

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 126-07

AN ORDINANCE

authorizing the City Manager to execute a park operation and management agreement with Boone County for the Atkins property located north of the Boone County Fairgrounds; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to execute a park operation and management agreement with Boone County for the Atkins property located north of the Boone County Fairgrounds. The form and content of the agreement shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2007.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PARK OPERATION AND MANAGEMENT AGREEMENT

This agreement is entered into this _____ day of _____, 2007 between the City of Columbia, Missouri, a municipal corporation ("City") and the County of Boone, Missouri, a political subdivision of the State of Missouri ("County").

WHEREAS, City and County each own an undivided one-half tenancy in common interest in an 80-acre tract known as the Atkins Tract located north of the Boone County Fairgrounds and more particularly described as:

The east One-Half ($\frac{1}{2}$) of the Southwest One-Quarter ($\frac{1}{4}$) of Section 20, Township 49 North, Range 12 West of the Fifth Principal Meridian; and

WHEREAS, City and County may transfer to the Daniel Boone Regional Library ("the Library") a portion of the Atkins tract located north of the proposed Waco Road extension ("the Library Tract"); and

WHEREAS, City and County desire to develop and operate a park on the Atkins Tract for the benefit of the residents of Boone County; and

WHEREAS, County does not have a park department but City does have a park and recreation department capable of operating and managing a park on the Atkins Tract.

NOW, THEREFORE, City and County agree as follows:

MASTER PLAN AND DEVELOPMENT OF PROPERTY

SECTION 1. MASTER PLAN. City shall develop the Property in accordance with a master plan approved by the County Commission and the City Council. (As used in this Agreement, "the Property" refers to that portion of the 80-acre Atkins Tract that is not proposed to be conveyed to the Library. If the Library declines to acquire the Library Tract or if it acquires the property and later re-conveys the tract to the City and County, "the Property" shall refer to the entire 80-acre Atkins Tract.) Future design and development of the Property's open area shall be conducted through a formal master planning process. All future development shall be in accordance with the master plan. Amendments to the master plan must be approved by the County Commission and the City Council.

SECTION 2. PHASE I DEVELOPMENT AND FUNDING. Phase I development includes, but is not limited to, site grading, utilities, two baseball/softball fields, parking areas, roads and related support amenities. County shall contribute to the Phase I development the funds currently allocated by County to the development of two baseball/softball fields on the Property. This funding shall consist of the Land and Water Conservation Fund Grant awarded jointly to City and County and additional funds set aside by County for the project. Total funding contributed by County shall be no less

than Two Hundred Thousand Dollars (\$200,000.00) payable upon completion of the Phase I site grading. City shall contract for Phase I development of the Property.

SECTION 3. GRANT FUNDS. Acting as the lead agency, County has received a Land and Water Conservation Fund Grant (Grant No. 29-01472) in the amount of Seventy-Six Thousand Five Dollars (\$76,005.00). County shall transfer these grant funds to City to assist with Phase I construction. Any future grant funds for development and programming of the Property must fulfill the development goals identified in the master plan for the Property. The use of grant funds shall comply with all guidelines set forth by grant awarding entities.

SECTION 4. ACCESS. County shall grant City public access to the south entrance to the Property by way of both the existing north/south service road of the Boone County Fairgrounds and the existing road easement which extends from the southwest corner of the Property westward along the north boundary of the Fairgrounds property to Oakland Gravel Road. City shall develop an access road to the Property using this road easement as part of the Phase I development. Vehicular access between the Property and the Boone County Fairgrounds by way of the existing north/south service road may be restricted or prohibited by County during the annual Boone County Fair and other major events occurring on the Fairgrounds property. County shall notify City of the dates of events requiring the closing of the north/south access six (6) months in advance so that park use can be appropriately scheduled. The east/west access road to the Property shall remain open at all times that the north/south access road is restricted in order to insure public access to the park. After completion of a north entrance to the Property following the construction of Waco Road, County may establish a pedestrian entrance to the Fairgrounds from the Property to accommodate users of the Fairgrounds who park in parking facilities developed on the Property.

