



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PARKS & RECREATION BOARD/TREE BOARD

February 17, 2025

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email dwilson@trophyclub.org

ANNOUNCEMENTS AND REPORTS

1. Department Updates (Chase Ellis, Director of Parks & Recreation)
2. Parks & Recreation Master Plan Update (Chase Ellis, Director of Parks & Recreation)

REGULAR ITEMS

3. Consider approval of the December 16, 2024, Parks and Recreation Board meeting minutes. (Daniel Wilson, Senior Administrative Assistant)
4. Consider a recommendation of the proposed options for the Community Pool Renovation Design and Construction Management project from Parkhill. (Madison Seil, Recreation Superintendent)

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: February 14, 2025, at 3:30 PM, and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

Daniel Wilson
Senior Administrative Assistant

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



PARKS & RECREATION BOARD/TREE BOARD COMMUNICATION

MEETING DATE: February 17, 2025

FROM: Chase Ellis, Director of Parks & Recreation

AGENDA ITEM: Parks & Recreation Master Plan Update (Chase Ellis, Director of Parks & Recreation)

BACKGROUND/SUMMARY: The Town of Trophy Club entered into an agreement to contract Parkhill Smith & Cooper Inc. for the engagement, development, and implementation of the Town of Trophy Club Comprehensive Parks and Recreation Master Plan. Staff intends to present updates to key stakeholders on the status of the project from time to time.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: There is no financial impact associated with this agenda item.

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 43855.24 TC Parks & Rec Master Plan Schedule Outline
2. Trophy Club-Public Engagement Outline

ACTIONS/OPTIONS:

N/A

Trophy Club Parks & Recreation Master Plan Project Schedule Outline

Parkhill Project #43855.24

December 2024

- Project Kickoff
- Introduction to Parks Board

January 2025

Project Team Organization

- Establish recurring monthly meeting with Town Staff and Design Team
 - Preferred weekday(s) / time(s)
- Establish Bi-weekly Design Team Meeting

Tasks

- Discussion Items for Monthly Meeting with Town Staff:
 - Data Collection
 - Peer Cities (Local / State / National)
 - Demographics
 - Mapping / Plans / Surveys / GIS
 - City Limits / ETJ
 - Roadways
 - Schools
 - Waterways / Floodplain
 - Parks / Parkland
 - Trophy Club Park Legal Boundary Description / USACE Lease
 - Medians
 - Utilities
 - Ex. Topography
 - Trails not located within Parks
 - Plans to Reference
 - Specific Conditions / Requirements that need to be included in the Site / Park Amenities Assessment Criteria
 - Standards based assessment
 - Conditions Assessment
 - Park Dedication Fees / Parks-in-lieu-of
 - Overall Community Engagement Strategy
 - Stakeholder Groups / Boards
 - Town-wide Survey Question Development Statistically Valid Survey Approach
 - Interview Questions for Focus / Stakeholder Groups
 - Establish Key Dates for:
 - In-person Pop-up Engagements...Also coordinate locations for these.

A:\2024\43855.24\00_ADMIN\02_SCHED\43855.24 TC Parks & Rec Master Plan Schedule Outline.docm

- Parks & Recreation Board Workshop
- Stakeholder Interviews
- Timeframes for Site Condition Evaluations
- Virtual Engagement
- Meeting-in-a-Box
- First Pass at Town-wide Survey
- Create Report Design Template
- Create Report Outline
- Read through reference documents
 - Strategic Plan
 - Parks Maintenance Plan
 - Anything from the Counties?
- Project Branding
 - Launch project website
 - Design and Order Print / Promo Items
- Establish Approach for Statistically Valid Survey
- Begin Digitization of Data Collected
- Report Template and Design Language for Plans / Maps / Graphics

Deliverables

- Monthly Update Meetings Scheduled
- Project Website Launch
- Print / Promo Items Designed & Ordered
- Community Engagement Plan for Parks & Recreation Board to Review

February 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/TC Staff
 - Town-wide Survey Approval
 - Pop-Up Engagement
 - Park Board Workshop
 - Stakeholder Interviews
 - Virtual Engagement
 - Meeting-in-a-Box
 - Report Draft Outline
- Finalize Coordination for March Pop-Up Engagement
- Survey Coordination to Determine Questions for Programming Recommendations and Feasibility
- Coordinate Site Visits for Conditions Assessment
- Stakeholder Interviews (1-2 days)
- Create Draft Outline of Report
- Assemble Community Profile / Demographics

