



**MONTGOMERY COUNTY DEPARTMENT OF PARKS**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB 01/15/09**  
**Item #**

**MEMORANDUM**

DATE: December 30, 2008

TO: Montgomery County Planning Board

VIA: Mary R. Bradford, Director of Parks  
 Michael F. Riley, Deputy Director of Administration  
 Douglas Alexander, Acting Chief, Park Development Division  
 Michael Ma, Acting Supervisor, Project Management Section

FROM: Linda Komes, Project Manager, Park Development Division

SUBJECT: Park Facility Plan for Phase II Facilities at Woodstock Equestrian Park

**RECOMMENDATION**

- Approval of Facility Plan for Phase II improvements at Woodstock Equestrian Park
- Approval to transmit request for Supplemental Appropriation to County Council for \$750,000 in State Grants and donations

**FUNDING SUMMARY**

This Facility Plan is for approval of the second phase of development at Woodstock Equestrian Park. The first phase of development consisting of trails and bridges, parking lots, entrance walls, signage, landscape planting, documentation and structural assessment of historic structures, and archaeological work, has been completed. Current available funding for construction of the Phase II Facilities at Woodstock Equestrian Park consists of \$750,000. This funding is comprised of a \$250,000 Capital Project Grant, a \$250,000 Community Parks and Playground Grant and a \$250,000 donation from the William Rickman family. A request and PDF as shown in Attachment C for a Supplemental Appropriation from the County Council for authorization to spend these funds will be submitted if the Planning Board approves this Facility Plan.

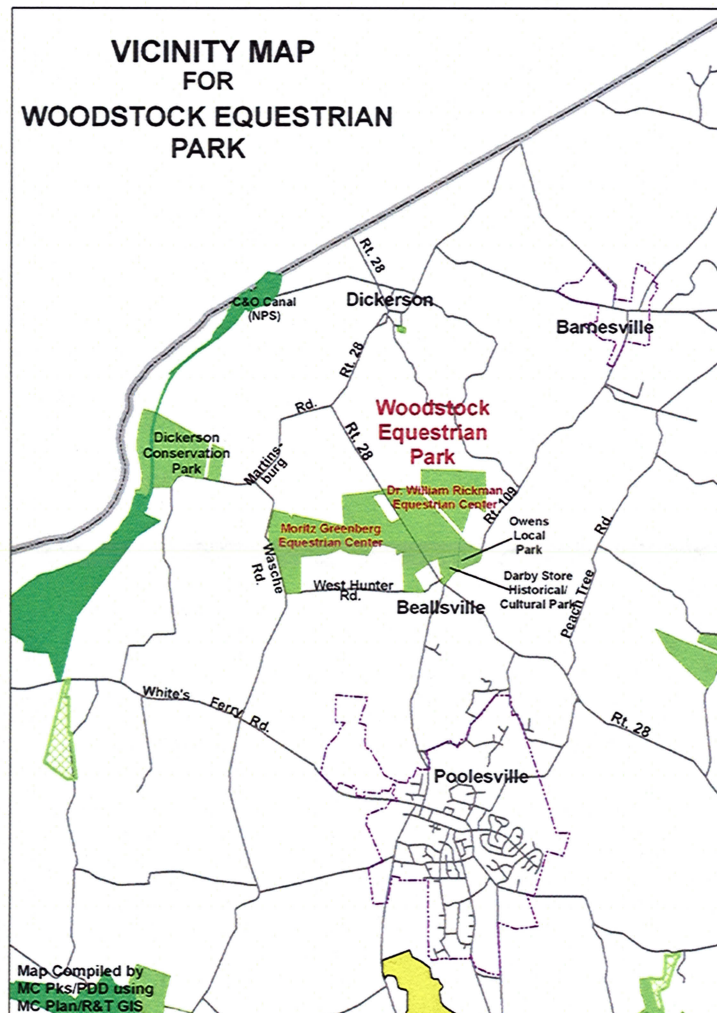
A construction estimate for the full program of Phase II facilities as well as a construction estimate for initial construction of facilities totaling approximately \$750,000 is included on page 11 of this report. Construction of these facilities can proceed requiring no additional local capital funding. Please refer to page 5 of this report for more information on project funding and to page 10 for information on estimated Operating Budget Impacts.

