



GRAND TRAVERSE COUNTY

Civic Center Park Site Master Plan



November 2020

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1 Introduction

Civic Center Park is a county-owned 45-acre park with an assortment of recreational amenities and uses. The park is a central hub located within the City of Traverse City. Civic Center Park is a destination for residents and visitors from across the region. This multi-use park offers a variety of indoor and outdoor recreational facilities for people of all ages and abilities, including but not limited to:

- » Indoor Pool, Ice Rink / Indoor Multi-use Space
- » 7 Baseball/Softball Fields
- » Skatepark
- » One Mile Walking Path
- » Amphitheater
- » Exhibition Space
- » Sledding Hill
- » Pavilion
- » Community Playground

The County collaborates with numerous organizations to offer programs and special events for all generations.

The purpose of the site master plan for the Civic Center Park is to create a comprehensive plan for future development and to assist in seeking funding opportunities. The new site master plan incorporates an intuitive, cohesive flow within the site, tying together current and proposed amenities. Beckett & Raeder, Inc. took a thoughtful approach to design the park to draw people in with the proposed new entrance plazas, a promenade, lighting, and cultural art structures.



Entrance sign.



Civic Center ball fields.



Building landscaping.

2 Planning Process

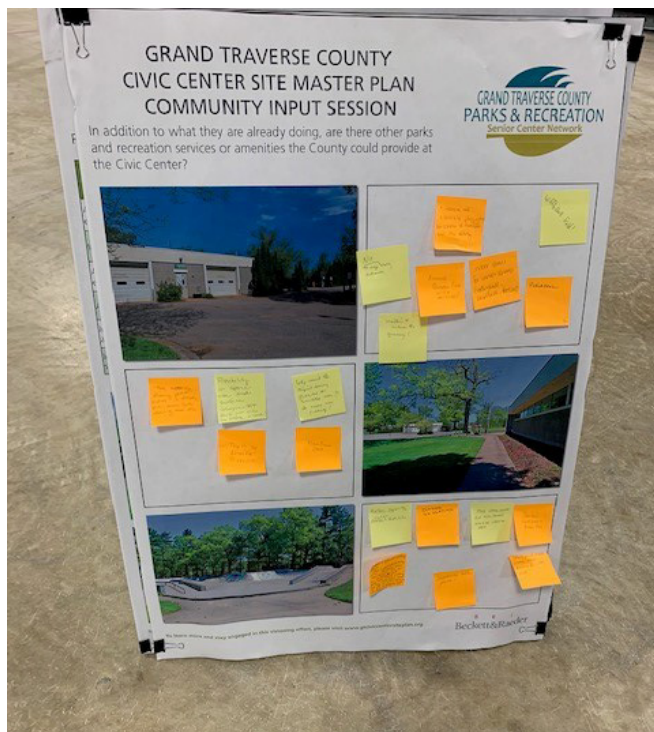
The planning process included an array of public engagement activities. Four online surveys were developed to gather feedback from the public, multiple focus groups, and children under 18 years old. The community survey was extremely successful with 1,592 responses. A total of five focus groups were targeted to complete surveys directed at each group's concentration. Focus group interviews also took place in person to seek input from a selected audience that uses the park on a regular basis. Finally, a youth survey was conducted to get a children's perspective of how they see and use the park. A total of 103 youth surveys were returned. A full summary of the survey results can be found in the appendix of this report.

A public input meeting was held on June 22, 2020 to gather feedback from the community on what

they would like to see incorporated into the design of the Civic Center Park. The community feedback further directed the design process.

Two preliminary conceptual site master plans were developed and displayed at a public input session on September 9, 2020 to gather the community's feedback once again. The public made comments on each plan and described the amenities and features they liked for each concept. The two concept plans were posted on the project website and a survey was made available to obtain more feedback from the community to narrow down the direction of the final plan.

BRI compiled all the public input and put the desired park elements and amenities into one final design plan.



Public input poster.

GRAND TRAVERSE COUNTY CIVIC CENTER SITE MASTER PLAN COMMUNITY INPUT SESSION			
Please rate the overall importance of the following items.			
	Very Important	Important	Unimportant
Adding small aesthetic improvements would enhance the park's appeal.	●●●●	●●	●
Improve parking and pedestrian/vehicle traffic.		●	
Add safety features such as lighting, cameras, emergency phones, and defibrillators.	●●		
Add pickleball courts.	●		
Improve/maintain the existing facilities before adding new facilities.	●●●●●	●	
Improve Americans with Disabilities Act standards to all facilities.	●		

Importance of items at public input meeting.



Public input meeting.

3 Needs Assessment

The needs assessment included collecting information from the public regarding their recreational needs and desires. The online survey served as the main avenue to gather feedback from the community. The public input sessions also allowed the public to provide their vision for the Civic Center Park.

The purpose of collecting all the public input was to garner feedback about the frequency of use, recreational program interests and park facility needs. The survey responses relayed a significant amount of information regarding the needs for Civic Center Park.

The National Recreation and Park Association (NRPA) highlights the benefits of parks and recreation services. The top benefits include health and wellness, improving quality of life, building strong communities, improve economic impact,

and increase property values. All these factors are important to incorporate into the planning process. National park and recreation trends were researched to develop a strategy for the site master plan.

Some of the trends that are incorporated in the Civic Center Park site master plan include the following:

- » Develop multigenerational infrastructure for people of all ages.
- » Create multi-use facilities for maximum utilization.
- » Incorporate revenue generating spaces to ensure sustainability.
- » Create facilities that support structured activities and spontaneous activities.
- » Develop a site to accommodate the community both physically and financially.



Playground at the Civic Center.



Civic Center entrance sign.



Skate park.

The survey results were helpful in determining the vision of the community at large, explaining the need for the types of projects in priority order. According to the community survey, the most important elements were improving access and circulation in the park by sidewalks, connections with neighborhoods, and parking areas. Facility upgrades, security measures and aesthetic improvements were also important to expand the park's appeal.

The community leaders and park donors/investors rated the park amenities in a separate survey. The top priority was to replace and widen the walking/jogging path. Improving access and expanding facilities were also important aspects.

User groups and programming partners also responded to a survey. These groups would like to see the parking and circulation improved, the facilities management department moved to another location off site, and add pickleball courts.

Children under the age of 18 completed a survey to describe their vision for the Civic Center Park.

The top three reasons the children go to the park is to have fun, the park is cool, and to use the skate park. The favorite activities to participate in are the skatepark, scootering, and bike activities. The best attributes are the skatepark, people, and the playground. The children would visit the park more often if the skatepark was improved, and if the park were maintained better. Amenities that would improve their experience at the Civic Center Park would be a bigger and better skatepark, a new pump track, and an outdoor pool.

Planning for parks and recreation systems during the time of the COVID-19 pandemic has changed and will continue to change indefinitely. The need for community parks is vital at this time. The community members need a place to get outside in nature to exercise, relax, and socialize. Parks are crucial to providing people with an opportunity to improve their overall health and wellness. The National Recreation and Park Association has documented numerous initiatives to improve the nations' health and wellness through parks and recreation services.

4 Site Inventory & Analysis

During the inventory and analysis process, the project site was visited numerous times to gain information regarding current conditions, uses and potential use conflicts, pedestrian and vehicular circulation, safety, and maintenance challenges. Specifically, park inventory focused on the following:

- » Park Facilities: Type, Size, Materials, Capacity, Condition, Accessibility and User Group
- » Circulation Patterns, Accessibility, Safety and Convenience
- » Aesthetics of Project Site

BRI focused on analysis of site inventory as follows:

- » Identification of facilities in need of repair or replacement
- » Improvements required to facilitate a more inclusive, safer, and more efficient accessible pedestrian circulation system that provides a level of options
- » Identification of use intensities for park facilities, and opportunities to enhance and increase use
- » Potential opportunities to introduce new facilities to increase park use

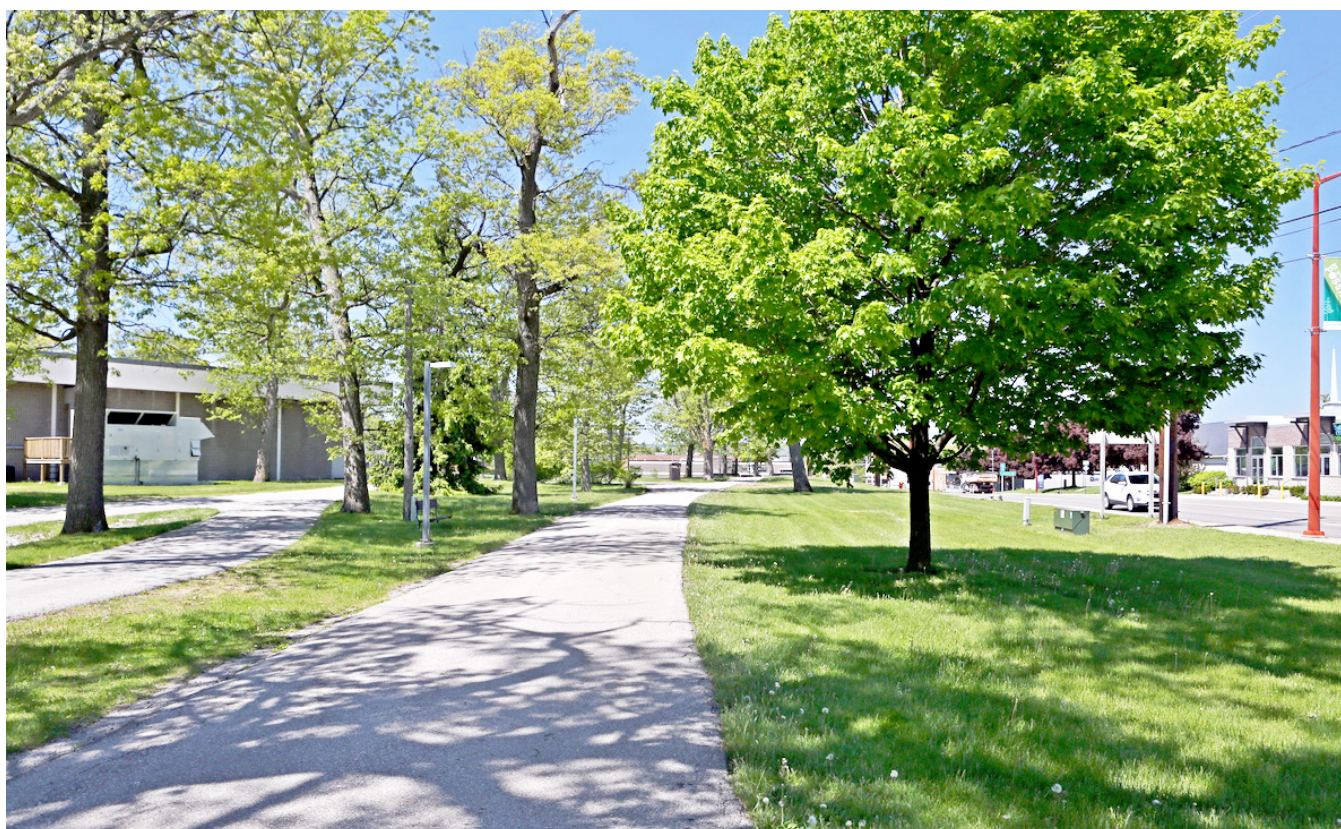
BRI presented its inventory and analysis findings in verbal and graphic form to the public.



Civic Center Stage.



Pavilion and swingset.



Looking west along US 31 from the Civic Center.

5 Preliminary Concept Plans

The Grand Traverse County demographics, recreational trends, and community engagement were all considered during the conceptual site design phase. Using this information combined with the inventory and analysis described above, BRI consulted with the Parks and Recreation Department with Grand Traverse County to establish basic plan objectives. BRI compiled the feedback regarding site organization, safety and circulation improvements and options, use intensities and opportunities to increase recreational use. BRI prepared two preliminary concept plans that featured differing degrees of development and options. To summarize, both concepts attempted to improve upon park condition, use, circulation, recreational opportunities, and aesthetics but with differing

degrees of proposed development. The plans were presented as separate sets of options from which a final set of options would ideally be composed.

A survey was set up and distributed to gather more feedback on the two preliminary site concept plans. The two options were posted for the public to give their opinion regarding their preferences.

BRI presented the plans for input at two separate Parks and Recreation Commission meetings to gather feedback from the community, County representatives and stakeholders. The plans were presented as separate sets of options from which a final set of options would ideally be composed.



Civic Center entrance looking from the Civic Center building.



Trail bridge.



Material storage.

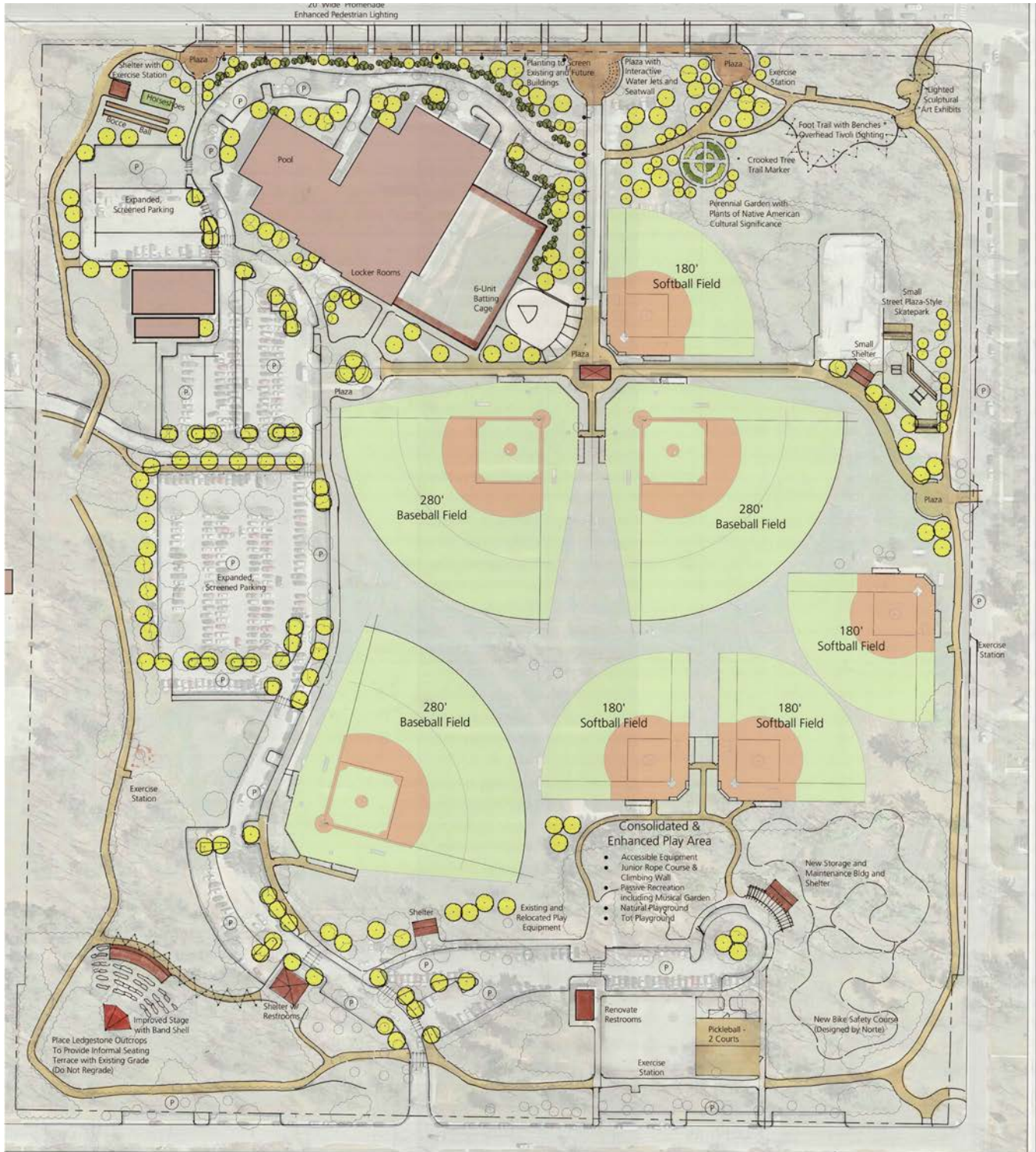
Preliminary Site Plan
Option 'A'

Grand Traverse County Civic Center

Traverse City,
Michigan
August 13, 2020

Beckett & Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services

Figure 2: Preliminary Site Plan Option B



Preliminary Site Plan
Option 'B'

Grand Traverse County Civic Center

Traverse City,
Michigan

August 13, 2020



B R I
Beckett&Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

6 Final Design Plan

The Civic Center Park final design plan was completed based on feedback received from the community, County representatives and stakeholders during the input opportunities described previously. Additionally, County representatives were consulted separately regarding function and maintenance of the proposed improvements shown in the preliminary plans. Some of the features of the final design plan include:

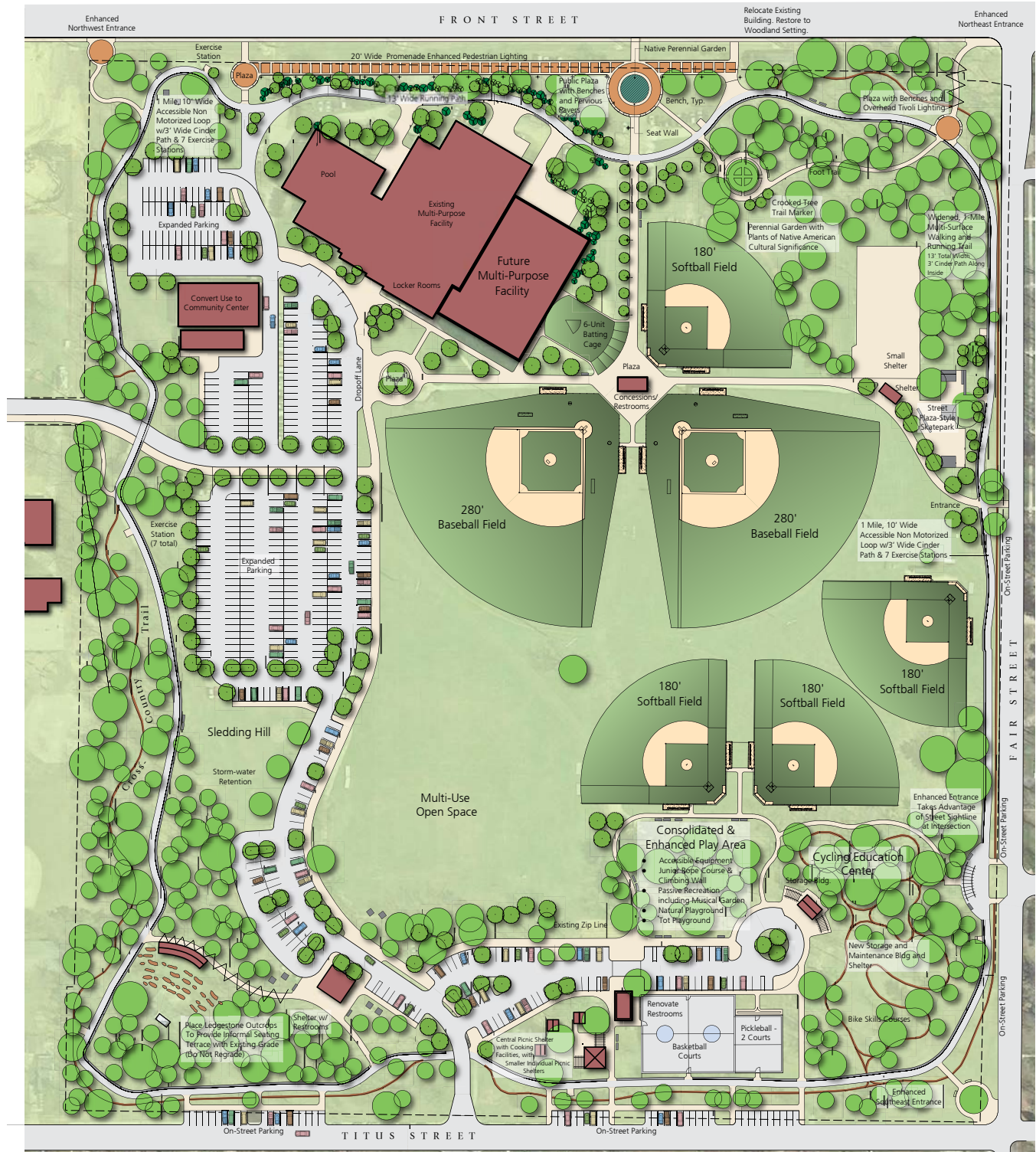
- » Replacement of the walking path at a true, 1-mile length, 10' wide width, with 3' wide cinder running path and 7 exercise stations
- » Consolidation of bicycle facilities to the southeast corner of the park, to develop a bicycle education center
- » Ice Rink / Multi-Purpose Indoor Facility Addition
- » Playground consolidation, renovation and improvement that focuses on improved accessibility and safety, increased opportunities for very young children and less intensive play, and challenging play elements for older children
- » Skatepark expansion
- » Garfield Street entrance enhancement to a 2-way road with 10' wide accessible non-motorized pedestrian path
- » Improvement of an addition to internal accessible pedestrian circulation system
- » Commitment of the northeast corner of the park for commemoration of the Native American Marker Tree
- » Aesthetic improvements with additional focus on Front Street frontage

BRI presented the final design plan for approval to the County during a regularly scheduled Parks and Recreation Commission meeting. After approval, BRI prepared a preliminary opinion of construction cost, with a set of phasing options that can be used to implement the improvements over a period of time.



