

Stanley Park Concept and Cost Estimate Review

January 27, 2021



Agenda

- Re-cap of last meeting discussion
- Revised concept review
- Cost estimate and phasing discussion
- Next Steps

Previous Conceptual Master Plan

- Road and path connections to future Twp Civic Center
- Accommodates future amphitheater
- Hierarchy of trails & boardwalks
- Picnic shelters & facilities
- Playground
- Fishing pier
- Canoe/kayak launch
- Beach
- Significant preservation of existing natural features
- Sustainable storm water management for protection of wetlands & Brendel Lake



Committee Feedback (Jan 13)



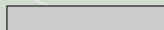


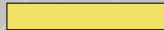
- Re-orient access drive along west property line to dovetail into Civic Center plans
- Scale down and re-orient amphitheater to save the existing block building for future renovation
- Move lower park drop-off further west
- Desire to plan for additional recreation elements including pickleball, basketball, splash pad, exercise stations
- Dog park discussion
- Evaluate opportunities for cost savings (pavements, shelters, restrooms)
- Important to break into phases in order to accomplish other Township spending priorities (trails). Access to the water is important in Phase 1

Revised Conceptual Master Plan

- Revised entrance road geometry
- Smaller amphitheater to retain room for the existing block building (shown as renovated)
- Additional recreation amenities shown
 - Pickleball
 - Basketball
 - Splash pad
- Northern wetland loop trails shortened
- Parking and drop-off modifications
- Restroom and shelter building separated
- Exercise stations
- Fence around playground
- Gravel parking in lieu of porous bituminous



North Area

	CONCRETE SURFACE
	BITUMINOUS SURFACE
	AGGREGATE WALK
	POROUS PAVEMENT
	BOARDWALK SURFACE
	POURED-IN-PLACE PLAYGROUND SURFACE



- POROUS PAVEMENT
- PARK ENTRANCE SIGN
- HALF-COURT BASKETBALL STRIPING
- BERM W/ EVERGREEN BUFFER

- CONCRETE SIDEWALK, TYP.
- UNOBSTRUCTED HILLSIDE FOR SLEDDING (CLOSE PARK ROAD FOR SAFETY)
- PARK SECURITY GATE

- BITUMINOUS PAVEMENT W/ CURB & GUTTER
- RENOVATE EXISTING BUILDING FOR RESTROOMS AND STORAGE

FUTURE AMPHITHEATER SEATING FOR 240

STAGE BAND SHELL

UPPER PARKING LOT

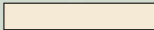

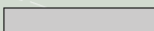


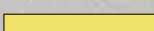
PICNIC SHELTER W/ PICNIC TABLES

CONNECTION TO CIVIC CENTER

ELIZABETH LAKE ROAD

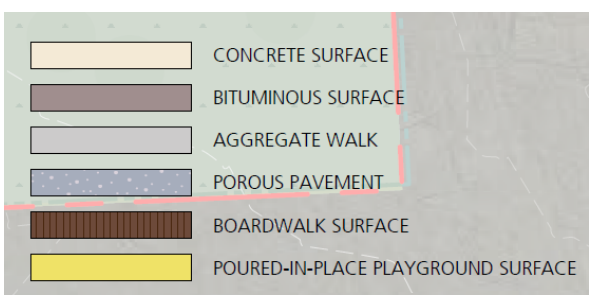
FUTURE CIVIC CENTER DEVELOPMENT

Mid-Park

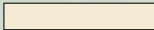

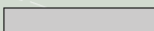


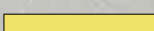
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	AGGREGATE WALK
	POROUS PAVEMENT
	BOARDWALK SURFACE
	POURED-IN-PLACE PLAYGROUND SURFACE



Park Core and Waterfront

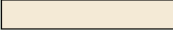

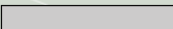


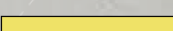


North Wetland Loop

	CONCRETE SURFACE
	BITUMINOUS SURFACE
	AGGREGATE WALK
	POROUS PAVEMENT
	BOARDWALK SURFACE
	POURED-IN-PLACE PLAYGROUND SURFACE