12/29/08

## PLAN SUMMARY

It is intended that all of the Phase II facilities will be designed; however, initial construction will be limited to the available funding of \$750,000. As additional donations and/or grants are obtained, construction of the remaining facilities may be completed. The Phase II facilities have been prioritized with the help of a working group of local equestrians. For a description of the full program of Phase II facilities, please refer to pages 7-8.

Initial construction consists of a large (230' x 350'), fenced outdoor riding ring with terraced seating and berms, rough grading for two smaller rings and an expanded parking area, a working well with two, frost-free hydrants, renovation of a garage/barn structure for storage of jumps and maintenance equipment, a gravel service drive for maintenance, a stone dust trail from the parking lot to the new ring, and directional and wayfinding signage. Construction of these facilities could be completed in the summer of 2010, following design, permitting and bidding.



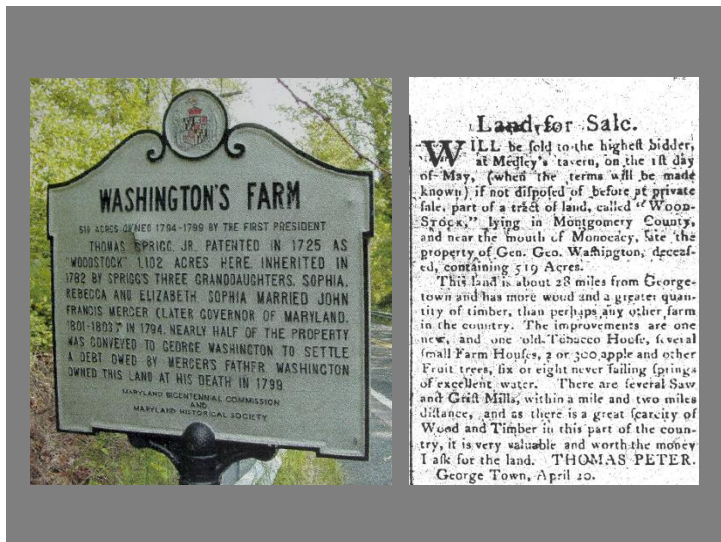
## PROJECT DESCRIPTION

### Background

Woodstock Equestrian Park is located on MD Route 28, north of the historic town of Beallsville, in the northwest corner of Montgomery County. The 872-acre site straddles MD Rt. 28 and consists of rolling agricultural fields, forests and streams. Approximately 350 acres of the property is currently leased to local farmers and is under cultivation.

The 519-acre parcel located on the west side of MD Rt. 28 consists of approximately 375 acres that were donated to the M-NCPPC by Mr. Hermen Greenberg, specifically to accommodate equestrian activities. The Greenberg donation was valued at over \$2.4 million. An additional 117 acres were purchased in July of 2004 from Mr. Greenberg by the M-NCPPC for \$900,000. The land was valued at \$1,920,000, with \$1,020,000 considered a charitable contribution. In March of 2008, the Commission purchased 27 acres from William Lermond, an adjacent property owner and farmer. The west side of the park is named the Moritz Greenberg Equestrian Center in honor of Mr. Greenberg's father.

The 354-acre Brewer Farm, located on the east side of MD 28, was purchased from Mr. William Rickman Sr. by M-NCPPC with State Grant assistance in 2000. The land was valued at \$1.8 million and was sold to the M-NCPPC for \$1.2 million with the difference (\$600,000), being considered a charitable contribution. This portion of the park was part of a land grant owned by George Washington in the 1790's and was used for fox chasing and farming. The east side of the park is dedicated to the memory of Dr. William Rickman, a surgeon and physician for the English during the French and Indian War.



