

M4-NPS11 AND M4-NPS10

MAPS 4 C.B. Cameron Park and South Lakes Park
Improvements

Preliminary Report Presentation
December 2024

MAPS4



MAPS4



C.B. CAMERON PARK

Improvements Index

- **PROJECT LIMITS**
- **SITE HISTORY**
- **PARK MASTER PLAN**
- **FIELDS/AMENITIES**
- **BUILDING ARCHITECTURE**
- **CONSTRUCTION ESTIMATE**



C.B. CAMERON PARK

PROJECT LIMITS

- 110-Acre Park
- Project to Include ~70 acres



SITE HISTORY

- Opened in 1980
- Amenities
 - Walking Trails
 - Sports Fields
 - Picnic Areas
- 2015 Improvements
 - Five Soccer Fields
 - Pedestrian Circulation

PARK MASTERPLAN

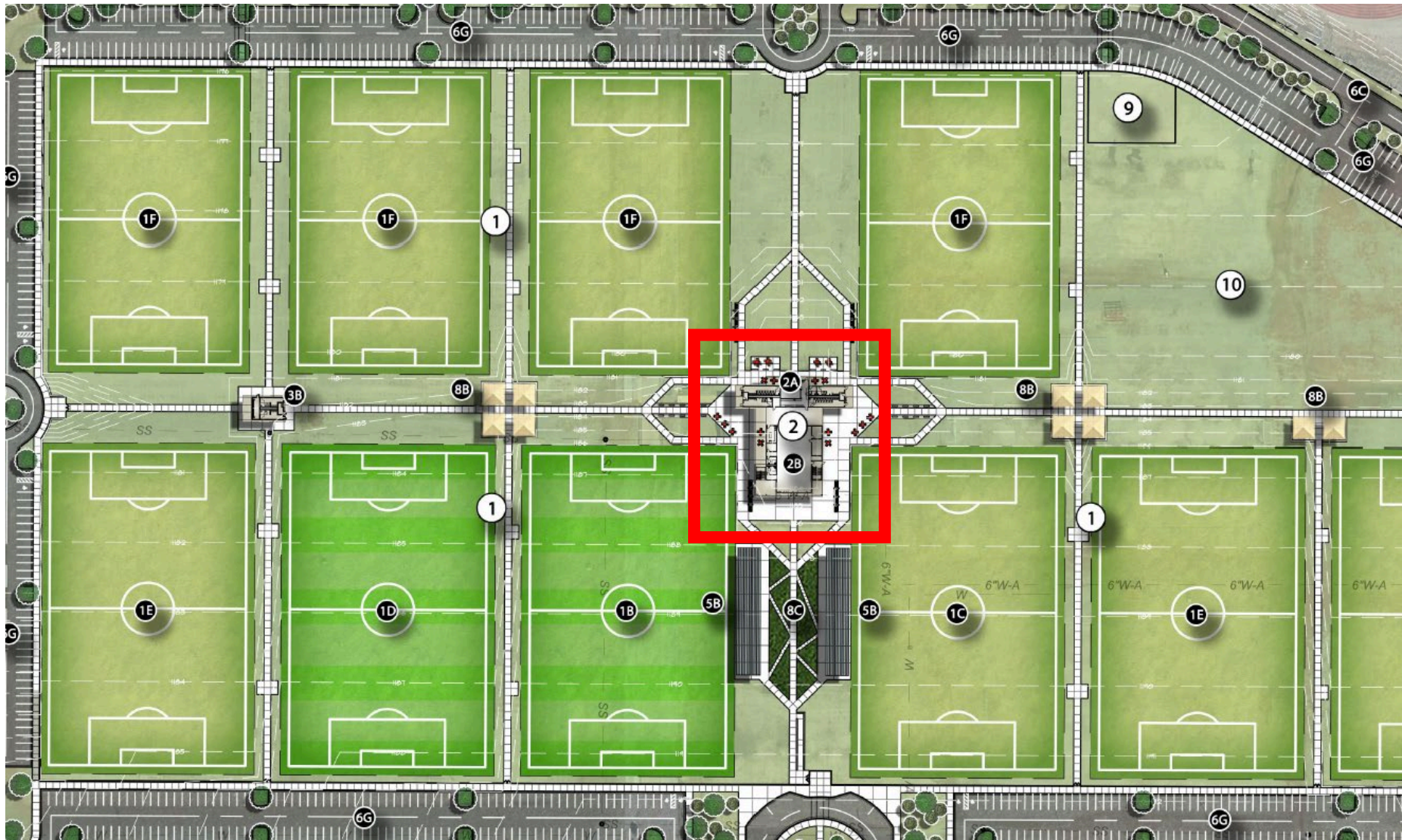
- 10 New FullSize Soccer Pitches
 - 2 Turf, 8 Grass
 - Space planning for 4 more (14 total)
- Championship Clubhouse
- Concession/Restroom Buildings
- Open Bleachers at Championship Fields
- Infrastructure & Circulation
 - Utilities, Parking, & Sidewalks
- Player and Spectator Seating
- Future Expansion Areas
 - Training Area
 - Playground
 - Maintenance Facility