South Wetland Loop

	CONCRETE SURFACE
	BITUMINOUS SURFACE
	AGGREGATE WALK
	POROUS PAVEMENT
	BOARDWALK SURFACE
	POURED-IN-PLACE PLAYGROUND SURFACE



Conceptual Master Plan

- Phasing priorities
 - Early
 - Waterfront access
 - Accessible roads/parking
- Build phasing & grant application based on:
 - Fundable elements
 - Application scoring
 - Quality of design (logical assembly of elements)
 - Reasonable budget: Approx. \$1,000,000 as discussed



Conceptual Cost Estimate

Beckett & Raeder Inc.

White Lake Township - Stanley Park

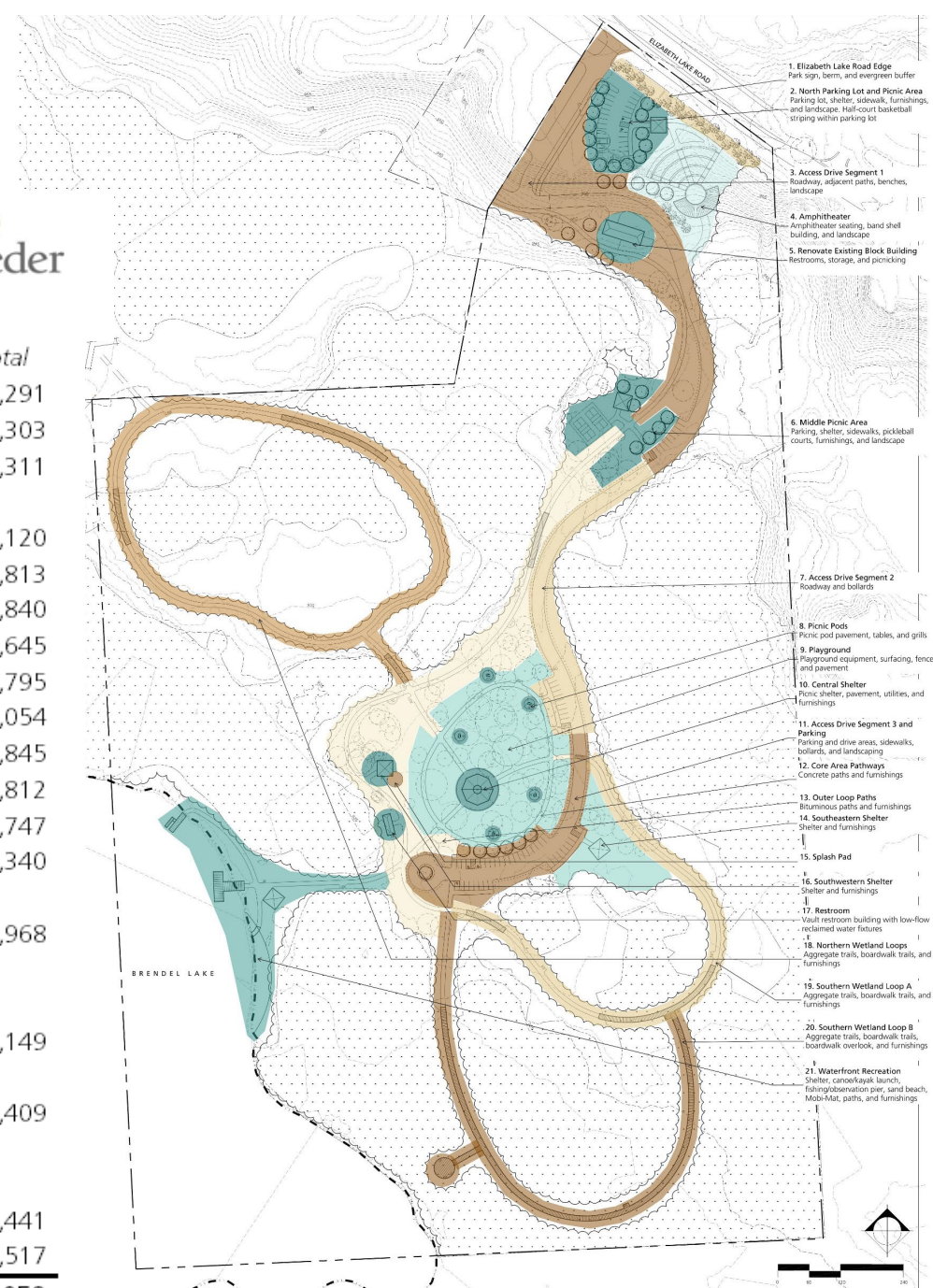
Conceptual Cost Estimate - Summary Sheet

