

# Parks and Recreation Master Plan

City of Willmar, Minnesota

Draft February 2015



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Prepared for:  
**Willmar Community Education & Recreation**



Prepared by:



# Acknowledgments

Willmar Community Education & Recreation gratefully acknowledges the community contributions to the content of the Parks and Recreation Master Plan.

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# Introduction

The City of Willmar’s well-established park system serves a variety of user groups and provides a wide assortment of activities for residents. But the City of Willmar seeks to do more with its park system. Today’s park systems must be programmed and operated to do more with less, support multi-purpose programming and activities, and serve youth, adults and seniors who live in the community. This master plan reaches to the future with vision, innovation and sustainable ideas to reinforce these initiatives. Updating Willmar’s parks will provide safe and relevant amenities that will draw more users to the parks, create places that families and groups will want to visit and will make Willmar a more attractive community for future residents. Updating the park system will strengthen Willmar’s role as a regional center for business, culture and services.

Willmar residents benefit from a large park system that provides access to neighborhood parks, community parks and regional amenities that include sports and recreation facilities, lakes and ample open space. The City’s 37 parks are well used and well maintained, but they need updating. Across the park system, aging buildings, facilities and play equipment have reached the end of their useful life cycles. Many of the facilities no longer meet current standards for accessibility or do not meet current codes for safety.



*Willmar has a well-used and established park system that is integrated within the community and serves many roles for its residents.*



*The Dorothy Olson Aquatic Center is a favorite venue in the Willmar Park System.*

## Introduction



*Baker Field is prominent in the Swansson Field Regional Park Complex.*

Phase one of the Willmar Parks Plan called for additional master planning efforts focused on priority parks in the community. Specifically, the park plan identified two regional park complexes including Robbins Island and Swansson Field and four community parks including Northside, Rice, Lincoln and Ramblewood as the first step in updating the larger park system. This master plan is a direct outreach of the phase one report and focuses on the regional and community parks as identified in the report.



*The Willmar Park System has a wide variety of activities spread throughout the city.*

# System-Wide Planning

The Willmar park system extends to all corners of the city. Prioritizing improvements will be important as the City moves forward implementing the recommendations in the Phase One Park Plan and this master plan. A key component of this master plan was identifying which parks are within walking distance of the two regional park complexes and the four community parks that are the focus of this plan. To help in prioritizing park improvements on a system-wide scale, parks within five blocks of the six community and regional parks were identified. Improvements at parks may become lower priorities because residents will be able to access newer amenities at the six focus area parks. The following figure

identifies the five block radius around each of the focus parks and lists the other parks that fall within walking distance.

Using information from the Phase One Park Plan, a matrix of all parks and their amenities was developed. The matrix is divided into four quadrants of the City and lists the parks by name and notes what amenities are in each park. The matrix provides a tool to prioritize park improvements by location. Recommendations for upgrades, replacements, removals and new additions to parks are noted in the matrix, which is included as Appendix B at the end of the report.

## PARK CLASSIFICATION

### REGIONAL PARK COMPLEX

A grouping of neighboring parks, together act as one large regional destination park complex.

#### ROBBINS ISLAND REGIONAL PARK COMPLEX

- Robbins Island Park
- Hedin park
- Sperry Park
- Flags of Honor Memorial
- Thompson Park
- Rau Park

#### SWANSSON FIELD REGIONAL PARK COMPLEX

- Swansson Field Complex
- Baker Field
- Lion's Park
- Dorothy Olson Aquatic Center
- Soccer fields

### COMMUNITY PARKS

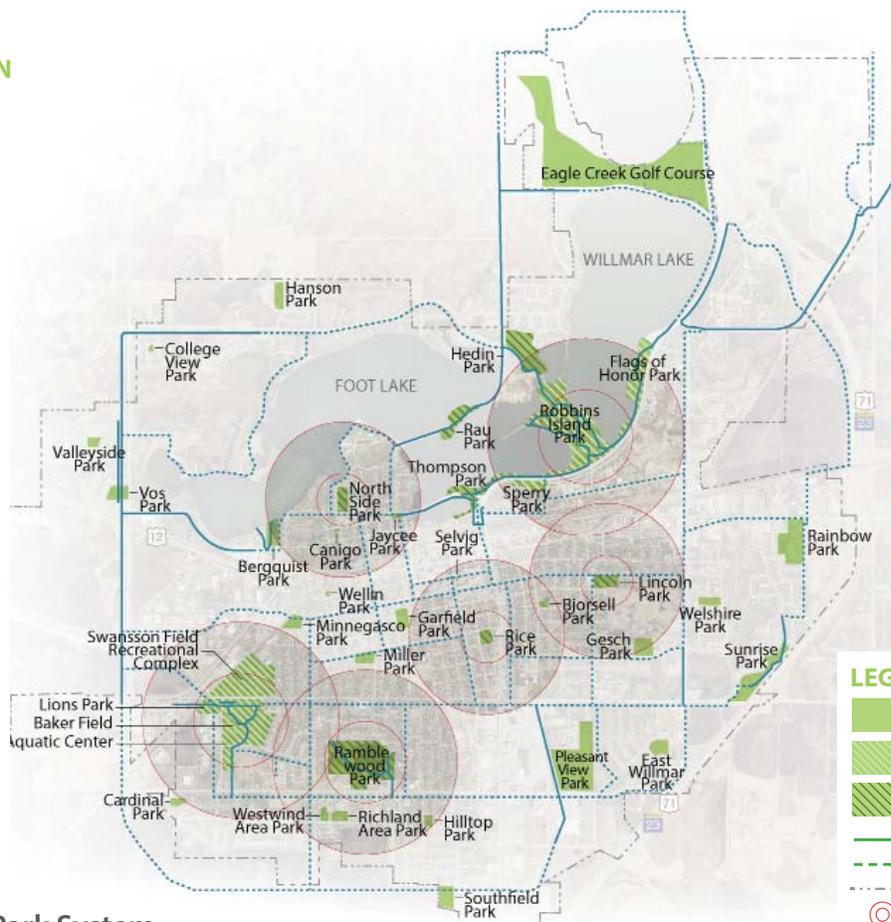
Larger multi-purpose parks that serve the entire community.

#### LINCOLN PARK

#### NORTHSIDE PARK

#### RAMBLEWOOD PARK

#### RICE PARK



## PROXIMITY ANALYSIS

### PARKS WITHIN APPROX. 5-BLOCK WALKING RADIUS:

#### ROBBINS ISLAND REGIONAL PARK COMPLEX

- N/A

#### SWANSSON FIELD REGIONAL PARK COMPLEX

- N/A

#### LINCOLN PARK

- Bjorsell Park
- Gesch Park

#### RICE PARK

- Selvig Park
- Bjorsell Park

#### NORTHSIDE PARK

- Canigo Park
- Bergquist Park
- 7th Street North Park

#### RAMBLEWOOD PARK

- Westwind Area Park
- Richland Area Park
- Hilltop Park

## LEGEND

- Parks
- Regional Parks
- Community Parks
- Existing Trails \*
- - - Proposed Trails \*\*
- - - City Boundary
- ⊙ 1-5 Block Approximate Distance

Figure 1: Willmar Park System



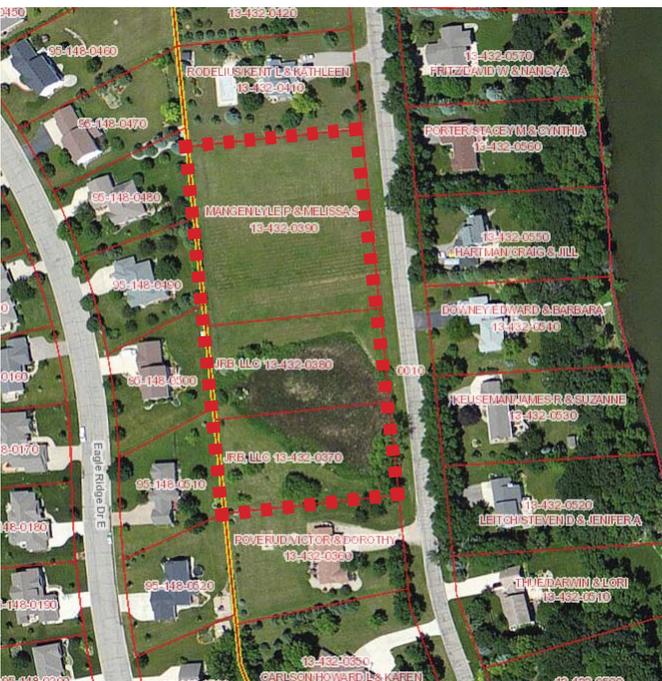
**Figure 2: Ramblewood Park potential parkland acquisition**

### Future Parkland Needs

The City of Willmar is expanding with new development occurring in several locations around the City. The Willmar park system should reflect the growth and development of the City as well. Acquiring additional parkland in locations where the city is growing or where opportunity exists to improve an existing facility should be considered. Several parcels were identified as potential park acquisitions during the planning process. These included:

**A parcel on the south side of Ramblewood Park.** This parcel is on the south side of the park, adjacent to 19th Avenue SW. Additional land at Ramblewood Park would provide opportunities for a future parking lot and additional natural landscape restoration to enhance the planned improvements at the existing park. This parcel is currently in private ownership.

**Three parcels northeast of the Eagle Creek Golf Course.** These parcels sit between Swan Lake and the north side of the Eagle Creek Golf Course. This area of Willmar was identified in the Phase One Park Plan as park deficient. The Eagle's Landing neighborhood is currently without a park and future park development could include a community park and potentially a unique regional feature such as a single-track mountain bike course. These parcels are currently in private ownership.



**Figure 3: Eagle Creek area potential parkland acquisition**

A parcel south of the Dorothy Olson Aquatic Center. The vacant property that sits south of the aquatic center could provide space for additional practice fields for soccer and it could be used when the aquatic center is expanded. This parcel is currently in private ownership.

A parcel southeast of Robbins Island Park and north of the BNSF railroad tracks. This parcel is in a park-deficient area of the city and could be developed as a community park. This parcel is currently in private ownership.

It is important to assess the utility of all existing park properties in light of the proposed improvements to the park system. It is possible that certain park property will become obsolete as the park system changes. Selling obsolete park land is a potential revenue source for future park improvements.

### Willmar School Facilities

Willmar Public Schools have recreation facilities and building that serve the public during non-school hours. The location of these facilities in relation to parks is an important factor to consider as the park system is improved. Coordination between the two entities for planning, development and/or management of future recreation amenities through cost-sharing, maintenance agreements or facility access could provide great benefits to school recreation and park programs. The soccer fields on the south side of the Swansson Field Regional Park and Recreation Complex are a good example of the coordination between Willmar Public Schools and the City of Willmar.



Figure 4: Dorothy Olson Aquatic Center potential parkland acquisition



Figure 5: Potential parkland acquisition southeast of Willmar Lake



# Park Facilities

The Willmar park system is well maintained with a professional staff that has extended the useful life of the park system’s buildings, playgrounds and other park facilities, many which have been in-place for decades. As Willmar plans for the future of its park system, replacing and upgrading park facilities will be an important part of the redevelopment process. New facilities will attract more visitors and will provide a more enjoyable and a safer experience for park users.