Southeast corner of the Civic Center.

Figure 3: Final Design Plan

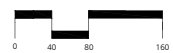


Draft Final Site Plan - Preview Copy

Grand Traverse County Civic Center

Traverse City,
Michigan

October 2, 2020



POTENTIAL PROJECT PHASES AND PRELIMINARY OPINION OF CONSTRUCTION COST

Using the approved final design plan, and current cost information to the degree possible, BRI prepared the following set of project phases and accompanying costs. While it may be most efficient for the phases to be completed in the sequence identified, the proposed phasing is not sequence dependent. Additionally, phasing may be further expended to realize smaller projects to fit development budgets and potential funding opportunities.

A word about cost estimates: BRI prepares opinions of preliminary construction cost (OPCC)

based on current construction cost information to the degree possible. Also included in OPCCs are additional project costs including contingencies for final design and engineering, construction contingencies, and contractor general conditions, in an effort to present cost information inclusive of construction budgets at the time of the OPCC. Once a phase or proposed project becomes closer to implementation, we recommend the OPCC be revisited and construction costs updated using present-time cost information as necessary.

Following are short summaries of project phasing and associated costs. A phasing key and detailed cost information by phase is included in the appendix of this report.



Exercise equipment.



Sidewalk between ball fields.

PHASE 1 PROGRAM

Walking path replacement to 1-mile length with cinder running path and exercise stations, NE, NW and SE entrance improvements, and associated connector walks and site furnishings.

OPCC: \$869,500

PHASE 2 PROGRAM

Marker Tree Garden development and landscape restoration.

OPCC: \$869,500

PHASE 3 PROGRAM

Southeast corner improvements including consolidated and improved playground, bicycle education center development, pickleball courts, picnic area, and associated interior parking area and walks.

OPCC: \$1,818,500

PHASE 4 PROGRAM

Southwest corner improvements including removal and replacement of pavilion, amphitheater improvements, associated parking, drives and walks.

OPCC: \$723,000

PHASE 5 PROGRAM

Street-plaza style skatepark addition, Fair Street entry improvements, and associated walks.

OPCC: \$352,000

PHASE 6 PROGRAM

New Rink / Multi-purpose Building*, ballfield renovation, fields 1-3; ballfield reconstruction, fields 3-6, new 5-place automatic batting cage, north, east and west ballfield walks, and landscaping between walking path and Civic Center buildings.

OPCC: \$2,548,00*

*Cost for New Rink / Multi-purpose Building not included in this cost.

PHASE 7 PROGRAM

South roads, drives and walks as indicated.

OPCC: \$871,000

PHASE 8 PROGRAM

North roads, drives and walks as indicated.

OPCC: \$979,500

PHASE 9 PROGRAM

Front Street promenade: Front Street frontage improvements as indicated.

OPCC: \$500,500

PHASE 10 PROGRAM

Titus Street parking and walks as indicated.

OPCC: \$181,500

PHASE 11 PROGRAM

Garfield Street entry drives and walks as indicated.

OPCC: \$220,500

7 Funding Sources

There are variety of possible funding sources to develop or renovate parks and recreation facilities and amenities. The Michigan Department of Natural Resources (MDNR) has a variety of grants that are made available through state and federal funding. Table 1: MDNR Grant Opportunities highlights the grants that would apply to the Civic Center Park.

Funding created through a millage would increase the opportunities for capital improvement projects, maintenance, and a sustainable future. The Table 2: Example of Potential Millage Rates details the rate of funding a millage could create for Grand Traverse County Parks and Recreation. A millage would need to be placed on a ballot and voted on by the people.

The National Recreation and Park Association research has come up with key findings that people show strong support for Park and Recreation funding. Two-thirds of U.S. adults want their local government to dedicate funds through revenues, taxes and levies that directly support parks and

recreation. Dedicated park and recreation funding is essential to the parks, programs, and services that help build healthy, strong and vibrant communities nationwide.¹

A current trend in funding parks and recreation systems has included Agency-Foundation relationships.² Agencies across the United States have partnered with foundations to advocate and raise funds to sustain parks and operations. Some communities have developed “friends groups” to provide services to the park and recreation agency in the way of labor, fundraising, and in-kind services. Now more than ever, parks and recreation agencies need assistance in developing sustainable funding to maintain parks and operations. During this time of the COVID-19 pandemic, foundations can be key to help offset costs for maintenance and operations of park systems.

1 National Recreation and Park Association, Park Pulse

2 National Recreation and Park Association, Park and Recreation Agency-Foundation Relationships 2020

Table 1: MDNR Grant Opportunities

Grant	Eligible Projects	Match Requirements	Grant Request Amount
Trust Fund	Development for public outdoor recreation such as: trails, campgrounds, ball fields, tennis courts and restrooms	Minimum 25%	\$15,000 - \$300,000
Land and Water Conservation Fund	Development for public outdoor recreation such as: trails, picnic areas, beaches, campgrounds, boating access and fishing areas.	Minimum 50%	\$30,000 - \$300,000
Recreation Passport	Development for public outdoor and indoor recreation such as: trails, picnic areas, beaches, campgrounds, boating access and fishing areas. Renovation of existing facilities is emphasized.	Minimum 25%	\$7,500 - \$150,000

Table 2: Example of Potential Millage Rates

Grand Traverse County	
Taxable Valuation 2020	\$5,375,341,574.00
Millage Rates	Funding
1/8 (.1250)	\$671,918
1/4 (.2500)	\$1,343,835
1/2 (.5000)	\$2,687,671
3/4 (.7500)	\$4,031,506
1 (1.000)	\$5,375,342



Howe Arena



Basketball court, fountain, and bike racks.

Appendix

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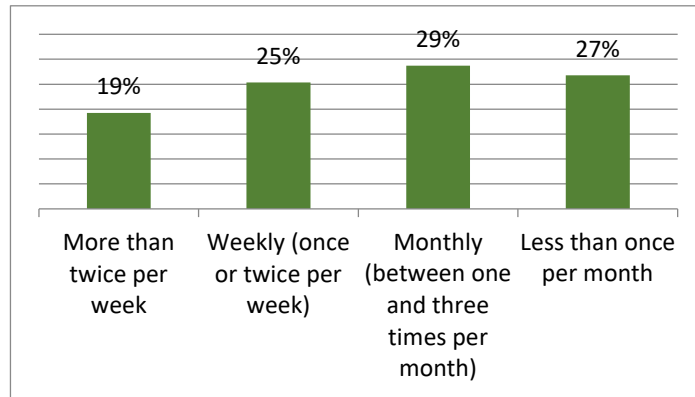
CIVIC CENTER PARK COMMUNITY SURVEY RESULTS SUMMARY

Grand Traverse County Parks and Recreation Civic Center Park Community Survey Results Summary

As part of the Civic Center Park site master planning process, the County Parks and Recreation Department distributed an online survey. Community engagement allows people to respond honestly to collect candid feedback. The response was outstanding with 1,592 completed surveys. Below is a summary of the results and open responses.

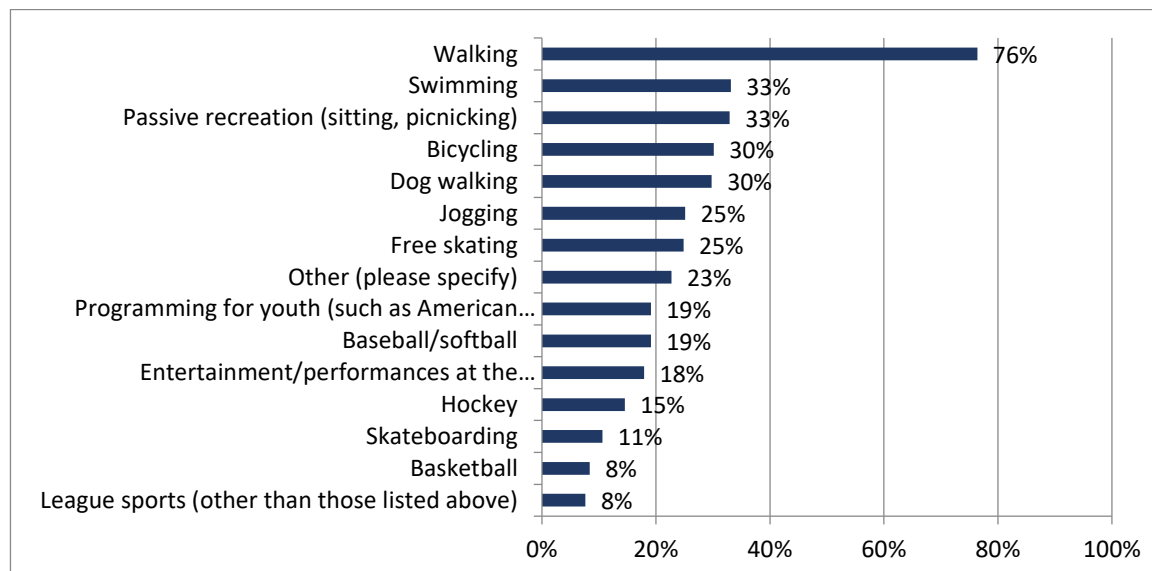
Question 1

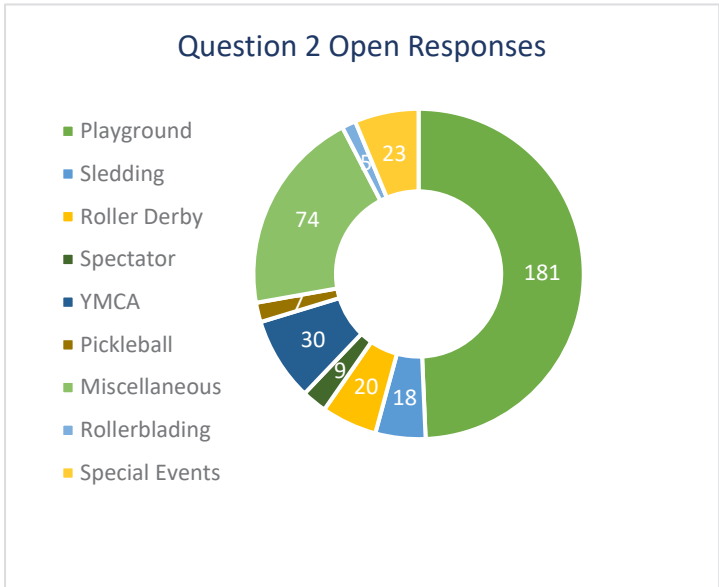
The survey asked the respondents how often they visit the Civic Center throughout the year. Listed below are the results highlighting the attendance at the park. 44% of the people visit the park weekly or more than twice per week.



Question 2

The survey asked people to check all the activities they like to participate in at the Civic Center. The chart below highlights the most popular activities. 76% of the people said walking was by far the most common activity they participate in at the Civic Center.

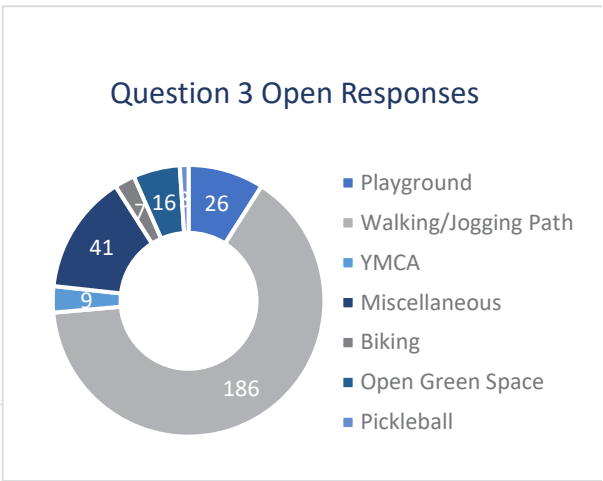
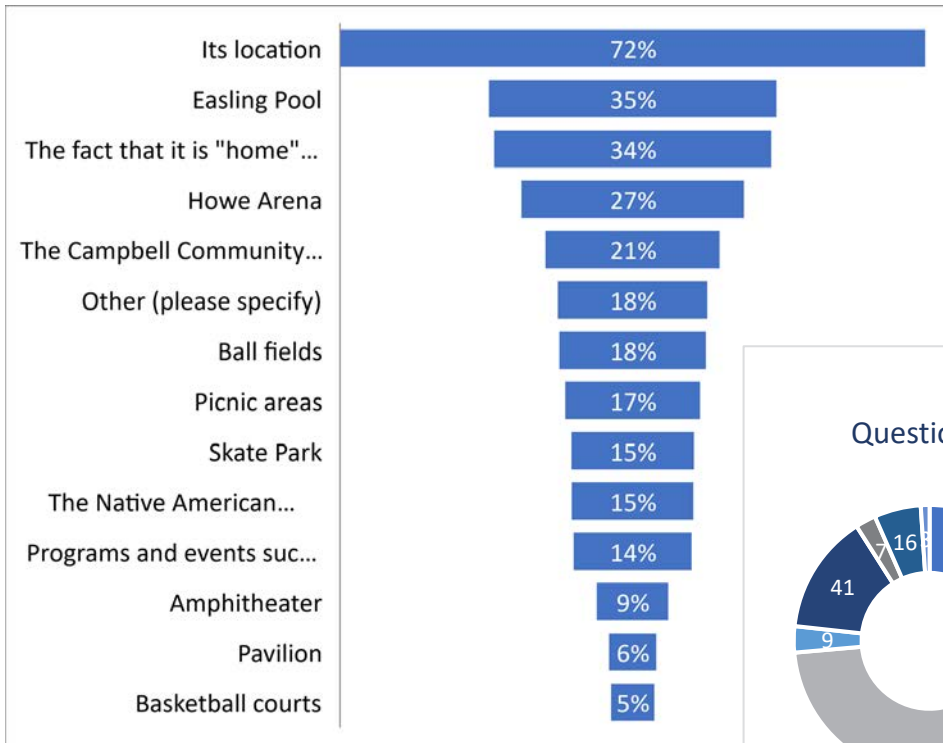




Survey respondents wrote in their own answers. The chart to the left highlights the activities people enjoy at the park. Playground was the most popular answer.

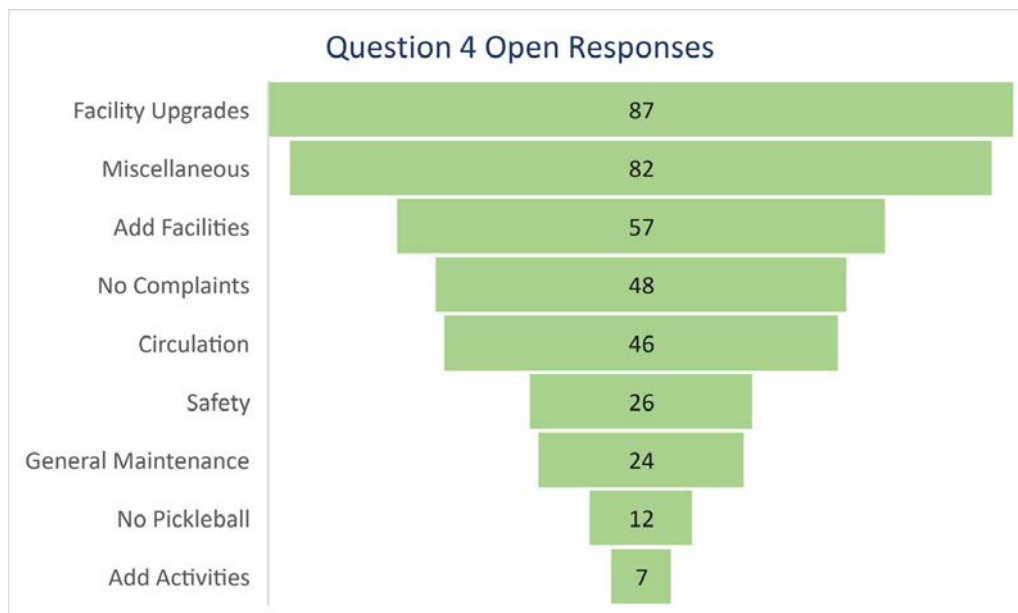
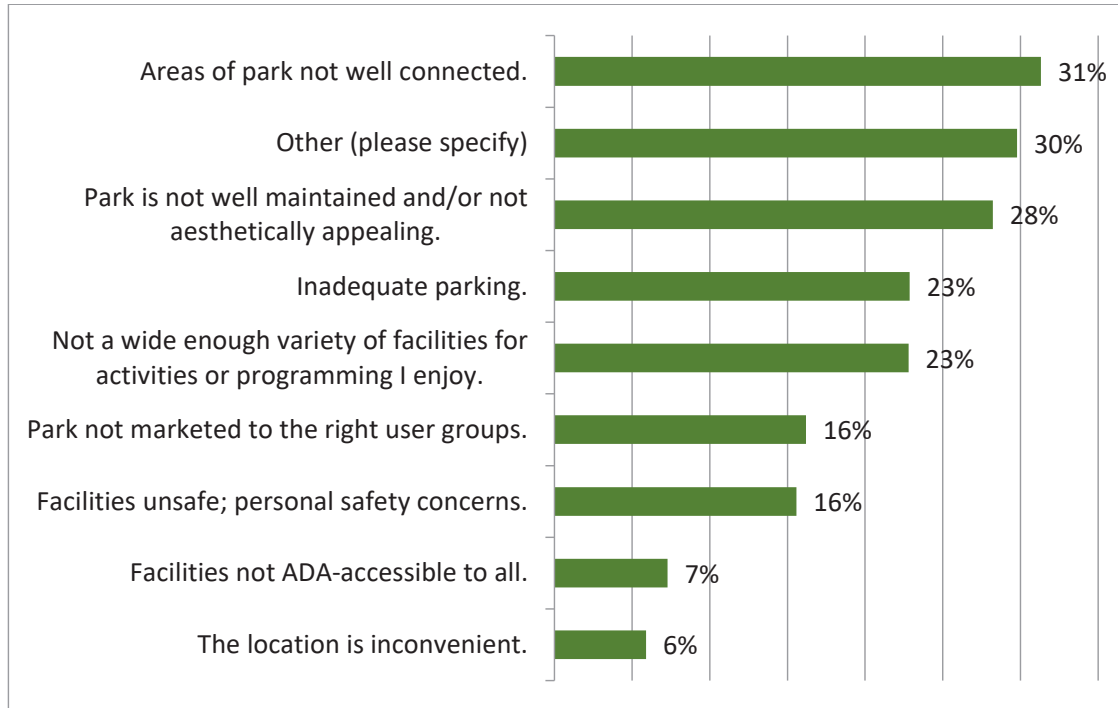
Q3

The best features of the Civic Center were rated by the survey respondents. The location was ranked the highest at 72%. Other popular features include the Easling pool, Howe Arena and the fact that it's home to many recreation partners.



