

RESOLUTION

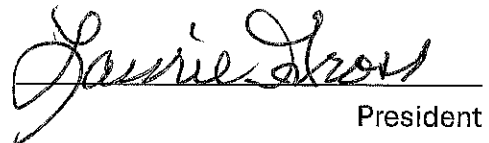
WHEREAS, the Lebanon Board of Park Commissioners is aware of the park and recreation needs of the residents of Lebanon, Indiana and

WHEREAS, the Lebanon Board of Park Commissioners realizes the importance of sound planning to meet the needs of its citizens,

NOW, THEREFORE, BE IT RESOLVED THAT THE LEBANON BOARD OF PARKS COMMISSIONERS does adopt the Westside Park Masterplan and Cost Estimate contained in Exhibit "A" as an amendment and addition to the Lebanon Parks and Recreation Comprehensive Five-Year Park System Masterplan adopted on April 5, 2023.

Passed and signed the 4th day of June, 2025

ATTEST:


President


Secretary

Exhibit A

Westside Park Masterplan and Cost Estimate

Client: City of Lebanon

Derek Warren
401 S Meridian Street
Lebanon, IN 46052

Phone: 765.482.8844

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OPINION OF PROBABLE COST - MASTER PLAN

Job Name: Westside Park
Master Plan

Date of Plans: 3/12/2025

Date of Estimate: 3/24/2025

V3 Project: #231289

WESTSIDE PARK IMPROVEMENTS			
1.00	GENERAL CONDITIONS & EROSION CONTROL	\$	1,035,500.00
2.00	SITE EXCAVATION & GRADING	\$	178,200.00
3.00	SITE DEMOLITION	\$	455,000.00
4.00	PLAYGROUND	\$	1,782,500.00
5.00	SPLASHPAD	\$	520,000.00
6.00	SKATE PARK	\$	910,000.00
7.00	STRUCTURES	\$	1,332,500.00
8.00	UTILITIES	\$	615,300.00
9.00	HMA	\$	173,800.00
10.00	CONCRETE	\$	491,800.00
11.00	LANDSCAPE	\$	859,000.00
12.00	SIGNAGE	\$	99,000.00
13.00	SITE FURNISHINGS	\$	304,100.00
		CONSTRUCTION HARD COST TOTAL:	\$ 8,756,700.00
		DESIGN & PERMITTING (15%)	\$ 1,313,505.00
		ESTIMATE TOTAL:	\$ 10,070,205.00

Notes:

- 1) Estimate does not include any potential irrigation system installation, demolition, or modification.
- 2) This is a "balanced" site estimate. No monies have been included for the import or export of soil materials unless specifically called out in the schedule of values.
- 3) All subtotals in the summary have been rounded to the nearest hundredth dollars.
- 4) Assume an additional 3-5% per year for installation after the date of estimate to account for inflation.

The Following is specifically excluded from this estimate:

- 1) Bonds, permits, special insurance (waiver of subrogation, pollution liability insurance), and testing including QC/QA.
- 2) The handling or disposal of hazardous materials or non-hazardous special waste material.
- 3) Removal of buried or above ground petroleum underground storage tanks.
- 7) Dry Utility Relocates.
- 8) Additional excavation and fill work in cut areas below the proposed subgrade elevations and in fill areas below stripped elevation, where directed to remove soft, unsuitable or unstable materials. (Undercut Excavation)
- 9) Play and fitness equipment supply, freight and installation is estimated in each equipment piece.
- 10) Winter Conditions or Lime Stabilization of Subgrades unless noted otherwise.

This preliminary cost estimate is based on a Conceptual Design. Since V3 Companies, Ltd. has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, this opinion of probable construction cost is made based on V3 Companies' best judgment as an experienced and qualified professional engineer, familiar with the construction industry; however, V3 Companies cannot and does not guarantee that proposals, bids or actual construction costs will not vary from opinions of probable construction cost prepared by V3.

