

# PLEX COMMUNITY PARK Master Plan Study

 Stantec March 12, 2015

# **PLEX COMMUNITY PARK MASTER PLAN STUDY**

Prepared by

## **Stantec Consulting Services Inc.**

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Prepared for

## **Plymouth-Exchange Neighborhood Association**

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March 12, 2015

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## EXECUTIVE SUMMARY

The Plymouth Avenue Exchange Neighborhood (PLEX) is centered on the parallel roadways of South Plymouth Avenue and Exchange Street. The neighborhood has recently been given the title "African American Historical District" by the Rochester Landmark Society. The area is largely residential, where University of Rochester students and employees mingle with working class families. The neighborhood is comprised of a significant senior population as well as families with children.

Recognizing the need for a neighborhood recreational area that will serve seniors, adults and children, the PLEX Neighborhood Association has identified a site within the Brownfield Opportunity Area that may be suitable for a park. A grant from the Community Design Center of Rochester was obtained for the funding of a Park Master Plan Study. Stantec Consulting Services Inc. was contracted to prepare the study.

The goal of the PLEX Park Master Plan Study was to review the proposed park locations, identify and evaluate the existing conditions that would impact development, prepare a master plan that addresses the desired program elements and establish a project budget. This information will be used by PLEX to seek park funding.

The site being considered is a vacant lot that connects Plymouth Avenue to Exchange Street. This 2.5+/- acre lot is currently owned by the City of Rochester. The proposed urban park will provide recreational activities that are best suited for meeting the neighborhood needs while respecting the natural environment. For the more active users, skateboard areas, play equipment, a water spray park, fitness equipment and raised bed gardens are proposed. The park will also meet the needs of less active visitors by providing seating areas and pedestrian paths. The multi-use park will cater to multi-generational users and will be handicap accessible.



## EXISTING CONDITIONS

The site being investigated for the proposed park development is a 2.5+/- acre lot that is currently bordered on the north by Plymouth Avenue and to the south by Exchange Street. There are a few existing park amenities including a paved path and outdated play equipment.

A site walk, records search and discussions with community stakeholders identified a number of opportunities and constraints associated with constructing an intensified park plan. An Opportunities and Constraint Map was developed depicting the identified elements. See Figure 1.

