

James A. Umble Memorial Park

Master Plan Project 2019 – 2020

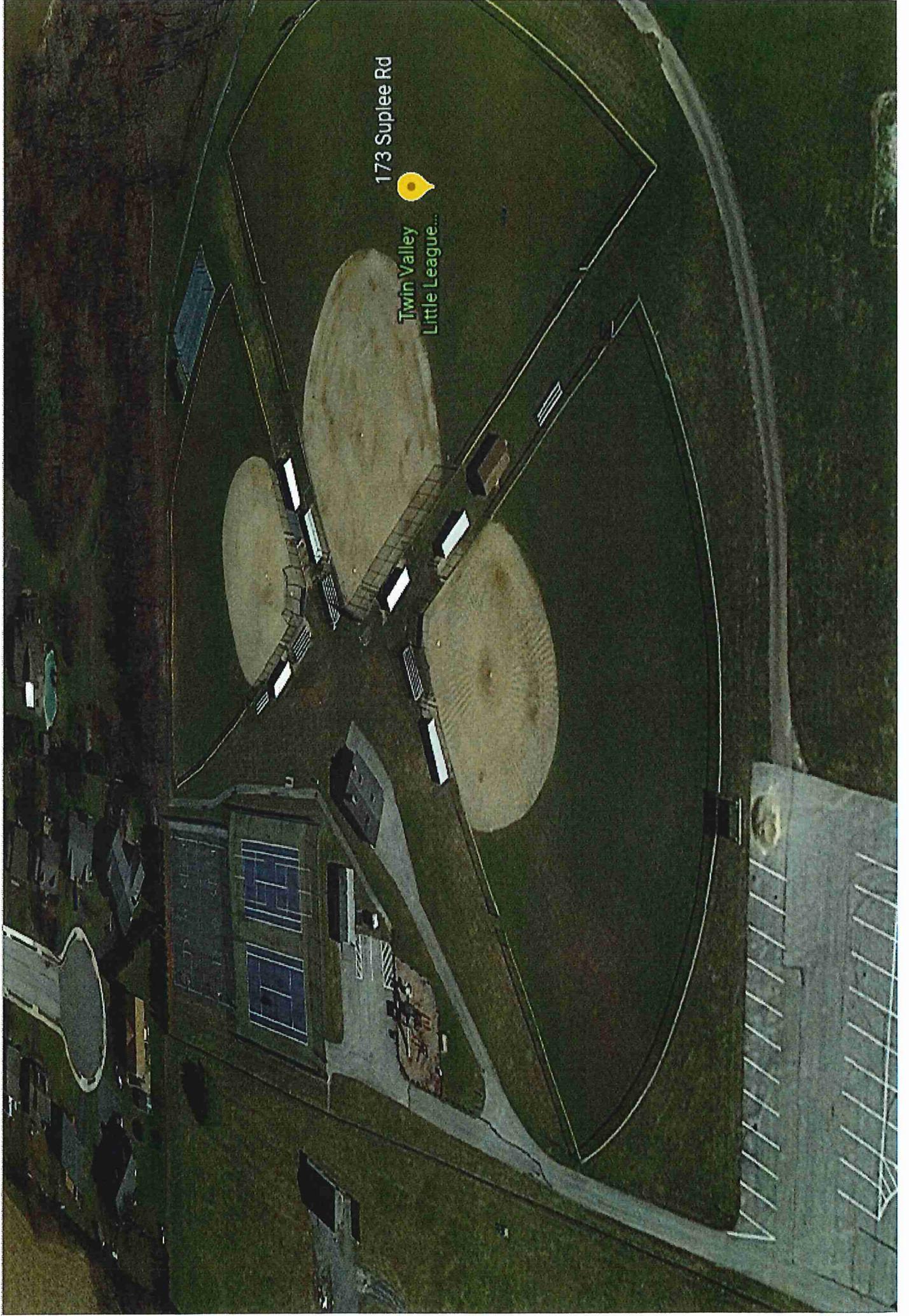
The following summarizes the planning process and includes the Final Master Plan

- The Recreation and Parks Board was the Study Committee
- YSM Landscape Architects, York, PA provided consulting assistance

James A. Umble Memorial Park

Current Conditions

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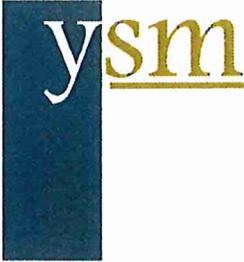
173 Suplee Rd



Twin Valley
Little League...

James A. Umble Memorial Park

Study Committee and Public Meeting notes with exhibits



19 South Newberry Street
York, Pennsylvania 17401
(717) 812-9959 phone
(717) 812-9769 fax
www.vsmla.com

Meeting Minutes: James A. Umble Memorial Park
Master Plan
Study Committee Meeting #1

Date: August 15, 2019
Time: 7:30 PM
Location: Honey Brook Township Municipal Building
By: Chuck Strodoski
Project No.: 19HBT-01

Persons Attending: Steve Landes, Township Manager
Lee Heller, Honey Brook Township Park and Recreation (HBTP&R)
Sheri Zynn, HBTP&R
Ray Shafer, HBTP&R
Therese Mauchline, HBTP&R
Chuck Strodoski, YSM

Purpose of Meeting: To kick-off the project and explore the committee’s goals and ideas for the James A. Umble Memorial Park Master Plan.

Of Record:

1. C. Strodoski provided a brief overview of the planning process for the James A. Umble Memorial Park Master Plan.
2. C. Strodoski led a discussion of project goals. Discussion items included:

What are the current issues with the park?

- Need more parking
- Inappropriate activity in the remote, northern corner of the site.
- The low-lying areas of the site in the north and northeast are seasonally wet.
- Picnic pavilion is remote and lacks utility connections.
- Existing sand volleyball court is unmaintained and unused. S. Landes anticipates having the court removed by Township work forces.
- Graffiti and vandalism are issues in the park. Security features are desired.

- Vehicular access within the park is a concern. Park users illegally drive up to the handicap accessible parking spaces by the tennis courts and are permitted to drive to the picnic area in the north. Consider limiting vehicular access within the site to reduce pedestrian conflict.
- Park is not well known in the community. Most residents believe the park is dedicated to youth baseball.

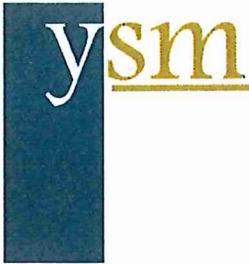
What ideas and opportunities could enhance James A. Umble Memorial Park?

- Consider creating a natural area in the northern corner of the site. Take advantage of the secluded, shaded setting and creek.
- Consider adding a skatepark.
- Expand/enhance the learning trail within the park.
- Add a picnic pavilion with utilities.
- Add tall, protective netting between baseball fields and add field lights.
- Add pet waste dispensers.
- Increase visibility from Suplee Road to draw visitors into the park. Consider relocating the playground or basketball court along Suplee Road to increase awareness. Fencing may be required to protect park users from the road.

3. Additional general information regarding the plan is highlighted below:

- Baseball is the most active facility at the park. Twin Valley Little League controls the restroom concession building. The facility is only open in conjunction with baseball field use. Twin Valley Little League also uses fields at Honey Brook Elementary School.
- Pickleball courts are well used in the park. The park hosts "Pickleball at the Park", a popular event on Tuesdays and Thursdays during the summer.
- Tennis play has decreased in the park.
- Basketball courts do not get much use. It is believed they are too remote, and residents are unaware they are there. At least one court should be maintained in the master plan design.
- The "learning trail" is a big hit in the park. The learning trail was developed by the YMCA and Friends of the Library group.
- The existing pavilion can be reserved but does not receive many requests. Lack of interest is due to wetness, lack of utilities, and remote setting.
- A sanitary sewer line bisects the site from Suplee Road heading northwest. (Township provided a map of the sanitary sewer line and easement)
- The Township is planning to extend the existing sidewalk west of the site along Suplee Road to connect the park site to the Borough.
- The Township has provided movies in the park. This opportunity should be maintained in the master plan.

4. C. Strodoski requested names of individuals and organizations that should be contacted for key person interviews. Potential interviewees are listed below.
 - Twin Valley Little League, Bill Yencer
 - Honey Brook Youth Center, Merv Peterson
 - Twin Valley Basketball
 - Twin Valley High School, Deb Alden
 - Summer Day Camp Director, Michelle Zeitz
 - Park Maintenance, Don Johnson
 - Former YMCA camp and Honey Brook Veterinary Hospital, Dr. Frankel
 - Twin Valley High School Athletic Director, John Giuseppe
5. The project schedule was discussed. The Township would like to be in a position to submit a DCNR grant application in April 2020 for funding assistance. The master plan process will target a completion date to achieve that goal. At a minimum, the Township will have a master plan product, based on the public planning process, for a grant application.
6. Future meetings of the Study Committee will be held on the third Thursday of the month at the regularly scheduled meeting of the Parks and Recreation Board. The next meeting to present the conceptual alternative designs is tentatively scheduled for September 19, 2019.
7. Please provide changes or corrections to these meeting minutes to chucks@ysmla.com at YSM within one week of receipt.



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Meeting Minutes: James A. Umble Memorial Park
Master Plan
Study Committee Meeting #2

Date: October 17, 2019
Time: 7:00 PM
Location: Honey Brook Township Municipal Building
By: Chuck Strodoski
Project No.: 19HBT-01

Persons Attending: Steve Landes, Township Manager
Lee Heller, Honey Brook Township Park and Recreation (HBTP&R)
Sheri Zynn, HBTP&R
Ray Shafer, HBTP&R
Therese Mauchline, HBTP&R
Kevin Wynant, HBTP&R
Chuck Strodoski, YSM

Purpose of Meeting: To present the findings of the key person interviews and site analysis and the conceptual alternative designs for the James A. Umble Memorial Park Master Plan and seek input.