MANAGEMENT OF PROPERTY

SECTION 5. DUTIES. City shall operate and manage the park for the benefit of the residents of Boone County, including the athletic fields and other park and recreation amenities and support facilities on the Property. City shall be responsible for the development, daily operations, scheduling and maintenance of the Property. City shall maintain, operate and program recreational activities and events on the Property.

SECTION 6. USE BY PUBLIC. All athletic fields located on the Property shall be available for public use when City does not have any programmed athletic events or activities (as governed by park and recreation department field use priority guidelines) scheduled on the athletic fields. The Property's athletic facilities will be available for such use at rental rates established by City. All other park areas and amenities on the Property will be available to the public as deemed appropriate by City.

SECTION 7. RULES AND REGULATIONS. All City of Columbia rules and regulations governing conduct in City parks shall apply to the Property.

SECTION 8. FEES. City shall have the right to establish a schedule of rental and user fees to be charged to the general public for the use of the Property.

SECTION 9. REVENUE. All park user fees generated on the Property will be payable to the City and will be used for operations, programming and capital improvements on the Property. If a regional recreational district is formed in Boone County, any sales tax imposed by the district would be payable in accordance with state law and would not be payable to the City as revenue under this agreement.

SECTION 10. INDEMNIFICATION. City shall hold County harmless from all suits for damages in connection with City's management of the Property and from liability for injuries suffered by any person while on the Property due to the negligence or omission of City, its officers, agents and employees. Further, City agrees to repair or replace any improvements on the Property that are damaged to a condition equivalent to their condition immediately before such damage occurred.

SECTION 11. NAMING RIGHTS. City shall have the right to name the Property.

SECTION 12. IDENTIFICATION AND RECOGNITION. The parties agree that an identification sign will be erected near the entrance of the Property stating that the Property is operated by City and co-owned by City and County. City will provide proper recognition for County's contributions to the Property as appropriate on other signs located in and around the Property. County grants City the right to place signs on County property directing the general public to the park. Signs shall be located adjacent to the principal points of access as outlined in Section 4. Specific location of the signs shall be approved by County.

MISCELLANEOUS PROVISIONS

SECTION 13. ANNEXATION. Within thirty (30) days of execution of this agreement, County and City shall file a petition with the city clerk requesting that the Property be annexed into the corporate limits of Columbia. The petition shall also request that the Property be zoned R-1.

SECTION 14. ANNUAL MEETING. At least once annually, representatives designated by County and City shall meet to discuss the development, operation and management of the Property.

SECTION 15. NON-APPROPRIATION. All obligations of County and City under this agreement, which require the expenditure of funds, are conditional upon the availability of funds appropriated for that purpose.

SECTION 16. NOTICES. Notice under this agreement shall be given in writing and may be hand delivered or sent by U.S. mail as follows:

If delivered to City:

City of Columbia
City Manager
P.O. Box 6015
Columbia, MO 65205-6015

If delivered to County:

Boone County Commission
801 E. Walnut, Room 245
Columbia, MO 65201-7732

With copy to:

City of Columbia Parks and Recreation Dept.
P.O. Box 6015
Columbia, MO 65205-6015

SECTION 17. ASSIGNMENT. Neither party may assign or transfer any of its rights or obligations under this agreement to any other person without the prior written consent of the other party.

SECTION 18. SOLE BENEFIT OF PARTIES. This agreement is for the sole benefit of City and County. Nothing in this agreement is intended to confer any rights or remedies on any third party.

SECTION 19. TERM. This agreement shall be in effect from its execution until March 1, 2027. Thereafter, the agreement shall automatically be renewed for additional terms of five (5) years unless either party notifies the other, in writing, at least one (1) year before a renewal date, of its intention not to renew the agreement.

