhead

### Open Space

- Greenway/ General Open Space
- Existing Park
- Future Community Park

### 2030 Planned Land Use

- Low Density Residential
- Multi-Family Residential
- Mixed Use
- Commercial/Office
- Industrial
- Civic
- Reserve Ag/Residential
- Reserve Multi-Family Residential
- Reserve Commercial/Office
- Reserve Industrial

### Trails

- Existing Chichaqua Regional Trail
- Future Chichaqua Valley Regional Trail
- Future Gay Lea Wilson East Trail
- Existing Off Street Trail
- Proposed Off Street Trail
- Proposed Greenway Trail
- Separated Grade Crossing

# PARKS, GREENWAY AND TRAIL MAP

Bondurant, Iowa

May 1, 2013



### Growth

As the community of Bondurant continues to grow and develop, it is important to identify and understand potential upcoming facility needs. Facility needs which have been identified include additional athletic fields for soccer. Currently, softball/baseball fields are near capacity. Knowing this, it will be important to begin searching for opportunities to provide for the needs of the community. Other facilities, which may become a priority in the future is a dog park and a sledding hill.

### Park Site Dedication

In review of the smaller neighborhood parks located in residential development, it is recommended to review the park site dedication requirements as described in the City Code. Consideration should be given to modifying the park site requirements so they provide more direction and guidance to match the community's expectations as parks and residential developments are planned in the future.





Funding assistance for park, trail and greenway improvements is available in a variety of different sources. It should also be noted that funding amounts vary from year to year and these funds are very competitive. The following are funding sources which the City of Bondurant should continue to monitor and evaluate for potential funding and loan assistance opportunities as specific projects and improvements move forward. The following is a list of organizations and programs:

### Iowa Economic Development Funding Assistance

- Vision Iowa
- Community Attraction and Tourism (CAT)
- River Enhancement Community Attraction and Tourism (RECAT)

### Iowa Department of Natural Resources

- Resource Enhancement and Protection (REAP)
- State Revolving Fund

### Iowa Department of Transportation

- DOT/DNR Fund – Roadside Beautification
- Living Roadway Trust Fund
- Recreational Trails
- Federal Transportation Enhancement Program
- State Scenic Byway Program

### Iowa Department of Agriculture and Land Stewardship

- Watershed Improvement Review Board





An important aspect of park planning is the realization that every project, once constructed will have cost each year associated with operations and maintenance. Identifying these costs for each project should be discussed during project design.

Maintenance costs are affected by the selection of materials and construction methods for the proposed improvements. This is important to understand during park planning. While a material initial cost may be lower for construction the maintenance cost may be higher in the future.

Operational costs are affected by decisions made during the design of a project which includes hours of operations, operation methods and facility controls. Typical operational costs include full-time and part-time staffing, utilities and outside needs.

It is recommended that as projects are selected and move forward that operations and maintenance costs are identified so proper budgeting and expectations can be met by the City of Bondurant and the community.





Proper budgeting for park, trail and greenway projects are important so improvements can be planned and coordinated with other community projects. Budgeting allows establishment of timelines, funding sources can be secured and community expectations can be met. The following pages include an itemized breakdown of improvements for each park as identified through the master planning process.