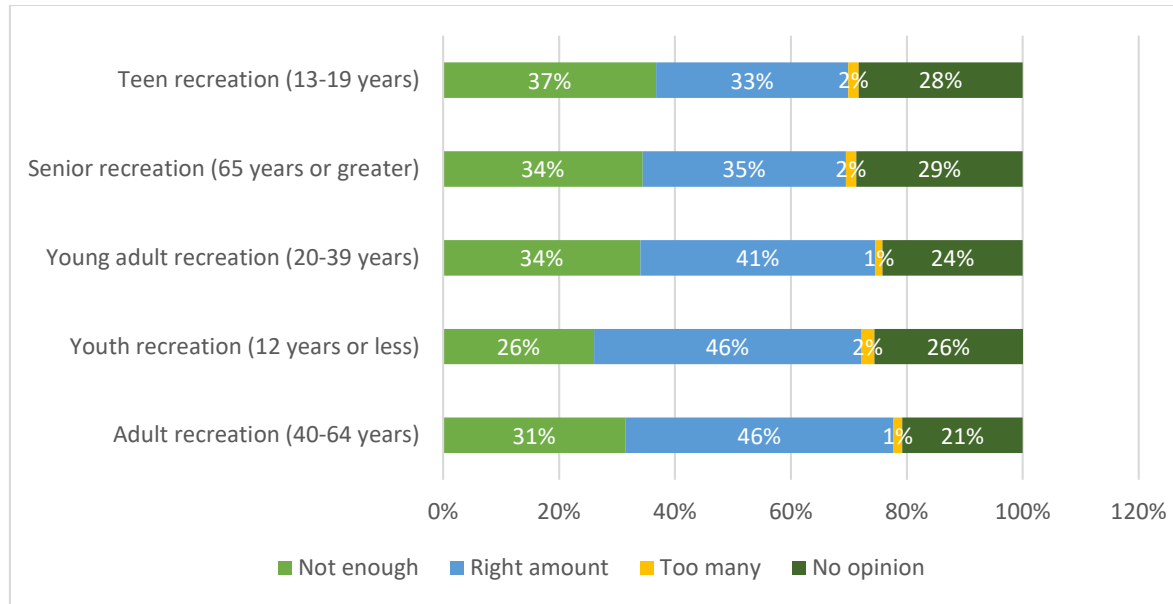
Question 4

Respondents were asked to choose factors that may inhibit greater use of the Civic Center. The number one answer was the areas of the park are not well connected. Nearly one-third of people wrote in their own answers. Among the open responses, the top answer was facility upgrades.



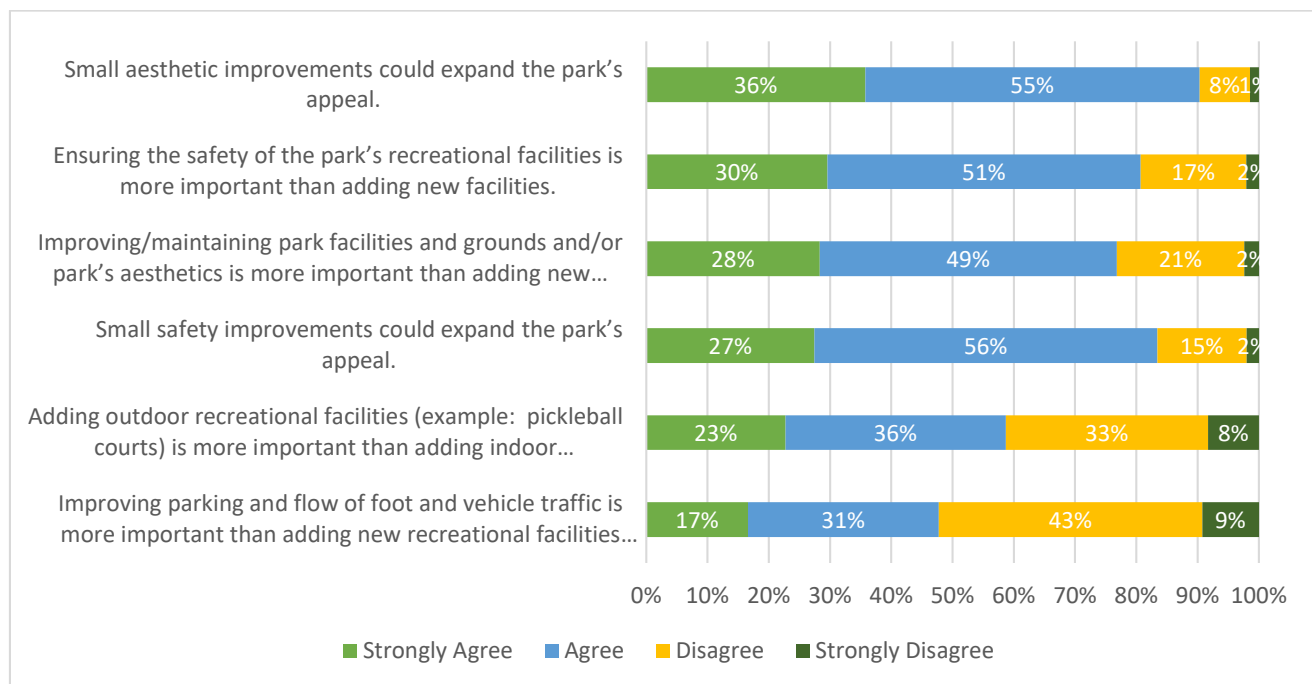
Question 5

The survey asked people to rate the adequacy of the availability/existence of recreational facilities in the Grand Traverse County region for the following age groups. The chart below highlights the percentage of each category.



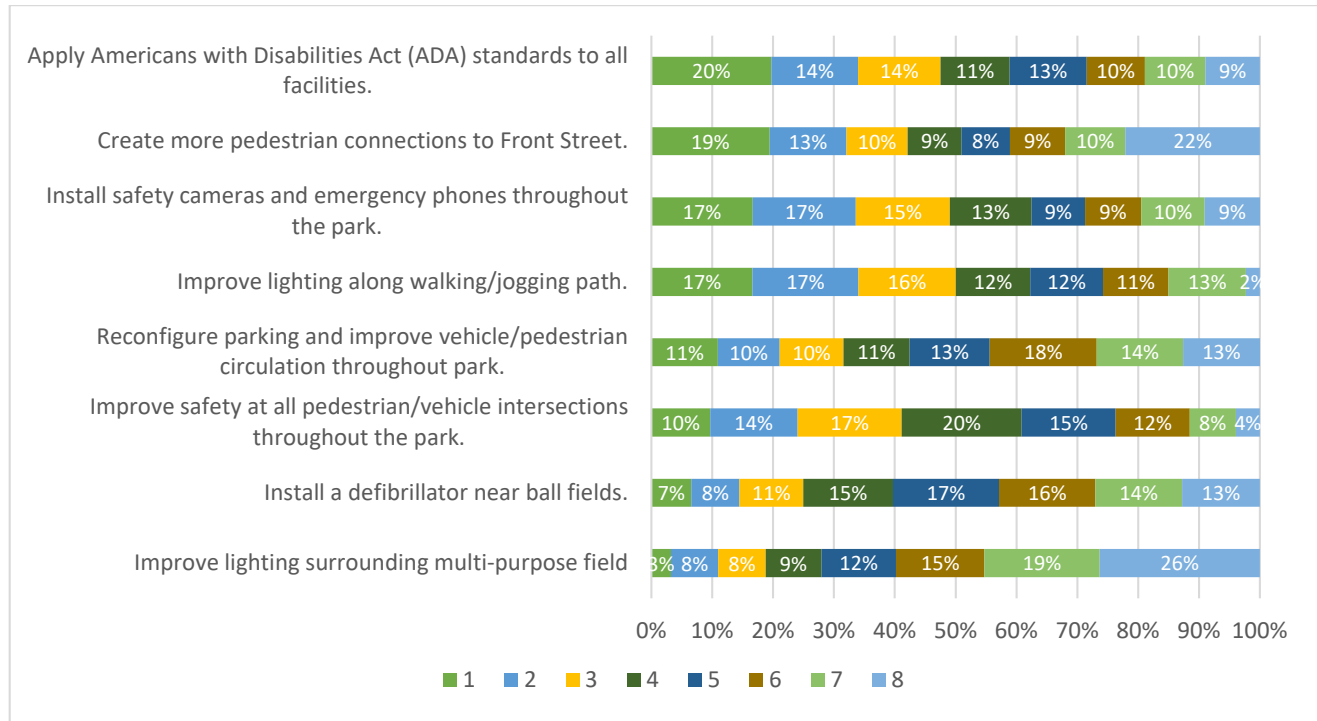
Question 6

Respondents rated their level of agreement with the following statements about the Civic Center. The majority of people chose strongly agree and agree for aesthetic improvements could expand the park's appeal.



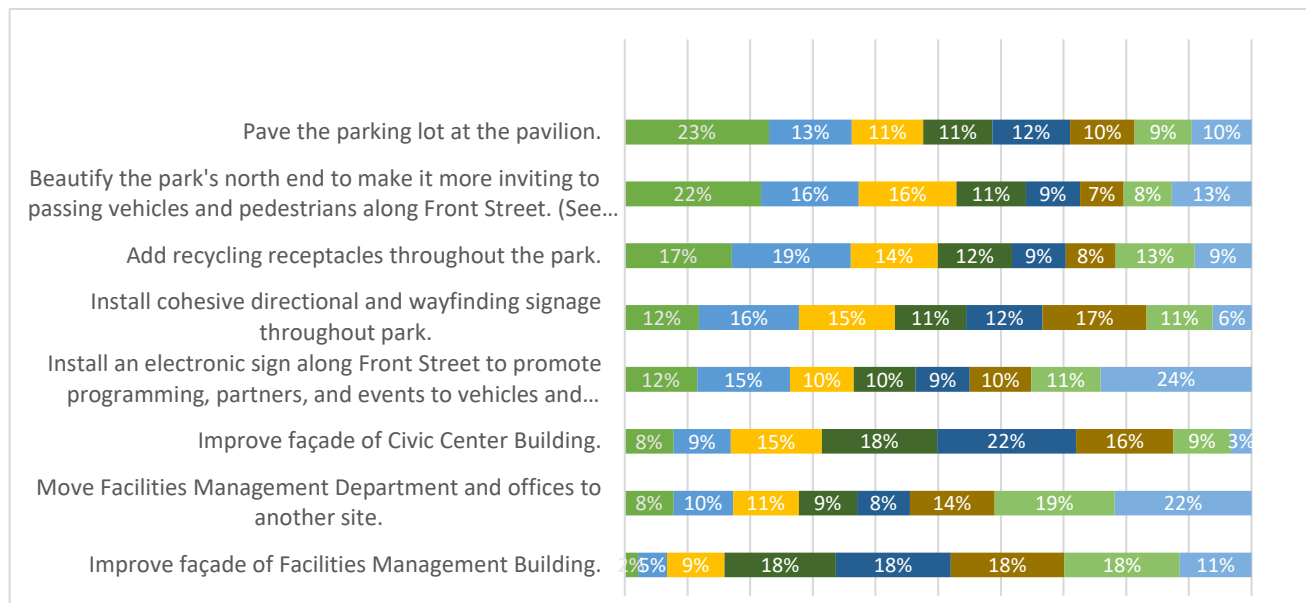
Question 7

The following projects have been proposed to improve access to and safety of the Civic Center. The respondents ranked what they consider to be most important. Number 1 is considered the most important.



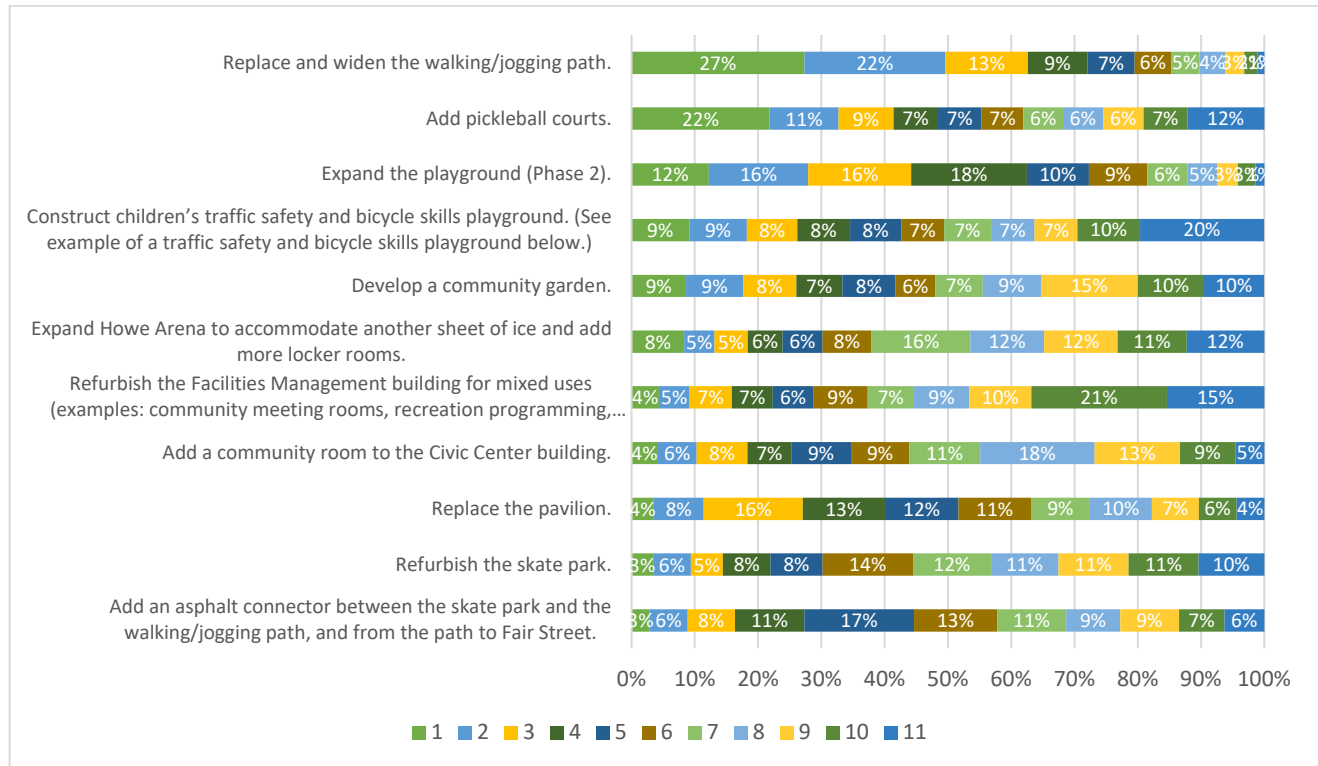
Question 8

The following projects have been proposed to improve the aesthetics at the Civic Center. The respondents ranked what they consider to be most important. Number 1 is considered the most important. Beautifying the park's north end and paving the parking lot at the pavilion were ranked the highest.



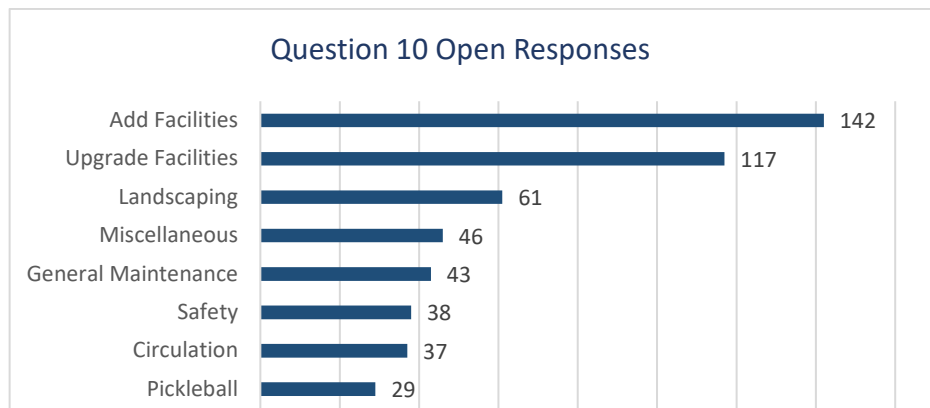
Question 9

The following projects have been proposed to expand the Civic Center's recreational amenities. The respondents ranked what they consider to be most important. Number 1 is considered the most important. Replace and widen the walking/jogging path was rated as the highest priority followed by adding pickleball courts.

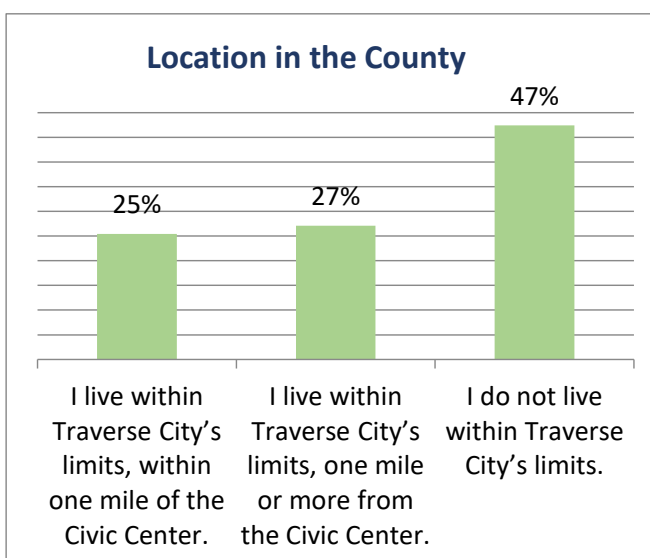
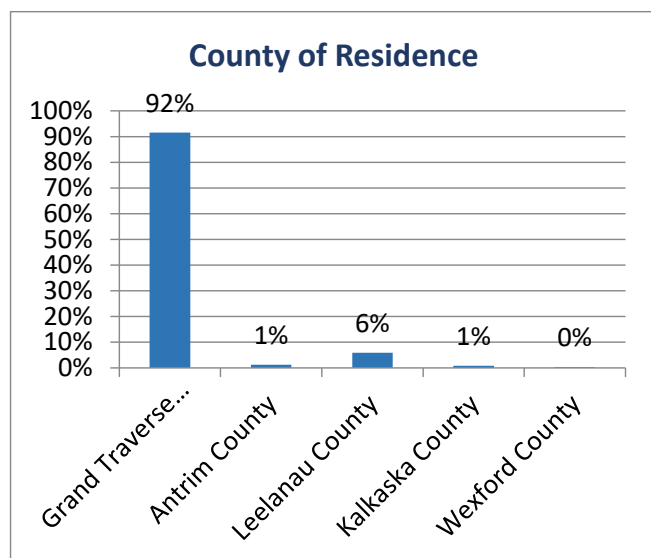
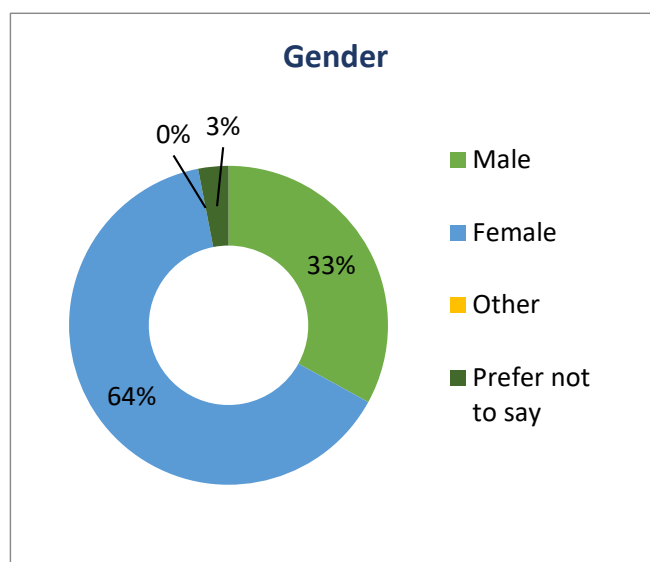
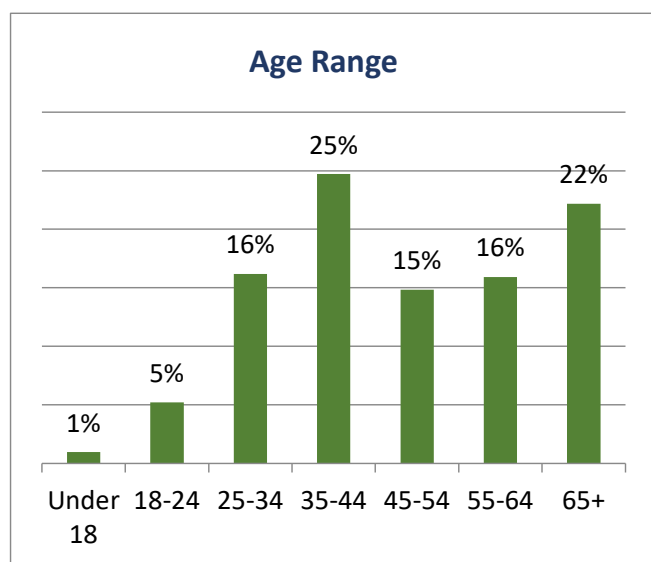


Question 10

The survey asked people to provide any suggested improvements to or comments regarding the Civic Center. People suggested adding facilities and upgrading existing facilities and landscaping as their top three priorities.