Deliverables

- Quarterly Update w/ Parks & Recreation Board
- Draft Outline of Report
- Stakeholder Interviews
- Approved Town-wide Survey
- Statistically Valid Survey Approach

March 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Review Engagement to Date
 - Document Statistically Valid Survey Approach & execute
 - Discuss Engagement Report Deliverable
 - Review Meeting-in-a-Box
 - Review Basemap Drafts
- Establish Condition Assessment Site Visits
 - 5 Parks
 - Independence Park
 - Harmony Park
 - Freedom Dog Park
 - Lakeview Park
 - Trophy Club Park
 - Medians
 - Trails
- Assemble/Update Base maps (graphics & dashboards)
 - Parks / Trails
 - Medians
- Finalize Report Chapters / Outline
- Coordinate / Deploy Community Engagement
 - Town-wide Survey Opens
 - Pop-Up Engagements (2 locations)
 - Virtual Engagement
 - Statistically Valid Survey Plan in Place to Deploy upon Town-wide Survey Closing

Deliverables

- Basemap Drafts
- Pop-up Engagements
- Town-wide Survey
- Statistically Valid Survey Draft

April 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Master Plan Outline Draft
 - Review Condition Assessment Criteria
- Site Visits/Condition Evaluations
 - 5 Parks
 - Independence Park
 - Harmony Park
 - Freedom Dog Park
 - Lakeview Park
 - Trophy Club Park
 - Medians
 - Trails
- Complete Engagement Report
 - Demand-based Assessment
 - Statistically Valid Research / Engagement Informed by Feedback Received During Community Engagement
- Start Condition-based Assessment
 - Site/Trail Assessments
 - Trails Master Plan Assembly
- Coordinate Programming Recommendations from Community / Public Outreach
- Start Standards-Based Assessment
 - Benchmark Communities
 - Accessibility Analysis (LOS / Park Service Area)
 - Park Classifications / Standards
- 110% Workshops

Deliverables

- Community Engagement Report / Community Profile and Analysis
- 110% Workshops

May 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Site Visits/Condition Evaluations
 - Community Engagement Report / Community Profile and Analysis
 - 110% April Workshops

- Continue Condition-based Assessment / Recommendations
- Start on Median Design Guidelines
- Start on Park Master Plan Graphic Designs
- Benchmark / Peer Cities Comparisons
- First Pass at Parks & Recreation Goals / Themes

Deliverables

- Quarterly Update w/ Parks & Recreation Board
- List of Possible 2026 CIP Improvements for Town's June 2025 Budget Retreat

June 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Conditions Evaluations
 - Parks & Recreation Goals / Themes
- Median Design Guidelines Draft / Recommendations
- Continue Park Master Plan Graphic Designs
- Start Park Style / Standards Guide

Deliverables

- Standards-based Assessment Draft
- Park Classifications / Standards

July 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Standards-based Assessment Draft
 - Park Classifications / Standards
 - Park Style / Standards Guide
 - Median Design Guidelines Draft / Recommendations

Deliverables

- Park Style / Standards Guide
- Median Design Guidelines / Recommendations

August 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Park Style / Standards Guide
 - Median Design Guidelines / Recommendations
- Finalize Goals / Theme and Begin Linking to Strategies / Recommendations

Deliverables

- Quarterly Update w/ Parks & Recreation Board
 - Standards-Based Assessment Draft
 - Conditions-Based Assessment Draft
 - Park Classifications / Standards
 - Recommendations / Priorities

September 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Parks & Recreation Board Update Feedback
- Prioritize Strategies / Recommendations based on Parks & Recreation Board / Town Staff Feedback

Deliverables

- Draft of Master Plan Report

October 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Priorities and Recommendations
 - Draft of Master Plan Report
- Prioritize Strategies / Recommendations based on Parks & Recreation Board / Town Staff Feedback
- Incorporate, update, and Cross-reference Action Items from Financial Analysis Report and Master Plan to Prioritize Projects, Programs and Overall Amenities

Deliverables

- Updated Draft of Master Plan Report

November 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Parks Board Presentation/Discussion
 - Next Steps for Town Council Adoption
- Update and Cross-reference Action Items from Financial Analysis Report and Master Plan to Prioritize Projects, Programs and Overall Amenities
- Modify Comments from Parks & Recreation Board to Send Draft Report for 'Recommendation' to Town Council
- Final Draft of Master Plan Report