SECTION 20. TERMINATION OF CO-OWNERSHIP. Either party may initiate termination of the co-ownership by giving written notice to the other party of its desire to terminate co-ownership. After notice is given, the parties shall cooperate in taking all actions required to terminate co-ownership. Unless the parties agree otherwise, the termination of the co-ownership shall not occur less than one year from the time the notice is received and shall not occur less than one hundred eighty (180) days before the beginning of the next succeeding fiscal year of the party upon whom notice is served. After the notice described above has been given, the parties shall have the Property appraised. If the parties agree on an appraiser, they shall divide the cost of the appraisal equally. If the parties do not agree on an appraiser, each party shall retain and pay its own appraiser. The appraised value shall be the average of the two appraisals. If either party shall object to the appraised value being the average of the two appraisals, it may elect at its own expense to require the two appraisers to select a third appraiser who shall appraise the Property. Appraised value shall then be the average of the three appraisals. The party initiating the termination shall offer to buy the other party's interest in the Property, offer to sell its interest in the Property to the other party or make some other offer on dividing or disposing of the Property. If the Property is sold pursuant to this provision, the sales price shall be one-half the appraised value as determined by the procedures described above plus the depreciated value of the assets paid for by the seller as shown on the audited books for the seller, or fair market value of the capital improvements paid for by the seller based upon the average of the appraisals, whichever is greater. If the parties are unable to reach an agreement on the

sale or division or other disposition of the Property, they shall offer the Property for sale on the open market. If the parties are unable to agree on the manner of offering the Property for sale on the open market, either party may initiate a partition action in the Circuit Court of Boone County, Missouri. In any action to partition the Property, each party shall be granted an allowance or credited for funds it expended for capital improvements made to the Property. However, there shall be no allowance or credit for funds expended that were generated from activities on the Property or any sales taxes generated from revenues derived from the Property. Any lease of any portion of the Property entered into after the execution of this agreement shall terminate upon termination of the co-ownership. Any lease of the Property entered into after the execution of this agreement shall provide that the lease shall be terminated upon termination of the co-ownership.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

By: _____
H. William Watkins, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

BOONE COUNTY, MISSOURI

By: _____
Kenneth M. Pearson,
Presiding Commissioner

Source

Mike Hood

TO: City Council

FROM: City Manager and Staff

DATE: March 26, 2007

RE: Atkins Property Management and Operation Agreement



Fiscal Impact

YES

NO

Other Info.

Summary: Following a public hearing held by the City Council on September 18, 2006, regarding the development of two baseball fields on the Atkins Property, the Council directed staff to pursue a formal management and operation agreement for the property with the Boone County Commission. The proposed agreement was to outline development, operation, maintenance, and programming responsibilities for the new park being planned on the 80 acre site which is co-owned by the City and the County. A draft agreement has been developed and has been reviewed and approved by the Legal Departments of both parties.

The agreement places responsibility for the development, operation, and maintenance of the property with the City's Park and Recreation Department. The agreement provides that both the County and the City must approve the master plan for the property and stipulates that the County will contribute \$200,000, including the existing federal Land and Water Conservation Fund Grant, to the initial development of the two baseball fields. This council bill approves the agreement and authorizes the City Manager to sign it on behalf of the City.

Discussion: In December of 2002, the 80 acre Atkins Tract was donated jointly to the City of Columbia and County of Boone with each agency receiving a fifty percent undivided interest. In 2003 both agencies adopted a preliminary master plan for the site developed by the University Department of Parks, Recreation, and Tourism. That plan called for the property to be developed primarily with athletic field complexes. In 2004 the County applied for and received a \$76,005 federal Land and Water Conservation Fund Grant to develop two baseball/softball fields on the site. That grant was awarded jointly to the City and the County. For various reasons, no construction has been initiated after receipt of the grant.

Since the summer of 2006, the City has been involved in on-going discussions regarding the possible development of a minor league baseball stadium at the City's American Legion Park by the Mid-Missouri Mavericks. As a result of those discussions, Park and Recreation staff were asked to develop a plan for both replacing the recreational level baseball field currently located at American Legion Park and developing a second such field (see attached council report dated August 14, 2006). That plan recommended that the Atkins property as the best suited site for the construction of the two replacement fields. A public hearing on the proposal to develop the new fields on the Atkins property was held at the September 18th Council meeting. Upon completion of the public hearing, the Council directed staff to prepare

an ordinance authorizing construction of the new fields and to draft a proposed use agreement between the City and the County outlining roles and responsibilities with regard to the development and operation of the park.

