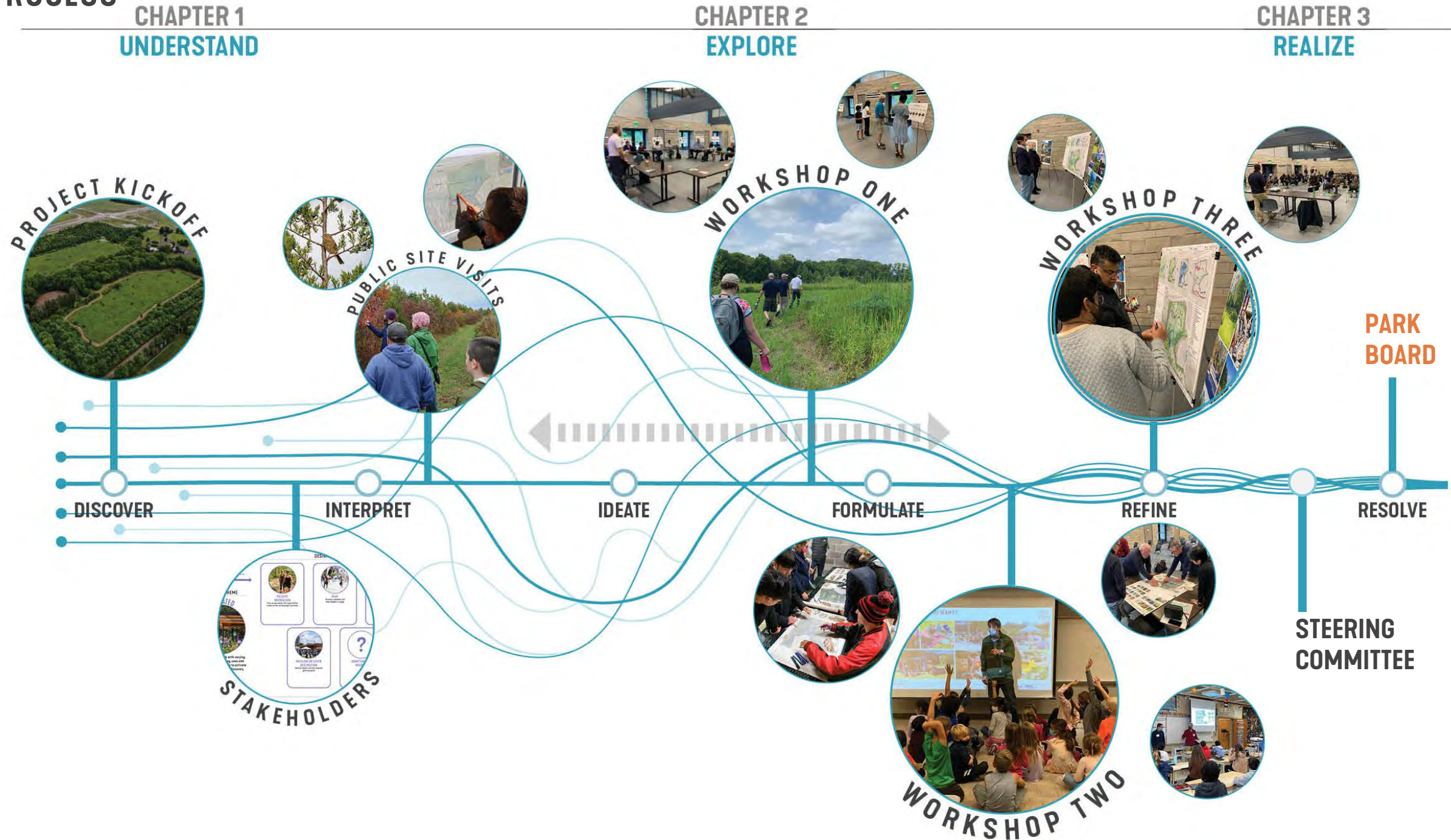


BEAR CREEK PARK MASTER PLAN

MAY, 2022

AN INTENTIONAL JOURNEY

A PROVEN PROCESS



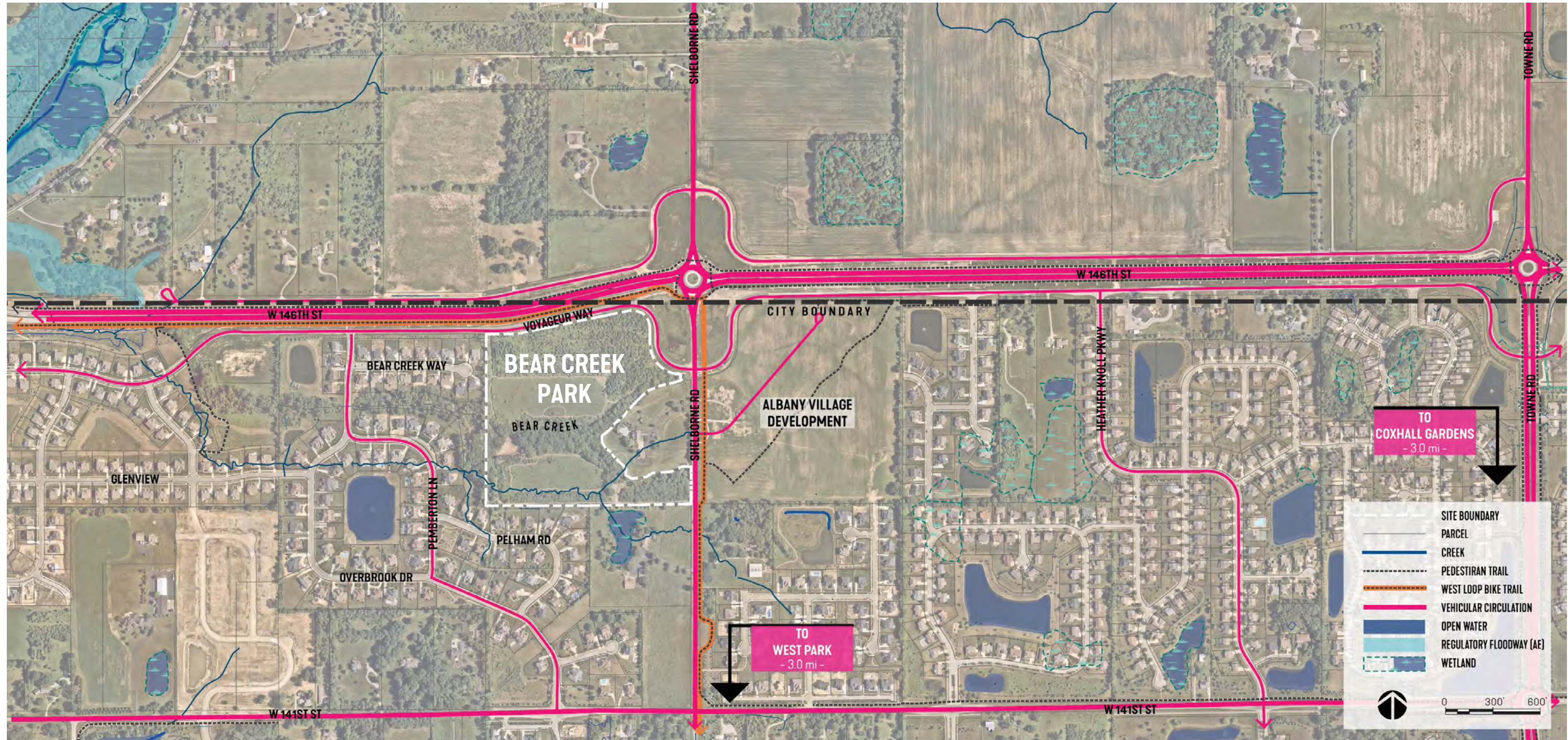
MEETING AGENDA & PURPOSE

1. REVIEW THE PARK HISTORY
2. DISCUSS WHAT WE LEARNED FROM PUBLIC ENGAGEMENT
3. SHARE PREFERRED ALTERNATIVE MASTER PLAN
4. BEAR CREEK PARK PRO FORMA

