

REQUEST 018-23 – FAMILY PARK DESIGN-BUILD PROJECT
ADDENDUM #1
ADDENDUM ISSUE DATE: 4/10/2023

The following questions have been asked regarding this project:

1. Question:

Do they need to list his subs and their qualifications?

Answer:

We are looking for qualifications and experience of the design team, a list of sub-contractors would be required further in the process if such is warranted from such chosen vendor/team.

Change to section “Selection Criteria” 4.1.2 says “City’s project” and it should say “County’s project.”

SELECTION CRITERIA:

- 4.1 Pursuant to K.S.A. 19-216f(b)(1) The board shall review the submittals of the interested firms and assign points to each proposal as prescribed in the instructions of the request for proposal as follows:

The successful design-builder will be the one who provides the best value to the County. In general, the Selection Committee will evaluate the following criteria:

Qualifications Weighted Selection Criteria

1. Organization and capabilities of Design-Builders and individuals assigned to this project. – 30 Points
2. Experience of Design-Builders members in design, construction and commission of projects similar in type and size to the City’s project. – 15 Points

2. Question:

What documentation is necessary to comply with the following requirement in the RFQ: “Firms submitting a statement of qualifications shall be capable of providing a public works bond in accordance with K.S.A. 60-1111, and amendments thereto, and shall present evidence of such bonding capability to the board with their statement of qualifications. If a firm fails to present such evidence, such firm shall be deemed unqualified for selection under this subsection.”

Answer:

In order to satisfy this requirement, Interested bidders should include a statement in their response certifying that they are capable of providing a public works bond in accordance with K.S.A. 60-1111.

3. Question:

Section 5.10 of the RFQ states that inquiries can be emailed to Nelda.henning@sncos.org by January 21, 2022. Is this correct?

Answer:

This is not correct and was for a prior project. This sentence should read as follows: All inquiries requesting clarification of the Request should be addressed in writing to Shawnee County (email: brian.toby@sncos.org).

4. Question:

Can a company who may not qualify as a Design Build vendor still be able to submit responses to be considered for certain aspects of the RFQ project?

Answer:

This RFQ is only for vendors that qualify as a Design-Build vendor for the entire project.

5. Question:

Can you issue all drawings, reports, cost estimates, timelines, and other information that the County has created for the project with all previous consultants?

Answer:

The Family Park Master Plan is attached as Exhibit 1.



Family Park

a plan for all generations



April 2021

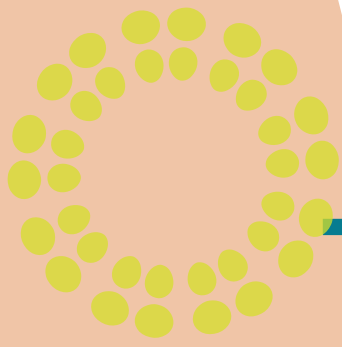


Table of Contents

Acknowledgments.....	4
Executive Summary.....	5
Introduction.....	6
Planning Process.....	9
Concept Development.....	13
Park Amenities.....	17
Implementation.....	21
Master Plan Concepts.....	24
Development Phasing.....	27
Preferred Development Option.....	33
Closing Remarks.....	35



Acknowledgements

Board of County Commissioners:

Commissioner Kevin Cook, Chair
Commissioner Aaron Mays, Vice Chair
Commissioner Bill Riphahn

Shawnee County Parks + Recreation Staff:

Tim Laurent, Director
John Boyd
Chris Curtis
Randy Luebbe
Olivia Mayer
Mike McLaughlin
Jeremy Myers
Brian Toby

Shawnee County Parks + Recreation Advisory Board:

Terri Roberts, Chair
Jim Martin, Vice Chair
T.J. Brown
Laura Burton
Kasey Clark
Eric Cortez
Katleen Cummings
Derik Flerlage
Judy Gatewood
Ty Hysten
Dick Ketterman
Joe Ledbetter
Nick McKenzie
Teresa Miller

Design Team:



Executive Summary



Family Park Master Plan

Shawnee County boast a network of parks throughout the community, including nine water parks, three golf courses, seven community centers and a city park in Rossville. The city is anchored by two large destination parks – Lake Shawnee and Gage Park. Lake Shawnee anchoring the south eastern portion of the city consist of a 394 acre lake with 508 acres of public park land surrounding the lake. Lake Shawnee is visited by over one million people each year for festivals, ball tournaments, golf, boating, fishing, camping, hiking, and general recreation. Gage Park, located in northwest central Topeka, includes the World-Famous Topeka Zoo and the Kansas Children’s Discovery Center (KCDC). It is estimated the parks systems throughout Shawnee County account for over _____ tourists per year and contribute an estimated in economic investment of over \$_____ annually.

