

EPHRATA PARKS MASTER PLAN

City of Ephrata, Washington



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Prepared by:



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Landscape Architecture

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INTRODUCTION

The City of Ephrata engaged the master plan process to create clear direction for the future of the city's parks. The master plan included the input of the community throughout the process to ensure that the vision for the parks was created and supported by the people who would use them. The input collected from the community was used to create a vision, establish options, and define the final master plans. The master plans are supported by cost estimating and maintenance cost models. This information will all be used in the efforts to raise funds and grants for park construction and maintenance.

While considering implementation of a master plan, it is important to understand the value of public open spaces and the impact they have on the local economy and community. Parks and open spaces help define a quality of life that reinforces what residents of a community are typically looking for when moving or relocating from outside of the region. Even though people who live adjacent to a park may not use it, they benefit from the aesthetic and function of a well planned and maintained park. Additionally, parks allow the opportunity for people of all ages and abilities to engage in outdoor activities and recreation and help foster a healthier community. Park programs can also support an outlet for youth that can help reduce crime in local communities.

From an economic standpoint, parks help raise property values near a park site. This value can be assessed through studying the values of homes within a several block zone of the park. While parks are a high value for the entire community, there is a direct correlation to higher property values within this perimeter which brings increased revenue to the city. It is this tax base that helps build city programs and services, and should be recognized as a self-supporting part of the required funding to improve and maintain these spaces. In addition to property values, parks provide the opportunity of hosting events that can generate revenue for the city, both in direct fees and through expanded tourism that supports surrounding hotels and businesses. Destination parks like Oasis Park, Sports Complex, and Splashzone are prime examples of this principle. Elements of this master plan, if implemented, will help support increased revenue, which will be positive for all aspects of a healthy, thriving community.

Parks included in this master planning effort include:

Oasis Park 34 acres

The golf course and campground were not part of the master plan. The area included as part of this work is 20.9 acres.

Sports Complex/Splashzone 33.6 acres

Splashzone was not part of the master plan. The area included as part of this work is phase 1 – 28.9 acres, phases 2 and 3 – expanding to 33.6 acres.

Lee Park 1.3 acres

Patrick Park 6.7 acres

Lions Park 9.2 acres

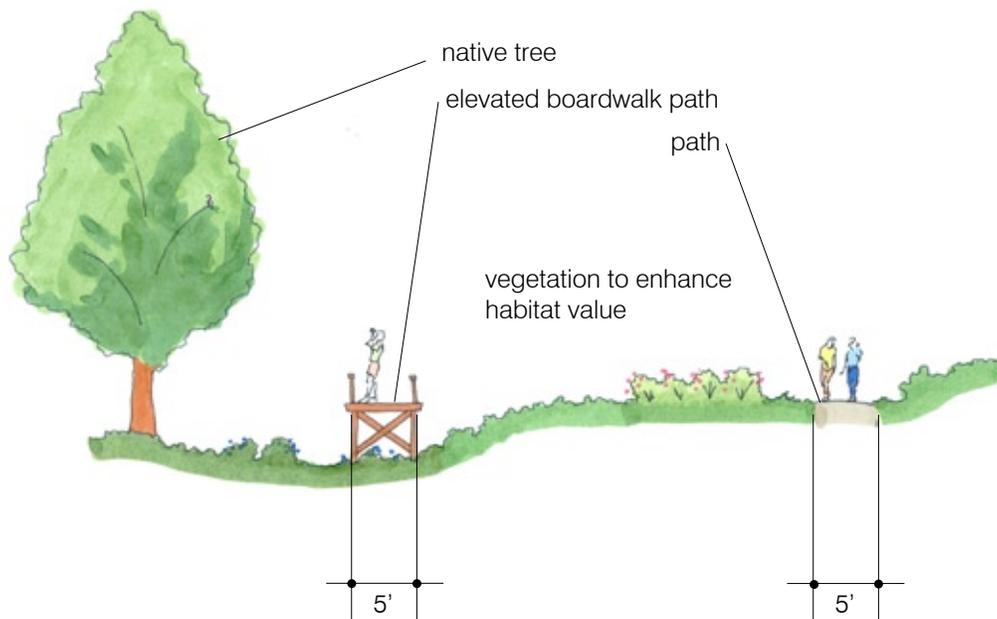
Parkway Fields 5.2 acres

TRAIL PLAN

The trail plan suggests alternate routes that connect Ephrata's parks. The routes are based on established trails and proposed trails. The established trails are part of the existing trails plan prepared by the exceptionally active Ephrata Trails Committee. The goal is to give people the opportunity to take advantage of non-vehicular transportation to get from park to park and encourage wellness by establishing known routes and distances. It is intended that users will navigate the proposed loops by foot, bike, skateboard, or any non-motorized means. Each loop attempts to take advantage of the existing streets and, in many cases, the existing sidewalks. Where sidewalks don't exist, new trails are proposed. The surface of the new sections of trail will be asphalt or crushed rock. To enhance the experience of using the trails, signage and distance markers will be incorporated. Other enhancements include trees and an occasional bench.

Three loops are proposed. They are 3.0 miles, 6.2 miles, and 8.2 miles in length. The shortest loop, the downtown loop, navigates the downtown area without crossing the highway. This loop links a majority of the parks and makes use primarily of sidewalks. The loop trails will be identified through consistent signage and graphics that may include special naming or use of special colors.

The 6.2-mile loop, the uptown loop, provides an opportunity to get from downtown to the established trails near the airport and back. This trail takes advantage of both sidewalks and asphalt trails. The 8.2-mile trail, the Oasis loop, is the longest and most varied. It starts in the downtown area, loops around Oasis Park, and returns along the proposed Canal trail. The proposed trail parallels the highway and is separated from vehicles by a swale, trees and vegetation. As the trail passes through Oasis Park it will be constructed both on grade and with a boardwalk. The downtown length of the Oasis loop is routed on city sidewalks.



Oasis Park - Nature Walk / Section A
1" = 5'

OASIS PARK



OASIS PARK

This master plan effort dealt primarily with the southern end of Oasis Park. The golf course, campground, chapel, shelter, restroom and camping lawn were not reviewed as part of this study. Oasis Park serves as the southern gateway to the city. It is the first impression that residents and visitors have as they round the last curve and transition from the highway to Basin Street SW. The existing pond and trees are a visual and recreational delight. During a study of documents made available as part of this effort it was discovered that Oasis Park could be expanded by including the parcel of land on the east side of Basin Street SW. This land has been largely untouched except for the small soil borrow pit and some composting leaves. The vegetation on the site reveals that there is some regular water moving through the site.

To enhance the gateway experience a series of elements are proposed to line the highway along Oasis Park. These elements may be vertical markers of stone or steel, trees, or even lights. They are evenly spaced, and north of the park entrance they become the edge of the trail that connects to downtown. The intent is that the elements help link Oasis Park with the rest of the city.

Oasis Park West is largely influenced by the pond, which is meaningful to the city. The master plan proposes to enhance the shoreline by the addition of points of access and areas of wetland vegetation. The access points are to be beach, grass shore edges, and wood platforms. There is a desire to have a great percentage of shoreline open for the annual fishing derby. The shore is proposed to be 70% accessible and 30% vegetated. The vegetated areas will support wildlife and provide shade for the pond.

A loop path is proposed around the pond. This is proposed to be a soft surface trail that will support foot traffic and an occasional bike. The loop path will start at the camping meadow and pass through areas planted with water's edge native plants and near beach areas. The loop path splits at about the halfway point of the pond. One path stays near the pond while the other forms the outside edge of a wildlife garden. The garden will be planted with species that attract birds, butterflies, and small mammals. Informal paths will cross through the plantings in order to give visitors the opportunity to see wildlife up close.

The path continues south and eventually crosses a stream that connects a smaller upper pond to the main pond. The stream will be enhanced to promote habitat and a natural stream ecosystem. The path then begins to loop back to the north and meanders along the east edge of the pond. Trees and plantings will be added to provide separation from the highway but not block views of the park. The Ping Memorial will remain in place and be enhanced with improved paving and seating. The eastern shore of the pond has had some work done to control cattails. Pond edge details will describe how this work can continue. The loop path continues north and eventually crosses an existing footbridge and then reconnects to the camping meadow.

The existing parking lot is to be improved to minimize the amount of asphalt while increasing the parking opportunities. The entry to the park will be improved for pedestrian and vehicle safety. A traffic signal is proposed to provide a safe crossing for pedestrians and safe turns for vehicles.

Across the highway at the newly signalized intersection is the parking lot for Oasis Park East. The parking lot is gravel and informal in layout. It is the perfect introduction to this natural addition to the Ephrata parks system. This side of the park is proposed to take advantage of what nature has already started. The available water on site has provided life to abundant vegetation. The existing vegetation will be enhanced to promote habitat and plant diversity while undesirable species are removed.

Near the parking lot are a shelter and an informational kiosk. The shelter will accommodate small gatherings and the kiosk will provide information on the plants and wildlife that can be found in the park. This is also where the park paths begin. The first feature encountered is the meadow. The meadow can be used for events and informal activities but is not intended to be a manicured lawn. The paths on both sides continue on to loop and cross through this natural environment so that visitors can get close to nature without disturbing it. In various locations it may be necessary to use boardwalks to cross wet areas or areas of significant grade change. Interpretive signs and information will be placed at various locations to provide information on the natural systems and wildlife. Users of the Oasis Park Path will be able to extend their journey by connecting to the Oasis loop and then have the opportunity to connect to downtown.