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1.00	GENERAL CONDITIONS & EROSION CONTROL	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.10	GENERAL CONDITIONS				
1.11	Contractor Bonds, Insurance & Management	6.00%	LSUM	\$ 7,721,200.00	\$ 463,272.00
1.12	Mobilization	6.00%	LSUM	\$ 7,721,200.00	\$ 463,272.00
1.13	Construction Layout	1.00	LSUM	\$ 50,000.00	\$ 50,000.00
1.20	EROSION CONTROL				
1.21	Construction Entrance & Staging Area	250.00	SY	\$ 35.00	\$ 8,800.00
1.22	Silt Fence Installation & Removal	2,220.00	LF	\$ 4.10	\$ 9,200.00
1.24	Erosion Control Blanket (S75BN)	8,083.67	SY	\$ 2.10	\$ 17,000.00
1.25	Maintenance of Erosion Control	1.00	LSUM	\$ 8,000.00	\$ 8,000.00
1.30	SITE FENCING				
1.31	Staging Area C-Link Fence Installation & Removal	2,000.00	LF	\$ 8.00	\$ 16,000.00
SUBTOTAL					\$ 1,035,500.00

2.00	SITE EXCAVATION & GRADING	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.10	EARTH EXCAVATION				
2.11	Parking Lot, Offsite Disposal	630.00	CY	\$ 50.00	\$ 31,500.00
2.12	Roadway, Offsite Disposal	280.00	CY	\$ 75.00	\$ 21,000.00
2.20	GRADING				
2.21	Overall Site Grading	16,916.11	SY	\$ 5.00	\$ 84,600.00
Contingency		30.00%	LSUM	\$ 137,000.00	\$ 41,100.00
SUBTOTAL					\$ 178,200.00

3.00	SITE DEMOLITION	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.10	SITE DEMOLITION				
3.11	Building demo (4) - 140x40, 145x30, 35x145, 20x40	1.00	LSM	\$ 155,000.00	\$ 155,000.00
3.12	Pavement Removal	7,800.00	SYS	\$ 25.00	\$ 195,000.00
Contingency		30.00%	LSUM	\$ 350,000.00	\$ 105,000.00
SUBTOTAL					\$ 455,000.00

4.00	PLAYGROUND	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.10	OBSTACLE COURSE				
4.11	Obstacle Course Equipment	1.00	LSUM	\$ 49,800.00	\$ 49,800.00
4.12	Freight and Installation	1.00	LSUM	\$ 19,087.00	\$ 19,100.00
4.20	BOULDERING WALLS				
4.21	IDS Apex Boulder	1.00	EACH	\$ 51,063.00	\$ 51,100.00
4.22	IDS Montana Special	2.00	EACH	\$ 46,374.00	\$ 92,800.00
4.23	IDS Split Arch	1.00	EACH	\$ 77,929.00	\$ 78,000.00
4.24	IDS Pagosa Boulder	1.00	EACH	\$ 39,246.00	\$ 39,300.00
4.25	Freight and Installation	1.00	LSUM	\$ 69,400.00	\$ 69,400.00
4.30	MOUNDS AND TUNNELS PLAY AREA				
4.31	Artificial Turf Play Mound Complete	1.00	LSUM	\$ 324,500.00	\$ 324,500.00
4.32	Kompan Hill Climber Rope	7.00	EACH	\$ 1,860.00	\$ 13,100.00
4.33	Kompan Hillside Net Climber	3.00	EACH	\$ 8,000.00	\$ 24,000.00
4.34	Kompan Climbing Grips	40.00	EACH	\$ 750.00	\$ 30,000.00
4.35	4' Wide Concrete Embankment Slide	4.00	EACH	\$ 32,000.00	\$ 128,000.00
4.36	Tunnels	4.00	EACH	\$ 14,300.00	\$ 57,200.00
4.37	Kompan Freight and Installation	1.00	LSUM	\$ 15,000.00	\$ 15,000.00
4.40	PLAYGROUND SURFACE				
4.41	Poured-In-Place Play Surface (PIP)	11,508.00	SF	\$ 30.00	\$ 345,300.00
4.42	Geo-Textile Fabric	1,280.00	SY	\$ 3.50	\$ 4,500.00
4.43	4" Perforated PVC Underdrain	937.00	LF	\$ 26.00	\$ 24,400.00
4.44	PCC Barrier Curb	315.00	LF	\$ 18.00	\$ 5,700.00
Contingency		30.00%	LSUM	\$ 1,371,000.00	\$ 411,300.00
SUBTOTAL					\$ 1,782,500.00