Woodstock Equestrian Park and the surrounding area include a number of significant historic resources. The entire east side of the park was designated in the Montgomery County Master Plan for Historic Preservation in 1984. The Brewer Farm, a complex of small, Seneca sandstone and frame farm buildings located on a ridge a short distance back from MD 28 (on the Rickman side of the park), was part of the Woodstock tract, a portion of which was owned by George Washington during his presidency. The remaining structures on the property appear to be from two eras, the two stone buildings appear

to date from the time of the first house construction by George Brewer around 1860, and the frame outbuildings from the early twentieth century.

The west side of the park (Greenberg side) contains two identified historic sites. Both are accessible by means of a farm lane leading in from Wasche Road. On the south side of the farm lane is a group of outbuildings known as the Mary Fisher Farm, but which is correctly identified as the Jones Farm, grouped around the foundations of a large house constructed circa 1896 to 1900 by Edward Wilkerson Jones. Further up the farm lane on the west side, on

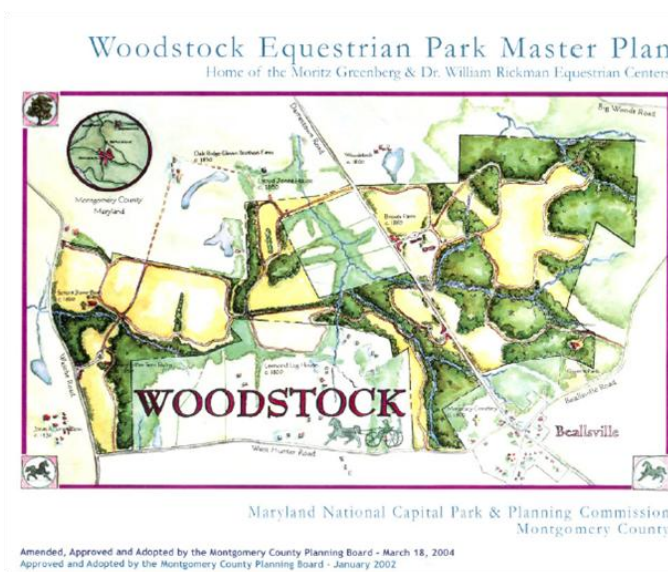
the edge of a small woods, is the Seneca Stone Barn, a rare example of a stone English barn most likely constructed at the end of the eighteenth or early nineteenth century. The barn is one of the few remaining stone barns in all of Montgomery County and is currently undergoing stabilization. Stabilization of the historic stone barn is expected to be completed in 2009. The house that was most likely associated with the barn was located nearby at the top of the hill and was demolished in the first half of the 20<sup>th</sup> century.

A Phase I archaeological study was conducted at four locations within the park. The study also involved extensive historical background research. The study was completed in conformance with the *Standards and Guidelines for Archaeological Investigations in Maryland*. The four locations within the park where test pits were dug include the two parking lot locations, around the tenant house located on the Brewer Farm, and around the Seneca Stone Barn and house location. Neither parking lot contained archaeological artifacts. Artifacts were recovered at the remaining two sites. A report was submitted to the Maryland Historic Trust and was accepted in November 2003. The recovered artifacts will remain with the M-NCPPC.

### The Woodstock Equestrian Park Plan Approvals

On January 31, 2002, the Planning Board approved a Master Plan for Woodstock Equestrian Park. The Master Plan envisions the park as a “first-class equestrian center” whose goal is to preserve the site’s rich cultural resources and traditional agricultural setting while “strengthening the future vitality of the growing horse industry in Montgomery County”. The Woodstock Equestrian Park Master Plan also clearly identifies that “developing a park the size of Woodstock and the program of equestrian activities it envisions will take many years to

accomplish”, and that “Public private partnerships will be critical to realizing the plan vision”. Both Mr. Greenberg and Mr. Rickman recognized that a large amount of acreage was necessary for the equestrian park to become a reality.