January 27, 2021

Description

1. Elizabeth Lake Road Edge	\$ 51,291
2. North Parking Lot and Picnic Area	\$ 153,303
3. Access Drive Segment 1: Park Entrance to Trailhead	\$ 396,311
4. Amphitheater	Future
5. Renovate Existing Block Building	\$ 246,120
6. Middle Picnic Area	\$ 156,813
7. Access Drive Segment 2	\$ 163,840
8. Picnic Pods	\$ 48,645
9. Playground	\$ 124,795
10. Central Shelter	\$ 263,054
11: Access Drive Segment 3 and Parking	\$ 224,845
12. Core Area Pathways - Egg Shape and Inner Spokes	\$ 145,812
13. Core Area Pathways - Outer Loop and Spokes	\$ 156,747
14. Southeastern Shelter	\$ 70,340
15. Splash Pad	Future
16. Southwestern Shelter	\$ 70,968
17. Restroom	Future
18. Northern Wetland Path Loop (no center path)	Future
19. Southern Wetland Path Loop A (North)	\$ 164,149
20. Southern Wetland Path Loop B (South)	Future
21. Waterfront Recreation	\$ 224,409

Hard Costs Total	\$ 2,661,441
Soft Costs (22%)	\$ 585,517
Project Total (Hard & Soft Costs)	\$ 3,246,958



First Phase – Option A

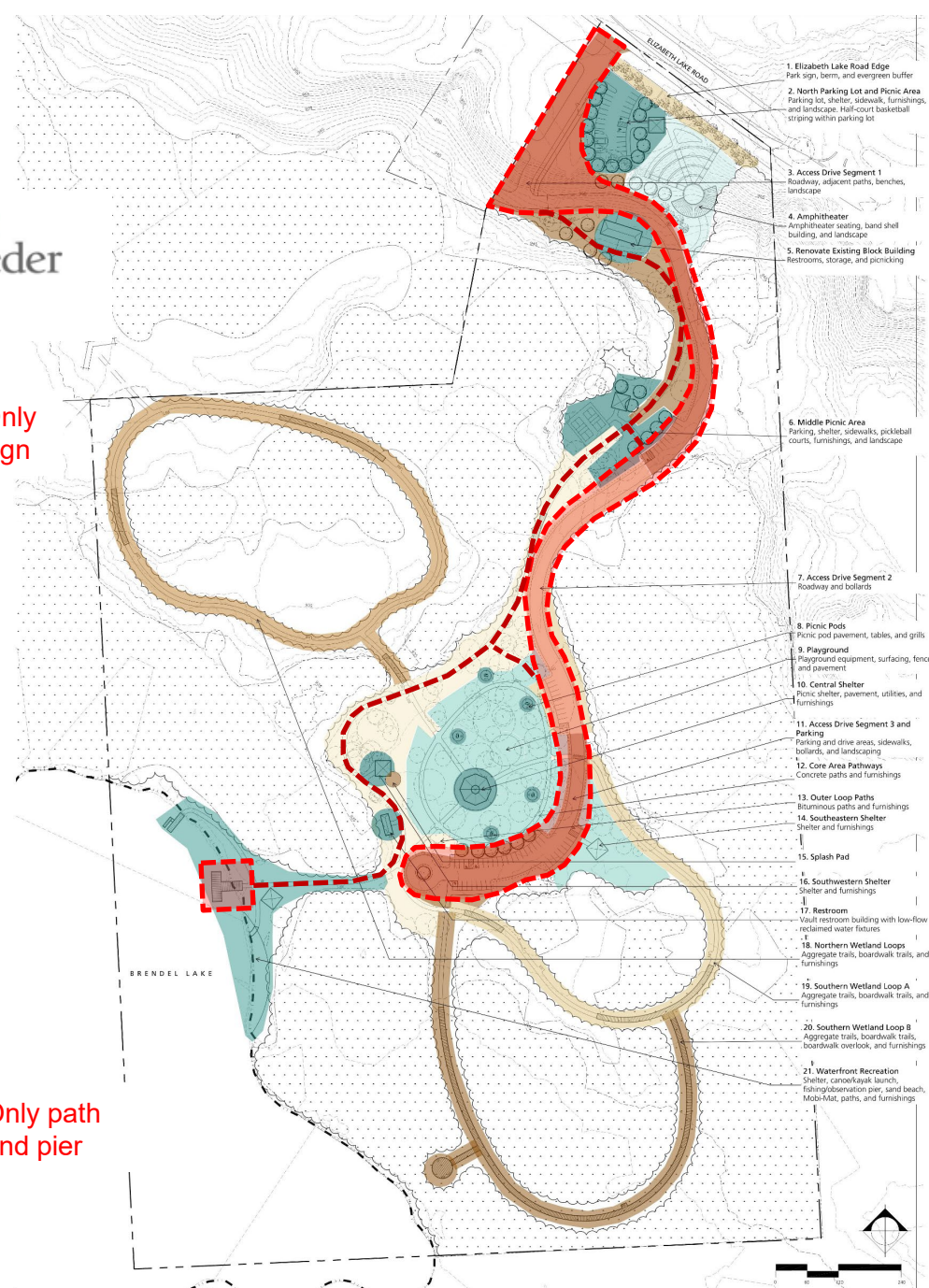
Beckett & Raeder Inc.
 White Lake Township - Stanley Park
Conceptual Cost Estimate - Summary Sheet
 January 27, 2021