In accordance with Council direction, a proposed operation and management agreement has been drafted. The proposed agreement has been reviewed by the Legal Departments of both agencies. Principle points of agreement under the terms of the agreement include:

- A. City shall develop the property in accordance with a master plan approved by both the County Commission and the City Council.
- B. The agreement will not be applicable to any portion of the property which is conveyed to the Library. If no land is conveyed to the Library then the agreement applies to the entire 80 acre tract.
- C. Phase I development of the site will include site grading, utilities, two baseball fields, parking, roads, and related support amenities.
- D. The County shall contribute to the Phase I development those funds currently allocated by the County to the development of two ball fields, including the federal Land and Water Conservation Fund grant of \$76,005. Total funding contributed by the County shall be no less than \$200,000.
- E. The County shall grant access to the site by way of the existing north/south service road of the Fairgrounds and the existing road easement along the north boundary of the Fairgrounds from Oakland Gravel Road. County may restrict use of the north/south service road during the Boone County Fair and other major events occurring on the Fairgrounds property.
- F. The City will operate and manage the park. City shall be responsible for the development, daily operations, scheduling, programming, and maintenance of the property.
- G. The park will be available for use by the public in accordance with all City rules, regulations, and policies governing use of the City's parks.
- H. The City shall have the right to establish rental and use fees for use of the park. All income generated by such fees shall be used by the City for operations, programming, and capital improvements on the property. Should the County establish a regional recreation district, any sales tax imposed by such a district would be payable in accordance with state law.
- I. The City shall have the right to name the property.
- J. The property shall be annexed into the corporate limits of Columbia.

Staff is recommending approval of the proposed management and operation

agreement for the Atkins property. Approval of the agreement by both the City Council and the County Commission will allow the Parks and Recreation Department to proceed with the construction of the two new baseball fields with the goal of having those fields available for play by the spring of 2008.

Recommended Council Action: If the Council concurs, approve the council bill authorizing the City Manager to sign the proposed agreement on behalf of the City.

Agenda Item No. (C)

irce:

Mike Hood

[Signature]

TO: City Council
FROM: City Manager and Staff *[Signature]*
DATE: August 14, 2006
RE: Proposal to Develop Additional Baseball Fields

Fiscal Impact

YES X

NO

Other Info.

SUMMARY: Following the City Council public hearing on the memorandum of understanding for the proposed new stadium for the Mid-Missouri Mavericks held June 19, 2006, Park and Recreation staff were directed to develop a possible plan for the development of two new baseball fields. This report outlines staff recommendations for the development of two such fields under a fast track schedule with the goal of having the fields available for play by the fall of 2007.

In summary, the report recommends that the fields be located on the Atkins property located immediately north of the Boone County Fairgrounds, suggests that the fields be planned and designed as part of a larger tournament quality sports complex, and estimates phase I construction costs at \$1,445,355. Phase II costs which would add amenities such as restrooms, concessions, additional parking, etc., is estimated at \$726,444.

DISCUSSION: As a result of the current discussions regarding the possible development of a minor league baseball stadium at the City's American Legion Park by the Mid-Missouri Mavericks, Park and Recreation staff were asked to develop a plan for both replacing the recreational level baseball field currently located at American Legion Park and developing a second such field. It was staff's understanding that the plan should be for a fast track construction schedule with the goal of having the fields available for play by the fall of 2007. Based on the above conditions, staff is proposing the following:

Goal: Construct two new baseball fields that would be available for use as soon as possible with a tentative target of being available for play in the fall of 2007.

Location: To meet the above timeframe, possible locations are virtually restricted to available land already owned by the City. Time frames required for any new acquisition would make it almost impossible to meet the fall 2007 goal. Staff has reviewed all park and recreation department property as well as properties owned by other City Departments (airport buffer, Strawn road property, etc.) and have concluded that the only site readily suitable for an athletic field development of this size and scope is the 80 acre Atkins tract located immediately north of the Boone County Fairgrounds. This property is jointly owned by the City and Boone County and will require a use agreement with the County before development proceeds. The Atkins property has access from a major

north/south highway (HWY 63) and an approved master plan which identifies the property as being developed as an athletic field complex.