OVERALL MASTER PLAN – C.B. CAMERON



BUILDING ARCHITECTURE

- Championship Clubhouse

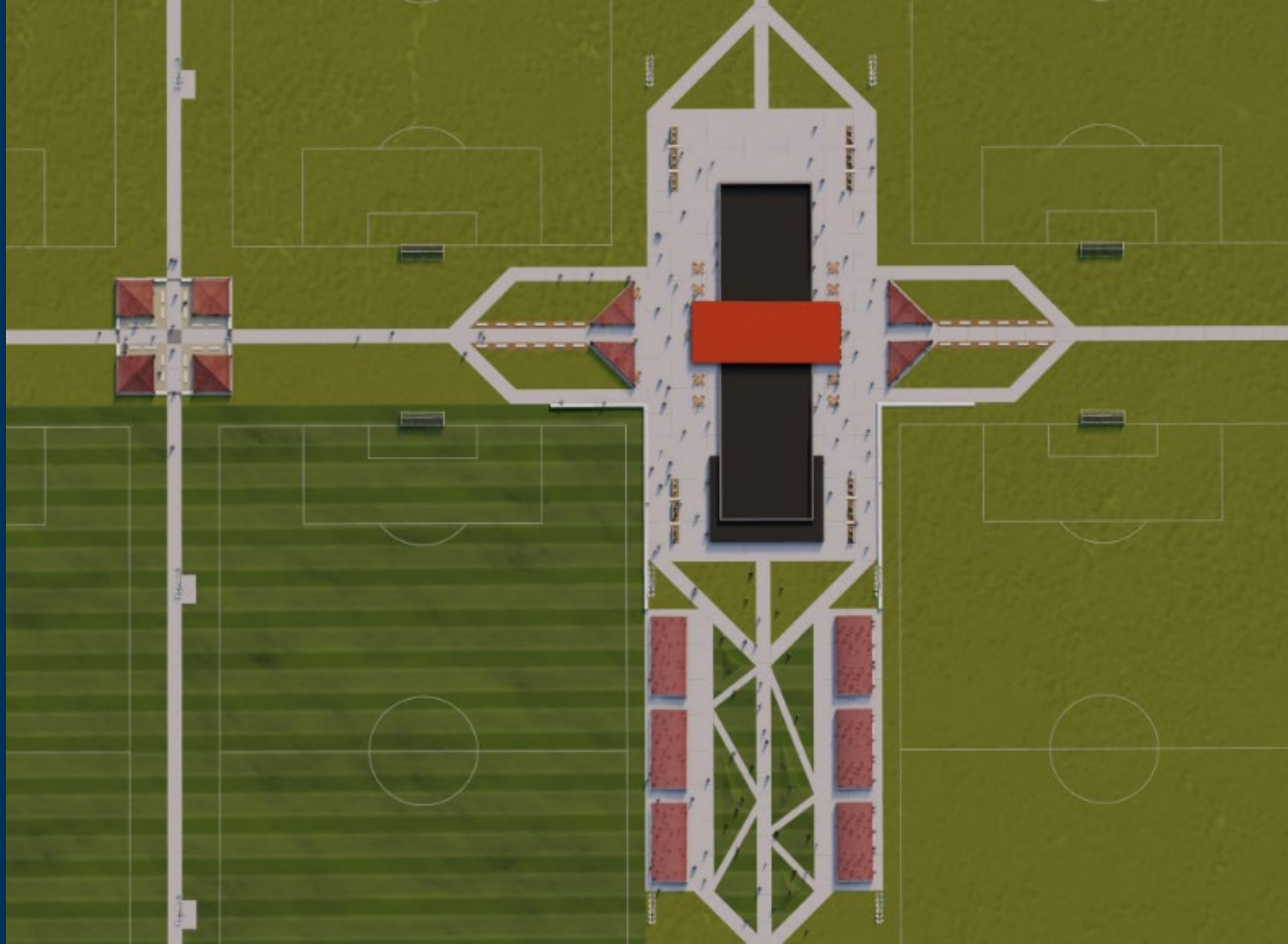


MAPS4



FIELDS / AMENITIES

Main Plaza Area





FIELDS / AMENITIES

Northeast Perspective View

MAPS4



FIELDS / AMENITIES

Entry Signage





FIELDS / AMENITIES

Plaza Area
Championship Field