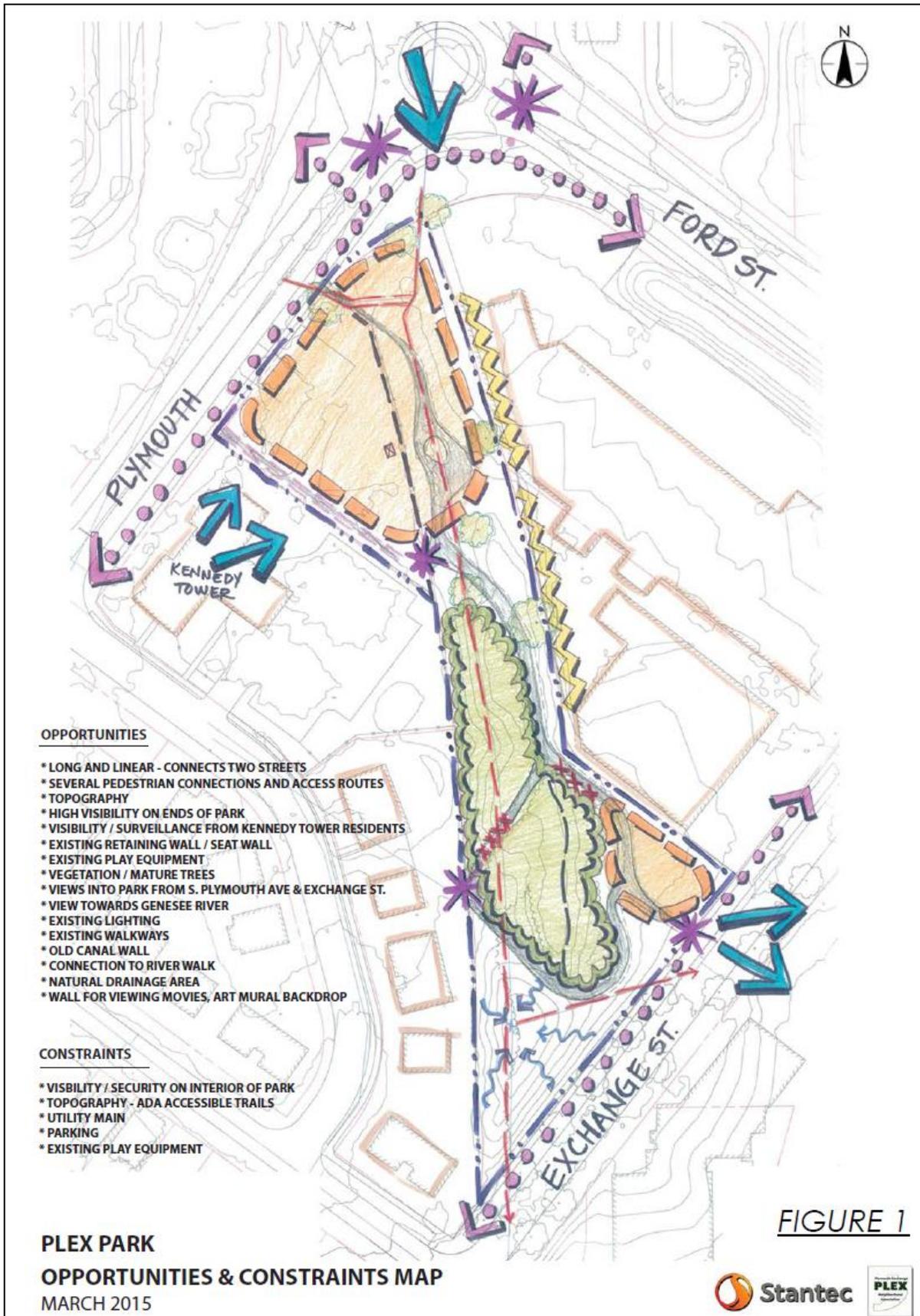
### Opportunities

- The park connects two streets and several residential, business and industrial areas.
- There are several existing pedestrian connections and access routes to the park.
- Existing topography offers grade changes that can enhance proposed design elements (i.e. skate park).
- There is high visibility of the park from Plymouth Avenue South/Ford Street and Exchange Street, as well as high visibility and surveillance from residents within the Kennedy Tower.
- An existing retaining wall begins on the north end of the site and runs south. This wall can be repurposed as a seat wall.
- Existing vegetation and mature trees offer shade and a different user experience from that of the more open, sunny end of the site.
- Views toward the Genesee River and Ford Street Bridge.
- The existing asphalt walkway through the park is in fairly good condition.
- A historic Erie Canal wall exists within the mature tree section of the park.
- Close proximity to the Genesee River Walk Trail offers potential for connection to another recreational amenity.
- A natural drainage area exists on the southern end of the site.
- Existing combined storm and sanitary sewer line runs through the site offering the ability to connect future drainage systems.



### Constraints

- Lack of visibility and security within the interior mature tree section of the park.
- Existing topography can create some design challenges with regards to accessible routes per American with Disabilities Act (ADA) standards.
- Location of existing combined storm and sanitary sewer line may impact the location of proposed park amenities.
- Lack of onsite parking.
- Existing play equipment is not Building Code nor ADA compliant.



## DESIGN OVERVIEW

Based upon several meetings with neighborhood stakeholders the following goals and objectives for park development were identified:

- Amenities for multi-generational users are to be provided.
- The park is to serve as an entryway to the community.
- Provide a means for healthy seniors to mentor youths.
- Amenities are to be provided that help prolong life by offering exercise facilities to the community members.
- The establishment of a park is in keeping with the Brownfield Opportunity Plan for a recreational green entryway space to the PLEX neighborhood.
- Selected amenities are to require minimal maintenance.
- Provide a safe environment for all users.

### Program Elements

To achieve the goals and objectives, a desired program for park development was established. The identified program elements are as follows:

**Raised Gardens** – Accessible gardens are a high priority for the neighborhood residents as the elderly like to garden. A garden provides an opportunity for the seniors in the community to be outside, interact with one another and exercise. The raised gardens will also lend an opportunity for the seniors to mentor the youth in the gardening process.

**Playgrounds** – The neighborhood has a strong desire for the inclusion of play equipment as the PLEX neighborhood supports 300+ children living in the Lower Plymouth Avenue area, including Kennedy Tower and Carlson Commons developments. The residents have a strong desire to offer a safe environment to encourage play and physical activity amongst the children in the community.



**Fitness area** – An elderly fitness area along with a fitness area for all ages is desired. The fitness areas are to be sited in clusters and not spread throughout the site. These areas could potentially be named after key neighborhood residents and identifying signage installed.

**Gathering / Multi-Use space** – A large open space where a variety of events could happen, for example outdoor movie nights, neighborhood meetings, farmers market, etc. is needed. PLEX Neighborhood Association would maintain the outdoor movie equipment.

**Skateboard Area** – There is a desire to introduce the neighborhood kids to a different kind of sport. The skateboard area would not be a formal park but rather a beginner's area for kids to learn.