City-County Use Agreement City staff has had preliminary discussions with the Boone County Commission regarding the possible development of the new baseball fields including a proposed operating agreement. County commissioners have generally indicated a willingness to support an agreement with the City which would result in 1.) the annexation of the Atkins property into the City; 2.) require both City and County approval of current and future development plans for the site; 3.) provide that the City would develop, schedule, operate and maintain the park; and 4.) County would contribute the county funds including the LWCF grant (grant is currently in both the City and County names) that are currently set aside for the development of the site.

Development Plan Staff is proposing the development plan shown in attachment A. The two fields currently being proposed for construction would be part of a five field wagon wheel complex located on the south half of the property. The proposed five field complex will eventually include an additional 300+ foot field and two additional 275 foot fields. Following a meeting with representatives of the Diamond Council and Boone County Baseball, staff has agreed to try to make the 300+ fields slightly larger to accommodate those in the 16 and up age bracket. This combination of sizes should provide the greatest flexibility in use of the complex by a variety of age groups and skill levels. It should be noted that the revised development plan differs from the original master plan (attachment B) in that the major baseball field complex has been shifted to the south end of the property and the soccer/football fields have been eliminated. This was necessitated by the future construction of Waco Road which will cross the northern portion of the property. Approximately five acres of the site will now be located north of the new Waco Road. The revised development plan suggests that those five acres could be considered as a possible site for the proposed new library facility. Earthwork establishing proper grades and drainages for the entire five field complex will need to be completed as part of the development of the initial two fields.

It is staff's recommendation that the new fields be planned and designed as tournament quality fields. Such fields could be utilized for both recreational league play and tournament play. High quality fields which attract a large number of tournaments must be regarded as a strong economic contributor to the community (Show-Me Games; State, Regional, and National Tournaments, etc). As a point of reference, the Rainbow Softball Field complex would be considered a tournament quality complex. Tournament quality fields would require that the field dimensions meet the standards of various national sports governing associations (ASA, USSSA, etc). High quality lighting, excellent drainage, and amenities such as scoreboards, PA, warning tracks, covered dugouts, warm-up areas, etc. would all be expected at tournament quality

fields. Support facilities such concessions, restrooms, landscaping, accessible and abundant parking, etc. would also be needed at a tournament quality facility.

Estimated Cost Cost estimates have been prepared assuming two phases of construction. The first phase includes only the necessary expenses to get the fields functioning and open for play. The second phase would add amenities such as permanent restrooms, concession facilities, asphalt surfacing of roads and parking lots, scoreboards, landscaping, etc. All cost estimates have been based on a fast track construction schedule. It is assumed that the Parks and Recreation planning staff would have oversight and direction of the project, but that all major tasks of the project would be contracted (earthwork, fencing, lighting, irrigation, etc).

The estimated cost for phase I of the construction is \$1,445,355. Phase II's estimated cost is \$726,444. A detailed breakdown of the estimated costs is attached to this report (see attachment C).

Funding The staff has identified the following possible sources of funding for Phase I of the project:

Park Sales Tax November 05 Ballot Issue	
Youth Athletic Field Development	\$ 700,000
American Legion Field renovation	\$ 325,000
Boone Co. LWCF Grant and Match	<u>\$ 200,000</u>
	\$1,225,000

Other possible funding sources might include a contribution from the Mavericks (Wendt Brothers), the City's recreation services users fee fund, and/or additional appropriations from the Park Sales tax fund.

Construction Timeframe If there is to be any chance of meeting the goal of having the fields available for play by fall of 2007, staff believes that construction needs to begin by late fall of 2006.

A possible schedule would be as follows:

Grading and earthwork: November 06 – April, 2007
Install fencing and curbing: April - June, 2007
Install lighting, connect utilities: May –June 2007
Install irrigation: July, 2007
Install sod: August, 2007
Open for play: September, 2007

