

## RESOLUTION

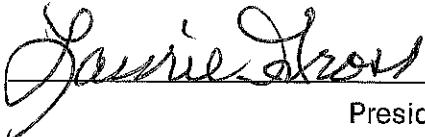
WHEREAS, the Lebanon Board of Park Commissioners is aware of the park and recreation needs of the residents of Lebanon, Indiana and

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 4<sup>th</sup> day of June, 2025

ATTEST:

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

Exhibit A

Westside Park Masterplan and Cost Estimate



## WESTSIDE PARK MASTER PLAN

Conceptual Masterplan

30' 0' 30'

Client: City of Lebanon

Job Name: Westside Park  
Master Plan

Derek Warren  
401 S Meridian Street  
Lebanon, IN 46052

Date of Plans: 3/12/2025  
Date of Estimate: 3/24/2025  
V3 Project: #231289

Phone: 765.482.8844

Email: [dwarren@lebanon.IN.gov](mailto:dwarren@lebanon.IN.gov)

**OPINION OF PROBABLE COST - MASTER PLAN**

| 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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**OPINION OF PROBABLE COST - MASTER PLAN**

| 1.00 GENERAL CONDITIONS & EROSION CONTROL |  | QUANTITY | UNIT | UNIT PRICE      | TOTAL                  |
|---|--|----------|------|-----------------|------------------------|
| <b>1.10 GENERAL CONDITIONS</b>            |  |          |      |                 |                        |
| 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           |
| <b>1.20 EROSION CONTROL</b>               |  |          |      |                 |                        |
| 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            |
| <b>1.30 SITE FENCING</b>                  |  |          |      |                 |                        |
| 1.31                                      | Staging Area C-Link Fence Installation & Removal | 2,000.00 | LF   | \$ 8.00         | \$ 16,000.00           |
|   |  |          |      | <b>SUBTOTAL</b> | <b>\$ 1,035,500.00</b> |

| 2.00 SITE EXCAVATION & GRADING |                               | QUANTITY  | UNIT | UNIT PRICE      | TOTAL                |
|--------------------------------|-------------------------------|-----------|------|-----------------|----------------------|
| <b>2.10 EARTH EXCAVATION</b>   |                               |           |      |                 |                      |
| 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         |
| <b>2.20 GRADING</b>            |                               |           |      |                 |                      |
| 2.21                           | Overall Site Grading          | 16,916.11 | SY   | \$ 5.00         | \$ 84,600.00         |
| <i>Contingency</i>             |                               | 30.00%    | LSUM | \$ 137,000.00   | \$ 41,100.00         |
|                                |                               |           |      | <b>SUBTOTAL</b> | <b>\$ 178,200.00</b> |

| 3.00 SITE DEMOLITION        |   | QUANTITY | UNIT | UNIT PRICE      | TOTAL                |
|-----------------------------|---|----------|------|-----------------|----------------------|
| <b>3.10 SITE DEMOLITION</b> |   |          |      |                 |                      |
| 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        |
| <i>Contingency</i>          |   | 30.00%   | LSUM | \$ 350,000.00   | \$ 105,000.00        |
|                             |   |          |      | <b>SUBTOTAL</b> | <b>\$ 455,000.00</b> |

| 4.00 PLAYGROUND                          |                                     | QUANTITY  | UNIT | UNIT PRICE      | TOTAL                  |
|--|-------------------------------------|-----------|------|-----------------|------------------------|
| <b>4.10 OBSTACLE COURSE</b>              |                                     |           |      |                 |                        |
| 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           |
| <b>4.20 BOULDERING WALLS</b>             |                                     |           |      |                 |                        |
| 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           |
| <b>4.30 MOUNDS AND TUNNELS PLAY AREA</b> |                                     |           |      |                 |                        |
| 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           |
| <b>4.40 PLAYGROUND SURFACE</b>           |                                     |           |      |                 |                        |
| 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            |
| <i>Contingency</i>                       |                                     | 30.00%    | LSUM | \$ 1,371,000.00 | \$ 411,300.00          |
|  |                                     |           |      | <b>SUBTOTAL</b> | <b>\$ 1,782,500.00</b> |

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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        |
|                | <i>Contingency</i> | 30.00%   | LSUM | \$ 400,000.00   | \$ 120,000.00        |
|                |                    |          |      | <b>SUBTOTAL</b> | <b>\$ 520,000.00</b> |

| 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        |
|                 | <i>Contingency</i>  | 30.00%    | LSUM | \$ 700,000.00   | \$ 210,000.00        |
|                 |                     |           |      | <b>SUBTOTAL</b> | <b>\$ 910,000.00</b> |

| 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          |
|                 | <i>Contingency</i>      | 30.00%   | LSUM | \$ 1,025,000.00 | \$ 307,500.00          |
|                 |                         |          |      | <b>SUBTOTAL</b> | <b>\$ 1,332,500.00</b> |

| 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        |
|                | <i>Contingency</i>                         | 30.00%   | LSUM | \$ 473,000.00   | \$ 141,900.00        |
|                |  |          |      | <b>SUBTOTAL</b> | <b>\$ 615,300.00</b> |

| 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            |
|          | <i>Contingency</i>         | 30.00%   | LSUM | \$ 134,000.00   | \$ 40,200.00         |
|          |                            |          |      | <b>SUBTOTAL</b> | <b>\$ 173,800.00</b> |

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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 |
| <i>Contingency</i> | 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  |
| <i>Contingency</i>                       | 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  |
| <i>Contingency</i>        | 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 |
| <i>Contingency</i>                                  | 30.00% | LSUM     | \$ 234,000.00 | \$ 70,200.00  |              |
|   |        |          | SUBTOTAL      | \$ 304,100.00 |              |