Estimated Cost of Construction

Ephrata Parks Master Plan / Oasis Park

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey	1	Allow	1,500.00	1,500.00
			Subtotal Site Survey	\$1,500.00
Mobilization				
Tree protection fencing	3,000	LF	5.00	15,000.00
			Subtotal Mobilization	\$15,000.00
Demolition				
Asphalt paving (parking lot)	9,000	SF	1.75	15,750.00
Tree removal (selective on west side)	20	EA	375.00	7,500.00
Clearing and grubbing	184,000	SF	0.10	18,400.00
			Subtotal Demolition	\$41,650.00
Site Utilities				
Stormwater conveyance		Allow	12,000.00	12,000.00
Drinking fountain at shelter / kiosk		Allow	3,000.00	3,000.00
Sanitary sewer (for drinking fountain)		Allow	5,000.00	5,000.00
			Subtotal Site Utilities	\$20,000.00
Site Preparation				
Fill borrow pit (15' depth, imported fill)	2,777	CY	20.00	55,540.00
Rough grading	65,000	SF	0.30	19,500.00
Fine grading (lawn, east)	78,000	SF	0.05	3,900.00
Fine grading (native habitat west)	27,000	SF	0.05	1,350.00
Fine grading (native habitat east)	21,000	SF	0.05	1,050.00
Topsoil 4" (lawn, east)	953	CY	40.00	38,120.00
Topsoil 6" (native habitat area, east)	760	CY	45.00	34,200.00
			Subtotal Site Preparation	\$153,660.00
Site Electrical				
Electrical connection		Allow	5,000.00	5,000.00
Light fixtures	10	EA	3,400.00	34,000.00
Conduit and boxes		Allow	20,000.00	20,000.00
			Subtotal Site Electrical	\$59,000.00
Buildings & Shelters				
Shelter kiosk	1	Allow	5,000.00	5,000.00
View kiosk	2	Allow	5,000.00	10,000.00
			Subtotal Buildings & Shelters	\$15,000.00

OASIS PARK COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Oasis Park

Description:	Quantity	Unit	Unit Cost	Total
Site Paving				
Asphalt paving (parking lots east and west)	26,000	SF	3.75	97,500.00
Road striping (crosswalks)	1	Allow	1,000.00	1,000.00
Asphalt paving (8' wide bike path, west side)	9,600	SF	3.75	36,000.00
Crushed rock paving (6' wide, east side)	18,000	SF	3.50	63,000.00
Crushed rock paving (6' wide, west side)	14,300	SF	3.50	50,050.00
Decking (bridges, overlook)	400	SF	40.00	16,000.00
			Subtotal Site Paving	\$263,550.00
Site Amenities				
Gateway sign	1	Allow	10,000.00	10,000.00
Signs	2	EA	250.00	500.00
Picnic tables	6	EA	1,200.00	7,200.00
Site benches	8	EA	1,000.00	8,000.00
Trash receptacles	4	EA	600.00	2,400.00
			Subtotal Site Amenities	\$28,100.00
Irrigation				
Mainline system w/ quick couplers (new east side)	850	LF	8.00	6,800.00
Controller, new east side	1	EA	2,000.00	2,000.00
Lawn (east side)	78,000	SF	1.00	78,000.00
			Subtotal Irrigation	\$86,800.00
Landscape Materials				
Lawn & Meadow (Hydroseeding, east side)	78,000	SF	0.20	15,600.00
Shrubs (west side)	33,000	SF	1.50	49,500.00
Shrubs (native planting east side)	41,000	SF	6.00	246,000.00
Trees - 2.5" cal.	100	EA	375.00	37,500.00
			Subtotal Landscape Materials	\$348,600.00
			Subtotal	\$1,032,860.00
			Design Contingency 20%	\$206,572.00
			Subtotal with Contingency	\$1,239,432.00
			General Conditions 8%	\$99,154.56
			Subtotal with GC	\$1,338,586.56
			Contractor Overhead (7%)	\$93,701.06
			Subtotal with B & I	\$1,432,287.62
			Contractor Profit (5%)	\$71,614.38
			Subtotal with O&P	\$1,503,902.00
			Washington State Sales Tax (7.9%)	\$118,808.26
			Park Grand Total	\$1,622,710.26

(Not including design fees, permits)

Notes:

1. Assumes no changes to RV park and golf facilities.

SPORTS COMPLEX/SPLASHZONE

The Sports Complex is located with Splashzone. This master plan focuses on the improvements to the Sports Complex. Plans for Splashzone are not a part of this master plan. The master plan for the sports complex is presented in three phases. The first phase utilizes the land currently available for the park. The second phase expands the park to the north into the space currently occupied by the City Shops. The third phase reveals the final build out of the park with the addition of a community center.

The area of the park today is 28.9 acres. With the addition of the land from the City Shops in phase 2 the park expands to 33.6 acres.

PHASE 1

Phase 1 begins the effort to make the sports complex a multi-purpose venue with increased opportunity for the city and sports community. The existing press box and restroom building, backstops, and play area are removed to open up the sports meadow for more flexibility. The eastern edge of the sports meadow is extended to the toe of the existing slope to further increase the available area. A new restroom/concessions building is located adjacent to the parking lot to better serve those coming and going. The play area is relocated to this same area to increase visibility and play value. The backstops are located at the corners of the sports meadow. Two backstops are included in phase 1 and two more are added in phase 2.

A path loops around the sports meadow and creates a pedestrian connection from the Lee Park gateway. This loop path is a little more than a mile long and serves many different users. Additional paths cross the east slope and connect to key gateway locations serving as access points to the park from the adjacent neighborhood. The hillside paths meander across the slope and through the first round of trees planted for the arboretum.

The skate park remains in its current location but may have possible upgrades to the equipment. The existing parking lot is enhanced through the addition of trees and landscape islands. The overflow parking is planted with grass and replaces the existing gravel parking area. The access drive from A Street is paved and planted with signage placed at A Street and Smith Avenue. The alley at the south edge of the park is improved for regular vehicle traffic and parking pull-outs are provided for increased parking and access options.

PHASE 2

Phase 2 is the transition phase and serves to provide activity in space that will be occupied by a future building. Phase 2 is implemented when the City Shops move to a new location near the airport. With the additional 4.7 acres, the sports meadow is expanded and the loop path extended to nearly $\frac{3}{4}$ of a mile.

The skate park is relocated near A Street to increase visibility, size and flexibility. A shelter and play area are added to increase the recreation opportunities. Parking is added along the access drive to accommodate those using the west end of the park.

The amphitheater is added in this phase, using the area vacated by the skate park. The seating for the amphitheater is located on the east slope and the performance space is at the base of the slope. Seating is provided in a series of terraces defined by low, sitting height walls, and broad grass terraces. The terraces have enough room for lawn chairs or to spread out a blanket. Trees are added to the arboretum adjacent the performance space.

PHASE 3

In the third and final phase, the community center is constructed along with parking to support the use. The facilities within the community center will need to be determined but may include gyms, multipurpose rooms, community rooms, performance space, and office space. Trees will be added to the arboretum along with plantings around the community center.

SPORTS COMPLEX/SPLASHZONE COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Sports Complex, Phase 1

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Tree protection fencing	1,700	LF	5.00	8,500.00
		Subtotal Mobilization		\$8,500.00
Demolition				
Structure (restroom, cap utilities)		Allow	10,000.00	10,000.00
Remove four backstops	800	LF	5.00	4,000.00
Asphalt paving (athletic fields)	9,100	SF	1.75	15,925.00
Asphalt paving (Splashzone parking, for planters)	3,200	SF	1.75	5,600.00
Gravel paving (assume 3" depth)	1,600	CY	10.00	16,000.00
Clearing and grubbing (east slope)	190,000	SF	0.05	9,500.00
		Subtotal Demolition		\$61,025.00
Site Utilities				
Stormwater conveyance		Allow	6,000.00	6,000.00
Sanitary sewer connection for new restroom		Allow	5,000.00	5,000.00
Water connection for new restroom		Allow	5,000.00	5,000.00
Electric connection for concession stand		Allow	5,000.00	5,000.00
Drinking fountain at play area (including connection to service)		Allow	3,000.00	3,000.00
		Subtotal Site Utilities		\$24,000.00
Site Preparation (Excludes Sport Fields)				
Fine grading (play area, meadow, west perimeter)	133,000	SF	0.05	6,650.00
Topsoil 4" (east meadow, west perimeter, amphitheater)	1,881	CY	40.00	75,240.00
Topsoil 4" (lawn overflow parking)	824	CY	40.00	32,960.00
		Subtotal Site Preparation		\$114,850.00
Buildings & Shelters				
New restroom / concession stand		Allow	500,000.00	500,000.00
		Subtotal Buildings & Shelters		\$500,000.00
Site Paving				
CIP concrete paving (play area, restrooms)	9,000	SF	7.00	63,000.00
CIP concrete curb (play area)	300	LF	26.00	7,800.00
Asphalt paving with curbs (parking lot expansion, connector road to A St. SE)	48,300	SF	4.75	229,425.00
CIP concrete paving (6' wide, walking loop)	18,000	SF	7.00	126,000.00
CIP concrete paving (6' wide, arboretum paths)	15,000	SF	7.00	105,000.00
		Subtotal Site Paving		\$531,225.00

SPORTS COMPLEX/SPLASHZONE COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Sports Complex, Phase 1