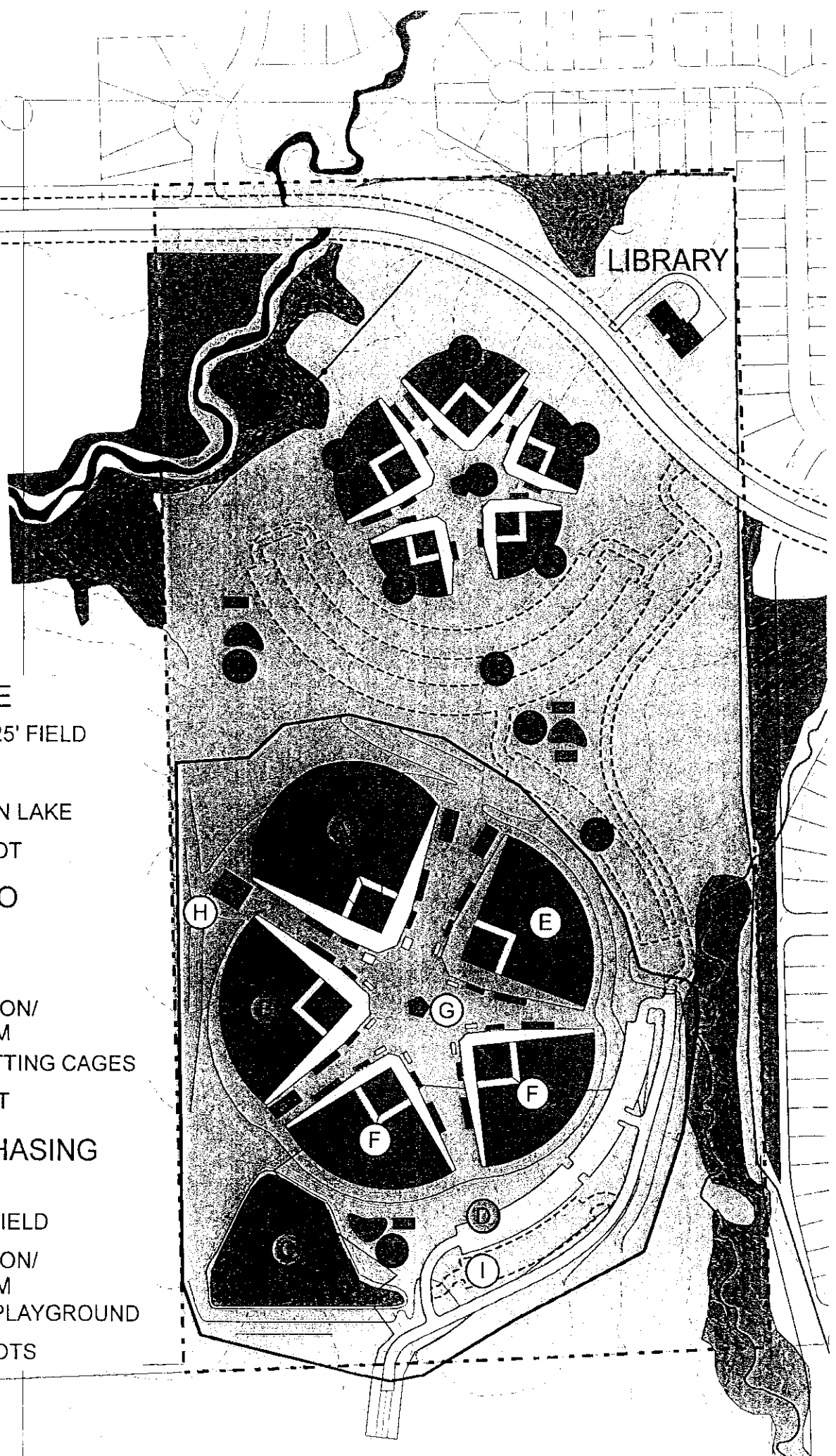
The above is an optimistic schedule, but if the goal is to have fields available for play by September of 2007, then such a schedule needs to be met. If construction is to begin in November, earthwork contracts need to be out to bid by late September or early October. Prior to bid, Council would need to approve the project including holding a public hearing,

appropriating funds, and reaching an operating agreement with the County. To accomplish all of that by the end of September appears unrealistic.

One possible way to help fast track the project, if it appears that Council approval of the project is likely, would be to begin advertising for earthwork bids prior to final authorization of the project. Such bidding would have to be with the clear understanding that no award would be made unless final approval was given. This could allow Council consideration of the project to extend into October before a final vote on the project.