*Water Spray Park* – The kids of the community have a strong “want” for a traditional water spray park. Maintenance is a concern for the PLEX members.

*Game Surfacing* – Educational park games should be provided so kids can have a learning experience while playing.

*Ice Skating* –The provision of a winter activity area is desirable.

Other noteworthy items:

Benches, game tables and small seating tables are needed. Benches should be selected that discourage sleeping on the benches.

Signage is requested to highlight the community park. A clock was also mentioned as a possible design element. The clock would serve an educational purpose as well as a potential theme/identity to highlight the park's entrance or gathering space.

Lighting should be provided that makes the park feel safe and secure to users but would not encourage around the clock usage.

## CONCEPTUAL MASSING PLANS

Once the desired development program was formulated and the opportunities and constraints of the proposed site were identified, the next step in the planning process was to develop Conceptual Massing Plans. The purpose of these concept plans is to determine the appropriate adjacencies and locations of the program elements in relationship to the actual site.

Stantec developed three (3) Conceptual Massing Plans and presented each at a neighborhood stakeholder meeting. See Figures 2, 3 and 4. The following is a synopsis of the primary features of each diagram and the feedback provided by the Stakeholders.

**Concept A:** In this concept, the majority of active areas are proposed to be clustered on the Plymouth Avenue end of the park. A multi-use space is to be located near Plymouth Avenue for high visibility for residents and those passing through the neighborhood. This concept places the program element of raised gardens adjacent to Kennedy Towers so all neighborhood residents, young and elderly, can partake in a variety of gardening activities.

There is a traditional water spray park with upright spray equipment proposed near the multi-use gathering space and raised gardens. The water spray park will be placed near Plymouth Avenue for visibility but located back from the road for the safety of children at play. Between the multi-use area and water spray park is a proposed game table/seating area. This is an open area with seating and game tables for those tending to the raised gardens, parents watching their children in the spray park, and the elderly residents who would simply like to enjoy the space while playing chess/checkers and watching the activity around them. It can also serve as an overflow area for the multi-use/gathering area.



Concept A also places a hard surface (most likely painted asphalt) game area to the north of the existing wall that formed the northern boundary of the former fire house site. The existing fence will be removed from the top of the wall, and the wall will be enhanced to serve as a seat wall where park users could potentially sit to view outdoor movies projected on the adjacent building to the north. The game surfacing area will be an area where children engage in games such as four-square, hop scotch, a cycle track, etc. The use of other games that may be educational in nature is encouraged.

The adjacent wall with painted mural is proposed to be repainted with a new mural, possibly from a local resident. The grass area in front of the wall is to remain open and used for passive recreational activities.

The proposed pre-teen and tot lot playgrounds are to be located between the existing trees. The larger shade trees would offer shade on hot days for parents, grandparents and children at play. This location requires that the pre-teen play lot be located over the existing sewer main running through the site. This is not an ideal scenario. To relocate the sewer main, if needed, would require significant funding.

Proposed skateboard areas are to be offset from the main path. These areas may be concrete pavement areas with benches, railings, curbing, etc. all of which are elements that can be used by skateboarders or pedestrians alike. A new BMX trail is also proposed in the existing more densely vegetated area of the park.

Towards the Exchange Street end of the park, the mature trees are to remain which will provide a different park experience from that of the more active area proposed for the Plymouth Avenue portion of the park. (For safety reasons, existing understory plantings are to be removed from the mature tree stands to open views and minimize hiding areas. This will be the case in all proposed concept plans.) The remains of the historic canal wall running through the mature trees will be enhanced with signage. This signage will tell the history of the area and the significance of the wall. Clusters of fitness equipment areas along the trail are proposed. The path through the park will be marked with distance marker posts indicating the length of the path for those wanting to run/walk and use the path as a fitness circuit. The existing large depression at the Exchange Street end of the park is indicated to be used as a sledding hill. Moreover, the connection to the Genesee River trail will be enhanced.

**Concept B:** In this concept, the majority of active areas are clustered on the Plymouth Avenue end of the park. The proposed water spray area as shown in Concept A is replaced by a pre-teen and a tot lot play equipment area. Decorative fencing along Plymouth Avenue is proposed to provide safety for the children playing in these areas and to create an edge treatment that will serve to identify the park limits. Raised gardens are once again proposed near the Kennedy Towers. A larger seating area with game tables and game surfacing is proposed to connect all three program elements.

This concept depicts a multi-use/gathering space along the major pedestrian path. This space is to have a focal point for those coming from either end of the park. This focal point could be a neighborhood kiosk sign advising residents of activities or something more formal such as a clock. (Our experience has shown that kids at a park like to have a clock so they know when it is time for them to leave.)