# EAGLE PARK

BONDURANT, IOWA

## BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION  | QUANTITY |    | UNIT PRICE | TOTAL            |
|--------------------------------|--|----------|----|------------|------------------|
| 1                              | Stormwater Treatment Cells                         | 1        | LS | \$20,000   | \$20,000         |
| 2                              | Overlook   | 1        | LS | \$5,000    | \$5,000          |
| 3                              | Benches  | 7        | EA | \$1,200    | \$8,400          |
| 4                              | Interpretive Sign                                  | 5        | EA | \$500      | \$2,500          |
| 5                              | Mulch Trail (6' width)                             | 20,340   | SF | \$1        | \$20,340         |
| 6                              | PCC Trail (5" depth, 10' width)                    | 8,800    | SF | \$5        | \$44,000         |
| 7                              | Butterfly Garden                                   | 1        | LS | \$5,500    | \$5,500          |
| 8                              | Pedestrian Crossing                                | 1        | LS | \$100,000  | \$100,000        |
| 9                              | Site Restoration with Native Mix / Erosion Control | 25.8     | AC | \$3,000    | \$77,400         |
| 10                             | Trees  | 135      | EA | \$200      | \$27,000         |
| 11                             | Park Sign  | 1        | LS | \$2,500    | \$2,500          |
| Sub Total                      |  |          |    |            | <b>\$312,640</b> |
| 15% Contingencies              |  |          |    |            | \$46,896         |
| <b>TOTAL CONSTRUCTION COST</b> |  |          |    |            | <b>\$359,536</b> |



# LAKE PETOCKA

## BONDURANT, IOWA

### BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION                                       | QUANTITY  | UNIT PRICE | TOTAL              |
|--------------------------------|---|-----------|------------|--------------------|
| 1                              | Remove and Dispose Existing Shelter               | 1 LS      | \$2,000    | \$2,000            |
| 2                              | Remove and Dispose Existing Gravel Parking        | 1 LS      | \$10,000   | \$10,000           |
| 3                              | Remove and Salvage Existing Ball Field            | 1 LS      | \$15,000   | \$15,000           |
| 4                              | Remove Existing Sand Volleyball Court             | 1 LS      | \$5,000    | \$5,000            |
| 5                              | Remove Existing Lights                            | 1 LS      | \$9,000    | \$9,000            |
| 6                              | Earthwork   | 8,000 CY  | \$3        | \$24,000           |
| 7                              | New Shelter w/ Restrooms                          | 1 LS      | \$175,000  | \$175,000          |
| 8                              | Shelter Remodel with Restrooms                    | 1 LS      | \$90,000   | \$90,000           |
| 9                              | Overlook Structure                                | 1 LS      | \$80,000   | \$80,000           |
| 10                             | Storm Sewer Parking Lot                           | 1 LS      | \$20,000   | \$20,000           |
| 11                             | Water Service                                     | 1 LS      | \$40,000   | \$40,000           |
| 12                             | Sanitary Sewer, 2 Grinder Pumps                   | 1 LS      | \$20,000   | \$20,000           |
| 13                             | Electric Service                                  | 1 LS      | \$10,000   | \$10,000           |
| 14                             | West Parking Lot Lighting                         | 6 EA      | \$3,500    | \$21,000           |
| 15                             | Emergency Call Buttons                            | 1 LS      | \$2,000    | \$2,000            |
| 16                             | PCC Trail (5" depth, 10' width)                   | 51,000 SF | \$4        | \$204,000          |
| 17                             | West PCC Parking & Drives Improvements (6" depth) | 8,950 SY  | \$35       | \$313,250          |
| 18                             | Trailhead Kiosk                                   | 1 LS      | \$1,500    | \$1,500            |
| 19                             | Beach Area  | 2,400 CY  | \$15       | \$36,000           |
| 20                             | Shoreline Restoration & Bank Stabilization        | 1 LS      | \$5,000    | \$5,000            |
| 21                             | Site Restoration with Turf Seed                   | 4 AC      | \$2,500    | \$10,000           |
| 22                             | Site Restoration with Native Mix                  | 12 AC     | \$3,500    | \$40,950           |
| 23                             | Overstory Trees                                   | 130 EA    | \$200      | \$26,000           |
| 24                             | Stormwater Treatment Cells                        | 1 LS      | \$5,000    | \$5,000            |
| 25                             | Sand Volleyball, 1 Court                          | 1 LS      | \$20,000   | \$20,000           |
| 26                             | South Drive and Parking                           | 2,500 SY  | \$35       | \$87,500           |
| Sub Total                      |   |           |            | <b>\$1,272,200</b> |
| 15% Contingencies              |   |           |            | \$190,830          |
| <b>TOTAL CONSTRUCTION COST</b> |   |           |            | <b>\$1,463,030</b> |