Description	Phase 1 Option A
1. Elizabeth Lake Road Edge	\$ 20,291
2. North Parking Lot and Picnic Area	
3. Access Drive Segment 1: Park Entrance to Trailhead	\$ 327,011
4. Amphitheater	Discount shared drive 50%
5. Renovate Existing Block Building	
6. Middle Picnic Area	
7. Access Drive Segment 2	\$ 163,840
8. Picnic Pods	
9. Playground	
10. Central Shelter	
11: Access Drive Segment 3 and Parking	\$ 224,845
12. Core Area Pathways - Egg Shape and Inner Spokes	
13. Core Area Pathways - Outer Loop and Spokes	\$ 156,747
14. Southeastern Shelter	
15. Splash Pad	
16. Southwestern Shelter	
17. Restroom	
18. Northern Wetland Path Loop (no center path)	
19. Southern Wetland Path Loop A (North)	
20. Southern Wetland Path Loop B (South)	
21. Waterfront Recreation	\$ 90,263
Hard Costs Total	\$ 982,997
Soft Costs (22%)	\$ 216,259
Project Total (Hard & Soft Costs)	\$ 1,199,256

Only sign

Only path and pier



First Phase – Option B

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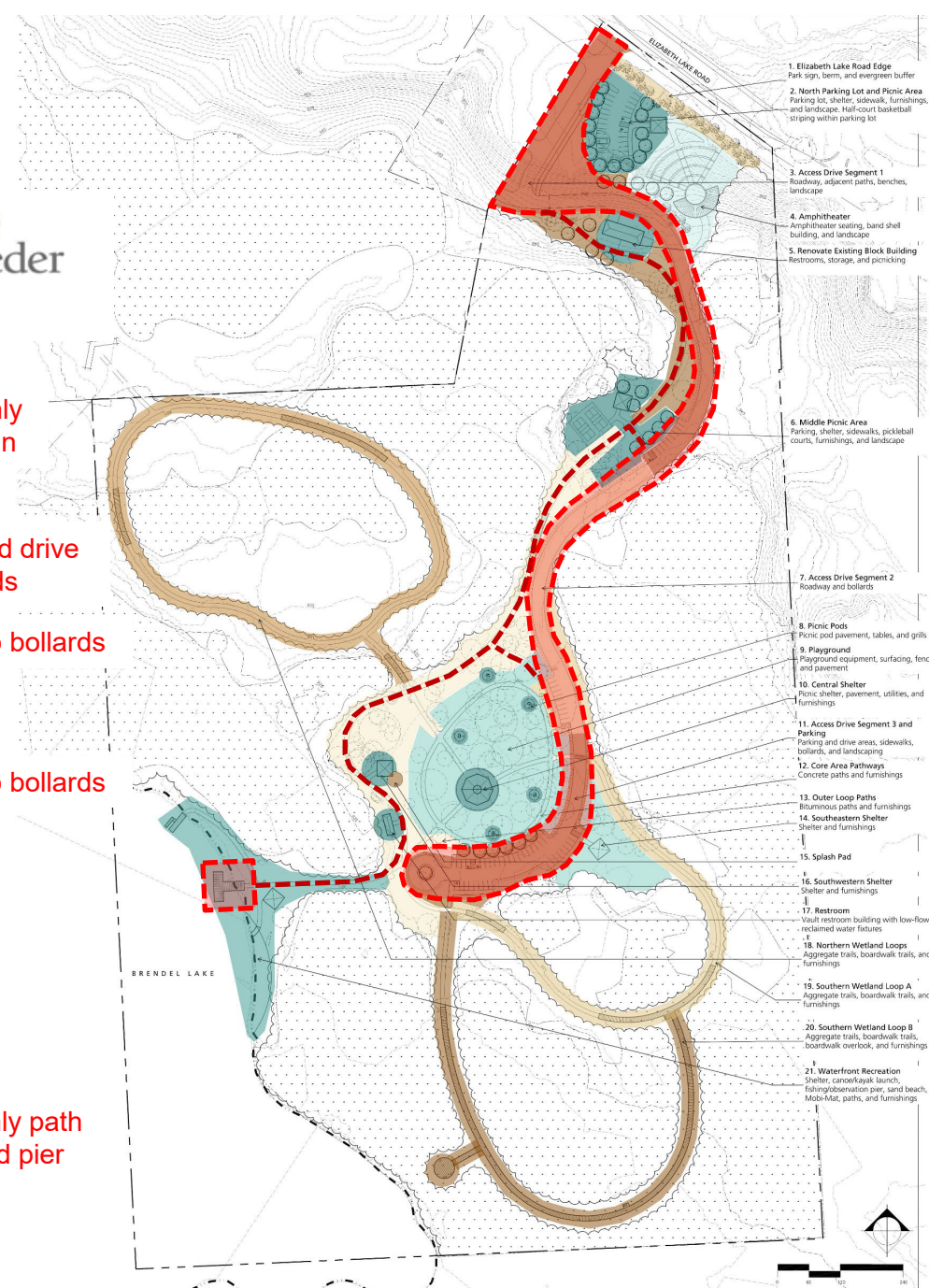
Description	Phase 1 Option B
1. Elizabeth Lake Road Edge	\$ 20,291
2. North Parking Lot and Picnic Area	
3. Access Drive Segment 1: Park Entrance to Trailhead	\$ 314,191
4. Amphitheater	
5. Renovate Existing Block Building	Discount shared drive 50%; no bollards
6. Middle Picnic Area	
7. Access Drive Segment 2	\$ 113,251
8. Picnic Pods	
9. Playground	
10. Central Shelter	
11: Access Drive Segment 3 and Parking	\$ 183,611
12. Core Area Pathways - Egg Shape and Inner Spokes	
13. Core Area Pathways - Outer Loop and Spokes	\$ 156,747
14. Southeastern Shelter	
15. Splash Pad	
16. Southwestern Shelter	
17. Restroom	
18. Northern Wetland Path Loop (no center path)	
19. Southern Wetland Path Loop A (North)	
20. Southern Wetland Path Loop B (South)	
21. Waterfront Recreation	\$ 90,263
Hard Costs Total	\$ 878,354
Soft Costs (22%)	\$ 193,238
Project Total (Hard & Soft Costs)	\$ 1,071,592