Deliverables

- Final Draft of Master Plan Report to Parks & Recreation Board
- Updates / Modifications for Town Council Presentation
- Town Council 'Presentation' for Adoption

December 2025

Project Team Organization

- Monthly Update Meeting with Town Staff
- Bi-weekly Design Team Meetings

Tasks

- Discussion Items for Monthly Meeting w/ Town Staff
 - Town Council Comments on Final Draft of Master Plan Report
- Revise Draft of Master Plan Report based on Town Council Comments and Return to Town Staff
- Package All Materials and Maps for Town Staff

Deliverables

- Final Revisions to Adopted Trophy Club Parks & Recreation Master Plan Report
- Supplemental Tools and Materials to Town Staff

December

CivicBrand will create project branding concepts for presentation to the town and collaborate with Trophy Club on the engagement plan and timeline.

Highlights

CivicBrand - Initial Branding Concepts

Park Hill - Engagement Plan

February

CivicBrand will finalize project branding, print & promo items, and launch the project website while Park Hill conducts interviews, focus groups towards the end of the month.

Highlights

CivicBrand - Finalize Project Branding

CivicBrand - Launch Project Website

Parkhill- Interviews & Focus Groups.

CivicBrand - Design & order print and promo items

Quarterly
Parks
Board
Update

April

CivicBrand will conduct a site visit featuring pop-up engagements, launch the public community survey. Parkhill will wrap up park and site evaluations. Rec Financial Workshops by 110%

Highlights

CivicBrand and Parkhill - Pop-Up Engagement

110% Workshops

CivicBrand to launch public survey and conduct a Virtual Engagement Room

Parkhill will wrap up parkland site and trail evaluations

January

CivicBrand will finalize project branding, print & promo items, and launch the project website while Park Hill conducts interviews, focus groups.

Highlights

March

Parkhill will wrap up interviews/ focus groups conversations. CivicBrand and Parkhill will collaborate on a Town-wide survey. Refinements will be made throughout this month. Parkhill will conduct site and trail evaluations.

Highlights

CivicBrand and Parkhill to collaborate on Survey Draft

Parkhill will start parkland site and trail evaluations

Parkhill to wrap up stakeholder and focus group interviews

Prep for in-Person popups and Eggstravaganza

May

Town Survey will remain open.
Parkhill and Town to finalize the SVS recipients.
Assessments and Standards ongoing.

Highlights

SVS Survey recipients finalized

Quarterly
Parks
Board
Update

June

CivicBrand will advertise to close the public survey by the end of the month and launch the Meeting-In-A-Box initiative. Park Classifications established and Median Guidelines ongoing. SVS to be finalized and distributed.

Highlights

CivicBrand - close public survey

Launch Meeting In-A-Box

Public survey to inform SVS Questions

Assessments and Guidelines Ongoing

July

CivicBrand will compile all engagement data from CB team's work and provide an internal report to Parkhill for integration into their final plan document. Parkhill to distribute SVS.

Highlights

ClvicBrand - internal engagement report

Town and Parkhill to conduct another Public Meeting at July 4th event?

Parkhill to draft and finalize SVS Questions

Assessments and Guidelines Ongoing



PARKS & RECREATION BOARD/TREE BOARD COMMUNICATION

MEETING DATE: February 17, 2025

FROM: Daniel Wilson, Admin Assistant

AGENDA ITEM: Consider approval of the December 16, 2024, Parks and Recreation Board meeting minutes. (Daniel Wilson, Senior Administrative Assistant)

BACKGROUND/SUMMARY: The Parks & Recreation Board held a meeting on December 16, 2024.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: There is no financial impact associated with this agenda item.

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 2024.10.21 Parks Board Meeting Minutes

ACTIONS/OPTIONS:

Staff recommends that the Parks & Recreation Board move to approve the December 16, 2024, Parks and Recreation Board meeting minutes.

**TOWN OF TROPHY CLUB
PARKS AND RECREATION BOARD MINUTES
MONDAY, OCTOBER 21, 2024; 6:00 P.M.**

The Trophy Club Parks and Recreation Board met in a Regular Session on Monday, October 21, 2024. The meeting was held at Town Hall, 1 Trophy Wood Drive in the Council Chambers.

BOARD MEMBERS PRESENT:

Jennifer Kashner	Chairperson
Bob Ferguson	Board Member
Gary Packan	Board Member
Jeffrey Eason	Board Member
Steve Ford	Board Member
Dana Kizer	Board Member

BOARD MEMBERS ABSENT:

Patrick Schrein	Secretary
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STAFF PRESENT:

Brandon Wright	Town Manager
Chase Ellis	Director of Parks and Recreation
Madison Seil	Recreation Superintendent
Daniel Wilson	Senior Administrative Assistant for Parks and Recreation

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Kashner called the meeting to order at 6:00 p.m. and noted a quorum.