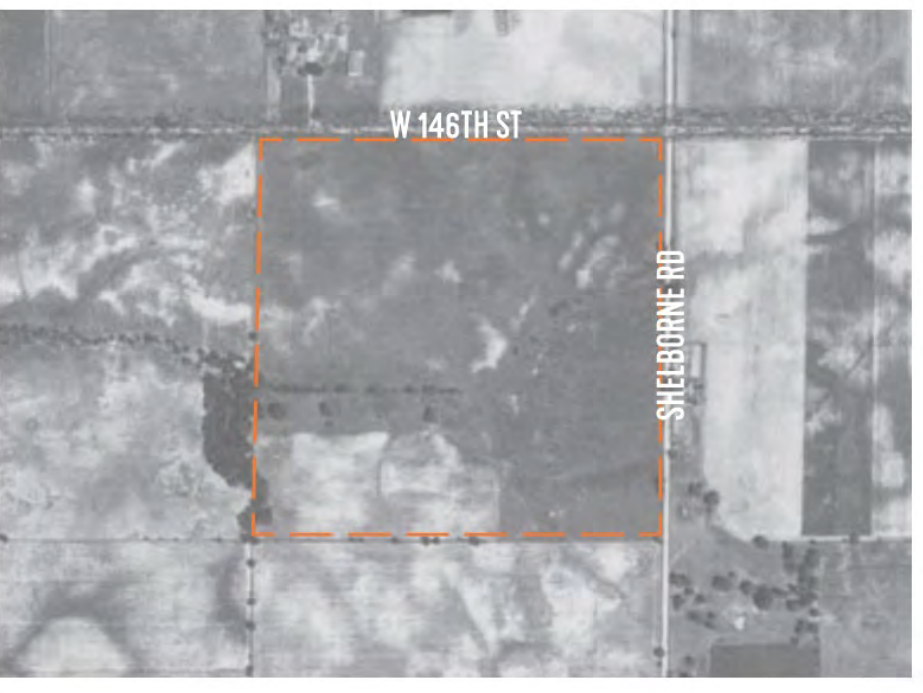


A BRIEF HISTORY

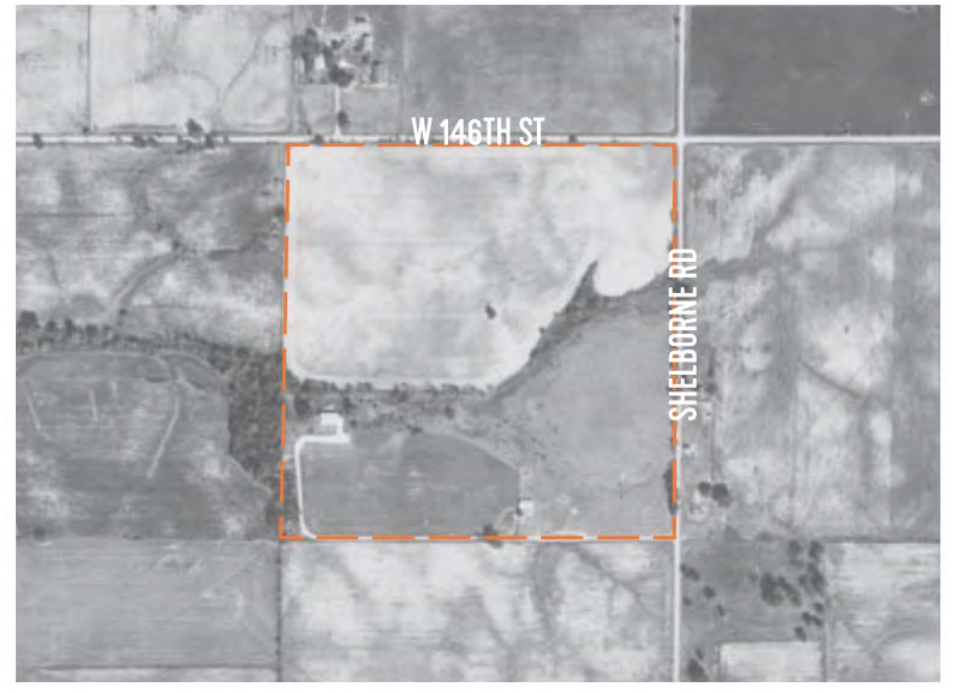
BEAR CREEK PARK – IN CONTEXT



BEAR CREEK PARK – THROUGH TIME



1941



1956



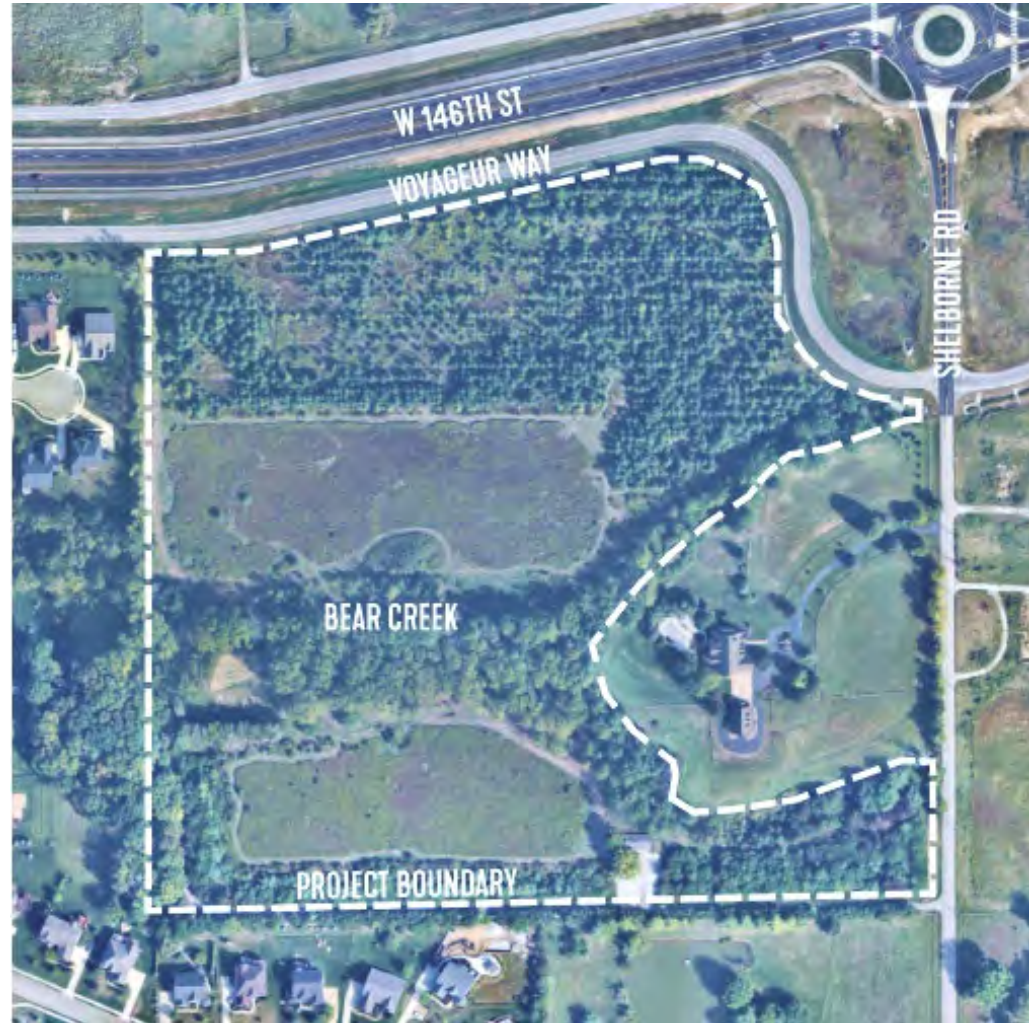
1985

BEAR CREEK PARK – AN ALTERED MORPHOLOGY



1998

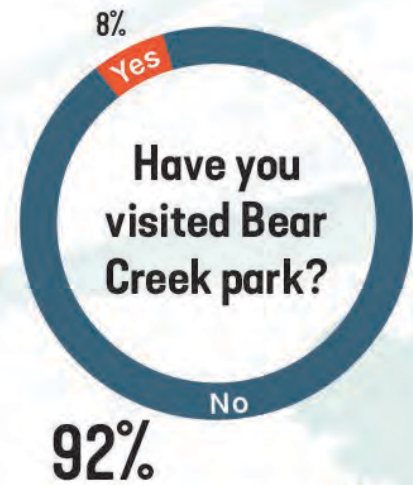
BEAR CREEK PARK - TODAY



TODAY

PUBLIC INPUT SUMMARY

WHAT WE HEARD... USE



What are we **missing?**
from Carmel/Clay Parks

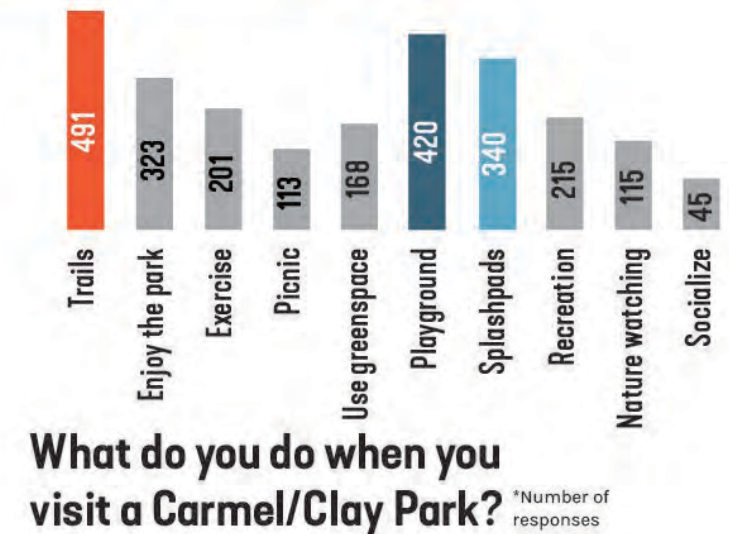
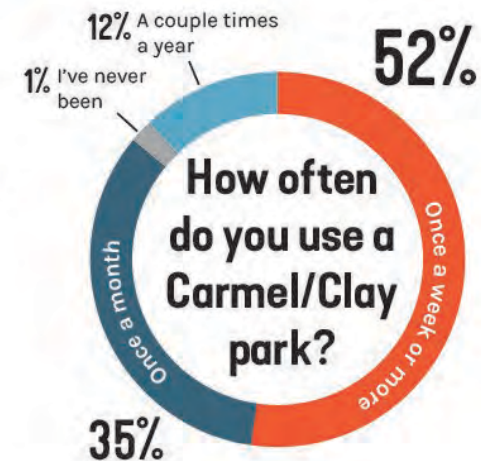
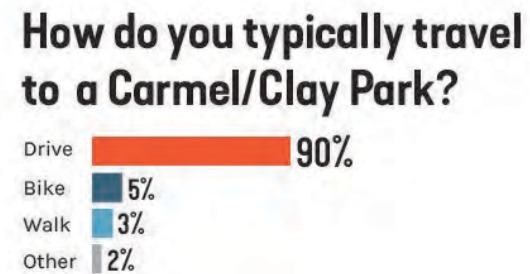
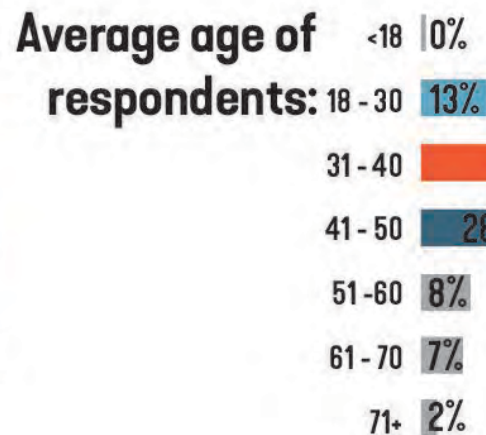
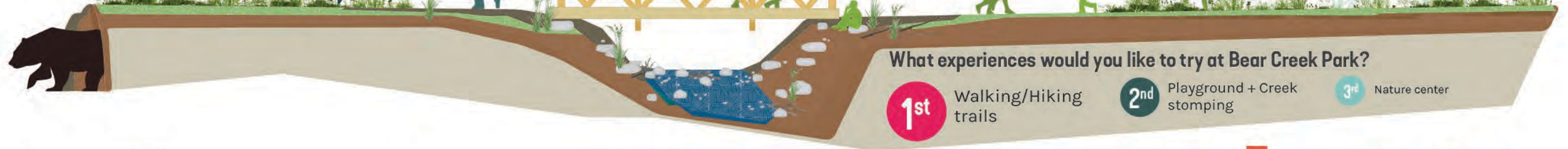


When visiting the park, survey respondents **design priorities...**

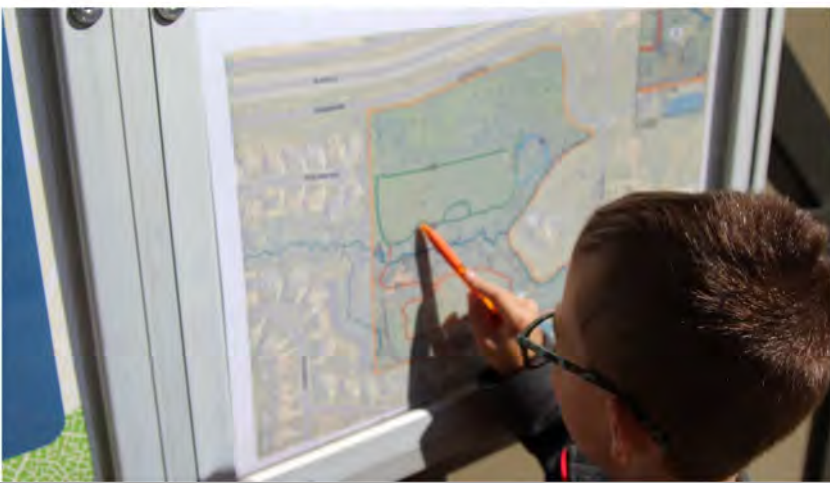
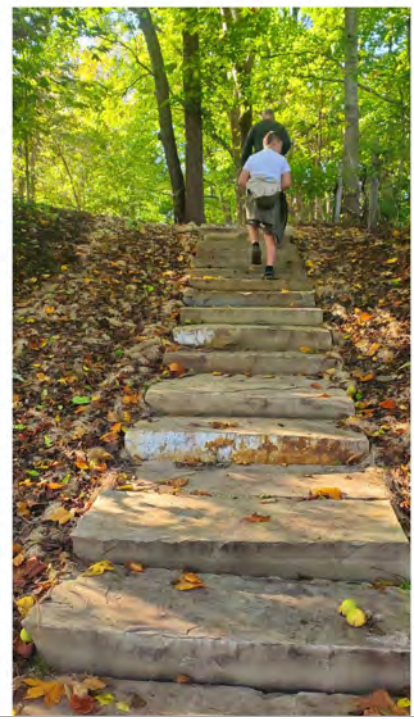


Which **park** do you use most often?

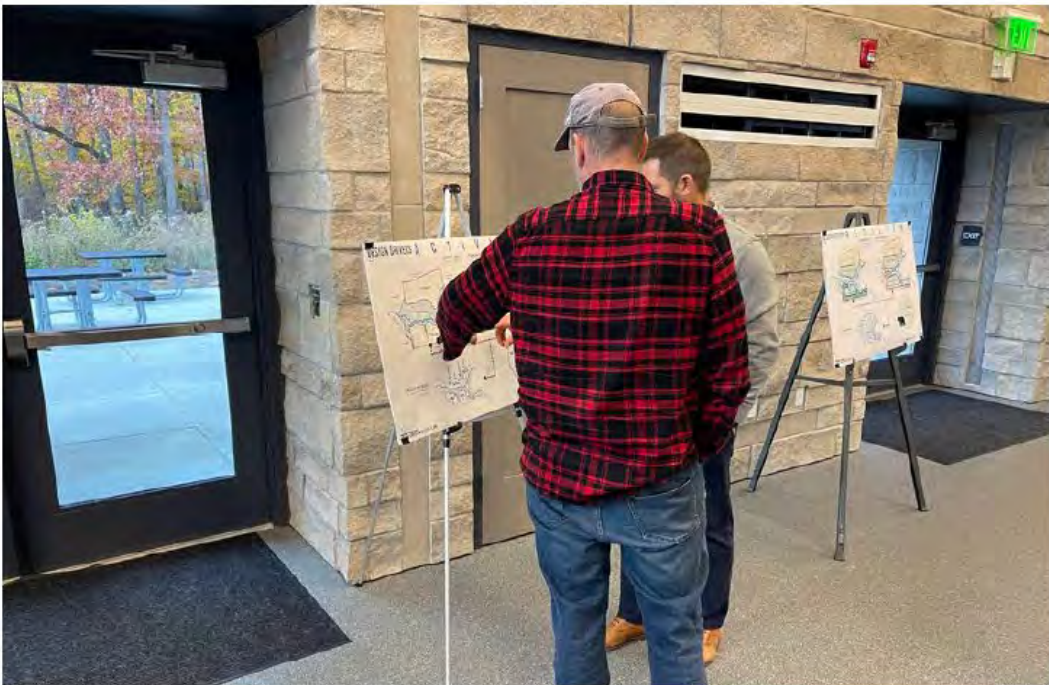
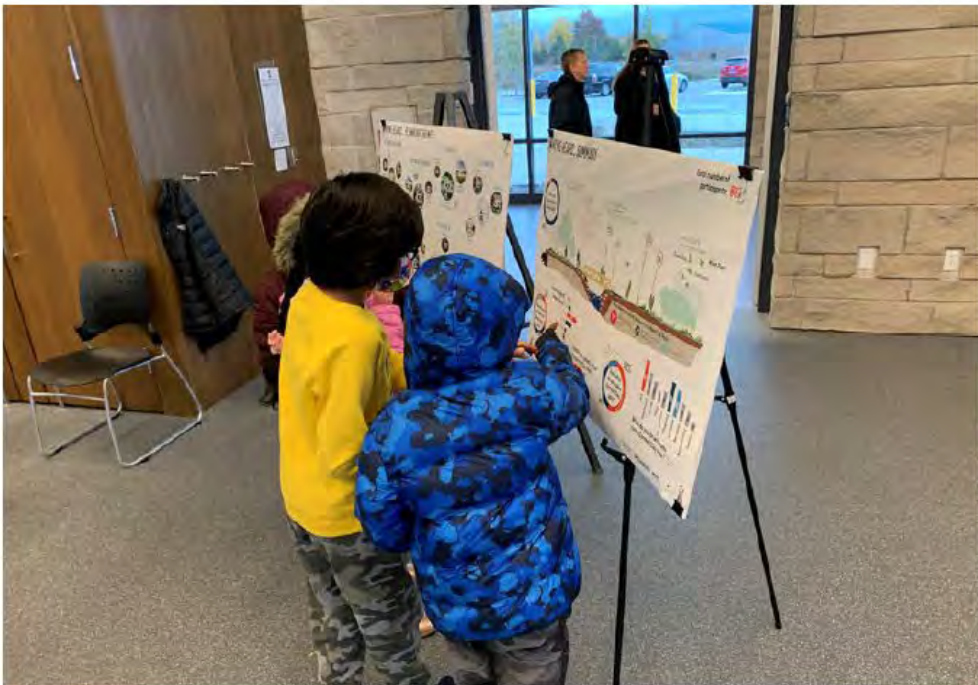
Central Park, West Park, Hazel Landing



WHAT YOU SAW.. PUBLIC SITE VISITS



ALL-AGES ENGAGEMENT



WHAT YOU TOLD US ... HOW TO USE THE SITE



ZONE 1

- a) Access
- b) Parking
- c) Restrooms

ZONE 2

- a) Community Pavilion
- b) Flexible Lawn
- c) Picnic Grove
- d) Restrooms
- e) Play

ZONE 3

- a) Restoration
- b) Nature Play

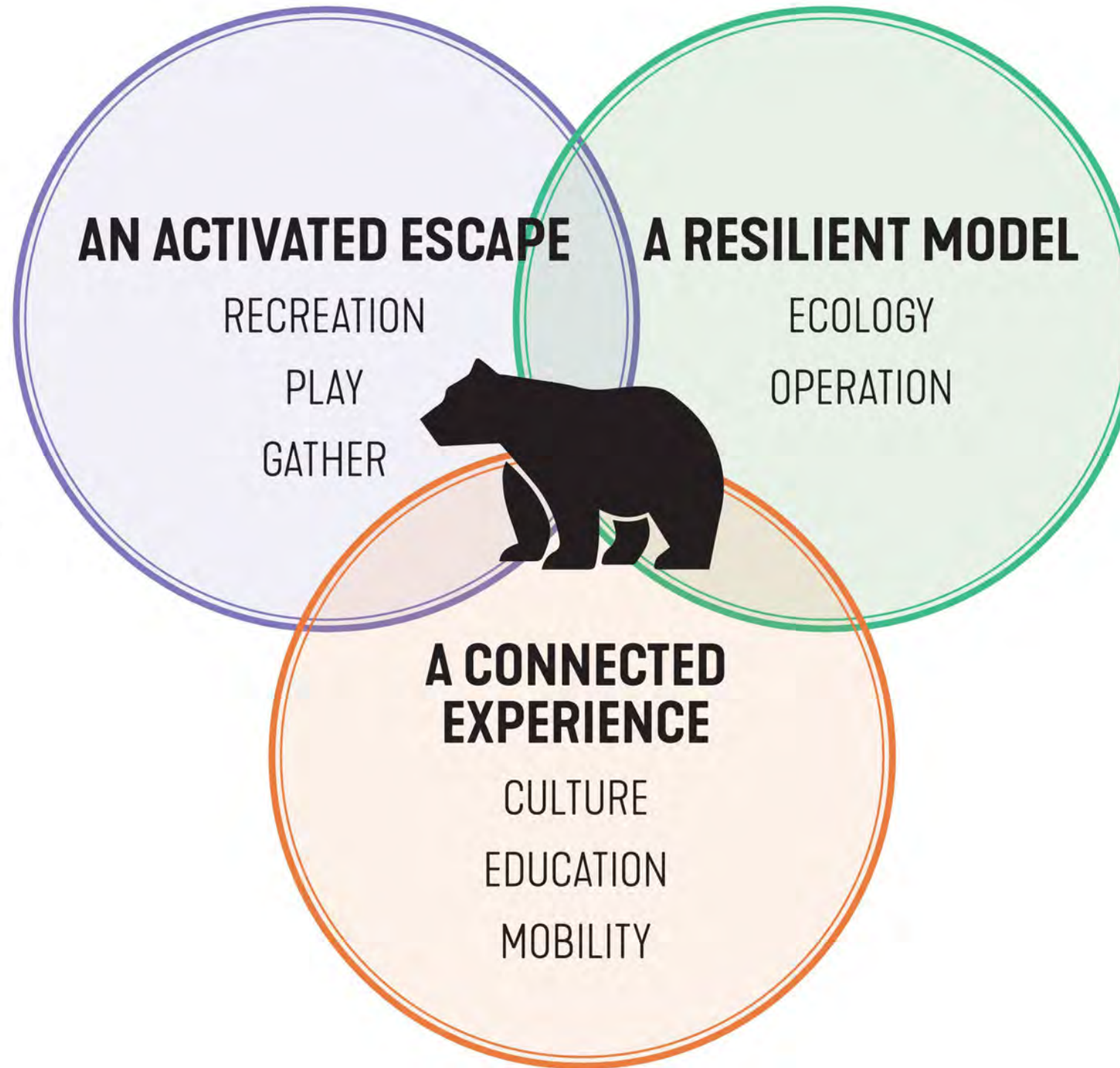
ZONE 4

- a) Access
- b) Parking
- c) Community Pavilion
- d) Flexible Lawn
- e) Picnic Grove
- f) Restrooms
- g) Play

VISION AND DRIVERS

VISION

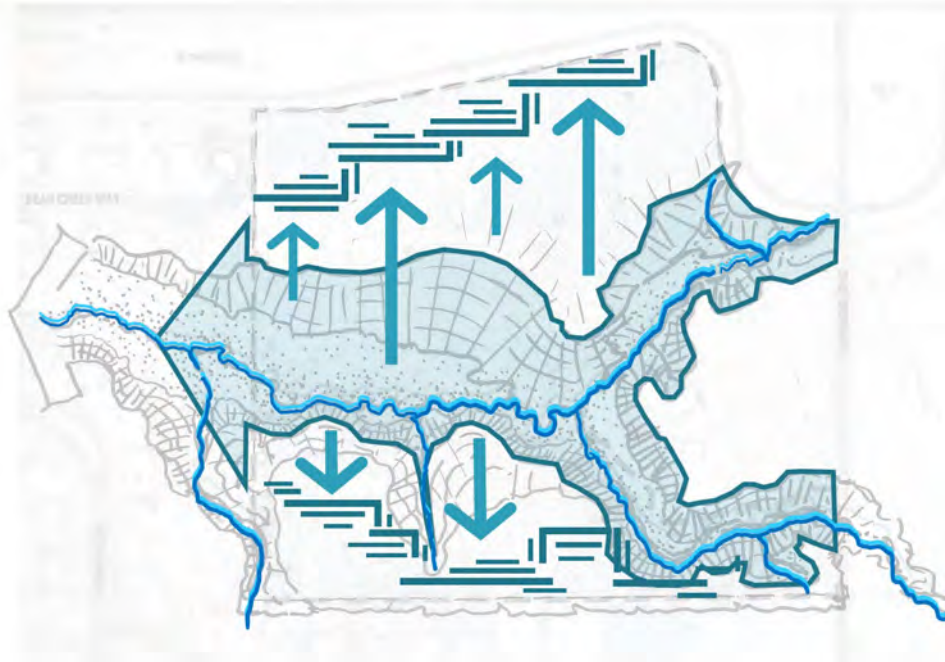
An innovative, inclusive, and resilient community park, grounded in the natural fabric of the site and shaped by the need for a unique and culturally diverse experience in the northwest corner of Carmel, Indiana.