In March of 2004, the Woodstock Master Plan was amended, facilitating the purchase of additional acreage, allowing flexibility in the siting of future facilities within the park, and permitting vehicles without trailers to access the park from Wasche Road. On March 18, 2004, the Planning Board approved a Facility

Plan for the Phase I improvements to Woodstock. These improvements included a boundary and topographic survey of the entire park; a wetland delineation and forest conservation plan; the design and construction of four-rail, equestrian-style fencing along the MD 28 property frontage and in several areas along common property lines within the park; monumental park entrances on both sides of MD 28, including landscape planting, stone entrance walls, and gravel parking lots; over 16 miles of natural surface trails with four bridges; way-finding and interpretive signage; an at-grade crossing of MD 28; and archeological survey and historic preservation work.

## The Park Today

The Phase I facilities as envisioned by the Master Plan and as described above have been completed and the park is open for use including approximately 16 miles of trails with four equestrian bridges, monumental stone entrance walls, gravel parking lots, stormwater management facilities, landscape planting, fencing, and signage.



Typical Trail through Woods



Trail Signage



Greenberg Parking Lot



Typical Field-edge Trail

## Current Operation

Woodstock Equestrian Park is currently open to the public from dawn to dusk, consistent with other parks in the system. Kiosks on both sides provide trail maps and inform users of managed hunts. The 16 mile long trail system includes four equestrian bridges. There is no water available and only one portable toilet located on the west or Greenberg side of the park. Trails and landscape is maintained by parks staff with seasonal help from the Potomac Hunt, a local equestrian group. Existing buildings on the east side are not currently being used, with the exception of the large garage structure, in which the farming tenant periodically stores a tractor.

## Project Funding

On November 17, 2000, the Maryland General Assembly authorized a \$600,000 Capital Projects Grant for Woodstock. The grant funds were designated to be used for the design and construction of Phase I facilities including the completed facilities listed above and topographic and boundary surveys, archaeological work, historical inventories and structural evaluation of the historic resources, and the initial design of equestrian facilities.

In addition to this public funding, Mr. William Rickman, Sr. contributed an additional \$100,000 for the construction of the entrance and parking lot on the east side of the park. Mr. Hermen Greenberg also contributed approximately \$120,000 for improvements and engineering services including the construction of the stone entrance walls on the west side of the park, the purchase of one of four equestrian bridges, and large-scale trees at the park entrance.

In March of 2007, the Maryland General Assembly authorized a \$250,000 Capital Projects Grant for Woodstock, and a \$250,000 grant from the Community Parks and Playground program was awarded to the Montgomery Parks Foundation for further development of the park. The Bond Bill was subsequently changed to name the Commission as the Grantee. In addition, Mr. Greenberg and Mr. Rickman each contributed \$250,000 to the Montgomery Parks Foundation for Woodstock. The money donated by Mr. Rickman has been transferred to the Commission and will be used to develop the proposed facilities on the Rickman side of the park. Mr. Greenberg subsequently requested his contribution be returned to him by the Parks Foundation. At this time there is a total of \$750,000 available to develop the next phase of facilities at Woodstock.

Significant additional funding will be necessary in order to fully complete the Master Plan vision for the park. Prior discussions between the Executive, and County Council and M-NCPPC staff on the funding strategy for this project concluded that tax supported capital bond funding for this project should be regarded as unlikely and that the project should be predominantly developed with private funds. While the master plan allows for an indoor arena facility at Woodstock, preliminary studies indicate that such arena facilities are unlikely to cover operating expenses. The arena project should only move forward if a significant private endowment for operations is made available.

Staff recommends transmittal of a supplemental appropriation to the County Council to appropriate the State grants and donation by Mr. Rickman. The attached PDF (Attachment C) reflects the \$750,000 total available for construction.

## Other Current Park Development Projects

Two other projects are currently underway at Woodstock. These include the stabilization of the historic Seneca Stone Barn and replacement of the failing one-lane bridge on the north end of the Greenberg side of the park.