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5.00	SPLASHPAD	QUANTITY	UNIT	UNIT PRICE	TOTAL
5.10	SPLASHPAD				
	5.11 Splashpad Complete	1.00	LSUM	\$ 400,000.00	\$ 400,000.00
	Contingency	30.00%	LSUM	\$ 400,000.00	\$ 120,000.00
	SUBTOTAL				\$ 520,000.00

6.00	SKATE PARK	QUANTITY	UNIT	UNIT PRICE	TOTAL
6.10	SKATE PARK				
	6.11 Skate Park Complete	10,000.00	SF	\$ 70.00	\$ 700,000.00
	Contingency	30.00%	LSUM	\$ 700,000.00	\$ 210,000.00
	SUBTOTAL				\$ 910,000.00

7.00	STRUCTURES	QUANTITY	UNIT	UNIT PRICE	TOTAL
7.10	PICNIC SHELTER				
	7.11 Picnic Shelter Complete	1.00	LSUM	\$ 750,000.00	\$ 750,000.00
7.20	RESTROOM				
	7.21 Restroom Complete	1.00	LSUM	\$ 275,000.00	\$ 275,000.00
	Contingency	30.00%	LSUM	\$ 1,025,000.00	\$ 307,500.00
	SUBTOTAL				\$ 1,332,500.00

8.00	UTILITIES	QUANTITY	UNIT	UNIT PRICE	TOTAL
8.10	LIGHTING/ELECTRICAL				
	8.11 Wiring / Conduit for Light Poles	1,383.00	LF	\$ 20.00	\$ 27,700.00
	8.12 Proposed Light Fixture, Pole, & Foundation	14.00	EACH	\$ 7,500.00	\$ 105,000.00
8.20	SECURITY				
	8.21 Wiring / Conduit for Security System	1,383.00	LF	\$ 20.00	\$ 27,700.00
	8.22 Security System	1.00	LSUM	\$ 83,000.00	\$ 83,000.00
8.30	WATER				
	8.31 Service Line to Bathrooms	300.00	LFT	\$ 180.00	\$ 54,000.00
	8.32 Offsite connection	1.00	LSUM	\$ 20,000.00	\$ 20,000.00
8.40	SANITARY				
	8.41 Service Line to Bathrooms	300.00	LFT	\$ 120.00	\$ 36,000.00
	8.42 Offsite connection	1.00	LSUM	\$ 20,000.00	\$ 20,000.00
8.50	STORMWATER				
	8.51 Underground Stormwater Detention System	1.00	LSUM	\$ 100,000.00	\$ 100,000.00
	Contingency	30.00%	LSUM	\$ 473,000.00	\$ 141,900.00
	SUBTOTAL				\$ 615,300.00

9.00	HMA	QUANTITY	UNIT	UNIT PRICE	TOTAL
9.10	HMA				
	9.11 Vehicular Parking Lot	1,500.00	SYS	\$ 45.00	\$ 67,500.00
	9.12 Internal & Multi-use Trail	1,766.00	SYS	\$ 50.00	\$ 61,900.00
9.20	STRIPING AND SIGNAGE				
	9.21 Crosswalk	40.00	LFT	\$ 8.00	\$ 400.00
	9.22 Arrows	2.00	EA	\$ 450.00	\$ 900.00
	9.23 ADA Markings	2.00	EA	\$ 500.00	\$ 1,000.00
	9.24 ADA Signage	2.00	EA	\$ 500.00	\$ 1,000.00
	9.25 Parking Stalls	27.00	EA	\$ 30.00	\$ 900.00
	Contingency	30.00%	LSUM	\$ 134,000.00	\$ 40,200.00
	SUBTOTAL				\$ 173,800.00