Of Record:

1. C. Strodoski provided a brief overview of the findings of the site analysis the James A. Umble Memorial Park. The park is a densely developed park with facilities located very close to one another. Active and passive facilities are well defined. The eastern portion of the site is notably wet. A wetland delineation was completed, and wetlands were found along the edges of the creek and defined on the base map for the park.
2. C. Strodoski provided a brief summary of the findings of the key person interviews. The park is well liked by users. Suggested improvements include pavilion enhancements, enlarging the existing baseball field, provide an open field for informal play, maintain and enhance the existing wooded picnic area, make restrooms available for park users during normal park hours, and develop a skatepark. Concerns include seclusion of the picnic area, vandalism and security issues, and wet conditions in the eastern portion of the site.
3. C. Strodoski presented three conceptual alternative designs for the park (attached to these minutes) and requested input. Discussions regarding the designs include:

- Generally, the committee preferred the overall design shown in Conceptual Alternative B. Ideally, the teen activities (skatepark/basketball) should be located along Suplee Road in the front of the park and the tennis/pickleball courts should be located in the western corner of the site.
 - A full-size basketball court should be provided in the teen area, not a half court.
 - The need for separate pickleball courts was questioned. Pickleball courts could be striped over tennis courts.
 - Like the natural trail around the wetlands.
 - Provide accessible parking at the picnic pavilion. This vehicular access also be used for dropping off picnic equipment (food/beverages/crockpot, etc). This vehicular access should be controlled to limit vehicular access to pavilion rentals.
 - The pavilion should be enhanced with a kitchen enclosure with counter space, outlets for plug in appliances, and a small wash sink. This will require sanitary sewer, water, and electric service be provided to the facility.
 - Add barbecue grills to the picnic area.
 - If sanitary sewer, water and electric are run to the kitchen, a small, single stall restroom should be added to the pavilion enclosure.
 - Consider a composting restroom near the picnic pavilion, if the kitchen enclosure and utility extension does not occur.
 - Add pet waste stations throughout the park.
 - Consider a carry in/carry out policy for trash. Based on the picnic pavilion, this may not be an appropriate policy.
4. The next steps were discussed. YSM will prepare a Pre-Final master plan based on the input received. The pre-final master plan will be presented at a public meeting. The public meeting is scheduled for Thursday, November 21, 2019 at 7:00PM at the Honey Brook Township Municipal office. YSM will prepare a flyer for the meeting.
 5. Please provide changes or corrections to these meeting minutes to chucks@ysmla.com at YSM within one week of receipt.

James A. Umble Memorial Park Master Plan

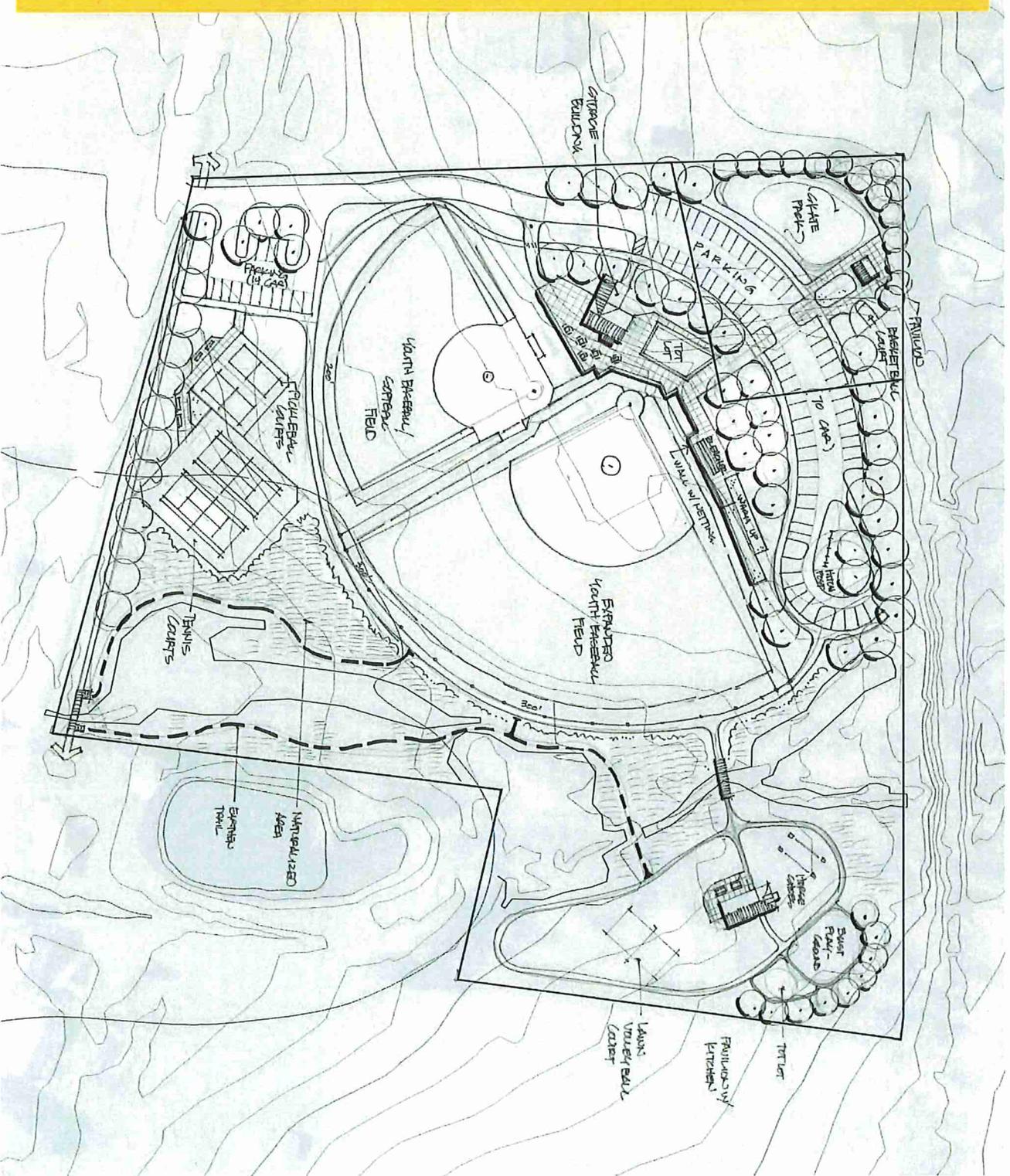
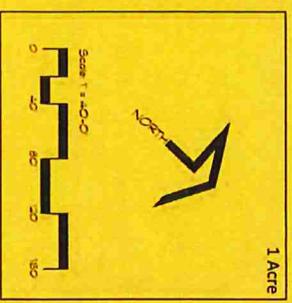
Honey Brook Township
Chester County
Pennsylvania

Alternative B

Prepared For:



Prepared By:



James A. Umble Memorial Park

Master Plan

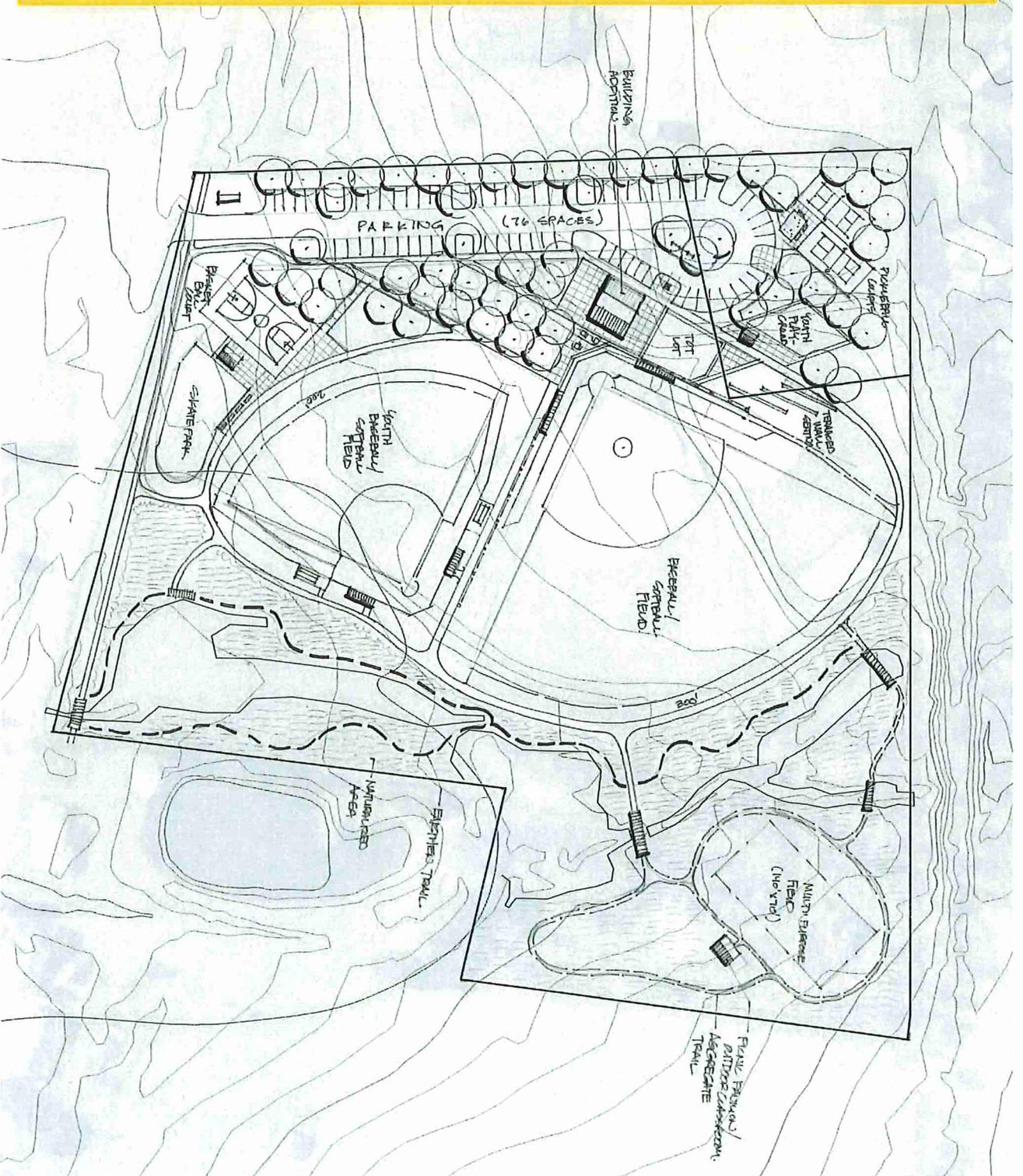
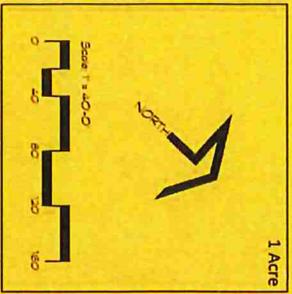
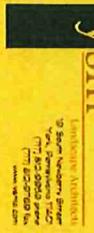
Honey Brook Township
Chester County
Pennsylvania