## Park Buildings

Willmar has several types of park buildings that have served many purposes over the years. Some of the buildings are no longer functional while others are used in ways that were not intended. Most of the park buildings do not meet current Americans with Disabilities (ADA) standards. The park concepts in this master plan incorporate several new building types that will provide Willmar with state-of-the art facilities that will be elegant, multi-functional, enjoyable spaces to visit. It is important that new buildings be designed to meet current and future needs of the parks. These needs include opportunities for a variety of activities in different seasons. New, well-designed buildings will revitalize the opportunity for building rentals. The buildings proposed in this plan include a variety of picnic shelters of different sizes and amenities, large four-season park buildings, maintenance structures and concessions buildings.



*Well appointed medium size three-season picnic shelter.*



*Simple, small picnic shelter.*



*This example shows a four-season park building with a community room, kitchen and indoor/outdoor accessible restrooms.*



*A three-season, open air, large picnic shelter with restrooms and a kitchen.*

## **Picnic Shelters**

Large, three-season picnic shelters with restrooms, catering kitchens and covered picnic areas will provide space for large gatherings such as family reunions, weddings or corporate events. Mid-size picnic shelters will be available for three-season day-to-day use with the potential to be rented. These shelters will be equipped with electricity to provide lighting and outlets for plugging in a coffee pot, crock pot or other small electric devices that will make these buildings desirable for renting. Small, three-season picnic shelters with room to cover two to three picnic tables will be available for day-to-day use. These shelters will provide small groups a place to gather for a picnic or to get out of the elements during a trip to the park.

## **Four-Season Buildings**

Parks that are open year-round including the winter season need buildings that are functional all year and provide places to warm up or change into sledding, skiing or skating gear. These buildings can also provide concessions, space for equipment rental and attractive, spacious multi-purpose rooms. Well-designed four-season park buildings will provide another revenue source for Willmar Parks because they will provide the opportunity to be rented for group gatherings.

## Concessions and Maintenance Buildings

Robbins Island Regional Park and Swansson Field Regional Park are large parks that require specialized equipment to be stored on-site. Incorporating maintenance buildings to store and maintain the equipment and tools needed to operate these parks is important because it extends the life of equipment and it provides employees a safe location away from the public to maintain the park system's equipment.

Willmar Parks currently has two concessions buildings at Swansson Field and the Dorothy Olson Aquatic Center. The concessions building at Swansson Field is not functional and is currently used for equipment storage. Providing new buildings that are designed specifically for concessions preparation and sales will create an opportunity for additional revenue generation. The proposed building at the Dorothy Olson Aquatic Center should be designed to provide concessions for aquatic center guests and players and fans at the adjacent soccer/multipurpose fields. These buildings can also include restrooms and, in the case of the aquatic center, changing rooms to create space for staff offices in the current aquatic center building.

## Playground Equipment

Much of the playground equipment in Willmar's parks is outdated and in need of replacement. Advances in playground equipment have changed the way children play and interact



*Landscape Structures 2-5 playground set.*



*Landscape Structures 5-12 playground set.*



*Half-court basketball facilities are popular in parks.*



*Groups of 2-4 tennis courts in one park are beneficial for clubs and instruction.*

with one another in parks and school yards. New playground equipment is designed for age-specific play (2-5 and 5-12) and can be constructed in modules that are easily expanded or changed out as equipment wears out or is broken.

New playground development will incorporate safe surfacing to meet current safety standards. Soft material such as wood mulch should be contained by a curb of wood, plastic or concrete to keep it contained. New technologies in soft surfacing include rubberized pour-in-place material that is a good idea when playgrounds are adjacent to pools or splash pads, or other facilities that can be damaged from migrating soft surface materials like wood mulch or sand.

## **Recreation Facilities**

Willmar Parks include a wide variety of recreation facilities. In several parks, the facilities are desirable but are beyond their useful life and need to be updated or replaced. The park concepts that follow will provide additional detail on which facilities are proposed in each park. Facilities include:

- » Tennis courts
- » Pickleball courts
- » Basketball courts
- » Baseball fields
- » Softball fields
- » Soccer/football/lacrosse/multi-use fields
- » Splash pad
- » Horseshoes
- » Disc golf
- » Skateboard park

## Trails & Boardwalks

Some Willmar parks, such as the Robbins Island Regional Park complex already have extensive paved trails that allow users to connect with adjacent parks. The park concepts proposed in this master plan propose refinements to the existing trail network in parks and new trails in locations where there is room for additions to the trail network, specifically in and around the Swansson Field Regional Park complex.

Robbins Island and Ramblewood Park both have wetlands that are currently inaccessible to park users. Boardwalks are proposed in these two parks to expand the existing trail system and to allow park users the opportunity to get closer to wetland landscapes. Boardwalks provide exciting opportunities for educational field trips and for children and adults to explore these interesting natural areas. Interpretive signage can be incorporated into boardwalk designs to enhance the user experience.

## Dog Park

Willmar does not currently have an off-leash dog park and there is interest and a proven need for such a facility. A committee of interested citizens has taken the initiative to develop a dog park and are actively engaged in fundraising for its development. Several locations have been identified for a dog park, including Robbins Island Park, Hedin Park and Lions Park. Additional analysis done during this master plan study confirmed that Lions Park is a good location for a dog park. Lions Park is centrally located within the community and is not adjacent to residential neighborhoods.



*The splash pad at River's Edge Park in Waite Park, MN is a very popular amenity.*



*Dog parks provide great outlets for pet owners and their animals. Willmar can accommodate at least one dog park.*



Dumor Bench 34.



Dumor Picnic Table 71.



Dumor Bike Rack 125.



DERO Bike Fixit Station.

## Park Amenities

Willmar parks contain a variety of park amenities including picnic tables, benches, grills, and trash receptacles. Creating a palette of park facilities that is consistent throughout the park system will make maintenance and replacement easier and it will help to develop the character and look of the park system. The following amenities are proposed for Willmar Parks:

- » Dumor Bench 34
- » Dumor Picnic Table 71
- » Dumor Trash Receptacle 43
- » Dumor Bike Rack 125
- » DERO Bike Fixit Station
- » Custom park signage



Dumor Trash Receptacle 43.

# Regional Parks

## Robbins Island Regional Park Complex

The Robbins Island Regional Park Complex includes six parks and is located on the shores of Willmar’s two largest lakes which gives this area great potential to become the Crown Jewel in the Willmar Park system. Totaling over 120 acres, these parks already provide a variety of activities for Willmar residents. Future park development and programming can make this area a regional attraction offering premier recreation and entertainment amenities.

### Natural Features

The size of these parks and the variety of landscapes provides opportunities for highlighting the area’s natural beauty. Mature hardwood forests over rolling hills in Robbins Island Park are well maintained in areas where picnicking and disc golf activities occur. The edges of the woodlands, especially around the existing wetlands, should be managed to remove buckthorn and other invasive species. Active vegetation management of the woodlands, wetlands and



Figure 6: Robbins Island Regional Park Complex

lake shore around Foot and Willmar Lakes will enhance the natural beauty of these parks and it will open the views to the lakes from the surrounding parks and roadways. The entrance to Robbins Island currently consists of a large lawn that is expensive to maintain and remains unusable during wet periods because the turf is saturated. The proposal for the park entrance includes a native prairie with long grasses and perennial plants that will provide an attractive natural feature as visitors enter the park.

### **Foot Lake and Willmar Lake Water Quality**

The water quality in both Foot Lake and Willmar Lake is extremely important to the improvements proposed for the Robbins Island Regional Park complex. Many of the activities that currently occur at the parks rely on clean water and as the parks are improved with attention given to active recreation including swimming and boating and passive activities like fishing, bird watching and picnicking, maintaining healthy water quality will be critically important to the success of the park's redevelopment.

In addition to wetland, shore land and woodland restoration, working with other city and county agencies to minimize runoff from storm water and creating natural buffers around the entire lake shore will help to improve the water quality. Involving groups from the community, local schools and Ridgewater College to help maintain water quality by holding clean-up events or monitoring water quality through science

classes will increase public awareness about the importance of the lakes and help maintain use-able lakes.

### **Connections to Downtown**

One challenge facing the Robbins Island Regional Park Complex is Highway 71, which separates the parks from downtown. Major improvements such as a pedestrian bridge over the highway would greatly help connect the parks and downtown but the cost to construct a bridge is prohibitive, especially given the many other improvements that are proposed. Improving existing pedestrian connections is a better alternative to creating safe and enjoyable connections to the parks. The existing pedestrian crossing at Porto Rico Street should be improved to current crossing standards. Improvements may include re-striping the crosswalk, installing pedestrian ramps and adding additional signage along the roadway to alert motorists about the crossing. Further study and discussions with the Kandiyohi County Transportation Department are needed to determine whether a pedestrian activated signal or other crossing aid would be feasible at this location.

The existing trail extending from downtown through Thompson, Robbins Island and Flags of Honor Park along 1st Street and Highway 71 provides a nice pedestrian connection to the parks. Improving the pedestrian crossing at the 1st Street and Ella Avenue intersection by incorporating a bicycle

semaphore with the traffic signal would make this crossing more effective for future bicycle and trail users.

### **Robbins Island Pedestrian and Vehicle Circulation**

Within Robbins Island Park, several improvements are recommended that will make the park function as the core of the regional park complex. The current roads, parking lots and trails are in fair to poor condition and the long-term objective is to replace these elements in a slightly different alignment and layout that will allow access to proposed facilities such as new picnic shelters, an amphitheater and a new park building and complex at the beach. The proposed road through the park will generally follow the current alignment but will end in a turn-around at the northwest corner of the park with parking and access to a new picnic shelter. Trails, not roads, will become the primary way for park users to navigate the majority of the park and separation of the two elements will provide safe pedestrian access to park facilities.

Parking in the new park concept aligns with proposed improvements and distributes spaces according to how active each location will be on a regular basis. During special events when large crowds are anticipated, all parking lots can be utilized with access to events along pedestrian trails or by way of a shuttle. Additional on-street parking along the main park road could accommodate up to 80 more vehicles.



*The beach at Robbins Island Park could be a key attraction and focal point of the park.*



*The rolling hills of Robbins Island Park are a good location for a natural play area for children.*

New circulation features proposed for Robbins Island Park include a boardwalk on the east side of the “great lawn” in an area that currently floods during high water. Re-claiming the eastern portion of the “great lawn” as restored wetland and prairie will help improve water quality in Willmar Lake and create a feature that will be exciting to travel through on the proposed elevated boardwalk.

The proposed concept for Robbins Island Park includes several new structures to replace the existing picnic shelters and changing room buildings at the beach. The primary facility at the proposed Robbins Island Park will be the four-season, multi-use building located at the swimming beach. This structure will serve as the park headquarters, main concession building and rental facility. It will also have restrooms and changing rooms for summer beach use. During the winter months, this building will have a warming room for the outdoor skating rink and will be the start and finish for the cross-country skiing. It is planned that summer and winter rental equipment will be available from this facility.