- **The Seneca Stone Barn-**

As previously mentioned the Seneca Stone Barn is an important historic resource and is one of the few remaining stone barns in Montgomery County. Stabilization of the barn has begun and will be completed in Spring/Summer of 2009. Funding for this project comes from the Renovation of Historic Structures PDF and is estimated to cost \$350,000, using a design-build contract.



- **J.E.B. Stuart Trail Bridge Replacement-**

A one-lane wide bridge exists along the existing farm lane off of MD Route 28 on the northern edge of the Greenberg side of the property. The original bridge was built without guardrails by the adjoining farmer who uses the lane to access his fields and property. The bridge consists of corrugated steel culvert pipes topped by a poured concrete deck. The culverts have rusted causing the concrete deck to crack and settle unevenly and are hazardous. The bridge will be replaced with a



The bridge will be replaced with a new bottomless culvert bridge. The new 21 foot-wide bridge, which is part of the equestrian trail system, will include two, eight-foot-wide lanes and shoulders with guardrails, and include a stone veneer. Design is nearly complete and permits are expected in the Spring of 2009 and construction completed in Fall of 2009. The cost of the design and construction is estimated at \$300,000 and is funded from the Plan Life Asset Replacement (PLAR) fund.

## **PHASE II FACILITIES**

### Facility Planning

A RFP was issued in March of 2008 for Facility Planning, Final Design, Construction documents, and Permitting and Construction Phase Services for the next phase of facilities at Woodstock. Blackburn Architects was selected as the consultant to design the Phase II facilities, which include outdoor riding rings, adaptive re-use of several historic buildings on the Rickman side of the property, a cross-country/eventing course, expanded parking, storm water management facilities and supporting infrastructure. Funding for the Facility Planning is from the Facility Planning PDF and is approximately \$103,000.

The RFP was structured so that if more funding becomes available, additional facilities envisioned by the Master Plan, such as an indoor riding arena and the necessary supporting maintenance facility, could also be facility planned, designed and constructed, under the same contract, using the same design team and saving time. Alternatively, there is flexibility to also allow donors to develop these Master Plan facilities under a park permit in an effort to expedite the implementation of the Master Plan vision.

### Community Outreach

Throughout development of the first phase facilities and before beginning design of the Phase II facilities, staff met on several occasions with the local Community and equestrian user groups. Valuable input on the design of the park was collected during these meetings. In addition, concerns were raised over the impact of the equestrian facilities on nearby property owners and frustration expressed that development of the park was not proceeding quickly enough. On January 28, 2008, at the request of Council President Knapp, staff held a community briefing at Owen's Local Park to update the community on the facility planning process and plans to implement the next phase of facilities as envisioned by the masterplan.

Following initiation of the current Facility Planning process, a working group of local equestrians was organized in an effort to help further develop the detailed program of facilities. The group met at Owen's Local Park on September 25, 2008 as well as on several occasions at the park. On October 22, 2008 a community meeting was held at Owen's Local Park. At the meeting staff briefed the group on the status of the development of the Facility Plan for the Phase II facilities. Approximately 40 members of the community, including neighbors and current park users, attended the meeting. Among the raised concerns was safe passage from one side of MD Rt. 28 to the other, as well as the time it was taking to get facilities constructed and available for use.

### Program of Requirements

The following program of requirements was developed based on the Approved Park Master Plan and on input received from the community, the equestrian working group, and the staff team. The facilities are located on the east (Rickman) side of the park.

- Ring #1: This outdoor ring is the largest of the planned rings at 230' x 350'. It is anticipated that the ring will include a sand/stone dust footing, but the exact composition of the footing will be determined during the design phase. The ring is designed to accommodate mounted games and can be easily subdivided into smaller rings offering maximum flexibility. It can be used for events and clinics. The ring will be enclosed with standard three or four rail



equestrian fencing.