Alternative C

Prepared For:



Prepared By:



Meeting Minutes: James A. Umble Memorial Park
Master Plan
Public Meeting #1

Date: November 21, 2019
Time: 7:00 PM
Location: Honey Brook Township Municipal Building
By: Chuck Strodoski
Project No.: 19HBT-01

Persons Attending: Steve Landes, Township Manager
Travis Stacey, Honey Brook Township Supervisor
Sheri Zynn, Honey Brook Township Park and Recreation (HBTP&R)
Ray Shafer, HBTP&R
Therese Mauchline, HBTP&R
Kevin Wynant, HBTP&R
Approximately 16 residents
Chuck Strodoski, YSM
Ann Yost, YSM

Purpose of Meeting: To present the Pre-Final Master Plan for the James A. Umble Memorial Park and seek input.

Of Record:

1. A. Yost provided an overview of the meeting and a summary of the master plan process completed to date.
2. C. Strodoski narrated a PowerPoint presentation providing a brief overview of the existing conditions, findings of the site analysis and key person interviews. C. Strodoski noted a wetland delineation was completed for the park. Wetlands are delineated on the master plan map.
3. C. Strodoski presented the Pre-Final Master Plan design for the park (attached to these minutes). The master plan includes:
 - One enlarged baseball field with a 300-foot outfield
 - One improved baseball/softball field with a 200' outfield
 - A teen area with full-size basketball court, skate park, and pavilion

- Two new tennis/pickleball courts
 - New playground near the baseball fields
 - Enhanced picnic area including a new kitchen enclosure and restroom at the picnic pavilion, improved playground, lawn volleyball court, horseshoe pits, and loop trail. A parking area is developed close to the picnic pavilion for easy access. Controlled vehicular access is provided for drop-off and accessible parking for pavilion rentals.
 - New parking area.
 - Building addition to the existing restroom/concession/storage building to consolidate storage.
 - Paved loop trail.
 - Naturalized native grass area buffering the wetlands.
 - Mowed lawn trail and boardwalk system through the native grass area.
4. The presentation resulted in numerous discussions. Discussions are highlighted below:
- Did the master plan consider connections to the regional trail? The Township believes the proposed regional trail will not connect to Honey Brook Township.
 - A suggestion was made to install lights on the large baseball field. A resident raised concern regarding a conflict with the Township's existing 10 PM curfew. The hours of park use, and lighting is a policy issue that will be considered by the Township. Lights will be included in the construction cost opinion.
 - The loss of one existing baseball field raised a concern. Can funds be set aside for improvements to the fields at the elementary school?
 - A suggestion was made to provide a cover to the proposed batting cages.
 - Vandalism is a concern in the park. Can security cameras be added?
 - Could lights be added to the pickleball courts?
 - Add pet waste disposal stations in the park to encourage pet owners to clean up after their pets.
 - A suggestion was made for a dog park. A. Yost noted the site is too small for development of a dog park. A policy on dogs in the park should be created.
 - Add drinking fountains or a water bottle filler.
 - Consider an emergency call box.
 - Complete electrical upgrades in the existing concessions building as part of the park renovation.
 - Representatives of TVLL noted the need for upgrades to the existing field maintenance equipment. Maintenance equipment needs should be discussed with the Township, outside this master plan process.
 - Add an equipment shed in the outfield between the two ball fields for convenient field access.

5. C. Strodoski discussed the next steps. YSM will prepare a final master plan based on the input received and a construction cost opinion based on the proposed improvements and present them to the Study Committee. The Committee will discuss potential phases of construction and YSM will develop phased construction cost opinions based on suggested phasing. The final master plan will be presented at a regularly scheduled meeting of the Honey Brook Township Board of Supervisors.
6. Please provide changes or corrections to these meeting minutes to chucks@ysmla.com at YSM within one week of receipt.

James A. Umble Memorial Park Master Plan

*A public meeting is
scheduled for:*

**Thursday, November 21st
From 7:00 - 8:30 PM**

at the

**Honey Brook
Township Office**

**500 Suplee Road
Honey Brook, PA 19344**

Honey Brook Township is in the process of developing a Master Plan for James A. Umble Memorial Park. The Master Plan will provide a blueprint for future recreation and public use improvements.

You are invited to attend a public meeting to view the Pre-Final Master Plan for the park. Consultants will present the preliminary park design and request public comment. Your thoughts and ideas are important and will help to establish priorities for future enhancement of James A. Umble Memorial Park.

Mark your calendars and plan to attend.



James A. Umble Memorial Park Master Plan

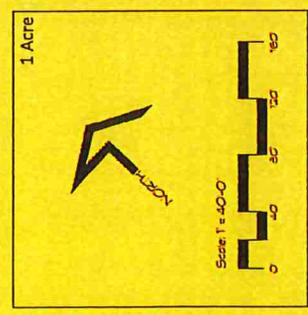
Honey Brook Township
Chester County, Pennsylvania

November 2019
Prelinal Master Plan

Prepared For:



Prepared By:



November 1, 2019

To: Honey Brook Area Churches

From: Steven C. Landes
Township Manager

Subject: Request to publicize a special public meeting

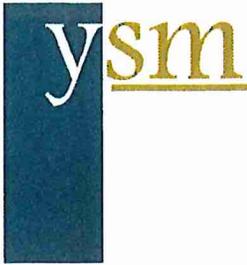
Honey Brook Township requests your help to advertise a special public meeting scheduled on Thursday, November 21st beginning at 7 pm in the Township Building at 500 Suplee Road. The purpose for the meeting is to gather thoughts and ideas from residents about proposed plans to renovate James A. Umble Memorial Park. Enclosed is a flyer that includes information about the meeting.

How can you help?

- Prepare a brief write-up and include it in your Church bulletin
- Make an announcement if community service announcements are permitted
- Posted the flyer on a Church bulletin board
- Contact our office at 610 273-3970 between 9 am and 3 pm Monday through Friday to request additional flyers for distribution at Church or other high traffic locations in the area.

While the Park continues to serve many people especially our youth, it has started to show its age. It's time now to complete planning so that improvements can be made to insure the park remains a valuable asset in our community for years to come.

Feel free to contact me if you need any additional information about the meeting or with any other item where the Township may be able to help you.



19 South Newberry Street
York, Pennsylvania 17401
(717) 812-9959 phone
(717) 812-9769 fax
www.ysmla.com

Meeting Minutes: James A. Umble Memorial Park
Master Plan
Study Committee Meeting #3

Date: December 16, 2019
Time: 7:00 PM
Location: Honey Brook Township Municipal Building
By: Chuck Strodoski
Project No.: 19HBT-01

Persons Attending: Steve Landes, Township Manager
Lee Heller, Honey Brook Township Park and Recreation (HBTP&R)
Ray Shafer, HBTP&R
Kevin Wynant, HBTP&R
Chuck Strodoski, YSM

Purpose of Meeting: To review the input from the public meeting, discuss potential changes, and present the preliminary probable construction cost opinions for the James A. Umble Memorial Park Master Plan and discuss project phasing.

Of Record:

1. C. Strodoski provided a brief summary of the input received from the public meeting for the James A. Umble Memorial Park. Input received at the public meeting that should be incorporated into the master plan include:
 - Lights for the baseball fields and tennis courts.
 - Overhead cover and enclosure for the batting cages.
 - Security camera system.
 - Drinking fountain.
 - Electrical upgrades to existing concessions building.
 - Maintaining the equipment shed between the two baseball fields.
 - Relocate the playground proposed behind the baseball field to behind the softball field to reduce potential for impact from foul balls.

2. C. Strodoski presented the itemized Probable Construction Cost Opinion for the park (attached to these minutes). C. Strodoski notes items highlighted in red are estimates and need to be verified by a lighting manufacturer.
3. C. Strodoski discussed potential phasing for the park and requested input. Recommended phases of construction include:
 - Skate park, basketball court and parking area modification.
 - Remove tennis and basketball courts and third baseball field and construct large parking area, concession/restroom building addition, new tennis courts and pedestrian/vehicular access to the picnic area.
 - Baseball and softball field renovation and improvements.
 - Picnic area improvements including construction of kitchen and restroom building, playground renovation and expansion and trail.
 - Natural area and native grass meadow enhancements.
 - Sport field and court lighting, security system and electrical upgrades.
4. The presentation of the cost opinions and phasing recommendations resulted in discussions highlighted below:
 - Field lighting was suggested as a first phase of construction. Lighting is not seen as a viable choice for a grant funded project.
 - Drying out the wet areas around the existing picnic pavilion was suggested as an early phase to make the picnic area useable.
 - The suggested phasing outlined above was well received as a logical grouping of improvements. YSM will prepare a phased construction cost opinion breaking down the improvements into smaller, manageable phases of construction. Each phase of construction should target approximately \$400,000.
5. The next steps were discussed. YSM will prepare a phasing plan and itemized construction cost opinion for each phase based on the input received. Phase 1 will target \$400,000 for an application to DCNR for grant funding. The phased cost opinions will be presented to the Study committee at a meeting on January 16, 2020.
6. Please provide changes or corrections to these meeting minutes to chucks@ysmla.com at YSM within one week of receipt.

Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 12/16/2019
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$56,500
	A. Misc. Site Preparation and Demolition	1 LS	\$1,000	\$1,000
	B. Pavement Removal	2,500 SY	\$7	\$17,500
	C. Storage Shed Removal	1 LS	\$2,500	\$2,500
	D. Existing Baseball Field Removal	1 LS	\$8,000	\$8,000
	E. Existing Playground Removal	1 LS	\$3,500	\$3,500
	F. Tennis and Basketball Court Removal	1 LS	\$20,000	\$20,000
	G. Clearing and Grubbing	0.5 AC	\$8,000	\$4,000
2	Earthwork			\$130,000
	A. Strip/Stockpile/Replace Topsoil	6,000 CY	\$5	\$30,000
	B. Grading Operations	20,000 CY	\$5	\$100,000
3	Access Drive and Parking (Ball Fields/Tennis)			\$145,830
	A. Excavation, fine grading and compaction	1,200 CY	\$4	\$4,800
	B. 8" 2A Coarse Aggregate	3,600 SY	\$12	\$43,200
	C. 2.5" Binder Course	3,600 SY	\$8	\$28,800
	D. 1.5" Wearing Course	3,600 SY	\$8	\$28,800
	E. Handicap Pavement Striping and Signage	3 SP	\$450	\$1,350
	F. Concrete Curb	1,080 LF	\$36	\$38,880
4	Access Drive and Parking (Basketball)			\$39,030
	A. Prepare Surface	1 LS	\$1,500	\$1,500
	B. Scratch Course Overlay	1,500 SY	\$3	\$3,750
	C. 2.5" Binder Course	0 SY	\$8	\$0
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Handicap Pavement Striping and Signage	2 SP	\$450	\$900
	F. Concrete Curb	580 LF	\$36	\$20,880
5	Bituminous Trails			\$63,320
	A. Excavation	750 CY	\$4	\$3,000
	B. 6" 2A Coarse Aggregate	2,320 SY	\$10	\$23,200
	C. 2" Binder Course	2,320 SY	\$8	\$18,560
	D. 1.5" Wearing Course	2,320 SY	\$8	\$18,560
6	Bridges and Culverts			\$44,000
	A. Culvert Crossing	1 LS	\$18,000	\$18,000
	B. Bridge at Wetland Crossing	1 LS	\$18,000	\$18,000
	C. Boardwalk Observation Area	1 LS	\$8,000	\$8,000
7	Baseball Field Renovation			\$80,300
	A. Place Fine Grade and Compact Outfield Extension	3000 CY	\$5	\$15,000
	B. Infield Mix Modification	300 TON	\$35	\$10,500
	C. Players Benches	4 EA	\$1,500	\$6,000
	D. Bases and Plates	1 LS	\$800	\$800
	E. 8' High Chain Link Fencing	960 LF	\$50	\$48,000

8	Softball Field			\$58,800
	A. Infield Mix Modification	200 TON	\$35	\$7,000
	B. Players Benches	2 EA	\$1,500	\$3,000
	C. Bases and Plates	1 LS	\$800	\$800
	D. 8' High Chain Link Fencing	960 LF	\$50	\$48,000
9	Tennis Courts (2)			\$85,000
	A. Fine Grade and Compact	475 CY	\$4	\$1,900
	B. 8" #2A Coarse Aggregate	1,500 SY	\$12	\$18,000
	C. 2" Binder Course	1,500 SY	\$8	\$12,000
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Color Coat	1,500 SY	\$7	\$10,500
	F. Line Paint	2 CT	\$1,500	\$3,000
	G. Posts and Nets	2 CT	\$2,400	\$4,800
	H. 10' High Chain Link Fence	456 LF	\$50	\$22,800
10	Basketball Court			\$62,063
	A. Fine Grading and Compaction	250 CY	\$3	\$813
	B. Stone Base	650 SY	\$12	\$7,800
	C. 2" Binder Course	650 SY	\$8	\$5,200
	D. 1.5" Wearing Course	650 SY	\$8	\$5,200
	E. Color Coat	650 SY	\$7	\$4,550
	F. 10' Ht Fence on Southern End of Courts	650 LF	\$50	\$32,500
	G. Posts/Goals and Nets	2 EA	\$3,000	\$6,000
11	Skate Park			\$138,215
	A. Fine Grading and Compaction	220 CY	\$3	\$715
	B. Stone Base	1,100 SY	\$12	\$13,200
	C. 1.5" Binder Course	1,100 SY	\$8	\$8,800
	D. 2" Wearing Course	1,100 SY	\$8	\$8,800
	E. Color Coat	1,100 SY	\$7	\$7,700
	F. 10' Ht Fence	380 LF	\$50	\$19,000
	G. Skate Park Equipment Allowance	1 LS	\$80,000	\$80,000
12	Tot Lot at Baseball Fields (Ages 2-5)			\$71,150
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	200 LF	\$42	\$8,400
	E. Underdrain	100 LF	\$15	\$1,500
	F. Safety Surface (Wood Carpet)	2,700 SF	\$3	\$6,750
	G. Stone Base and Filter Fabric	300 SY	\$12	\$3,600
13	Tot Lot at Picnic Pavilion (Ages 2-5)			\$67,420
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	180 LF	\$42	\$7,560
	E. Underdrain	80 LF	\$15	\$1,200
	F. Safety Surface (Wood Carpet)	2,000 SF	\$3	\$5,000
	G. Stone Base and Filter Fabric	230 SY	\$12	\$2,760
14	Youth Playground Renovation at Pavilion			\$30,895
	A. Remove existing safety surfacing	180 CY	\$4	\$720
	B. Excavation Fine Grade and Compaction	200 CY	\$5	\$1,000
	C. Concrete Curb Edging	210 LF	\$42	\$8,820
	D. Underdrain	125 LF	\$15	\$1,875
	E. Safety Surface (Wood Carpet)	4,800 SF	\$3	\$12,000
	F. Stone Base and Filter Fabric	540 SY	\$12	\$6,480

15	Concrete Plazas and Walls			\$305,000
	A. Standard Concrete	12,000 SF	\$9	\$108,000
	B. Decorative Concrete (25% of Total)	4,000 SF	\$14	\$56,000
	C. Pre Engineered Block Retaining Wall	1,800 SF	\$55	\$99,000
	D. Protective Railing	300 LF	\$60	\$18,000
	E. Protective Netting	1 LS	\$24,000	\$24,000
16	Signage			\$15,000
	A. Park Signage (directional) Allowance	1 LS	\$2,000	\$2,000
	B. Interpretive Signage Allowance	2 EA	\$2,500	\$5,000
	C. Information Kiosk	2 EA	\$4,000	\$8,000
17	Site Amenities			\$66,640
	A. Picnic Tables/Game Tables and Chairs	8 EA	\$1,000	\$8,000
	B. Benches	8 EA	\$1,500	\$12,000
	C. Trash Receptacle	6 EA	\$1,000	\$6,000
	D. Bicycle Rack	2 EA	\$900	\$1,800
	E. Vehicular Gate/ Bollards	2 EA	\$1,500	\$3,000
	F. Grills	2 EA	\$500	\$1,000
	G. Pet Waste Disposal	8 EA	\$300	\$2,400
	H. Hitching Post	2 EA	\$800	\$1,600
	I. Drinking Fountain / Bottle Filler	1 EA	\$3,800	\$3,800
	J. Bleachers	4 EA	\$2,000	\$8,000
	K. Ship and Install Site Amenities (40% of Costs, A-I)	1 LS	\$19,040.00	\$19,040
18	Pavilions and Structures			\$651,500
	A. Kitchen and Restroom Enclosure	750 SF	\$350	\$262,500
	B. Small Pavilion at Skatepark	1 LS	\$48,000	\$48,000
	C. Restroom/Concessions Building Addition	720 SF	\$300	\$216,000
	D. Dugout Structure	4 EA	\$20,000	\$80,000
	E. Warm-up Area Shade Fabric Canopy (20x80)	1 LS	\$45,000	\$45,000
19	Site Electric			\$523,000
	A. New Service and Distribution (Unknown)	1 LS	\$0	\$0
	B. Baseball Field Lights	1 LS	\$200,000	\$200,000
	C. Softball Field Lights	1 LS	\$150,000	\$150,000
	D. Tennis Court Lights	1 LS	\$45,000	\$45,000
	E. Parking Area Lights Lights	1 LS	\$120,000	\$120,000
	F. Security Camera Allowance	1 LS	\$8,000	\$8,000
20	Site Utilities			\$80,750
	A. Water Line Extension to Kitchen/Restroom	500 LF	\$65	\$32,500
	B. Sewer Line Extension to Kitchen/Restroom	450 LF	\$65	\$29,250
	C. Grinder Pump	1 LS	\$6,000	\$6,000
	D. Water Line Extension to Drinking Fountain at B-ball	200 LF	\$65	\$13,000
21	Landscaping			\$107,300
	A. Lawn Seeding	30,000 SY	1.20	\$36,000
	B. Meadow Seeding	110,000 SF	0.17	\$18,700
	C. Evergreen Trees	15 EA	250.00	\$3,750
	D. Shade Trees	50 EA	575.00	\$28,750
	E. Flowering Trees	18 EA	450.00	\$8,100
	F. Shrub Allowance	1 LS	12,000.00	\$12,000
22	Stormwater Mgt and Erosion Control			\$451,474
	A. Stormwater Manangement (8%)	1 LS	\$225,737	\$225,737
	B. Erosion Control Measures (8%)	1 LS	\$225,737	\$225,737

23	Bond Mobilization and Layout A. Bond Mobilization and Layout (12%)	1 LS	\$392,782	\$392,782 \$392,782
24	Contingency A. 15% Contingency	1 LS	\$549,895	\$549,895 \$549,895
25	Professional Fees A. Professional Fees (15%)	1 LS	\$632,380	\$632,380 \$632,380
	Total			\$4,848,244

Cost estimate does not include improvements associated with Suplee Road construction including sidewalk and shoulder improvements, floodplain restoration, any utility connection fees, utility location and/or relocation, improvements, off site trail extensions, sink hole remediation, rock removal, soil ammendments or remediation, and construction inspection fees. Power to the site and distribution varies widely and cannot be estimated at this time.

YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Given these assumptions which must be made, YSM states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs.

James A. Umble Memorial Park

Master Plan and Cost Estimates – January 2020

Final Master Plan and Cost Estimates – March 2020

James A. Umble Memorial Park Master Plan

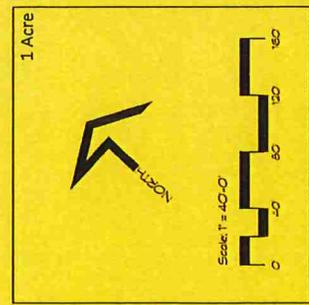
Honey Brook Township
Chester County, Pennsylvania

January 2020

Prepared For:



Prepared By:



James A. Umble Memorial Park

Phase Plan

Honey Brook Township
Chester County, Pennsylvania

January 2020

Prepared For:

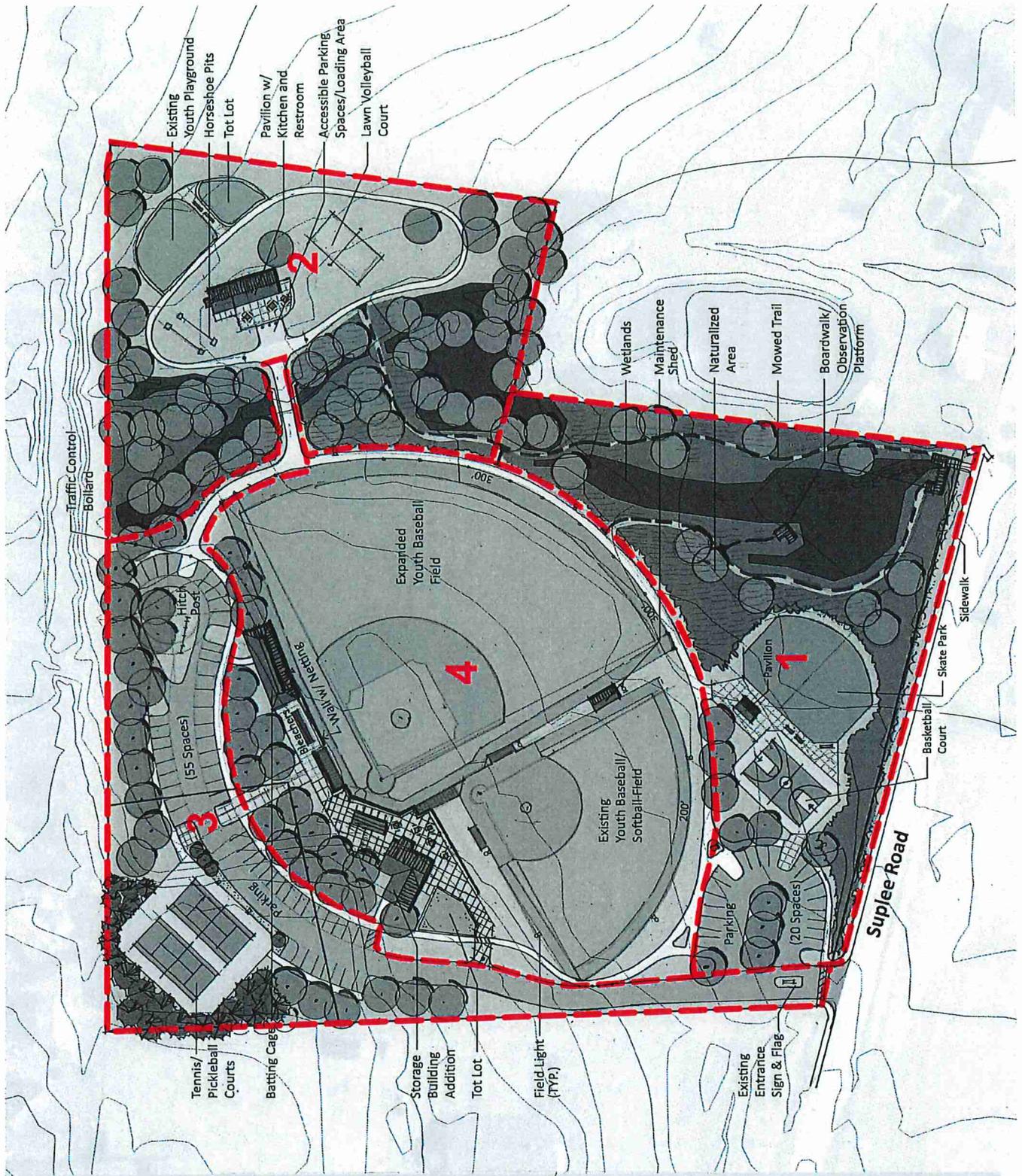
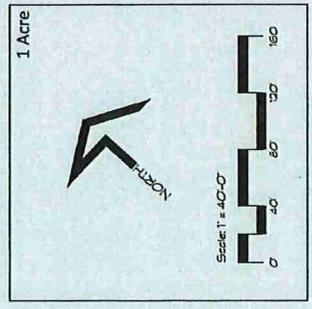


Prepared By:



Legend:

Phase Line -  -
Phase Number - **4**



Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 12/16/2019
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preperation			\$56,500
	A. Misc. Site Preperation and Demolition	1 LS	\$1,000	\$1,000
	B. Pavement Removal	2,500 SY	\$7	\$17,500
	C. Storage Shed Removal	1 LS	\$2,500	\$2,500
	D. Existing Baseball Field Removal	1 LS	\$8,000	\$8,000
	E. Existing Playground Removal	1 LS	\$3,500	\$3,500
	F. Tennis and Basketball Court Removal	1 LS	\$20,000	\$20,000
	G. Clearing and Grubbing	0.5 AC	\$8,000	\$4,000
2	Earthwork			\$130,000
	A. Strip/Stockpile/Replace Topsoil	6,000 CY	\$5	\$30,000
	B. Grading Operations	20,000 CY	\$5	\$100,000
3	Access Drive and Parking (Ball Fields/Tennis)			\$145,830
	A. Excavation, fine grading and compaction	1,200 CY	\$4	\$4,800
	B. 8" 2A Coarse Aggregate	3,600 SY	\$12	\$43,200
	C. 2.5" Binder Course	3,600 SY	\$8	\$28,800
	D. 1.5" Wearing Course	3,600 SY	\$8	\$28,800
	E. Handicap Pavement Striping and Signage	3 SP	\$450	\$1,350
	F. Concrete Curb	1,080 LF	\$36	\$38,880
4	Access Drive and Parking (Basketball)			\$39,030
	A. Prepare Surface	1 LS	\$1,500	\$1,500
	B. Scratch Course Overlay	1,500 SY	\$3	\$3,750
	C. 2.5" Binder Course	0 SY	\$8	\$0
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Handicap Pavement Striping and Signage	2 SP	\$450	\$900
	F. Concrete Curb	580 LF	\$36	\$20,880
5	Bituminous Trails			\$63,320
	A. Excavation	750 CY	\$4	\$3,000
	B. 6" 2A Coarse Aggregate	2,320 SY	\$10	\$23,200
	C. 2" Binder Course	2,320 SY	\$8	\$18,560
	D. 1.5" Wearing Course	2,320 SY	\$8	\$18,560
6	Bridges and Culverts			\$44,000
	A. Culvert Crossing	1 LS	\$18,000	\$18,000
	B. Bridge at Wetland Crossing	1 LS	\$18,000	\$18,000
	C. Boardwalk Observation Area	1 LS	\$8,000	\$8,000
7	Baseball Field Renovation			\$80,300
	A. Place Fine Grade and Compact Outfield Extension	3000 CY	\$5	\$15,000
	B. Infield Mix Modification	300 TON	\$35	\$10,500
	C. Players Benches	4 EA	\$1,500	\$6,000
	D. Bases and Plates	1 LS	\$800	\$800
	E. 8' High Chain Link Fencing	960 LF	\$50	\$48,000