Question 11-14 Demographics



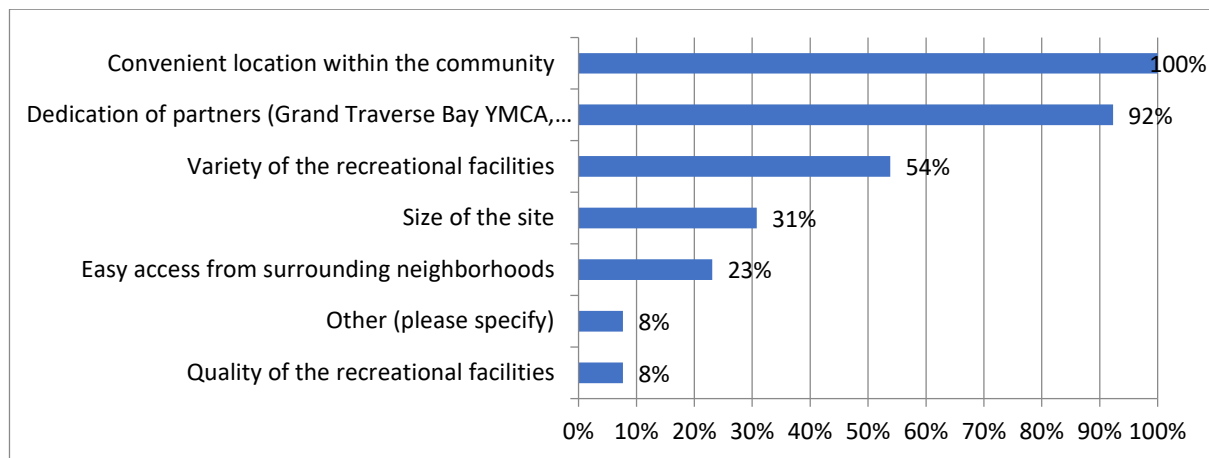
COMMUNITY LEADERS AND PARK DONORS/INVESTORS SURVEY SUMMARY

Grand Traverse County Parks and Recreation Civic Center Park Community Leaders and Park Donors/Investors Survey Summary

As part of the Civic Center Park site master planning process, the County Parks and Recreation Department distributed an online survey. Specific community leaders and park donors/investors were targeted to take the survey. A total of 32 surveys were distributed and there were 13 responses received.

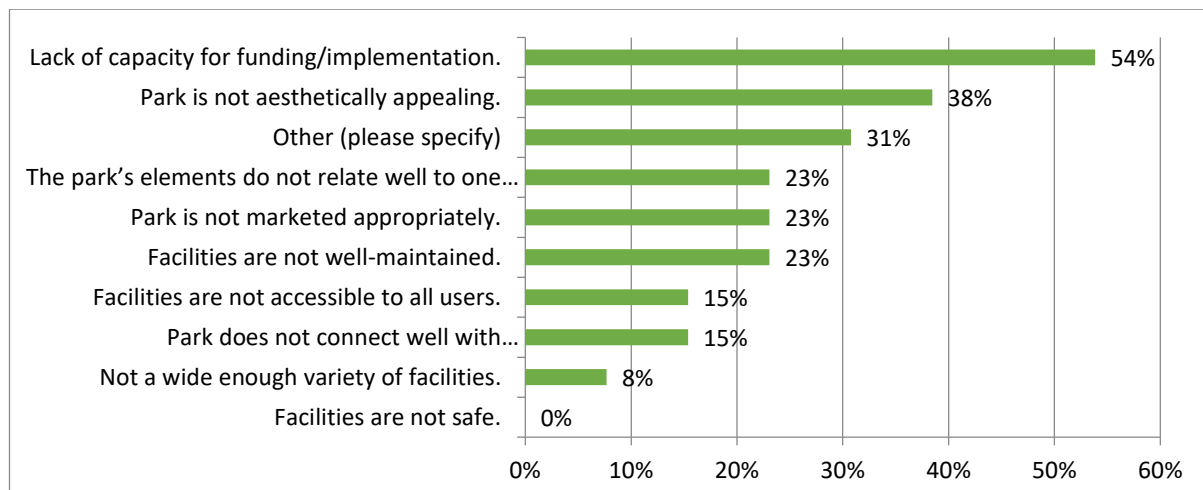
Question 1

The survey asked people what the Civic Center's greatest assets are. The top answer was the location of the park followed closely by the dedication of the partners of the Park.



Question 2

The greatest challenges were rated for the Civic Center. The top challenge that people listed was the lack of capacity of funding and implementation.



Open Responses

- No room to grow.
- Poor parking availability.
- Chronic underfunding and inadequate staff.
- Parking, the civic center has lost out on some big events due to parking.

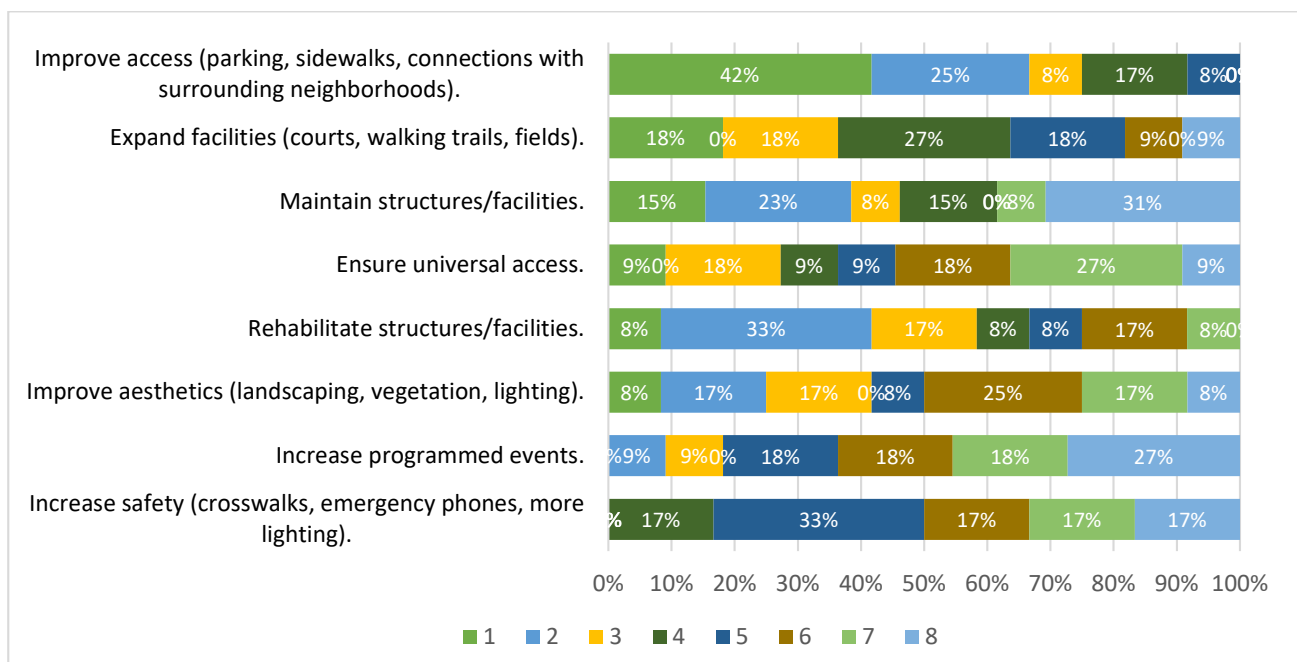
Question 3

The survey asked if the Civic Center's use could be expanded to other recreational user groups. This question was formatted for an open response. The items are listed below.

- Certainly. The civic center has the potential to be appealing to leisure as well as recreation, including picnics in the park, movies on an inflatable screen, outdoor markets, or other activities that aren't necessarily focused on working out in some way.
- Depends on the type of use.
- It depends on the feasibility of the existing demographics.
- Not until more parking is available.
- It already is, e.g., YMCA, American Legion, Norte, Parallel 45 theater, roller derby, etc.
- Yes, it could have more of a coordinated and better-marketed appeal to different user groups.
- Yes.
- I think every effort should be made to make the park universally accessible to all. I'd love to see a safe indoor track for running in inclement weather.
- Yes. I think there is always room for more partners and opportunities.
- Pickleball.
- Yes.
- I suppose.

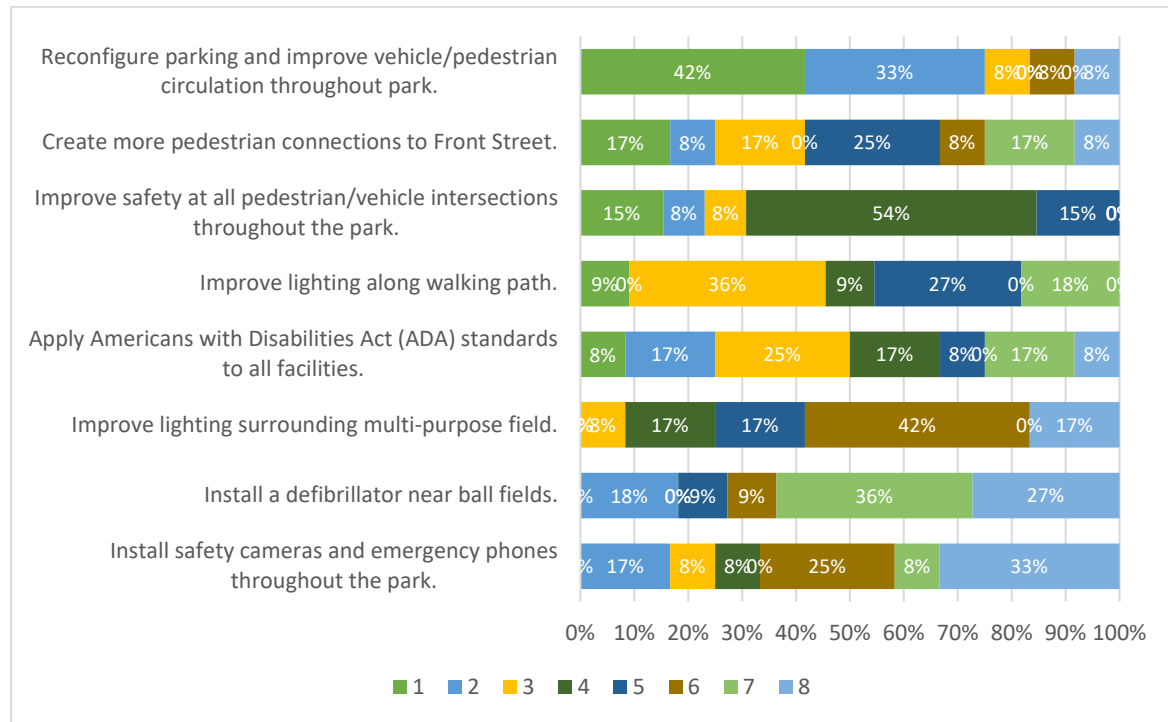
Question 4

The priority of the types of projects for the next five years were rated. Numbers 1 through 8 were used, with 1 being the most important. Improving access among the parking, sidewalks, connections with neighborhoods was rated as the top 1 and 2 answers.



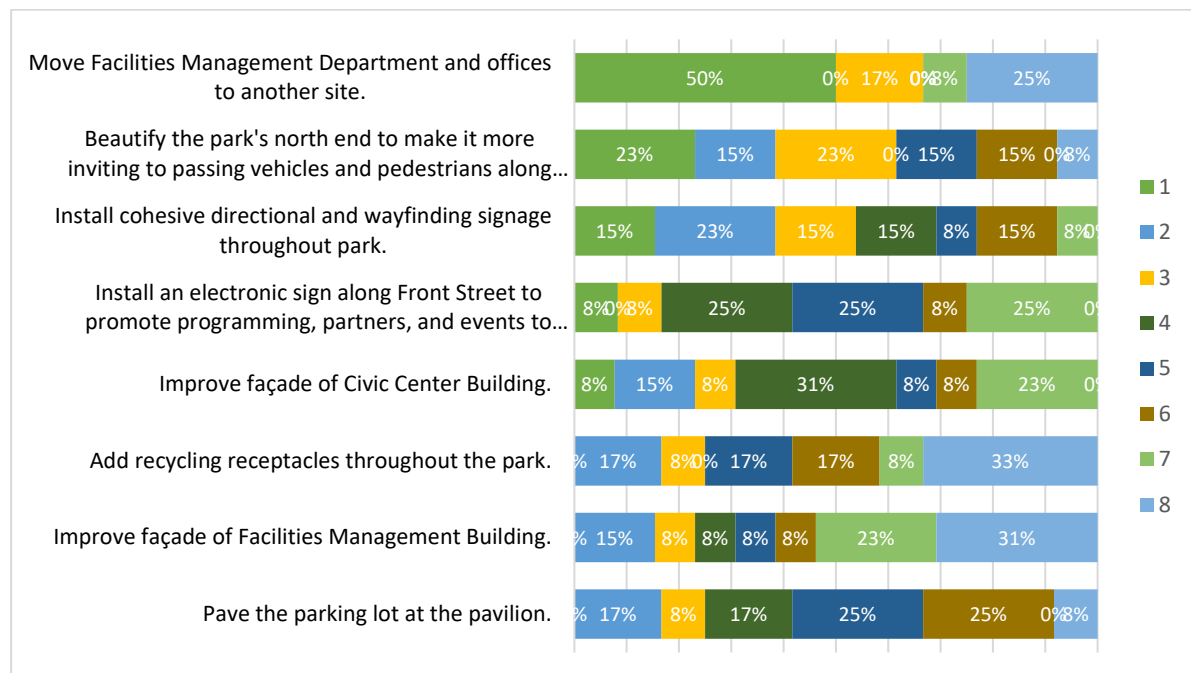
Question 5

The following projects have been proposed to improve the access to and safety of the Civic Center. Respondents rated the answers using numbers 1 through 8, with 1 being the most important. The top two answers were reconfiguring parking and improving vehicle/pedestrian circulation throughout the park.



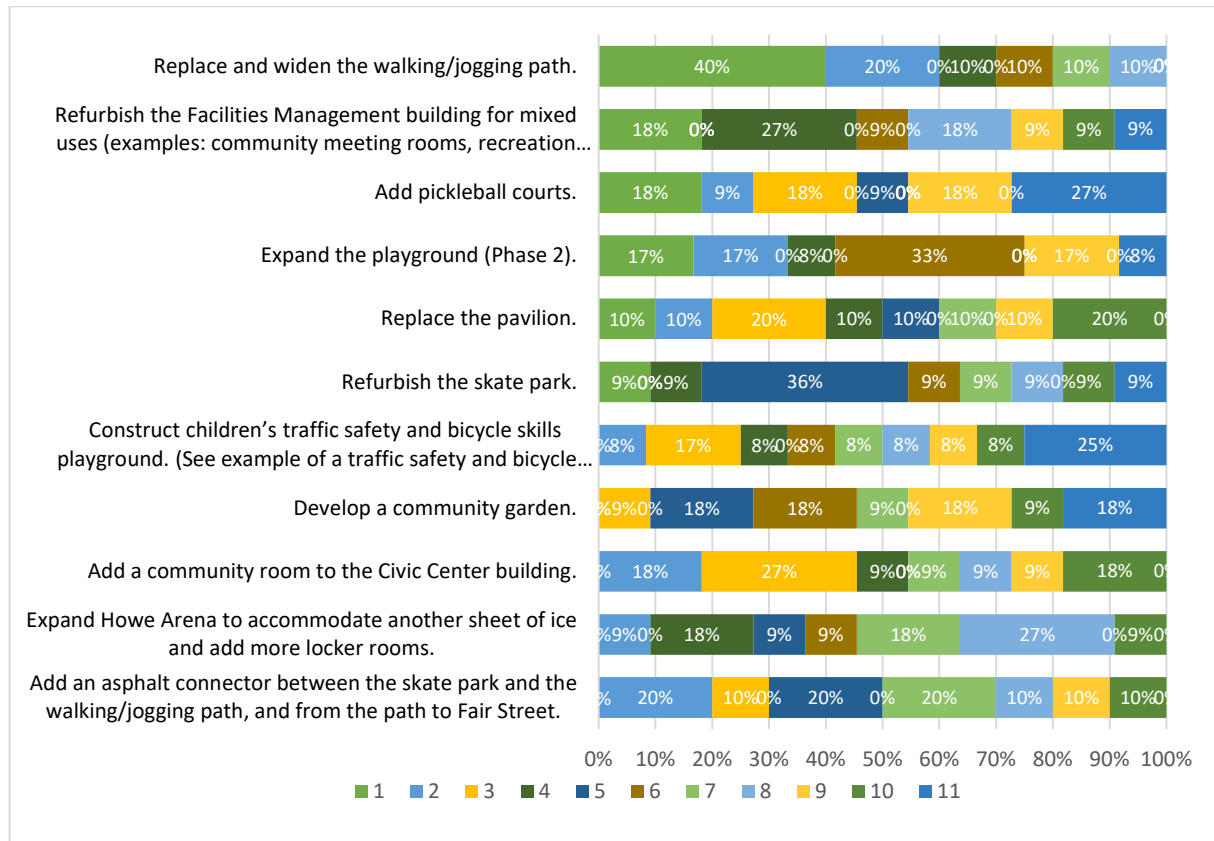
Question 6

The following projects have been proposed to improve the aesthetics of the Civic Center. The participants rated the responses using numbers 1 through 8, with 1 being most important. 50% of the people would like to see the Facilities Management Department and offices relocated.



Question 7

The following projects have been proposed to expand the Civic Center's recreational amenities. Please rank what you consider to be most important. Use numbers 1 through 11, with 1 being the most important. Replacing and widening the walking/jogging path was the number one priority. Adding pickleball courts and constructing a children's traffic safety and bicycle playground were rated the lowest.



Question 8

The following community groups and organizations were listed as the most likely to help support and implement priority projects at the Civic Center.