Description:	Quantity	Unit	Unit Cost	Total
Play Areas				
Play equipment (2-5 yr. old small structure)		Allow	35,000.00	35,000.00
Play equipment (5-12 yr. old large structure)		Allow	55,000.00	55,000.00
Resilient wood surfacing (12" depth)	240	CY	38.00	9,120.00
Skate Park improvements (renovate elements)		Allow	10,000.00	10,000.00
		Subtotal Play Areas		\$109,120.00
Play Fields & Sports Facilities				
Soccer field, natural turf	5	EA	225,000.00	1,125,000.00
Soccer goals, backstop		Allow	20,000.00	20,000.00
		Subtotal Play Fields & Sports Facilities		\$1,145,000.00
Site Amenities				
Signs	3	EA	225.00	675.00
Picnic tables	20	EA	1,200.00	24,000.00
Site benches & pads	20	EA	1,000.00	20,000.00
Trash receptacles	6	EA	600.00	3,600.00
Boulder (amphitheater seating)		Allow	30,000.00	30,000.00
		Subtotal Site Amenities		\$78,275.00
Irrigation				
Controller, new	1	EA	2,000.00	2,000.00
Athletic fields, new	540,000	SF	1.00	540,000.00
Lawn (west perimeter of athletic fields)	45,000	SF	1.00	45,000.00
Meadow (east perimeter of athletic fields)	45,000	SF	1.00	45,001.00
		Subtotal Irrigation		\$632,001.00
Landscape Materials				
Lawn & Meadow (Hydroseeding)	90,000	SF	0.20	18,000.00
Trees - 2.5" cal. (parking lot, road)	75	EA	375.00	28,125.00
Trees - 2.5" cal. (south field perimeter, play area)	25	EA	375.00	9,375.00
Trees - 2.5" cal. (arboretum)	100	EA	375.00	37,500.00
		Subtotal Landscape Materials		\$93,000.00
		Subtotal		\$3,298,496.00
		Design Contingency 20%		\$659,699.20
		Subtotal with Contingency		\$3,958,195.20
		General Conditions 8%		\$316,655.62
		Subtotal with GC		\$4,274,850.82
		Contractor Overhead (7%)		\$299,239.56
		Subtotal with B & I		\$4,574,090.37
		Contractor Profit (5%)		\$228,704.52
		Subtotal with O&P		\$4,802,794.89
		Washington State Sales Tax (7.9%)		\$379,420.80
		Phase 1 Grand Total		\$5,182,215.69

(Not including design fees, permits)

Notes:

1. Phase 1 total includes all elements identified on accompanied master plan graphic. Future phases will add to this total.

SPORTS COMPLEX/SPLASHZONE COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Sports Complex, Phase 2

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Tree protection fencing	1,000	LF	5.00	5,000.00
		Subtotal Mobilization		\$5,000.00
Demolition				
Structures (City Shops, cap utilities)		Allow	200,000.00	200,000.00
Asphalt paving (City Shops)	320,000	SF	1.75	560,000.00
CIP concrete paving (skate park)	6,500	SF	2.25	14,625.00
Tree removal (west row)	30	EA	375.00	11,250.00
		Subtotal Demolition		\$785,875.00
Site Utilities				
Drinking fountain at play areas (includes connection to service)	3	EA	3,000.00	9,000.00
		Subtotal Site Utilities		\$9,000.00
Site Preparation (Excludes Sport Fields)				
Rough grading (City Shops)	316,000	SF	0.30	94,800.00
Fine grading (play areas, meadows, amphitheater)	97,000	SF	0.05	4,850.00
Topsoil 4" (west meadow)	2,311	CY	40.00	92,440.00
		Subtotal Site Preparation		\$192,090.00
Buildings & Shelters				
Shelter		Allow	10,000.00	10,000.00
		Subtotal Buildings & Shelters		\$10,000.00
Site Paving				
CIP concrete paving (play area, west side)	1,100	SF	7.00	7,700.00
CIP concrete curb (play area, west side)	300	LF	26.00	7,800.00
Asphalt paving with curbs (parking lot northwest)	12,500	SF	4.75	59,375.00
CIP concrete paving (6' wide, walking loop)	1,800	SF	7.00	12,600.00
CIP concrete paving (6' wide, west meadow)	13,200	SF	7.00	92,400.00
		Subtotal Site Paving		\$179,875.00

SPORTS COMPLEX/SPLASHZONE COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Sports Complex, Phase 2

Description:	Quantity	Unit	Unit Cost	Total
Play Areas				
Play equipment (5-12 yr. old large structure, west)		Allow	55,000.00	55,000.00
Resilient wood surfacing (12" depth, west)	230	CY	38.00	8,740.00
CIP concrete paving (skate park)	9,000	SF	9.00	81,000.00
Skate park elements		Allow	30,000.00	30,000.00
		Subtotal Play Areas		<u>\$174,740.00</u>
Play Fields & Sports Facilities				
Soccer field, natural turf	1	EA	225,000.00	225,000.00
Soccer goal, backstop		Allow	4,000.00	4,000.00
		Subtotal Play Fields & Sports Facilities		<u>\$229,000.00</u>
Site Amenities				
Signs	1	EA	225.00	225.00
Picnic tables	5	EA	1,200.00	6,000.00
Site benches & pads	5	EA	1,000.00	5,000.00
Trash receptacles	2	EA	600.00	1,200.00
CIP concrete (amphitheater stage)	2,000	SF	7.00	14,000.00
		Subtotal Site Amenities		<u>\$26,425.00</u>
Irrigation				
Athletic fields, new	90,000	SF	1.00	90,000.00
Lawn (meadow and amphitheater, east)	15,000	SF	1.00	15,000.00
Meadow (west)	118,000	SF	1.00	118,000.00
		Subtotal Irrigation		<u>\$223,000.00</u>
Landscape Materials				
Lawn & Meadow (Hydroseeding)	88,000	SF	0.20	17,600.00
Trees - 2.5" cal. (west meadow)	30	EA	375.00	11,250.00
		Subtotal Landscape Materials		<u>\$28,850.00</u>
		Subtotal		\$1,865,355.00
		Design Contingency 20%		\$373,071.00
		Subtotal with Contingency		<u>\$2,238,426.00</u>
		General Conditions 8%		\$179,074.08
		Subtotal with GC		<u>\$2,417,500.08</u>
		Contractor Overhead (7%)		\$169,225.01
		Subtotal with B & I		<u>\$2,586,725.09</u>
		Contractor Profit (5%)		\$129,336.25
		Subtotal with O&P		<u>\$2,716,061.34</u>
		Washington State Sales Tax (7.9%)		\$214,568.85
		Phase 2 Grand Total		<u>\$2,930,630.19</u>

(Not including design fees, permits)

Notes:

1. Phase 2 total assumes Phase 1 is fully constructed. Costs associated with Phase 2 are for new elements indicated on accompanied master plan graphic that were not included in Phase 1.

SPORTS COMPLEX/SPLASHZONE COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Sports Complex, Phase 3

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
			Subtotal Site Survey	\$1,500.00
Mobilization				
Tree protection fencing	1,000	LF	5.00	5,000.00
			Subtotal Mobilization	\$5,000.00
Site Utilities				
Sanitary sewer connection for new community center		Allow	5,000.00	5,000.00
			Subtotal Site Utilities	\$5,000.00
Site Preparation (Excludes Sport Fields)				
Rough grading (parking lots)	48,300	SF	0.30	14,490.00
			Subtotal Site Preparation	\$14,490.00
Buildings & Shelters				
Community center (50,000 sf)		Allow	2,500,000.00	2,500,000.00
			Subtotal Buildings & Shelters	\$2,500,000.00
Site Paving				
CIP concrete paving (play area, restroom, community center entry path)	10,000	SF	7.00	70,000.00
Asphalt paving with curbs (parking lot expansion, connector road to A St. SE)	48,300	SF	4.75	229,425.00
			Subtotal Site Paving	\$299,425.00
			Subtotal	\$2,825,415.00
			Design Contingency 20%	\$565,083.00
			Subtotal with Contingency	\$3,390,498.00
			General Conditions 8%	\$271,239.84
			Subtotal with GC	\$3,661,737.84
			Contractor Overhead (7%)	\$256,321.65
			Subtotal with B & I	\$3,918,059.49
			Contractor Profit (5%)	\$195,902.97
			Subtotal with O&P	\$4,113,962.46
			Washington State Sales Tax (7.9%)	\$325,003.03
			Phase 3 Grand Total	\$4,438,965.50

(Not including design fees, permits)

Notes:

1. Phase 3 total assumes Phase 1 and Phase 2 are fully constructed. Costs associated with Phase 3 are for new elements indicated on accompanied master plan graphic that were not included in Phase 1 and 2.



LEE PARK

Lee Park is characterized by the large, existing trees along the north edge and plenty of open lawn. The master plan values the trees and open lawn by preserving them and adds a gathering space with a shelter. The shelter is positioned centrally in the park for picnics and family gatherings. The location also allows the shelter to be seen from the Sports Complex and entices people to visit Lee Park. The active elements include a play area and a climbing wall. The climbing wall is designed for climbing laterally rather than vertically. It is positioned in the corner of the park where the grade transitions from the lawn to the sloped area outside the limits of the park.

To improve circulation and safety a loop path and arrival landings are proposed at the edges of the park. The loop path connects the features of the park and provides connections to the hillside trails beyond the park.