8	Softball Field			\$58,800
	A. Infield Mix Modification	200 TON	\$35	\$7,000
	B. Players Benches	2 EA	\$1,500	\$3,000
	C. Bases and Plates	1 LS	\$800	\$800
	D. 8' High Chain Link Fencing	960 LF	\$50	\$48,000
9	Tennis Courts (2)			\$85,000
	A. Fine Grade and Compact	475 CY	\$4	\$1,900
	B. 8" #2A Coarse Aggregate	1,500 SY	\$12	\$18,000
	C. 2" Binder Course	1,500 SY	\$8	\$12,000
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Color Coat	1,500 SY	\$7	\$10,500
	F. Line Paint	2 CT	\$1,500	\$3,000
	G. Posts and Nets	2 CT	\$2,400	\$4,800
	H. 10' High Chain Link Fence	456 LF	\$50	\$22,800
10	Basketball Court			\$62,063
	A. Fine Grading and Compaction	250 CY	\$3	\$813
	B. Stone Base	650 SY	\$12	\$7,800
	C. 2" Binder Course	650 SY	\$8	\$5,200
	D. 1.5" Wearing Course	650 SY	\$8	\$5,200
	E. Color Coat	650 SY	\$7	\$4,550
	F. 10' Ht Fence on Southern End of Courts	650 LF	\$50	\$32,500
	G. Posts/Goals and Nets	2 EA	\$3,000	\$6,000
11	Skate Park			\$138,215
	A. Fine Grading and Compaction	220 CY	\$3	\$715
	B. Stone Base	1,100 SY	\$12	\$13,200
	C. 1.5" Binder Course	1,100 SY	\$8	\$8,800
	D. 2" Wearing Course	1,100 SY	\$8	\$8,800
	E. Color Coat	1,100 SY	\$7	\$7,700
	F. 10' Ht Fence	380 LF	\$50	\$19,000
	G. Skate Park Equipment Allowance	1 LS	\$80,000	\$80,000
12	Tot Lot at Baseball Fields (Ages 2-5)			\$71,150
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	200 LF	\$42	\$8,400
	E. Underdrain	100 LF	\$15	\$1,500
	F. Safety Surface (Wood Carpet)	2,700 SF	\$3	\$6,750
	G. Stone Base and Filter Fabric	300 SY	\$12	\$3,600
13	Tot Lot at Picnic Pavilion (Ages 2-5)			\$67,420
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	180 LF	\$42	\$7,560
	E. Underdrain	80 LF	\$15	\$1,200
	F. Safety Surface (Wood Carpet)	2,000 SF	\$3	\$5,000
	G. Stone Base and Filter Fabric	230 SY	\$12	\$2,760
14	Youth Playground Renovation at Pavilion			\$30,895
	A. Remove existing safety surfacing	180 CY	\$4	\$720
	B. Excavation Fine Grade and Compaction	200 CY	\$5	\$1,000
	C. Concrete Curb Edging	210 LF	\$42	\$8,820
	D. Underdrain	125 LF	\$15	\$1,875
	E. Safety Surface (Wood Carpet)	4,800 SF	\$3	\$12,000
	F. Stone Base and Filter Fabric	540 SY	\$12	\$6,480

15	Concrete Plazas and Walls			\$305,000
	A. Standard Concrete	12,000 SF	\$9	\$108,000
	B. Decorative Concrete (25% of Total)	4,000 SF	\$14	\$56,000
	C. Pre Engineered Block Retaining Wall	1,800 SF	\$55	\$99,000
	D. Protective Railing	300 LF	\$60	\$18,000
	E. Protective Netting	1 LS	\$24,000	\$24,000
16	Signage			\$15,000
	A. Park Signage (directional) Allowance	1 LS	\$2,000	\$2,000
	B. Interpretive Signage Allowance	2 EA	\$2,500	\$5,000
	C. Information Kiosk	2 EA	\$4,000	\$8,000
17	Site Amenities			\$66,640
	A. Picnic Tables/Game Tables and Chairs	8 EA	\$1,000	\$8,000
	B. Benches	8 EA	\$1,500	\$12,000
	C. Trash Receptacle	6 EA	\$1,000	\$6,000
	D. Bicycle Rack	2 EA	\$900	\$1,800
	E. Vehicular Gate/ Bollards	2 EA	\$1,500	\$3,000
	F. Grills	2 EA	\$500	\$1,000
	G. Pet Waste Disposal	8 EA	\$300	\$2,400
	H. Hitching Post	2 EA	\$800	\$1,600
	I. Drinking Fountain / Bottle Filler	1 EA	\$3,800	\$3,800
	J. Bleachers	4 EA	\$2,000	\$8,000
	K. Ship and Install Site Amenities (40% of Costs, A-I)	1 LS	\$19,040.00	\$19,040
18	Pavilions and Structures			\$651,500
	A. Kitchen and Restroom Enclosure	750 SF	\$350	\$262,500
	B. Small Pavilion at Skatepark	1 LS	\$48,000	\$48,000
	C. Restroom/Concessions Building Addition	720 SF	\$300	\$216,000
	D. Dugout Structure	4 EA	\$20,000	\$80,000
	E. Warm-up Area Shade Fabric Canopy (20x80)	1 LS	\$45,000	\$45,000
19	Site Electric			\$523,000
	A. New Service and Distribution (Unknown)	1 LS	\$0	\$0
	B. Baseball Field Lights	1 LS	\$200,000	\$200,000
	C. Softball Field Lights	1 LS	\$150,000	\$150,000
	D. Tennis Court Lights	1 LS	\$45,000	\$45,000
	E. Parking Area Lights Lights	1 LS	\$120,000	\$120,000
	F. Security Camera Allowance	1 LS	\$8,000	\$8,000
20	Site Utilities			\$80,750
	A. Water Line Extension to Kitchen/Restroom	500 LF	\$65	\$32,500
	B. Sewer Line Extension to Kitchen/Restroom	450 LF	\$65	\$29,250
	C. Grinder Pump	1 LS	\$6,000	\$6,000
	D. Water Line Extension to Drinking Fountain at B-ball	200 LF	\$65	\$13,000
21	Landscaping			\$107,300
	A. Lawn Seeding	30,000 SY	1.20	\$36,000
	B. Meadow Seeding	110,000 SF	0.17	\$18,700
	C. Evergreen Trees	15 EA	250.00	\$3,750
	D. Shade Trees	50 EA	575.00	\$28,750
	E. Flowering Trees	18 EA	450.00	\$8,100
	F. Shrub Allowance	1 LS	12,000.00	\$12,000
22	Stormwater Mgt and Erosion Control			\$451,474
	A. Stormwater Manangement (8%)	1 LS	\$225,737	\$225,737
	B. Erosion Control Measures (8%)	1 LS	\$225,737	\$225,737

23	Bond Mobilization and Layout A. Bond Mobilization and Layout (12%)	1 LS	\$392,782	\$392,782 \$392,782
24	Contingency A. 15% Contingency	1 LS	\$549,895	\$549,895 \$549,895
25	Professional Fees A. Professional Fees (15%)	1 LS	\$632,380	\$632,380 \$632,380
	Total			\$4,848,244

Cost estimate does not include improvements associated with Suplee Road construction including sidewalk and shoulder improvements, floodplain restoration, any utility connection fees, utility location and/or relocation, improvements, off site trail extensions, sink hole remediation, rock removal, soil ammendments or remediation, and construction inspection fees. Power to the site and distribution varies widely and cannot be estimated at this time.

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James A. Umble Memorial Park

Master Plan

Honey Brook Township
Chester County, Pennsylvania

March 2020

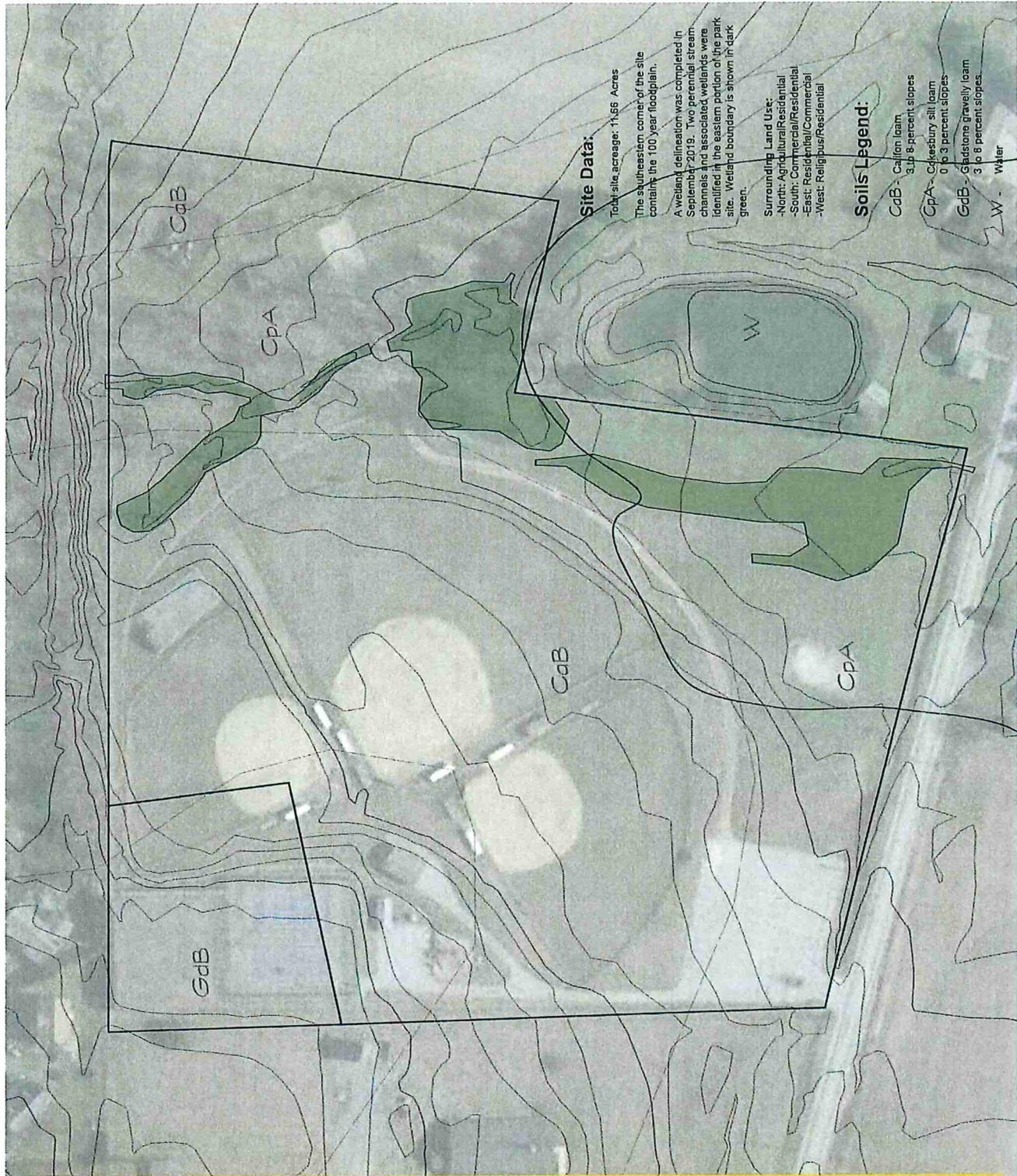
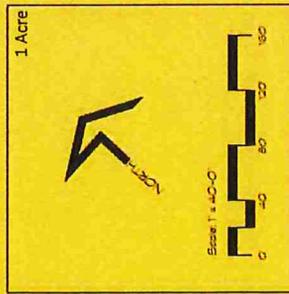
Prepared For:



Prepared By:



LANDMARK ARCHITECTS
19 Shipler, Montgomery Avenue
P.O. Box 100
Plymouth Meeting, PA 19380
(717) 833-2000 ext. 200
www.landmark.com



Site Data:

Total site acreage: 11.66 Acres
The southeastern corner of the site contains the 100-year floodplain.

