

**Table C-1: Cost Estimates for Priority I and Priority II Projects**

Albany Planning Area

Project Number	Project Name	Units	Quantity	Plan	Acquisition		Development		Contingency (15%)	A/E Fees (10%)	Total	Notes	SDC
					Cost/Unit	Cost	Cost/Unit	Cost					
<b>PRIORITY I PROJECTS</b>													
<b>NP-1</b>	<b>Neighborhood Park (Area #4)</b>												
	Develop park site acquired by gift	acres	5		\$0	\$0		\$231,588	\$34,738	\$ 23,159	\$289,485		
	Develop 0.5 mile of trail	feet	2640					\$25	\$66,000	\$9,900	\$82,500		
	Construct 15 car parking lot	each	15					\$625	\$9,375	\$1,406	\$11,719		
											<b>\$383,704</b>		X
<b>NP-2</b>	<b>Neighborhood Park (Area #5)</b>												
	Acquire a 5-7 acre site to serve this area	acres	6		\$80,000	\$480,000			\$0	\$ -	\$480,000		
	Develop 3 acres	acres	3					\$125,000	\$375,000	\$56,250	\$468,750	3 acres will remain undeveloped	
											<b>\$948,750</b>		X
<b>NP-3</b>	<b>Neighborhood Park (Area #13)</b>												
	Develop 6 acre site as neighborhood park	allowance	6						\$124,800	\$18,720	\$156,000	Site to be developed in partnership with Boys & Girls club	
											<b>\$156,000</b>		X
<b>NP-5</b>	<b>Neighborhood Park (Area #22)</b>												
	Develop site as neighborhood park	acres	3					\$125,000	\$375,000	\$56,250	\$468,750		
											<b>\$468,750</b>		X
<b>CP-1</b>	<b>Community Park</b>												
	Acquire 40 acre site	acres	40		\$50,000	\$2,000,000					\$2,000,000	Larger parcel can be acquired at lower cost per acre	
	Phase 1 development (soccer complex)	allowance									\$1,500,000		
											<b>\$3,500,000</b>		X
<b>T-1</b>	<b>Canal Esplanade Trail</b>												
	Trail development	feet	6,330					\$25	\$156,400	\$23,460	\$195,500	10 feet wide - asphalt	
											<b>\$195,500</b>		
<b>T-2</b>	<b>Swanson Park Pedestrian Loop</b>												
	0.2 trail development	allowance									\$25,000	City share of grant	
											<b>\$25,000</b>		
	<b>Timber Linn Park</b>												
	Develop Phase 1	allowance									\$1,000,000	Parking, access, and neighborhood park improvements	
											<b>\$1,000,000</b>		
	<b>Spring Meadows Park</b>												
	Site plan and develop neighborhood park	allowance	1.8					\$125,000	\$225,000	\$33,750	\$281,250		
											<b>\$281,250</b>		X
	<b>Dog Park</b>												
	Develop dog park	allowance									\$0	Included in Phase 1 development for Timber Linn Park	
											<b>\$0</b>		
	<b>Community Center, Phase 1</b>												
	Feasibility study				\$50,000						\$50,000		
											<b>\$50,000</b>		