In 2019, the Shawnee County Commission voted to explore development of a new destination park in Southwest Topeka. The area located southwest of the intersection of 21st and Urish Road has been named Family Park and includes over 68 acres of undeveloped land. The future park is bound on the south edge by the 18-hole Cypress Ridge Golf Course. In 2016 the Midwest Health Aquatic Park was constructed along what will be the northeast corner of Family Park. Further development around Family park consists of a City of Topeka fire station and neighborhoods to the west and east. New neighborhoods west of the park continue to develop.

The vision of Shawnee County Parks and Recreation is to develop and manage accessible, walkable parks, recreation facilities and programs through a collaborative leadership process that provides a long-term perspective for how parks and recreation will impact the livability and economic value of living in the city and county.

The masterplan for Family Park reinforces the mission and vision of Shawnee County Parks and Recreation by developing a road map for developing a third destination park in Shawnee County. The park will become a destination for people of all ages, interests, and abilities.

Residents will find pride in having Family Park a part of their community while visitors seek the fun & outdoor enjoyment the park offers.

HTK Architects, Inc. of Topeka led the development of the master plan along with Landworks Studio of Olathe and Cook, Flatt & Strobel Engineers of Topeka. The process sought diverse feedback from the community to inform desires and priorities for the park. Through the study of three distinct options for development, this plan identifies a preferred option that provides a multitude of park experiences in one park. The plan balances similar amenities found in other parks while providing new options for Shawnee County and tourists. This plan serves as a road map for development by building support and securing of funds.



Family Park site context



Introduction

In 2019, the Shawnee County Commission voted to explore development of a new destination park in Southwest Topeka. The area located southwest of the intersection of 21st and Urish Road has been named Family Park and includes over 60 acres of undeveloped land. The future park is bound on the south edge by the 18-hole Cypress Ridge Golf Course. In 2016 the Midwest Health Aquatic Park was constructed along what will be the northeast corner of Family Park. Further development around Family park consists of a City of Topeka fire station and neighborhoods to the west and east. New neighborhoods west of the park continue to develop.

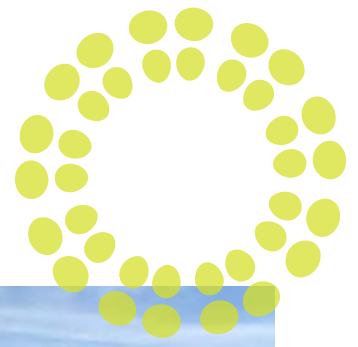
Today, the 68 acres that make up Family Park consist of subtle hills of mown grass along its east and south portions. A large drainage swale cuts through the

middle of the park conveying seasonal storm water from the watershed north of 21st street and into the waterways throughout the Cypress Ridge Golf Course. This area consists of densely wooded low and medium height trees. Unmaintained tall grass fields occupy most of the western edge of the park. An existing SNCO P+R maintenance facility sits in the west, central portion of the park. This facility primarily serves Cypress Ridge golf course.