A new multi-use amphitheater is planned for Robbins Island Park at a site west of the Guri Endresen Shelter. This facility will provide opportunities for large and small venues and will complement the other planned activities at the park. Tiered outdoor seating will face the concrete and wood structure. Its location will allow the beach and redeveloped Guri Endresen Shelter to be incorporated into large events where concessions, restrooms and indoor activities may be coordinated.

The Guri Endresen Shelter, currently the most popular shelter for rentals, will be reconstructed as a four-season shelter that will provide indoor restrooms and seating for groups. This facility will be available for rental. During concerts at the amphitheater this facility could serve refreshments and concessions.

Two additional three-season picnic shelters will be available at Robbins Island Park. One will be located at the end of the road near the turn-around and the other near the current picnic area parking on the northeast side of the park. These shelters will provide shelter for medium to large groups and will be equipped with electricity and lighting. Smaller picnic shelters will supplement the larger facilities for small group or impromptu gatherings.

In addition to improvements at the swimming beach and developing an amphitheater, a nature-based destination playground is proposed along the hillside north of the current Guri Endresen Shelter. This playground will utilize the existing topography and take advantage of the large trees to create a unique play environment that may include elements such as a zip line or rope climbing structure.

The popular disc golf course will remain at the park as will a large field at the “great lawn” where group games or pick-up soccer matches can be played.



Figure 7: Robbins Island Park



## Winter at Robbins Island Park

During the winter, Robbins Island Park will offer several activities including skating at a lighted rink adjacent to the four-season shelter near the beach. This will serve as the base for several kilometers of cross-country ski trails that will wind through the woods and restored wetlands and, when the lake is safe for winter travel the course can extend onto the snow-covered ice for additional loops. A sledding hill is planned

near the hill north of the Guri Endresen Shelter. The proposed winter facilities will make it possible to host a winter festival or numerous activities during winter break when children are out of school and looking for activities to keep them busy.

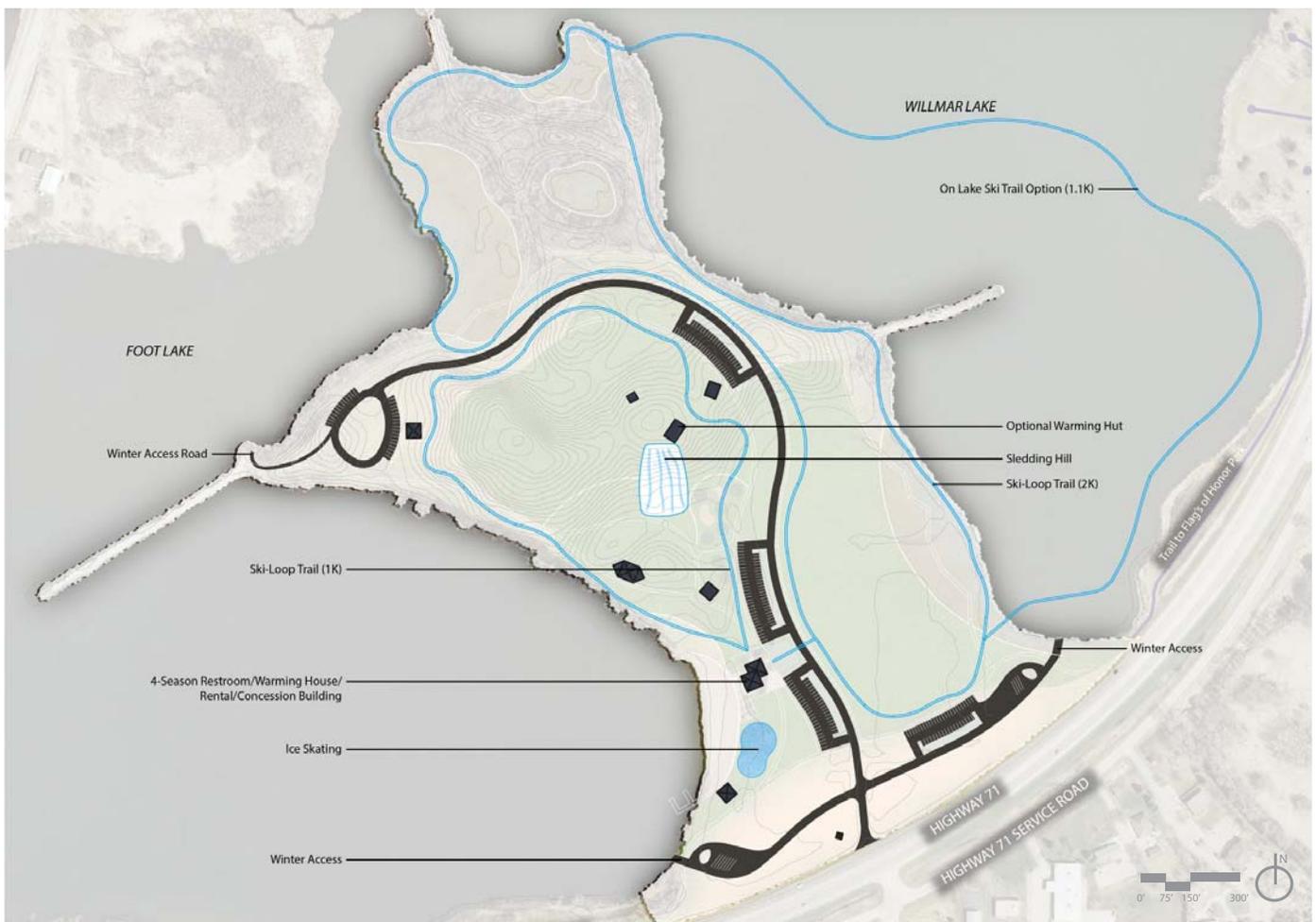


Figure 8: Robbins Island Park in Winter

## Swansson Field Regional Park Complex

The Swansson Field Regional Park Complex is a combination of Swansson Park, Lions Park, Baker Field, The Dorothy Olson Aquatic Center and the soccer fields. This area is already the epicenter for Willmar Park's active recreation activities. Several proposed improvements will make the complex of existing parks more user-friendly for organized sports and will provide enhanced facilities for youth and adults, and more parking.

### Ball Field Complex

Two major issues with the current ball field layout at Swansson Field are the lack of parking and no central location for concessions or other activities for non-playing family members. Several proposed changes will make this area more user-friendly. Blue Field will be rotated clockwise so that home plate is in the northwest corner of its current location. Rotating Blue Field creates a central gathering space in the center of the ball field complex where a plaza with playgrounds and covered picnic tables will be available for families or teams to gather before and during games. Approximately 300 parking spaces will be added in two new lots on the north and south of the proposed plaza. Concessions, restrooms and a press box will be located in a new building on the east side of

Orange Field that is near the central plaza and within walking distance of all fields at the facility.

Re-orienting Blue Field provides a central gathering space and it creates a space to develop a practice center with batting cages and a turf infield that teams can use when all other fields are occupied with games. These elements will be located behind Blue Field and will be easily accessible from the central gathering area.

There is currently no maintenance building on-site at Swansson Field so the proposed layout includes a new maintenance building near the well house between Green and Orange Fields. Willmar Parks has received a bid from Musco Lighting to redo the ball field lighting on all existing fields north of Willmar Avenue. New lighting will enhance the usability of the fields and provide a more pleasant experience for players and visitors.

A new baseball field with a grass infield is proposed north of Baker Field to accommodate tournament needs and to allow for more league play. Adjacent to this new field is an extension of the Baker Field parking lot in the area where the skateboard park is now located. Additional parking will ease the pressure on this area during summer evenings when softball leagues are playing at the same time as a Stinger game at Baker Field.



*Although much of the parking at Swansson Field is in good condition, there is a shortage of parking spaces during most summer evenings.*



*The soccer fields at Swansson Field Regional Park are well-used but lack adequate facilities for spectators and families.*

## Soccer and Aquatic Center

The Dorothy Olson Aquatic Center and the lighted soccer fields are well used facilities that lack several attributes that, if added, would add significant value to the park. The proposal for the south end of the Swansson Field Athletic Complex includes a new building for concessions and restrooms located between the east side of the aquatic center and the west side of the soccer fields. Adjacent to the new building will be a central plaza with playgrounds, half basketball courts and a new skateboard park all within reach. This will create a central gathering spot for multiple activities and will allow soccer spectators access to concessions, restrooms and family activities during games. This arrangement also recognizes that the aquatic center may expand in the future by adding a lazy river or other amenities.

The two soccer fields east of the aquatic center are heavily used for games and need to be rested during non-game days. This creates a shortage of available field space for practices forcing clubs and teams to use fields in other parts of the city. The proposed concept includes three additional practice and multi-use fields east of Baker Field. The existing playground north of 15th Avenue SW will be relocated to create a large open field for recreation. The northernmost proposed practice field would sit in a low spot that currently gets flooded with storm water during large rain events.



Figure 9: Swanson Field Regional Park Complex

Parking on soccer game days is a challenge because the need is greater than available spaces. For this reason, and because additional parking is needed during Stinger games, two new parking lots are proposed on the north and south sides of 15th Avenue SW.

### **Pedestrian Circulation**

To improve pedestrian circulation and to add opportunities for recreation in the park, a trail system is planned around the entire regional park complex. The trail system will extend around the ball fields north of Willmar Avenue and circle back through Lions Park, creating a paved trail that connects the multiple venues within this park complex and provides users a way to exercise and travel through the park. New trails will link the east side of the soccer fields with the west side providing trail access from the school to the plaza area between the soccer complex and the aquatic center.

### **Dog Park**

A dog park has been proposed at Lions Park. Park system analysis during this planning process confirmed that this location is suitable for a dog park. The Dog Park should be situated on the back 2/3 of the park property. The existing driveway and parking lot are beyond their useful life and should be replaced. The new parking lot should be slightly larger to accommodate approximately 15-20 vehicles. The existing shelter will be a good covered structure for inside the

dog park. Other elements that will be needed to ensure safe use of the park include water and fencing. To ensure the dog park is developed to current standards, the detailed design should be completed by a landscape architect.

The front side of Lions Park will remain outside the dog park fence and will become a passive park with a small picnic shelter and additional tree plantings to provide a slight buffer from the activity in the dog park. The proposed trail system around Swansson Field Regional Park will meander through the open area in Lions Park providing trail access to the picnic area and the dog park.



# Community Parks

Four parks were designated by the Phase One Plan to be developed into community parks that will include new and updated amenities that serve the entire community as well as the local neighborhood. The four community parks include Northside, Rice, Lincoln and Ramblewood. After reviewing these parks and identifying appropriate amenities for each park, it became apparent that Miller Park should be added to the list of community parks to provide a designated place in the Willmar park system for tennis where a group of four courts will be available to serve the needs of tennis instruction, group play and tournaments. As will be highlighted further in this section, each of the five community parks will provide several basic amenities but each will offer a unique element that will become that park's main attraction. Northside Park will have pickleball courts. Rice Park will have a splash pad. Miller Park will have tennis courts. Lincoln Park will have skating and a four-season heated shelter, and Ramblewood will become the nature-based park with an arboretum-style flower garden, restored natural landscapes and a more extensive soft-surface trail system.