Project Number	Project Name	Units	Quantity	Plan	Acquisition		Development		Contingency (15%)	A/E Fees (10%)	Total	Notes	SDC
					Cost/Unit	Cost	Cost/Unit	Cost					
	<b>Gymnasium, Phase 1</b>												
	Construct 1 gym in partnership with others	each	1				\$600,000	\$600,000	\$90,000	\$ 60,000	\$750,000	To be developed through potential partnership with YMCA or School District	
											<b>\$750,000</b>		X
	<b>Playground Replacement</b>												
	Replace aging, unsafe, or substandard playgrounds at Draper, Sunrise, Lehigh, Grand Prairie, and Pineway Parks	allowance	5					\$320,000	\$48,000	\$ 32,000	\$400,000		
											<b>\$400,000</b>		
	<b>Bowman Park</b>												
	Develop site master plan				\$25,000						\$25,000		
											<b>\$25,000</b>		
	<b>Bryant Park</b>												
	Develop site master plan		1		\$50,000						\$50,000		
											<b>\$50,000</b>		
	<b>Deerfield Park</b>												
	Develop new site master plan	each	1		\$25,000						\$25,000		
	Replace playground equipment	each	1				\$100,000	\$100,000	\$15,000	\$ 10,000	\$125,000		
	Install irrigation system	acres	5				\$25,000	\$125,000	\$18,750	\$ 12,500	\$156,250		
	Install portable restroom	each	1				\$10,000	\$10,000	\$1,500	\$ 1,000	\$12,500		
	Improve signage	allowance						\$10,000	\$1,500		\$10,000		
											<b>\$328,750</b>		
	<b>Hackleman Park</b>												
	Remove / replace old picnic shelter	each	1				\$40,000	\$40,000	\$6,000	\$ 4,000	\$50,000	Medium-sized shelter	
											<b>\$50,000</b>		
	<b>Henderson Park</b>												
	Replace playground	each	1				\$75,000	\$75,000	\$11,250	\$ 7,500	\$93,750		
											<b>\$93,750</b>		
	<b>Lexington Park</b>												
	Complete current construction										\$0	Already budgeted	
	Add picnic shelter	each	1				\$40,000	\$40,000	\$6,000	\$ 4,000	\$50,000		
	Add more picnic tables and benches	each	8				\$900	\$7,200	\$1,080	\$ 720	\$9,000		
	Install portable toilet station	each	1				\$10,000	\$10,000	\$1,500	\$ 1,000	\$12,500		
											<b>\$71,500</b>		
	<b>Riverview Heights Park</b>												
	Replace playground	each	1				\$100,000	\$100,000	\$15,000	\$ 10,000	\$125,000		
	Replace deteriorating sections of pathway	feet	500				\$25	\$12,500	\$1,875	\$ 1,250	\$15,625	8 feet wide - asphalt	
	Add wheelchair accessible picnic tables	each	2				\$1,000	\$2,000	\$300		\$2,000		
											<b>\$142,625</b>		
	<b>Swanson Park</b>												
	Replace playground	each	1				\$100,000	\$100,000	\$15,000	\$ 10,000	\$125,000		
	Replace walkways	feet	1,000				\$25	\$25,000	\$3,750	\$ 2,500	\$31,250		
	Add shelter building	each	1				\$40,000	\$40,000	\$6,000	\$ 4,000	\$50,000		
											<b>\$206,250</b>		
	<b>Takena Park</b>												
	Complete new portable toilet station	each	1				\$10,000	\$10,000	\$1,500	\$ 1,000	\$12,500		
	Remove wading pool	each	1								\$0	Project to be completed by City staff	
	Add shelter building	each	1				\$40,000	\$40,000	\$6,000	\$ 4,000	\$50,000		
											<b>\$62,500</b>		

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					Cost/Unit	Cost	Cost/Unit	Cost					
	<b>Teloh Calapooia Park</b>												
	Replace playground	each	1				\$100,000	\$100,000	\$15,000	\$ 10,000	\$125,000		
	Provide parking	spaces	30				\$650	\$19,500	\$2,925	\$ 1,950	\$24,375		
											<b>\$149,375</b>		
	<b>Replacement Fund</b>												
	Create a fund for needed repairs and/or facility upgrades	allowance									\$150,000		
											<b>\$150,000</b>		
	<b>Total Projects Priority I</b>										<b>\$9,488,704</b>		