MAPS4



FIELDS / AMENITIES

Championship Clubhouse





FIELDS / AMENITIES

Championship Fields
Viewing Area



BUILDING ARCHITECTURE

Championship
Clubhouse



BUILDING ARCHITECTURE

Satellite Concession /
Restroom Building

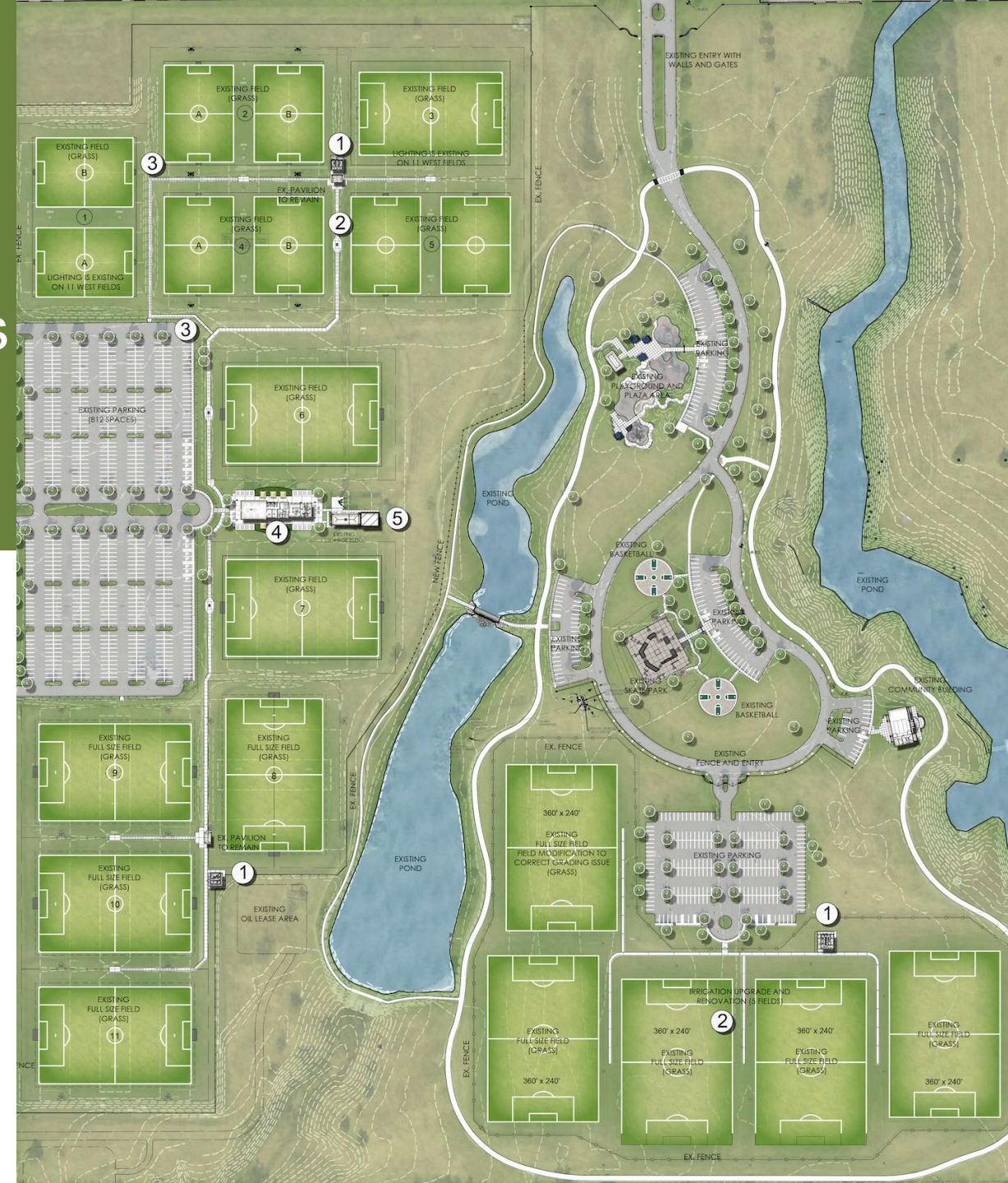
MAPS4



SOUTH LAKES PARK

Improvements Index