Estimated Cost of Construction

Ephrata Parks Master Plan / Lee Park

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Tree protection fencing	500	LF	5.00	2,500.00
		Subtotal Mobilization		\$2,500.00
Demolition				
Clearing and grubbing	5,200	SF	0.05	260.00
Play structures and surfacing		Allow	2,000.00	2,000.00
CIP concrete paving (basketball court, two pads on north side)	2,000	SF	2.25	4,500.00
Basketball hoops		Allow	500.00	500.00
		Subtotal Demolition		\$7,260.00
Site Utilities				
Stormwater conveyance		Allow	3,000.00	3,000.00
Drinking fountain at play area (includes connection to service)		Allow	3,000.00	3,000.00
		Subtotal Site Utilities		\$6,000.00
Site Preparation				
Fine grading (climbing wall and lawn)	5,200	SF	0.10	520.00
Topsoil 4" (lawn areas)	57	CY	40.00	2,280.00
		Subtotal Site Preparation		\$2,800.00
Buildings & Shelters				
New shelter		Allow	30,000.00	30,000.00
		Subtotal Buildings & Shelters		\$30,000.00
Site Paving				
CIP concrete paving (play area and structure)	1,200	SF	7.00	8,400.00
CIP concrete curbs (play area and climbing wall)	380	LF	26.00	9,880.00
CIP concrete paving (6' wide paths)	6,200	SF	7.00	43,400.00
		Subtotal Site Paving		\$61,680.00
Play Areas				
Play equipment (5-12 yr. old small structure)		Allow	35,000.00	35,000.00
Resilient wood surfacing (12" depth)	57	CY	38.00	2,166.00
Climbing Wall	1	Allow	35,000.00	35,000.00
Poured-in-place synthetic safety surfacing	1,500	SF	25.00	37,500.00
		Subtotal Play Areas		\$109,666.00

LEE PARK COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Lee Park

Description:	Quantity	Unit	Unit Cost	Total
Play Fields & Sports Facilities				
Basketball court paving (74' x 42' concrete)	3,108	SF	7.00	21,756.00
Basketball court striping and hoops		Allow	5,000.00	5,000.00
				<u>26,756.00</u>
				Subtotal Play Fields & Sports Facilities
				\$26,756.00
Site Amenities				
Signs	1	EA	250.00	250.00
Picnic tables & pads	3	EA	1,200.00	3,600.00
Site benches & pads	3	EA	1,000.00	3,000.00
Trash receptacles	2	EA	600.00	1,200.00
				<u>8,050.00</u>
				Subtotal Site Amenities
				\$8,050.00
Irrigation				
Lawn, new	23,000	SF	1.00	23,000.00
Controller, new	1	EA	2,000.00	2,000.00
				<u>25,000.00</u>
				Subtotal Irrigation
				\$25,000.00
Landscape Materials				
Lawn (Hydroseeding)	4,700	SF	0.20	940.00
Trees - 2.5" cal.	15	EA	375.00	5,625.00
				<u>6,565.00</u>
				Subtotal Landscape Materials
				\$6,565.00
				Subtotal
				\$287,777.00
				Design Contingency 20%
				\$57,555.40
				Subtotal with Contingency
				\$345,332.40
				General Conditions 8%
				\$27,626.59
				Subtotal with GC
				\$372,958.99
				Contractor Overhead (7%)
				\$26,107.13
				Subtotal with B & I
				\$399,066.12
				Contractor Profit (5%)
				\$19,953.31
				Subtotal with O&P
				\$419,019.43
				Washington State Sales Tax (7.9%)
				\$33,102.53
				Park Grand Total
				\$452,121.96

(Not including design fees, permits)

PATRICK PARK



PATRICK PARK

The most notable features of Patrick Park, besides the trees and recreation opportunities, are the views of the city. To make the most of the views, the gathering and sitting areas are oriented to the views. The park has an existing accessible entrance along Patrick Road and the accessibility is enhanced by the addition of park paths and sidewalks. A sidewalk is proposed along Patrick Road and Bell Street, connecting to a loop path within the park. The loop path connects to the major features including a series of sitting areas along the canal.

The new play area is located in nearly the same location as the existing and is expanded for greater play value. Adjacent to the play area are the basketball court and restroom/shelter building. The central location for the restroom/shelter makes it easy to access by all park users while keeping it outside of the canal right-of-way. To the north of the restroom/shelter is an open lawn that is more accessible through the removal of the fill material and eco-blocks along Patrick Road. With the fill material removed, the lawn will start at the sidewalk edge and slope into the park. All existing trees are proposed to remain.

The existing shelter at the north edge of the park is more accessible through the addition of paved paths and a two or three car accessible parking area. To improve safety, a combination fence and hedge is proposed at the top of the slope above the canal. The park remains flexible for other annual uses such as cross country meets and the Canal Caper 10K run.

Estimated Cost of Construction

Ephrata Parks Master Plan / Patrick Park

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Construction fencing and tree protection	1,500	LF	5.00	7,500.00
		Subtotal Mobilization		\$7,500.00
Demolition				
Play structure & surfacing		Allow	2,000.00	2,000.00
CIP concrete curb	175	LF	6.00	1,050.00
CIP concrete paving (4" thickness)	4,000	SF	1.50	6,000.00
Ecology blocks	1	Allow	2,500.00	2,500.00
Remove fill along west slope (12" depth)	722	CY	10.00	7,220.00
Clearing and grubbing	36,000	SF	0.05	1,800.00
		Subtotal Demolition		\$20,570.00
Site Utilities				
Stormwater conveyance		Allow	6,000.00	6,000.00
Sanitary sewer connection for new restroom		Allow	5,000.00	5,000.00
Water connection for new restroom		Allow	5,000.00	5,000.00
Electric connection for new restroom		Allow	5,000.00	5,000.00
Drinking fountain at play area (including connection to service)		Allow	3,000.00	3,000.00
		Subtotal Site Utilities		\$24,000.00
Site Preparation				
Fill (12" depth along west slope)	722	CY	20.00	14,440.00
Fine grading (play area, restroom, basketball, lawn)	36,000	SF	0.10	3,600.00
Topsoil 4" (lawn areas)	489	CY	40.00	19,560.00
		Subtotal Site Preparation		\$37,600.00
Buildings & Shelters				
New restroom (approx 12' x 30')		Allow	90,000.00	90,000.00
		Subtotal Buildings & Shelters		\$90,000.00
Site Paving				
Concrete paving (restroom and play area)	7,300	SF	7.00	51,100.00
CIP concrete curb (play area)	420	LF	26.00	10,920.00
Asphalt paving (parking lot, no curb)	3,000	SF	3.75	11,250.00
CIP concrete paving (6' wide)	17,000	SF	7.00	119,000.00
		Subtotal Site Paving		\$192,270.00

PATRICK PARK COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Patrick Park

Description:	Quantity	Unit	Unit Cost	Total
Play Areas				
Play equipment (2-5 yr. old accessories)		Allow	10,000.00	10,000.00
Play equipment (5-12 yr. old small structure)		Allow	35,000.00	35,000.00
10' Double bay swing (LSI)		EA	5,500.00	5,500.00
Resilient wood surfacing (12" depth)	390	CY	38.00	38.00
		Subtotal Play Areas		\$50,538.00
Play Fields & Sports Facilities				
Basketball courts paving (74'x42' concrete)	3,108	SF	7.00	21,756.00
Basketball courts striping and hoops		Allow	5,000.00	5,000.00
		Subtotal Play Fields & Sports Facilities		\$26,756.00
Site Amenities				
Signs	1	EA	250.00	250.00
Picnic tables & pads	5	EA	1,200.00	6,000.00
Overlook benches	8	EA	1,000.00	8,000.00
Overlook CIP concrete pads	2,500	SF	7.00	17,500.00
Trash receptacles	3	EA	600.00	1,800.00
		Subtotal Site Amenities		\$33,550.00
Irrigation				
Controller, new	1	EA	2,000.00	2,000.00
Lawn, new	125,000	SF	1.00	125,000.00
		Subtotal Irrigation		\$127,000.00
Landscape Materials				
Lawn (Hydroseeding)	40,000	SF	0.20	8,000.00
Trees - 2.5" cal.	35	EA	375.00	13,125.00
		Subtotal Landscape Materials		\$21,125.00
		Subtotal		\$632,409.00
		Design Contingency 20%		\$126,481.80
		Subtotal with Contingency		\$758,890.80
		General Conditions 8%		\$60,711.26
		Subtotal with GC		\$819,602.06
		Contractor Overhead (7%)		\$57,372.14
		Subtotal with B & I		\$876,974.21
		Contractor Profit (5%)		\$43,848.71
		Subtotal with O&P		\$920,822.92
		Washington State Sales Tax (7.9%)		\$72,745.01
		Park Grand Total		\$993,567.93

(Not including design fees, permits)

Notes:

1. Assumes park has electrical drop and meter.

LIONS PARK



LIONS PARK

Lions Park is the family activity park. This park has something for everyone including passive areas for strolling and sitting, and active areas for volleyball and basketball. The park is organized with the active areas to the south, closer to the school, and passive areas to the north, closer to the cemetery.

As with many of the city's parks, Lions Park has great existing trees. All the existing trees are to remain and new trees are proposed to perpetuate the canopy. The trees are a major component of the passive, or north end, of the park. The path that loops around the entire park provides a strolling path that connects to the neighborhood. The path is lined with benches and serves as a sidewalk along Parkway Boulevard.

In the central area of the park the level of activity is increased through the introduction of an environmental play area. This area is defined by the earth mounds, slides, climbing paths, lookouts, and tunnels. The concept is to provide children with the basics for play and let them make up the rest. Adjacent to the kids area and separated by the loop path are the horseshoe pits. This location provides a safe location away from pedestrian and other activity. The more typical play area is located just south of the environmental play area. This area has swings and play equipment with sliding, climbing, and jumping opportunities.

At the heart of the park is the restroom/shelter. This will accommodate a variety of gatherings and includes picnic tables and grills. The structure is also located close to the parking area for easy drop-off of picnic and gathering elements. The parking lot is in the same location but reconfigured to minimize the amount of paved space. The number of parking stalls remains the same. South of the parking lot is the area of high activity. This area was previously the location of the swimming pool and bathhouse. Both will be removed and the area can include a covered multi-purpose sport court, sand volleyball, and two tennis courts. The walking path loops around this area and connects south to the school. The master plan increases the overall area of the park through the proposal of additional usable space at the south end.