- Ring #2: This 240'x120' ring is large enough to be used for most types of riding and could also be subdivided into multiple riding areas. This ring would be useful for groups or individuals for events, clinics, and recreational riding or practice.
- Ring #3: This 200'x100' ring is large enough for individual use and small groups. During large events it can be used as a warm-up ring.
- Beginner/Novice Cross-Country Course: The addition of a beginner/novice cross country course to Woodstock is the result of input from the equestrian working group. The group believes that there is a shortage and a demonstrated need for this type of facility at Woodstock. As explained in the 2005 United States Eventing Association (USEA) rulebook, "the Beginner Novice level is designed to introduce green horses and riders to horse trials ... the entire experience should be safe, inviting and educational." The cross-country course is short—about four minutes of moderate cantering—and offers 14-18 straightforward and inviting jumps, including a bank up, a water crossing and a shallow ditch. A certified cross-country course designer will assist in its design to ensure its adherence to standard recommended course regulations, layout, and configuration.
- Historic Structures Adaptive Reuse: The stone Tenant Farmers house will be renovated for use as an event/park managers office. The building is structurally sound and will require mainly cosmetic improvements for its adaptive reuse. The wood-frame, garage/barn structures will be renovated for storage of jumps and other required maintenance equipment. The existing corn crib which is partially collapsed will be removed, and with sufficient funding may be rebuilt as a picnic shelter.
- Expanded Parking Lot: The existing gravel parking lot which can currently accommodate approximately 10 horse trailers will be reconfigured and expanded so as to accommodate approximately 20 horse trailers. A Bioretention facility will be provided to meet Montgomery County stormwater management requirements.
- Infrastructure Improvements: A pump will be installed in the existing well on the property and two, frost-free hydrants will be installed to provide water for horses and for maintenance of the facility. In the Spring of 2009, staff intends to initiate water table and percolation testing in order to determine the feasibility of a traditional septic system. Additionally, electric and telephone service will be installed at the park. At this time, only security lighting around the building is envisioned.
- Trails: Additional stone dust trails will be added to enhance circulation from the parking lot to the rings and to the office and maintenance areas.
- Fencing: Additional three-four board equestrian fencing, similar to what exists along the MD 28 frontage will be added to completely enclose the large, open field areas which will contain the new riding rings and cross country course. The new fencing will join the existing stone entrance walls and include gates as appropriate.
- Landscape Planting: Planting will be added at the park entrance, along MD 28, in the expanded parking lot, stormwater management facility, and around the rings and the Brewer Farm complex. The planting will be historically appropriate, be comprised of primarily native plants and be chosen with hardiness and maintenance in mind. The planting will be used to enhance and filter views, provide shade and protection from heavy winds.
- Signage: Way finding and Interpretive signage will be provided. The way finding signage will clearly direct users throughout the park. Interpretive signage will be used to inform users of the historic and agricultural significance of the property as well as educate users on the sustainable practices utilized in the design and maintenance of the park.

## Agency Input and Regulatory Approvals

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD), and a Final Forest Conservation Plan (FCP) was approved for the park as part of the first phase of development. A revision to the Final Forest Conservation plan was submitted in order to approve a small amount of additional clearing around the Seneca Stone Barn and in the vicinity of the replacement bridge. Staff from the Natural resources Division is recommending approval of the amended Final FCP.



The entire east side of the park is designated in the Montgomery County Master Plan for Historic Preservation and any change to the property requires approval by the Historic Preservation Commission (HPC). A Historic Area Work Permit (HAWP) was submitted to the HPC and was approved on December 3, 2008. The permit allows demolition of the historic corn crib which is partially collapsed. The HAWP approval included a condition which requires the Commission to salvage any useable historic materials, including stone and timber from the historic structure.

Provided funds are sufficient, staff is proposing that any useable materials be salvaged prior to demolition of the structure for use in a picnic shelter to be constructed on the stone foundation. PDD staff also presented the rest of the project to the HPC who was unanimously supportive. PDD staff will submit for a HAWP for construction of the rings and adaptive reuse of the buildings before the onset of construction.