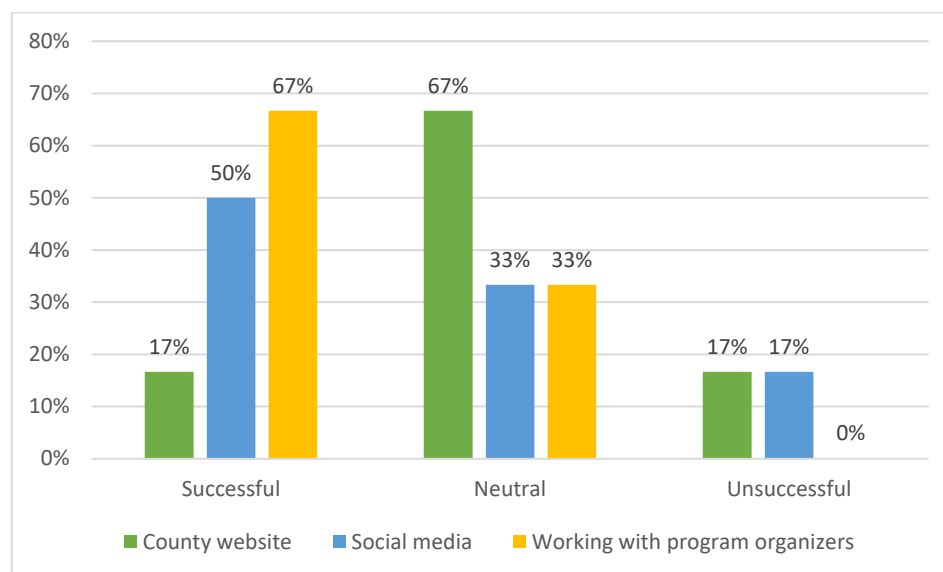
- Locally: General public fundraiser, Hagerty insurance, ymca, rotary, Kiwanis, elks club, tcff, Meijer.
- Rotary/Norte.
- YMCA.
- Rotary Club.
- YMCA, baseball leagues, TCAPs, Rotary, Tribes, Traverse City Tourism.
- Local family foundations, NMC, new user groups.
- I wish the survey would have talked more about what the partners dream about at the site - what are Norte, The Y, Parallel 45 hoping for? These are all great, diverse partners that make the site come alive like never before. What about the other partners, like Centre Ice, youth baseball, skatepark, etc.? Is the youth voice being included in this? Consider a youth advisory group to help you design! I'm not sure where the pavilion is? It would have been

to include a photo. It's difficult to rate some the items, like a new sheet of ice at Howe - is that clearly needed? It's a great idea, but I wasn't sure how to rank that, not knowing if it is needed. The same can be said for the skate park. Sorry, I just needed more context to complete this survey.

- I think we need to open up to new partnerships and different opportunities than we already have.
- Senior Center.
- Same group that raised funds for Easling Pool.
- City of TC, NMC, philanthropy, program partners (Norte, YMCA, etc.).

Question 9

The survey asked how the Civic Center has been marketed using the County website, social media and working with program organizers. The top answer listed as the most successful was the partnership with program organizers, followed by social media.



Question 10

The survey asked people to describe their vision for the Civic Center Park. Listed below are the open responses.

- Abl center for leisure, recreation, and community events that is continuously in use by all types of user groups. One that appeals to families, young adults, children, seniors, and those who are looking for something to do. A location that is at the heart of activity in the city while still being a relaxing and enjoyable atmosphere. One that allows community partners to provide all types of programming and one that encourages visitors from throughout the county.
- Active, safe, enjoyable and diverse recreational experience.
- Expanded, safer and more user friendly.
- Central Park for Traverse City.
- A diverse and well-maintained recreational facility.
- The civic center currently is a hodge podge of uses that do not connect, nor have signage to make it welcoming for new users. Let's take down the fences to access the park and bring more greenery and interconnectedness of the various users. Having facilities that engage individual and group activities, as well as our youngest and oldest community members.
- Remain stable

- Overall, I would hope the civic center can become a beautiful community hub where people can experience and contribute to their health and well-being. It is so wonderful to have a resource that is available to everyone in our community - I would shoot for universal access (not just ADA compliant) It's an equitable place where everyone feels they belong. Keep partnering! It is upped the game at the civic center!
- Cohesive. Inviting. Used by all ages and skills.
- Increase activity for older adults. Everything is focused on kids.
- The skate park does, at times, become an eyesore when the users of the skate park get loud, foul language, etc... when that happens it makes it no family friendly.
- A beautiful, well maintained central park that is an attraction to everyone while serving as an activity hub for certain activities.

Question 11

Name of the organization represented.

- GTCP&R
- Grand Traverse Conservation District
- Grand Traverse Bay YMCA
- Former County Planning Commissioner & P&R Commissioner, current BDT member
- Rotary Charities of Traverse County
- Individual
- Rotary Charities
- Grand Traverse County
- Grand Traverse County Senior Center Network
- BOC
- Grand Traverse Regional Community Foundation

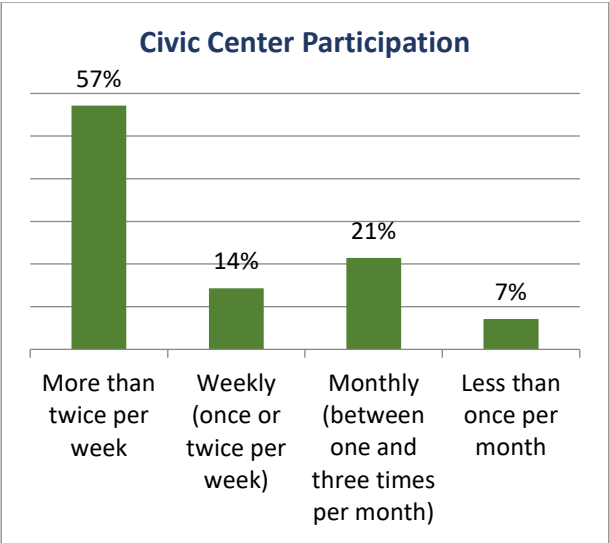
USER GROUPS AND PROGRAMMING PARTNERS SURVEY SUMMARY

Grand Traverse County Parks and Recreation Civic Center Park

User Groups and Programming Partners Survey Summary

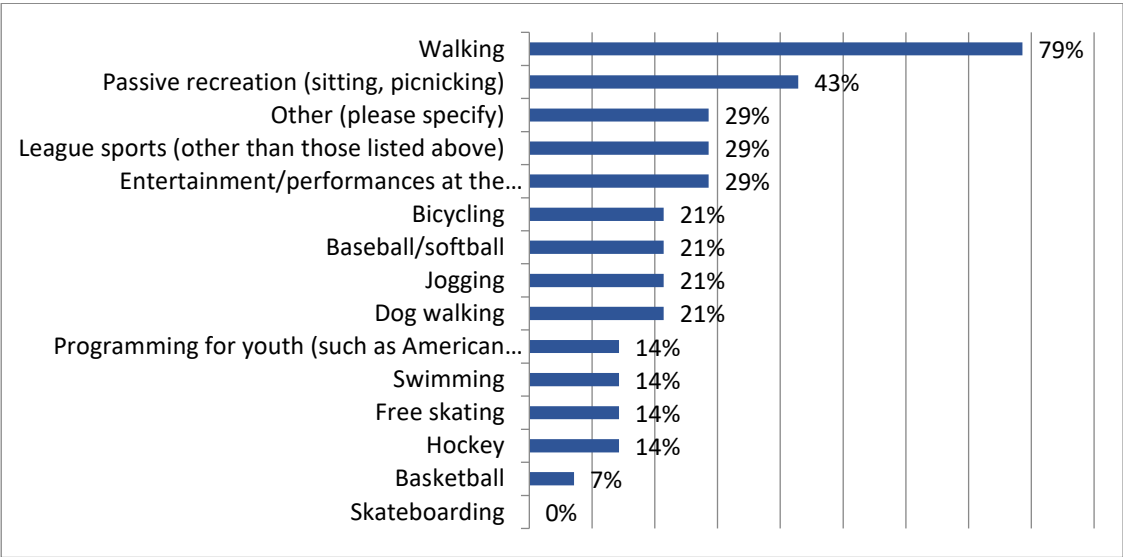
As part of the Civic Center Park site master planning process, the County Parks and Recreation Department distributed an online survey. Specific user group and programming partners were targeted to take the survey. A total of 26 surveys were distributed and there were 14 responses received.

Question 1



Question 2

The survey asked the participants what activities they enjoy participating in at the Civic Center. Walking was the top answer at 79%. Passive Recreation was chosen as the second top answer at 43%.



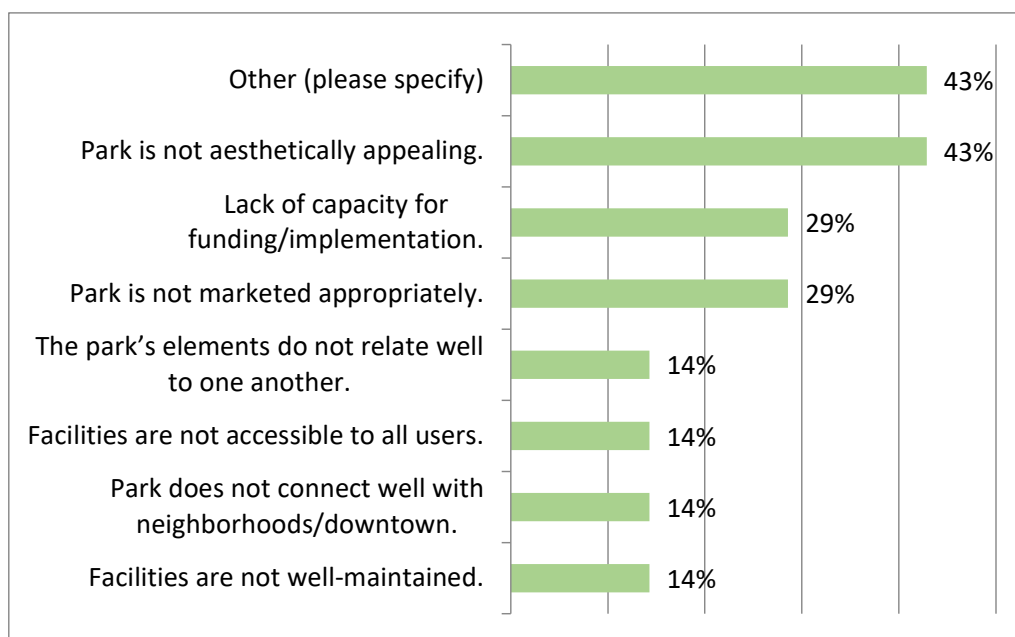
Question 3

The survey asked participants to use one word or phrase to describe their experience when using Civic Center Park. The table below show their responses.

Open Responses		
Engaged	Pleasant	Great
Decent	Recreation	Pleasant
Lovely	Lucky	Low numbers of staff to maintain
Potential	Accessible	
Pleasant! A great space right in the heart of the community.	TC's central hub for the athletic millennial with a growing family	Good facility and grounds for large groups. Excellent staff.

Question 4

The survey asked what the greatest challenges are at the Civic Center. 43% of people wrote in their own answers, while another 43% listed the park as not aesthetically appealing.

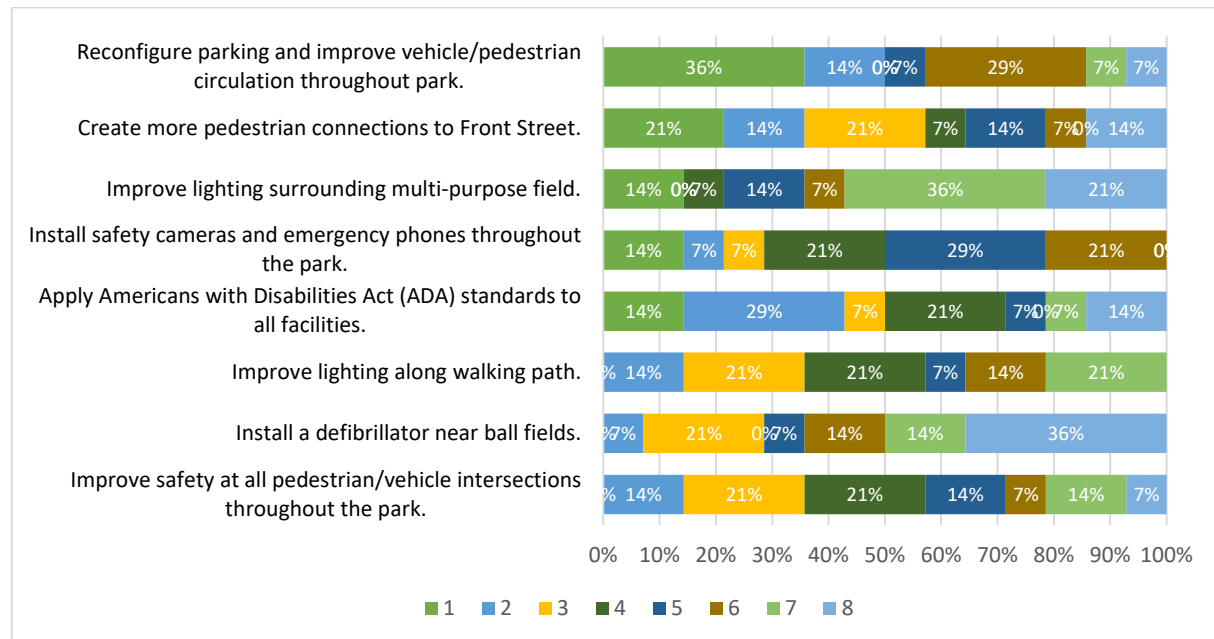


Open Responses

- Improve bathrooms.
- Lack of parking spaces.
- Maximizing space for large field activities.
- Underutilized.
- Would be nice to have more restrooms and access to water on the south side of the property.
- A flatter multipurpose field for a more even playing field experience. also covering the sprinkler heads.

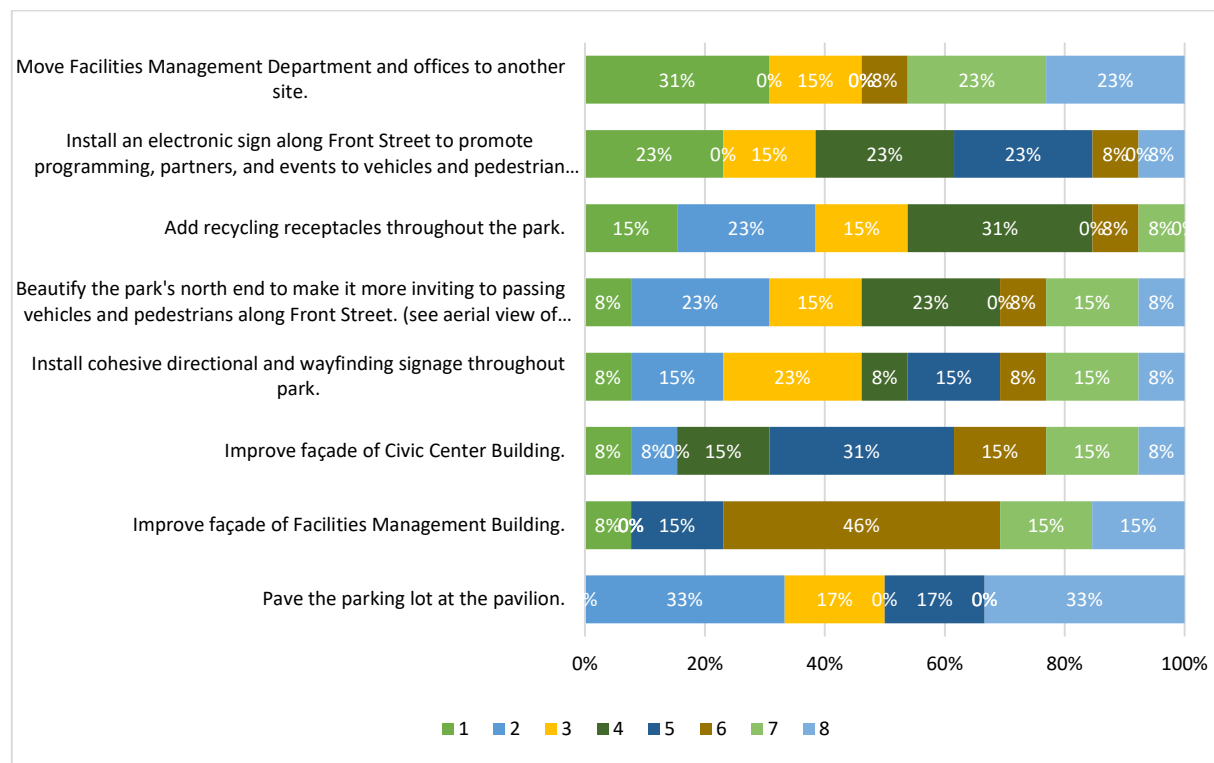
Question 5

The following projects have been proposed to improve the access to and safety of the Civic Center. The survey respondents rated the projects 1 through 8, with 1 being the most important.



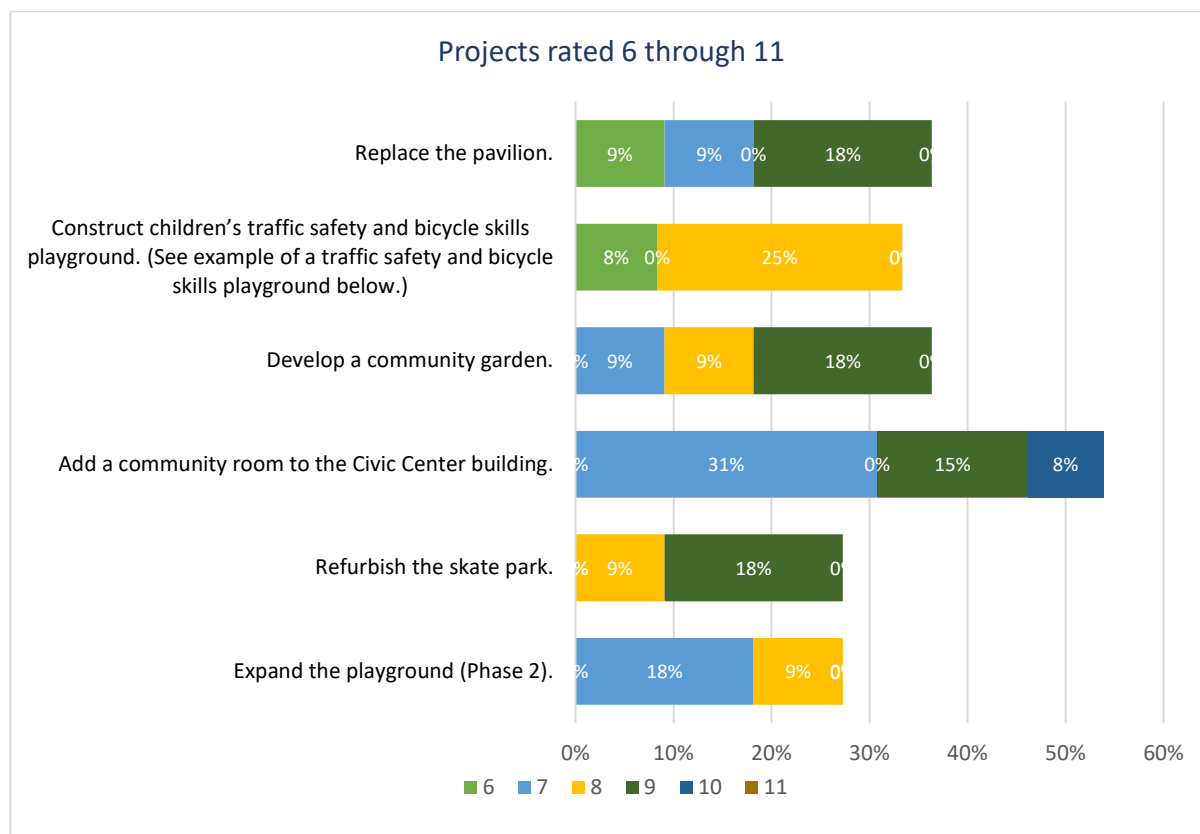
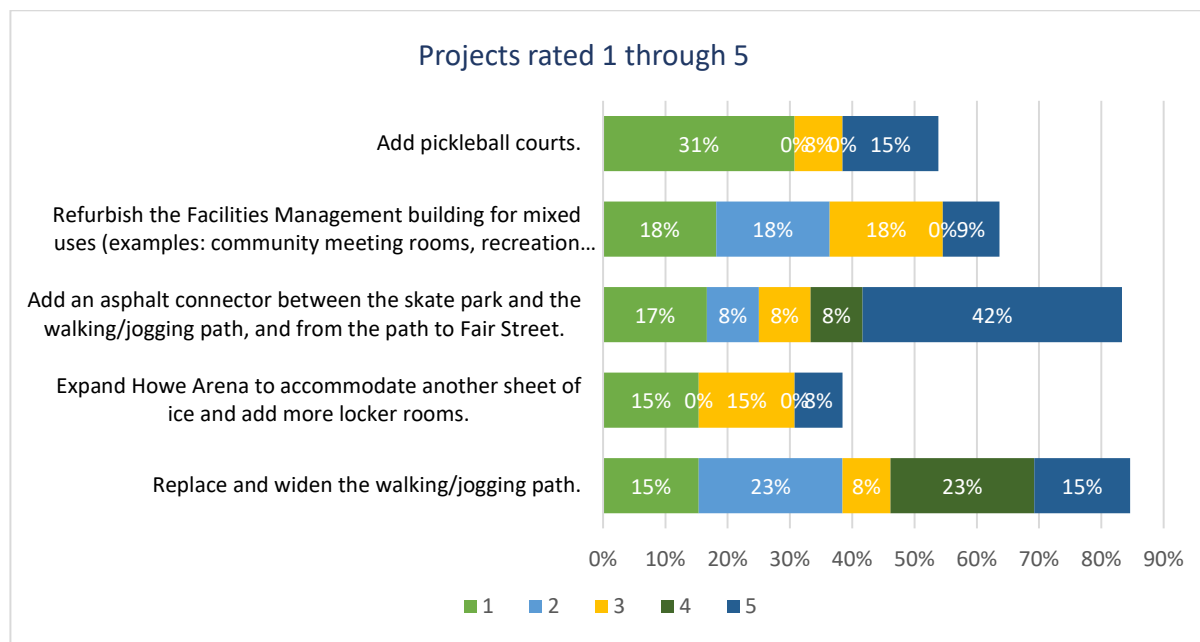
Question 6

The following projects have been proposed to improve the aesthetics of the Civic Center. The survey respondents rated the projects 1 through 8, with 1 being the most important.