PUBLIC COMMENTS

No Public Comments were made.

REGULAR SESSION

1. Welcome and introduction of the new Parks & Recreation Board members.

Director Ellis welcomed Mr. Packan and Mr. Ford to the Parks and Recreation Board. Board Member Ford has lived in Trophy Club for 23 years, raised his kids in Town, and is heavily involved in sports and athletics. Board Member Packan has lived in Trophy Club for roughly six years and has an extensive career in municipal Parks & Recreation.

2. Board Training.

Town Manager Wright provided the board with purpose, overview, and authority of the Parks & Recreation Board. Town Manager Wright covered topics including the responsibility of each board member, the rules and best practices pertaining to serving on the board, and how the board may interact with Town staff, the Town Council, and the residents of the community.

Director Ellis touched on the specifics of the Parks & Recreation, commenting on the board's advisory role in shaping the Parks & Recreation programs, events, facilities, and projects, as well as the board's ability to engage with the citizen of the community to advocate for new potential programs and activities.

3. Department Update.

Director Ellis provided the following updates to the board:

- a. The End of the year Infographic: 2024 FY Wrap-Up was published by the Communications and Marketing department and recounts the statistics of the Parks & Recreation Department. Notable items included the attendance at the major community events, participants in youth athletics, and admissions to the community pool.
- b. Town Council recently approved the creation of a Parks & Recreation Master Plan with Parkhill. This plan will encompass a Recreation Program Plan (RPP), and ADA analysis of current parks and facilities, extensive public engagement and surveying, as well as financial stability plans.
- c. The Dedicated Pickleball Courts at Harmony Park project is waiting on a report from a geo-tech consultant. Once received, construction documents will go out to bid.

Superintendent Seil provided the board with the following updates:

- d. Parkhill has provided Staff and the board preliminary designs for the Community Pool Renovation project. Finalized concepts will be available at the next Parks Board meeting.
- e. Pet Fest occurred on October 5th at Freedom Dog Park. Approximately 30 vendors served attendees with various treats and crafts. Feedback on the event was collect at the event via a QR code.

4. Discuss and consider approval of the Parks & Recreation Meeting minutes dates September 16, 2024.

Board Member Ferguson motioned to approve the Parks & Recreation Board Meeting minutes dated September 16, 2024. Board Member Kizer seconded the motion. Chairperson Kashner called for a vote. The motion passed unanimously, 6-0.

5. Discuss and consider the appointment of a Parks & Recreation Board Vice Chairperson.

Board Member Ferguson motioned to appoint Board Member Eason as Vice Chairperson. Board Member Kizer seconded the motion. Chairperson Kashner called for a vote. The motion passed unanimously, 6-0.

ADJOURN

Board Member Packan motioned to adjourn. Vice Chairperson Eason seconded the motion. Chairperson Kashner called for a vote. The motion passed unanimously, 6-0. Adjourned at 7:21 PM.

Jennifer Kashner, Chairperson
Parks and Recreation Board
Town of Trophy Club, TX

Daniel Wilson, Senior Administrative Assistant
Parks and Recreation Department
Town of Trophy Club, TX



PARKS & RECREATION BOARD/TREE BOARD COMMUNICATION

MEETING DATE: February 17, 2025

FROM: Madison Seil, Recreation Superintendent

AGENDA ITEM: Consider a recommendation of the proposed options for the Community Pool Renovation Design and Construction Management project from Parkhill.
(Madison Seil, Recreation Superintendent)

BACKGROUND/SUMMARY: On November 8, 2022, the City Council approved a renovation project for the community pool facility, structured into a two-phase build-out. The approved motion stated, "to approve the agreement with Halff & Associates for the Community Pool Capital Improvement Project not to exceed four (4) million dollars." The motion passed unanimously.

Phase 1 Completion

Phase 1, completed following the 2023 swim season, involved substantial upgrades to the facility. These improvements included:

- Replacement of filtration systems and pump room equipment.
- Restroom renovations.
- Enhancements to the concession and office areas.
- Painting of splash pad amenities.