A wetland delineation was completed in September 2019. Two perennial stream channels and associated wetlands were identified in the eastern portion of the park site. Wetland boundary is shown in dark green.

Surrounding Land Use:

- North: Agricultural/Residential
- South: Commercial/Residential
- East: Residential/Commercial
- West: Religious/Residential

Soils Legend:

- CdB - Calton loam
3 to 8 percent slopes
- CpA - Cokesbury silt loam
0 to 3 percent slopes
- GdB - Gladstone gravelly loam
3 to 6 percent slopes

W - Water

James A. Umble Memorial Park Master Plan

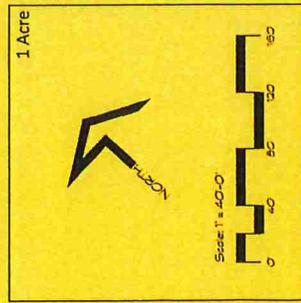
Honey Brook Township
Chester County, Pennsylvania

March 2020

Prepared For:



Prepared By:



Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Phase 1

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 3/6/2020
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$3,300
	A. Misc. Site Preparation and Demolition	1 LS	\$500	\$500
	B. Pavement Removal	400 SY	\$7	\$2,800
2	Earthwork			\$16,000
	A. Strip/Stockpile/Replace Topsoil	700 CY	\$5	\$3,500
	B. Grading Operations	2,500 CY	\$5	\$12,500
3	Access Drive and Parking (Basketball)			\$18,150
	A. Prepare Surface	1 LS	\$1,500	\$1,500
	B. Scratch Course Overlay	1,500 SY	\$3	\$3,750
	C. 2.5" Binder Course	0 SY	\$8	\$0
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Handicap Pavement Striping and Signage	2 SP	\$450	\$900
4	Bituminous Trails			\$8,200
	A. Excavation	100 CY	\$4	\$400
	B. 6" 2A Coarse Aggregate	300 SY	\$10	\$3,000
	C. 2" Binder Course	300 SY	\$8	\$2,400
	D. 1.5" Wearing Course	300 SY	\$8	\$2,400
5	Bridges and Culverts			\$26,000
	A. Bridge at Wetland Crossing	1 LS	\$18,000	\$18,000
	B. Boardwalk Observation Area	1 LS	\$8,000	\$8,000
6	Basketball Court			\$62,063
	A. Fine Grading and Compaction	250 CY	\$3	\$813
	B. Stone Base	650 SY	\$12	\$7,800
	C. 2" Binder Course	650 SY	\$8	\$5,200
	D. 1.5" Wearing Course	650 SY	\$8	\$5,200
	E. Color Coat	650 SY	\$7	\$4,550
	F. 10' Ht Fence on Southern End of Courts	650 LF	\$50	\$32,500
	G. Posts/Goals and Nets	2 EA	\$3,000	\$6,000
7	Skate Park			\$138,215
	A. Fine Grading and Compaction	220 CY	\$3	\$715
	B. Stone Base	1,100 SY	\$12	\$13,200
	C. 1.5" Binder Course	1,100 SY	\$8	\$8,800
	D. 2" Wearing Course	1,100 SY	\$8	\$8,800
	E. Color Coat	1,100 SY	\$7	\$7,700
	F. 10' Ht Fence	380 LF	\$50	\$19,000
	G. Skate Park Equipment Allowance	1 LS	\$80,000	\$80,000
8	Concrete Plazas and Walls			\$36,900
	A. Standard Concrete	2,700 SF	\$9	\$24,300
	B. Decorative Concrete (25% of Total)	900 SF	\$14	\$12,600

9	Site Amenities			\$20,300
	A. Picnic Tables/Game Tables and Chairs	2 EA	\$1,000	\$2,000
	B. Benches	3 EA	\$1,500	\$4,500
	C. Trash Receptacle	1 EA	\$1,000	\$1,000
	D. Bicycle Rack	1 EA	\$900	\$900
	E. Vehicular Gate/ Bollards	1 EA	\$1,500	\$1,500
	F. Hitching Post	1 EA	\$800	\$800
	G. Drinking Fountain / Bottle Filler	1 EA	\$3,800	\$3,800
	H. Ship and Install Site Amenities (40% of Costs, A-G)	1 LS	\$5,800.00	\$5,800
10	Pavilions and Structures			\$48,000
	A. Small Pavilion at Skatepark	1 LS	\$48,000	\$48,000
11	Site Utilities			\$13,000
	A. Water Line Extension to Drinking Fountain at B-ball	200 LF	\$65	\$13,000
12	Landscaping			\$27,630
	A. Lawn Seeding	2,000 SY	1.20	\$2,400
	B. Meadow Seeding	64,000 SF	0.17	\$10,880
	C. Evergreen Trees	3 EA	250.00	\$750
	D. Shade Trees	12 EA	575.00	\$6,900
	E. Flowering Trees	6 EA	450.00	\$2,700
	F. Shrub Allowance	1 LS	4,000.00	\$4,000
13	Stormwater Mgt and Erosion Control			\$66,841
	A. Stormwater Manangement (8%)	1 LS	\$33,421	\$33,421
	B. Erosion Control Measures (8%)	1 LS	\$33,421	\$33,421
14	Bond Mobilization and Layout			\$58,152
	A. Bond Mobilization and Layout (12%)	1 LS	\$58,152	\$58,152
15	Contingency			\$81,413
	A. 15% Contingency	1 LS	\$81,413	\$81,413
16	Professional Fees			\$93,624
	A. Professional Fees (15%)	1 LS	\$93,624	\$93,624
	Total			\$717,788

Cost estimate does not include improvements associated with Suplee Road construction including sidewalk and shoulder improvements, floodplain restoration, any utility connection fees, utility location and/or relocation, improvements, off site trail extensions, sink hole remediation, rock removal, soil ammendments or remediation, and construction inspection fees. Power to the site and distribution varies widely and cannot be estimated at this time.

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Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Phase 2

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 3/6/2020
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$2,900
	A. Pavement Removal	200 SY	\$7	\$1,400
	B. Existing Playground Removal	1 LS	\$1,500	\$1,500
2	Earthwork			\$11,000
	A. Strip/Stockpile/Replace Topsoil	700 CY	\$5	\$3,500
	B. Grading Operations	1,500 CY	\$5	\$7,500
3	Bituminous Trails			\$14,060
	A. Excavation	200 CY	\$4	\$800
	B. 6" 2A Coarse Aggregate	510 SY	\$10	\$5,100
	C. 2" Binder Course	510 SY	\$8	\$4,080
	D. 1.5" Wearing Course	510 SY	\$8	\$4,080
4	Tot Lot at Picnic Pavilion (Ages 2-5)			\$67,420
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	180 LF	\$42	\$7,560
	E. Underdrain	80 LF	\$15	\$1,200
	F. Safety Surface (Wood Carpet)	2,000 SF	\$3	\$5,000
	G. Stone Base and Filter Fabric	230 SY	\$12	\$2,760
5	Youth Playground Renovation at Pavilion			\$30,895
	A. Remove existing safety surfacing	180 CY	\$4	\$720
	B. Excavation Fine Grade and Compaction	200 CY	\$5	\$1,000
	C. Concrete Curb Edging	210 LF	\$42	\$8,820
	D. Underdrain	125 LF	\$15	\$1,875
	E. Safety Surface (Wood Carpet)	4,800 SF	\$3	\$12,000
	F. Stone Base and Filter Fabric	540 SY	\$12	\$6,480
6	Concrete Plazas and Walls			\$18,450
	A. Standard Concrete	1,350 SF	\$9	\$12,150
	B. Decorative Concrete (25% of Total)	450 SF	\$14	\$6,300
7	Signage			\$5,000
	A. Interpretive Signage Allowance	2 EA	\$2,500	\$5,000
8	Site Amenities			\$15,400
	A. Picnic Tables/Game Tables and Chairs	3 EA	\$1,000	\$3,000
	B. Benches	2 EA	\$1,500	\$3,000
	C. Trash Receptacle	2 EA	\$1,000	\$2,000
	D. Grills	2 EA	\$500	\$1,000
	E. Pet Waste Disposal	4 EA	\$300	\$1,200
	F. Hitching Post	1 EA	\$800	\$800
	G. Ship and Install Site Amenities (40% of Costs, A-F)	1 LS	\$4,400.00	\$4,400
9	Pavilions and Structures			\$262,500
	A. Kitchen and Restroom Enclosure	750 SF	\$350	\$262,500

10	Site Electric A. New Service and Distribution (Unknown) B. Extend Electric to Pavilion C. Security Camera Allowance	1 LS 1 LS 1 LS	\$0 \$8,000 \$10,000	\$18,000 \$0 \$8,000 \$10,000
11	Site Utilities A. Water Line Extension to Kitchen/Restroom B. Sewer Line Extension to Kitchen/Restroom C. Grinder Pump	500 LF 450 LF 1 LS	\$65 \$65 \$8,000	\$69,750 \$32,500 \$29,250 \$8,000
12	Landscaping A. Lawn Seeding B. Meadow Seeding C. Evergreen Trees D. Shade Trees E. Flowering Trees F. Shrub Allowance	6,000 SY 34,000 SF 3 EA 6 EA 3 EA 1 LS	1.20 0.17 250.00 575.00 450.00 4,000.00	\$22,530 \$7,200 \$5,780 \$750 \$3,450 \$1,350 \$4,000
13	Stormwater Mgt and Erosion Control A. Stormwater Manangement (8%) B. Erosion Control Measures (8%)	1 LS 1 LS	\$43,032 \$43,032	\$86,065 \$43,032 \$43,032
14	Bond Mobilization and Layout A. Bond Mobilization and Layout (12%)	1 LS	\$74,876	\$74,876 \$74,876
15	Contingency A. 15% Contingency	1 LS	\$104,827	\$104,827 \$104,827
16	Professional Fees A. Professional Fees (15%)	1 LS	\$120,551	\$120,551 \$120,551
Total				\$924,224