It should also be noted that this project, if determined to be a go on such a fast track time frame, will require a considerable amount of staff time even with most of the actual construction being contracted. Such a commitment of staff time from the park planners, other supervisory staff, and to a limited extent, construction and landscape staff, will necessarily delay other park projects already planned and scheduled

SUGGESTED COUNCIL ACTION: If Council concurs that the City should continue to move ahead with the proposed project to develop two new baseball fields, staff should be directed to prepare a resolution setting a public hearing on the project. It is recommended that the public hearing be scheduled for the September 18th City Council meeting.



LIBRARY

PHASE ONE

- (A) 400'/375'/325' FIELD
- (B) 300' FIELD
- (C) IRRIGATION LAKE
- (D) 140 CAR LOT

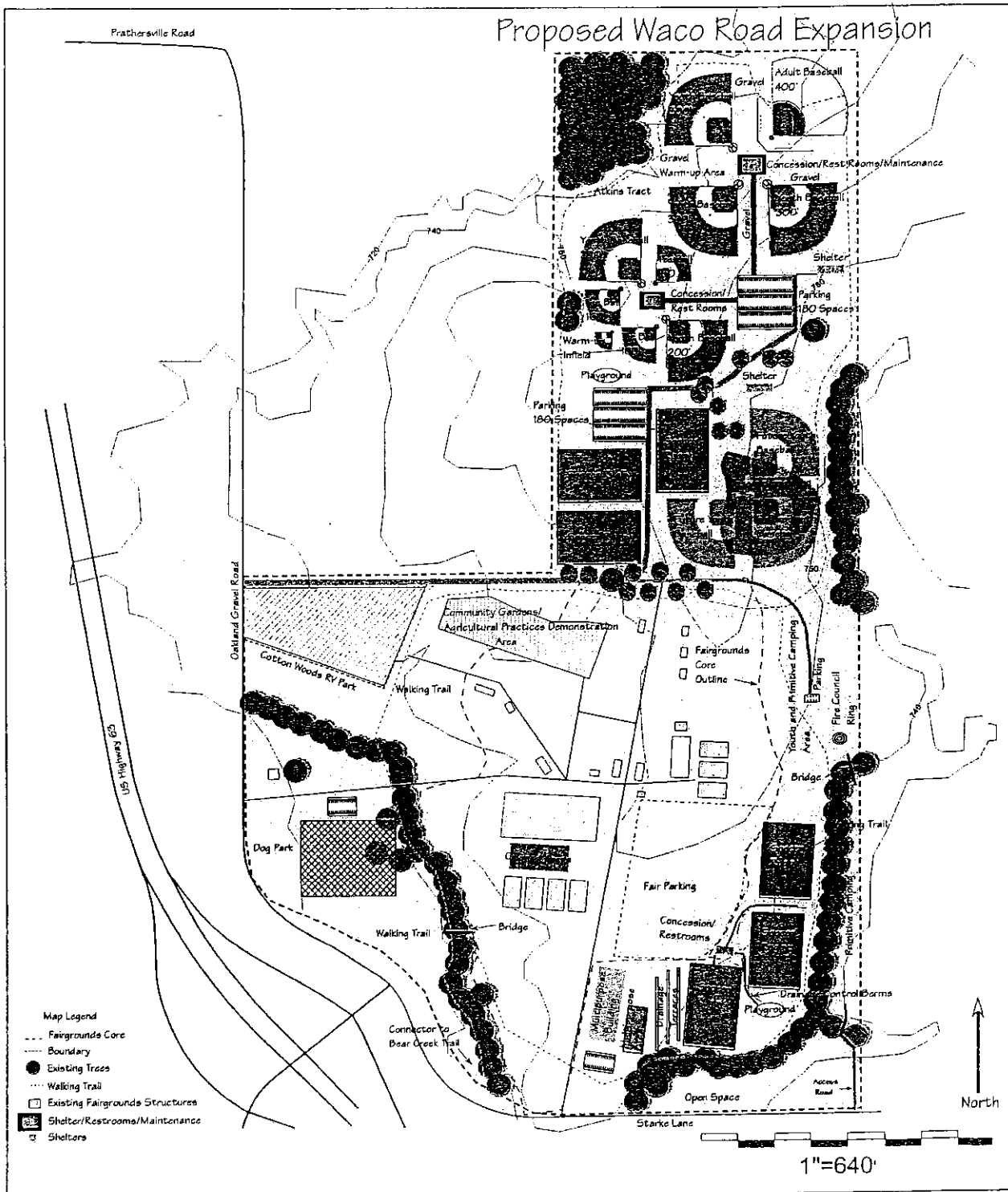
PHASE TWO

- (E) 300' FIELD
- (F) 275' FIELD
- (G) CONCESSION/RESTROOM
- (H) EXTRA BATTING CAGES
- (I) 70 CAR LOT

FUTURE PHASING

- (J) 200' FIELD
- (K) TEEBALL FIELD
- (L) CONCESSION/RESTROOM
- (M) SHELTER/PLAYGROUND
- (N) 500 CAR LOTS

ATKINS PROPERTY
MASTER PLAN
Option III - Phase I,II,III



Item	# of Units	Unit	Unit cost	Item total	Notes
Phase 1					
Grading					
Rough	165,200	CY	\$2.50	\$413,000	Grading for Phase 1 and Future Fields
Site	3,855	CY	\$1.50	\$5,783	
Finish	1,285	CY	\$1.50	\$1,928	
Detention/Irrigation Lake	1	LS	\$40,000	\$40,000	Control Structure, Dam, Irrigation Inlet
Fencing	2	LS	\$150,000	\$300,000	Fencing set in curbs, Backstops, Dugouts
Irrigation					
Irrigation material and install	2	LS	\$15,000	\$30,000	Irrigations of fields
Interim connection to city water	1	LS	\$8,000	\$8,000	
Lighting					
300' field-New Lights	1	LS	\$88,000	\$88,000	New Lights