Only sign

No bollards

No bollards

Only path and pier



First Phase – Option C

Beckett & Raeder Inc.
 White Lake Township - Stanley Park
Conceptual Cost Estimate - Summary Sheet
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Phase 1
 Option C

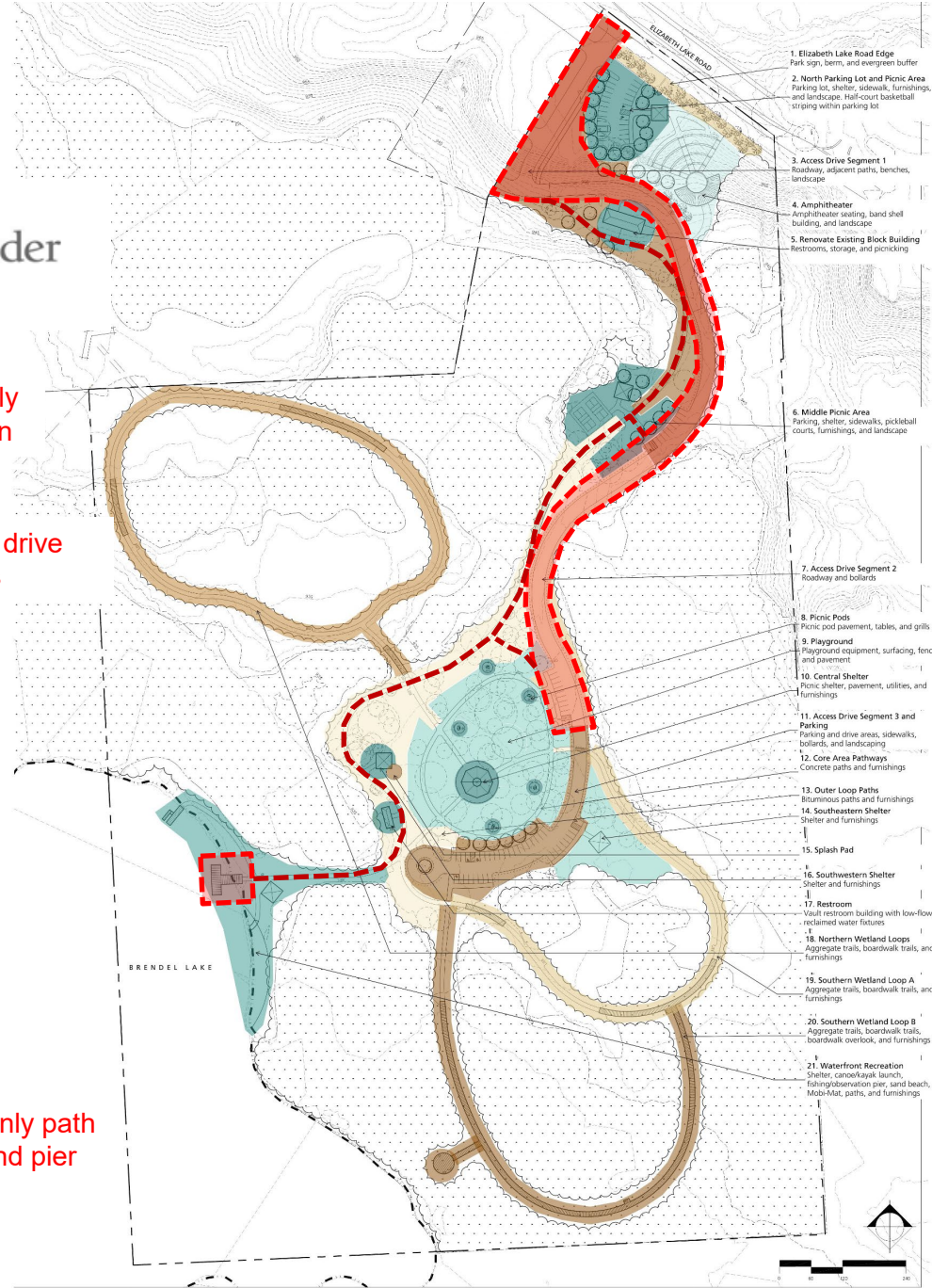
Description	Cost
1. Elizabeth Lake Road Edge	\$ 20,291
2. North Parking Lot and Picnic Area	
3. Access Drive Segment 1: Park Entrance to Trailhead	\$ 327,011
4. Amphitheater	
5. Renovate Existing Block Building	
6. Middle Picnic Area	
7. Access Drive Segment 2	\$ 163,840
8. Picnic Pods	
9. Playground	
10. Central Shelter	
11. Access Drive Segment 3 and Parking	
12. Core Area Pathways - Egg Shape and Inner Spokes	
13. Core Area Pathways - Outer Loop and Spokes	\$ 156,747
14. Southeastern Shelter	
15. Splash Pad	
16. Southwestern Shelter	
17. Restroom	
18. Northern Wetland Path Loop (no center path)	
19. Southern Wetland Path Loop A (North)	
20. Southern Wetland Path Loop B (South)	
21. Waterfront Recreation	\$ 90,263