DESIGN DRIVERS

- The People's Park
- Embrace the Bear
- Engage the Bear
- Bear Sightings
- Activity Zones
- Community Rooms
- Celebrate Ecology
- Leverage Disturbance
- A confluence of Corridors

DESIGN DRIVERS



A BIGGER BEAR

RESILIENT

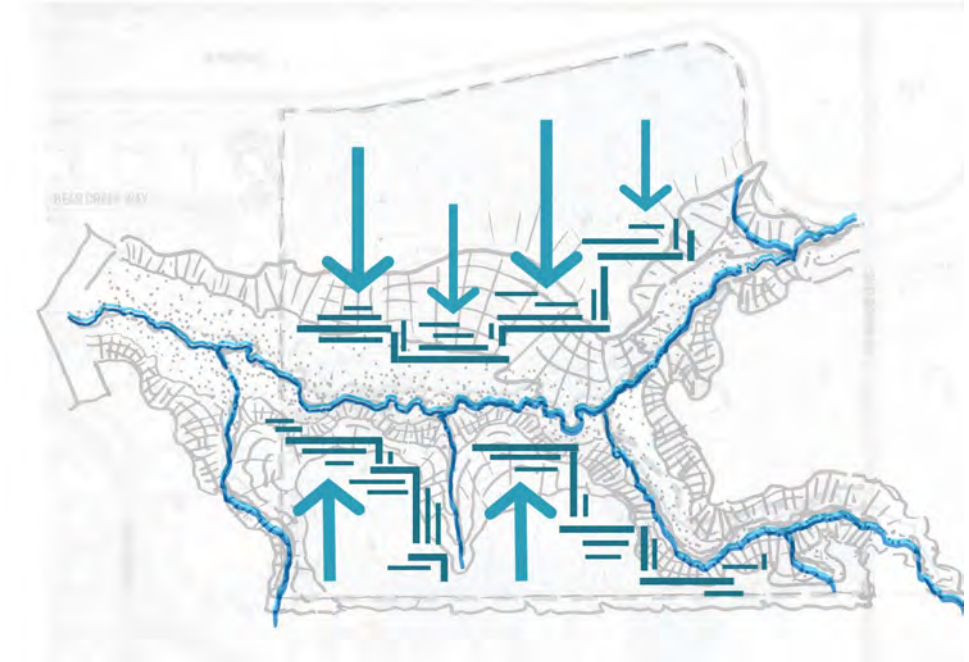
- Grounded in the natural fabric of the site -



BEAR SIGHTINGS

CONNECTED

- Culturally connected through exploration -



ENGAGE THE BEAR

ACTIVATED

- Shaped by community need -

ALTERNATIVES DEVELOPMENT

CONCEPT ALTERNATIVES

AT A GLANCE

BEAR TOWERS

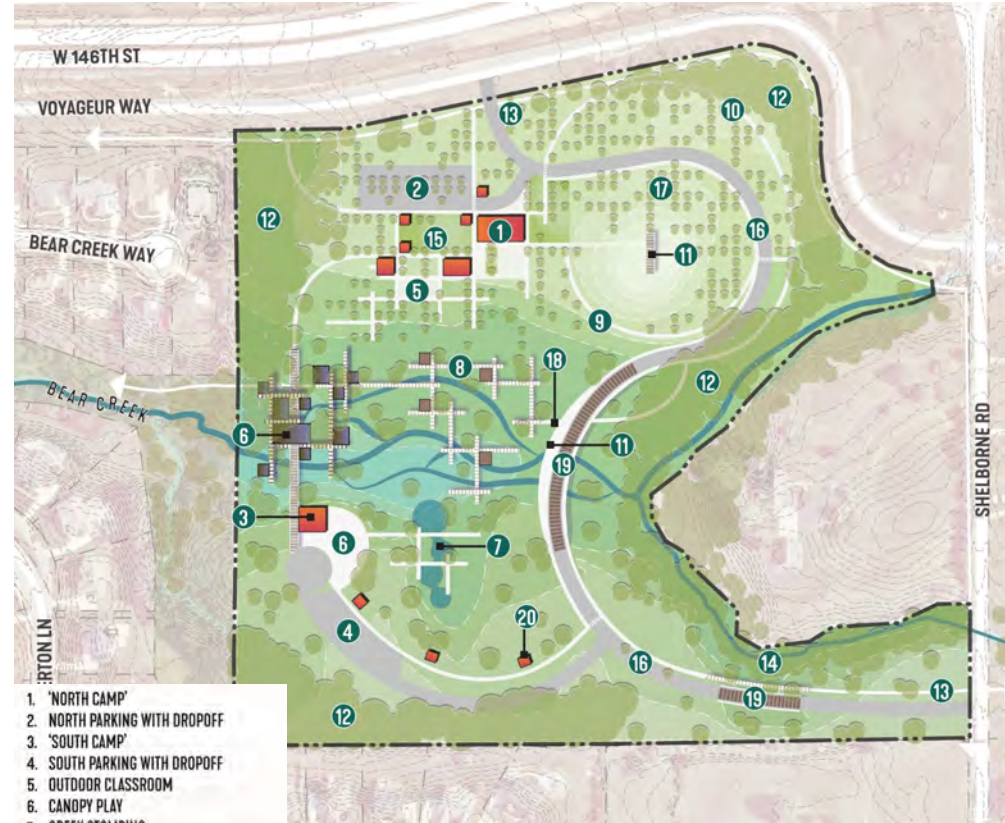


1. NORTH CAMPUS
2. NORTH PARKING WITH DROPOFF
3. SOUTH TOWER
4. SOUTH PARKING WITH DROPOFF
5. OUTDOOR CLASSROOMS
6. NATURE PLAY (PLAYGROUND)
7. WATER PLAY
8. BOARDWALK
9. PRAIRIE TRAIL
10. WOODLAND TRAIL
11. RIDGE TRAIL / OVERLOOKS
12. VEGETATIVE BUFFER
13. GATEWAY/ENTRY FEATURE
14. RESTORED TRIBUTARY AND BLUFF
15. PICNIC GROVE WITH FLEX LAWN
16. PARK ROAD
17. NORTH TOWER AT OBSERVATION KNOLL

AREA OF IMPACT VS. RESTORATION

IMPACT:	RESTORATION
18% of Site	82% of Site

BRAIDED BEAR



1. 'NORTH CAMP'
2. NORTH PARKING WITH DROPOFF
3. 'SOUTH CAMP'
4. SOUTH PARKING WITH DROPOFF
5. OUTDOOR CLASSROOM
6. CANOPY PLAY
7. CREEK STOMPING
8. BOARDWALK WITH INTERPRETIVE KIOSKS
9. PRAIRIE TRAIL
10. WOODLAND TRAIL
11. OVERLOOK
12. VEGETATIVE BUFFER
13. GATEWAY/ENTRY FEATURE
14. RESTORED TRIBUTARY AND BLUFF
15. EVENT LAWN
16. PARK ROAD
17. OAK GROVE ROOMS
18. PEDESTRIAN UNDERPASS
19. VEHICULAR BRIDGE
20. PICNIC SHELTER

AREA OF IMPACT VS. RESTORATION

IMPACT:	RESTORATION
20% of Site	80% of Site

WANDERING BEAR



1. 'NORTH CAMP'
2. NORTH PARKING WITH DROPOFF
3. 'SOUTH CAMP'
4. SOUTH PARKING WITH DROPOFF
5. CLASSROOM SHELTERS
6. NATURE PLAY (PLAYGROUND)
7. CREEK STOMPING
8. BOARDWALK
9. PRAIRIE TRAIL
10. WOODLAND TRAIL
11. OVERLOOK MOUND
12. VEGETATIVE BUFFER
13. GATEWAY/ENTRY FEATURE
14. RESTORED TRIBUTARY AND BLUFF
15. PICNIC GROVE, LAWN, AND SHELTERS
16. PARK ROAD
17. OAK GROVE ROOMS
18. RAISED MOUND, TYP.
19. TRIBUTARY POOLS
20. BLUFF CLIMB

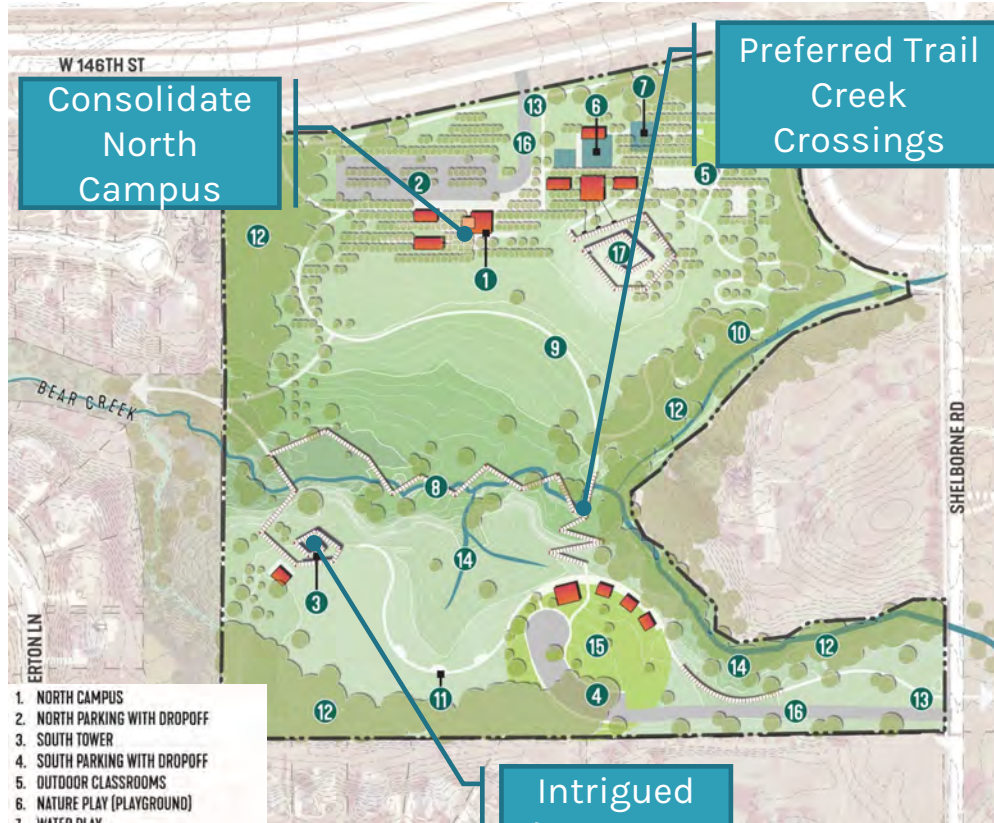
AREA OF IMPACT VS. RESTORATION

IMPACT:	RESTORATION
20% of Site	80% of Site

CONCEPT ALTERNATIVES

WHAT WE HEARD

BEAR TOWERS

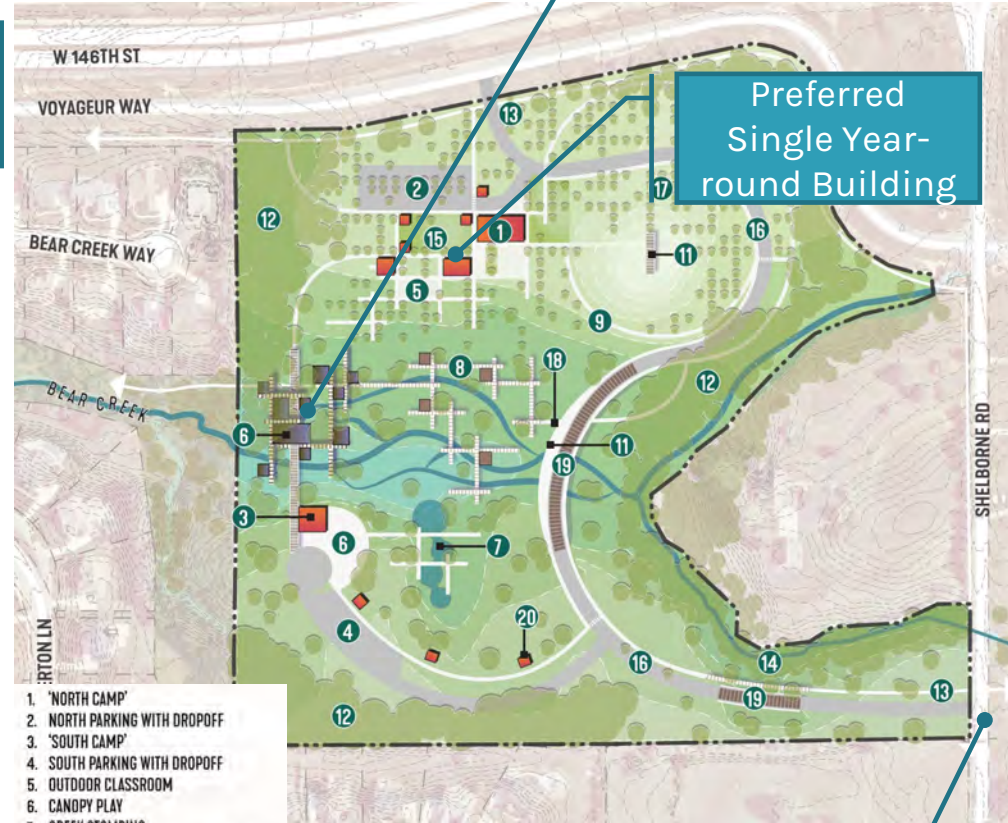


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AREA OF IMPACT VS. RESTORATION

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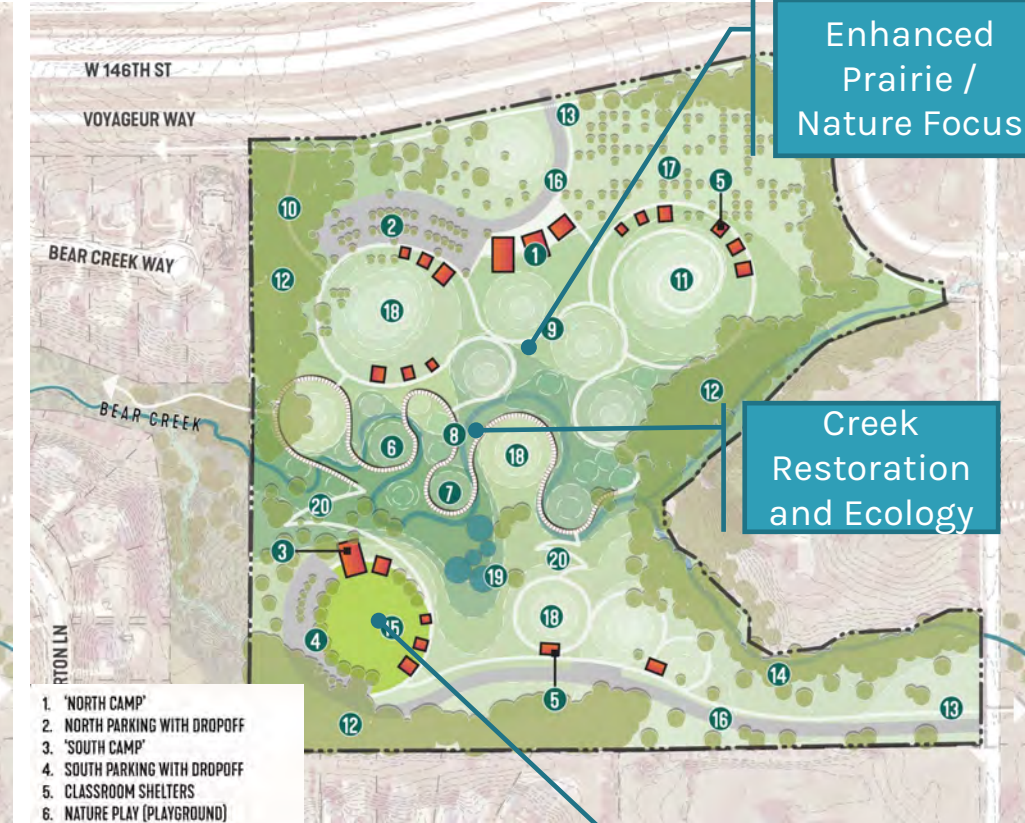


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AREA OF IMPACT VS. RESTORATION

IMPACT:	RESTORATION
20% of Site	80% of Site

WANDERING BEAR



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19. TRIBUTARY POOLS
20. BLUFF CLIMB