Question 7

The following projects have been proposed to expand the Civic Center's recreational amenities. Please rank what you consider to be most important. Use numbers 1 through 11, with 1 being the most important. There were 31% of people rated adding pickleball courts as their top choice.



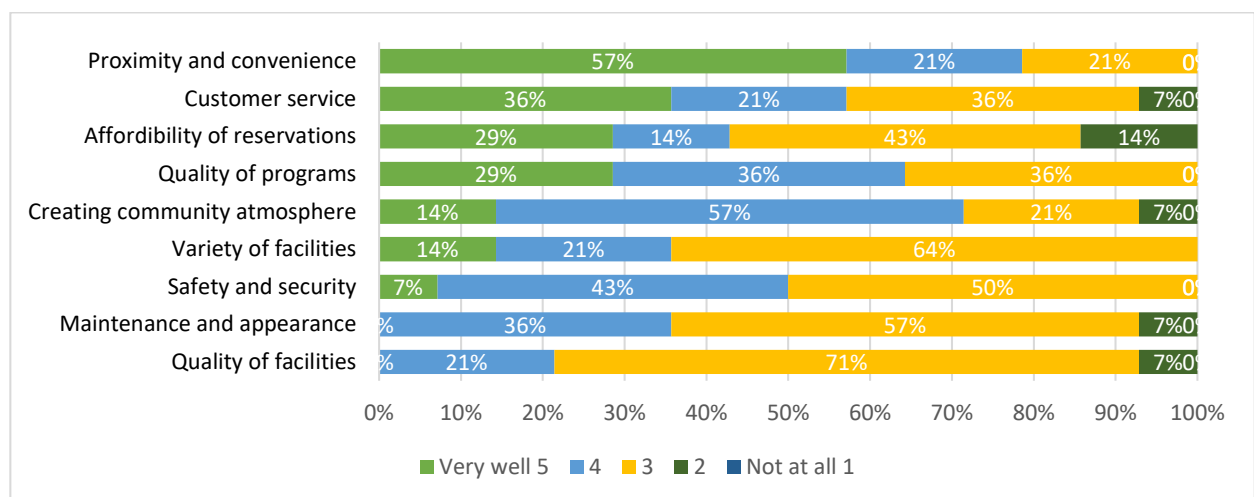
Question 8

Listed below are a series of open responses listed as the survey participant's vision for the next five years.

- A hub where members of our diverse community can walk, run, play and wheel around.
- Universal design everywhere! A multi-purpose turf field.
- A world class park for all.
- Additional restrooms near amphitheater. Park signage that advertises partner organizations housed there as well as current programming/events. Pave the parking lot at the amphitheater and rebuild/refurbish the pavilion. Add water at the pavilion/amphitheater.
- Improve ball fields conditions and make all backstops safer and designed for baseball. Permanent home run fence on field #8.
- Valuable asset of the community, more recreation opportunities.
- Multi-purpose facility that all can access and benefit from.
- There is a lot of unused space we could be taking advantage of to significantly increase the size of the multipurpose fields and the types of events that can be used for this space. The space should welcome drivers from Front Street as a focal point of the community for locals and out of town tourists. This space should drive community members to it for use and expanded/systematic parking should be considered to accommodate growth in traffic. This space should be mixed use to attract all generations and the growing community for gathering spaces, athletic activity, and significant community events. This is the heart of our town and should be a shining jewel to maximize its use and the community's expanded benefit of its existence.
- Improve the ball fields to keep them in line with facility standards.
- Fences, infields, safety.
- Add pickleball courts.
- Easy access community space- recreation, meeting, educational spaces.
- A regrading of the multipurpose field to level it out. Added lighting to take advantage of later evening times. Add a wiffleball field.

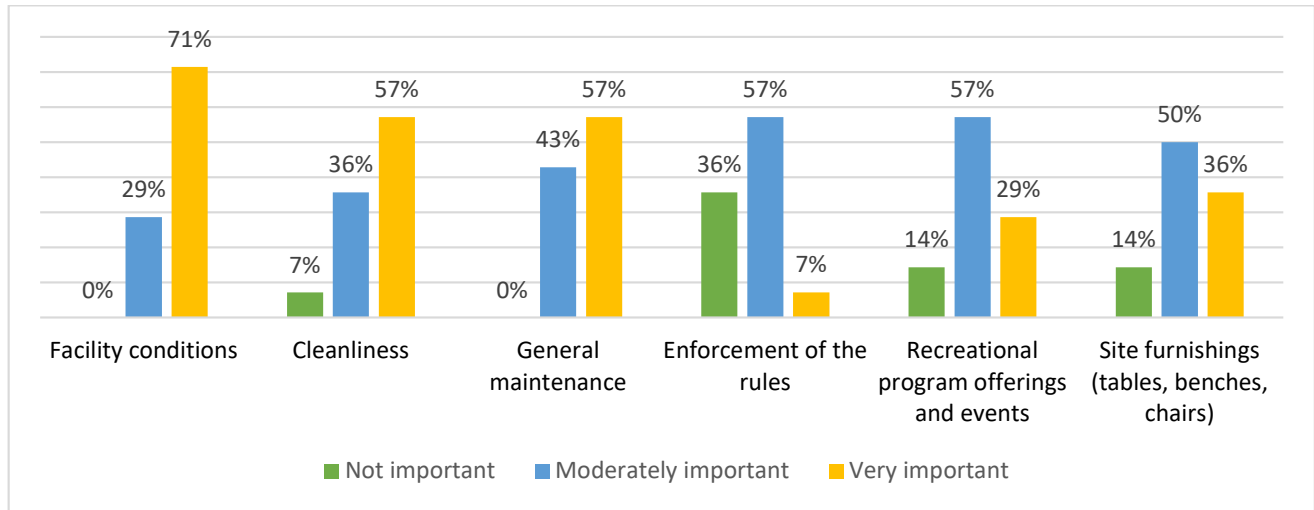
Question 9

The Parks and Recreation Department has done well to meet expectations relative to the facilities and amenities at the Civic Center. Listed below is a chart highlighting that people rated the items high with a majority of 5's and 4's. There were a large number of neutral participants as well.

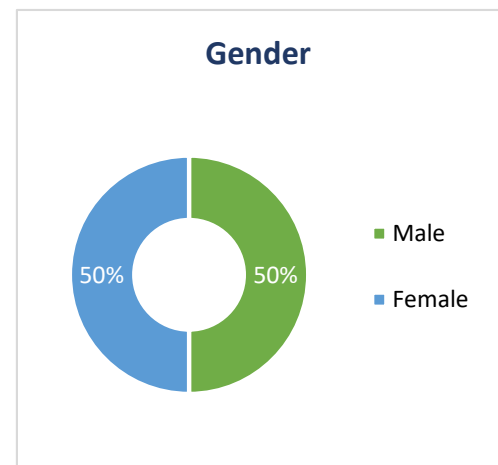
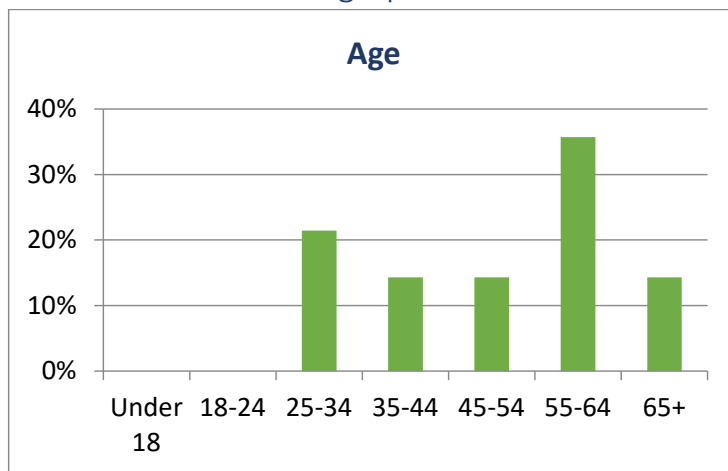


Question 10

The list of improvements were rated as “Very Important”, “Moderately Important”, and “Not Important”. Facility conditions were rated the top “Very Important” item.



Question 11-13 Demographics



Organization		
TCTC	Blue Water Promotions	Crooked Tree Arts Center
Norte	Networks Northwest	LMB
The Dream Team of Traverse City	Grand Traverse Social Sports	Grand Traverse Social Sports
Parallel 45 Theatre	TCRD	Ymca
Legion Baseball		

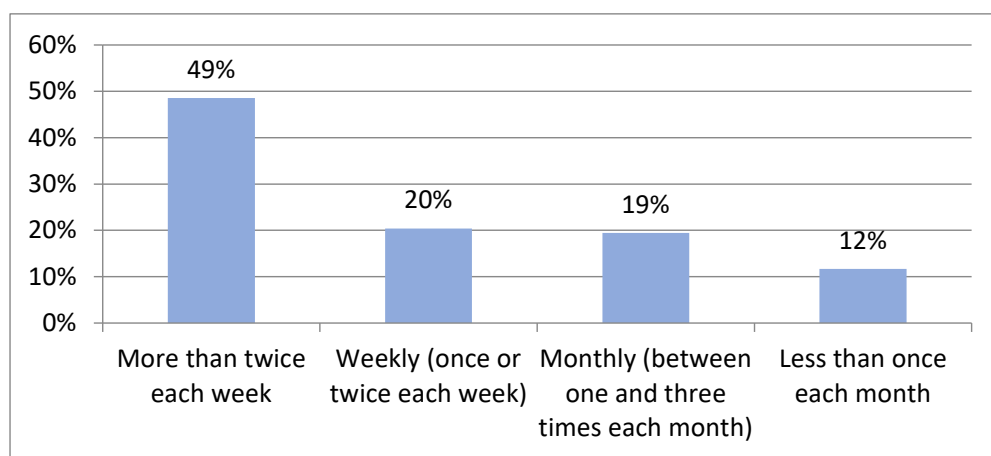
Grand Traverse County Parks and Recreation

Civic Center Park YOUTH Survey Results Summary

As part of the Civic Center Park site master planning process, the County Parks and Recreation Department distributed an online survey geared towards youth under 18 years of age. A total of 103 youth survey responses were received. Below is a summary of the results and open responses.

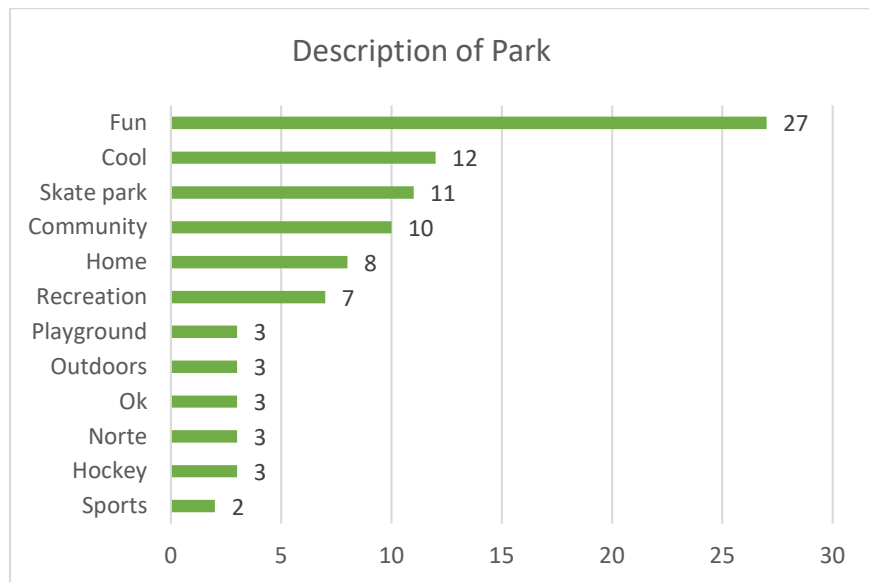
Question 1

The survey asked how often people visited the park. 49% of the youth responded that they use the park more than twice per week



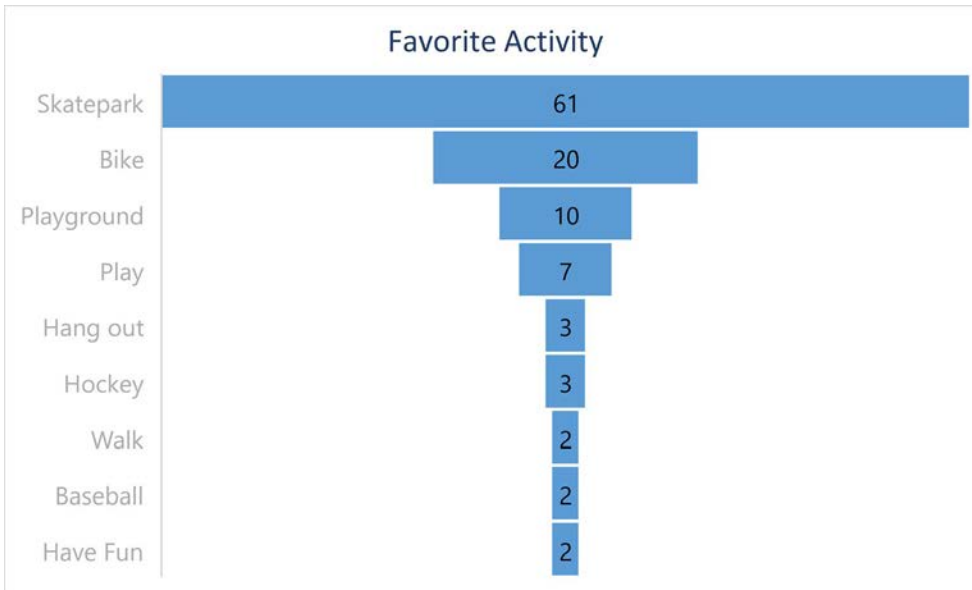
Question 2

The survey asked how people portray the park. There were a variety of descriptions. Each description was given a label and broken down and the top 12 answers were recorded.



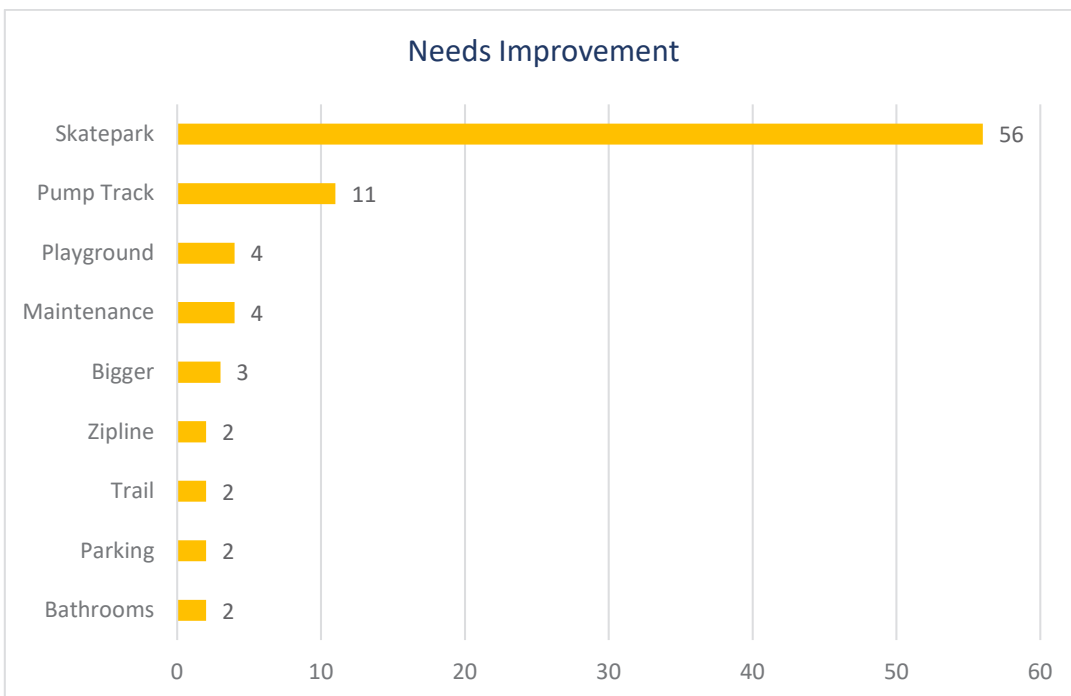
Question 3

The survey respondents were asked to list what they enjoy doing in their free time at the Civic Center or outside of the Civic Center. A list of the favorite activities is listed.



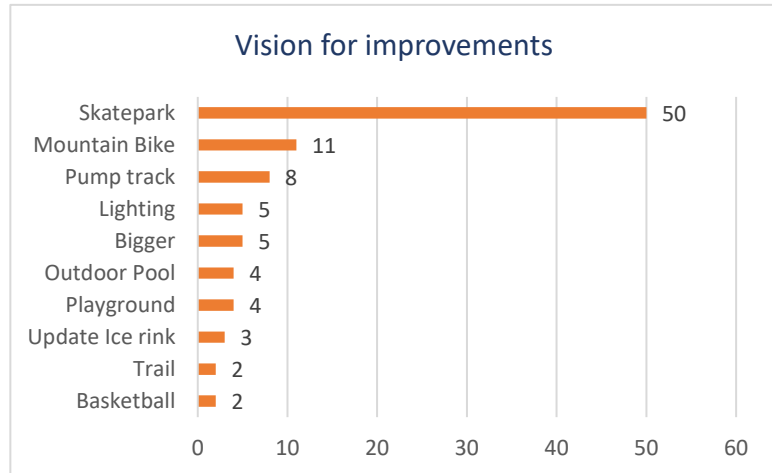
Question 4

The youth were asked to list what they would like to see improved in the park. The most popular answer was the skatepark.