A conceptual stormwater management plan was submitted to the Montgomery County Department of Permitting Services and was approved on October 27, 2008. Stormwater management will consist of on-site water quality control and onsite recharge via the use of non-structural practices and surface filtration structures.

An internal Planning, Design, Construction, Operations (PDCO) team comprised of staff from different Divisions within the Commission identified as stakeholders in the development of the park was assembled. The team has reviewed and commented on the Facility Plan and will continue to review and provide invaluable input throughout the design process.

## Operations Plan

PDD staff and our consultant researched several nearby equestrian facilities in an effort to determine the best way to manage the proposed new equestrian facilities and to anticipate the amount of use and the level of maintenance these facilities will require. The facilities reviewed include four, publicly owned facilities-Frying Pan Park in Fairfax, Virginia, Green Hill Park in Roanoke, Virginia, and Schooley Mill Park in Howard County, Wickham Park Brevard County, Florida, and a private facility located near Woodstock, called Loch Moy. Based on our review of these facilities, discussions with the equestrian user group and a review of the equestrian industry in Montgomery County, we propose the following scenario for the operation and use of the new facilities. The new riding rings could be used the following ways:

**Practice & Recreational Use** - At least one ring will be available for practice and recreation riding without a permit, on a "first come, first served" basis, by the general public during the

week and on weekends when no events are scheduled. Without a permit and maintenance request, the facilities will be available to the public "as is" with no additional maintenance or preparation required.

**Events and Shows** - One of the primary uses of the new facilities will be for non-sanctioned events and shows during which all age riders are invited to practice, participate, and enjoy the facilities without the pressure and cost of a sanctioned event. (A sanctioned event is a competitive event which follows the strict rules and procedures established by the United States Eventing Association, USEA). These events would likely range between 1 and 3 days, and since there is currently no permanent or temporary stabling of horses proposed, the participants would primarily be local and regional riders, and horse enthusiasts. It is anticipated that a local riding club would obtain a park permit and organize and run the event. Park staff will prepare the rings the day preceding the event/show and may or may not be present during the event.

Most events will average 16-30 riders, and 10-30 horse trailers. Approximately 20-40 additional visitors/spectators could be expected to attend the event. Approximately 3-4 times a year, a larger event could occur with 30-100 riders anticipated over the course of the event. Overflow parking in one of the many existing fields would be utilized.

**Clinics and Schooling** - The new facilities at Woodstock will provide an opportunity for riders of all ages to participate in Clinics and Schooling events, during which classes will be offered to improve and hone skills in a variety of equine disciplines. These events will likely be between 1 and 2 days and could offer lessons from beginner to intermediate riders, to Adult Hunter, Jumper, and Pleasure riders. Clubs and or trainers will obtain a permit to sponsor clinics and schooling events. Because these are public facilities, developed using public funds, the fees charged will be nominal to cover expenses.

The Beginner/Novice Cross Country course would also be open and available for use by the general public during the hours that Woodstock is open, unless the course was permitted. It is anticipated that permitted events could occur 2-4 times a year with between 30-100 riders.

Operating Budget Impacts

Cost and personnel estimates are based on an assumption of 30 permitted 1-3 day events annually. In addition to maintenance of the riding rings (dragging and watering before and after events, and on a weekly basis), the proposed facilities will necessitate an increase in staff man hours mowing of the cross country course and grass fields, increased supervision including during some or all of permitted events, and increased park police patrols. The estimated Operating Budget Impact is:

Equivalent .70 Maintenance Worker	\$ 32,200
Materials	\$ 15,000
Equipment costs:	\$ 54,000/\$28,500 *
-Internal Service Fund \$150,000	
-Capital Outlay Operating \$ 25,500	
Park police .10 WY	\$ 5,000
Central maintenance	<u>\$ 18,000</u>
Total	\$ 124,200/\$98,700 **

\* The first year FY11 equipment costs are \$54,000 (\$28,500+\$25,500)  
 FY 12-FY16 ISF annual payments are \$28,500

\*\* The first year FY11 total cost is \$124,200  
 FY 12-FY16 annual cost is \$98,700

### Cost Estimate

The following table summarizes projected costs for the design and construction of the total Phase II facilities. Refer to Attachment ---The Facility Plan Report, for a detailed cost estimate.