AREA OF IMPACT VS. RESTORATION

IMPACT:	RESTORATION
20% of Site	80% of Site

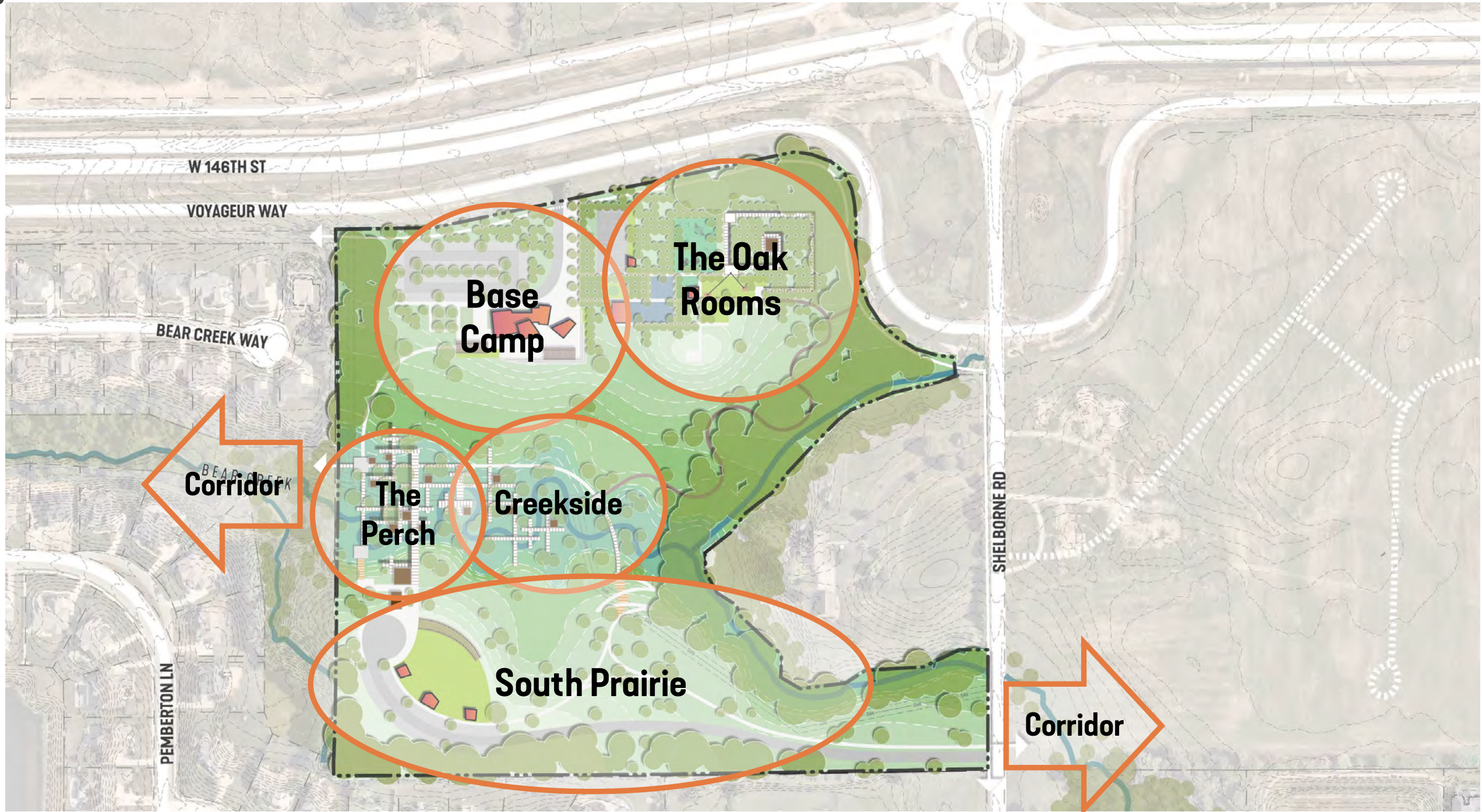
PREFERRED ALTERNATIVE

PREFERRED ALTERNATIVE



PREFERRED ALTERNATIVE

DISTRICTS



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | **BASE CAMP**



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | THE OAK ROOMS



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | THE OAK ROOMS



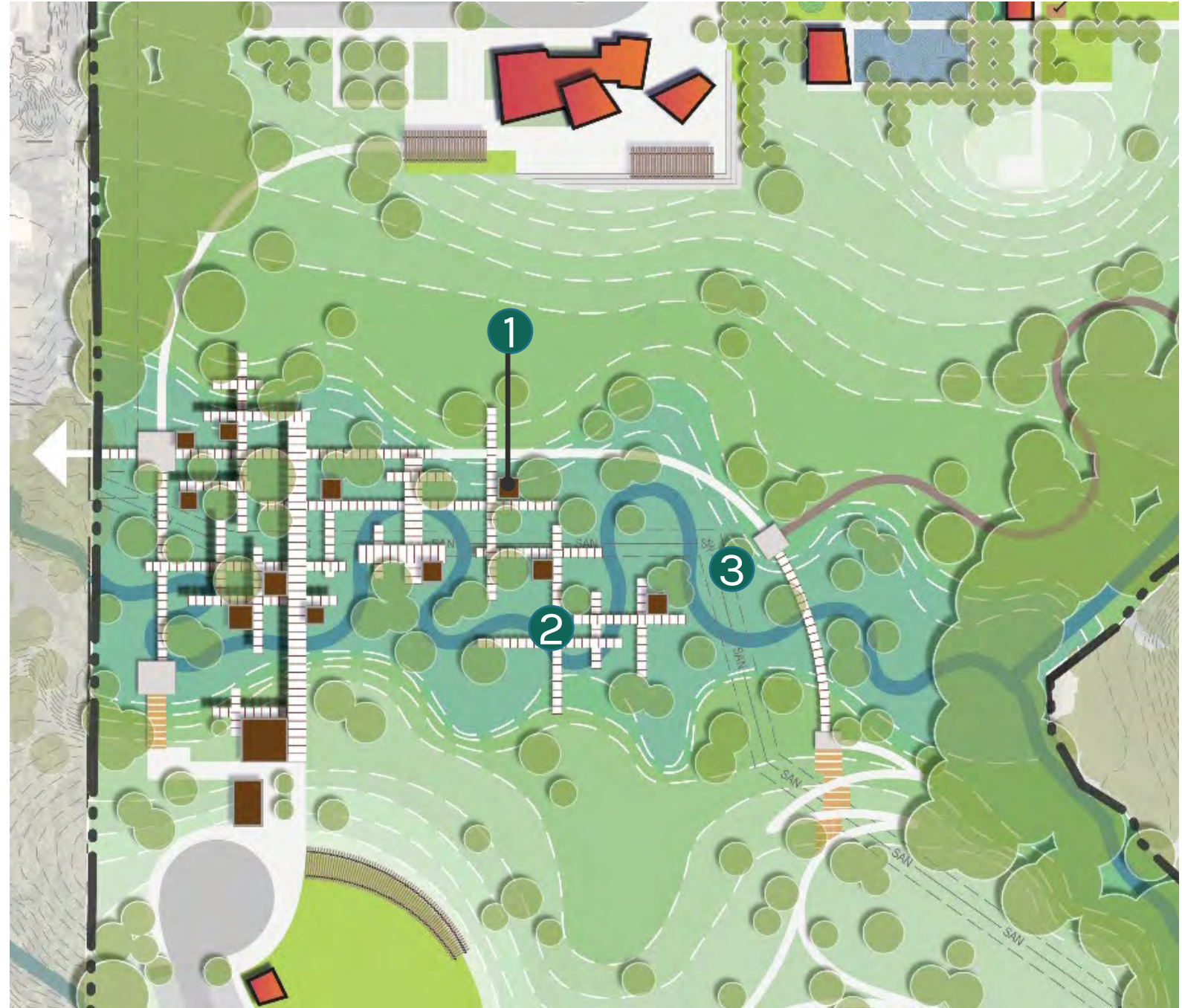
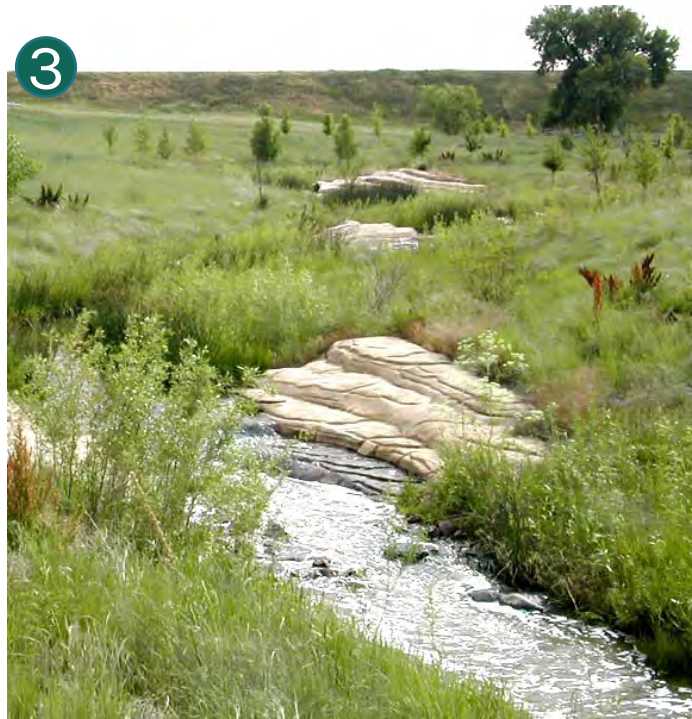
PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | THE PERCH



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | CREEKSIDE



PREFERRED ALTERNATIVE - CREEKSIDE



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | SOUTH PRAIRIE



PREFERRED ALTERNATIVE

KEY DESIGN FEATURES | BEAR CREEK CORRIDOR



A **BIGGER BEAR** >> RESILIENT
ENGAGE THE BEAR >> ACTIVATED
BEAR **SIGHTINGS** >> CONNECTED

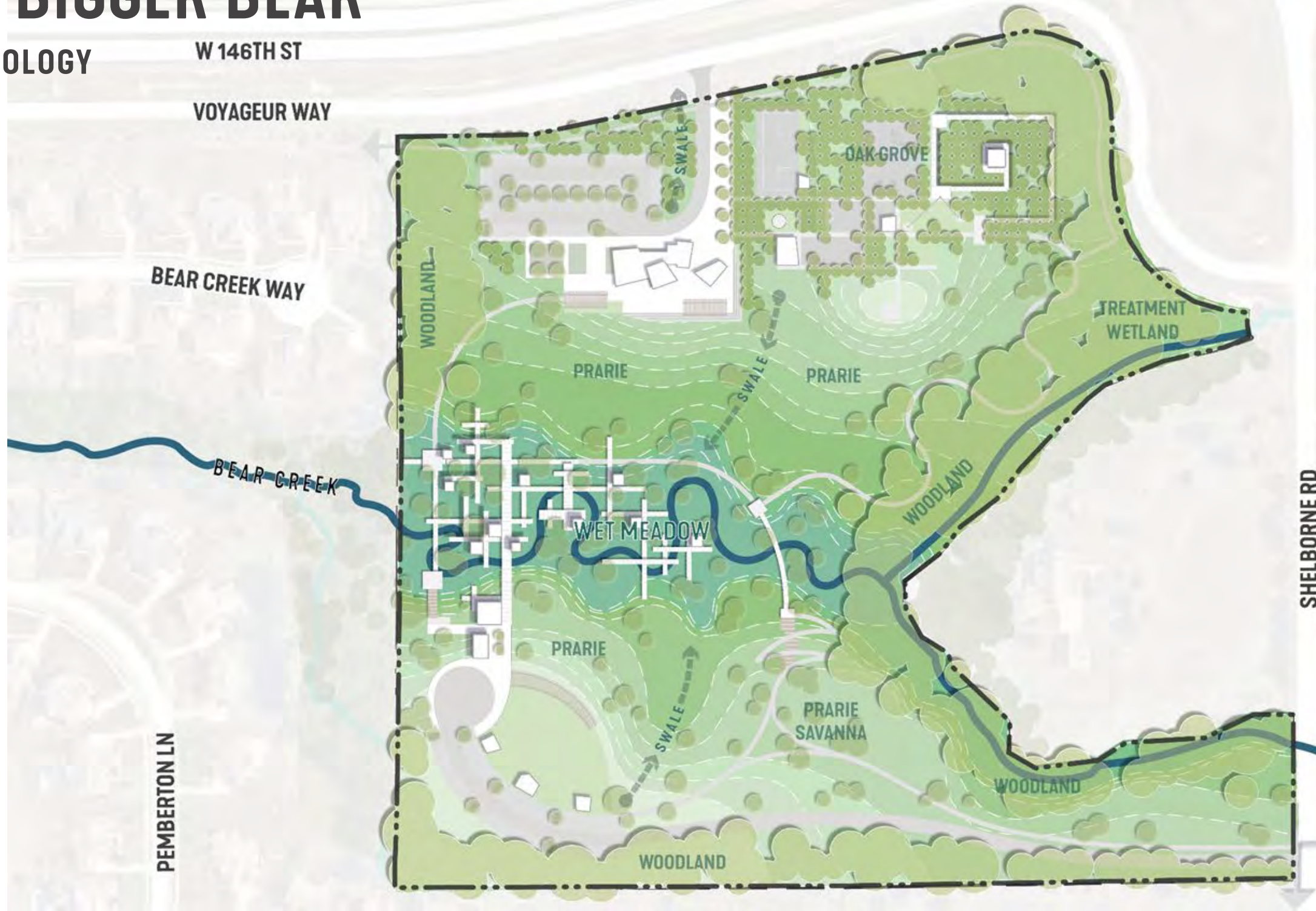
A BIGGER BEAR

ECOLOGY



A BIGGER BEAR

ECOLOGY



By the Numbers:

PRAIRIE & PRAIRIE SAVANNA ac		
EXISTING	-1.21	PROPOSED
9.85		8.64
WET MEADOW ac		
EXISTING	+3.35	PROPOSED
.41		3.76
CREEK lf		
EXISTING	+391	PROPOSED
2,324		2,715
WOODLAND ac		
EXISTING	-6.51	PROPOSED
15.23		8.72
DEVELOPED/MISC ac		
EXISTING	+4.36	PROPOSED
1.44		5.80