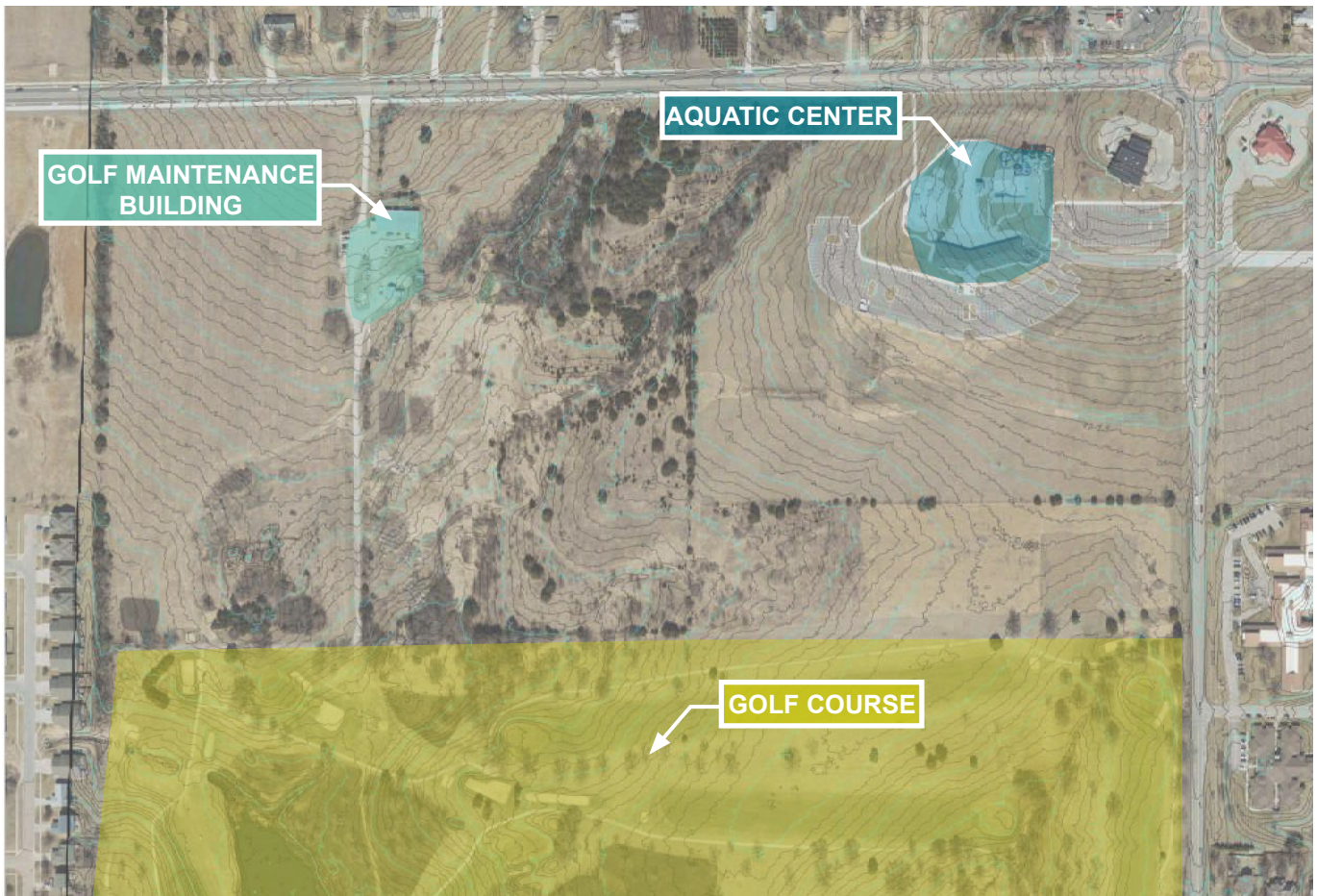
The process of developing the masterplan solicited input from the community for potential park amenities and other desires for the future park. The design team developed concepts and sought public feedback on the proposed concepts. The following pages illustrate the process, findings, and recommendations for development of Family Park.



Family Park location context map



Family Park site context



Family Park site map



Existing Site Inventory

Existing Site

The site for Family Park is comprised of approximately 64 acres. The park is bound on the north by SW 21st Street and an existing Aquatics park in the northeast corner. Urish Road forms the eastern edge and a newly developed neighborhood bounds the western edge. To the south the existing Cypress Ridge Golf Course.

The site consists of open land with moderate to light rolling hill terrain. Some areas are mown, others are left to grow as tall grass. Through the middle of the site is a thickly wooded area with scrub vegetation and other low growing trees and shrubs. A few older hardwood trees are sprinkled

around the site. A perennial stream cuts through the wooded areas and flows into the golf course water bodies. In the north central portion of the site there is an existing golf course maintenance facility and various piles of land debris.



Existing site inventory study

Planning Process





Planning Process

Kickoff Meeting

The planning process started with a kickoff meeting in July 2020 with the design team and Shawnee County Parks + Recreation staff. The meeting outlined the overall project schedule, objectives and goals. The group discussed overall amenities that should be part of the park and identified existing stakeholders the design team should seek input from. A common goal discussed throughout the meeting was that this process should seek a broad range of input from the community. The team discussed various methods for public engagement with an emphasis on providing a variety of opportunities for the public to get involved with the planning process.

Community Engagement

One unique aspect of this process was the COVID-19 pandemic that impacted public interactions around the world. The planning process was important and needed to proceed despite the state of the world at the time. In response to the new restrictions on gathering, the design team decided to focus on two major means of public engagement. One being online surveys where community could provide input



Midwest Health Aquatics Park Pop Up - August 2020

on what they would like to see in the park and feedback on proposed concepts. The second means for public engagement focused on holding small 'pop-up' events, usually alongside other community events, where members of the design team would host a table outside with information about the process, ways to get involved and showcasing the concepts as they were developed. The pop-ups provided opportunities to catch people in passing and gather their candid thoughts, while learning about Family Park. Through these events the team was able to connect with many people who did not know plans were underway for a new park.

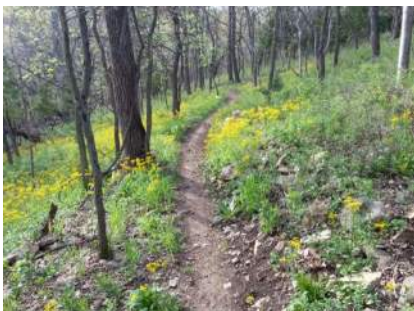
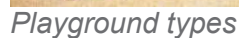
Project Updates

Throughout the process SNCO Parks+Rec staff and the design team provided regular updates to the Shawnee County Board of County Commissioners and the SNCO Parks+Rec Advisory Board. Information was also made available on the SNCO Parks+Rec website and social media channels.