Item No.	Item	Projected Cost
1	Site preparation	\$ 91,000
2	Site Improvements	\$ 990,729
3	Site Utilities	\$ 155,640
4	Cross Country course jumps and portable fencing and jumps for ring	\$ 64,650
5	Repair to existing historic structures for adaptive reuse	\$ 232,019
	<b>PARK CONSTRUCTION SUBTOTAL</b>	<b>\$1,534,038</b>
6	Construction Contingency (15% x Construction subtotal)	\$ 230,016
	<b>PARK CONSTRUCTION TOTAL</b>	<b>\$1,764,143</b>
7	Estimated Design Contract w/ 15% contingency	\$ 265,000 *
8	Staff Chargebacks (18%)	\$ 47,000
9	Construction Management and Inspection (3% x const. total)	\$ 53,000
10	Subtotal	\$ 365,000
	<b>Grand Total</b>	<b>\$1,864,143</b>

\* Funding for Estimated Design Contract and contingency is from a separate PDF and is not included in the Grand Total.

### Development Strategy

Based on the cost estimate, dated December 16, 2008, prepared by O'Connor Construction Management, Inc. with input from staff, it is clear that the amount of money (\$750,000) currently available will not be adequate to construct all Phase II facilities. It is staff's intention to design all Phase II facilities currently proposed on the Facility Plan and phase construction of these facilities based on the priorities listed below. Following the bidding process, the exact amount of the shortfall will be known. If additional funding becomes available, the facilities will have been fully designed and should be able to be more expeditiously completed.

Priorities for construction:

- 1) Ring #1, and rough grading for rings #2 and #3, and expanded parking area, and necessary fencing. Establish a working well. Provide trail from existing parking to ring with signage. Renovate one garage for storage of maintenance equipment.
- 2) Develop Beginner/Novice cross country course.
- 3) Expand existing parking lot and provide stormwater management.
- 4) Renovate stone tenant farmers house for use as office.
- 5) Rebuild historic corn crib as picnic pavilion and install interpretive signage.

The following estimate includes those costs associated with construction of the large riding ring and associated facilities as listed on Priority #1 above.

Item No.	Item	Projected Cost
1	Site preparation	\$ 75,000
2	Site Improvements	\$ 365,000
3	Site Utilities	\$ 90,000
4	Portable fencing and jumps for ring	\$ 30,000
5	Repairs to Frame garage	\$ 30,000
	<b>PARK CONSTRUCTION SUBTOTAL</b>	<b>\$ 590,000</b>
6	Construction Contingency (15% x Construction subtotal)	\$ 88,500
	<b>PARK CONSTRUCTION TOTAL</b>	<b>\$ 678,500</b>
7	Estimated Design Contract w/ 15% contingency	\$ 265,000 *
8	Staff Chargebacks (18%)	\$ 47,000
9	Construction Management and Inspection (3% x const. total)	\$ 21,000
10	Subtotal	\$ 333,000
	<b>Grand Total</b>	<b>\$ 746,500</b>

\* Funding for Estimated Design Contract and contingency is from a separate PDF and is not included in the Grand Total.

### Project Schedule

Facility Plan Approved	1/2009
Council Appropriation Approved	4/2009
Design, Construction Documents completed, permits received	9/2009 **
Bidding Complete, Contract signed, Construction begins	1/2010
Construction complete	6/2010

\*\* Construction of the Cross Country Course could begin as early as 10/2009 with sufficient funding.

### **ATTACHMENTS**

- A. Sheet A-1, Circulation Plan from Facility Plan
- B. Referrals
- C. Project Description Form (PDF)
- D. Consultant's report