A BIGGER BEAR

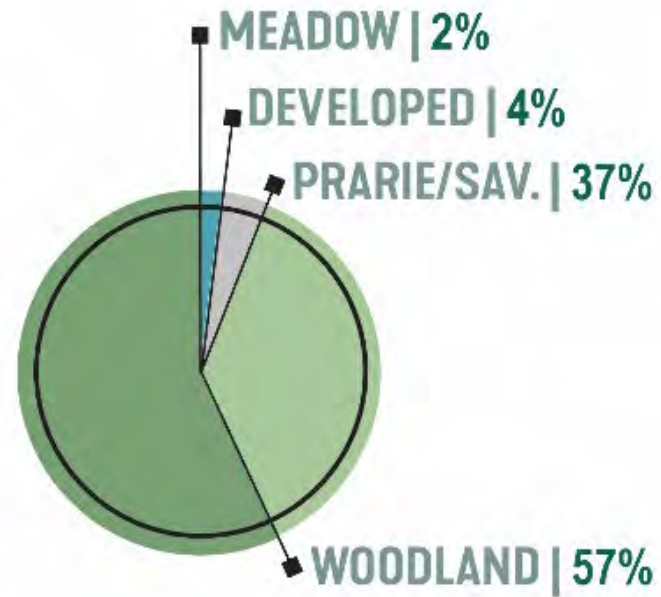
ECOLOGY



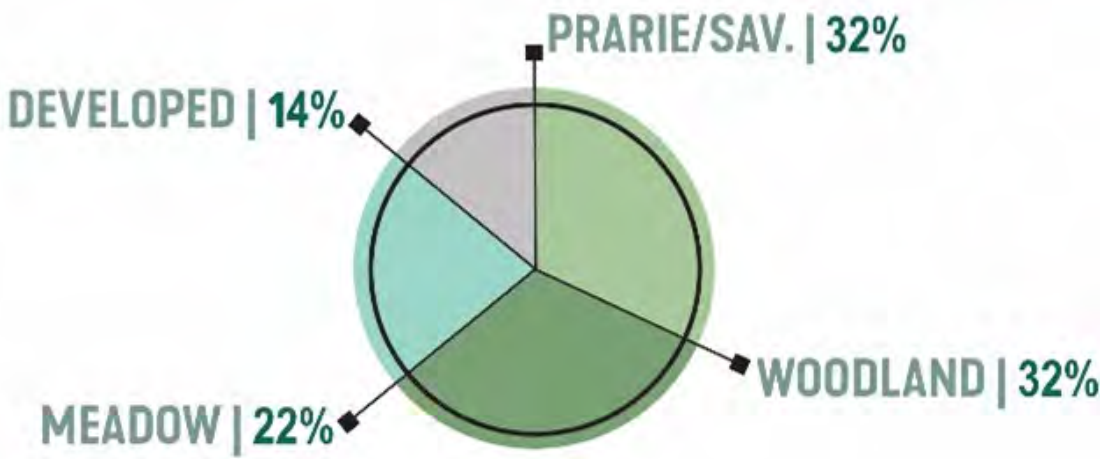
A BIGGER BEAR

ECOLOGY

EXISTING



PROPOSED



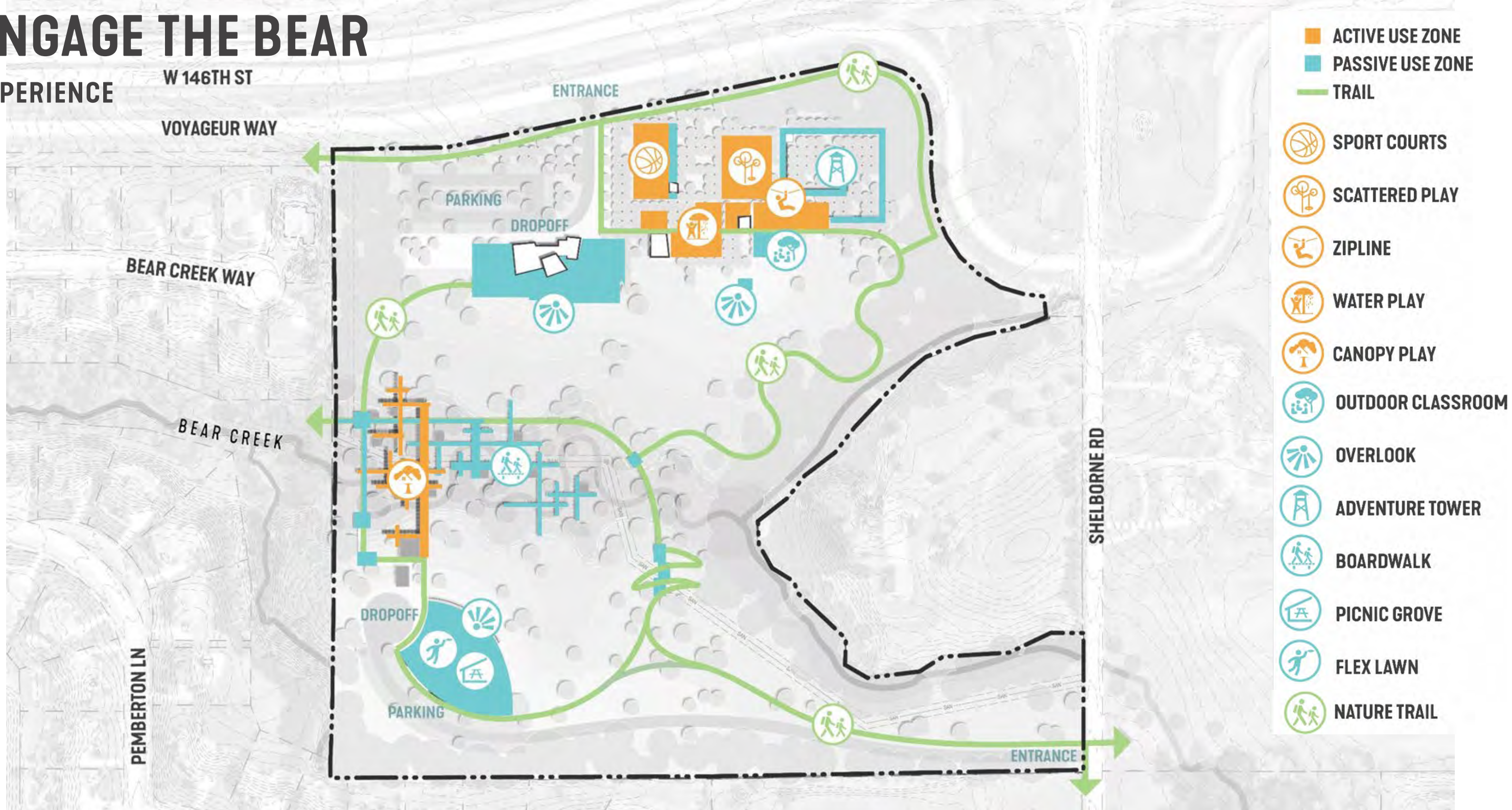
A BIGGER BEAR

ECOLOGY



ENGAGE THE BEAR

EXPERIENCE



- ACTIVE USE ZONE
- PASSIVE USE ZONE
- TRAIL

- SPORT COURTS
- SCATTERED PLAY
- ZIPLINE
- WATER PLAY
- CANOPY PLAY
- OUTDOOR CLASSROOM
- OVERLOOK
- ADVENTURE TOWER
- BOARDWALK
- PICNIC GROVE
- FLEX LAWN
- NATURE TRAIL

ENGAGE THE BEAR

EXPERIENCE



ADVENTURE TOWER

ADVENTURE PLAY

OAK GROVE

BASKETBALL

COMMUNITY PAVILION

NORTH PARKING

SECTION CUT

ENGAGE THE BEAR

FACILITIES

W 146TH ST

VOYAGEUR WAY

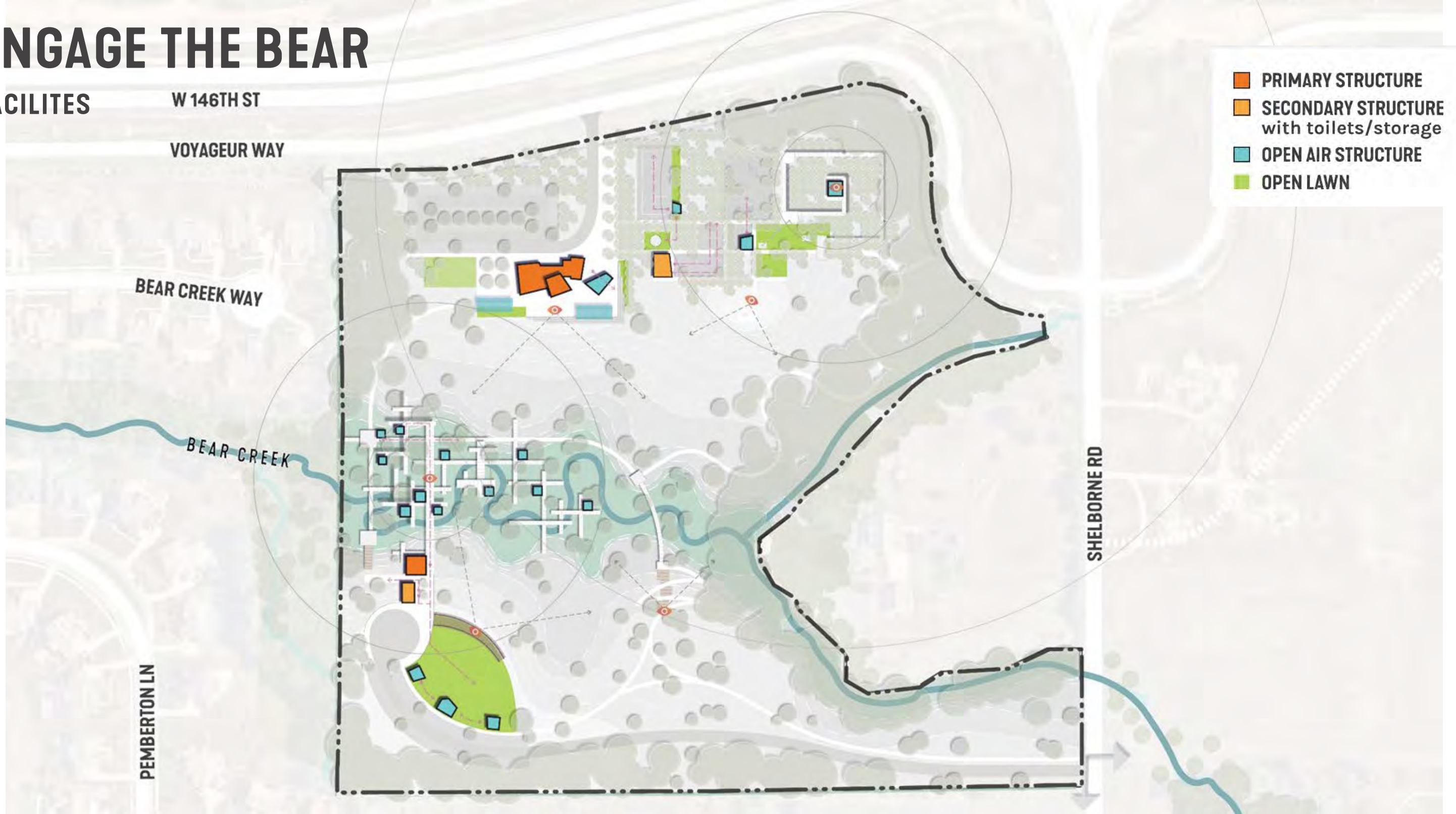
BEAR CREEK WAY

BEAR CREEK

PEMBERTON LN

SHELBORNE RD

- PRIMARY STRUCTURE
- SECONDARY STRUCTURE with toilets/storage
- OPEN AIR STRUCTURE
- OPEN LAWN

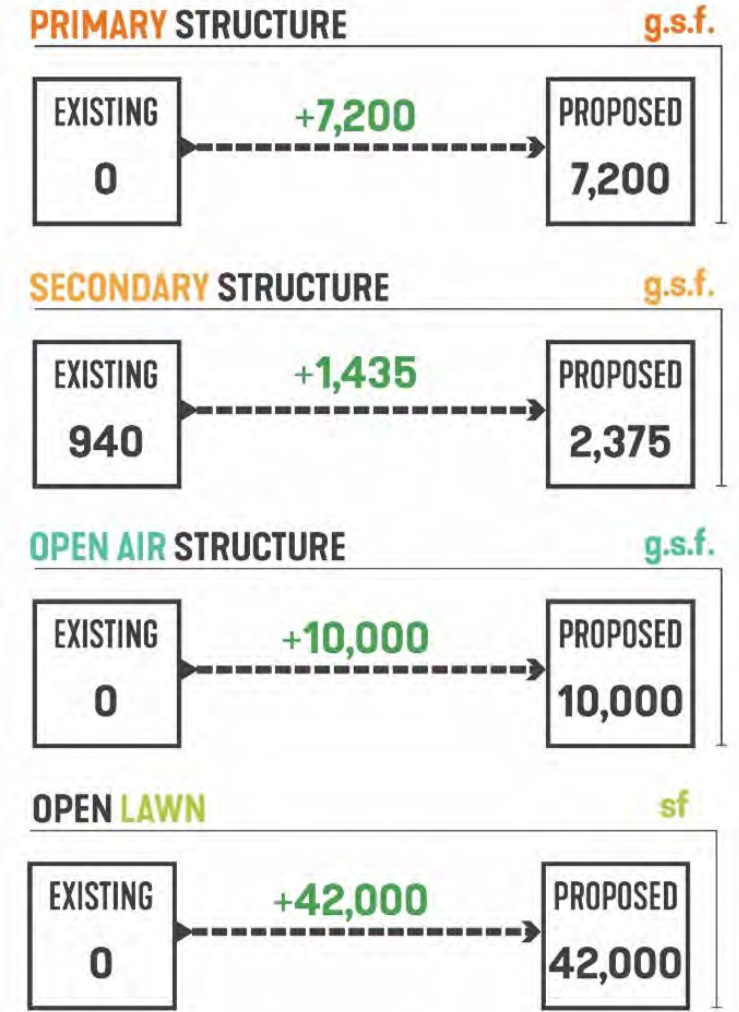


ENGAGE THE BEAR

FACILITIES



By the Numbers:



ENGAGE THE BEAR

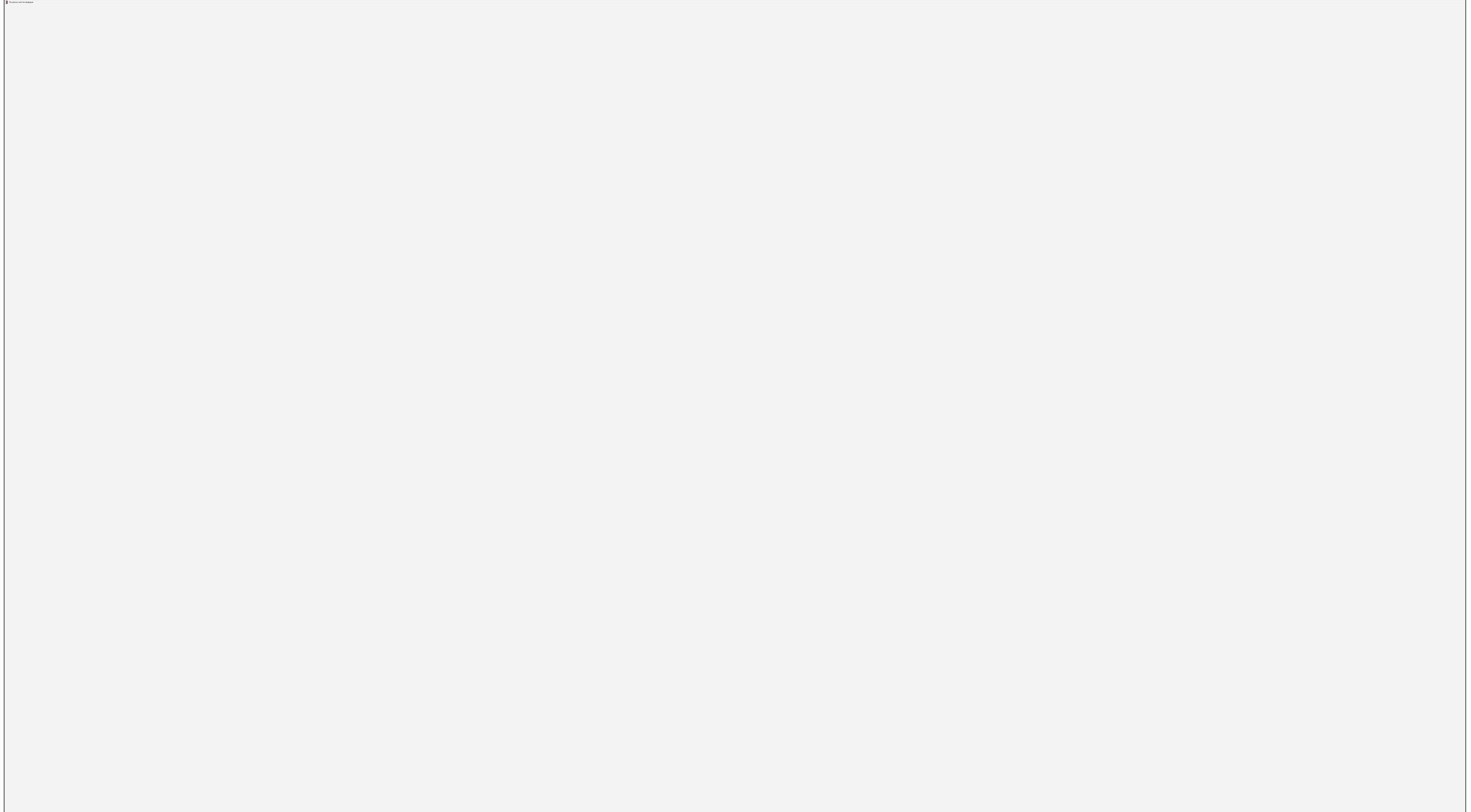
FACILITIES



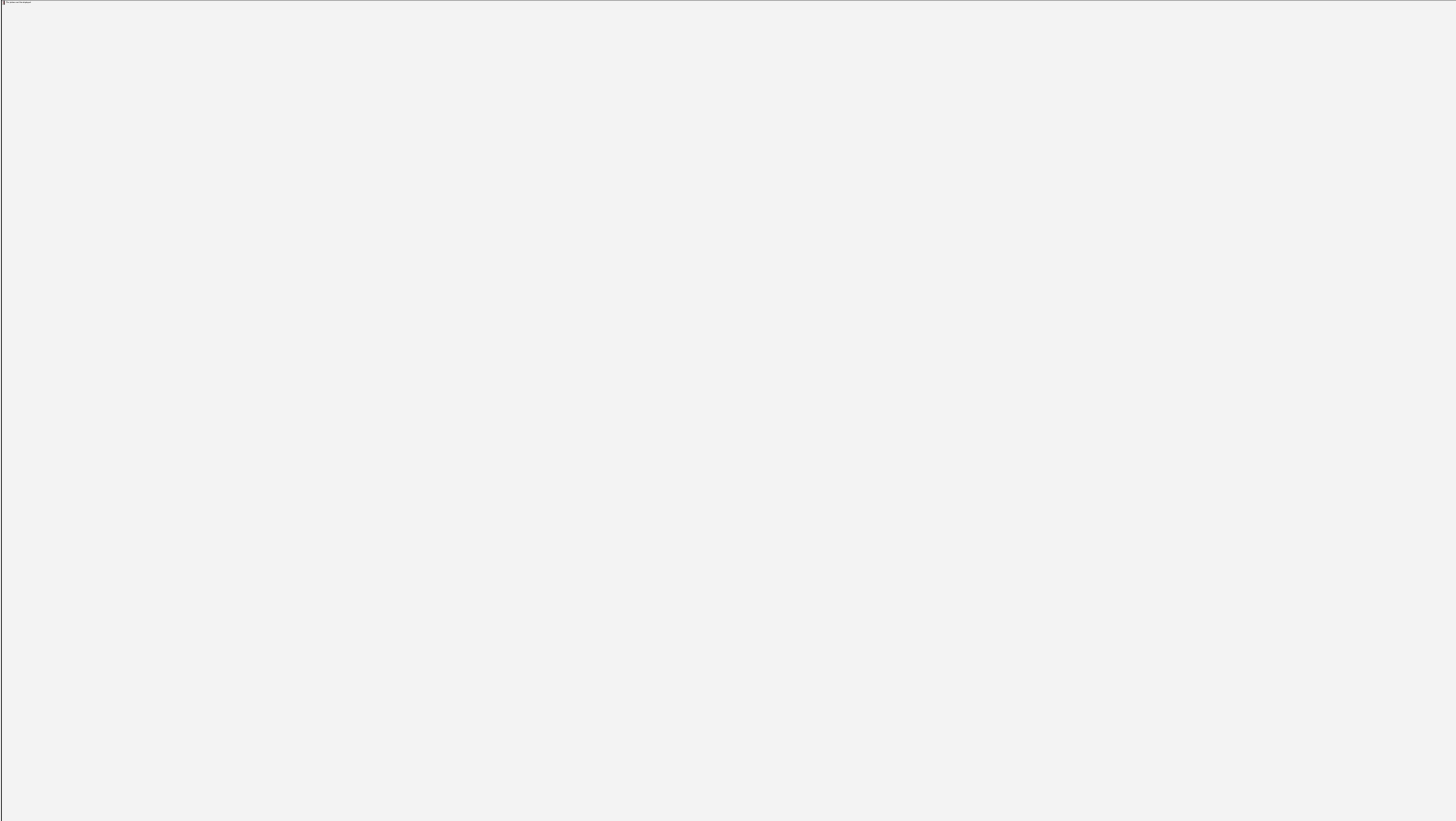
COMMUNITY PAVILION INSPIRATION & STORY



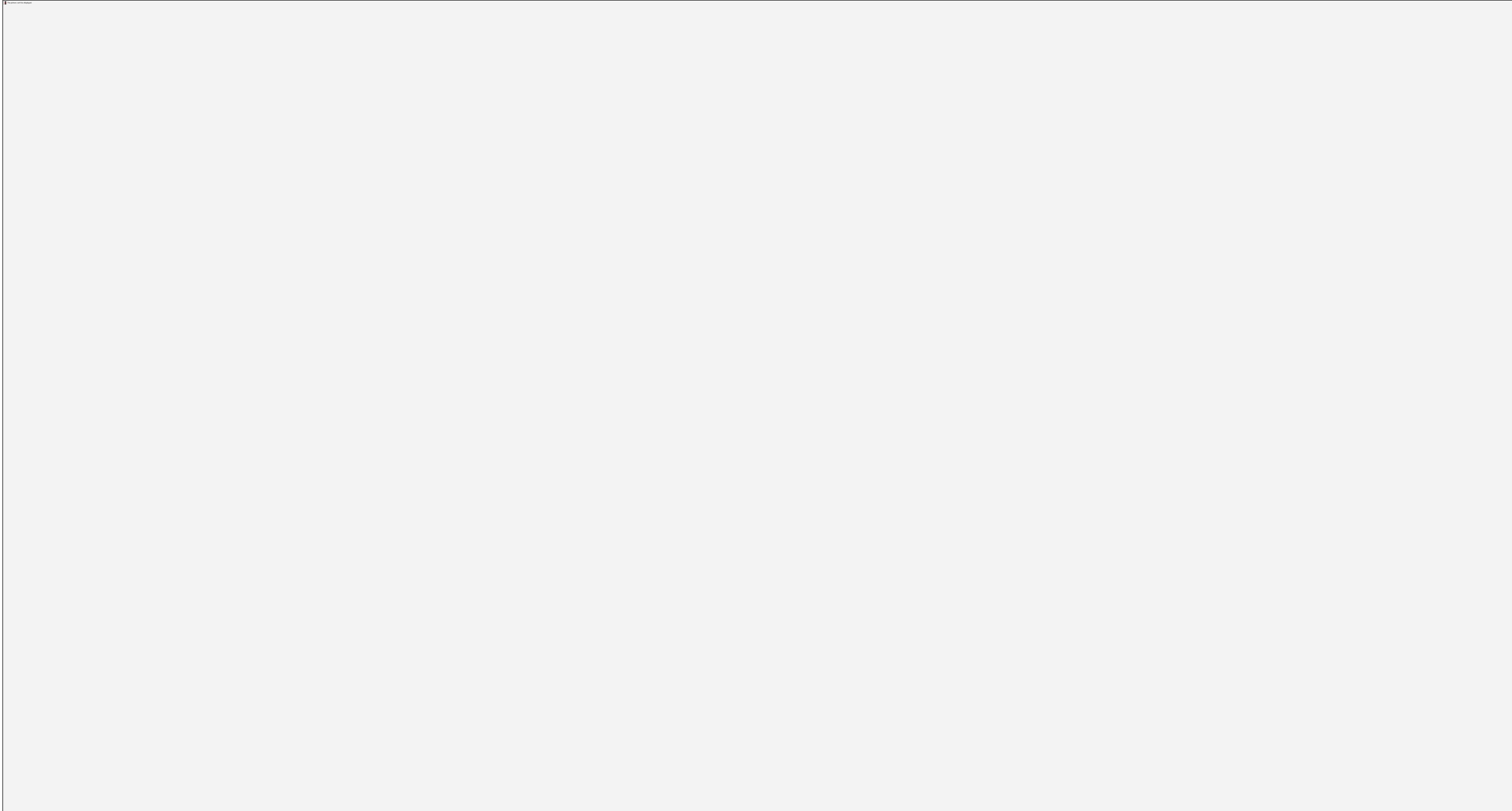
PAVILION CONCEPT DESIGN BOARD



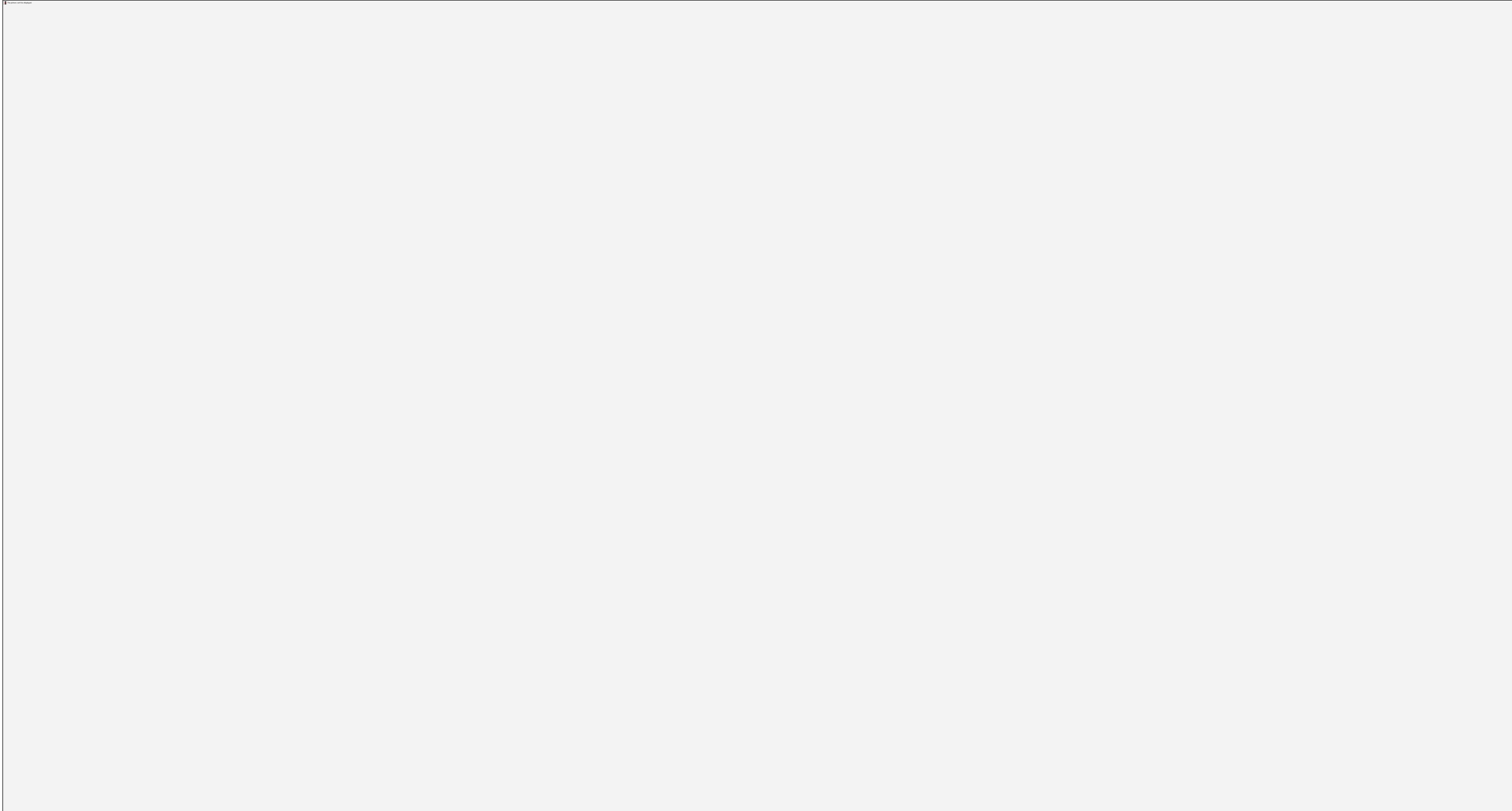
PAVILION CONCEPT STUDIES



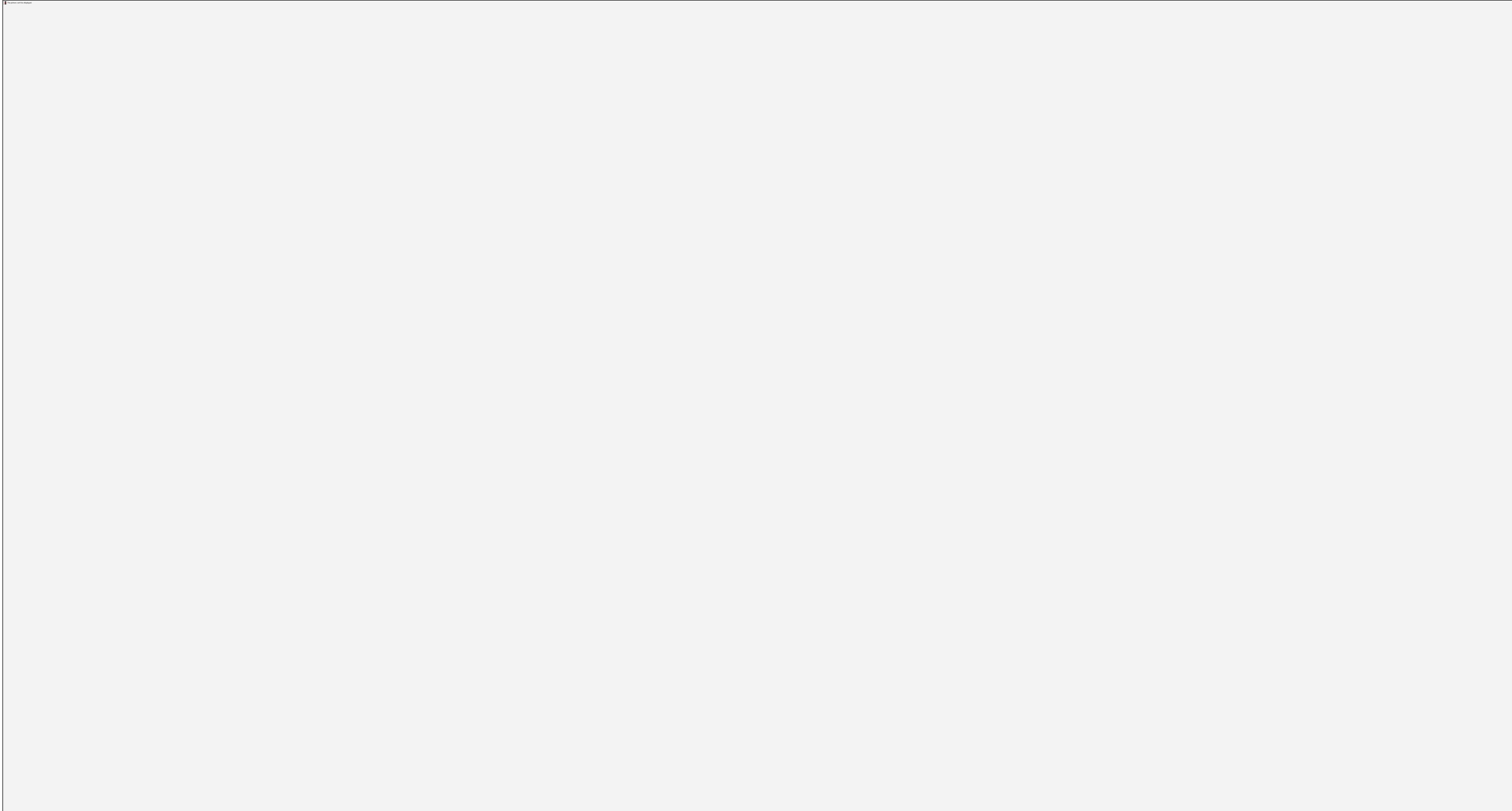
PAVILION CONCEPT PERSPECTIVE – NORTH (APPROACH)



PAVILION CONCEPT PERSPECTIVE EAST (CREEKSIDE)

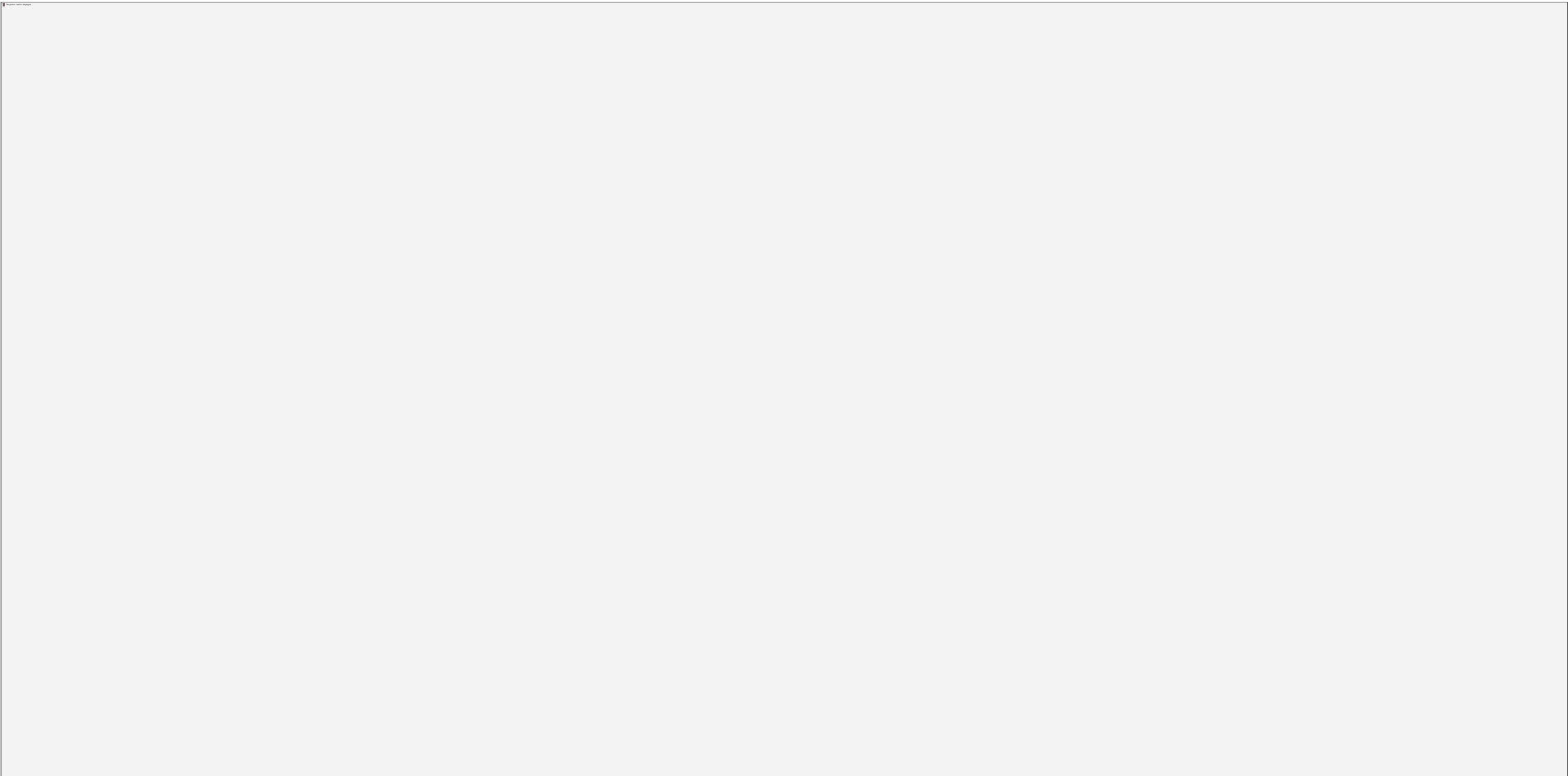


PAVILION CONCEPT PERSPECTIVE – SOUTH (THE CANOPY)