Only sign

Discount shared drive
 50%; no bollards

Only path
 and pier

Hard Costs Total	\$ 758,152
Soft Costs (22%)	\$ 166,793
Project Total (Hard & Soft Costs)	\$ 924,946



1. Elizabeth Lake Road Edge
Park sign, berm, and evergreen buffer
2. North Parking Lot and Picnic Area
Parking lot, shelter, sidewalk, furnishings, and landscape. Half-court basketball string within parking lot
3. Access Drive Segment 1
Roadway, adjacent paths, benches, landscape
4. Amphitheater
Amphitheater seating, band shell building, and landscape
5. Renovate Existing Block Building
Restrooms, storage, and picnic
6. Middle Picnic Area
Parking, shelter, sidewalk, pickleball courts, furnishings, and landscape
7. Access Drive Segment 2
roadway and bollards
8. Picnic Pods
Picnic pod pavement, tables, and grills
9. Playground
Playground equipment, surfacing, fence, and pavement
10. Central Shelter
Picnic shelter, pavement, utilities, and furnishings
11. Access Drive Segment 3 and Parking
Parking and drive areas, sidewalks, bollards, and landscaping
12. Core Area Pathways
Concrete paths and furnishings
13. Outer Loop Paths
Bituminous paths and furnishings
14. Southeastern Shelter
Shelter and furnishings
15. Splash Pad
16. Southwestern Shelter
Shelter and furnishings
17. Restroom
Vault restroom building with low-flow reclaimed water fixtures
18. Northern Wetland Loops
Aggregate trails, boardwalk trails, and furnishings
19. Southern Wetland Loop A
Aggregate trails, boardwalk trails, and furnishings
20. Southern Wetland Loop B
Aggregate trails, boardwalk trails, boardwalk overlook, and furnishings
21. Waterfront Recreation
Shelter, canoe/kayak launch, fishing/observation pier, sand beach, Mobi-Mat, paths, and furnishings