400' field-New Lights	1	LS	\$110,000	\$110,000	50 footcandles infield/30 footcandles outfield
Underground Connections/Panel House	1	LS	\$15,000	\$15,000	Connecting poles, panel
Site Lighting	1	LS	\$25,000	\$25,000	Complex and parking lot lights
Hardscape					
Roads-Gravel 535 LF	535	LF	\$16.20	\$8,665	9 inch base 3 inch roll stone
Parking-Gravel 120 car lot	540	LF	\$37.42	\$20,206	9 inch base 3 inch roll stone
Walks/Spectator Areas-Gravel	35,000	SF	\$1.00	\$35,000	Walk from lot and areas between back stops
Misc Curbing/Concrete/Gravel	1	LS	\$10,000.00	\$10,000	Parking lot curb, utility pads, etc
Turf/Landscaping					
Field Turf-Sod					Fescue Sod
300' field	7,694	SY	\$1.59	\$12,234	Sod Outfield
400' field	12,639	SY	\$1.59	\$20,096	Sod Outfield
Site Turf-Seed	65,534	SY	\$0.37	\$23,920	Fescue seed, straw bales, hydro-mulch
Landscaping	1	LS	\$10,000	\$10,000	Minimal Tree Planting
Utilities	1	LS	\$50,000	\$50,000	Water and electric
Amenities	1	LS	\$30,000	\$30,000	Bleachers, drinking fountains, benches etc
Phase 1 Subtotal				\$1,256,831	
Architectural/Engineering	1	LS	\$62,842	\$62,842	5% of Total
Contingency	1	LS	\$125,683	\$125,683	10% of Total
Phase 1 Total				\$1,445,355	

Phase 2					
Asphalt Parking Lot and Roads					
Estimated Phase II Costs:					
Asphalt -- Roads:	535	LF	\$26.34	\$14,093	
Asphalt -- Parking Lot:	540	LF	\$63.41	\$34,244	
Concrete					
Walks	13,000	SF	\$4.00	\$52,000	
Spectator/Bleacher Area	25,000	SF	\$4.00	\$100,000	
Concession/Restroom:	1	LS	\$250,000	\$250,000	
Other Complex Amenities	1	LS	\$100,000	\$100,000	Batting cages, Practice/Warm up, Shade Structures
Subtotal				\$550,337	
A/E Fees and Permits (12%)	1	LS	\$66,040	\$66,040	12% of Total
Contingency (20%)	1	LS	\$110,067	\$110,067	20% of Total
Phase 2 Total				\$726,444	