*The park buildings in the community parks have been well used but are in need of replacement to meet current codes and to fulfill expectations of today's park users.*



*Much of the playground equipment in Willmar parks needs to be upgraded.*



*Northside Park has a good baseball field that is well-used. Improvements to the park will improve the overall park quality and enhance user experiences.*



*The existing playground is spread out and has outdated equipment.*

## Northside Park

Northside Park is important because it is the only community park on the north side of the railroad tracks that run through town proposed for improvements in this plan. Redeveloping Northside Park will provide residents north of the tracks access to new facilities and playgrounds and the unique feature of this park which will be three pickleball courts. In addition to the pickleball courts, Northside Park will feature a new medium size, three-season picnic shelter and concrete plaza in the center of the park. The plaza will be the center of several activities including a playground area with two age-appropriate play structures, two half-court basketball courts and a picnic area. The placement of the picnic area and playgrounds on the south side of the shelter and plaza provides the opportunity for families to watch ball games on the little league baseball field while younger members of the group can play on the other park facilities.

The north side of the park will be re-graded to provide a large open turf field for pick-up soccer or football games. This will also serve as a buffer to the neighbors from the picnic shelter and playground area in the middle of the park. A paved trail will extend north/south along the east side of the park connecting to sidewalks along Ella Avenue and Olaf Avenue to provide a small exercise loop around the park.

New tree plantings will help define the different spaces in the re-developed park and will eventually provide shade for the picnic area.



Figure 10: Northside Park Proposed Concept

## Rice Park

Rice Park is perhaps the most heavily used park in all of Willmar. Rice Park is centrally located in the community and it provides many activities for residents and visitors to the city. The proposal for Rice Park includes removing some activities including the sand volleyball court and the tennis courts to provide more space for the upgraded park elements. Tennis is becoming more popular and to accommodate the resurgence in this sport multiple courts are proposed at nearby Miller Park.

The unique feature of Rice Park will be the new splash pad water feature that will replace the old and outdated wading pool. The proposed splash pad will provide interaction with above surface water features with no standing water. There are many options available for splash pads including how the water is treated and which elements are included. Splash pads can be expanded over time but proper planning is needed to ensure adequate space is provided for the facility.

Adjacent to the splash pad will be an open plaza and a new park building featuring restrooms, changing rooms and a community room that will be available for renting or to host community events. The picnic area on the northwest corner of the park will remain to provide a shaded location for lunch breaks or an evening picnic. East of the splash pad will be an age appropriate playground with two separate structures

for older and younger children. The surfacing for these playgrounds should be compatible with the adjacent splash pad, such as a poured-in-place rubberized surface to reduce the potential for contaminating the water circulation system of the splash pad.

Open space and play fields will be located south of the splash pad to provide a place for active recreation. Two half-court basketball courts and five horseshoe pits will be located on the south side of the park. Sidewalks will link all these facilities and connect with the existing sidewalks located on the outside of the park.



*The wading pool is no longer functional. Replacing this amenity with a splash pad will make Rice Park a very popular location for families of all ages.*



Figure 11: Rice Park Proposed Concept

## Miller Park

Miller Park will become the primary tennis facility in the Willmar Park system. Along with two courts at Sperry Park, the four courts at Miller Park will provide opportunities for instruction, tournaments and club play with multiple courts in one location. Other improvements at Miller Park will improve the way the facilities work and the flow between them. The little league ball field will be rotated so that home plate is in the northwest corner of the park. This will allow easier access to the field for teams and for spectators who generally enter the park from the school parking lot on Kandiyohi Avenue.

A new three-season picnic shelter will be constructed in the same location as the current shelter and a concrete plaza will provide a connection to new age-specific playgrounds adjacent to the shelter. A full-size basketball court will be added north of the tennis courts and the existing picnic area will remain with new picnic tables and grills. Concrete sidewalks will connect Carolina Avenue with Kandiyohi Avenue through the park from north to south.



*Re-arranging the facilities at Miller Park will make room for four tennis courts. This will provide a great location for lessons and group tennis.*



Figure 12: Miller Park Proposed Concept





*Re-orienting the current baseball field at Lincoln Park will create more open space near the park building.*



*A new four-season park building will provide a winter warming hut for skaters and a top-notch summer rental building for group gatherings.*

## Lincoln Park

Lincoln Park is one of only a few parks that provide skating in the winter months but the facilities for winter use have become old and outdated. The current winter-use layout with the skating rink on the far side of the ball field from the park building can be improved. The new park concept re-organizes the park to provide better access for skating and opens the park green space for multiple uses closer to the park shelter. The baseball field will be rotated so home base is in the southeast corner of the park so the outfield can be used for other activities in a more central location. Winter skating will be moved adjacent to the new four-season park building with restrooms so that open skating can be accessed right outside the building with a hockey rink west of the open skating area. These areas will be lit during the winter months to allow skating in the evening hours. A new age-separated playground and picnic plaza will be developed on the north side of the park building with a half-court basketball court west of the park building. A new sidewalk will link Minnesota Avenue with Trott Avenue providing access through the park for pedestrians. The proposed changes in Lincoln Park allow for future development of 9th Street if and when that is expanded along the park's west edge.





Figure 13: Lincoln Park Proposed Concept





*The playground at Ramblewood Park serves the neighborhood well but it needs upgraded equipment.*



*Adding to the trail network at Ramblewood Park, including boardwalks will create new opportunities for park users.*

## Ramblewood Park

Ramblewood Park is a unique feature in Willmar because it provides excellent passive recreation opportunities with the gravel trail that winds around a wetland in a relatively large and natural environment. The park concept for Ramblewood Park will create a beautiful passive recreation area with expanded trails, boardwalks and restored landscapes that will create wildlife habitat and a small urban sanctuary for Willmar residents to relax and visit. Still a neighborhood park, Ramblewood will offer a playground, half basketball court and a small three-season picnic shelter in the southwest corner of the park. To accommodate future park users a larger parking lot is planned with space for up to 40 vehicles. Adjacent to the play structures will be a small arboretum-style garden with native plants and perennial and annual flower beds. The gardens will become a unique feature of this park and may be popular as a location for weddings and other group gatherings. The garden area will be the starting point for an expanded soft-surface trail system that will wind its way through restored wetlands, prairie and savanna ecosystems. The trails will loop around the park by incorporating boardwalks to cross the wetlands on the west and east sides of the park. The boardwalks will allow trail users to get close to the wetland vegetation which will be a great opportunity for young children or school groups to explore this unique ecosystem. Future expansion opportunities exist for Ramblewood Park with the open parcel along 19th Avenue SW where additional trails could be developed with another parking lot, if demand necessitates additional access to the park and the area.





Figure 14: Ramblewood Park Proposed Concept



# Park Maintenance

Willmar’s parks serve an important role in the community. It is vital to their long-term success that along with a plan to improve the park system, a plan is created to maintain the parks in a manner that the public expects and deserves. The proposed park improvements in this plan will be costly and will serve the community for many years, but only if regular and scheduled maintenance is included in the city’s annual budget and future capital plans. Staffing at appropriate levels, and purchasing and maintaining the equipment to operate the parks are vital to the long-term success of the park system.

The City of Willmar serves as a regional center for west central Minnesota drawing people from surrounding communities for work, vital public services and for recreation. But in comparison to other communities in the region, Willmar

allocates fewer staff resources and annual capital to parks. Table 1 provides park staffing, budget and capital allocation comparisons to several communities of similar size in the region.

## Maintenance Planning

Public works departments utilize special software to track and manage maintenance operations on municipal streets and buildings. The same level of planning is appropriate for parks and the software that is used for other municipal departments will work for parks as well. A less expensive but just as effective solution is to maintain a park maintenance and service spreadsheet to help plan for short and long-term park maintenance and operation needs.

**Table 1: Regional Park Budgets and Staffing Comparisons**

Community	2010 Population	Full-Time Maintenance Staff	Budget for Part-Time Staff	Annual Capital Allotment	Number of Parks	Park Acreage
Albert Lea	18,000	8	\$99,000	\$850,000	41	300
Austin	24,700	9	\$92,000	\$287,000	29	962 <sup>8</sup>
Faribault	23,400	5	\$65,000	\$30,000 to \$400,000 <sup>2</sup>	23	230
Fergus Falls	13,100	8	\$40,000	\$45,000 <sup>3</sup>	27	600
Hutchinson	14,200	6	\$115,000	\$215,000 <sup>4</sup>	39	280 <sup>6</sup>
Marshall	13,700	3 <sup>1</sup>	\$60,000	\$260,000 <sup>5</sup>	8	150
Owatonna	25,600	8	\$180,000	\$100,000	28	700
Watertown, SD	21,400	10	\$61,000	\$304,000 <sup>5</sup>	21	700
Average	19,300	7	\$89,000	\$284,000	27	490
Willmar	20,000	5 <sup>7</sup>	\$30,000	\$50,000	37	350

NOTES:

1. Three additional staff will be added with new additions to park system.
2. Varies year to year. Mean used for average is \$215,000.
3. Figure is for 2015.
4. Figure is two-year average.
5. Figure is four-year average.
6. 120 additional acres of school land is maintained in addition to park land.
7. Figure does not include forestry staff.
8. Included in this figure are 507 acres of natural areas.



# Implementation, Budgeting & Funding

The concepts proposed in this master plan and in the Phase One City Parks Plan will require a significant investment and several years to plan and develop. An annual review and periodic updates to the plan will be necessary as milestones are reached and as priorities or situations within the Willmar community change that impact the park system and future park development.

## Program Identity

The Willmar Parks Plan will impact everyone in the community and it will be important that the entire community learn about the plan and celebrate its successes. Creating a name for the park plan will help the community and residents understand the scope of the work and it will help as community leaders and volunteers advocate for future projects. In addition, developing a park plan logo can help create an identity that will show the public that there is progress being made toward the goal of upgrading the park system. A similar approach is used for Minnesota’s Clean Water Land & Legacy Amendment. Projects that are financed with funds from the Legacy Fund display a specific logo to let the public know that the project is supported by that source of revenue.



*The Clean Water Land & Legacy Amendment is posted at all facilities that were developed with funds from the Legacy Fund.*

## Cost Estimates

Planning-level cost estimates have been developed for each park in the study. The cost estimates list all items proposed in the park concepts including removals, asphalt and concrete elements, architectural elements, park elements, site furnishings and landscaping. All costs are listed in 2015 dollars and have not been adjusted for future inflation. Complete cost estimates for each park are included in Appendix A.

The following table provides a summary of overall costs per park for the proposed improvements. The overall cost is useful for planning purposes but it is probable that elements in each park will be developed over an extended period, contingent on available funding, project scope and project need.