Again, the adjacent wall is proposed to be repainted with a new mural, and the grass area in front of the wall is to remain as an open, multi-purpose lawn area.

This concept, like Concept A, also depicts a BMX trail running through the vegetated area and fitness equipment areas in clusters along the pedestrian path.



The major difference between Concept B and Concept A is that a more traditional style skate park is proposed for the Exchange Street end of the park in Concept B. The existing natural depression is to be used as a skate "bowl".

**Concept C:** In this concept the water spray park is proposed along Plymouth Avenue. Again, decorative fencing is proposed at both ends of the park to protect the safety of those at play and to create a park identity. The garden area is extended into two areas, a

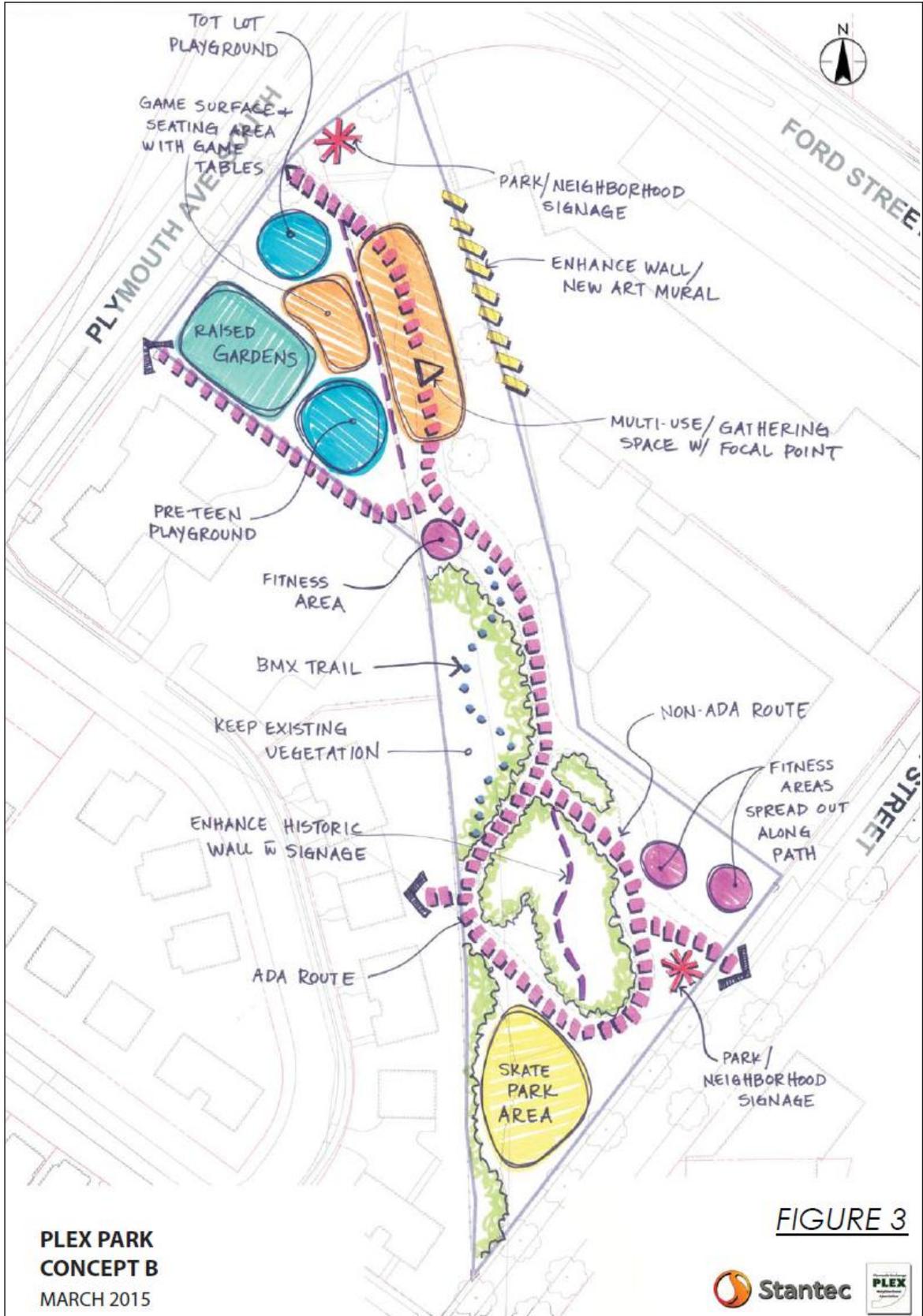
raised garden area and another area for a more traditional garden with vegetables or perennials. There will be a seating area between the gardens and spray park for residents to sit, watch and interact. The existing wall will provide a grade change. This concept is similar to Concept B in that the multi-use/gathering space is placed along the major pedestrian path. This space will also have a focal point that can be viewed from either end of the park.