- PROJECT LIMITS
- SITE HISTORY
- PARK MASTER PLAN
- FIELDS/AMENITIES
- BUILDING ARCHITECTURE
- CONSTRUCTION ESTIMATE



SOUTH LAKES PARK

PROJECT LIMITS

- 160-Acre Park
- Project to Include ~75 acres



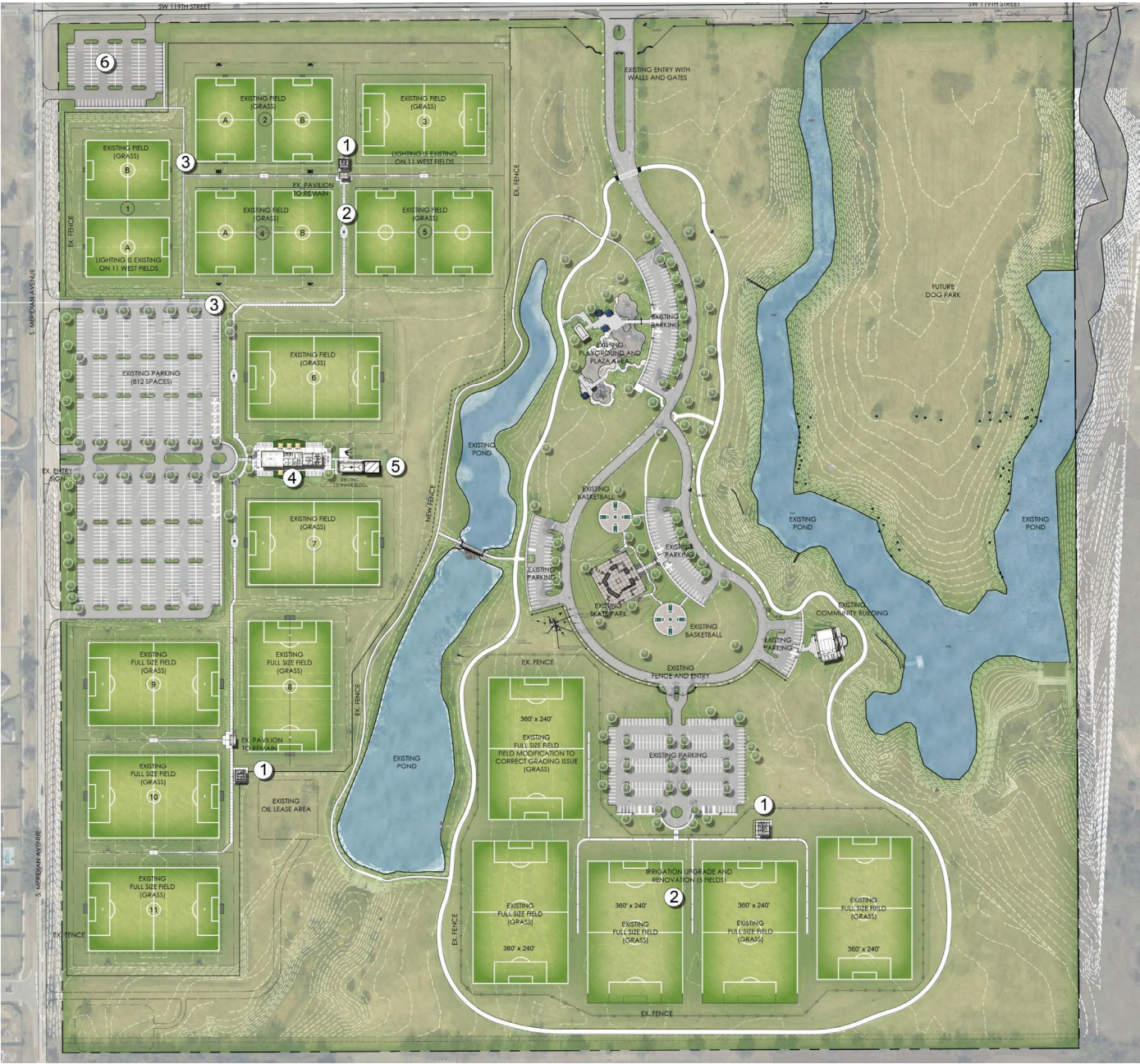
SITE HISTORY

- Opened in Early 2000s
- Amenities
 - Soccer Fields