Question 5

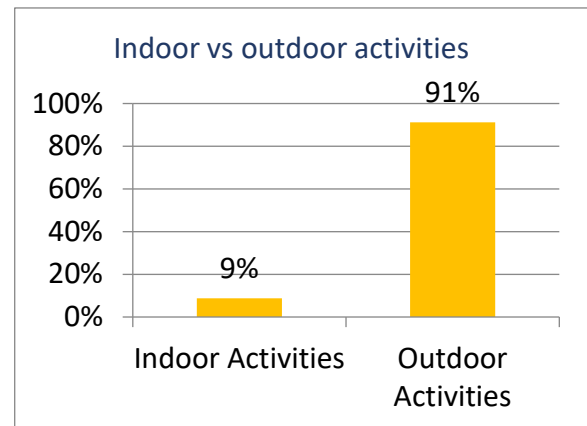
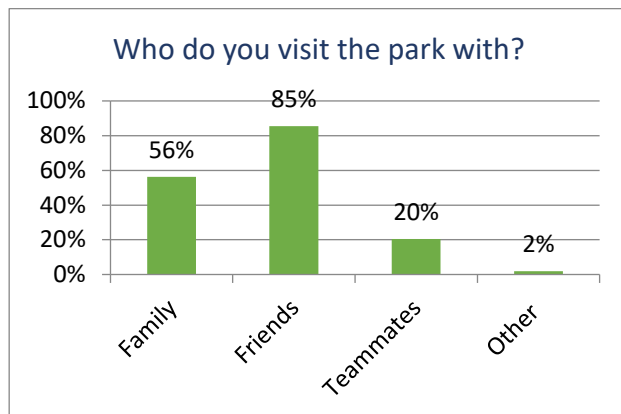
If the youth of Grand Traverse County could wave a magic wand and improve the park, the first priority would be the skatepark. The skatepark was ranked the highest for 50 of the 103 survey respondents.



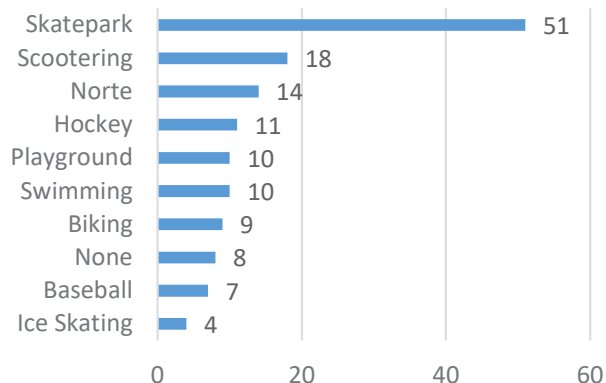
Question 6-14

Use of the Park

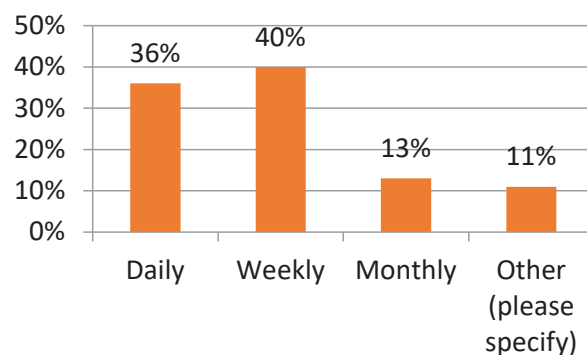
The children that took the survey reported visiting the park mainly with their friends and family. The park is largely used for outdoor activities over indoor activities. The survey asked participants to list the activities that they currently participate in at the Civic Center. The top answers were skateboarding and scooting at the skatepark. Over 76% of the participants visit the park on a daily or weekly basis to partake in their favorite activities. The best attributes of the park were listed as the Skatepark, followed by the people that go to the park. The least favorite attributes of the park include the small size of the skatepark, maintenance, and the restrooms. These three elements were listed as needing improvements. Most of the survey respondents utilize the park during the summer months, while some use the park throughout the year.



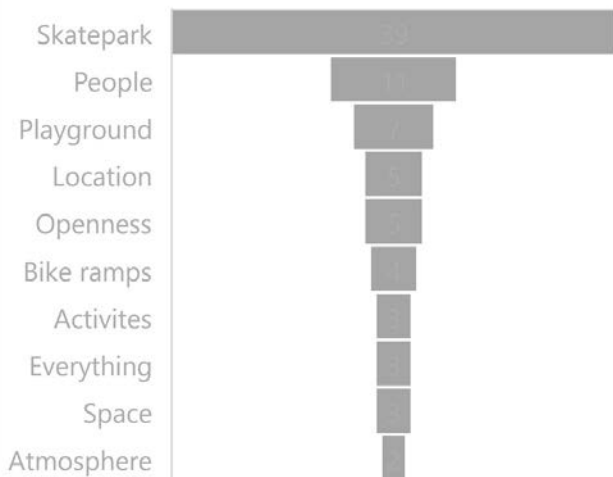
List of favorite activities



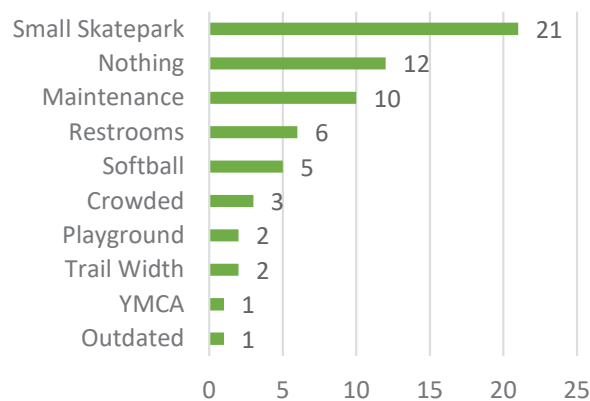
Visits to the Civic Center for favorite activities



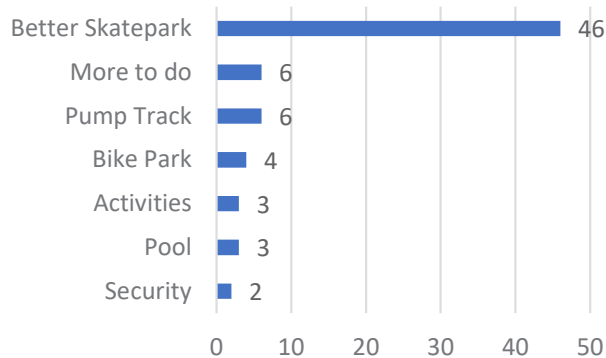
Best attributes



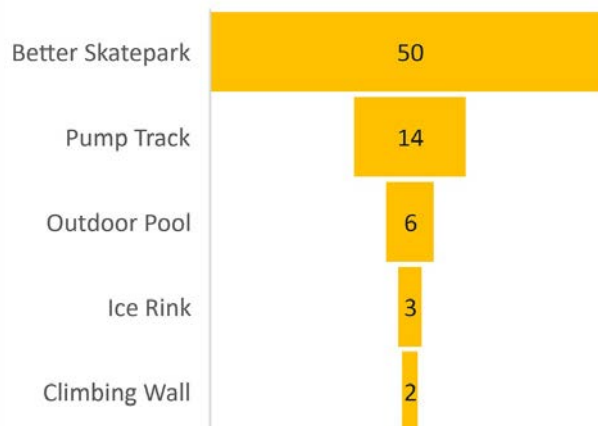
Attributes that need improvement



Increase park visits with improvements

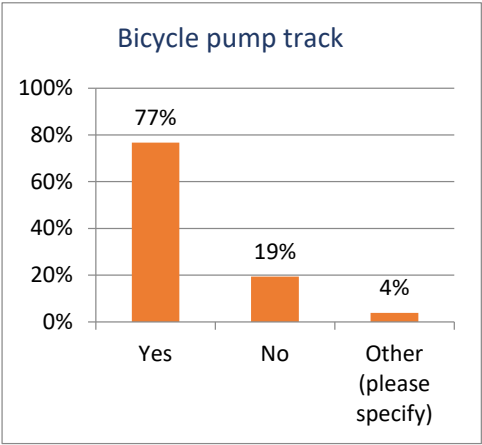
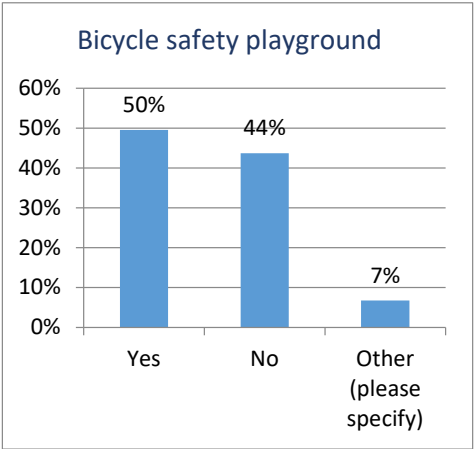


Items to make the Civic Center better



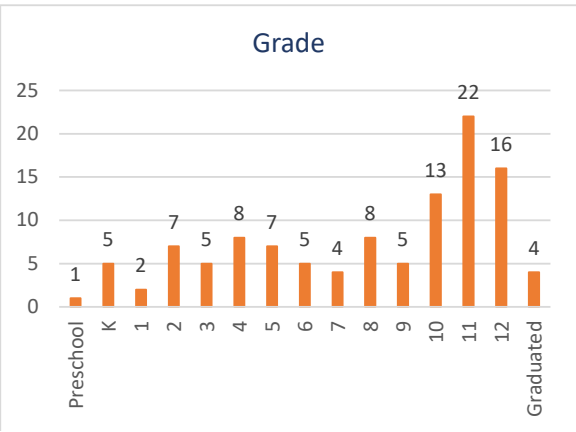
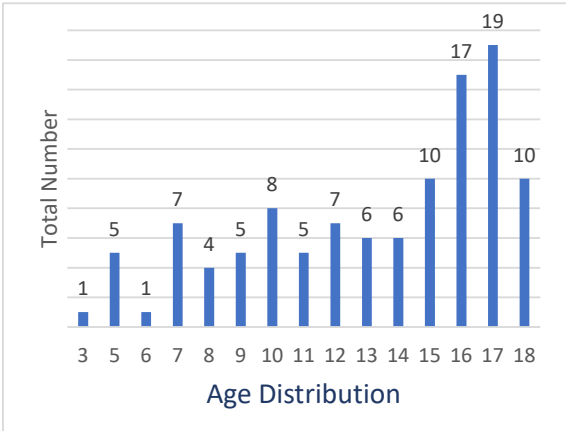
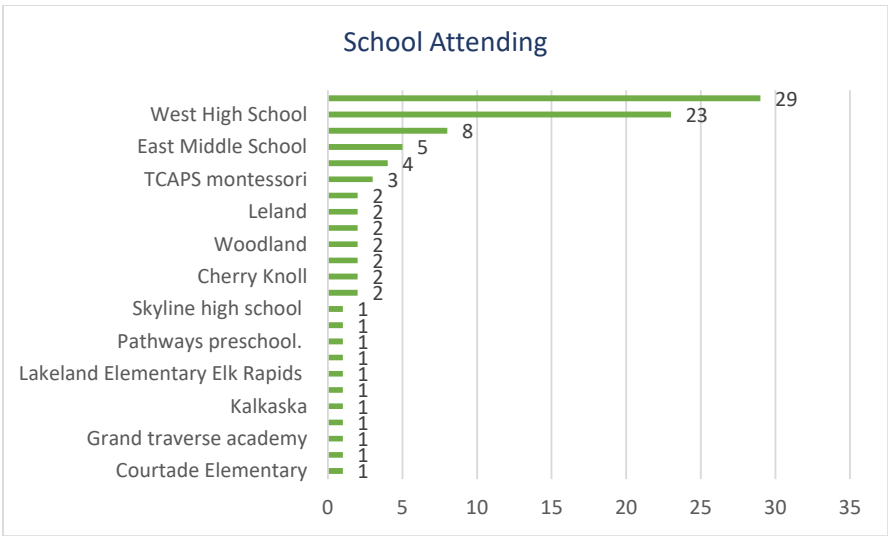
Question 15

Participants were asked if they would use a bicycle safety playground or a pump track if they were built. The Pump Track was an overwhelming “yes” and half of the participants said they would like the Bicycle Safety Playground.



Demographics

The survey respondents represented a variety of schools in the Traverse City area. A majority of the participants ranged from 15 to 18 years old.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

Grand Traverse County
CIVIC CENTER MASTER PLAN
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST



PHASE 1:

- A. REMOVE AND REPLACE 10' WIDE WALKING PATH WITH 10' WIDE, 1 MILE-LONG WALKING PATH WITH 3' WIDE CURBED CINDER PATH
- B. 7 TRAIL EXERCISE STATIONS
- C. ENHANCED NW, NE AND SE PARK. ENTRANCES

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	2650	lf	\$3.50	\$9,275.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	5	ea	\$500.00	\$2,500.00	
Strip Lawn & Stockpile Topsoil	1816	sy	\$3.50	\$6,356.00	
Tree Removal, 12" - 24"	3	ea	\$750.00	\$2,250.00	
Remove Curb and Gutter	50	lf	\$6.00	\$300.00	
Remove Bituminous Pavement inc. Base	5933	sy	\$5.50	\$32,631.50	
Remove Concrete Sidewalk inc. Base	375	sf	\$3.50	\$1,312.50	
					\$55,825.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk Inc. Base	9292	sf	\$6.00	\$55,752.00	
Pervious Paver System	1800	sf	\$16.00	\$28,800.00	
Concrete Curb & Gutter	50	lf	\$24.00	\$1,200.00	
Bituminous Pavement Inc. Base (10' Wide Asphalt Trail)	5866	sy	\$42.00	\$246,372.00	
Pavement Striping	10560	lf	\$1.20	\$12,672.00	
3' Wide x 3" Thick Cinder Running Trail Surface	150	cy	\$60.00	\$9,000.00	
3' Wide x 3" Thick Aggregate Running Trail Base	100	cy	\$45.00	\$4,500.00	
3" Cinder Running Trail Edging	5000	lf	\$15.00	\$75,000.00	
Poured in Place Rubber Safety Surfacing	1792	sf	\$18.50	\$33,152.00	
Fair St. Entry Pergola	1	ls	\$17,500.00	\$17,500.00	
					\$483,948.00
SITE FURNISHINGS					
Benches (Entries and Trail)	11	ea	\$3,200.00	\$35,200.00	
Trash and Recycling Receptacles (entries)	8	ea	\$1,200.00	\$9,600.00	
Tivoli Overhead String Lights (NE Entry)	1	ls	\$8,500.00	\$8,500.00	
Playworld Systems Lifetrail 7 Pc Exercise Set (Materials)	1	ea	\$55,000.00	\$55,000.00	
Playworld Systems Lifetrail 7 Pc Exercise Set (Labor)	1	ls	\$15,000.00	\$15,000.00	
					\$123,300.00
SITE RESTORATION					
Spread 1"-2" Topsoil	185	cy	\$20.00	\$3,700.00	
Lawn Seeding	3520	sy	\$5.00	\$17,600.00	
					\$21,300.00
SUBTOTAL					\$684,373.00
5% General Conditions					\$34,218.65
Subtotal					\$718,591.65
10% Design Contingency					\$71,859.17
TOTAL ANTICIPATED BID					\$790,450.82
10% Construction Contingency					\$79,045.08
TOTAL ANTICIPATED PROJECT COST					\$869,495.90

Grand Traverse County
CIVIC CENTER MASTER PLAN
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST



PHASE 2:
MARKER TREE GARDEN

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	550	lf	\$3.50	\$1,925.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	0	ea	\$500.00	\$0.00	
Strip Lawn & Stockpile Topsoil	635	sy	\$3.50	\$2,222.50	
Tree Removal, 12" - 24"	2	ea	\$750.00	\$1,500.00	
					\$6,847.50
SITE IMPROVEMENTS					
6' Wide, 5" Conc. Footpath Inc. Base	1860	sf	\$6.00	\$11,160.00	
Pervious Paver System	2039	sf	\$16.00	\$32,624.00	
Crushed Limestone Surfacing	1279	sf	\$3.50	\$4,476.50	
					\$48,260.50
SITE FURNISHINGS					
Benches (Entries and Trail)	6	ea	\$3,200.00	\$19,200.00	
Interpretive Signage	1	ea	\$3,500.00	\$3,500.00	
					\$22,700.00
LANDSCAPING AND SITE RESTORATION					
Perennials, 2 Gal Pot	1856	ea	\$27.00	\$50,112.00	
24" Shrubs	150	ea	\$65.00	\$9,750.00	
Understory Trees	6	ea	\$350.00	\$2,100.00	
Spread 1"-2" Topsoil	45	cy	\$20.00	\$900.00	
Mulch	45	cy	\$45.00	\$2,025.00	
Lawn Seeding	3520	sy	\$5.00	\$17,600.00	
					\$82,487.00
SUBTOTAL					\$160,295.00
5% General Conditions					\$8,014.75
Subtotal					\$168,309.75
10% Design Contingency					\$16,830.98
TOTAL ANTICIPATED BID					\$185,140.73
10% Construction Contingency					\$18,514.07
TOTAL ANTICIPATED PROJECT COST					\$203,654.80

Grand Traverse County
CIVIC CENTER MASTER PLAN
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST



- PHASE 3: SOUTHEAST CORNER IMPROVEMENTS:
A. NEW AND RELOCATED PLAYGROUND
B. BICYCLE EDUCATION CENTER
C. PICKLEBALL COURTS
D. PICNIC AREA
E. ASSOCIATED PARKING AND WALKS

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	950	lf	\$3.50	\$3,325.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	3	ea	\$500.00	\$1,500.00	
Strip Lawn & Stockpile Topsoil	1816	sy	\$3.50	\$6,356.00	
Tree Removal, 12" - 24"	5	ea	\$750.00	\$3,750.00	
Remove Curb and Gutter	50	lf	\$6.00	\$300.00	
Remove Bituminous Pavement inc. Base	5933	sy	\$5.50	\$32,631.50	
Remove Concrete Sidewalk inc. Base	530	sf	\$3.50	\$1,855.00	
Remove Bldg. on Front St. at Milliken St.	1	ea	\$7,500.00	\$7,500.00	
Remove North Pump Course	1	ea	\$1,500.00	\$1,500.00	
Salvage Play Equipment (Arch Climber and See Saw)	1	ls	\$1,000.00	\$1,000.00	
Remove Swingset	1	ls	\$1,000.00	\$1,000.00	
					\$61,917.50
EARTHWORK					
Earthwork and Grading	1475	cy	\$12.00	\$17,700.00	
					\$17,700.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk w/Integral Curb Inc. Base	27660	sf	\$6.00	\$165,960.00	
Bituminous Pavement Inc. Base	3595	sy	\$42.00	\$150,990.00	
Pavement Striping	1360	lf	\$1.20	\$1,632.00	
3' Wide Dirt Pump Course	1980	lf	\$4.00	\$7,920.00	
					\$326,502.00
PICKLEBALL COURTS (2)					
Remove Concrete BB Half Court	1500	sf	\$3.50	\$5,250.00	
Fenced Pickleball Court (court surfacing over asphalt) with nets	2	ea	\$65,000.00	\$130,000.00	
					\$135,250.00
SITE FURNISHINGS					
Benches (Entries and Trail)	13	ea	\$3,200.00	\$41,600.00	
Trash and Recycling Receptacles (entries)	6	ea	\$1,200.00	\$7,200.00	
Picnic Tables	15	ea	\$4,500.00	\$67,500.00	
					\$116,300.00
PLAYGROUND					
Small Ropes Course	1	ea	\$14,500.00	\$14,500.00	
Climbing Wall	1	ea	\$21,500.00	\$21,500.00	
Large Rope Tower Climber	1	ea	\$36,500.00	\$36,500.00	
Musical Play Component	5	ea	\$2,750.00	\$13,750.00	
Tot Swings (3) with Accessible Chairs (2)	1	ea	\$13,500.00	\$13,500.00	
Tot Rope Climber	1	ea	\$12,000.00	\$12,000.00	
Concrete Pavement	7750	sf	\$6.00	\$46,500.00	
Safety Surfacing	7750	sf	\$18.50	\$143,375.00	
Relocated Arch Climber	1	ea	\$1,200.00	\$1,200.00	
Relocated See Saw	1	ea	\$600.00	\$600.00	
					\$303,425.00
SITE STRUCTURES					
Cycling Education Storage Bldg. and Entry Pergola	1	ls	\$115,000.00	\$115,000.00	
25' Square Picnic Shelter with Pergolas and Grill	1	ls	\$185,000.00	\$185,000.00	
15' Square Picnic Shelters	3	ea	\$37,500.00	\$112,500.00	
					\$412,500.00
SITE RESTORATION					
Spread 1"-2" Topsoil	505	cy	\$20.00	\$10,100.00	
Lawn Seeding	9500	sy	\$5.00	\$47,500.00	
					\$57,600.00
SUBTOTAL					\$1,431,194.50
5% General Conditions					\$71,559.73
Subtotal					\$1,502,754.23
10% Design Contingency					\$150,275.42
TOTAL ANTICIPATED BID					\$1,653,029.65
10% Construction Contingency					\$165,302.96
TOTAL ANTICIPATED PROJECT COST					\$1,818,332.61