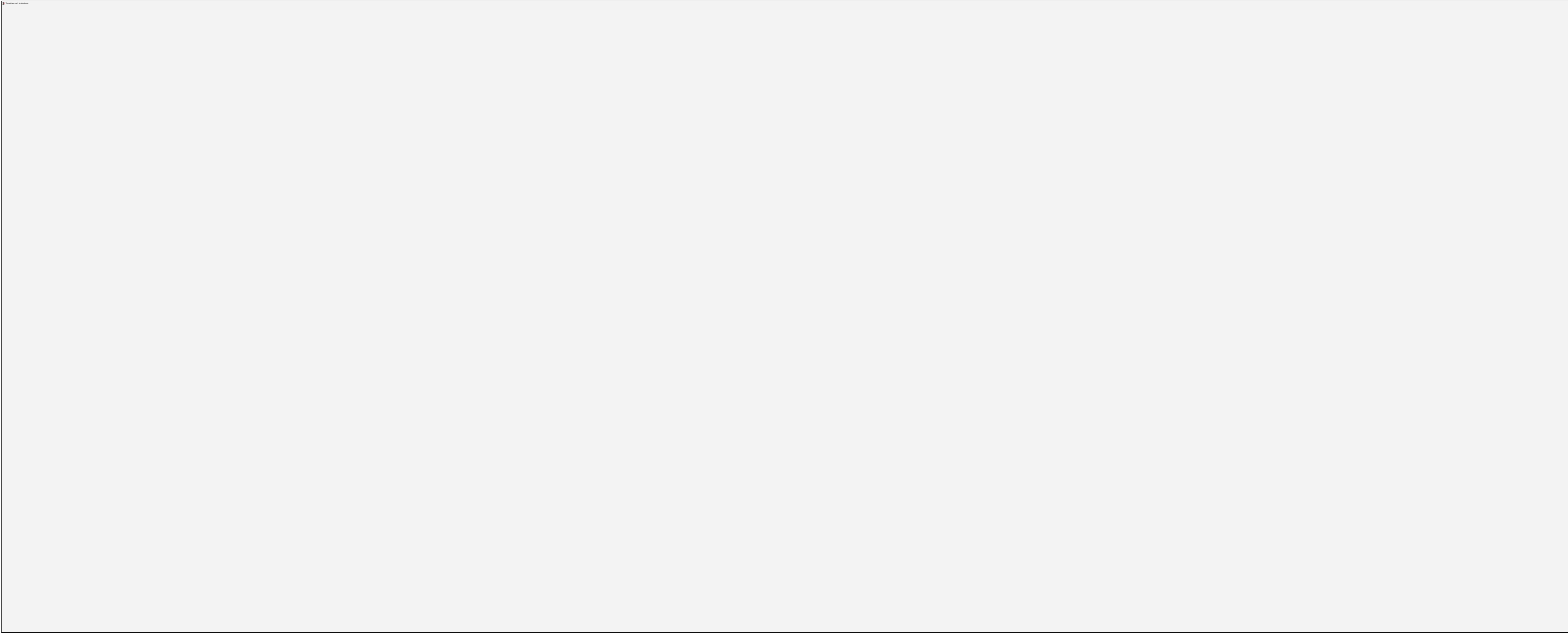


PAVILION CONCEPT PLAN

MATERIAL STUDIES

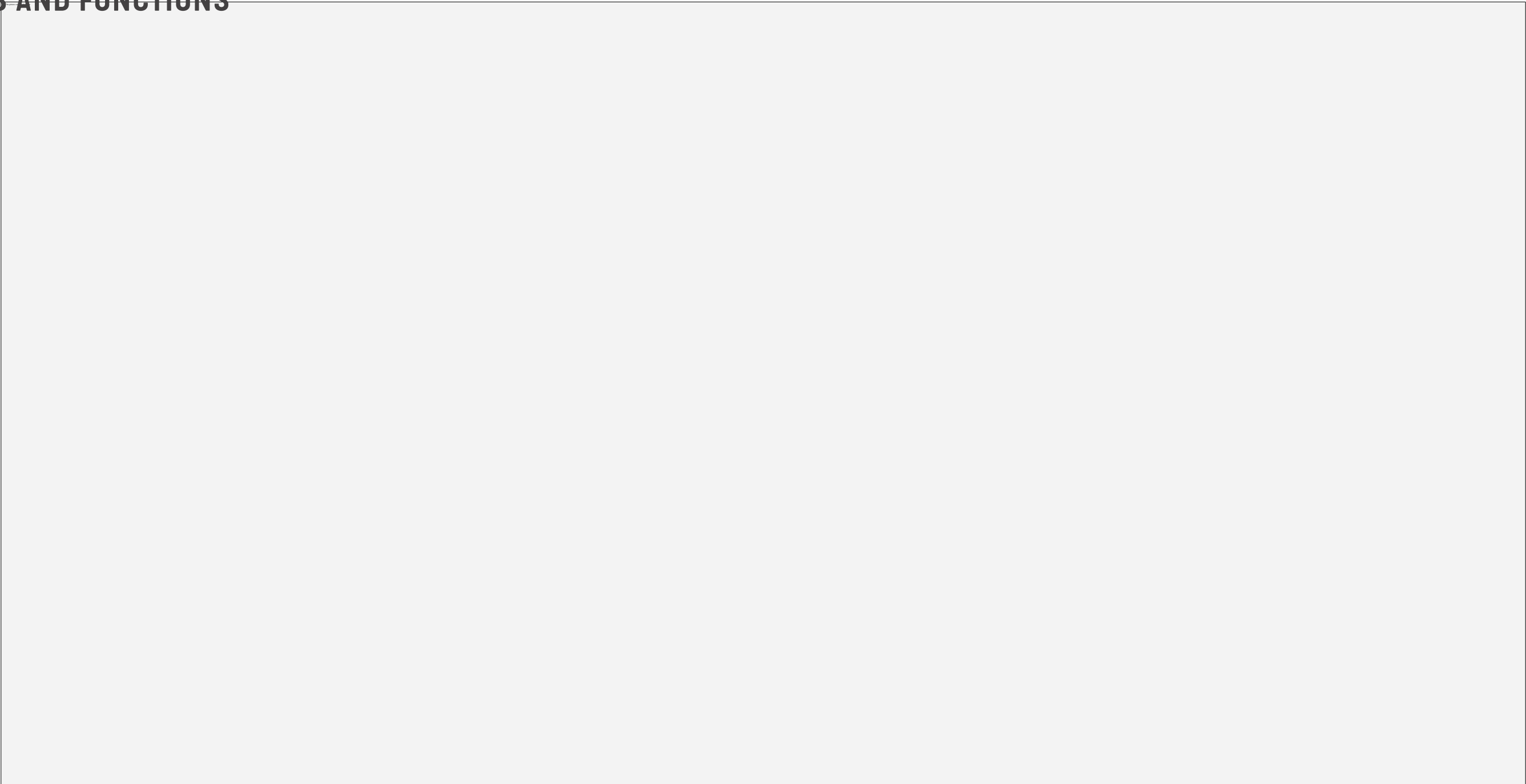


PAVILION CONCEPT PLAN







SECONDARY SHELTERS

FORMS AND FUNCTIONS



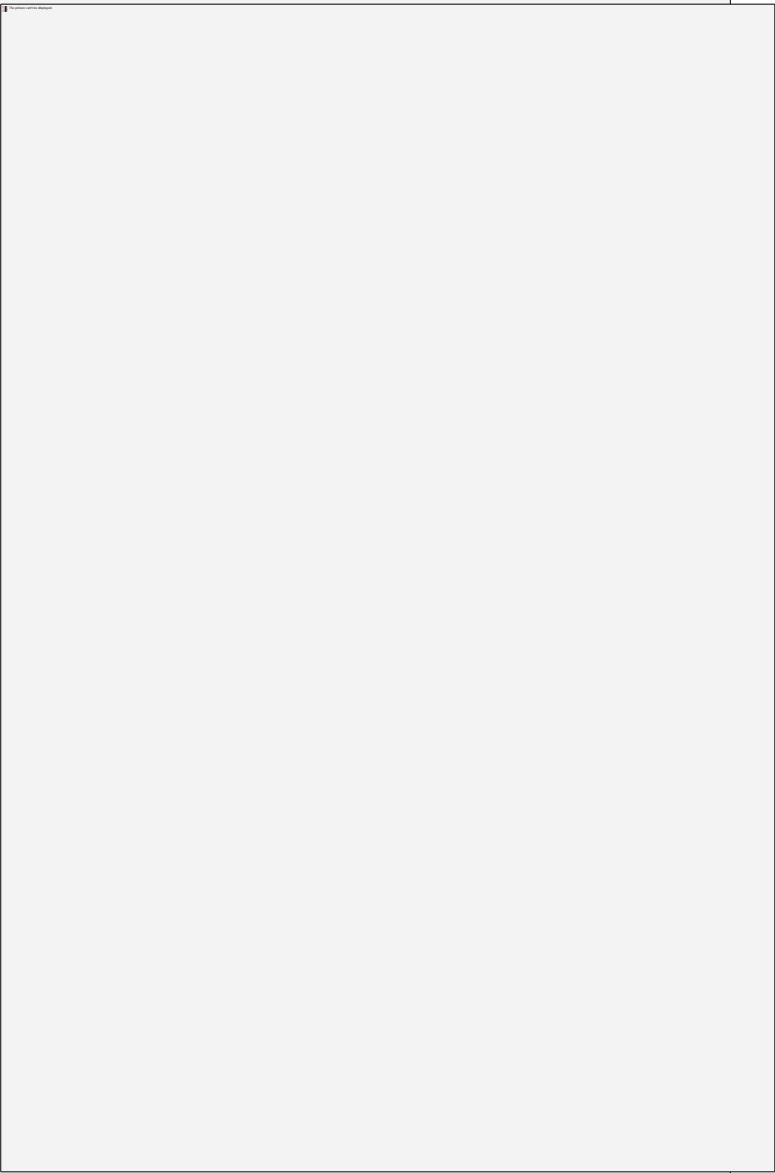
BEAR SIGHTINGS

CONNECTIONS

-  PARKING
-  ROADWAY
-  PEDESTRIAN TRAIL
-  INFORMAL MOWED TRAIL

BEAR SIGHTINGS

CONNECTIONS



BEAR SIGHTINGS

CONNECTIONS

GREENWAY CONNECTION



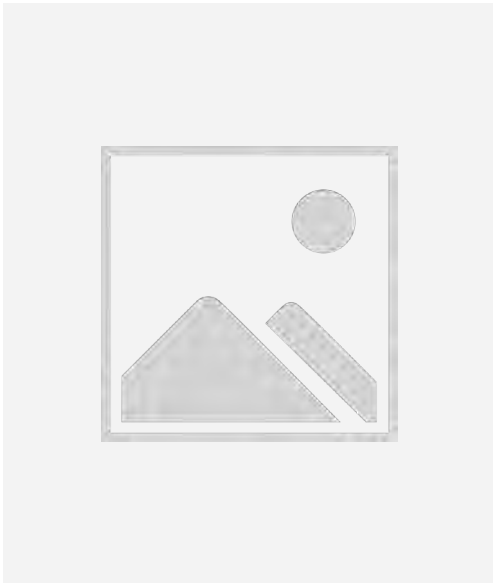
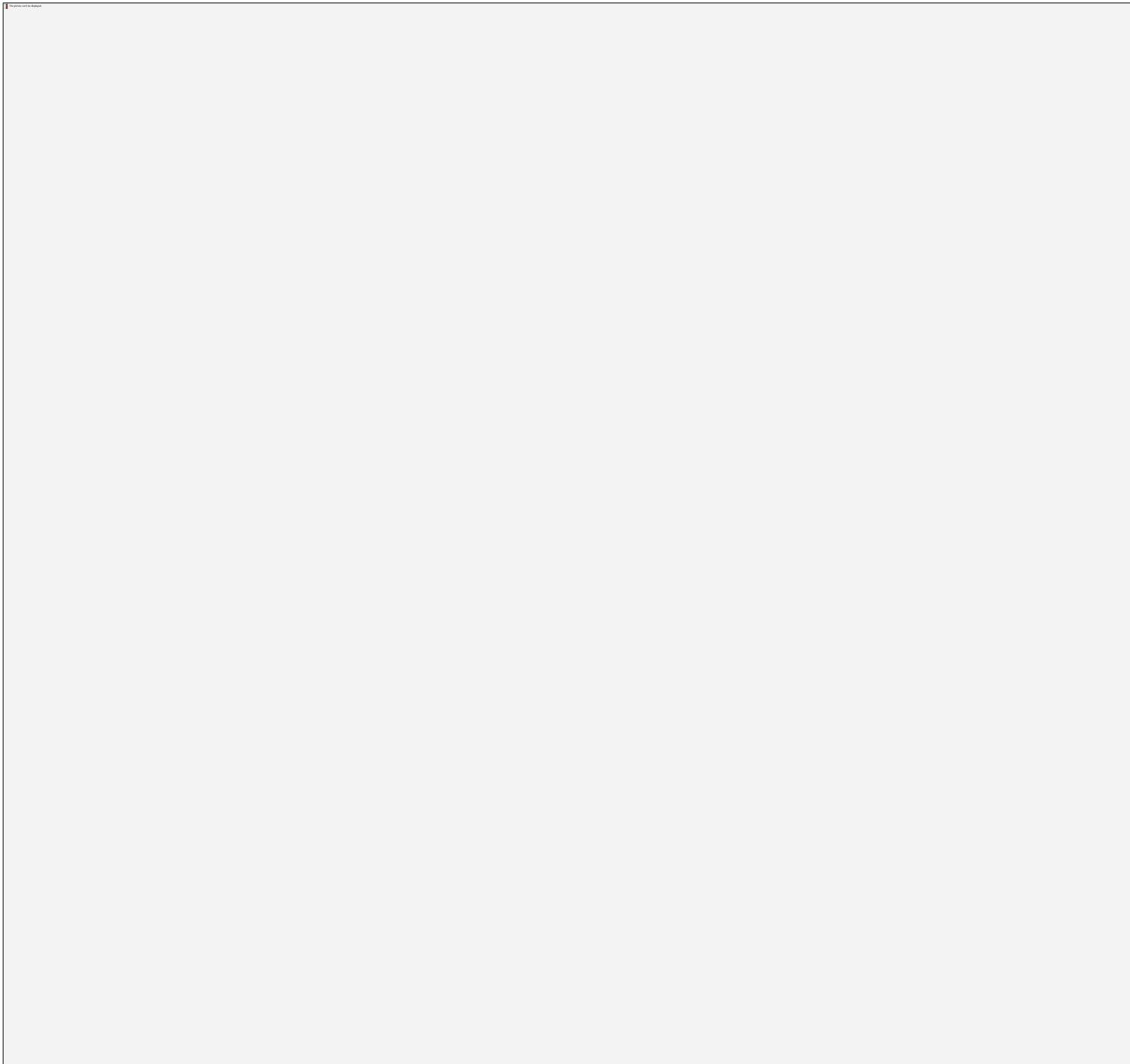
PREFERRED ALTERNATIVE



OPINION OF PROBABLE COST

OPINION OF PROBABLE COST

CONSTRUCTION BUNDLES



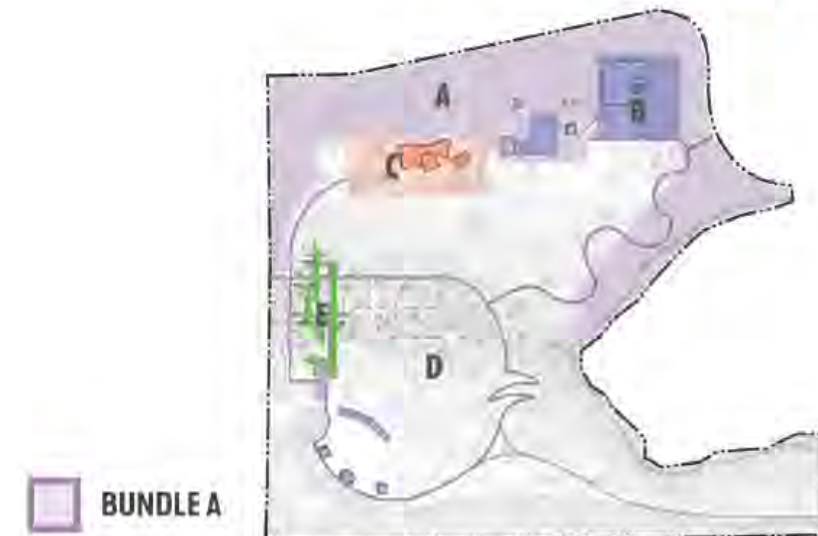
OPINION OF PROBABLE COST

BUNDLE A

Item	Item	Quantity	Unit	Unit Cost	Item Total	Subtotal
Site Preparation and Earthwork						
1.	Subsurface Investigation	1	LS	\$ 12,000.00	\$ 12,000.00	
2.	Erosion Control	1	LS	\$ 47,000.00	\$ 47,000.00	
3.	Clear and Grub	1	LS	\$ 42,000.00	\$ 42,000.00	
4.	Selective Site Demo	1	LS	\$ 5,000.00	\$ 5,000.00	
5.	Grading and Earthwork	28200	SY	\$ 10.00	\$ 282,000.00	
6.	Fine Grading	50000	SF	\$ 0.50	\$ 25,000.00	
7.	Temporary Project Signage and Fencing	1	LS	\$ 15,000.00	\$ 15,000.00	
8.	Construction Layout	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 448,000.00
Overall Site Improvements						
1.	Signage	1	LS	\$ 25,000.00	\$ 25,000.00	
2.	Gateway Entry Signage	1	EA	\$ 66,000.00	\$ 66,000.00	
3.	Concrete Pavement	16700	SF	\$ 8.00	\$ 133,600.00	
4.	Asphalt Pavement - Road	38800	SF	\$ 7.50	\$ 276,000.00	
5.	Asphalt Pavement - Path	16200	SF	\$ 4.00	\$ 64,800.00	
6.	Gravel Path	6500	SF	\$ 31.00	\$ 201,500.00	
7.	Nature Play	1	LS	\$ 610,000.00	\$ 610,000.00	
8.	Outdoor Classrooms	1	LS	\$ 50,000.00	\$ 50,000.00	
9.	Overlook	1	LS	\$ 15,000.00	\$ 15,000.00	
10.	Stone Steps (per stone slab)	280	EA	\$ 3,100.00	\$ 868,000.00	
11.	Basketball Courts	2	EA	\$ 40,000.00	\$ 80,000.00	
12.	Gaga Ball	1	EA	\$ 6,000.00	\$ 6,000.00	
13.	Site Furnishings	1	LS	\$ 20,000.00	\$ 20,000.00	
14.	Sanitary Service	1	LS	\$ 11,000.00	\$ 11,000.00	
15.	Electrical Service	1	LS	\$ 15,000.00	\$ 15,000.00	
16.	Water Service	1	LS	\$ 23,000.00	\$ 23,000.00	
Landscape						
17.	Turf Sod	1600	SY	\$ 18.00	\$ 28,800.00	
18.	Trees	200	EA	\$ 750.00	\$ 150,000.00	
19.	Accent Planting	1	LS	\$ 60,000.00	\$ 60,000.00	
Subtotal						\$ 2,703,700.00