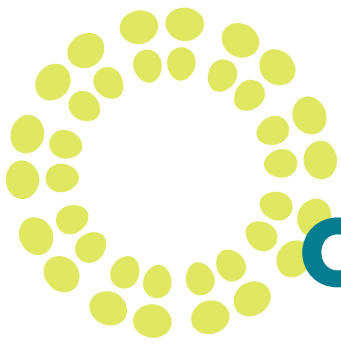


Gage Park Pop Up - October 2020

The survey also showed example park amenities and sought input on people's preferences.



Trail types



Community Survey

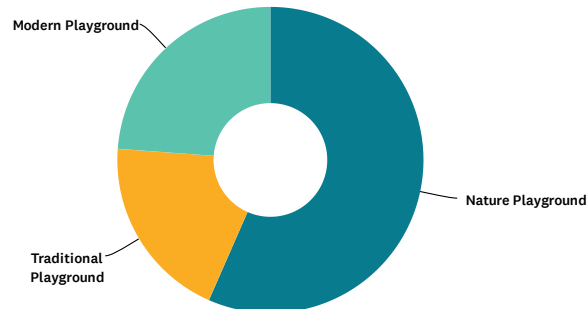


What We Heard



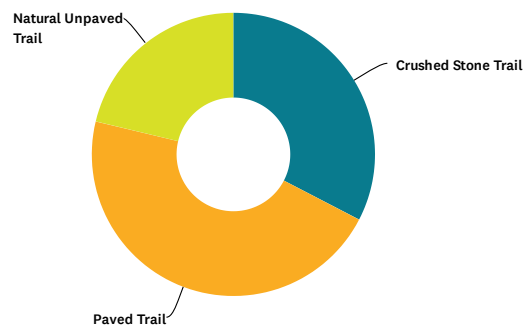
Q10 If a destination playground were to be included in Family Park, which of the below options would you prefer?

Answered: 1,548 Skipped: 0



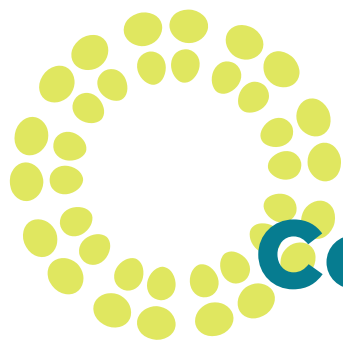
Q12 If trails were to be included in Family Park, which of the below options would you prefer?

Answered: 1,548 Skipped: 0



Concept Development





Concept Development

Planning Charrette

Initial park concepts developed from input from community surveys, pop ups and conversations with SNCO Parks + Rec staff and other interest groups. September 2020, the design team facilitated a day long planning charrette with SNCO Parks + Rec staff. The charrette kicked off with a report of input collected from public engagement. The design team shared a preliminary analysis of the park site discussing the natural features of the land. The day continued with three groups working independently to develop concepts for the park. While conceptual in nature, the ideas began to shape the future design of the park. The day concluded with a presentation and discussion of the concept designs.

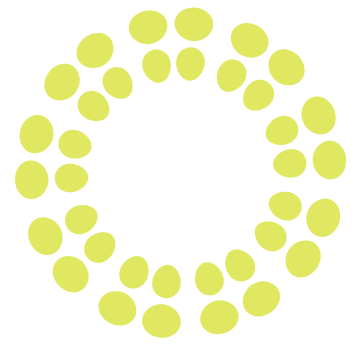


Design charette presentation - September 2020

“The workshop really jumpstarted our thinking on the potential that Family Park holds. It will add to the inventory of great parks in Shawnee County. “



Design charette discussion - September 2020



Concept 1



Concept 2



Concept 3

Planning Charrette Concepts

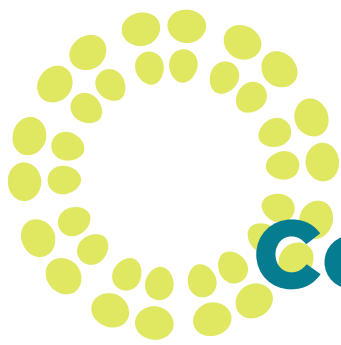
Concept 1: Defining feature is a central pond in the middle of the site and maintains open land for trails or future development along the western edge of the site. Access is through two new drive entrances from 21st Street and one from Urish Road.

Concept 2: Defining extensive trails development throughout the park. Access is through a new drive entrance from 21st Street and a loop road in the eastern portion of the park.