Estimated Cost of Construction

Ephrata Parks Master Plan / Lions Park

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Tree protection fencing	1,500	LF	5.00	7,500.00
		Subtotal Mobilization		\$7,500.00
Demolition				
Structure (pool building, assumes no hazardous materials)		Allow	20,000.00	20,000.00
Restroom		Allow	5,000.00	5,000.00
Shelter		Allow	2,000.00	2,000.00
Play structures		Allow	2,000.00	2,000.00
Export gravel play surfacing (12" depth)	688	CY	6.00	4,128.00
Asphalt paving (parking lot)	15,000	SF	1.75	26,250.00
CIP concrete paving (4" thickness)	1,650	SF	2.25	3,712.50
Tree removal	4	EA	375.00	1,500.00
Clearing and grubbing	15,000	SF	0.05	750.00
		Subtotal Demolition		\$65,340.50
Site Utilities				
Stormwater conveyance		Allow	6,000.00	6,000.00
Sanitary sewer connection for restroom		Allow	5,000.00	5,000.00
Water connection for restroom		Allow	5,000.00	5,000.00
Electric connection for restroom		Allow	5,000.00	5,000.00
Drinking fountain at play area		Allow	3,000.00	3,000.00
		Subtotal Site Utilities		\$24,000.00
Site Preparation				
Fine grading (lawn)	20,000	SF	0.10	2,000.00
Topsoil 4" (lawn areas)	244	CY	40.00	9,760.00
		Subtotal Site Preparation		\$11,760.00
Site Electrical (assumes power available in park)				
Lighting for new tennis courts		Allow	75,000.00	75,000.00
		Subtotal Site Electrical		\$75,000.00
Buildings & Shelters				
New restroom (approx 12' x 30')		Allow	90,000.00	90,000.00
Covered Sports Court (inclusive)		Allow	100,000.00	100,000.00
		Subtotal Buildings & Shelters		\$190,000.00
Site Paving				
CIP concrete paving (play area, restrooms)	9,350	SF	7.00	65,450.00
CIP concrete curb (play area)	640	LF	26.00	16,640.00
Asphalt paving (parking lot with curbs)	8,400	SF	4.75	39,900.00
CIP concrete paving (6' wide path)	15,000	sf	7.00	105,000.00
		Subtotal Site Paving		\$226,990.00

LIONS PARK COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Lions Park

Description:	Quantity	Unit	Unit Cost	Total
Play Areas				
Play equipment (2-5 yr. old small structure)		Allow	35,000.00	35,000.00
Play equipment (5-12 yr. old large structure)		Allow	55,000.00	55,000.00
10' Double bay swing (LSI)	2	EA	5,500.00	11,000.00
Resilient wood surfacing (12" depth)	211	CY	38.00	8,018.00
Environmental play area	1	Allow	50,000.00	50,000.00
		Subtotal Play Areas		\$159,018.00
Play Fields & Sports Facilities				
Basketball courts paving (74' x 42' concrete)	3,108	SF	7.00	21,756.00
Basketball courts striping and hoops		Allow	5,000.00	5,000.00
Horseshoe pits	2	EA	2,000.00	4,000.00
Tennis courts, new (fence, nets, surfacing)		Allow	140,000.00	140,000.00
Sand volleyball (30' x 60')				
_CIP concrete curb	180	LF	26.00	4,680.00
_Sand (2' depth)	133	CY	38.50	5,120.50
_Posts and net	1	Allow	2,000.00	2,000.00
		Subtotal Play Fields & Sports Facilities		\$182,556.50
Site Amenities				
Signs	1	EA	250.00	250.00
Picnic tables	3	EA	1,200.00	3,600.00
Site benches	14	EA	1,000.00	14,000.00
Trash receptacles	3	EA	600.00	1,800.00
		Subtotal Site Amenities		\$19,650.00
Irrigation				
Controller, new	1	EA	2,000.00	2,000.00
Lawn, new	75,000	SF	1.00	75,000.00
		Subtotal Irrigation		\$77,000.00
Landscape Materials				
Lawn (Hydroseeding)	20,000	SF	0.50	10,000.00
Trees - 2.5" cal.	40	EA	375.00	15,000.00
		Subtotal Landscape Materials		\$25,000.00
		Subtotal		\$1,065,315.00
		Design Contingency 20%		\$213,063.00
		Subtotal with Contingency		\$1,278,378.00
		General Conditions 8%		\$102,270.24
		Subtotal with GC		\$1,380,648.24
		Contractor Overhead (7%)		\$96,645.38
		Subtotal with B & I		\$1,477,293.62
		Contractor Profit (5%)		\$73,864.68
		Subtotal with O&P		\$1,551,158.30
		Washington State Sales Tax (7.9%)		\$122,541.51
		Park Grand Total		\$1,673,699.80

(Not including design fees, permits)

Notes:

1. Assumes park has domestic water, sewer and electrical.

PARKWAY FIELDS



PARKWAY FIELDS

The most notable change to Parkway Fields is the removal of the tennis courts. They are in need of many repairs and it was decided to build new courts at Lions Park rather than fix these. The tennis courts are replaced by a much needed parking area and turn around at the end of the street. A play area has also been added in a location where parents can watch one child play ball and keep an eye on the other while they play on the equipment. A loop path circles the entire park, and exercise stations are proposed for additional fitness opportunities.

An arrival plaza is located at the vehicular entrance to the park to facilitate drop-off and pick-up. This plaza also provides an entrance to the baseball field. The primary field at the southwest corner is improved through raising the roofs of the dugouts, rehabilitating the playing surface, and relocating the field lights. The lights are moved from the outfield to the foul lines to create a multi-purpose field between the baseball and softball fields. The bleachers are improved at the baseball field as well as new bleachers installed at the softball field. The softball field also receives a new playing surface.

The adjacent school relies on this park for their physical education and outdoor activities. This use has created a partnership between the School District and the Ephrata Parks Department. The master plan proposes features that benefit both the school and the park, such as the play area, loop trail, and open active recreation space.

Estimated Cost of Construction

Ephrata Parks Master Plan / Parkway Fields

Description:	Quantity	Unit	Unit Cost	Total
Site Survey & Testing Services				
Site survey		Allow	1,500.00	1,500.00
		Subtotal Site Survey		\$1,500.00
Mobilization				
Tree protection fencing	300	LF	5.00	1,500.00
		Subtotal Mobilization		\$1,500.00
Demolition				
Clearing and grubbing	14,500	SF	0.05	725.00
Tennis courts	12,000	SF	1.75	21,000.00
Tennis court fencing	475	LF	8.00	3,800.00
Asphalt paving (parking)	3,000	SF	1.75	5,250.00
Batting cages (remove fencing)	250	LF	8.00	2,000.00
Field lights		Allow	5,000.00	5,000.00
Fencing (baseball outfield)	450	LF	8.00	3,600.00
		Subtotal Demolition		\$41,375.00
Site Preparation				
Fine grading (play area, batting cages, exercise stations)	14,500	SF	0.10	1,450.00
Topsoil 4" (lawn areas)	220	CY	40.00	8,800.00
		Subtotal Site Preparation		\$10,250.00
Site Electrical				
Park electrical and lighting (misc.)		Allow	10,000.00	10,000.00
Lighting for fields (six lights including foundation, poles, fixtures)		Allow	250,000.00	250,000.00
		Subtotal Site Electrical		\$260,000.00
Buildings & Shelters				
Concession/restrooms renovation		Allow	50,000.00	50,000.00
		Subtotal Buildings & Shelters		\$50,000.00
Site Paving				
Concrete paving (concession, restrooms)	8,000	SF	7.00	56,000.00
Asphalt paving (parking lot with curbs)	11,000	SF	4.75	52,250.00
CIP concrete curbs 6" (play area)	300	LF	26.00	7,800.00
Crushed rock paving (6' wide, park perimeter)	9,600	SF	3.50	33,600.00
		Subtotal Site Paving		\$149,650.00
Play Areas				
Play equipment (2-5 yr. old small structure)		Allow	35,000.00	35,000.00
Play equipment (5-12 yr. old small structure)		Allow	35,000.00	35,000.00
Resilient wood surfacing (12" depth)	207	CY	38.00	7,866.00
10' Double bay swing (LSI)	1	EA	5,500.00	5,500.00
		Subtotal Play Areas		\$83,366.00

PARKWAY FIELDS COST ESTIMATE

Estimated Cost of Construction

Ephrata Parks Master Plan / Parkway Fields

Description:	Quantity	Unit	Unit Cost	Total
Play Fields & Sports Facilities				
Practice field and T-Ball field	2	Allow	150,000.00	300,000.00
Baseball and softball fields, natural outfield, synthetic infields	2	Allow	300,000.00	600,000.00
				<u>900,000.00</u>
Subtotal Play Fields & Sports Facilities				
Site Amenities				
Sign	1	EA	250.00	250.00
Bleachers	8	EA	1,000.00	8,000.00
Exercise Stations		Allow	15,000.00	15,000.00
Four batting cages (55'x12'x12' does not include pitching machine)				
_ Fencing and covering	536	LF	50.00	26,800.00
_ Gate	4	EA	500.00	2,000.00
_ Synthetic turf	2,640	SF	15.00	39,600.00
Picnic tables & pads	12	EA	1,200.00	14,400.00
Site benches & pads	6	EA	1,000.00	6,000.00
Trash receptacles	4	EA	600.00	2,400.00
				<u>114,450.00</u>
Subtotal Site Amenities				
Irrigation				
Controller, new	1	EA	2,000.00	2,000.00
Lawn, new	44,000	SF	1.00	44,000.00
Sports fields, new	139,000	SF	1.00	139,000.00
				<u>185,000.00</u>
Subtotal Irrigation				
Landscape Materials				
Lawn (Hydroseeding)	18,000	SF	0.20	3,600.00
Trees - 2.5" cal.	30	EA	375.00	11,250.00
				<u>14,850.00</u>
Subtotal Landscape Materials				
Subtotal				\$1,811,941.00
Design Contingency 20%				\$362,388.20
Subtotal with Contingency				\$2,174,329.20
General Conditions 8%				\$173,946.34
Subtotal with GC				\$2,348,275.54
Contractor Overhead (7%)				\$164,379.29
Subtotal with B & I				\$2,512,654.82
Contractor Profit (5%)				\$125,632.74
Subtotal with O&P				\$2,638,287.56
Washington State Sales Tax (7.9%)				\$208,424.72
Park Grand Total				<u>\$2,846,712.28</u>

(Not including design fees, permits)

Notes:

1. Assumes minimal upgrades and power connection for new lighting.
2. Lighting will utilize existing meter.
3. New conduit will need to be run for all light fixtures.