**Table 2: Estimated Park Improvement Costs**

COMMUNITY PARKS	
Northside Park	\$936,000
Rice Park	\$1,504,000
Miller Park	\$1,504,000
Lincoln Park	\$1,721,000
Ramblewood Park	\$1,469,000
<b>TOTAL COMMUNITY PARKS</b>	<b>\$7,134,000</b>
REGIONAL PARKS	
Robbins Island Park	\$7,918,000
Swansson Field Park	\$7,183,000
<b>TOTAL REGIONAL PARKS</b>	<b>\$15,101,000</b>
<b>GRAND TOTAL</b>	<b>\$22,235,000</b>

## Implementation & Phasing

Several factors are weighed when developing priorities for implementing the park plan including project need, the condition of the existing facilities, the scope of the proposed improvements and cost estimates to complete the work. Balancing projects between community park improvements and regional park improvements are another factor that is considered in developing an implementation plan.

Utilizing multiple funding mechanisms will be necessary to implement the proposed plan. Five-year and ten-year capital improvement programs that are based on realistic funding levels similar to other communities in the region should serve as the foundation of the implementation plan. Additional funding from private sources as well as new public funding programs will be needed to fund larger projects and to carry out the full plan.

It is important to note that this master plan addresses five community parks and several additional parks within the context of the two regional park complexes. Other parks in the City's extensive park system will not be equally served, yet all have unmet needs. A portion of future annual expenditures for parks should be allocated to maintaining and upgrading the parks not identified in this plan.

## Funding Opportunities

There are many ways to fund park improvements and development and thinking broadly can be beneficial to the long-term success of the plan. A long-term funding strategy that the City updates annually is important. Parks are a very visible public amenity and preparing a detailed funding plan will ensure that improvements for Willmar's parks continue on pace with the plan. Like roads and sidewalks, designing, building and maintaining parks requires dedicated staff time and resources to make the improvements happen.

While exploring potential funding sources it is important to consider grant program requirements. Some grants, particularly those with federal funds, have specific design and reporting requirements that require additional administrative costs. Many grants require a local match that can be as much as 20 percent of the total grant request.

The following funding sources may be available for the City of Willmar to use for park design and construction.

### Partnerships

Partnerships with private and public organizations are essential to providing a comprehensive park system. Projects that are initiated by community groups and have broad support, independent leadership and identified funding sources should be given priority. An engaged group of

community members is working hard to develop a dog park at Lions Park. Their efforts in fundraising and design development should move forward with the support of the Willmar Community Education and Recreation Joint Powers Board.

Local Rotary and Lions Clubs, for example, are two organizations with a strong interest in improving communities and providing service to assist in improvements. Local garden clubs and friends organizations can be effective partners for individual parks where day-to-day maintenance and oversight can be shared. Explicit agreements detailing what is expected of partner groups will help in obtaining the desired results for park care.

### Foundations

Private foundations can be another source of funding for park and recreation projects. Four private foundations that support projects in the Willmar area include:

- » Willmar Area Community Foundation
- » Southwest Initiative Foundation
- » Bernick Family Foundation
- » Otto Bremer Foundation

It is important to contact the foundation staff early in the planning phase to confirm that there is a fit between the foundation's initiatives and the project scope, at to learn about deadlines and specific requirements of their grant programs.

## Donations

Private donations are another potential funding source. These may include financial donations from individuals or local corporations, donations of time and labor to help with a specific project in a nearby park, or land donations, easements or special use agreements.

Local corporations and employers are another source for project support. Companies may be interested in a specific park or type of project because it may be a benefit to their employees and their families. Willmar has several companies and employers who may be willing partners in park projects:

- » Jennie-O-Turkey Store
- » Willmar Poultry Company
- » Affiliated Community Medical Centers
- » Rice Memorial Hospital
- » BNSF Railroad

## Grants

Grants are a way for Willmar to leverage additional resources for park projects. The Minnesota Department of Natural Resources (DNR) is a primary resource for park grants. The DNR offers a variety of grant programs and technical assistance for park development and for on-going activities such as maintenance.

The DNR administers several grant programs and each is unique, with different application timeframes that may be offered quarterly, annually or once every few years. It is best to consult with the DNR before pursuing a specific grant program to clarify funding availability and qualifications.

### Clean Water Land and Legacy Amendment

The DNR administers the Parks and Trails Legacy Grants Program, which is one of several programs that stem from the 2008 Clean Water, Land and Legacy Amendment to the Minnesota State Constitution which increased the general sales tax rate by three-eighths of one percent and dedicated the proceeds to parks, trails, habitat, water quality improvement and the arts. Other agencies including the Pollution Control Agency, Department of Health, Historical Society and the Greater Minnesota Regional Parks and Trails Commission. More information can be found on-line at the following websites.

» [http://www.dnr.state.mn.us/grants/recreation/pt\\_legacy.html](http://www.dnr.state.mn.us/grants/recreation/pt_legacy.html)

» <http://www.dnr.state.mn.us/legacy/index.html>

### The Outdoor Recreation Grant Program

The Minnesota Department of Natural Resources administers this grant program. The purpose is to increase and enhance outdoor recreation facilities in local and community parks throughout the state. This program provides matching grants to local units of government for up to 50% of the cost of acquisition, development and/or redevelopment of local

parks and recreation areas. More information can be found at the following website:

» [http://www.dnr.state.mn.us/grants/recreation/outdoor\\_rec.html](http://www.dnr.state.mn.us/grants/recreation/outdoor_rec.html)

### **The Regional Park Grant Program**

The Minnesota Department of Natural Resources administers this grant program. The purpose is to provide grants to local units of government to support parks of regional or statewide significance. Funding for this grant program is from the Environment and Natural Resources Trust Fund. There is currently no funding available for regional parks but the status of this grant program changes so it is recommended that staff contact the DNR to verify current funding status. Additional information can be found at the following website:

» <http://www.dnr.state.mn.us/grants/recreation/parkgrants.html>

### **Statewide Health Improvement Program (SHIP)**

The Statewide Health Improvement Program invests in local solutions for better health of Minnesota's residents. The focus of this program is to increase opportunities for physical activity, improving nutrition and reducing tobacco use. Grant requests associated with increasing physical activity are most closely related to park development. Safe Routes to School (SRTS) is a very successful program that may provide opportunities for Willmar Parks to leverage funding to

improve trail access through parks or to schools. Additional information can be found on-line at the following website.

» <http://www.health.state.mn.us/ship/>

### **The Parks and Trails Council of Minnesota**

The Parks and Trails Council of Minnesota recently published a useful resource guide that provides information on grants for park and trail development called *2015 Resource Guide, Grants for Your Park or Trail*. This document can be downloaded from the Parks and Trails website.

» [https://www.parksandtrails.org/community\\_partners/grants\\_and\\_funding](https://www.parksandtrails.org/community_partners/grants_and_funding)

### **General Funds**

General funds can be used to develop parks. These funds are well suited to small projects such as installing new park amenities or constructing small picnic shelters that may not be eligible for grant funds. General funds are the primary source of funding for on-going park maintenance.

### **Park Dedication**

Minnesota statutes allow local governments to require dedication of land or cash in-lieu of land for parks from new development. The dedication must be reasonable and relevant to the recreation demand created by the new development. Park and trail dedication is a commonly used source of funding by communities to help pay for new park projects.

## Local Option Taxes and Municipal Bonding

Local option taxes are taxes levied with state approval by municipalities, county and special district governments including school districts. Local option taxes provide revenue flexibility to local governments and can provide additional funds for specific programs and services without tapping state funds. Local option taxes can allow shifting of some of the tax burden from residents to visitors and other non-residents.

Municipal bonds are issued by a local governments or their agencies to fund specific infrastructure projects or initiatives, including improvements to roadways, parks and trails.

## Capital Improvement Program

Realizing the objectives proposed in the master plan will require the coordination of multiple funding sources and options. Park improvements should be part of Willmar’s Capital Improvement Program (CIP), much like road and other municipal capital improvements. For the purpose of this plan, a Parks Capital Improvement Program, with a funding level of \$500,000 to \$750,000 annually, will be targeted for ten years. Annual funding at this level will provide significant opportunities for Willmar to improve the park system in a reasonable time-frame.

The following tables identify the funding priorities for the ten-year CIP. Demand for improvements to the regional and

community parks highlighted in this plan is high. The funding priorities balance program needs for community parks and regional parks. Elements that are not included within this program may be candidates for independent fundraising efforts or development with other grants or funding sources.

A detailed list of costs and contingencies for each program year is included in Appendix A.

**Table 3: 5-Year & 10-Year Capital Improvement Program**

<b>YEAR 1: RICE PARK</b>
Remove Basketball Court
Remove Wading Pool
Install Splash Pad
<b>TOTAL: \$516,000</b>
<b>YEAR 2: SWANSSON FIELD REGIONAL PARK COMPLEX</b>
Remove Bituminous Parking Lot
Remove Roadway
Remove Concession Building
Install Bituminous Roadway
Install Bituminous Parking Lot
Install Concrete Plaza
Install Concessions/Restroom Building
<b>TOTAL: \$518,000</b>

**Table 3 Continued: 5-Year & 10-Year Capital Improvement Program**

<b>YEAR 3: MILLER PARK &amp; LINCOLN PARK</b>
MILLER PARK
Remove Playground Equipment
Tennis Court Resurfacing (2 courts)
LINCOLN PARK
Remove Large Shelter
Remove Hockey Rink Boards and Lighting
Remove Tennis Courts (2)
Install Skating Rink & Hockey Rink w/Boards & Lighting
Install 2-5 Playground
Install 5-12 Playground
TOTAL: \$744,000
<b>YEAR 4: LINCOLN PARK</b>
Install Large 4-Season Park Building
TOTAL: \$586,000
<b>YEAR 5: ROBBINS ISLAND REGIONAL PARK COMPLEX</b>
Remove Large Shelter
Install Large 4-Season Park Building
TOTAL: \$610,000
<b>YEAR 6: NORTHSIDE PARK</b>
Remove Large Shelter
Remove Playground Equipment
Remove Basketball Court
Install Bituminous Tennis Courts (2)
Install Medium 3-Season Picnic Shelter
Install 2-5 Playground
Install 5-12 Playground
Install 1/2 Basketball Court
TOTAL: \$605,000

<b>YEAR 7: SWANSSON FIELD REGIONAL PARK COMPLEX</b>
Install Bituminous Parking Lot (North Side) (4000 SY)
Baseball Field Reconstruction (Blue Field)
TOTAL: \$734,000

<b>YEAR 8: RAMBLEWOOD PARK</b>
Remove Small Shelter
Install Small 3-Season Picnic Shelter
Install Gravel Trail (4,500 LF)
Install Boardwalk (1400 LF)
TOTAL: 600,000

<b>YEAR 9: ROBBINS ISLAND REGIONAL PARK COMPLEX</b>
Remove Bituminous Parking Lot (8300 SY)
Remove Bituminous Roadway (500 SY)
Install Bituminous Parking Lot (4300 SY)
Install Bituminous Roadway (500 SY)
Install Skating Rink & Hockey Rink w/Boards & Lighting
TOTAL: \$632,000