**\*Note:**

- Item 12: Sanitary sewer cost to site and force main to restrooms is not included.
- Item 15: Emergency service line to the park is not included.
- Item 17: Parking and drives - if installed as gravel, material would result in a cost of 8,950 SY @ \$12 = \$107,400



# BONDURANT RECREATIONAL SPORTS COMPLEX

## BONDURANT, IOWA

BUDGETARY OPINION OF CONSTRUCTION COST  
May 6, 2013

| ITEM                           | DESCRIPTION  | QUANTITY |    | UNIT PRICE | TOTAL            |
|--------------------------------|--|----------|----|------------|------------------|
| 1                              | Ball Field w/ Irrigation (300' baseline)   | 1        | EA | \$230,000  | \$230,000        |
| 2                              | Main Entrance Drive, Ashalt  | 3,400    | SY | \$30       | \$102,000        |
| 3                              | Existing Parking Lot, Asphalt  | 9,500    | SY | \$30       | \$285,000        |
| 4                              | Practice Field Demolition  | 1        | LS | \$2,000    | \$2,000          |
| Sub Total                      |  |          |    |            | <b>\$619,000</b> |
| 15% Contingencies              |  |          |    |            | \$92,850         |
| <b>TOTAL CONSTRUCTION COST</b> |  |          |    |            | <b>\$711,850</b> |
| 1                              | Future Baseball Fields<br>4 Fields, Lights, Irrigation, Concessions, Restrooms & Parking | 1        | LS |            | \$2,150,000      |
| 1                              | Future Soccer Fields<br>4 Fields, Irrigation, Shelter & Parking                          | 1        | LS |            | \$750,000        |



# CITY PARK

## BONDURANT, IOWA

### BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION   | QUANTITY |    | UNIT PRICE | TOTAL            |
|--------------------------------|---|----------|----|------------|------------------|
| 1                              | Remove and Dispose Existing Shelter Building                      | 1        | LS | \$5,000    | \$5,000          |
| 2                              | Remove and Dispose Existing Gravel in Alley                       | 1        | LS | \$1,500    | \$1,500          |
| 3                              | Remove Existing Benches, Planters & Picnic Tables w/ Concrete Pad | 1        | LS | \$1,500    | \$1,500          |
| 4                              | Shelter with Restroom Building                                    | 1        | LS | \$175,000  | \$175,000        |
| 5                              | Repair Surfacing around Existing Playground                       | 1        | LS | \$1,000    | \$1,000          |
| 6                              | Tot Playground with Fiber Mulch                                   | 1        | LS | \$60,000   | \$60,000         |
| 7                              | PCC Sidewalk, 4'  | 940      | SF | \$4.00     | \$3,760          |
| 8                              | PCC Sidewalk, 6'  | 3,432    | SF | \$4.00     | \$13,728         |
| 9                              | Water Service   | 1        | LS | \$4,000    | \$4,000          |
| 10                             | Sanitary Service  | 1        | LS | \$3,500    | \$3,500          |
| 11                             | Electric Service  | 1        | LS | \$10,000   | \$10,000         |
| 12                             | Splash Ground, 900 sf   | 1        | LS | \$125,000  | \$125,000        |
| 13                             | Benches   | 6        | EA | \$1,200    | \$7,200          |
| 14                             | Plantings   | 1        | LS | \$6,000    | \$6,000          |
| 15                             | Site Restoration  | 0.8      | AC | \$2,500    | \$2,000          |
| Sub Total                      |   |          |    |            | <b>\$419,188</b> |
| 15% Contingencies              |   |          |    |            | \$62,878         |
| <b>TOTAL CONSTRUCTION COST</b> |   |          |    |            | <b>\$482,066</b> |