Reevaluation of Project Approach

After Phase 1, the Parks & Recreation Director and Town Manager conducted a review of the current contract and the work completed. It was determined that terminating the agreement with Halff & Associates and initiating a new request for qualifications (RFQ) process would better serve the Town. This decision aimed to prioritize transparency, ensure comprehensive project design, and incorporate extensive community input for the additional amenities planned in Phase 2.

Transition to Parkhill and Community Engagement

Following the RFQ process, Parkhill was selected and presented to the Council to lead the engagement and preliminary design for Phase 2. In August, Parkhill conducted a series of public engagement events at the community pool to gather input from residents regarding desired future amenities. Additionally, an online survey was distributed for those unable to attend in person, generating over 100 community responses.

Progress and Preliminary Designs

Using the feedback collected from public engagement and the survey, Parkhill collaborated

with Town staff to develop three schematic design options with preliminary cost estimates. These designs are under review and will guide the planning and construction of additional amenities for the community pool, ensuring alignment with community preferences and budget considerations.

Next Steps

The next steps include finalizing the design selection, refining cost estimates, and presenting a comprehensive proposal to the Town Council for approval before Phase 2 construction begins. The focus remains on delivering a modernized and community-driven pool facility that meets the Town's recreational needs.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: The current allocation for phase 2 is \$2.4 million through the Town's Capital Improvement Projects Fund.

LEGAL REVIEW: N/A**ATTACHMENTS:**

1. Updated TC Community Pool Concepts
2. TC Community Pool Renovations

ACTIONS/OPTIONS:

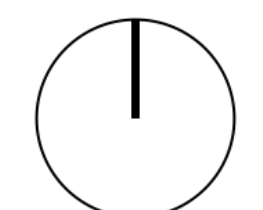
Staff recommends that the Parks & Recreation Board move to recommend a proposed option for the Community Pool Renovation Design and Construction Management project from Parkhill.

TROPHY CLUB CONCEPT PLAN OPTIONS

Trophy Club Community Pool Conceptual Plan Option 'A'

KEY NOTES

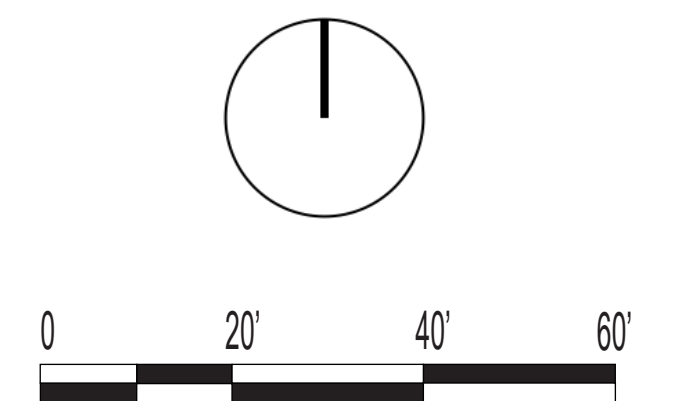
- 01 - EX. POOL HOUSE
- 02 - EX. PUMP HOUSE
- 03 - EX. PUMP HOUSE W/ NEW ROOF
- 04 - EX. FABRIC SHADE STRUCTURE
- 05 - EX. COMPETITION POOL
- 06 - 20' X 20' GROUP SHADE AREA
- 07 - 12' X 12' CABANA
- 08 - LOUNGE AREA / SUNDECK
- 09 - BODY SLIDE - SINGLE
- 10 - PLAY STRUCTURE
- 11 - BENCH SEATING
- 12 - FABRIC SHADE STRUCTURE
- 13 - ZERO-DEPTH POOL ENTRY
- 14 - OPEN LAWN
- 15 - RAISED PLANTER
- 16 - XERIC PLANTER BEDS



Trophy Club Community Pool Conceptual Plan Option 'B'