<b>YEAR 10: SWANSSON FIELD REGIONAL PARK COMPLEX</b>
Install Maintenance Building
Replace Ballfield Lighting
Install Soccer Fields (2)
Install Skateboard Park
TOTAL: 625,000



# Appendix A - Cost Estimates

12/18/2014

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Northside Park Preliminary Construction Estimate (2015 Dollars)					
<b>Notes</b>	<b>Removals</b>	<b>Unit</b>	<b>Unit Price (in Dollars)</b>	<b>Esimated Quantity</b>	<b>Total (In Dollars)</b>
	Remove Large Shelter	LS	\$15,000.00	1	\$15,000
	Remove Playground Equipment	LS	\$2,000.00	1	\$2,000
	Remove Basketball Court	LS	\$3,000.00	1	\$3,000
	Remove Tennis Courts (2 side-by-side)	LS	\$7,000.00	1	\$7,000
				<b>Subtotal</b>	\$27,000
<b>Notes</b>	<b>Asphalt &amp; Concrete</b>		<b>Unit Price (in Dollars)</b>		<b>Total (In Dollars)</b>
	Bituminous Trail (8' width)	LF	\$50.00	720	\$36,000
	Concrete Plaza	SF	\$5.00	8500	\$42,500
				<b>Subtotal</b>	\$78,500
<b>Notes</b>	<b>Architectural Elements</b>		<b>Unit Price (in Dollars)</b>		<b>Total (In Dollars)</b>
	Medium 3-Season Picnic Shelter (650 sf)	LS	\$85,000.00	1	\$85,000
				<b>Subtotal</b>	\$85,000
<b>Notes</b>	<b>Park Elements</b>		<b>Unit Price (in Dollars)</b>		<b>Total (In Dollars)</b>
	2-5 Playground	EA	\$95,000.00	1	\$95,000
	5-12 Playground	EA	\$125,000.00	1	\$125,000
	Pickleball Court	LS	\$15,000.00	3	\$45,000
	Basketball Court (1/2)	LS	\$15,000.00	2	\$30,000
	Soccer Field	LS	\$20,000.00	1	\$20,000
				<b>Subtotal</b>	\$315,000
<b>Notes</b>	<b>Site Furnishings</b>		<b>Unit Price (in Dollars)</b>		<b>Total (In Dollars)</b>
	Picnic Table	EA	\$1,600.00	11	\$17,600
	Bench	EA	\$1,600.00	2	\$3,200
	Bike Rack	EA	\$650.00	1	\$650
	Trash Receptacle	EA	\$800.00	2	\$1,600
	Park Sign	EA	\$2,500.00	1	\$2,500
				<b>Subtotal</b>	\$25,550
<b>Notes</b>	<b>Landscaping</b>		<b>Unit Price (in Dollars)</b>		<b>Total (In Dollars)</b>
	Deciduous Tree	EA	\$500.00	40	\$20,000
	Coniferous Tree	EA	\$500.00	13	\$6,500
	Turf Establishment	AC	\$6,000.00	1	\$6,000
				<b>Subtotal</b>	\$32,500
<b>Notes</b>			<b>SUBTOTAL IMPROVEMENTS*</b>		<b>\$560,000</b>
			Erosion Control, 3%*		\$17,000
			Construction Surveying, 8%*		\$45,000
			Mobilization, 5%*		\$28,000
			<b>SUBTOTAL 2</b>		<b>\$650,000</b>
			Construction Contingency, 20%*		\$130,000
			<b>SUBTOTAL 3</b>		<b>\$780,000</b>
			Design & Engineering Contingency, 20%*		\$156,000
			<b>GRAND TOTAL</b>		<b>\$936,000</b>

\* Figure has been rounded.

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Rice Park Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Sand Volleyball Court	LS	\$2,500	1	\$2,500
	Remove Large Shelter	LS	\$15,000	1	\$15,000
	Remove Playground Equipment	LS	\$2,000	1	\$2,000
	Remove Basketball Court	LS	\$3,000	1	\$3,000
	Remove Wading Pool	LS	\$6,000	1	\$6,000
	Remove Tennis Courts (2 side-by-side)	LS	\$7,000	1	\$7,000
<b>Subtotal</b>					\$35,500
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
	Concrete Sidewalk (5' width)	LF	\$23	520	\$11,960
	Concrete Sidewalk (8' width)	LF	\$38	360	\$13,680
	Concrete Plaza	SF	\$5	5630	\$28,150
<b>Subtotal</b>					\$53,790
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
	Large 3-Season Picnic Shelter (1500 sf)	LS	\$175,000	1	\$175,000
<b>Subtotal</b>					\$175,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
	2-5 Playground	EA	\$95,000	1	\$95,000
	5-12 Playground	EA	\$125,000	1	\$125,000
	Splash Pad	LS	\$300,000	1	\$300,000
	Horseshoe Pits	LS	\$5,000	1	\$5,000
	Basketball Court (1/2)	LS	\$15,000	2	\$30,000
<b>Subtotal</b>					\$555,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	9	\$14,400
	Bench	EA	\$1,600	5	\$8,000
	Bike Rack	EA	\$650	1	\$650
	Trash Receptacle	EA	\$800	3	\$2,400
	Grill	EA	\$400	3	\$1,200
	Park Sign	EA	\$2,500	1	\$2,500
	Pedestrian Light Fixture	EA	\$6,500	6	\$39,000
<b>Subtotal</b>					\$68,150
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	23	\$11,500
	Turf Establishment	AC	\$6,000	1	\$6,000
<b>Subtotal</b>					\$17,500
Notes	<b>SUBTOTAL IMPROVEMENTS*</b>				<b>\$900,000</b>
				Erosion Control, 3%*	\$27,000
				Construction Surveying, 8%*	\$72,000
				Mobilization, 5%*	\$45,000
				<b>SUBTOTAL 2</b>	<b>\$1,044,000</b>
				Construction Contingency, 20%*	\$209,000
				<b>SUBTOTAL 3</b>	<b>\$1,253,000</b>
				Design & Engineering Contingency, 20%*	\$251,000
				<b>GRAND TOTAL</b>	<b>\$1,504,000</b>

\* Figure has been rounded.

UNIT LEGEND: LS=Lump Sum, SF=Square Feet, SY=Square Yard, EA=Each, LF=Lineal Foot, CY=Cubic Yards, AC=Acre					
Miller Park Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimtated Quantity	Total (In Dollars)
	Remove Concrete Sidewalk or Plaza	SY	\$8	190	\$1,520
	Remove Large Shelter	LS	\$15,000	1	\$15,000
	Remove Playground Equipment	LS	\$2,000	1	\$2,000
	Remove Basketball Court	LS	\$3,000	1	\$3,000
<b>Subtotal</b>					\$21,520
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
	Concrete Sidewalk (5' width)	LF	\$23	352	\$8,096
	Concrete Plaza	SF	\$5	8250	\$41,250
<b>Subtotal</b>					\$49,346
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
	Large 3-Season Picnic Shelter (1500 sf)	LS	\$175,000	1	\$175,000
<b>Subtotal</b>					\$175,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
	2-5 Playground	EA	\$95,000	1	\$95,000
	5-12 Playground	EA	\$125,000	1	\$125,000
	Tennis Courts (2 side-by-side)	LS	\$82,000	1	\$82,000
	Tennis Court Resurfacing (2 side-by-side)	LS	\$50,000	1	\$50,000
	Basketball Court (full)	LS	\$30,000	1	\$30,000
	Baseball Field Reconstruction	LS	\$200,000	1	\$200,000
<b>Subtotal</b>					\$582,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	15	\$24,000
	Bench	EA	\$1,600	3	\$4,800
	Bike Rack	EA	\$650	1	\$650
	Trash Receptacle	EA	\$800	2	\$1,600
	Park Sign	EA	\$2,500	1	\$2,500
	Pedestrian Light Fixture	EA	\$6,500	3	\$19,500
<b>Subtotal</b>					\$53,050
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	34	\$17,000
	Turf Establishment	AC	\$6,000	0.2	\$1,200
<b>Subtotal</b>					\$18,200
Notes	<b>SUBTOTAL IMPROVEMENTS*</b>				<b>\$900,000</b>
				Erosion Control, 3%*	\$27,000
				Construction Surveying, 8%*	\$72,000
				Mobilization, 5%*	\$45,000
				<b>SUBTOTAL 2</b>	<b>\$1,044,000</b>
				Construction Contingency, 20%*	\$209,000
				<b>SUBTOTAL 3</b>	<b>\$1,253,000</b>
				Design & Engineering Contingency, 20%*	\$251,000
				<b>GRAND TOTAL</b>	<b>\$1,504,000</b>

\* Figure has been rounded.

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Lincoln Park Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Concrete Sidewalk or Plaza	SY	\$8	138	\$1,104
	Remove Large Shelter	LS	\$15,000	1	\$15,000
	Remove Small Shed	LS	\$5,000	1	\$5,000
	Remove Playground Equipment	LS	\$2,000	1	\$2,000
	Remove Basketball Court	LS	\$3,000	1	\$3,000
	Remove Hockey Rink Boards and Lighting	LS	\$4,000	1	\$4,000
	Remove Tennis Courts (2 side-by-side)	LS	\$7,000	1	\$7,000
	Clear and Grub Tree	EA	\$300	5	\$1,500
<b>Subtotal</b>					\$38,604
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
	Concrete Sidewalk (5' width)	LF	\$23	677	\$15,571
	Concrete Plaza	SF	\$5	9105	\$45,525
<b>Subtotal</b>					\$61,096
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
	Large 4-Season Park Building (1600 sf)	LS	\$350,000	1	\$350,000
<b>Subtotal</b>					\$350,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
	2-5 Playground	EA	\$95,000	1	\$95,000
	5-12 Playground	EA	\$125,000	1	\$125,000
	Basketball Court (1/2)	LS	\$15,000	1	\$15,000
	Baseball Field Reconstruction	LS	\$200,000	1	\$200,000
	Skating Rink & Hockey Rink w/Boards	LS	\$66,000	1	\$66,000
<b>Subtotal</b>					\$501,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	8	\$12,800
	Bench	EA	\$1,600	2	\$3,200
	Bike Rack	EA	\$650	1	\$650
	Trash Receptacle	EA	\$800	2	\$1,600
	Park Sign	EA	\$2,500	1	\$2,500
	Pedestrian Light Fixture	EA	\$6,500	2	\$13,000
<b>Subtotal</b>					\$33,750
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	30	\$15,000
	Coniferous Tree	EA	\$500	8	\$4,000
	Perennial Plantings	SF	\$20	500	\$10,000
	Turf Establishment	AC	\$6,000	2.5	\$15,000
<b>Subtotal</b>					\$44,000
Notes	SUBTOTAL IMPROVEMENTS*				\$1,030,000
	Erosion Control, 3%*				\$31,000
	Construction Surveying, 8%*				\$82,000
	Mobilization, 5%*				\$52,000
	SUBTOTAL 2				\$1,195,000
	Construction Contingency, 20%*				\$239,000
	SUBTOTAL 3				\$1,434,000
	Design & Engineering Contingency, 20%*				\$287,000
	GRAND TOTAL				\$1,721,000

\* Figure has been rounded.