Moving towards the Exchange Street end of the park, there will be a hardscape skate area offset from the path. This concept also proposes the BMX bike trail through the woods. Concept C depicts both play areas at the Exchange Street end of the park. Having the play areas in close proximity to each other will offer easy access for parents watching multiple aged children. A sledding hill is indicated within the natural depression area. The fitness equipment clusters are to be located in several areas along the path.



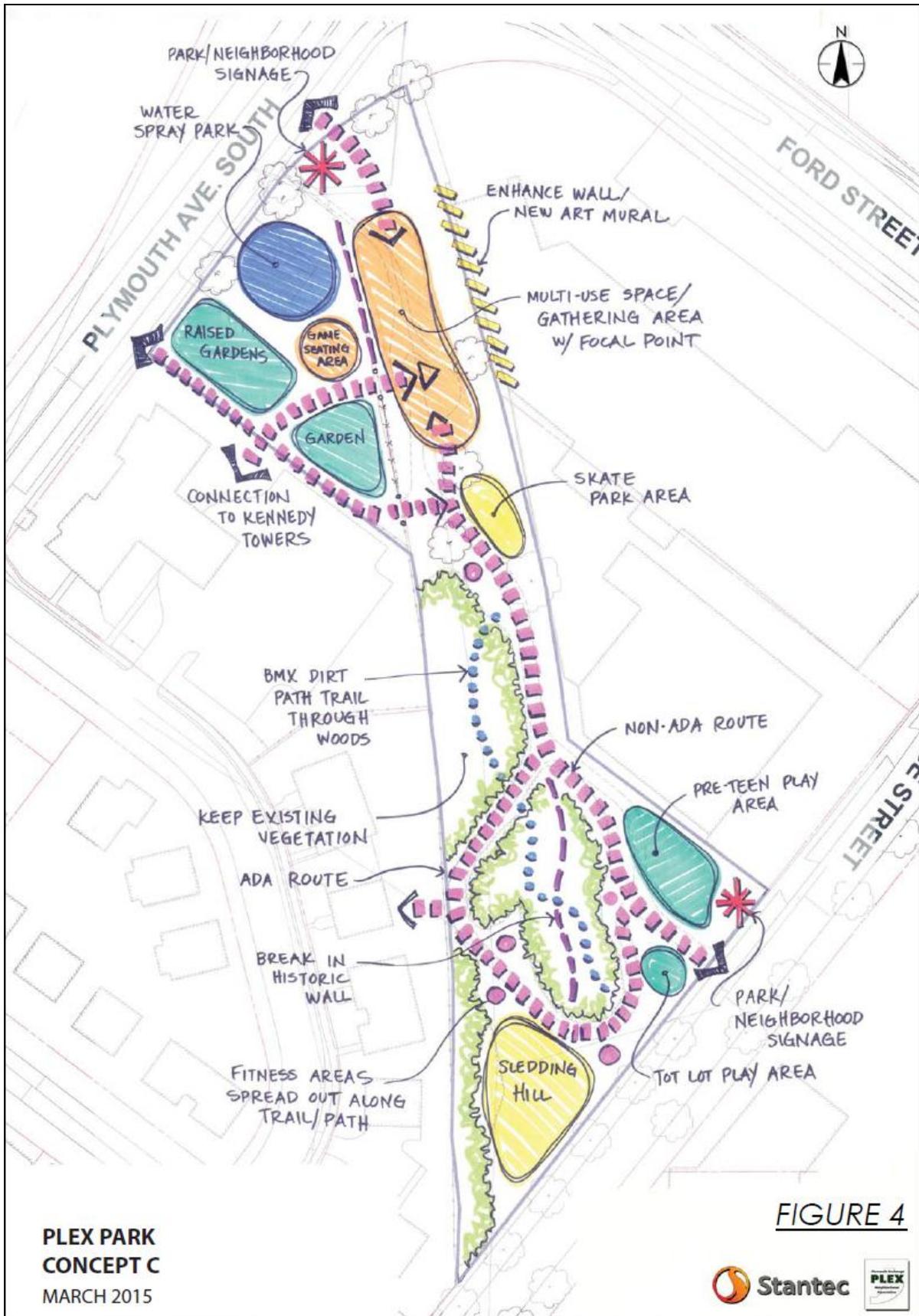
**PLEX PARK  
 CONCEPT A**  
 MARCH 2015

**FIGURE 2**



**PLEX PARK  
CONCEPT B**  
MARCH 2015

**FIGURE 3**



**PLEX PARK  
CONCEPT C**  
MARCH 2015

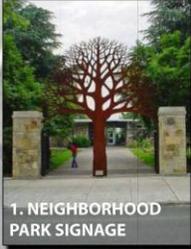
**FIGURE 4**

## FINAL MASTER PLAN

After discussing the pros and cons of each Conceptual Massing Plan, it was determined that Concept Plan C with modifications is the preferred plan. A final concept plan was developed that reflects the following program elements and relationships. The following is a summary of all design aspects of the Final Master Plan.