Buildings						
1.	Secondary Structure w/ Restrooms or Storage	1	EA	\$ 380,000.00	\$ 380,000.00	
2.	Open Air Structure (Picnic Shelter)	2	EA	\$ 75,000.00	\$ 150,000.00	
Subtotal						\$ 530,000.00
Vegetative Restoration						
1.	Woodland Restoration	172,000	SF	\$ 0.50	\$ 86,000.00	
Subtotal						\$ 86,000.00
Construction Subtotal						\$ 3,767,700
	Bonds and Insurance	15%			\$ 56,500.00	
	Mobilization	2%			\$ 85,000.00	
	Escalator	3%	2 years		\$ 226,000.00	
	Construction Contingency & Remaining Elements	20%			\$ 753,500.00	
Construction Total						\$ 4,888,700
	Design/Engineering/Permits/Site Investigations	15%			\$ 733,300.00	
Project Total (Construction, design, contingency and permitting)						\$ 5,622,000

5.6M



OPINION OF PROBABLE COST

BUNDLE B

Item	Item	Quantity	Unit	Unit Cost	Item Total	Subtotal
Site Preparation and Earthwork						
1.	Subsurface Investigation	1	LS	\$ 12,000.00	\$ 12,000.00	
2.	Erosion Control	1	LS	\$ 47,000.00	\$ 47,000.00	
3.	Clear and Grub	1	LS	\$ 42,000.00	\$ 42,000.00	
4.	Selective Site Demo	1	LS	\$ 5,000.00	\$ 5,000.00	
5.	Grading and Earthwork	12000	SY	\$ 10.00	\$ 120,000.00	
6.	Fine Grading	25500	SF	\$ 0.50	\$ 12,750.00	
7.	Temporary Project Signage and Fencing	1	LS	\$ 15,000.00	\$ 15,000.00	
8.	Construction Layout	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 273,750.00
Overall Site Improvements						
1.	Signage	1	LS	\$ 15,000.00	\$ 15,000.00	
2.	Gateway Entry Signage	2	EA	\$ 66,000.00	\$ 132,000.00	
3.	Adventure Tower	1	LS	\$ 410,000.00	\$ 410,000.00	
4.	Water Play	1	LS	\$ 750,000.00	\$ 750,000.00	
5.	Zip-Line	1	LS	\$ 85,000.00	\$ 85,000.00	
6.	Site Furnishings	1	LS	\$ 35,000.00	\$ 35,000.00	
7.	Sanitary Service	1	LS	\$ 11,000.00	\$ 11,000.00	
8.	Electrical Service	1	LS	\$ 15,000.00	\$ 15,000.00	
9.	Water Service	1	LS	\$ 23,000.00	\$ 23,000.00	
Landscape						
10.	Turf Sod	4055	SY	\$ 18.00	\$ 72,990.00	
11.	Trees	650	EA	\$ 750.00	\$ 487,500.00	
12.	Accent Planting	1	LS	\$ 10,000.00	\$ 10,000.00	
Subtotal						\$ 2,046,490.00
Buildings						
1.	Secondary Structure w/ Restrooms or Storage	1	EA	\$ 178,000.00	\$ 178,000.00	
2.	Open Air Structure (Picnic Shelter/Trellis)	3	EA	\$ 75,000.00	\$ 225,000.00	
Subtotal						\$ 403,000.00

Construction Subtotal			\$ 2,723,240
Bonds and Insurance	1.5%		\$ 40,800.00
Mobilization	2%		\$ 61,000.00
Escalator	3%	2 years	\$ 163,000.00
Construction Contingency & Remaining Elements	20%		\$ 544,600.00
Construction Total			\$ 3,532,640
Design/Engineering/Permits/Site Investigations	15%		\$ 529,900.00
Project Total (Construction, design, contingency and permitting)			\$ 4,062,540

4M



OPINION OF PROBABLE COST

BUNDLE C

Item	Item	Quantity	Unit	Unit Cost	Item Total	Subtotal
Site Preparation and Earthwork						
1.	Subsurface Investigation	1	LS	\$ 12,000.00	\$ 12,000.00	
2.	Erosion Control	1	LS	\$ 25,000.00	\$ 25,000.00	
3.	Clear and Grub	1	LS	\$ 25,000.00	\$ 5.00	
4.	Selective Site Demo	1	LS	\$ 5,000.00	\$ 5,000.00	
5.	Grading and Earthwork	4000	SY	\$ 10.00	\$ 40,000.00	
6.	Fine Grading	25000	SF	\$ 0.50	\$ 12,500.00	
7.	Temporary Project Signage and Fencing	1	LS	\$ 15,000.00	\$ 15,000.00	
8.	Construction Layout	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 129,505.00
Overall Site Improvements						
1.	Signage	1	LS	\$ 10,000.00	\$ 10,000.00	
2.	Concrete Pavement	29000	SF	\$ 8.00	\$ 232,000.00	
3.	Concrete Steps	721	LF	\$ 400.00	\$ 288,400.00	
4.	Site Furnishings	1	LS	\$ 15,000.00	\$ 15,000.00	
5.	Sanitary Service	1	LS	\$ 33,000.00	\$ 33,000.00	
6.	Electrical Service	1	LS	\$ 50,000.00	\$ 50,000.00	
7.	Water Service	1	LS	\$ 17,000.00	\$ 17,000.00	
Landscape						
8.	Turf Sod	275	SY	\$ 18.00	\$ 4,950.00	
9.	Trees	4	EA	\$ 750.00	\$ 3,000.00	
10.	Accent Planting	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 673,350.00
Buildings						
1.	Community Pavilion	1	LS	\$ 3,000,000.00	\$ 3,000,000.00	
2.	Open Air Structure (Trellis)	2	EA	\$ 75,000.00	\$ 150,000.00	
Subtotal						\$ 3,150,000.00

Construction Subtotal			\$ 3,952,855
Bonds and Insurance	1.5%		\$ 59,300.00
Mobilization	2%		\$ 89,000.00
Escalator	3%	2 years	\$ 237,000.00
Construction Contingency & Remaining Elements	20%		\$ 790,600.00
Construction Total			\$ 5,128,755
Design/Engineering/Permits/Site Investigations	15%		\$ 769,300.00
Project Total (Construction, design, contingency and permitting)			\$ 5,898,055

5.9M



 BUNDLE C

OPINION OF PROBABLE COST

BUNDLE D

Item	Item	Quantity	Unit	Unit Cost	Item Total	Subtotal
Site Preparation and Earthwork						
1.	Subsurface Investigation	1	LS	\$ 12,000.00	\$ 12,000.00	
2.	Erosion Control	1	LS	\$ 47,000.00	\$ 47,000.00	
3.	Clear and Grub	1	LS	\$ 42,000.00	\$ 42,000.00	
4.	Pavement Removal	3755	SY	\$ 7.50	\$ 28,162.50	
5.	Selective Site Demo	1	LS	\$ 5,000.00	\$ 5,000.00	
4.	Grading and Earthwork	75800	SY	\$ 10.00	\$ 758,000.00	
6.	Fine Grading	100000	SF	\$ 0.50	\$ 50,000.00	
7.	Temporary Project Signage and Fencing	1	LS	\$ 15,000.00	\$ 15,000.00	
8.	Construction Layout	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 977,162.50

Overall Site Improvements						
1.	Signage	1	LS	\$ 15,000.00	\$ 15,000.00	
2.	Gateway Entry Signage	1	EA	\$ 66,000.00	\$ 66,000.00	
3.	Concrete Pavement	9550	SF	\$ 8.00	\$ 76,400.00	
4.	Asphalt Pavement - Road	46400	SF	\$ 7.50	\$ 348,000.00	
5.	Asphalt Pavement - Path	4375	SF	\$ 4.00	\$ 17,500.00	
6.	Boardwalk	3675	LF	\$ 82.00	\$ 301,350.00	
7.	Interpretive Kiosks	4	EA	\$ 2,700.00	\$ 10,800.00	
8.	Site Furnishings	1	LS	\$ 12,000.00	\$ 12,000.00	
9.	Sanitary Service	1	LS	\$ 11,000.00	\$ 11,000.00	
10.	Electrical Service	1	LS	\$ 15,000.00	\$ 15,000.00	
11.	Water Service	1	LS	\$ 23,000.00	\$ 23,000.00	
Landscape						
12.	Turf Sod	2650	SY	\$ 18.00	\$ 47,700.00	
13.	Trees	450	EA	\$ 750.00	\$ 337,500.00	
14.	Accent Planting	1	LS	\$ 25,000.00	\$ 25,000.00	
Subtotal						\$ 1,306,250.00

Buildings						
1.	Secondary Structure w/ Restrooms or Storage	1	EA	\$ 178,000.00	\$ 178,000.00	
2.	Open Air Structure (Picnic Shelter)	1	EA	\$ 75,000.00	\$ 75,000.00	
Subtotal						\$ 253,000.00

Prairie/Woodland Restoration						
1.	Prairie Savanna Restoration	376,360	SF	\$ 0.25	\$ 94,090.00	
2.	Woodland Restoration	93,200	SF	\$ 0.50	\$ 46,600.00	
3.	Meadow Restoration	165,000	SF	\$ 0.45	\$ 74,250.00	

Subtotal						\$ 214,940.00
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Stream Restoration						
1.	Stream Restoration (Bank restoration & Armoring)	1295	LF	\$ 212.00	\$ 272,420.00	

Subtotal						\$ 272,420.00
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Construction Subtotal						\$ 3,023,773
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Bonds and Insurance	1.5%	\$ 45,400.00
Mobilization	2%	\$ 60,475.46
Escalator	3%	\$ 90,713.19
Construction Contingency & Remaining Elements	20%	\$ 604,800.00

Construction Total						\$ 3,922,973
Design/Engineering/Permits/Site Investigations	15%	\$ 588,400.00				

Project Total (Construction, design, contingency and permitting)						\$ 4,511,373
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4.5M



BUNDLE D

OPINION OF PROBABLE COST

BUNDLE E

Item	Item	Quantity	Unit	Unit Cost	Item Total	Subtotal
Site Preparation and Earthwork						
1.	Subsurface Investigation	1	LS	\$ 12,000.00	\$ 12,000.00	
2.	Erosion Control	1	LS	\$ 25,000.00	\$ 25,000.00	
3.	Clear and Grub	1	LS	\$ 25,000.00	\$ 25,000.00	
4.	Selective Site Demo	1	LS	\$ 5,000.00	\$ 5,000.00	
5.	Grading and Earthwork	5500	SY	\$ 10.00	\$ 55,000.00	
6.	Fine Grading	25500	SF	\$ 0.50	\$ 12,750.00	
7.	Temporary Project Signage and Fencing	1	LS	\$ 15,000.00	\$ 15,000.00	
8.	Construction Layout	1	LS	\$ 20,000.00	\$ 20,000.00	
Subtotal						\$ 169,750.00
Overall Site Improvements						
1.	Signage	1	LS	\$ 15,000.00	\$ 15,000.00	
2.	Tree House Play (The Perch)	1	LS	\$ 2,250,000.00	\$ 2,250,000.00	
3.	Site Furnishings	1	LS	\$ 15,000.00	\$ 15,000.00	
4.	Electrical Service	1	LS	\$ 20,000.00	\$ 20,000.00	
Landscape						
5.	Turf Sod	4055	SY	\$ 18.00	\$ 72,990.00	
6.	Trees	650	EA	\$ 750.00	\$ 487,500.00	
7.	Accent Planting	1	LS	\$ 10,000.00	\$ 10,000.00	
Subtotal						\$ 2,870,490.00
Construction Subtotal						\$ 3,040,240
	Bonds and Insurance	1.5%			\$ 45,600.00	
	Mobilization	2%			\$ 68,000.00	
	Escalator	3%	2 years		\$ 182,000.00	
	Construction Contingency & Remaining Elements	20%			\$ 608,000.00	
Construction Total						\$ 3,943,840
	Design/Engineering/Permits/Site Investigations	15%			\$ 591,600.00	
Project Total (Construction, design, contingency and permitting)						\$ 4,535,440

4.5M

 BUNDLE E



PRO FORMA

AMENITY MATRIX

ACTIVITY EXPERIENCE

BEAR CREEK PARK

Activity Experience Chart (Menu of Options)

FACILITIES and AMENITIES																
Space	Length of Experience	Age Group Appeal											% Covered	Revenue	Cost to Develop	Cost to Operate
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	76 + years				
Walking Paths / Trails	1-2 hours			*	*	*	*	*	*	*	*	*	82%	low	medium	medium
Natural Open Green Spaces	1-2 hours	*	*	*	*	*	*	*	*	*	*	*	100%	low	low	low
Tree House Play (The Perch)	2-3 hours	*	*	*	*	*	*	*	*	*	*	*	64%	low	high	medium
Community Program Pavilion	3-4 hours	*	*	*	*	*	*	*	*	*	*	*	100%	high	high	medium
Ziplining	1-2 hours			*	*	*	*	*	*	*	*	*	45%	low	medium	low
Birding	1-2 hours	*	*	*	*	*	*	*	*	*	*	*	100%	low	low	low
Picnic Areas	2-3 hours	*	*	*	*	*	*	*	*	*	*	*	100%	low	low	medium
Natural Areas	1-2 hours		*	*	*	*	*	*	*	*	*	*	91%	low	low	low
Water Recreation (Creek Experiences)	1-2 hours	*	*	*	*	*	*	*	*	*	*	*	82%	low	medium	low
Water Play Area (Splash Pad)	2-3 hours	*	*	*	*	*	*	*	*	*	*	*	73%	low	high	medium
Shelters	2-3 hours						*	*	*	*	*	*	55%	medium	medium	medium
Nature Play Area/Playground	1-2 hours	*	*	*									27%	low	low	medium
Outdoor Classrooms	1-2 hours	*	*	*	*	*							45%	low	low	low
Sports Courts	1-2 hours	*	*	*	*	*	*	*	*	*	*	*	64%	low	medium	low
Adventure Tower	2-3 hours	*	*	*	*	*	*	*	*	*	*	*	73%	low	high	low

AMENITY MATRIX

ACTIVITY EXPERIENCE

FACILITIES and AMENITIES			
Space	Revenue	Cost to Develop	Cost to Operate
Walking Paths / Trails	low	medium	medium
Natural Open Green Spaces	low	low	low
Tree House Play (The Perch)	low	high	medium
Community Program Pavilion	high	high	medium
Ziplining	low	medium	low
Birding	low	low	low
Picnic Areas	low	low	medium
Natural Areas	low	low	low
Water Recreation (Creek Experiences)	low	medium	low
Water Play Area (Splash Pad)	low	high	medium
Shelters	medium	medium	medium
Nature Play Area/Playground	low	low	medium
Outdoor Classrooms	low	low	low
Sports Courts	low	medium	low
Adventure Tower	low	high	low

PRO FORMA

REVENUES AND EXPENDITURES

REVENUES	Y1	Y2	Y3	Y4	Y5
Shelters	93,688	102,582	111,925	128,191	145,331
Program Center	238,250	245,398	252,759	260,342	268,152
TOTAL REVENUES	\$ 331,938	\$ 347,979	\$ 364,684	\$ 388,533	\$ 413,484
EXPENSES					
Grounds & Trails Mx	\$ 8,275	\$ 8,523	\$ 8,779	\$ 9,042	\$ 9,314
Facility Mx	27,424	28,247	29,094	29,967	30,866
Sprayground	20,000	20,600	21,218	21,854	22,510
Shelters	106,128	109,312	112,591	115,969	119,448
Program Center	126,470	130,264	135,109	141,181	148,775
#REF!	6,113	6,296	6,485	6,680	6,880
TOTAL EXPENSES	\$ 426,992	\$ 439,803	\$ 454,871	\$ 472,555	\$ 493,448
OVERALL NET REVENUE / (LOSS)	\$ (95,055)	\$ (91,823)	\$ (90,187)	\$ (84,022)	\$ (79,965)
OVERALL Cost Recovery	77.7%	79.1%	80.2%	82.2%	83.8%

ADVENTURE AWAITS...

THANK YOU!



PREFERRED ALTERNATIVE