 - Large Playground
 - Skate Park
 - Basketball Courts
 - Picnic Areas
 - Fishing Docks
 - Trail System

PARK MASTER PLAN

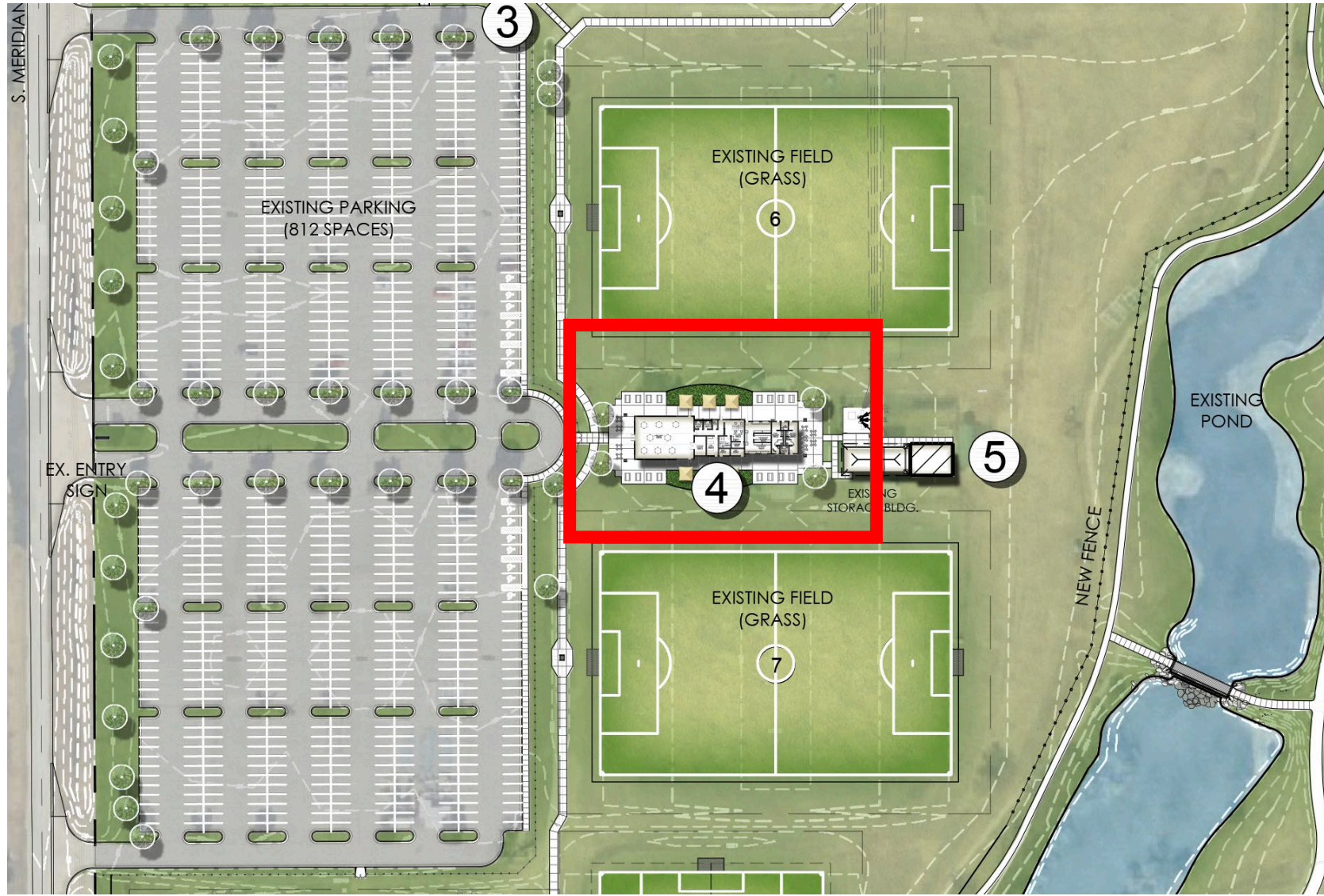
- Concession / Restroom Building
- Irrigation Upgrade and Renovation
- Walkway for Northwest Fields
- Centrally Located Clubhouse
- Addition to Maintenance Building