PLANNING PROCESS



SCHEDULE

The master planning process was completed in three phases using four community input sessions. The findings and input gathered in each phase was used to inform the following phase. Input from each community meeting was reviewed and incorporated into each stage of the process. Meetings with the Parks Department took place at key times throughout the master planning process to review progress. A summary of the schedule follows:

PHASE 1: INVENTORY AND ANALYSIS

- Develop base drawings
- Prepare Inventory and Analysis drawings and documents
- Establish community meeting strategy

PHASE 2: PARK PROGRAMMING AND WORKSHOPS

- Community Meeting 1: Establish a vision for the parks
- Developed conceptual plans
- Community Meeting 2: Present preliminary park program and concepts

PHASE 3: MASTER PLAN DEVELOPMENT

- Develop preferred plans
- Community Meeting 3: Present preferred plans
- Develop park master plans
- Begin park maintenance cost models
- Begin park construction cost estimates
- Community Meeting 4: Present Final Master Plans
- Complete park maintenance cost models
- Complete park construction cost estimates
- Provide park master plan documents to the City

EVALUATION CRITERIA - OASIS PARK

Location

South end of city

Amenities (restrooms, shelters, play equipment, parking, etc.)

RV Park/Camping	Golf Course	City Sign
Pond	Shelter	Restroom
Parking	Church	Stream

Overall Condition

Area of this study is unimproved, some existing vegetation

Programmed Space vs. Open Space

No programmed space in study area

Topography

Generally flat with pond

Existing Vegetation

- Some trees, mostly volunteer shrubs, grasses, weeds. Row of Poplars along highway edge.

Unique Features

- Pond and natural areas. Location adjacent to highway and at entrance to city. Near trail along canal.

Accessibility

None

Signage

Sign near RV park

Irrigation

No

Lighting

None

Trail/Walkway Connections

None

Context

RV Park and golf course to north. Canal to west. Highway to east.

OASIS PARK

Meeting One

- Clean pond area
- Better walkways
- Make shelter larger
- Make playground larger
- Improve for mountain bike and racing
- Find way to clean up banks of pond for more access for fishing
- Upgrade restroom
- Frisbee golf course

Meeting Two

- Performing Arts Center needed – 500-600 person occupancy (HS is currently the only facility available)
- Gateway is good
- Cycle cross and mountain bike at Oasis
- Crossing highway – pedestrian overpass/underpass or at-grade crossing
- Slow down traffic
- Overpass could serve as a gateway and a place for public announcements
- Fishing
- Is the man-made pond classified as a wetland?
- Possible field lighting
- Community bldg/rec center with trails and native plants instead of meadow
- Small pond at SW corner
- Sidewalks and connections – traffic

Meeting Three

- Traffic is a concern for a community bldg/rec center
- Lower speed limit
- Identify south property line
- East or west side of highway for path
- Community bldg/rec center should be in center of town
- Pond edge needs space (lots!) for derby – one day event
- Keep vegetation on east side under control
- Some support bldg. at east side necessary (shelter with kiosk)
- Railroad track proximity

EVALUATION CRITERIA - SPORTS COMPLEX/SPLASHZONE

Location

Centrally located in the city, adjacent to City Shops and Armory, south of Middle School

Amenities (restrooms, shelters, play equipment, parking, etc.)

Pressbox/restrooms (2) play areas

Backstops Skatepark

Soccer goals Splashzone

Parking lot

Overall Condition

Generally good. Baseball fields are underused. Skatepark has been vandalized.

Programmed Space vs. Open Space

Approximately 75% of the park is open lawn.

Topography

Generally flat sports fields with sloping hillside adjacent

Existing Vegetation

Lawn, perimeter trees, a few trees within lawn areas

Unique Features

- Splashzone, sizable open space, opportunity for expansion
- Skate park

Accessibility

- No special facilities present in sports park
- Splashzone is accessible

Signage

On street by fire station

Irrigation

Yes

Lighting

Minimal

Trail/Walkway Connections

Connections to upper neighborhood, connection to Lee Park via street

Context

City Shops, Armory, and Middle School to north and west. Residential to east and south.

SPORTS COMPLEX/SPLASHZONE

Meeting One

- Skate park (isolated)
 - Crime/vandalism issues
 - Port Townsend example
- Lights for fields
- Fences
- Bathrooms that stay open
- Play toy (modern)
- Improved roadway behind fire station
- Widen turnoff of A Street by fire station
- Amphitheater/performance/gathering
- Fence
- Loop path
- Additional lighting
- Needs to be big and new
- RV sites
- Community bldg/rec center
- Deck heaters
- More lighting
- More play toys – structure – climbing, etc
- More slides
- More umbrellas
- Covered swimming pool
- Bigger deep end
- Pool – lap swim
- Lazy river
- Wave pool
- Covered area for adults by sand play area
- Security cameras
- Upgrade
- Street hockey field – cement – inline
- Mountain bike/bmx trail

Meeting Two

- Safe travel off hillside to middle school
- Move Rec center closer to parking
- Move skate park closer to A Street for better visibility
- Native landscape with low water usage
- Preferred location for community bldg/rec center
- Senior activities close
- Restrooms are high priority - #1
- Increase garbage pickup
- Equipment inside for outdoor events
- Safety lighting and improved connections between facilities

Meeting Three

- Railroad track proximity
- Option B with second restroom
- Maintenance impacts – irrigation and mowing
- Skate park and buffer to roadway
 - Phasing and implementation
- Play structures near restroom and distractions into and out of Splashzone are a concern
- Community bldg/rec center best located near center of town (Sage and Sun festival)
- USO building and city center park – site of facility
- Good spot for multi-use facility

EVALUATION CRITERIA - LEE PARK

Location

Centrally located in the city

Amenities (restrooms, shelters, play equipment, parking, etc.)

Play Area Basketball Court Open Lawn

Overall Condition

Good. No signs of heavy use. Nice shade trees.

Programmed Space vs. Open Space

80% open space (lawn)

Topography

Flat

Existing Vegetation

- Large shade trees along north edge.
- Volunteer trees and shrubs along east edge.

Accessibility

Site is flat but no special amenities exist.

Signage

None

Irrigation

Yes

Lighting

None

Trail/Walkway Connections

Connections to slope at east of site

Context

Surrounded by residential, sloped terrain to the east.

LEE PARK

Meeting One

- Sledding
- Provide opportunity for all ages
- Lighting and safety
- Low traffic
- Play and imagination
- Challenging equipment

Meeting Two

- Native landscape
- Sledding path
- Bike path
- Well-used park

Meeting Three

- Vandalism and security are concerns
- Tree selection should be considered for safety reasons
- Restroom structure needed

EVALUATION CRITERIA - PATRICK PARK

Location

Centrally located along west side of city

Amenities (restrooms, shelters, play equipment, parking, etc.)

Basketball Court Play Area Shelter

Overall Condition

Good

Programmed Space vs. Open Space

90% open space

Topography

Gently sloped to the east (canal)

Existing Vegetation

- Mostly lawn
- Shade trees, trees and shrubs along canal edge

Accessibility

Accessible ramp at curb

Signage

None

Irrigation

Yes

Lighting

Yes (1 Cobra head fixture)

Trail/Walkway Connections

None Existing

Context

Residential on west and north. Canal along east.

Other

- Old restroom pad near canal
- Fill material along street edge, eco-blocks

PATRICK PARK

Meeting One

- Restrooms (all parks)
- ADA
- Larger play structures
 - Wider range of play for all ages
 - More challenging equipment
 - No separation between play area and rest of park
 - Social gathering opportunities
- Pavilion is isolated
- Fencing/separation
- Picnic tables (move)
- Open space for sports (informal)
- Play surfacing needs to be unified/updated
- More shade needed (over benches)
- More benches
- Putting green

Meeting Two

- Access from street to the park from hillside
- Planter strip with sidewalk
- Bell Street and safety parking
- Possible parking and ADA spots at shelter
- Views through park and trees
- Pathways are multi-use
- Access to all
- Redefine edges and consider ADA parking at north end
- Centralize restroom and community use plaza
- Cross country – Beezley trail connection
 - Big events (single day) that end at park
- Trees on three sides of play area
- Move play area away from street
- Manage dogs off leash – consider scoop stations (dogs are not allowed in parks)
- Park sign too small?
- Canal trails

Meeting Three

- Need an edge barrier at canal – fence or hedge

EVALUATION CRITERIA - LIONS PARK

Location

Centrally located at the west edge of the city

Amenities (restrooms, shelters, play equipment, parking, etc.)

Pool building	Pool (filled)	Parking
Shelter	Open lawn	Basketball court
Sand Volleyball	Play area	Horseshoes

Overall Condition

Good. Nice shade trees. Age of amenities varies.

Programmed Space vs. Open Space

75% open space

Topography

Flat

Existing Vegetation

- Mature shade trees, lawn

Unique Features

- Quantity and variety of recreation opportunities
- Old pool and building
- Location next to canal berm

Accessibility

No special amenities

Signage

Park sign

Irrigation

Yes

Lighting

Centrally located poles

Trail/Walkway Connections

None

Context

Residential neighborhood with canal bordering west edge

LIONS PARK

Meeting One

- Benches
- Need play equipment for children under five years old
- Climbing wall
- Tubes
- New picnic tables
- Existing building at pool – Remove – Improve appearance
- Loop path and play
- Spend more money here
- Restrooms that are open
- Plan to replace older trees as they reach their natural death

Meeting Two

- Existing parking is heavily used and should be kept
- Two events per year + family gatherings
- Restroom is too far from shelter and play
- Vandalism at back of park
- ADA to restroom
- Shade/bench/play/restroom all center

Meeting Three

- Benches along pathway
- Basketball court good
- Covered space good – ice hockey?
- Lots of garbage cans

EVALUATION CRITERIA - PARKWAY FIELDS

Location

Southern and western edge of the city

Amenities (restrooms, shelters, play equipment, parking, etc.)