KEY NOTES

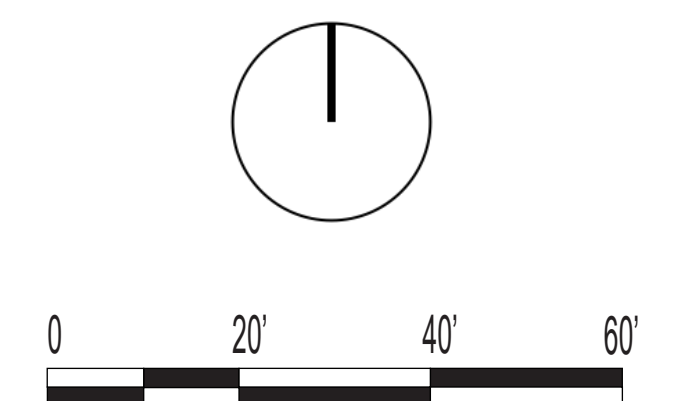
- 01** - EX. POOL HOUSE
- 02** - EX. PUMP HOUSE
- 03** - EX. PUMP HOUSE W/ NEW ROOF
- 04** - EX. FABRIC SHADE STRUCTURE
- 05** - EX. COMPETITION POOL
- 06** - EX. UMBRELLA SHADE STRUCTURE
- 07** - 12' X 12' CABANA
- 08** - LOUNGE AREA / SUNDECK
- 09** - BODY SLIDE - DOUBLE
- 10** - PLAY STRUCTURE
- 11** - BENCH SEATING
- 12** - TABLE & CHAIRS W/ UMBRELLA
- 13** - FABRIC SHADE STRUCTURE
- 14** - ZERO-DEPTH POOL ENTRY
- 15** - OPEN LAWN
- 16** - XERIC PLANTER BEDS



Trophy Club Community Pool Conceptual Plan Option 'C'

KEY NOTES

- 01** - EX. POOL HOUSE
- 02** - EX. PUMP HOUSE
- 03** - EX. PUMP HOUSE W/ NEW ROOF
- 04** - EX. COMPETITION POOL
- 05** - 25' X 25' GROUP SHADE AREAS
- 06** - 20' X 20' GROUP SHADE AREAS
- 07** - 12' X 12' CABANA
- 08** - LOUNGE AREA / SUNDECK
- 09** - BODY SLIDE - SINGLE
- 10** - PLAY STRUCTURE
- 11** - BENCH SEATING
- 12** - TABLE & CHAIRS W/ UMBRELLA
- 13** - FABRIC SHADE STRUCTURE
- 14** - ZERO DEPTH POOL ENTRY
- 15** - OPEN LAWN
- 16** - XERIC PLANTER BEDS



No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1.0	LS	\$ 50,000.00	\$ 50,000.00
	Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
	Tree Protection	-	LS	\$ -	\$ -
	Subtotal				\$ 65,000.00
B.	Earthwork				
	Earthwork	1	LS	\$ 50,000.00	\$ 50,000.00
	Strip, Stockpile & Replace Topsoil	-	CY	\$ 25.00	\$ -
	Unclassified Cut	-	CY	\$ 12.50	\$ -
	Unclassified Fill	-	CY	\$ 12.50	\$ -
	Import	-	CY	\$ 45.00	\$ -
	Subtotal				\$ 50,000.00
C.	Site Paving				
	5" Thk. Concrete Pedestrian Paving on Compacted Subgrade	4,500	SF	\$ 12.50	\$ 56,250.00
	Decomposed Granite Surfacing		SF	\$ 5.00	\$ -
	Concrete Mow Edge	25	LF	\$ 25.00	\$ 625.00
	Accessible Ramps		EA	\$ 1,000.00	\$ -
	Subtotal				\$ 56,875.00
D.	Pool Renovations				
	Pool Expansion	603	SF	\$ 900.00	\$ 542,700.00
	Slide	1	LS	\$ 312,000.00	\$ 312,000.00
	Slide Foundation	1	LS	\$ 46,800.00	\$ 46,800.00
	Slide Suction Outlet	2	EA	\$ 20,000.00	\$ 40,000.00
	Slide Buried Piping	230	LF	\$ 250.00	\$ 57,500.00
	Slide Exposed Piping	60	LF	\$ 65.00	\$ 3,900.00
	Play Structure	1	LS	\$ 204,000.00	\$ 204,000.00
	Reuse Existing Feature Pump	-	-	\$ -	\$ -
	Refinish Pool	2,130	SF	\$ 40.00	\$ 85,200.00
	Subtotal				\$ 1,292,100.00
E.	General Site Amenities				
	12'x12' Fabric Shade Structure	10	EA	\$ 15,000.00	\$ 150,000.00
	20'x20' Fabric Shade Structure	3	EA	\$ 40,000.00	\$ 120,000.00
	Landscape Planter Wall	400	SFF	\$ 50.00	\$ 20,000.00
	Poolside Lounge Chair	17	EA	\$ 5,000.00	\$ 85,000.00
	Subtotal				\$ 375,000.00
F.	General Landscape				
	Shade Trees (4-inch caliper)	6	EA	\$ 1,000.00	\$ 6,000.00
	Ornamental Trees	10	EA	\$ 650.00	\$ 6,500.00
	Planter Bed	6,745	SF	\$ 15.00	\$ 101,175.00
	Turfgrass - Solid Sod	4,000	SF	\$ 0.75	\$ 3,000.00
	Irrigation System Allowance	14,600	SF	\$ 2.00	\$ 29,200.00
	Subtotal				\$ 145,875.00
				Subtotal	\$ 1,984,850.00
				9% Inflation (6 mo)	\$ 178,637.00
				Contingency	\$ 396,513.00
				Total	\$ 2,560,000.00