Concept 3: Defining feature is a parkway drive weaving through the park connecting 21st Street and Urish Road for access.



The charrette split into three groups. Throughout the day, each group worked collaboratively to develop three distinct conceptual plans for Family Park.



Concept Refinement

Concept 1

Defining a fully integrated network of both paved multi-use and natural single-track trails. Formalizing a Great Lawn around a clubhouse.



Concept 2

Defining an area for 20 pickle ball courts as well as an expansive bicycle track. Formalizing a Great Lawn on axis with the Aquatics Park building and pickle ball courts.

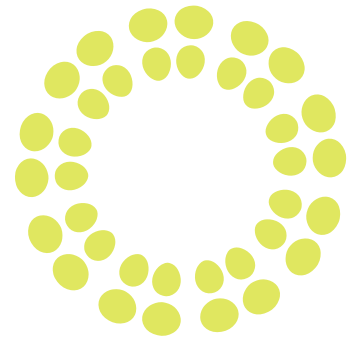


Concept 3

Reserving space in the southeast corner for both a new and expanded golf clubhouse as well as a relocated golf maintenance facility.



Park Amenities



Playgrounds



Example - Destination Playground

From the outset of this process, the notion of a destination playground was instilled as one of the goals for the park. Playgrounds have evolved from simple jungle gyms, swings, and slides to complex structures that allow exploration and discover with a high value of play and exercise. Playgrounds have the capacity to stir the imagination with themed structures to climb up and through. A properly designed and planned playground can provide hours of safe enjoyment for kids of all ages while giving caregivers the opportunity to watch nearby or interact with kids. A destination playground will serve as an anchor to the park in attracting not only community residents but visitors looking for a fun day outside in a park. At family park, a playground will complete a day after swimming at the nearby aquatic park.

Playgrounds within Family Park are separated into three distinct types: destination playground, fitness playground and natural playground.

Destination play will feature custom designed play structures designed to spark imagination and deliver strong play value time after time. Structures will be designed to be inclusive of varying abilities and levels of skill or interest.

A fitness playground will be designed to encourage fitness activity among older kids and adults. Fitness playgrounds can feature outdoor versions of traditional equipment such as steppers, ellipticals, cycling and various arm or leg press machines. Outdoor fitness playgrounds may feature obstacle course style fitness equipment.



Example - Fitness Playground

A natural playground uses natural elements to create an environment for play and exploration. Elements within a natural playground can be hills and tunnels, stepping-stones and climbing boulders mixed with slides and rope course elements.

Trails and Environment

Multiple types of trails for walking and cycling will be available throughout the park. A wide multi-use path will connect amenities throughout the park while smaller natural paths will connect people with the natural environment. In addition to built trails, the park will feature ample open space to explore and for hosting events. Picnic areas, shelters, seating and other components will complement the park setting. Public restrooms will be available throughout the park.



Park Amenities

Dog Park

Topeka has one main off-leash dog park at Gage Park. A new dog park at Family Park will address the need for additional opportunities for dog owners to play with their four-legged friends. The park will feature open space to run as well as lightly forested areas for exploration. Additionally the park may feature dog agility and water components.

Cycling

Cycling in Shawnee County is an actively growing activity for leisure riding as well as sport and team rides. Types of bicycling amenities across the community encompass paved multi-use trails to single track dirt trails as well as an active bike ways infrastructure throughout the Topeka community. A very actively used dirt BMX course sits along the Shunga Trail at Crestview Park in Topeka. During the season, this park is highly active amongst the local BMX teams with over 150 people on busy nights.

The diversity in area throughout Family Park lends itself to the potential for a similar diversity of trail and cycling amenities throughout the park. A paved multi use trail throughout the park connects the east and west sides of the park as well as a connection into the neighborhood directly to the west and other local cycling pathways. The densely treed area in the middle of the park will feature single track dirt trails for riding and walking. The trails will be developed to create challenges for a variety of skill levels.

The western portion of the park will feature a premier pump track for Shawnee County and the greater Midwest region. Bicycle pump tracks



Example - Bicycle Pump Track

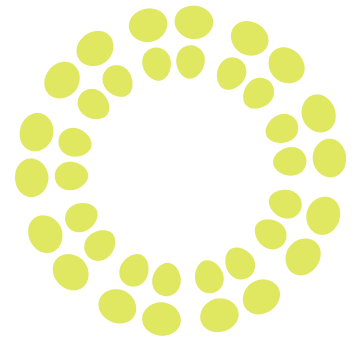
are a growingly sought after feature for cyclists of all abilities. A pump track features a circuit of rolling pavement and banked turns track that encourages riders to traverse the track with limited pedaling, instead by using a pumping motion on their bikes to generate momentum. Properly designed pump tracks are attractive to riders of all ages and abilities from strider bikes to pro riders. Family Park will put Shawnee County on the map for a destination pump track facility that will be attractive to locals, visitors and races.