Baseball Fields	Tennis Courts	Parking
Press Box	Restrooms	Tables

Overall Condition

Tennis courts are in poor condition. Fields are in good condition.

Programmed Space vs. Open Space

100% programmed

Topography

Flat

Existing Vegetation

- Sports lawn and a few small trees

Accessibility

No special amenities

Signage

On press box

Irrigation

Yes

Lighting

Lighted ballfields and tennis courts

Trail/Walkway Connections

None

Context

South of elementary school, canal to the west, and residential to east and south

PARKWAY FIELDS

Meeting One

- School use conflicts with baseball fields (fields are in rough condition!)
- Having only one fenced field limits games and opportunities for tournaments
- Consider converting use to soccer and move baseball fields to sports complex
- Shaded benches
- Shaded picnic tables
- Better parking
- Improve fencing at minor league fields
- Improve condition of field
- Covered batting cages to be used year-round

Meeting Two

- Parking is needed
- Cleaned up/organized street end is good
- Remove the fence to open up the field for flexible play
- Tennis courts are good and used by school
- Connect Parkway Fields and Lions Park with Canal trail
- ¼ mile track – goals/tether ball – open play good

Meeting Three

- Skinned infield maintenance
- Minor league field – grass

**EPHRATA PARKS MASTER PLAN
RESOURCE MANAGEMENT PLAN (future)**

Summary for Oasis, Parkway, Lions, Sports Complex Phase 3, Lee and Patrick Parks

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	0	2	2			1	3	5	3							18	36.0
Infield Conditioning	Each	1	2.0	2			8	8	8	8	8	8	8				56	112.0
Game Preparation	Each	1	0.75	0.75			140	140	140	140	140	140	140	112			1092	819.0
Restroom Cleaning	KSF	4	0.25	1	30	30	30	30	30	30	30	30	30	30	30	30	360	360.0
Pruning	Each	570	0.50	285				1						1			2	570.0
Trimming	KLF	7	1.00	7				4	4	4	4	4	4				24	168.0
Edging	KLF	28	1.00	28	1	1	4	4	4	4	4	4	4	1	1	1	33	924.0
Pressure Washing	Each	6	8.00	48			1	1	1	1	1	1	1				2	96.0
Inspection Reports	Each	1	0.50	0.5			1	1	1	1	1	1	1				12	6.0
Trash Removal	Each	15	0.10	1.5	30	30	30	30	30	30	30	30	30	30	30	30	360	540.0
Vandalism	Each	6	0.75	4.5	4	4	4	4	4	4	4	4	4	4	4	4	48	216.0
Painting	Each	7	1.25	8.75	4	4	4	4	4	4	4	4	4	4	4	4	48	420.0
Pathways	KSF	137	0.30	41.1	1	1	1	1	1	1	1	1	1	1	1	1	33	1356.3
Building Custodial	KSF	28	0.25	7	30	30	30	30	30	30	30	30	30	30	30	30	360	2520.0
Mowing	Acre	26.6	0.35	9.31			4	4	4	4	4	4	4	4	2		34	316.5
Seasonal Leaf Removal	Acre	63	0.5	31.5										1			1	31.5
Snow Removal	KSF	161.4	0.5	80.7	1	1									1	1	4	322.8
Spring Clean-Up	Acre	63.2	1.0	63.2			1										1	63.2
Irrigation shut down/start up	Acre	26.6	0.5	13.3			1							1			2	26.6
Aerate, fertilize, herbicide fields and lawn	Acre	26.6	1.0	26.6			1		1				1		1		4	106.4
Winterize Buildings	KSF	50.9	0.5	25.45			1							1			2	50.9
Topdress Athletic Fields	Acre	17.6	2.0	35.2			1						1				2	70.4
Pond Maintenance	KSF	49	0.1	4.9				1					1				2	9.8
Total Labor Hours					102	102	263	268	269	268	266	266	265	224	105	102		9141.4

Note:
Summary assumed full build out of Sports Complex Phase 3 with recreation and community center.
1. Assumes snow removal in parking lots only

EPHRATA PARKS MASTER PLAN
 RESOURCE MANAGEMENT PLAN (future)
 Oasis Park

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	1	2	2				1	1	1	1						4	8.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	0	0.00	0													0	0.0
Restroom Cleaning	KSF	0	0.50	0													0	0.0
Pruning	Each	150	0.50	75				1						1			2	150.0
Trimming	KLF	3	1.00	3				4	4	4	4	4	4	4	4	1	24	72.0
Edging	KLF	3.2	1.00	3.2	1	1	4	4	4	4	4	4	4	4	1	1	33	105.6
Pressure Washing	Each	1	8.00	8			1										2	16.0
Inspection Reports	Each	1	0.50	0.5						1						1	2	1.0
Trash Removal	Each	2	0.10	0.2	30	30	30	30	30	30	30	30	30	30	30	30	360	72.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	10	0.30	3	1	1	1	4	4	4	4	4	4	4	4	1	33	99.0
Building Custodial	KSF	0															0	0.0
Mowing	Acre	1.8	0.35	0.63			4	4	4	4	4	4	4	4	4	2	34	21.4
Seasonal Leaf Removal	Acre	16	0.5	8										1			1	8.0
Snow Removal	KSF	26	0.5	13	1	1									1	1	4	52.0
Spring Clean-Up	Acre	16	1.0	16			1										1	16.0
Irrigation shut down/start up	Acre	1.8	0.5	0.9			1							1			2	1.8
Aerate, fertilize, herbicide lawn	Acre	1.8	1.0	1.8			1		1				1		1		4	7.2
Winterize Buildings	KSF	0															0	0.0
Topdress Athletic Fields	Acre	0															0	0.0
Pond Maintenance	KSF	49	0.1	4.9				1					1				2	9.8
Total Labor Hours																		735.8

Notes
 Assumes no park maintenance in golf course, RV park or camping area.
 1. Assumes snow removal in parking lots only

EPHRATA PARKS MASTER PLAN
 RESOURCE MANAGEMENT PLAN (future)
 Sports Complex, Phase I

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	1	2	2				1	1	1							3	6.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	1	0.75	0.75			112	112	112	112	112	112	112	112	112	112	896	672.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	250	0.50	125				1	1	1	1	1	1	1	1	1	2	250.0
Trimming	KLF	2	1.00	2				4	4	4	4	4	4	4	4	4	24	48.0
Edging	KLF	11	1.00	11	1	1	4	4	4	4	4	4	4	4	1	1	33	363.0
Pressure Washing	Each	1	8.00	8			1	1	1	1	1	1	1	1	1	1	2	16.0
Inspection Reports	Each	1	0.50	0.5				1	1	1	1	1	1	1	1	1	2	1.0
Trash Removal	Each	3	0.10	0.3	30	30	30	30	30	30	30	30	30	30	30	30	360	108.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	42	0.30	12.6	1	1	1	4	4	4	4	4	4	4	4	4	33	415.8
Building Custodial	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Mowing	Acre	14.5	0.35	5.08			4	4	4	4	4	4	4	4	4	2	34	172.6
Seasonal Leaf Removal	Acre	24	0.5	12							1	1	1	1	1	1	1	12.0
Snow Removal	KSF	50	0.5	25	1	1	1	1	1	1	1	1	1	1	1	1	4	100.0
Spring Clean-Up	Acre	23.8	1.0	23.8			1	1	1	1	1	1	1	1	1	1	1	23.8
Irrigation shut down/start up	Acre	14.5	0.5	7.25													2	14.5
Aerate, fertilize, herbicide fields and lawn	Acre	14.5	1.0	14.5					1	1	1	1	1	1	1	1	4	58.0
Winterize Buildings	KSF	2	0.5	1													2	2.0
Topdress Athletic Fields	Acre	10.4	1.0	10.4								1	1	1	1	1	2	20.8
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		2559.5

Notes
 1. Assumes snow removal in parking lots only

MAINTENANCE PLAN

**EPHRATA PARKS MASTER PLAN
RESOURCE MANAGEMENT PLAN (future)**
Sports Complex, Phase II

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	1	2	2				1	1	1							3	6.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	1	0.75	0.75			112	112	112	112	112	112	112	112			896	672.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	280	0.50	140				1						1			2	280.0
Trimming	KLF	2	1.00	2				4	4	4	4	4	4	4			24	48.0
Edging	KLF	11.6	1.00	11.6	1	1	4	4	4	4	4	4	4	4	1	1	33	382.8
Pressure Washing	Each	1	8.00	8			1					1					2	16.0
Inspection Reports	Each	1	0.50	0.5				1						1			2	1.0
Trash Removal	Each	3	0.10	0.3	30	30	30	30	30	30	30	30	30	30	30	30	360	108.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	58	0.30	17.4	1	1	1	4	4	4	4	4	4	4	4	1	33	574.2
Building Custodial	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Mowing	Acre	18.5	0.35	6.475			4	4	4	4	4	4	4	4	4	2	34	220.2
Seasonal Leaf Removal	Acre	32	0.5	16										1			1	16.0
Snow Removal	KSF	62	0.5	31	1	1									1	1	4	124.0
Spring Clean-Up	Acre	32	1.0	32			1										1	32.0
Irrigation shut down/start up	Acre	18.5	0.5	9.25			1							1			2	18.5
Aerate, fertilize, herbicide fields and lawn	Acre	18.5	1.0	18.5			1		1				1		1		4	74.0
Winterize Buildings	KSF	2	0.5	1			1										2	2.0
Topdress Athletic Fields	Acre	14.4	1.0	14.4			1					1					2	28.8
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		2879.5