<b>PRIORITY II PROJECTS</b>													
<b>NP-4</b>	<b>Neighborhood Park (Area #16)</b>												
	Acquire 3 acre site to serve this area	acres	3		\$80,000	\$240,000					\$240,000	In lieu of developing Hazelwood Park	
	Develop 3 acres	acres	3				\$125,000	\$375,000	\$56,250	\$ 37,500	\$468,750		
											<b>\$708,750</b>		
<b>CP-1</b>	<b>Community Park</b>												
	Develop Phase 2	acres	10				\$150,000	\$1,500,000	\$225,000	\$ 150,000	\$1,875,000	Phase 2 completes 40% of site. Of this amount, only \$500,000 is eligible for SDCs	X
											<b>\$500,000</b>		
<b>T-5</b>	<b>Burkart Creek Trail</b>												
	Acquire 1.25 mile corridor	acres	15		2500	\$37,500					\$37,500	Assumes 100' corridor	
	Develop 1.25 mile trail	feet	6600				\$18	\$118,800	\$17,820	\$ 11,880	\$148,500	6' paved trail	
											<b>\$186,000</b>		
<b>T-6</b>	<b>Oak Creek Greenway</b>												
	Acquire 3.0 mile corridor	acres	36		2500	\$90,000					90,000	Assumes 100' corridor	
	Develop 1.25 mile trail	feet	15850				\$18	\$285,300	\$42,795	\$ 28,530	\$356,625	6' paved trail	
											<b>\$446,625</b>		
	<b>Timber Linn Park</b>												
	Develop Phase II	allowance									\$5,834,600	Of this amount, only \$3,325,722 is eligible for SDCs (4 of 7 new fields)	X
											<b>\$3,325,722</b>		
	<b>Softball/Youth Baseball Fields</b>												
	Develop 3 fields	each	3				\$330,000	\$990,000	\$148,500	\$ 99,000	\$1,237,500	Excludes support facilities	
	Parking	each	50				\$625	\$31,250	\$4,688	\$ 3,125	\$39,063	Assumes other parking available	
											<b>\$1,276,563</b>		
	<b>Soccer/Football Fields</b>												
	Develop 3 fields	each	3				\$75,000	\$225,000	\$33,750	\$ 22,500	\$281,250	Excludes support facilities	
	Parking	each	50				\$625	\$31,250	\$4,688	\$ 3,125	\$39,063	Assumes other parking available	
											<b>\$320,313</b>		
	<b>Outdoor Basketball Courts</b>												
	Develop 3 courts	each	3				\$50,000	\$150,000	\$22,500	\$ 15,000	\$187,500		
											<b>\$187,500</b>		
	<b>Gymnasium</b>												
	Construct 2 gyms in partnership with others	each	2				\$600,000	\$1,200,000	\$180,000	\$ 120,000	\$1,500,000	To be developed through potential partnership with YMCA or School District	
											<b>\$1,500,000</b>		

Project Number	Project Name	Units	Quantity	Plan	Acquisition		Development		Contingency (15%)	A/E Fees (10%)	Total	Notes	SDC
					Cost/Unit	Cost	Cost/Unit	Cost					
	<b>Skatepark</b>												
	Develop Skatepark	allowance						\$250,000	\$37,500	\$ 25,000	\$312,500		
											<b>\$312,500</b>		
	<b>Bowman Park</b>												
	Redesign trails and pedestrian access	allowance						\$50,000			\$50,000		
	Add site lighting	poles	5					\$3,000	\$15,000	\$2,250	\$ 1,500	\$18,750	
											<b>\$68,750</b>		
	<b>Burkhart Park</b>												
	Renovate tennis court	allowance									\$30,000		
	Add shelter	each						\$40,000	\$40,000	\$6,000	40,000	\$50,000	
											<b>\$80,000</b>		
	<b>Grand Prairie Park</b>												
	Renovate restroom for ADA compliance	allowance									\$40,000		
	Add parking	spaces	25					\$650	\$16,250	\$2,438	\$ 1,625	\$20,313	
	Extend irrigation system	acres	2					\$25,000	\$50,000	\$7,500	\$ 5,000	\$62,500	
											<b>\$122,813</b>		
	<b>Henderson Park</b>												
	Add site lighting to back side	poles	5					\$3,000	\$15,000	\$2,250	\$ 1,500	\$18,750	
	Replace single tennis court	allowance									\$35,000		
											<b>\$53,750</b>		
	<b>Lehigh Park</b>												
	Replace picnic tables	each	7					\$900	\$6,300	\$945	\$ 630	\$7,875	
	Add lighting	poles	5					\$3,000	\$15,000	\$2,250	\$ 1,500	\$18,750	
											<b>\$26,625</b>		
	<b>Pineway Park</b>												
	Replace furniture and signage	allowance									\$8,000		
											<b>\$8,000</b>		
	<b>Simpson Park</b>												
	Develop site master plan	allowance			\$35,000						\$35,000		
											<b>\$35,000</b>		
	<b>Sunrise Park</b>												
	Widen pathways	allowance									\$15,000		
	Add parking	spaces	25					\$650	\$16,250	\$2,438	\$ 1,625	\$20,313	
											<b>\$35,313</b>		
	<b>Takena Landing</b>												
	Add security lighting	allowance									\$5,000		
											<b>\$5,000</b>		
	<b>Total Projects Priority II</b>										<b>\$13,083,100</b>		
	<b>Total Projects Priorities I and II</b>										<b>\$22,571,804</b>		