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Ramblewood Park Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Bituminous Parking Lot	SY	\$4	430	\$1,720
	Remove Small Shelter	LS	\$8,000	1	\$8,000
	Remove Playground Equipment	LS	\$2,000	1	\$2,000
	Remove Basketball Court	LS	\$3,000	1	\$3,000
<b>Subtotal</b>					\$14,720
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
	Bituminous Parking Lot	SY	\$60	1440	\$86,400
	Gravel Trail	LF	\$14	5100	\$71,400
	Concrete Plaza	SF	\$5	600	\$3,000
<b>Subtotal</b>					\$160,800
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
	Small 3-Season Picnic Shelter (250 sf)	LS	\$50,000	1	\$50,000
<b>Subtotal</b>					\$50,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
	2-5 Playground	EA	\$95,000	1	\$95,000
	5-12 Playground	EA	\$125,000	1	\$125,000
	Basketball Court (1/2)	LS	\$15,000	1	\$15,000
	Boardwalk	LF	\$170	1400	\$238,000
<b>Subtotal</b>					\$473,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	2	\$3,200
	Bench	EA	\$1,600	2	\$3,200
	Bike Rack	EA	\$650	1	\$650
	Trash Receptacle	EA	\$800	1	\$800
	Park Sign	EA	\$2,500	1	\$2,500
	Pedestrian Light Fixture	EA	\$6,500	2	\$13,000
<b>Subtotal</b>					\$23,350
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	20	\$10,000
	Coniferous Tree	EA	\$500	30	\$15,000
	Perennial Plantings	SF	\$20	2500	\$50,000
	Native Landscape Restoration	AC	\$9,000	9	\$81,000
<b>Subtotal</b>					\$156,000
Notes	<b>SUBTOTAL IMPROVEMENTS*</b>				<b>\$880,000</b>
	Erosion Control, 3%*				\$26,000
	Construction Surveying, 8%*				\$70,000
	Mobilization, 5%*				\$44,000
	<b>SUBTOTAL 2</b>				<b>\$1,020,000</b>
	Construction Contingency, 20%*				\$204,000
	<b>SUBTOTAL 3</b>				<b>\$1,224,000</b>
	Design & Engineering Contingency, 20%*				\$245,000
	<b>GRAND TOTAL</b>				<b>\$1,469,000</b>

\* Figure has been rounded.

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Robbins Island Regional Park Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Estimated Quantity	Total (in Dollars)
	Remove Bituminous Parking Lot	SY	\$4	10950	\$43,800
	Remove Bituminous Roadway	SY	\$4	13450	\$53,800
	Remove Bituminous Trail	SY	\$4	3400	\$13,600
	Remove Large Shelter	LS	\$15,000	4	\$60,000
	Remove Small Shelter	LS	\$8,000	11	\$88,000
	Clear and Grub Tree	EA	\$300	50	\$15,000
<b>Subtotal</b>					\$274,200
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (in Dollars)
	Bituminous Roadway	SY	\$40	14200	\$568,000
	Bituminous Parking Lot	SY	\$60	10400	\$624,000
	Bituminous Trail (8' width)	LF	\$50	15500	\$775,000
	Concrete Plaza	SF	\$5	16000	\$80,000
<b>Subtotal</b>					\$2,047,000
Notes	Architectural Elements		Unit Price (in Dollars)		Total (in Dollars)
	Medium 3-Season Picnic Shelter (650 sf)	LS	\$85,000	2	\$170,000
	Large 3-Season Picnic Shelter (1500 sf)	LS	\$175,000	3	\$525,000
	Large 4-Season Park Building (1600 sf)	LS	\$350,000	2	\$700,000
	Amphitheater	LS	\$350,000	1	\$350,000
<b>Subtotal</b>					\$1,745,000
Notes	Park Elements		Unit Price (in Dollars)		Total (in Dollars)
	5-12 Playground	EA	\$125,000	1	\$125,000
	Skating Rink & Hockey Rink w/Boards	LS	\$66,000	1	\$66,000
	Boardwalk	LF	\$170	752	\$127,840
<b>Subtotal</b>					\$318,840
Notes	Site Furnishings		Unit Price (in Dollars)		Total (in Dollars)
	Picnic Table	EA	\$1,600	30	\$48,000
	Bench	EA	\$1,600	10	\$16,000
	Bike Rack	EA	\$650	4	\$2,600
	Trash Receptacle	EA	\$800	10	\$8,000
	Bike Fixit Station	EA	\$1,500	1	\$1,500
	Park Sign	EA	\$2,500	1	\$2,500
	Interpretive Kiosk	EA	\$2,000	1	\$2,000
	Pedestrian Light Fixture	EA	\$6,500	25	\$162,500
<b>Subtotal</b>					\$243,100
Notes	Landscaping		Unit Price (in Dollars)		Total (in Dollars)
	Deciduous Tree	EA	\$500	60	\$30,000
	Coniferous Tree	EA	\$500	20	\$10,000
	Native Landscape Restoration	AC	\$9,000	2	\$18,000
	Turf Establishment	AC	\$6,000	9	\$54,000
<b>Subtotal</b>					\$112,000
Notes	<b>SUBTOTAL IMPROVEMENTS*</b>				<b>\$4,740,000</b>
	Erosion Control, 3%*				\$142,000
	Construction Surveying, 8%*				\$379,000
	Mobilization, 5%*				\$237,000
	<b>SUBTOTAL 2</b>				<b>\$5,498,000</b>
	Construction Contingency, 20%*				\$1,100,000
	<b>SUBTOTAL 3</b>				<b>\$6,598,000</b>
	Design & Engineering Contingency, 20%*				\$1,320,000
	<b>GRAND TOTAL</b>				<b>\$7,918,000</b>

\* Figure has been rounded.

**UNIT LEGEND:** LS=Lump Sum, SF=Square Feet, SY=Square Yard, EA=Each,  
LF=Lineal Foot, CY=Cubic Yards, AC=Acre

**Swansson Field Regional Park  
Preliminary Construction Estimate (2015 Dollars)**

Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Bituminous Parking Lot	SY	\$4	4300	\$17,200
	Remove Bituminous Roadway	SY	\$4	1000	\$4,000
	Remove Concession Building	LS	\$10,000	1	\$10,000
	Remove Playground Equipment	LS	\$2,000	1	\$2,000
	Remove Ballfield	LS	\$7,000	1	\$7,000
	Remove Skateboard Park	LS	\$5,000	1	\$5,000
	<b>Subtotal</b>				\$45,200
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
	Bituminous Roadway	SY	\$40	1800	\$72,000
	Bituminous Parking Lot	SY	\$60	25000	\$1,500,000
	Bituminous Trail (8' width)	LF	\$50	8800	\$440,000
	Concrete Sidewalk (5' width)	LF	\$23	2200	\$50,600
	<b>Subtotal</b>				\$2,062,600
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
	Small 3-Season Picnic Shelter (250 sf)	LS	\$50,000	2	\$100,000
	Medium 3-Season Picnic Shelter (650 sf)	LS	\$85,000	1	\$85,000
	Concessions/Restroom Building (900 sf)	LS	\$300,000	2	\$600,000
	Maintenance Building (600 sf)	LS	\$100,000	1	\$100,000
	<b>Subtotal</b>				\$885,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
	2-5 Playground	EA	\$95,000	2	\$190,000
	5-12 Playground	EA	\$125,000	2	\$250,000
	Basketball Court (1/2)	LS	\$15,000	2	\$30,000
	Baseball Field New Construction	LS	\$125,000	1	\$125,000
	Baseball Field Reconstruction	LS	\$200,000	1	\$200,000
	Replace Ballfield Lighting for Swansson Fields	LS	\$180,000	1	\$180,000
	Practice Turf Infield	LS	\$20,000	1	\$20,000
	Batting Cage	LS	\$15,000	2	\$30,000
	Soccer Field	LS	\$20,000	2	\$40,000
	Skateboard Park	LS	\$54,000	1	\$54,000
	<b>Subtotal</b>				\$1,119,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600.00	20	\$32,000
	Bench	EA	\$1,600.00	10	\$16,000
	Bike Rack	EA	\$650.00	2	\$1,300
	Trash Receptacle	EA	\$800.00	9	\$7,200
	Bike Fixit Station	EA	\$1,500.00	1	\$1,500
	Park Sign	EA	\$2,500.00	2	\$5,000
	Pedestrian Light Fixture	EA	\$6,500.00	5	\$32,500
	Fencing	LF	\$30.00	1500	\$45,000
	<b>Subtotal</b>				\$140,500
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	50	\$25,000
	Coniferous Tree	EA	\$500	25	\$12,500
	Turf Establishment	AC	\$6,000	2	\$12,000
	<b>Subtotal</b>				\$49,500
Notes	<b>SUBTOTAL IMPROVEMENTS*</b>				<b>\$4,300,000</b>
				Erosion Control, 3%*	\$129,000
				Construction Surveying, 8%*	\$344,000
				Mobilization, 5%*	\$215,000
				<b>SUBTOTAL 2</b>	<b>\$4,988,000</b>
				Construction Contingency, 20%*	\$998,000
				<b>SUBTOTAL 3</b>	<b>\$5,986,000</b>
				Design & Engineering Contingency, 20%*	\$1,197,000
				<b>GRAND TOTAL</b>	<b>\$7,183,000</b>

\* Figure has been rounded.