Grand Traverse County
CIVIC CENTER MASTER PLAN
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST



- PHASE 4: SOUTHWEST CORNER IMPROVEMENTS:
A. REPLACE PICNIC PAVILION, PAVE PARKING
B. AMPHITHEATER IMPROVEMENTS
C. ASSOCIATED WALKS, LIGHTING AND FURNISHINGS

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	450	lf	\$3.50	\$1,575.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	2	ea	\$500.00	\$1,000.00	
Strip Lawn & Stockpile Topsoil	1060	sy	\$3.50	\$3,710.00	
Tree Removal, 12" - 24"	2	ea	\$750.00	\$1,500.00	
Remove Bituminous Pavement inc. Base	1106	sy	\$5.50	\$6,083.00	
Remove Large Pavilion	1	ls	\$17,500.00	\$17,500.00	
					\$32,568.00
EARTHWORK					
Earthwork and Grading	575	cy	\$12.00	\$6,900.00	
					\$6,900.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk w/Integral Curb Inc. Base	9478	sf	\$6.00	\$56,868.00	
Bituminous Pavement Inc. Base	2389	sy	\$42.00	\$100,338.00	
Pavement Striping	860	lf	\$1.20	\$1,032.00	
2'x2'x3' Quarried Limestone Pieces (Seating)	30	ea	\$550.00	\$16,500.00	
					\$174,738.00
SITE FURNISHINGS					
Trash and Recycling Receptacles (entries)	4	ea	\$1,200.00	\$4,800.00	
Picnic Tables	10	ea	\$4,500.00	\$45,000.00	
Tivoli Overhead String Lights	1	ls	\$12,500.00	\$12,500.00	
					\$62,300.00
SITE STRUCTURES					
30' Square Picnic Shelter with Fireplace	1	ea	\$225,000.00	\$225,000.00	
15' x 60' Shelter for Amphitheater Seats	1	ea	\$32,500.00	\$32,500.00	
					\$257,500.00
SITE RESTORATION					
Spread 1"-2" Topsoil	125	cy	\$20.00	\$2,500.00	
Lawn Seeding	6500	sy	\$5.00	\$32,500.00	
					\$35,000.00
SUBTOTAL					\$569,006.00
5% General Conditions					\$28,450.30
Subtotal					\$597,456.30
10% Design Contingency					\$59,745.63
TOTAL ANTICIPATED BID					\$657,201.93
10% Construction Contingency					\$65,720.19
TOTAL ANTICIPATED PROJECT COST					\$722,922.12

Grand Traverse County
CIVIC CENTER MASTER PLAN
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PHASE 5: PLAZA-STYLE SKATE PARK INCLUDING ASSOCIATED WALKS AND FAIR ST. PARK ENTRANCE:

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	550	lf	\$3.50	\$1,925.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Strip Lawn & Stockpile Topsoil	1540	sy	\$3.50	\$5,390.00	
Tree Removal, 12" - 24"	2	ea	\$750.00	\$1,500.00	
Remove Curb and Gutter	74	lf	\$6.00	\$444.00	
					\$10,459.00
EARTHWORK					
Earthwork and Grading	250	cy	\$12.00	\$3,000.00	
					\$3,000.00
6,000 SF STREET PLAZA-STYLE SKATE PARK*					
Concrete pavement with Permanent Components	1	ls	\$225,000.00	\$225,000.00	
Bituminous Pavement Inc. Base (Adjacent Walk)	625	sy	\$42.00	\$26,250.00	
					\$251,250.00
LANDSCAPING AND SITE RESTORATION					
Spread 1"-2" Topsoil	65	cy	\$20.00	\$1,300.00	
Understory Trees	6	ea	\$350.00	\$2,100.00	
48" Shrubs	12	ea	\$100.00	\$1,200.00	
Lawn Seeding	1500	sy	\$5.00	\$7,500.00	
					\$12,100.00
SUBTOTAL					\$276,809.00
5% General Conditions					\$13,840.45
Subtotal					\$290,649.45
10% Design Contingency					\$29,064.95
TOTAL ANTICIPATED BID					\$319,714.40
10% Construction Contingency					\$31,971.44
TOTAL ANTICIPATED PROJECT COST					\$351,685.83

Grand Traverse County
CIVIC CENTER MASTER PLAN
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PHASE 6: NEW RINK/MULTI-PURPOSE BLDG, BALLFIELD CONSTRUCTION / RENOVATION

- A. NEW RINK/MULTI-PURPOSE BLDG (N/I)
- B. BALLFIELD RENOVATION, FIELDS 1-3
- C. NEW BALLFIELD CONSTRUCTION, 4-6
- D. BATTING CAGE AREA
- E. NORTH, EAST AND WEST BALLFIELD SIDEWALKS
- F. LANDSCAPING, BETWEEN PATH AND CIVIC CENTER BLDGS.

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	950	lf	\$3.50	\$3,325.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	3	ea	\$500.00	\$1,500.00	
Strip Lawn & Stockpile Topsoil	1816	sy	\$3.50	\$6,356.00	
Tree Removal, 12" - 24"	5	ea	\$750.00	\$3,750.00	
Remove Curb and Gutter	50	lf	\$6.00	\$300.00	
Remove Bituminous Pavement inc. Base	5933	sy	\$5.50	\$32,631.50	
Remove Concrete Sidewalk inc. Base	530	sf	\$3.50	\$1,855.00	
Remove Bldg. on Front St. at Milliken St.	1	ea	\$7,500.00	\$7,500.00	
Remove North Pump Course	1	ea	\$1,500.00	\$1,500.00	
Salvage Play Equipment (Arch Climber and See Saw)	1	ls	\$1,000.00	\$1,000.00	
Remove Swingset	1	ls	\$1,000.00	\$1,000.00	
					\$61,917.50
EARTHWORK					
Earthwork and Grading	1475	cy	\$12.00	\$17,700.00	
					\$17,700.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk (South Ballfields Walks)	700	sf	\$6.00	\$4,200.00	
Bituminous Pavement Inc. Base (North Ballfields Walks)	986	sy	\$42.00	\$41,412.00	
					\$45,612.00
BALLFIELD RENOVATION AND REPLACEMENT					
Renovate Existing Ballfields*	3	ea	\$175,000.00	\$525,000.00	
Replace Existing Ballfields*	3	ea	\$350,000.00	\$1,050,000.00	
					\$1,575,000.00
BATTING CAGE					
Pitching Machines and Loaders	5	ea	\$6,000.00	\$30,000.00	
5" Concrete Pavement	6610	sf	\$6.00	\$39,660.00	
6' Chain Link Fencing	675	lf	\$70.00	\$47,250.00	
6' x 3' Single Swing Gate	5	ea	\$1,500.00	\$7,500.00	
8'x8' Chain Link Double Gate	1	ea	\$6,500.00	\$6,500.00	
8' Chain Link Fencing	240	lf	\$95.00	\$22,800.00	
Net Canopy system	1	ls	\$32,500.00	\$32,500.00	
					\$186,210.00
SITE FURNISHINGS					
18' Ornamental Light Poles with Banners	6	ea	\$12,500.00	\$75,000.00	
Benches	8	ea	\$3,200.00	\$25,600.00	
Trash and Recycling Receptacles (1 set per field)	12	ea	\$1,200.00	\$14,400.00	
					\$115,000.00
LANDSCAPING AND SITE RESTORATION					
Spread 1"-2" Topsoil	32	cy	\$20.00	\$640.00	
Lawn Seeding	650	sy	\$5.00	\$3,250.00	
2" Cal. Ornamental Trees	12	ea	\$350.00	\$4,200.00	
2.5" Cal. Canopy Trees	18	ea	\$500.00	\$9,000.00	
8'-10' Evergreen Trees	23	ea	\$300.00	\$6,900.00	
12'-14" Evergreen Trees	14	ea	\$600.00	\$8,400.00	
					\$3,890.00
SUBTOTAL					\$2,005,329.50
5% General Conditions				\$100,266.48	
Subtotal				\$2,105,595.98	
10% Design Contingency				\$210,559.60	
TOTAL ANTICIPATED BID					\$2,316,155.57
10% Construction Contingency				\$231,615.56	
TOTAL ANTICIPATED PROJECT COST					\$2,547,771.13

Grand Traverse County
CIVIC CENTER MASTER PLAN
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PHASE 7: SOUTH ROADS, DRIVES, PARKING AND WALKS AS INDICATED

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	2450	lf	\$3.50	\$8,575.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	7	ea	\$500.00	\$3,500.00	
Strip Lawn & Stockpile Topsoil	1950	sy	\$3.50	\$6,825.00	
Remove Curb and Gutter	1242	lf	\$6.00	\$7,452.00	
Remove Bituminous Pavement inc. Base	16203	sy	\$5.50	\$89,116.50	
Remove Concrete Sidewalk inc. Base	21964	sf	\$3.50	\$76,874.00	
					\$193,542.50
EARTHWORK					
Earthwork and Grading	650	cy	\$12.00	\$7,800.00	
					\$7,800.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk	10511	sf	\$6.00	\$63,066.00	
Bituminous Pavement Inc. Base	8545	sy	\$42.00	\$358,890.00	
Concrete Curb and Gutter	1900	lf	\$6.00	\$11,400.00	
Pavement Striping	4340	lf	\$1.20	\$5,208.00	
					\$438,564.00
SITE FURNISHINGS					
Traffic and Parking Signs	10	ea	\$500.00	\$5,000.00	
					\$5,000.00
SITE RESTORATION					
Spread 1"-2" Topsoil	275	cy	\$20.00	\$5,500.00	
Lawn Seeding	3775	sy	\$5.00	\$18,875.00	
2.5" Cal. Canopy Trees	32	ea	\$500.00	\$16,000.00	
					\$40,375.00
SUBTOTAL					\$685,281.50
5% General Conditions				\$34,264.08	
Subtotal				\$719,545.58	
10% Design Contingency				\$71,954.56	
TOTAL ANTICIPATED BID				\$791,500.13	
10% Construction Contingency				\$79,150.01	
TOTAL ANTICIPATED PROJECT COST				\$870,650.15	

Grand Traverse County
CIVIC CENTER MASTER PLAN
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST



PHASE 8: NORTH ROADS, DRIVES, PARKING AND WALKS AS INDICATED

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	2450	lf	\$3.50	\$8,575.00	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	7	ea	\$500.00	\$3,500.00	
Strip Lawn & Stockpile Topsoil	3225	sy	\$3.50	\$11,287.50	
Remove Curb and Gutter	1908	lf	\$6.00	\$11,448.00	
Remove Bituminous Pavement inc. Base	8358	sy	\$5.50	\$45,969.00	
Remove Concrete Sidewalk inc. Base	14106	sf	\$3.50	\$49,371.00	
					\$131,350.50
EARTHWORK					
Earthwork and Grading	775	cy	\$12.00	\$9,300.00	
					\$9,300.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk	25070	sf	\$6.00	\$150,420.00	
Bituminous Pavement Inc. Base	9050	sy	\$42.00	\$380,100.00	
Concrete Curb and Gutter	2350	lf	\$6.00	\$14,100.00	
Pavement Striping	3450	lf	\$1.20	\$4,140.00	
Concrete Seatwall at West Ballfields Entry	450	sff	\$65.00	\$29,250.00	
					\$578,010.00
SITE FURNISHINGS					
Traffic and Parking Signs	13	ea	\$500.00	\$6,500.00	
					\$6,500.00
LANDSCAPING AND SITE RESTORATION					
Spread 1"-2" Topsoil	200	cy	\$20.00	\$4,000.00	
Lawn Seeding	3250	sy	\$5.00	\$16,250.00	
24"-36" Shrubs	75	ea	\$65.00	\$4,875.00	
2" Cal. Ornamental Trees	8	ea	\$350.00	\$2,800.00	
2.5" Cal. Canopy Trees	35		\$500.00	\$17,500.00	
					\$45,425.00
SUBTOTAL					\$770,585.50
5% General Conditions					\$38,529.28
Subtotal					\$809,114.78
10% Design Contingency					\$80,911.48
TOTAL ANTICIPATED BID					\$890,026.25
10% Construction Contingency					\$89,002.63
TOTAL ANTICIPATED PROJECT COST					\$979,028.88

Grand Traverse County
CIVIC CENTER MASTER PLAN
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PHASE 9: FRONT STREET PROMENADE

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	575	lf	\$3.50	\$2,012.50	
Gravel Construction Entry	1	ea	\$1,200.00	\$1,200.00	
Inlet Filter Protection	3	ea	\$500.00	\$1,500.00	
Tree Removal, 12" - 24"	7	ea	\$750.00	\$5,250.00	
Strip Lawn & Stockpile Topsoil	2551	sy	\$3.50	\$8,928.50	
					\$18,891.00
EARTHWORK					
Earthwork and Grading	550	cy	\$12.00	\$6,600.00	
					\$6,600.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk	10511	sf	\$6.00	\$63,066.00	
Pervious Paver System	9175	sf	\$16.00	\$146,800.00	
Circular Concrete Seatwall	450	sff	\$65.00	\$29,250.00	
					\$239,116.00
SITE FURNISHINGS					
Benches (Entries and Trail)	12	ea	\$3,200.00	\$38,400.00	
Trash and Recycling Receptacles (entries)	6	ea	\$1,200.00	\$7,200.00	
12' Tall Pedestrian Lights with Banners	14	ea	\$3,500.00	\$49,000.00	
					\$94,600.00
SITE RESTORATION					
Spread 1"-2" Topsoil	75	cy	\$20.00	\$1,500.00	
Lawn Seeding	1200	sy	\$5.00	\$6,000.00	
2" Cal. Ornamental Trees	22	ea	\$350.00	\$7,700.00	
2.5" Cal. Canopy Trees	5	ea	\$500.00	\$2,500.00	
8'-10' Evergreen Trees	28	ea	\$300.00	\$8,400.00	
12'-14" Evergreen Trees	14	ea	\$600.00	\$8,400.00	
					\$34,500.00
SUBTOTAL					\$393,707.00
5% General Conditions					\$19,685.35
Subtotal					\$413,392.35
10% Design Contingency					\$41,339.24
TOTAL ANTICIPATED BID					\$454,731.59
10% Construction Contingency					\$45,473.16
TOTAL ANTICIPATED PROJECT COST					\$500,204.74

Grand Traverse County
CIVIC CENTER MASTER PLAN
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PHASE 10: TITUS STREET PARKING

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	675	lf	\$3.50	\$2,362.50	
Inlet Filter Protection	3	ea	\$500.00	\$1,500.00	
Strip Lawn & Stockpile Topsoil	4750	sy	\$3.50	\$16,625.00	
Remove Curb and Gutter	585	lf	\$6.00	\$3,510.00	
Remove Bituminous Pavement inc. Base	195	sy	\$5.50	\$1,072.50	
					\$25,070.00
EARTHWORK					
Earthwork and Grading	55	cy	\$12.00	\$660.00	
					\$660.00
SITE IMPROVEMENTS					
5" Conc. Sidewalk	5990	sf	\$6.00	\$35,940.00	
Bituminous Pavement Inc. Base	1558	sy	\$42.00	\$65,436.00	
Concrete Curb and Gutter	805	lf	\$6.00	\$4,830.00	
Pavement Striping	900	lf	\$1.20	\$1,080.00	
					\$107,286.00
SITE FURNISHINGS					
Traffic and Parking Signs	6	ea	\$500.00	\$3,000.00	
					\$3,000.00
LANDSCAPING AND SITE RESTORATION					
Spread 1"-2" Topsoil	50	cy	\$20.00	\$1,000.00	
Lawn Seeding	1125	sy	\$5.00	\$5,625.00	
					\$6,625.00
SUBTOTAL					\$142,641.00
5% General Conditions				\$7,132.05	
Subtotal					\$149,773.05
10% Design Contingency					\$14,977.31
TOTAL ANTICIPATED BID					\$164,750.36
10% Construction Contingency				\$16,475.04	
TOTAL ANTICIPATED PROJECT COST					\$181,225.39

Grand Traverse County
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PHASE 11: GARFIELD STREET ENTRANCE

28-Oct-20

DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
SITE PREPARATION					
Filter Fabric Fence	800	lf	\$3.50	\$2,800.00	
Inlet Filter Protection	3	ea	\$500.00	\$1,500.00	
Tree Removal, 12" - 24"	2	ea	\$750.00	\$1,500.00	
Relocate Utility Pole	2	ea	\$7,500.00	\$15,000.00	
Relocate Fire Hydrant	1	ea	\$3,500.00	\$3,500.00	
Strip Lawn & Stockpile Topsoil	170	sy	\$3.50	\$595.00	
Remove Bituminous Pavement inc. Base	1061	sy	\$5.50	\$5,835.50	
Remove Concrete Pavement inc. Base	610	sf	\$3.50	\$2,135.00	
Remove 8' Chain Link Fence	375	lf	\$25.00	\$9,375.00	
					\$42,240.50
EARTHWORK					
Earthwork and Grading	250	cy	\$12.00	\$3,000.00	
					\$3,000.00
SITE IMPROVEMENTS					
8" Concrete Drive Opening	610	sf	\$10.00	\$6,100.00	
5" Conc. Sidewalk	3650	sf	\$6.00	\$21,900.00	
Bituminous Pavement inc. Base	1230	sy	\$42.00	\$51,660.00	
8' Tall Decorative Fence	375	lf	\$125.00	\$46,875.00	
					\$120,435.00
SITE FURNISHINGS					
Traffic and Parking Signs	4	ea	\$500.00	\$2,000.00	
Entrance Sign	1	ea	\$3,500.00	\$3,500.00	
					\$5,500.00
LANDSCAPING AND SITE RESTORATION					
Spread 1"-2" Topsoil	25	cy	\$20.00	\$500.00	
Lawn Seeding	300	sy	\$5.00	\$1,500.00	
					\$2,000.00
SUBTOTAL					\$173,175.50
5% General Conditions					\$8,658.78
Subtotal					\$181,834.28
10% Design Contingency					\$18,183.43
TOTAL ANTICIPATED BID					\$200,017.70
10% Construction Contingency					\$20,001.77
TOTAL ANTICIPATED PROJECT COST					\$220,019.47