# GATEWAY PARK

BONDURANT, IOWA

## BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY |    | UNIT PRICE | TOTAL           |
|--------------------------------|----------------------------|----------|----|------------|-----------------|
| 1                              | Shelter Removal (by Owner) | 0        | LS | \$0        | \$0             |
| 2                              | Pavement Removal           | 190      | SY | \$10       | \$1,900         |
| 3                              | Earthwork                  | 1        | LS | \$4,000    | \$4,000         |
| 4                              | Evergreen Trees            | 19       | EA | \$400      | \$7,600         |
| 5                              | Understory Trees           | 20       | EA | \$250      | \$5,000         |
| 6                              | Shrubs                     | 55       | EA | \$70       | \$3,850         |
| 7                              | Perennials                 | 50       | EA | \$15       | \$750           |
| 8                              | Seeding                    | 1        | LS | \$3,000    | \$3,000         |
| 9                              | Flagpoles & Lights         | 5        | EA | \$5,500    | \$27,500        |
| 10                             | Edger                      | 1        | LS | \$1,000    | \$1,000         |
| Sub Total                      |                            |          |    |            | <b>\$54,600</b> |
| 15% Contingencies              |                            |          |    |            | \$8,190         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |    |            | <b>\$62,790</b> |



**COMMUNITY ENTRANCE - NORTH**  
**BONDURANT, IOWA**

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION      | QUANTITY |    | UNIT PRICE | TOTAL           |
|--------------------------------|------------------|----------|----|------------|-----------------|
| 1                              | Gravel Removal   | 1        | LS | \$1,500    | \$1,500         |
| 2                              | Earthwork        | 1        | LS | \$2,000    | \$2,000         |
| 3                              | Overstory Trees  | 13       | EA | \$350      | \$4,550         |
| 4                              | Understory Trees | 5        | EA | \$250      | \$1,250         |
| 5                              | Evergreen Shrubs | 50       | EA | \$70       | \$3,500         |
| 6                              | Perennials       | 50       | EA | \$15       | \$750           |
| 7                              | Seeding          | 1        | LS | \$2,000    | \$2,000         |
| 8                              | Edger            | 1        | LS | \$1,000    | \$1,000         |
| Sub Total                      |                  |          |    |            | <b>\$16,550</b> |
| 15% Contingencies              |                  |          |    |            | \$2,483         |
| <b>TOTAL CONSTRUCTION COST</b> |                  |          |    |            | <b>\$19,033</b> |



**MALLARD POINTE PARK**  
**BONDURANT, IOWA**

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION                              | QUANTITY | UNIT PRICE | TOTAL           |
|--------------------------------|--|----------|------------|-----------------|
| 1                              | Earthwork (To Address Drainage Concerns) | 1 LS     | \$2,000    | \$2,000         |
| 2                              | Overlook, Bench and Plantings            | 1 LS     | \$5,000    | \$5,000         |
| 3                              | Park Sign                                | 1 LS     | \$2,500    | \$2,500         |
| Sub Total                      |  |          |            | <b>\$9,500</b>  |
| 15% Contingencies              |  |          |            | \$1,425         |
| <b>TOTAL CONSTRUCTION COST</b> |  |          |            | <b>\$10,925</b> |



**MEADOW BROOK PARK**  
**BONDURANT, IOWA**

**BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION      | QUANTITY |    | UNIT PRICE | TOTAL            |
|--------------------------------|------------------|----------|----|------------|------------------|
| 1                              | Earthwork        | 1        | LS | \$5,000    | \$5,000          |
| 2                              | Trail, 10' width | 27,000   | SF | \$5        | \$135,000        |
| 3                              | Seeding          | 1        | LS | \$3,000    | \$3,000          |
| 4                              | Park Sign        | 1        | LS | \$2,500    | \$2,500          |
| Sub Total                      |                  |          |    |            | <b>\$145,500</b> |
| 15% Contingencies              |                  |          |    |            | \$21,825         |
| <b>TOTAL CONSTRUCTION COST</b> |                  |          |    |            | <b>\$167,325</b> |