# 10-Year Capital Improvement Program

YEAR	PARK	IMPROVEMENT	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL (In Dollars)	
1	Rice Park	Remove Basketball Court	LS	\$3,000	1	\$3,000	
		Remove Wading Pool	LS	\$6,000	1	\$6,000	
		Splash Pad	LS	\$300,000	1	\$300,000	
			<b>SUBTOTAL IMPROVEMENTS</b>				\$309,000
			Erosion Control, 3%*				\$9,000
			Construction Surveying, 8%*				\$25,000
			Mobilization, 5%*				\$15,000
			<b>SUBTOTAL 2</b>				<b>\$358,000</b>
			Construction Contingency, 20%*				\$72,000
			<b>SUBTOTAL 3</b>				<b>\$430,000</b>
			Design & Engineering Contingency, 20%*				\$86,000
			<b>GRAND TOTAL</b>				<b>\$516,000</b>
	2	Swansson Field Park	Remove Bituminous Parking Lot	SY	\$4		\$0
			Remove Bituminous Roadway	SY	\$4		\$0
Remove Concession Building			LS	\$10,000	1	\$10,000	
Bituminous Roadway			SY	\$40		\$0	
Bituminous Parking Lot			SY	\$60		\$0	
Concrete Plaza			SF	\$5		\$0	
Concessions/Restroom Building (900 sf)			LS	\$300,000	1	\$300,000	
			<b>SUBTOTAL IMPROVEMENTS</b>				\$310,000
			Erosion Control, 3%*				\$9,000
			Construction Surveying, 8%*				\$25,000
			Mobilization, 5%*				\$16,000
			<b>SUBTOTAL 2</b>				<b>\$360,000</b>
			Construction Contingency, 20%*				\$72,000
			<b>SUBTOTAL 3</b>				<b>\$432,000</b>
		Design & Engineering Contingency, 20%*				\$86,000	
		<b>GRAND TOTAL</b>				<b>\$518,000</b>	
3	Miller Park	Remove Playground Equipment	LS	\$2,000	1	\$2,000	
		Tennis Court Resurfacing (2 side-by-side)	LS	\$50,000	1	\$50,000	
		Tennis Courts (2 side-by-side)	LS	\$82,000	1	\$82,000	
	Lincoln Park	Remove Large Shelter	LS	\$15,000	1	\$15,000	
		Remove Hockey Rink Boards and Lighting	LS	\$4,000	1	\$4,000	
		Remove Tennis Courts (2 side-by-side)	LS	\$7,000	1	\$7,000	
		Skating Rink & Hockey Rink w/Boards	LS	\$66,000	1	\$66,000	
		2-5 Playground	EA	\$95,000	1	\$95,000	
			5-12 Playground	EA	\$125,000	1	\$125,000
			<b>SUBTOTAL IMPROVEMENTS</b>				\$446,000
			Erosion Control, 3%*				\$13,000
			Construction Surveying, 8%*				\$36,000
			Mobilization, 5%*				\$22,000
			<b>SUBTOTAL 2</b>				<b>\$517,000</b>
			Construction Contingency, 20%*				\$103,000
			<b>SUBTOTAL 3</b>				<b>\$620,000</b>
			Design & Engineering Contingency, 20%*				\$124,000
		<b>GRAND TOTAL</b>				<b>\$744,000</b>	
4	Lincoln Park	Large 4-Season Park Building (1600 sf)	LS	\$350,000	1	\$350,000	
		<b>SUBTOTAL IMPROVEMENTS</b>				\$350,000	
		Erosion Control, 3%*				\$11,000	
		Construction Surveying, 8%*				\$28,000	
		Mobilization, 5%*				\$18,000	
		<b>SUBTOTAL 2</b>				<b>\$407,000</b>	
		Construction Contingency, 20%*				\$81,000	
		<b>SUBTOTAL 3</b>				<b>\$488,000</b>	
		Design & Engineering Contingency, 20%*				\$98,000	
		<b>GRAND TOTAL</b>				<b>\$586,000</b>	
5	Robbins Island Park	Remove Large Shelter	LS	\$15,000	1	\$15,000	
		Large 4-Season Park Building (1600 sf)	LS	\$350,000	1	\$350,000	
		<b>SUBTOTAL IMPROVEMENTS</b>				\$365,000	
		Erosion Control, 3%*				\$11,000	
		Construction Surveying, 8%*				\$29,000	
		Mobilization, 5%*				\$18,000	
		<b>SUBTOTAL 2</b>				<b>\$423,000</b>	
		Construction Contingency, 20%*				\$85,000	
	<b>SUBTOTAL 3</b>				<b>\$508,000</b>		
		Design & Engineering Contingency, 20%*				\$102,000	
		<b>GRAND TOTAL</b>				<b>\$610,000</b>	

YEAR	PARK	IMPROVEMENT	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL (In Dollars)		
6	Northside Park	Remove Large Shelter	LS	\$15,000	1	\$15,000		
		Remove Playground Equipment	LS	\$2,000	1	\$2,000		
		Remove Basketball Court	LS	\$3,000	1	\$3,000		
		Remove Tennis Courts (2 side-by-side)	LS	\$7,000	1	\$7,000		
		Medium 3-Season Picnic Shelter (650 sf)	LS	\$85,000	1	\$85,000		
		2-5 Playground	EA	\$95,000	1	\$95,000		
		5-12 Playground	EA	\$125,000	1	\$125,000		
		Basketball Court (1/2)	LS	\$15,000	2	\$30,000		
				<b>SUBTOTAL IMPROVEMENTS</b>				\$362,000
				Erosion Control, 3%*				\$11,000
				Construction Surveying, 8%*				\$29,000
				Mobilization, 5%*				\$18,000
				<b>SUBTOTAL 2</b>				<b>\$420,000</b>
		Construction Contingency, 20%*				\$84,000		
		<b>SUBTOTAL 3</b>				<b>\$504,000</b>		
		Design & Engineering Contingency, 20%*				\$101,000		
		<b>GRAND TOTAL</b>				<b>\$605,000</b>		
7	Swansson Field Park	Bituminous Parking Lot	SY	\$60	4000	\$240,000		
		Baseball Field Reconstruction	LS	\$200,000	1	\$200,000		
				<b>SUBTOTAL IMPROVEMENTS</b>				\$440,000
				Erosion Control, 3%*				\$13,000
				Construction Surveying, 8%*				\$35,000
				Mobilization, 5%*				\$22,000
				<b>SUBTOTAL 2</b>				<b>\$510,000</b>
				Construction Contingency, 20%*				\$102,000
				<b>SUBTOTAL 3</b>				<b>\$612,000</b>
				Design & Engineering Contingency, 20%*				\$122,000
				<b>GRAND TOTAL</b>				<b>\$734,000</b>
		8	Ramblewood Park	Remove Small Shelter	LS	\$8,000	1	\$8,000
				Small 3-Season Picnic Shelter (250 sf)	LS	\$50,000	1	\$50,000
Gravel Trail	LF			\$14	4500	\$63,000		
Boardwalk	LF			\$170	1400	\$238,000		
				<b>SUBTOTAL IMPROVEMENTS</b>				\$359,000
				Erosion Control, 3%*				\$11,000
				Construction Surveying, 8%*				\$29,000
				Mobilization, 5%*				\$18,000
				<b>SUBTOTAL 2</b>				<b>\$417,000</b>
				Construction Contingency, 20%*				\$83,000
				<b>SUBTOTAL 3</b>				<b>\$500,000</b>
				Design & Engineering Contingency, 20%*				\$100,000
				<b>GRAND TOTAL</b>				<b>\$600,000</b>
9	Robbins Island Park	Remove Bituminous Parking Lot	SY	\$4	8300	\$33,200		
		Remove Bituminous Roadway	SY	\$4	500	\$2,000		
		Bituminous Parking Lot	SY	\$60	4300	\$258,000		
		Bituminous Roadway	SY	\$40	500	\$20,000		
		Skating Rink & Hockey Rink w/Boards	LS	\$66,000	1	\$66,000		
				<b>SUBTOTAL IMPROVEMENTS</b>				\$379,200
				Erosion Control, 3%*				\$11,000
				Construction Surveying, 8%*				\$30,000
				Mobilization, 5%*				\$19,000
				<b>SUBTOTAL 2</b>				<b>\$439,200</b>
				Construction Contingency, 20%*				\$88,000
				<b>SUBTOTAL 3</b>				<b>\$527,200</b>
				Design & Engineering Contingency, 20%*				\$105,000
		<b>GRAND TOTAL</b>				<b>\$632,200</b>		
10	Swansson Field Park	Maintenance Building (600 sf)	LS	\$100,000	1	\$100,000		
		Replace Ballfield Lighting for Swansson Fields	LS	\$180,000	1	\$180,000		
		Soccer Field	LS	\$20,000	2	\$40,000		
		Skateboard Park	LS	\$54,000	1	\$54,000		
				<b>SUBTOTAL IMPROVEMENTS</b>				\$374,000
				Erosion Control, 3%*				\$11,000
				Construction Surveying, 8%*				\$30,000
				Mobilization, 5%*				\$19,000
				<b>SUBTOTAL 2</b>				<b>\$434,000</b>
				Construction Contingency, 20%*				\$87,000
				<b>SUBTOTAL 3</b>				<b>\$521,000</b>
				Design & Engineering Contingency, 20%*				\$104,000
				<b>GRAND TOTAL</b>				<b>\$625,000</b>



# Appendix B - Park System Matrix



Willmar Parks  
Master Plan

Park	Playground	Tennis	Pickleball	Hockey/ Skating	Buildings	Picnic Shelter	Basketball	Baseball/ Softball	Soccer	Horseshoe Pits	Splash Pad	Dog Park	Notes
<b>NE</b>													
Bergquist						(1) 8'x8'							
College View	●					(1) 18'x18'							
Hanson	●					(1) 18'x18'							
Jaycee	●					(1) 12'x12'	●						
Northside	●		●		●		●	●	Add				Replace playground, pickleball & shelter building; add soccer field
Rau	●					(2) 8'x8'							Remove playground when improvements to Robbins Island Park are completed
Thompson	●					(1) 8'x8'							Remove/replace playground
Valleyside							●	●					Remove/replace basketball court
Vos	●						●		●				
<b>NW</b>													
Canigo	●												Remove playground when improvements to Northside Park are completed
Flags of Honor					●	(1) 8'x8'							
Hedin	●					(1) 18'x18'		Add					Add a ball field
Robbins Island	●			Add	4 ●			●					Add winter recreation area; replace shelters; remove ball field
Sperry		2 ●				(1) 18'x32'	●	●					Replace tennis courts; remove ball field
<b>SW</b>													
Aquatics/Soccer Complex									●				
Cardinal	●						●	●					Remove/replace playground, basketball and ball field
Garfield				●				●					
Hilltop	●			●	●								Remove building when improvements to Ramblewood are completed
Lions						(1) 8'x8'						Add	Add dog park and picnic shelter
Miller	●	2 ●Add 2			●		Full ●	●					Replace playground; install 2 new tennis courts & replace existing
Minnegasco	●	2 ●				(1) 8'x8'							
Ramblewood	●					(1) 8'x8'	●						Replace playground and picnic shelter
Rice	●	●			●		●			●	Add		Replace playground; remove tennis courts; add splash pad; replace horseshoes
Richland	●					(1) 8'x8'							
Selvig													
Southfield	●					(1) 20'x20'	●	●	●				Remove/replace playground & basketball court
Swansson	●				2 ●Add 1		Add	●	●				Replace & install new playground; install basketball; add new ball field & re-orient existing
Wellin	●												Remove/replace playground
West Wind									Add				Add a soccer field
<b>SE</b>													
Bjorsell	●						●						Remove/replace playground & basketball court
East Willmar	●												
Gesch	●						●						Remove/replace playground & basketball court
Lincoln	●	●		●	●		●	●	●				Replace playground; remove tennis courts, replace skating, basketball & ball field
Pleasant View	●	2 ●				(1) 12'x24'	2 ●	Add					Remove/replace playground & add a ball field
Rainbow	●												Remove/replace playground
Sunrise	●												
Welshire	●												Remove/replace playground
<b>ACQUISITIONS</b>													
Swansson Field									Add				Property south of Aquatic Center
Ramblewood													Property south of park along 19th Avenue SW
Parcel NE of Eagle Creek Golf													Property northeast of Eagle Creek Golf Course
Parcel SE of Robbins Island													Property along Lakeland Drive between Hw 71 and BNSF tracks

Key:

●	Existing element
●	Future replacement or upgrade of element
●	Future removal or replacement of element
Add	Add new element

# Appendix C - Open House Materials