Building confidence in young riders is key lifelong enjoyment riding bicycles. Adjacent to the pump track will feature a kids bike course for young riders to enjoy riding and developing skills.



Example - Kids Bike Course

Park Amenities



Pickleball

Pickleball is becoming a popular sport across all ages. Within Shawnee County, the pickleball community is actively growing. Local pickleball enthusiasts provided input into the planning for Family Park to create the potential for it to become a regional destination for pickleball tournaments in addition to supporting the growing demand for court space in Shawnee County. As proposed within the masterplan, a new 16 court pickleball complex would occupy the eastern edge of Family Park. Courts would be constructed as post tensioned concrete courts with appropriate fencing around the courts. Shade structures and a nearby shelter house and restrooms would support the activities. The pickleball courts would be accessed from the existing parking lot nearby.



Example - Pickleball

Golf

Cypress Ridge Golf Course borders the southern edge of the Family Park land. The public course includes 6,200 rolling yards of golf across 18 holes welcoming all ages and skill levels. Five ponds flow through the course. The ponds are fed by watersheds to the north and continue to flow from the northwest to south east through the course.

The golf course has the potential to be an additional attraction to Family Park in a similar manner as the Lake Shawnee golf course. Through the process of developing the Family Park masterplan, the design team and SNCO P+R engaged with the golf course personnel to better understand their needs and how they might be addressed through future development at Family Park. During discussions it was noted



Cypress Ridge Golf Course



Park Amenities

that the clubhouse facilities and parking lot do not meet the needs of the golf due to their size. The existing course clubhouse is approximately 7,000 SF and contains a pro shop small food counter and dining area, small restrooms and a small gathering area that accommodates less than 100 people comfortably. This is far insufficient to the recommended size of a clubhouse facility for this type of course. It was further discussed that the current clubhouse needs general maintenance repair work due to its aging condition. The parking lot contains approximately 100 parking spaces. Due to its location, there is no room for overflow parking for large events. On the course, SNCO P+R has recently completed paving all the cart paths throughout the course. The driving range is small for the desired use. A county maintenance facility, primarily for the course is located north of the course in the land designated for the development of Family Park. Also within the area for Family Park are several debris and land spoils piles as well as a sod farm for the golf course.

Within the masterplan, the design team studies several options for addressing the needs of Cypress Ridge golf course. Two distinct outcomes were desired to help strengthen the course: a new clubhouse with cart barn and a relocated and expanded driving range. A new clubhouse and the associated parking sized for the demands of the course would allow Cypress Ridge to accommodate more golfers, larger tournaments, as well as host events such as weddings. Expansion of the driving range would move the driving range close to the new clubhouse and provide for approximately 350 yards of a driving range. Ideally as the clubhouse relocates, holes would be renumbered to provide new beginning and ending location near the clubhouse. Minor modification of two or three tee boxes and fairways is expected to accommodate a reconfigured course.

Indoor Activity Center

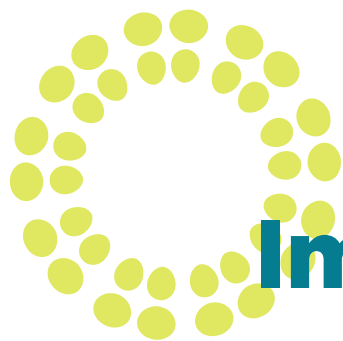
An indoor activity center would complement outdoor activities in the park. Currently, Shawnee County has seven community centers throughout the community serving as indoor activities centers for their surrounding neighborhoods. Gym floors are the most common indoor activity space in the community centers. During the public engagement process the design team learned of a group that is interested in seeing an indoor ice hockey rink in Shawnee County. While no set use is planned for the Indoor Activity Center, the addition of a community ice rink would be an amenity that does not currently exist in Shawnee County. An indoor facility designed to hold an ice rink would also provide space for a lobby, spectators, locker rooms and other support spaces necessary for an ice rink serving both recreational skating and competitive team ice hockey.



Example - Indoor Ice Rink

Implementation





Implementation

Recommendation:

One goal of the planning process was to not be limited by costs for the conceptual development of the park. In doing so, the team was able to conceptualize a complete park that can be implemented over time and as funds allow.

The design team presented the complete proposed masterplan of Family Park to the Advisory Board and Board of County Commissioners in early 2021. The plan encompassed all the major elements desired for the park: trails and natural space, playgrounds, pickleball, cycling amenities, a dog park, indoor activity center and reconfiguring of the Cypress Ridge golf course. The final plan combined elements of all the concepts and included the connecting parkway between 21st Street and Urish Road.