No.	Item	Quantity	Unit	Unit Price	Amount
AA.	Pumphouse Enclosure				
	Cover Existing North Pump House	1	LS	\$ 200,000.00	\$ 200,000.00
	Enclose Tank at Existing North Pump House	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal				\$ 300,000.00
				9% Inflation (6 mo)	\$ 27,000.00
				Contingency	\$ 58,000.00
				Total	\$ 385,000.00

No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1.0	LS	\$ 50,000.00	\$ 50,000.00
	Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
	Tree Protection	-	LS	\$ -	\$ -
	Subtotal				\$ 65,000.00
B.	Earthwork				
	Earthwork	1	LS	\$ 50,000.00	\$ 50,000.00
	Strip, Stockpile & Replace Topsoil	-	CY	\$ 25.00	\$ -
	Unclassified Cut	-	CY	\$ 12.50	\$ -
	Unclassified Fill	-	CY	\$ 12.50	\$ -
	Import	-	CY	\$ 45.00	\$ -
	Subtotal				\$ 50,000.00
C.	Site Paving				
	5" Thk. Concrete Pedestrian Paving on Compacted Subgrade	5,800	SF	\$ 12.50	\$ 72,500.00
	Decomposed Granite Surfacing		SF	\$ 5.00	\$ -
	Concrete Mow Edge	20	LF	\$ 25.00	\$ 500.00
	Accessible Ramps		EA	\$ 1,000.00	\$ -
	Subtotal				\$ 73,000.00
D.	Pool Renovations				
	Pool Expansion	287	SF	\$ 900.00	\$ 258,300.00
	Slide	1	LS	\$ 524,500.00	\$ 524,500.00
	Slide Foundation	1	LS	\$ 104,900.00	\$ 104,900.00
	Slide Suction Outlet	1	EA	\$ 20,000.00	\$ 20,000.00
	Slide Buried Piping	60	LF	\$ 250.00	\$ 15,000.00
	Slide Exposed Piping	30	LF	\$ 65.00	\$ 1,950.00
	Timing System	1	LS	\$ 90,000.00	\$ 90,000.00
	Play Structure	1	LS	\$ 136,000.00	\$ 136,000.00
	Reuse Existing Feature Pump	-	EA	\$ -	\$ -
	Refurbish Feature Pump #2	1	EA	\$ 3,000.00	\$ 3,000.00
	Refinish Pool	1,814	SF	\$ 40.00	\$ 72,560.00
	Subtotal				\$ 1,226,210.00
E.	General Site Amenities				
	12'x12' Shade Structure	6	EA	\$ 15,000.00	\$ 90,000.00
	20' Diameter Shade Structure Relocation	3	EA	\$ 7,500.00	\$ 22,500.00
	Landscape Planter Wall	-	SFF	\$ 50.00	\$ -
	Picnic Tables with Shade	8	EA	\$ 10,000.00	\$ 80,000.00
	Poolside Lounge Chair	16	EA	\$ 5,000.00	\$ 80,000.00
	Subtotal				\$ 272,500.00
F.	General Landscape				
	Shade Trees (4-inch caliper)	5	EA	\$ 1,000.00	\$ 5,000.00
	Ornamental Trees	10	EA	\$ 650.00	\$ 6,500.00
	Planter Bed	7,860	SF	\$ 15.00	\$ 117,900.00
	Turfgrass - Solid Sod	8,200	SF	\$ 0.75	\$ 6,150.00
	Irrigation System Allowance	16,060	SF	\$ 2.00	\$ 32,120.00
	Subtotal				\$ 167,670.00
				Subtotal	\$ 1,854,380.00
				9% Inflation (6 mo)	\$ 166,895.00
				Contingency	\$ 368,725.00
				Total	\$ 2,390,000.00