- Raised gardens are located adjacent to the Kennedy Towers.
- A game surface area is located at the Plymouth Avenue end of the park. The game area is to be asphalt with painted games on the surface (tennis court paint is proposed). The area is to be designed so that it can be flooded in the winter for ice skating or used in the summer as a "pop up" spray park.
- The play equipment areas are to be located at the Exchange Street end of the park.
- The existing drainage area "bowl" will be re-graded to serve as a sledding hill.
- Small skateboarding areas are to be located in pull off areas along the trail. The proposed skating features are seat walls, benches or other site features that will play dual roles.
- The multi-use area is a large paved and lawn area located near the wall of the adjacent building to the north. This wall will be used as a movie screen.
- A stone dust path through the rolling, vegetated area is proposed. This path could be used by BMX riders or park users seeking a different walking experience.
- Understory plantings are to be cleared and the existing trees are to be pruned to open views and improve safety.
- Appropriate lighting (i.e. bollard, pedestrian scale pole mounted light fixtures and specialty uplighting) will improve safety within the park while adhering to "dark sky" objectives.
- A water spray park is incorporated into the plan for fund raising purposes. Future discussions with the City to determine if the City will construct a spray park are recommended. Until funds can be raised, a "pop up" spray area on the game surface may be used. If a water spray park is not feasible, a decorative shade structure is appropriate for the designated space.
- A 3' – 4' decorative fence is to border both ends of the park for safety purposes as well as to delineate the park entrance. The park will not be secured at night.
- Fitness equipment stations are located in several locations along the path at the Exchange Street end of the park. Benches are located near the fitness equipment for seniors.
- PLEX Park signs are proposed at both ends of the park.





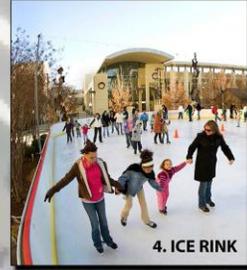
1. NEIGHBORHOOD PARK SIGNAGE



2. NEIGHBORHOOD & PARK INFORMATION KIOSK



3. GAME SURFACING AREA



4. ICE RINK



5. SEATING AREA



6. WATER SPRAY PARK



LIGHTED BOLLARD



15. PRE-TEEN PLAY AREA



7. GAME TABLES



8. RAISED GARDENS



9. SHADE STRUCTURE FOR BENCH SEATING



10. CONCRETE WAVE WALK



11. FITNESS AREA



SHADE STRUCTURE



13. BENCH SEATING



14. TOT LOT PLAY AREA



12. TREE UPLIGHTING

PLEX PARK  
SITE AMENITIES  
MARCH 2015

FIGURE 6



## **OPINION OF COST**

An opinion of cost for the Final Master Plan was prepared. The cost information provided includes soft costs (i.e. design, survey and construction administration). See Appendix A for cost detailing. The opinion of cost was developed based upon a proposed phasing approach in the event funding for the entire project is not available. The cost figures provided are a rough order of magnitude cost. Further analysis will be needed as the design process advances.

Phase 1: \$506,000 +/-

Phase 2: \$665,000 +/-

Phase 3: \$480,000 +/-

Total: \$1,651,000+/-

Please refer to Figures 7, 8 and 9 for plans depicting the park features within each phase.