Proposed Amenities

1. Great Lawn
2. Destination Playground
3. Fitness Playground
4. Pickleball Courts
5. Park Shelter with Restroom
6. Sledding Hill
7. Dog Park
8. Nature Playground
9. Bike Playground
10. Bike Pump Track
11. Indoor Activity Center
12. Overlook Mound
13. Driving Range
14. Putting Green
15. Clubhouse / Pro Shop
16. Paved Multi-Use Path
17. Cinder Path
18. Additional Parking
19. Neighborhood Connection

Proposed amenities are complemented by existing amenities such as the Midwest Health Aquatics Center and the Cypress Ridge Golf Course.



Existing:

20. Midwest Health Aquatics Center
21. Cypress Ridge Golf Course
22. Existing Parking
23. Fire Station

FAMILY PARK MASTER PLAN





Master Plan Concepts

FAMILY PARK MASTER PLAN

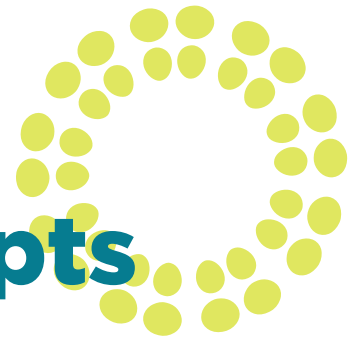


Overlooking fitness park into great lawn - looking southwest



Overlooking natural playground with indoor activity center beyond - looking northwest

Master Plan Concepts



Overlook mound - looking east



Bicycle Pump Track - looking east



Master Plan Concepts

FAMILY PARK MASTER PLAN



Destination Playground - looking northeast



Overlooking clubhouse - looking northwest

Development Phasing



Development

Five options for initial development were presented to the SNCO Parks + Recreation Advisory Board. The Advisory Board evaluated the options and chose to pursue an additional option that blended the original options two and three. The Board spoke in favor of developing an additional option that included the cycling amenities in the western edge of the site. Members recognized that the cycling amenities brought a new offering to parks in Shawnee County and saw this as a beneficial element to the initial development phase of Family Park.

Phased development of the \$30 million park will allow the park to be realized as funds are made available. The initial preferred option is identified at the end of this section.

Evaluation of Probable Costs:

The following pages illustrate evaluations of probable costs for the development of Family Park. It is understood that the park will be developed in phases due to the costs associated with the total park development. The initial phase will include infrastructure expansion and basic site development to prepare for future development. The unit pricing is reflective of 2021 construction costs and does not include costs associated with maintenance of these items. Overall costs include an average cost escalation factor of 3.5% per year. Once design and construction schedules are established, escalation costs should be updated to match current market conditions.

	TOTAL
EXISTING CONDITIONS	\$ 150,000
SITE DEVELOPMENT	\$ 3,712,430
TRAILS & PATHS	\$ 938,850
BIKE	\$ 1,155,000
DOG PARK	\$ 238,500
STRUCTURES	\$ 1,890,000
CLUBHOUSE	\$ 2,000,000
ACTIVITY CENTER	\$ 7,995,000
MAINTENANCE BLDG	\$ 750,000
PLAYGROUNDS	\$ 1,325,000
GOLF	\$ 660,940
PICKLEBALL	\$ 1,075,000
CONTINGENCY, ESCALATION & FFE	\$ 5,845,030
SOFT COSTS	

TOTAL PROJECT COSTS	est. \$30M
---------------------	------------

OPT 1 - \$5.2M	OPT 2 - \$5.8M	OPT 3 - \$7.9M	OPT 4 - \$10.2M	OPT 5 - \$12M
\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
\$ 776,750	\$ 837,750	\$ 1,533,750	\$ 1,835,750	\$ 1,900,750
\$ 568,650	\$ 780,250	\$ 780,250	\$ 780,250	\$ 780,250
\$ -	\$ -	\$ 830,000	\$ -	\$ -
\$ 182,500	\$ 182,500	\$ 182,500	\$ 182,500	\$ 182,500
\$ 450,000	\$ 450,000	\$ 675,000	\$ 450,000	\$ 450,000
\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ 750,000
\$ 850,000	\$ 1,025,000	\$ 850,000	\$ 850,000	\$ 850,000
\$ -	\$ -	\$ -	\$ 160,000	\$ 660,940
\$ 875,000	\$ 875,000	\$ 875,000	\$ 1,075,000	\$ 1,075,000
\$ 905,638	\$ 1,004,110	\$ 1,350,830	\$ 1,864,370	\$ 2,153,877
\$ 504,740	\$ 553,887	\$ 726,932	\$ 925,280	\$ 1,069,771