OVERALL MASTER PLAN – SOUTH LAKES PARK



BUILDING ARCHITECTURE

- Clubhouse



MAPS4



FIELDS / AMENITIES

Central Plaza Area



FIELDS / AMENITIES

Clubhouse



MAPS4



FIELDS / AMENITIES

East View of
Central Plaza



MAPS4



BUILDING ARCHITECTURE

Satellite Concession /
Restroom Building



DETAILED COST ESTIMATES – C.B. CAMERON PARK:

C.B. Cameron Park Improvements Construction Budget (As approved by City Council)	\$17,831,100
Preliminary Cost Estimate (Base Bid)	\$17,823,100
Within Budget	(\$8,000)
Grading and Earthwork	\$1,233,750
Parking Lots (including storm sewer and signage)	\$3,204,875
Entry Monument and Signage	\$202,500
Clubhouse	\$2,934,850
Restroom Building	\$511,580
New Grass Fields	\$1,737,500
Lighting for 10 Fields	\$2,630,000
Sidewalk	\$505,281
Landscaping	\$543,250
Irrigation	\$835,000
Parking Lot – South Central 4 Fields	\$417,700
Grading and Earthwork	\$70,875
New Restroom	<u>\$322,950</u>
Sub-Total	\$15,718,111
Insurances, Bonds, Builders Risk, Fees, Contingency	\$2,104,989
Total	\$17,823,100

DETAILED COST ESTIMATES – SOUTH LAKES PARK:

South Lakes Park Improvements Construction Budget (As approved by City Council)	\$6,541,300
Preliminary Cost Estimate (Base Bid)	\$6,268,755
Within Budget	(\$272,545)
Parking – West Fields	\$374,080
New Sidewalk to NW Field	\$120,056
Restroom Building 1	\$511,580
Clubhouse	\$2,616,100
New Maintenance Area and Addition	\$369,465
Sanitary Sewer	\$299,725
Grass Field Renovation (NW field – 1)	\$366,900
Restroom Building 2	<u>\$511,580</u>
Sub-Total	\$5,528,386
Insurances, Bonds, Builders Risk, Fees, Contingency	\$740,368
Total	\$6,268,755

DETAILED COST ESTIMATES:

C.B. Cameron Park Improvements Construction Budget (As approved by City Council)	\$17,831,100
Preliminary Cost Estimate (Base Bid)	\$17,823,100
Within Budget	(\$8,000)
Alternate #1 - LED Field Lighting for 4 south proposed fields	\$1,385,000
Alternate #2 - Shade Canopies for Spectator Benches at Championship Fields	\$945,000
Alternate #3 - Shade Canopies for Player Benches and Spectators at Satellite Seating Areas	\$320,000
Alternate #4 - LED Parking Lot and Roadway Lighting	\$300,000
Alternate #5 - LED Parking Lot Lighting	\$50,000
Alternate #6 - New Maintenance Area	\$1,007,000
South Lakes Park Improvements Construction Budget (As approved by City Council)	\$6,541,300
Preliminary Cost Estimate (Base Bid)	\$6,268,755
Within Budget	(\$272,545)
Alternate #1 – N/A	-
Alternate #2 - Shade Canopies for Player Benches and Spectators West Side)	\$695,000
Alternate #3 - Shade Canopies for Player Benches and Spectators(East Side)	\$386,000
Alternate #4 - NW Parking Lot	\$612,000
Total Budget	\$24,372,400
Total Estimate	\$24,091,855
Within Budget	(\$280,545)

SCHEDULE:



Preliminary Report

December 2024

Neighborhoods Subcommittee, Advisory Board and Council Approval

December 2024

Final Plans

May 2025

Bidding

June 2025

Construction Start

August 2025

Construction Completion

August 2026

		2024					2025												2026								
TASK		AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	
1	PRELIM. ENG. REPORT																										
2	FINAL PLANS																										
3	BIDDING																										
4	CONST. SCHEDULE																										