First Phase – Option D

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 White Lake Township - Stanley Park
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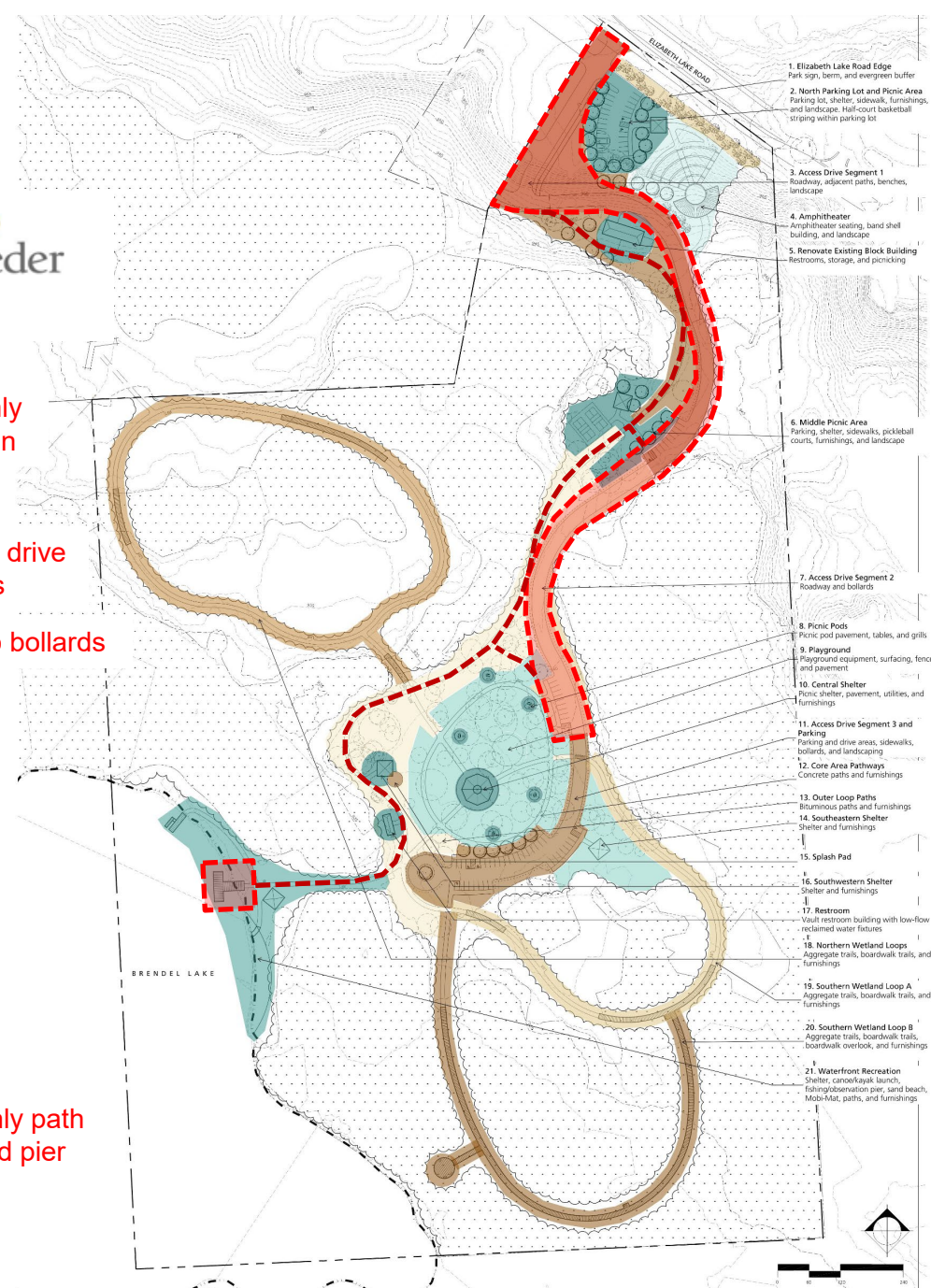
Description	Phase 1 Option D
1. Elizabeth Lake Road Edge	\$ 20,291
2. North Parking Lot and Picnic Area	
3. Access Drive Segment 1: Park Entrance to Trailhead	\$ 314,191
4. Amphitheater	
5. Renovate Existing Block Building	
6. Middle Picnic Area	
7. Access Drive Segment 2	\$ 113,251
8. Picnic Pods	
9. Playground	
10. Central Shelter	
11. Access Drive Segment 3 and Parking	
12. Core Area Pathways - Egg Shape and Inner Spokes	
13. Core Area Pathways - Outer Loop and Spokes	\$ 156,747
14. Southeastern Shelter	
15. Splash Pad	
16. Southwestern Shelter	
17. Restroom	
18. Northern Wetland Path Loop (no center path)	
19. Southern Wetland Path Loop A (North)	
20. Southern Wetland Path Loop B (South)	
21. Waterfront Recreation	\$ 90,263
Hard Costs Total	\$ 694,743
Soft Costs (22%)	\$ 152,843
Project Total (Hard & Soft Costs)	\$ 847,586

Only sign

Discount shared drive
50%; no bollards

No bollards

Only path
and pier



Next Steps

- Develop diagram of initial phase
- Finalize first phase cost estimate
- Develop grant application