

# Associated Costs of Recommended Improvements

(Based on year 2009 market prices and a population of 44,600)

<i>Current Priorities</i>	<i>Notes</i>	<i>Associated Cost</i>
Community Center	Design and Construct 90,000sf at \$189/sf - \$275/sf depending on final program	\$17-25 million
	Land Acquisition 5 acres at \$25,000/acre	\$125,000
Skate Park	Concrete Construction	\$275,000
Acquire Parkland (205 acres over 10 years to meet 12 acres/1000 at a population of 44,600) <sup>a</sup>	Neighborhood Parks (5 acres each; 1 every other year; 25 acres total; \$20,000/acre)	\$500,000
	Community Parks (50 acres each; 3 total; 150 acres total; \$20,000/acre)	\$3,000,000
	Greenways & Bike/Ped Trail <sup>b</sup> Land (Size varies, some cost minimal due to land owner dedications and/or floodways; 30 acres total)	\$150,000
	Golf Course (Recommended standards are met up to 44,600 population)	-
	Regional Parks <sup>c</sup>	-

*Matrix Continues on Following Pages*

<i>Current Priorities</i>	<i>Notes</i>	<i>Associated Cost</i>
Develop Parks	Neighborhood (every other year)	\$300,000 each
	Community	\$4,000,000 each \$3,000,000 additional for sports facilities
	Uniform Signage for each existing park (10 @ \$15,000 each)	\$150,000
Trail Construction \$55/lf 10' asphalt trail (does not include storm drainage, bridges, guard rails, signage or furnishings)  15 miles of trail to be constructed by 2020 to meet the goal of 0.5 miles/1000 population.	Greenways (20.77 miles total/ 5 miles by 2020)	\$6,031,608 total planned \$1,452,000 by 2020 <sup>d</sup>
	Arterial Multi-use Pathways (40.82 miles total/ 5 miles by 2020) <sup>e</sup>	\$11,854,128 total planned \$1,452,000 by 2020 <sup>d</sup>
	JCPRD Kill Creek Streamway Trail (19.54 miles total/ 5 miles by 2020) <sup>f</sup>	\$5,674,416 total planned \$1,452,000 by 2020 <sup>d</sup>
	Mountain Bike Trails	Volunteer opportunity
Parks Maintenance Facilities	Joint Public Works and Parks Maintenance Facilities	\$7 Million (to be shared jointly)
	Land Acquisition 10-20 acres; \$20,000/acre	\$200,000-\$400,000 (to be shared jointly)

<sup>a</sup> Land costs can be minimized when purchasing land within floodplain areas

<sup>b</sup> Land for development to be within the Right-of-Way and/or easements.

<sup>c</sup> Future Big Bull Creek (1,932 acres), Mildale Farm (600 acres) and Kill Creek Park (880 acres) under management by JCPRD. These parks fulfill regional park standards, meaning Gardner can focus its investment on Neighborhood and Community-sized parks instead.

<sup>d</sup> Based upon population projections for 2020 at projected LOS of 0.5 miles per 1000 population (current LOS 0.45)

<sup>e</sup> Cost may be offset by adjacent land development requirements.

<sup>f</sup> Part of the JCPRD MAP 2020 plan and eligible for development funds.

<i>Park</i>	<i>Improvement</i>	<i>Associated Cost</i>
Brookside	Plant natives at stream edges to improve water quality and reduce maintenance	\$6,000/acre renovation, seeding and 3 years maintenance of native plant establishment
	Add handicap access to shelter and playground structure	Concrete \$55/sy Transfer station \$2,500
Celebration	Plant natives in detention area, near ballfields, ditches	\$6,000/acre renovation, seeding and 3 years maintenance of native plant establishment
	Concrete the section of ag lime trail at the lake's emergency overflow	\$60 per linear foot of 8' wide trail
	Add 9-hole disc golf course	\$12,000
	Add full-court basketball	\$54,000/ea
	Add sprayground	\$100,000
	Extend trails into eastern portion of park.	\$60 per lineal foot of 8' wide concrete trail
Circle	Upgrade or remove playground equipment and landing surfaces	\$30,000 small play structure
Cornerstone	Replace pavers near fountain, repair crack in east shelter concrete	\$2,000
	Add security cameras around aquatic facility and parking lots (including overflow parking)	\$15,000