Notes

- Assumes snow removal in parking lots only

**EPHRATA PARKS MASTER PLAN
RESOURCE MANAGEMENT PLAN (future)**
Sports Complex, Phase III

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	1	2	2				1	1	1							3	6.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	1	0.75	0.75			112	112	112	112	112	112	112	112			896	672.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	280	0.50	140				1	1					1			2	280.0
Trimming	KLF	2	1.00	2				4	4	4	4	4	4	4			24	48.0
Edging	KLF	11.6	1.00	11.6	1	1	4	4	4	4	4	4	4	4	1	1	33	382.8
Pressure Washing	Each	1	8.00	8			1	1									2	16.0
Inspection Reports	Each	1	0.50	0.5				1									2	1.0
Trash Removal	Each	3	0.10	0.3	30	30	30	30	30	30	30	30	30	30	30	30	360	108.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	2	1.25	2.5	4	4	4	4	4	4	4	4	4	4	4	4	48	120.0
Pathways	KSF	55	0.30	16.5	1	1	1	1	1	1	1	1	1	1	1	1	33	544.5
Building Custodial	KSF	25	0.25	6.25	30	30	30	30	30	30	30	30	30	30	30	30	360	2250.0
Mowing	Acre	15.5	0.35	5.425			4	4	4	4	4	4	4	4	2		34	184.5
Seasonal Leaf Removal	Acre	32	0.5	16										1			1	16.0
Snow Removal	KSF	113	0.5	56.5	1	1									1	1	4	226.0
Spring Clean-Up	Acre	32	1.0	32			1										1	32.0
Irrigation shut down/start up	Acre	15.5	0.5	7.75										1			2	15.5
Aerate, fertilize, herbicide fields and lawn	Acre	15.5	1.0	15.5					1				1				4	62.0
Winterize Buildings	KSF	50	0.5	25										1			2	50.0
Topdress Athletic Fields	Acre	14.4	1.0	14.4								1					2	28.8
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		5169.1

Notes
1. Assumes snow removal in parking lots only

MAINTENANCE PLAN

**EPHRATA PARKS MASTER PLAN
RESOURCE MANAGEMENT PLAN (future)**
Lee Park

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	0							1								1	0.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	0															0	0.0
Restroom Cleaning	KSF	0															0	0.0
Pruning	Each	20	0.50	10				1						1			2	20.0
Trimming	KLF	0.5	1.00	0.5				4	4	4	4	4	4	4	4	1	24	12.0
Edging	KLF	2	1.00	2	1	1	4	4	4	4	4	4	4	4	4	1	33	66.0
Pressure Washing	Each	1	8.00	8			1					1					2	16.0
Inspection Reports	Each	1	0.50	0.5					1						1		2	1.0
Trash Removal	Each	1	0.10	0.1	30	30	30	30	30	30	30	30	30	30	30	30	360	36.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	7	0.30	2.1	1	1	1	4	4	4	4	4	4	4	4	1	33	69.3
Building Custodial	KSF	0															0	0.0
Mowing	Acre	0.5	0.35	0.175			4	4	4	4	4	4	4	4	4	2	34	6.0
Seasonal Leaf Removal	Acre	1.5	0.5	0.75										1			1	0.8
Snow Removal	KSF	0															0	0.0
Spring Clean-Up	Acre	1.5	1.0	1.5			1										1	1.5
Irrigation shut down/start up	Acre	0.5	0.5	0.25			1							1			2	0.5
Aerate, fertilize, herbicide lawn	Acre	0.5	1.0	0.5			1		1				1				4	2.0
Winterize Buildings	KSF	0															0	0.0
Topdress Athletic Fields	Acre	0															0	0.0
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		327.0

EPHRATA PARKS MASTER PLAN
 RESOURCE MANAGEMENT PLAN (future)
 Patrick Park

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	0							1	1	1	1					4	0.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	0															0	0.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	40	0.50	20					1					1			2	40.0
Trimming	KLF	0.5	1.00	0.5					4	4	4	4	4	4			24	12.0
Edging	KLF	5.7	1.00	5.7	1	1	4	4	4	4	4	4	4	1	1	1	33	188.1
Pressure Washing	Each	1	8.00	8			1										2	16.0
Inspection Reports	Each	1	0.50	0.5	1						1						2	1.0
Trash Removal	Each	3	0.10	0.3	30	30	30	30	30	30	30	30	30	30	30	30	360	108.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	24	0.30	7.2	1	1	1	1	1	1	1	1	1	1	1	1	33	237.6
Building Custodial	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Mowing	Acre	2.9	0.35	1.015			4	4	4	4	4	4	4	4	2		34	34.5
Seasonal Leaf Removal	Acre	5.5	0.5	2.75										1	1		1	2.8
Snow Removal	KSF	3	0.5	1.5	1	1									1	1	4	6.0
Spring Clean-Up	Acre	5.5	1.0	5.5			1										1	5.5
Irrigation shut down/start up	Acre	2.9	0.5	1.45										1			2	2.9
Aerate, fertilize, herbicide lawn	Acre	2.9	1.0	2.9			1		1				1		1		4	11.6
Winterize Buildings	KSF	0.3	0.5	0.15											1		2	0.3
Topdress Athletic Fields	Acre	0															0	0.0
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		942.3

Notes
 1. Assumes snow removal in parking lots only

MAINTENANCE PLAN

**EPHRATA PARKS MASTER PLAN
RESOURCE MANAGEMENT PLAN (future)**
Lions Park

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	0								1							2	0.0
Infield Conditioning	Each	0															0	0.0
Game Preparation	Each	0															0	0.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	50	0.50	25				1						1			2	50.0
Trimming	KLF	0.5	1.00	0.5				4	4	4	4	4	4	4	4	4	24	12.0
Edging	KLF	5	1.00	5	1	1	4	4	4	4	4	4	4	4	1	1	33	165.0
Pressure Washing	Each	1	8.00	8			1					1					2	16.0
Inspection Reports	Each	1	0.50	0.5		1						1					2	1.0
Trash Removal	Each	2	0.10	0.2	30	30	30	30	30	30	30	30	30	30	30	30	360	72.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	24	0.30	7.2	1	1	1	4	4	4	4	4	4	4	4	1	33	237.6
Building Custodial	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Mowing	Acre	1.7	0.35	0.595			4	4	4	4	4	4	4	4	4	2	34	20.2
Seasonal Leaf Removal	Acre	3.5	0.5	1.75										1			1	1.8
Snow Removal	KSF	8.4	0.5	4.2	1	1									1	1	4	16.8
Spring Clean-Up	Acre	3.5	1.0	3.5			1										1	3.5
Irrigation shut down/start up	Acre	1.7	0.5	0.85			1							1			2	1.7
Aerate, fertilize, herbicide lawn	Acre	1.7	1.0	1.7			1		1				1		1		4	6.8
Winterize Buildings	KSF	0.3	0.5	0.15			1								1		2	0.3
Topdress Athletic Fields	Acre	0															0	0.0
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		880.7

Notes

- Assumes snow removal in parking lots only

EPHRATA PARKS MASTER PLAN
 RESOURCE MANAGEMENT PLAN (future)
 Parkway Fields

Activity	Unit of Measure	Inventory Quantity	Time/unit	Time Occurrence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Frequency	Annual Labor Hours
Events	Each	1	2	2			1	1	1	1	1						4	8.0
Infield Conditioning	Each	1	2.0	2			8	8	8	8	8	8	8				56	112.0
Game Preparation	Each	1	0.75	0.75			28	28	28	28	28	28	28				196	147.0
Restroom Cleaning	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Pruning	Each	30	0.50	15				1	1	1	1	1	1	1	1	1	2	30.0
Trimming	KLF	0.5	1.00	0.5			4	4	4	4	4	4	4	4	4	4	24	12.0
Edging	KLF	0.5	1.00	0.5	1	1	4	4	4	4	4	4	4	4	4	1	33	16.5
Pressure Washing	Each	1	8.00	8			1	1	1	1	1	1	1	1	1	1	2	16.0
Inspection Reports	Each	1	0.50	0.5			1	1	1	1	1	1	1	1	1	1	2	1.0
Trash Removal	Each	4	0.10	0.4	30	30	30	30	30	30	30	30	30	30	30	30	360	144.0
Vandalism	Each	1	0.75	0.75	4	4	4	4	4	4	4	4	4	4	4	4	48	36.0
Painting	Each	1	1.25	1.25	4	4	4	4	4	4	4	4	4	4	4	4	48	60.0
Pathways	KSF	17	0.30	5.1	1	1	1	1	1	1	1	1	1	1	1	1	33	168.3
Building Custodial	KSF	1	0.25	0.25	30	30	30	30	30	30	30	30	30	30	30	30	360	90.0
Mowing	Acre	4.2	0.35	1.47			4	4	4	4	4	4	4	4	4	2	34	50.0
Seasonal Leaf Removal	Acre	4.5	0.5	2.25							1			1			1	2.3
Snow Removal	KSF	11	0.5	5.5	1	1									1	1	4	22.0
Spring Clean-Up	Acre	4.7	1.0	4.7			1	1	1	1	1	1	1	1	1	1	1	4.7
Irrigation shut down/start up	Acre	4.2	0.5	2.1										1			2	4.2
Aerate, fertilize, herbicide fields and lawn	Acre	4.2	1.0	4.2					1				1		1		4	16.8
Winterize Buildings	KSF	0.3	0.5	0.15			1	1	1	1	1	1	1	1	1	1	2	0.3
Topdress Athletic Fields	Acre	3.2	1.0	3.2								1					2	6.4
Pond Maintenance	KSF	0															0	0.0
Total Labor Hours																		1037.4

Notes
 1. Assumes snow removal in parking lots only