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10.00	CONCRETE	QUANTITY	UNIT	UNIT PRICE	TOTAL
10.10	CONCRETE				
10.11	Curb	1,194.00	LFT	\$ 40.00	\$ 47,800.00
10.12	Flatwork	25,430.00	SF	\$ 13.00	\$ 330,600.00
	Contingency	30.00%	LSUM	\$ 378,000.00	\$ 113,400.00
	SUBTOTAL				\$ 491,800.00

11.00	LANDSCAPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
11.10	LANDSCAPE				
11.11	Turf Seeding & 3 MTH Maintenance	17,880.00	SF	\$ 0.30	\$ 5,400.00
11.12	Landscape Bed Planting Preparation	38,892.00	SF	\$ 6.00	\$ 233,400.00
11.13	Tree Grates	9.00	EACH	\$ 4,000.00	\$ 36,000.00
11.14	Structural Soil	9,000.00	CF	\$ 16.00	\$ 144,000.00
11.15	Mulch	2,165.00	CYS	\$ 45.00	\$ 97,500.00
11.20	PLANTING				
11.21	Container Plants, Shrubs	287.00	EACH	\$ 40.00	\$ 11,500.00
11.22	Container Plants, Quart	255.00	EACH	\$ 15.00	\$ 3,900.00
11.23	Evergreen Trees	80.00	EACH	\$ 800.00	\$ 64,000.00
11.24	Shade Trees (1.5" Cal.)	50.00	EACH	\$ 500.00	\$ 25,000.00
11.25	Shade Trees (2.5" Cal.)	50.00	EACH	\$ 800.00	\$ 40,000.00
	Contingency	30.00%	LSUM	\$ 661,000.00	\$ 198,300.00
	SUBTOTAL				\$ 859,000.00

12.00	SIGNAGE	QUANTITY	UNIT	UNIT PRICE	TOTAL
12.10	SIGNAGE PACKAGE				
12.11	Entry Monument Sign	1.00	LSUM	\$ 55,000.00	\$ 55,000.00
12.12	Rules Sign	1.00	LSUM	\$ 8,800.00	\$ 8,800.00
12.13	Trail Marker Sign	4.00	EACH	\$ 600.00	\$ 2,400.00
12.14	Restroom Sign	1.00	EACH	\$ 5,000.00	\$ 5,000.00
12.15	Picnic Shelter Sign	1.00	EACH	\$ 5,000.00	\$ 5,000.00
	Contingency	30.00%	LSUM	\$ 76,000.00	\$ 22,800.00
	SUBTOTAL				\$ 99,000.00

13.00	SITE FURNISHINGS	QUANTITY	UNIT	UNIT PRICE	TOTAL
13.10	SITE FURNISHINGS				
13.11	Trash Receptacles	7.00	EACH	\$ 1,800.00	\$ 12,600.00
13.12	Landscape Forms Bancal Table	12.00	EACH	\$ 3,180.00	\$ 38,200.00
13.13	Landscape Forms Bancal Bench Backed	24.00	EACH	\$ 3,410.00	\$ 81,900.00
13.14	Landscape Forms Bancal Bench Backed with arms	8.00	EACH	\$ 3,740.00	\$ 30,000.00
13.15	Landscape Forms Bancal Bench Backless	11.00	EACH	\$ 2,530.00	\$ 27,900.00
13.16	Landscape Forms Tax and Shipping	1.00	LSUM	\$ 26,716.00	\$ 26,800.00
13.17	Vestre Stoop Benches	3.00	EACH	\$ 5,490.00	\$ 16,500.00
	Contingency	30.00%	LSUM	\$ 234,000.00	\$ 70,200.00
	SUBTOTAL				\$ 304,100.00