*Matrix Continues on Following Pages*

<i>Park</i>	<i>Improvement</i>	<i>Associated Cost</i>
Gardner Aquatic Center	Replace stainless steel gutter system on original lap lane pool	\$275,000
	Add speed slide	\$150,000
	Replace bath house roof	\$10,000
Gardner Greenway	Remove two low-water crossings, replace with pedestrian bridges (must be installed above the 25 year floodway) estimated 80' lengths at \$1,100/lf	\$88,000/ ea for installation of 10' wide 15,000 lb vehicle load pedestrian bridge. Demolition of existing concrete \$20,000
	Establish native vegetation on creek banks	\$7,500/acre renovation, seeding and 3 years maintenance of native plant establishment
	Replace trail (full length) within 2020 planning period	\$60/lf
Gardner Lake Park	Rain garden program at boat ramp shelter	\$0 community volunteer project or \$1,000 to \$3,500 size and complexity dependent
	Post park hours signs	\$350/ea
	Install KDOT guardfence both sides of dam (2,400lf)	\$180,000
Gardner Municipal Airport	Upgrade playground equipment	\$30,000 small play structure
Madison Street Bicycle/Ped Path	Reinforce existing trail informational sign panels	\$40/post
	Replace trail (full length) within 2020 planning period	\$60/lf
Meadowbrook	Plant natives at stream edges to improve water quality and reduce maintenance	\$7,500/acre renovation, seeding and 3 years maintenance of native plant establishment

*Matrix Continues on Following Pages*

<i>Park</i>	<i>Improvement</i>	<i>Associated Cost</i>
North Center Bicycle/Ped Path	Reinforce existing trail informational sign panels	\$40/post
	Replace trail (full length) within 2020 planning period	\$60/lf
Quail Meadows Park	New construction of this master planned neighborhood park	\$300,000
Senior Citizens Building	Level concrete walk at entry	\$1500 Mudjacking
South Center Bicycle/Ped Path	Reinforce existing trail informational sign panels	\$40/post
	Replace trail (full length) within 2020 planning period	\$60/lf
Stone Creek	Plant natives in stream/ditch to prevent erosion	\$7,500/acre renovation, seeding and 3 years maintenance of native plant establishment
	Phase II Construction	\$353,257.13
	Phase III Construction (I-35 Park)	\$367,748.17
Veterans	Replace west light poles, installing them further back from parking lot edge	\$5,000

*Matrix Continues on Following Pages*

<i>Park</i>	<i>Improvement</i>	<i>Associated Cost</i>
Westside	Cover south drainage area between fields to add warmup area	\$27,500: embankment and grading (\$15/cy) \$12,000: 24" CMP Culvert pipe per linear foot with rip/rap and end section (\$67/lf)
	Replace dumpster surround 20'x12'	\$15,000
	Replace concession stand	\$250,000 with restrooms
	Replace east culvert near maintenance shed	\$67/lf
	Replace playground equipment	\$50,000
	Pave overflow parking lot (asphalt)	\$27.50/sy
	Replace basketball court	\$54,000
Winwood	Plant natives around drain inlets to filter stormwater: 20'x30' beds at \$5/square foot: 4" plants, 12" o.c., includes install and mulch	\$3,000/each
Madison Practice Fields	Provide gravel parking lot and fencing improvements	\$8,000-\$18,000

*Facility Needs  
by the year 2020:*

	<i>Unit cost</i>	<i>Total</i>
8-15 Baseball fields <sup>g</sup>	\$350,000/ea backstops, fence, grading, turf seeding, irrigation, score board	\$2,800,000-\$5,250,000
7 Basketball courts <sup>hij</sup>	Outdoor: \$54,000/ea 50'x84' concrete with equipment Indoor: included in bulding costs	\$378,000 (if all outdoor)
2 Soccer/football fields <sup>k</sup>	\$105,000/ea with \$4,000 convertible field posts, 225'x360' field	\$210,000
1 Swimming pool <sup>jl</sup>	\$190/sf of surface not including decks, equipment or splash attractions	\$5.5 million
4-8 Tennis courts <sup>m</sup>	\$60,000/court complete and with lighting	\$240,000-\$480,000
2 Sand volleyball courts (if need arises)	\$15,000/ea	\$30,000

<sup>g</sup> Participation projections suggest a max field/day need of 15 fields; however, programming can be adjusted to limit the number of new fields needed to 8, or roughly 2 fields per 5000 population, twice the 1983 standard recommended by the NRPA, but a number more suited to Gardner's demographic.

<sup>h</sup> Can be built in conjunction with other sport court functions and provided as indoor or outdoor

<sup>i</sup> Needs are currently being met by 2 City-owned outdoor facilities plus 7 School District-owned indoor facilities

<sup>j</sup> Can be developed as a part of a new community center facility instead of a separate cost item

<sup>k</sup> Based upon programming flexibility, 2 fields can likely accommodate 2020 needs despite participation projections recommending 4 additional fields.

<sup>l</sup> To serve 5% of the population, additional facility will need to be built to meet demand when population exceeds 30,000. Existing facilities serve more than a percentage of Gardner's population as it currently functions as a regional attraction.

<sup>m</sup> Standard is 1/2000, but demand is not currently that high.

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