**PLEX PARK PHASING PLAN**  
**PHASE 1**  
MARCH 2015

**FIGURE 7**





**PLEX PARK PHASING PLAN**  
**PHASE 2**  
 MARCH 2015

**FIGURE 8**





**PLEX PARK PHASING PLAN**  
**PHASE 3**  
 MARCH 2015

**FIGURE 9**



**Appendix A**  
**Opinion of Cost**

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 1 - Scope of Work</b>					
	DEMOLITION (PAVEMENTS)	1.00	LS	\$5,000.00	\$5,000.00
	EROSION CONTROL (INLET PROTECTION/SILT FENCE)	1.00	LS	\$5,000.00	\$5,000.00
	CLEARING AND GRUBBING	1.00	LS	\$3,000.00	\$3,000.00
	TREE PROTECTION	1.00	LS	\$3,000.00	\$3,000.00
	EARTHWORK	350.00	CF	\$25.00	\$8,750.00
	FINE GRADE AND SEED	1.00	LS	\$5,000.00	\$5,000.00
	TREE PRUNING	1.00	LS	\$8,000.00	\$8,000.00
	CONCRETE PAVING	8,000.00	SF	\$7.00	\$56,000.00
	DECORATIVE CONCRETE	3,000.00	SF	\$9.00	\$27,000.00
	ASPHALT PAVING	2,500.00	SF	\$6.00	\$15,000.00
	STONE DUST PATH	135.00	SY	\$9.00	\$1,215.00
	DECORATIVE FENCING WITH LIT COLUMNS	350.00	LF	\$100.00	\$35,000.00
	CONCRETE WAVE WALK AREA	1.00	LS	\$30,000.00	\$30,000.00
	KIOSK	1.00	LS	\$8,000.00	\$8,000.00
	PARK ENTRANCE SIGNAGE	1.00	LS	\$20,000.00	\$20,000.00
	PATH DISTANCE SIGNAGE	1.00	LS	\$2,000.00	\$2,000.00
	LIGHTING (INCLUDED BOLLARDS, POLE LIGHTING AND UPLIGHTING ON TREES)	1.00	LS	\$85,000.00	\$85,000.00
	LANDSCAPING - SHADE TREES	1.00	LS	\$5,000.00	\$5,000.00
	BENCHES	2.00	EA	\$2,000.00	\$4,000.00

**Phase 1 - Scope of Work**

**\$325,965.00**

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 1 - Scope of Work Continued</b>					
	CONTRACTOR MOBILIZATION 4% *				\$13,038.60
	CONTRACTOR STAKE AND SURVEY 3% *				\$9,778.95
				<b>SUBTOTAL</b>	<b>\$348,782.55</b>
	CONSTRUCTION CONTINGENCY 20% *				\$69,756.51
				<b>CONSTRUCTION COST TOTAL</b>	<b>\$418,539.06</b>
	CONSTRUCTION ADMINISTRATION 15%				\$52,317.38
	DESIGN / SURVEY FEE 10%				\$34,878.26
				<b>DESIGN/RPR COST TOTAL</b>	<b>\$87,195.64</b>
					<b>\$505,734.70</b>
	<b><u>SUMMARY</u></b>				
				<b>PROJECT TOTAL COST</b>	<b>\$506,000.00</b>

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 2 - Scope of Work</b>					
	EROSION CONTROL (INLET PROTECTION/SILT FENCE)	1.00	LS	\$2,000.00	\$2,000.00
	TREE PROTECTION	1.00	LS	\$1,000.00	\$1,000.00
	EARTHWORK	500.00	CY	\$25.00	\$12,500.00
	FINE GRADE AND SEED	1.00	LS	\$2,000.00	\$2,000.00
	CONCRETE PAVING	5,200.00	SF	\$7.00	\$36,400.00
	COLORED CONCRETE	1,000.00	SF	\$9.00	\$9,000.00
	ASPHALT PAVING	6,500.00	SF	\$6.00	\$39,000.00
	SPECIALTY PAVEMENT PAINTING FOR GAME SURFACE	1.00	LS	\$15,000.00	\$15,000.00
	DECORATIVE RAILING	150.00	LF	\$35.00	\$5,250.00
	SEAT WALL	150.00	LF	\$50.00	\$7,500.00
	EXISTING SEAT WALL REPAIR AND PAINT	1.00	LS	\$5,000.00	\$5,000.00
	WATERSPRAY PARK (INCLUDES BACKFLOW PREVENTER, POWER, EQUIPMENT WATER SERVICE AND METER)	1.00	LS	\$150,000.00	\$150,000.00
	STORM SEWER	1.00	LS	\$10,000.00	\$10,000.00
	SHADE STRUCTURE FOR BENCHES	1.00	LS	\$10,000.00	\$10,000.00
	ATHLETIC EQUIPMENT	1.00	LS	\$27,000.00	\$27,000.00
	WOOD FIBER SURFACING IN FITNESS AREAS	6,500.00	SF	\$2.00	\$13,000.00
	RAISED GARDEN PLANTERS	1.00	LS	\$20,000.00	\$20,000.00
	FIELD STONE PAVING WITH PEA GRAVEL IN GARDEN AREA	1,500.00	SF	\$5.00	\$7,500.00
	SITE FURNITURE (INCLUDES BENCHES, GAME TABLES, TABLES IN SEATING AREA)	1.00	LS	\$50,000.00	\$50,000.00