No.	Item	Quantity	Unit	Unit Price	Amount
AA.	Pumphouse Enclosure				
	Cover Existing North Pump House	1	LS	\$ 200,000.00	\$ 200,000.00
	Enclose Tank at Existing North Pump House	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal				\$ 300,000.00
				9% Inflation (6 mo)	\$ 27,000.00
				Contingency	\$ 58,000.00
				Total	\$ 385,000.00

No.	Item	Quantity	Unit	Unit Price	Amount
A.	General Items				
	Clearing /Grubbing/Demo	1.0	LS	\$ 50,000.00	\$ 50,000.00
	Erosion Control	1	LS	\$ 15,000.00	\$ 15,000.00
	Tree Protection	-	LS	\$ -	\$ -
	Subtotal				\$ 65,000.00
B.	Earthwork				
	Earthwork	1	LS	\$ 50,000.00	\$ 50,000.00
	Strip, Stockpile & Replace Topsoil	-	CY	\$ 25.00	\$ -
	Unclassified Cut	-	CY	\$ 12.50	\$ -
	Unclassified Fill	-	CY	\$ 12.50	\$ -
	Import	-	CY	\$ 45.00	\$ -
	Subtotal				\$ 50,000.00
C.	Site Paving				
	5" Thk. Concrete Pedestrian Paving on Compacted Subgrade	5,770	SF	\$ 12.50	\$ 72,125.00
	Decomposed Granite Surfacing	-	SF	\$ 5.00	\$ -
	Concrete Mow Edge	7	LF	\$ 25.00	\$ 175.00
	Accessible Ramps	-	EA	\$ 1,000.00	\$ -
	Subtotal				\$ 72,300.00
D.	Pool Renovations				
	Pool Expansion	287	SF	\$ 900.00	\$ 258,300.00
	Slide	1	EA	\$ 420,000.00	\$ 420,000.00
	Slide Foundation	1	EA	\$ 84,000.00	\$ 84,000.00
	Slide Pump	1	EA	\$ 20,000.00	\$ 20,000.00
	Slide Suction Outlet	1	EA	\$ 20,000.00	\$ 20,000.00
	Slide Buried Piping	60	LF	\$ 250.00	\$ 15,000.00
	Slide Exposed Piping	30	LF	\$ 65.00	\$ 1,950.00
	Play Struture	1	EA	\$ 136,000.00	\$ 136,000.00
	Water Table	1	EA	\$ 33,000.00	\$ 33,000.00
	Spray Features	2	EA	\$ 18,700.00	\$ 37,400.00
	Reuse Existing Feature Pump	-	EA	\$ -	\$ -
	Refurbish Feature Pump #2	1	EA	\$ 3,000.00	\$ 3,000.00
	Refinish Pool	1,814	SF	\$ 40.00	\$ 72,560.00
	Subtotal				\$ 1,101,210.00
E.	General Site Amenities				
	12'x12' Shade Structure	8	EA	\$ 15,000.00	\$ 120,000.00
	25'x25' Shade Structure	2	EA	\$ 50,000.00	\$ 100,000.00
	20' Diameter Shade Structure Relocation	3	EA	\$ 7,500.00	\$ 22,500.00
	Landscape Planter Wall	280	SFF	\$ 50.00	\$ 14,000.00
	Picnic Tables with Shade	6	EA	\$ 10,000.00	\$ 60,000.00
	Poolside Lounge Chair	19	EA	\$ 5,000.00	\$ 95,000.00
	Subtotal				\$ 411,500.00
F.	General Landscape				
	Shade Trees (4-inch caliper)	8	EA	\$ 1,000.00	\$ 8,000.00
	Ornamental Trees	9	EA	\$ 650.00	\$ 5,850.00
	Planter Bed	11,260	SF	\$ 15.00	\$ 168,900.00
	Turfgrass - Solid Sod	2,840	SF	\$ 0.75	\$ 2,130.00
	Irrigation System Allowance	14,100	SF	\$ 2.00	\$ 28,200.00
	Subtotal				\$ 213,080.00
				Subtotal	\$ 1,913,090.00
				9% Inflation (6 mo)	\$ 172,179.00
				Contingency	\$ 384,731.00
				Total	\$ 2,470,000.00

No.	Item	Quantity	Unit	Unit Price	Amount
AA.	Pumphouse Enclosure				
	Cover Existing North Pump House	1	LS	\$ 200,000.00	\$ 200,000.00
	Enclose Tank at Existing North Pump House	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal				\$ 300,000.00
				9% Inflation (6 mo)	\$ 27,000.00
				Contingency	\$ 58,000.00
				Total	\$ 385,000.00