**EASTBRIDGE PARK**  
**BONDURANT, IOWA**

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY | UNIT PRICE | TOTAL            |
|--------------------------------|----------------------------|----------|------------|------------------|
| 1                              | Shelter with Picnic Tables | 1 LS     | \$60,000   | \$60,000         |
| 2                              | Playground                 | 1 LS     | \$60,000   | \$60,000         |
| 3                              | Sidewalks                  | 1 LS     | \$2,000    | \$2,000          |
| 4                              | Benches                    | 1 LS     | \$5,000    | \$5,000          |
| 5                              | Drinking Fountain          | 1 LS     | \$6,500    | \$6,500          |
| 6                              | Plantings                  | 1 LS     | \$2,000    | \$2,000          |
| 7                              | Park Sign                  | 1 LS     | \$2,500    | \$2,500          |
| Sub Total                      |                            |          |            | <b>\$138,000</b> |
| 15% Contingencies              |                            |          |            | \$20,700         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |            | <b>\$158,700</b> |



# EFNOR ESTATES PARK

BONDURANT, IOWA

## BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY | UNIT PRICE | TOTAL            |
|--------------------------------|----------------------------|----------|------------|------------------|
| 1                              | Shelter with Picnic Tables | 1 LS     | \$60,000   | \$60,000         |
| 2                              | Playground                 | 1 LS     | \$60,000   | \$60,000         |
| 3                              | Sidewalks                  | 1 LS     | \$2,000    | \$2,000          |
| 4                              | Benches                    | 1 LS     | \$5,000    | \$5,000          |
| 5                              | Drinking Fountain          | 1 LS     | \$6,500    | \$6,500          |
| 6                              | Plantings                  | 1 LS     | \$2,000    | \$2,000          |
| 7                              | Park Sign                  | 1 LS     | \$2,500    | \$2,500          |
| Sub Total                      |                            |          |            | <b>\$138,000</b> |
| 15% Contingencies              |                            |          |            | \$20,700         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |            | <b>\$158,700</b> |



**LINCOLN ESTATES PARK**  
BONDURANT, IOWA

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY | UNIT PRICE | TOTAL            |
|--------------------------------|----------------------------|----------|------------|------------------|
| 1                              | Shelter with Picnic Tables | 1 LS     | \$60,000   | \$60,000         |
| 2                              | Playground                 | 1 LS     | \$60,000   | \$60,000         |
| 3                              | Sidewalks                  | 1 LS     | \$2,000    | \$2,000          |
| 4                              | Benches                    | 1 LS     | \$5,000    | \$5,000          |
| 5                              | Drinking Fountain          | 1 LS     | \$6,500    | \$6,500          |
| 6                              | Plantings                  | 1 LS     | \$2,000    | \$2,000          |
| 7                              | Park Sign                  | 1 LS     | \$2,500    | \$2,500          |
| Sub Total                      |                            |          |            | <b>\$138,000</b> |
| 15% Contingencies              |                            |          |            | \$20,700         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |            | <b>\$158,700</b> |



**RENAUD RIDGE PARK**  
BONDURANT, IOWA

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY | UNIT PRICE | TOTAL            |
|--------------------------------|----------------------------|----------|------------|------------------|
| 1                              | Shelter with Picnic Tables | 1 LS     | \$60,000   | \$60,000         |
| 2                              | Playground                 | 1 LS     | \$60,000   | \$60,000         |
| 3                              | Sidewalks                  | 1 LS     | \$2,000    | \$2,000          |
| 4                              | Benches                    | 1 LS     | \$5,000    | \$5,000          |
| 5                              | Drinking Fountain          | 1 LS     | \$6,500    | \$6,500          |
| 6                              | Plantings                  | 1 LS     | \$2,000    | \$2,000          |
| 7                              | Park Sign                  | 1 LS     | \$2,500    | \$2,500          |
| Sub Total                      |                            |          |            | <b>\$138,000</b> |
| 15% Contingencies              |                            |          |            | \$20,700         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |            | <b>\$158,700</b> |