**Phase 2 - Scope of Work**

**\$422,150.00**

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 2 - Scope of Work Continued</b>					
	CONTRACTOR MOBILIZATION 4% *				\$16,886.00
	CONTRACTOR STAKE AND SURVEY 3% *				\$12,664.50
				<b>SUBTOTAL</b>	<b>\$451,700.50</b>
	CONSTRUCTION CONTINGENCY 20% *				\$90,340.10
				<b>CONSTRUCTION COST TOTAL</b>	<b>\$542,040.60</b>
	CONSTRUCTION ADMINISTRATION 15%				\$67,755.08
	DESIGN / SURVEY FEE 12%				\$54,204.06
				<b>DESIGN/RPR COST TOTAL</b>	<b>\$121,959.14</b>
	<b>SUMMARY</b>				\$663,999.74
				<b>PROJECT TOTAL COST</b>	<b>\$665,000.00</b>

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 3 - Scope of Work</b>					
	DEMOLITION	1.00	LS	\$5,000.00	\$5,000.00
	EROSION CONTROL (INLET PROTECTION/SILT FENCE)	1.00	LS	\$2,000.00	\$2,000.00
	TREE PROTECTION	1.00	LS	\$5,000.00	\$5,000.00
	EARTHWORK	250.00	CY	\$25.00	\$6,250.00
	FINE GRADE AND SEED	1.00	LS	\$3,000.00	\$3,000.00
	LAWN REPAIR (FROM CONSTRUCTION EQUIPMENT)	1.00	LS	\$3,000.00	\$3,000.00
	CONCRETE PAVING	5,000.00	SF	\$7.00	\$35,000.00
	PERMEABLE PAVING	650.00	SF	\$7.00	\$4,550.00
	ASPHALT PAVING	1,000.00	SF	\$6.00	\$6,000.00
	PAVEMENT STRIPING	1.00	LS	\$500.00	\$500.00
	GRANITE CURBING	110.00	LF	\$30.00	\$3,300.00
	ATHLETIC EQUIPMENT	1.00	LS	\$40,000.00	\$40,000.00
	PRE TEEN PLAYGROUND EQUIPMENT	1.00	LS	\$85,000.00	\$85,000.00
	TOT LOT PLAYGROUND EQUIPMENT	1.00	LS	\$35,000.00	\$35,000.00
	SWING SET	1.00	LS	\$6,000.00	\$6,000.00
	TOT LOT RESILIENT SURFACE (1.5" DEPTH)	710.00	SF	\$10.00	\$7,100.00
	PRETEEN PLAY AREA RESILIENT SURFACE (3.5" DEPTH)	2,290.00	SF	\$12.00	\$27,480.00
	SWING SET AREA RESILIENT SURFACE (3.5" DEPTH)	1,110.00	SF	\$12.00	\$13,320.00
	WOOD FIBER SURFACING IN FITNESS AREAS	1,000.00	SF	\$2.00	\$2,000.00
	SITE FURNITURE (TABLES IN PLAYGROUND AREA)	3.00	EA	\$3,000.00	\$9,000.00
	LANDSCAPING - SHADE TREES	1.00	LS	\$2,000.00	\$2,000.00
	HISTORICAL SIGNAGE	1.00	LS	\$8,000.00	\$8,000.00
	STONE DUST PATH	150.00	SY	\$9.00	\$1,350.00

**Phase 3 - Scope of Work**

**\$304,850.00**

**STANTEC CONSULTING SERVICES INC.  
61 COMMERCIAL STREET, SUITE 100, ROCHESTER, NEW YORK 14614  
PRELIMINARY OPINION OF PROBABLE COST**

**Project Name:** Plex Park  
**Owner:** City of Rochester  
**Location:** Exchange St & S. Plymouth Ave

ITEM CODE	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT PRICE	EST QTY x UNIT PRICE
<b>Phase 3 - Scope of Work Continued</b>					
	CONTRACTOR MOBILIZATION 4% *				\$12,194.00
	CONTRACTOR STAKE AND SURVEY 3% *				\$9,145.50
				<b>SUBTOTAL</b>	<b>\$326,189.50</b>
	CONSTRUCTION CONTINGENCY 20% *				\$65,237.90
				<b>CONSTRUCTION COST TOTAL</b>	<b>\$391,427.40</b>
	CONSTRUCTION ADMINISTRATION 15%				\$48,928.43
	DESIGN / SURVEY FEE 12%				\$39,142.74
				<b>DESIGN/RPR COST TOTAL</b>	<b>\$88,071.17</b>
	<b><u>SUMMARY</u></b>				<b>\$479,498.57</b>
				<b>PROJECT TOTAL COST</b>	<b>\$480,000.00</b>