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Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Phase 3

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 3/6/2020
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preperation			\$43,655
	A. Misc. Site Preperation and Demolition	1 LS	\$1,000	\$1,000
	B. Pavement Removal	665 SY	\$7	\$4,655
	C. Storage Shed Removal	1 LS	\$2,500	\$2,500
	D. Existing Baseball Field Removal	1 LS	\$8,000	\$8,000
	E. Existing Playground Removal	1 LS	\$3,500	\$3,500
	F. Tennis and Basketball Court Removal	1 LS	\$20,000	\$20,000
	G. Clearing and Grubbing	0.5 AC	\$8,000	\$4,000
2	Earthwork			\$55,000
	A. Strip/Stockpile/Replace Topsoil	3,000 CY	\$5	\$15,000
	B. Grading Operations	8,000 CY	\$5	\$40,000
3	Access Drive and Parking (Ball Fields/Tennis)			\$106,950
	A. Excavation, fine grading and compaction	1,200 CY	\$4	\$4,800
	B. 8" 2A Coarse Aggregate	3,600 SY	\$12	\$43,200
	C. 2.5" Binder Course	3,600 SY	\$8	\$28,800
	D. 1.5" Wearing Course	3,600 SY	\$8	\$28,800
	E. Handicap Pavement Striping and Signage	3 SP	\$450	\$1,350
4	Bituminous Trails			\$25,900
	A. Excavation	300 CY	\$4	\$1,200
	B. 6" 2A Coarse Aggregate	950 SY	\$10	\$9,500
	C. 2" Binder Course	950 SY	\$8	\$7,600
	D. 1.5" Wearing Course	950 SY	\$8	\$7,600
5	Bridges and Culverts			\$18,000
	A. Culvert Crossing	1 LS	\$18,000	\$18,000
6	Tennis Courts (2)			\$85,000
	A. Fine Grade and Compact	475 CY	\$4	\$1,900
	B. 8" #2A Coarse Aggregate	1,500 SY	\$12	\$18,000
	C. 2" Binder Course	1,500 SY	\$8	\$12,000
	D. 1.5" Wearing Course	1,500 SY	\$8	\$12,000
	E. Color Coat	1,500 SY	\$7	\$10,500
	F. Line Paint	2 CT	\$1,500	\$3,000
	G. Posts and Nets	2 CT	\$2,400	\$4,800
	H. 10' High Chain Link Fence	456 LF	\$50	\$22,800
7	Concrete Piazas and Walls			\$7,200
	A. Standard Concrete	800 SF	\$9	\$7,200
8	Signage			\$6,000
	A. Park Signage (directional) Allowance	1 LS	\$2,000	\$2,000
	B. Information Kiosk	1 EA	\$4,000	\$4,000

9	Site Amenities			\$10,920
	A. Benches	2 EA	\$1,500	\$3,000
	B. Trash Receptacle	1 EA	\$1,000	\$1,000
	C. Bicycle Rack	1 EA	\$900	\$900
	D. Vehicular Gate/ Bollards	1 EA	\$1,500	\$1,500
	E. Pet Waste Disposal	2 EA	\$300	\$600
	F. Hitching Post	1 EA	\$800	\$800
	G. Ship and Install Site Amenities (40% of Costs, A-F)	1 LS	\$3,120.00	\$3,120
10	Site Electric			\$81,000
	A. New Service and Distribution (Unknown)	1 LS	\$0	\$0
	B. Tennis Court Lights	1 LS	\$45,000	\$45,000
	C. Parking Area Lights	1 LS	\$36,000	\$36,000
11	Landscaping			\$28,400
	A. Lawn Seeding	6,000 SY	1.20	\$7,200
	C. Evergreen Trees	12 EA	250.00	\$3,000
	D. Shade Trees	20 EA	575.00	\$11,500
	E. Flowering Trees	6 EA	450.00	\$2,700
	F. Shrub Allowance	1 LS	4,000.00	\$4,000
12	Stormwater Mgt and Erosion Control			\$74,884
	A. Stormwater Manangement (8%)	1 LS	\$37,442	\$37,442
	B. Erosion Control Measures (8%)	1 LS	\$37,442	\$37,442
13	Bond Mobilization and Layout			\$65,149
	A. Bond Mobilization and Layout (12%)	1 LS	\$65,149	\$65,149
14	Contingency			\$91,209
	A. 15% Contingency	1 LS	\$91,209	\$91,209
15	Professional Fees			\$104,890
	A. Professional Fees (15%)	1 LS	\$104,890	\$104,890
	Total			\$804,157

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Commonwealth of Pennsylvania
 Department of Conservation and Natural Resources
 Bureau of Recreation and Conservation
 PROBABLE CONSTRUCTION COST OPINION

DRAFT

Phase 4

Owner: Honey Brook Township
 Project Title: James A. Umble Park

Date Prepared 3/6/2020
 DCNR Project No.

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition/Site Preparation			\$7,300
	A. Misc. Site Preparation and Demolition	1 LS	\$1,000	\$1,000
	B. Pavement Removal	900 SY	\$7	\$6,300
2	Earthwork			\$23,000
	A. Strip/Stockpile/Replace Topsoil	600 CY	\$5	\$3,000
	B. Grading Operations	4,000 CY	\$5	\$20,000
3	Bituminous Trails			\$26,700
	A. Excavation	500 CY	\$4	\$2,000
	B. 6" 2A Coarse Aggregate	950 SY	\$10	\$9,500
	C. 2" Binder Course	950 SY	\$8	\$7,600
	D. 1.5" Wearing Course	950 SY	\$8	\$7,600
4	Baseball Field Renovation			\$105,300
	A. Place Fine Grade and Compact Outfield Extension	4000 CY	\$5	\$20,000
	B. Infield Mix Modification	300 TON	\$35	\$10,500
	C. Players Benches	4 EA	\$1,500	\$6,000
	D. Bases and Plates	1 LS	\$800	\$800
	E. Dugout Allowance	2 EA	\$12,000	\$24,000
	F. 8' High Chain Link Fencing	880 LF	\$50	\$44,000
5	Softball Field			\$67,300
	A. Infield Mix Modification	100 TON	\$35	\$3,500
	B. Players Benches	2 EA	\$1,500	\$3,000
	C. Bases and Plates	1 LS	\$800	\$800
	D. Dugout Allowance	2 EA	\$12,000	\$24,000
	E. 8' High Chain Link Fencing	720 LF	\$50	\$36,000
6	Tot Lot at Baseball Fields (Ages 2-5)			\$71,150
	A. Play Equipment	1 LS	\$36,000	\$36,000
	B. Play Equipment Shipping & Installation	1 LS	\$14,400	\$14,400
	C. Excavation Fine Grade and Compaction	100 CY	\$5	\$500
	D. Concrete Curb Edging	200 LF	\$42	\$8,400
	E. Underdrain	100 LF	\$15	\$1,500
	F. Safety Surface (Wood Carpet)	2,700 SF	\$3	\$6,750
	G. Stone Base and Filter Fabric	300 SY	\$12	\$3,600
7	Concrete Plazas and Walls			\$233,250
	A. Standard Concrete	6,750 SF	\$9	\$60,750
	B. Decorative Concrete (25% of Total)	2,250 SF	\$14	\$31,500
	C. Pre Engineered Block Retaining Wall	1,800 SF	\$55	\$99,000
	D. Protective Railing	300 LF	\$60	\$18,000
	E. Protective Netting	1 LS	\$24,000	\$24,000
8	Signage			\$4,000
	A. Information Kiosk	1 EA	\$4,000	\$4,000

9	Site Amenities			\$29,400
	A. Picnic Tables/Game Tables and Chairs	5 EA	\$1,000	\$5,000
	B. Benches	4 EA	\$1,500	\$6,000
	C. Trash Receptacle	2 EA	\$1,000	\$2,000
	D. Bleachers	4 EA	\$2,000	\$8,000
	E. Ship and Install Site Amenities (40% of Costs, A-D)	1 LS	\$8,400.00	\$8,400
10	Pavilions and Structures			\$386,000
	A. Restroom/Concessions Building Addition	720 SF	\$300	\$216,000
	B. Dugout Structure	4 EA	\$20,000	\$80,000
	C. Batting Cage Pavilion (20x80)	1 LS	\$90,000	\$90,000
11	Site Electric			\$350,000
	A. New Service and Distribution (Unknown)	1 LS	\$0	\$0
	B. Baseball Field Lights	1 LS	\$200,000	\$200,000
	C. Softball Field Lights	1 LS	\$150,000	\$150,000
12	Landscaping			\$23,800
	A. Lawn Seeding	8,500 SY	1.20	\$10,200
	B. Shade Trees	12 EA	575.00	\$6,900
	C. Flowering Trees	6 EA	450.00	\$2,700
	D. Shrub Allowance	1 LS	4,000.00	\$4,000
13	Stormwater Mgt and Erosion Control			\$212,352
	A. Stormwater Manangement (8%)	1 LS	\$106,176	\$106,176
	B. Erosion Control Measures (8%)	1 LS	\$106,176	\$106,176
14	Bond Mobilization and Layout			\$184,746
	A. Bond Mobilization and Layout (12%)	1 LS	\$184,746	\$184,746
15	Contingency			\$258,645
	A. 15% Contingency	1 LS	\$258,645	\$258,645
16	Professional Fees			\$297,441
	A. Professional Fees (15%)	1 LS	\$297,441	\$297,441
	Total			\$2,280,384

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