**WISTERIA HEIGHTS PARK**  
BONDURANT, IOWA

**BUDGETARY OPINION OF CONSTRUCTION COST**  
May 6, 2013

| ITEM                           | DESCRIPTION                | QUANTITY | UNIT PRICE | TOTAL            |
|--------------------------------|----------------------------|----------|------------|------------------|
| 1                              | Shelter with Picnic Tables | 1 LS     | \$60,000   | \$60,000         |
| 2                              | Playground                 | 1 LS     | \$60,000   | \$60,000         |
| 3                              | Sidewalks                  | 1 LS     | \$2,000    | \$2,000          |
| 4                              | Benches                    | 1 LS     | \$5,000    | \$5,000          |
| 5                              | Drinking Fountain          | 1 LS     | \$6,500    | \$6,500          |
| 6                              | Plantings                  | 1 LS     | \$2,000    | \$2,000          |
| 7                              | Park Sign                  | 1 LS     | \$2,500    | \$2,500          |
| Sub Total                      |                            |          |            | <b>\$138,000</b> |
| 15% Contingencies              |                            |          |            | \$20,700         |
| <b>TOTAL CONSTRUCTION COST</b> |                            |          |            | <b>\$158,700</b> |



**WOLF CREEK PARK**  
BONDURANT, IOWA

**BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST**  
May 6, 2013

| ITEM | DESCRIPTION                    | QUANTITY                       | UNIT PRICE | TOTAL            |
|------|--------------------------------|--------------------------------|------------|------------------|
| 1    | Remove Existing Vegetation     | 1 LS                           | \$4,000    | \$4,000          |
| 2    | Seed Site with Native Seed Mix | 14 AC                          | \$3,500    | \$49,000         |
| 3    | Park Sign                      | 1 LS                           | \$2,500    | \$2,500          |
| 4    | Trail, 10' width               | 76,000 SF                      | \$5        | \$380,000        |
|      |                                | Sub Total                      |            | <b>\$435,500</b> |
|      |                                | 15% Contingencies              |            | \$65,325         |
|      |                                | <b>TOTAL CONSTRUCTION COST</b> |            | <b>\$500,825</b> |



# FUTURE DOG PARK

BONDURANT, IOWA

## BUDGETARY OPINION OF CONSTRUCTION COST

May 6, 2013

| ITEM                           | DESCRIPTION   | QUANTITY |    | UNIT PRICE | TOTAL            |
|--------------------------------|---|----------|----|------------|------------------|
| 1                              | Earthwork - Clearing & Grubbing, Grading, Erosion Control                       | 1        | LS | \$15,000   | \$15,000         |
| 2                              | Pavements - Parking Lot, Sidewalks  | 1        | LS | \$65,000   | \$65,000         |
| 3                              | Site Utilities - Water, Drinking Fountains, Lightning, Underground Storage Tank | 1        | LS | \$35,000   | \$35,000         |
| 4                              | Fencing - Chain Link, Field Fence and Gates                                     | 1        | LS | \$35,000   | \$35,000         |
| 5                              | Lanscaping - Seeding and Trees  | 1        | LS | \$10,000   | \$10,000         |
| 6                              | Park Sign   | 1        | LS | \$2,500    | \$2,500          |
| Sub Total                      |   |          |    |            | <b>\$162,500</b> |
| 15% Contingencies              |   |          |    |            | \$24,375         |
| <b>TOTAL CONSTRUCTION COST</b> |   |          |    |            | <b>\$186,875</b> |