\$ 5,163,278	\$ 5,758,497	\$ 7,854,262	\$ 10,173,150	\$ 11,923,087
--------------	--------------	--------------	---------------	---------------



Development Options



Family Park Masterplan - Development Option 1

BASELINE DEVELOPMENT OPTION

- Site Development (approx. 10 acres)
- Destination playground
- 2 shelter / restroom structures
- Dog park
- 16 pickleball courts + shade structures
- Great lawn
- Paved trail and rock paths through woods (all east of existing golf maintenance shop)
- Utilities to shelters and other areas needed based on this scope. No future utility infrastructure.
- No roadways or new park entrances
- All amenities served from existing parking lot
- Golf maintenance remains



Development Options



Family Park Masterplan - Development Option 2

- Site Development (**approx. 12 acres**)
- Destination playground
- **Fitness playground**
- 2 shelter / restroom structures
- Dog park
- 16 pickleball courts + shade structures
- Great lawn
- **All paved trail and rock paths through woods including connection to west end trails and neighborhood**
- Utilities to shelters and other areas needed based on this scope. No future utility infrastructure.
- No roadways or new park entrances
- All amenities served from existing parking lot
- Golf maintenance remains



Note: items in bold indicate improvements over baseline option 1



Development Options



Family Park Masterplan - Development Option 3

- Site Development (**approx. 20 acres**)
- Destination playground
- **3 shelter / restroom structures**
- Dog park
- 16 pickleball courts + shade structures
- Great lawn
- **All paved trail and rock paths through woods including connection to west end trails and neighborhood**
- **Bicycle pump track**
- **Kids bike park**
- Utilities to shelters and other areas needed based on this scope. No future utility infrastructure.
- **Golf maintenance remains with limited screening**
- **West road entrance from 21st street**
- **West end parking – approx. 100 stalls**



Note: items in bold indicate improvements over baseline option 1

Development Options



Family Park Masterplan - Development Option 4

- Site Development (**approx. 25 acres**)
- Destination playground
- 2 shelter / restroom structures
- Dog park
- **20** pickleball courts + shade structures
- Great lawn
- **Golf Clubhouse & venue**
- **Reconfiguration of golf holes (minor)**
- **All paved trail and rock paths through woods including connection to west end trails and neighborhood**
- Utilities to shelters and other areas needed based on this scope. No future utility infrastructure.
- **East road entrance with monument sign – road extended to great lawn**
- **East end parking – approx. 150 stalls**
- Golf maintenance remains



Note: items in bold indicate improvements over baseline option 1



Development Options



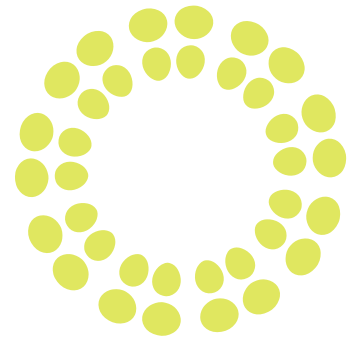
Family Park Masterplan - Development Option 5

- Site Development (**approx. 30 acres**)
- Destination playground
- 2 shelter / restroom structures
- Dog park
- **20** pickleball courts + shade structures
- Great lawn
- **Golf Clubhouse & venue**
- **Driving range with netting**
- **Reconfiguration of golf holes (minor)**
- **All paved trail and rock paths through woods including connection to west end trails and neighborhood**
- Utilities to shelters and other areas needed based on this scope. No future utility infrastructure.
- **East road entrance with monument sign – road extended to great lawn**
- **East end parking – approx. 150 stalls**
- **Golf maintenance building relocation to existing clubhouse area**



Note: items in bold indicate improvements over baseline option 1

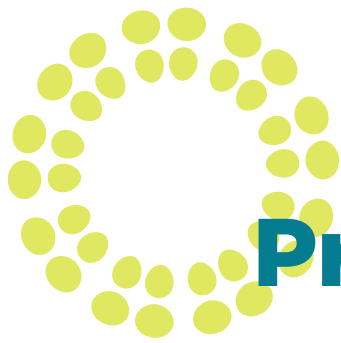
Preferred Option



Family Park Masterplan - Development Option 2.5

- Site Development (approx. 18 acres)
- Destination playground
- Fitness playground
- 2 shelter / restroom structures
- Dog park
- 16 pickleball courts + shade structures (design to accomodate 4 additional courts - future)
- Great lawn
- Bicycle pump track
- Kids bike park
- All paved trail and rock paths through woods including connection to west end trails and neighborhood
- Utilities to shelters and other areas needed based on this scope.
- New park entrance road from 21st Street
- Parking for 30-40 vehicles on west side (design to expand in the future)
- All eastern amenities served from existing parking lot
- Existing golf maintenance remains with site clean up and screening





Preferred Option Costs

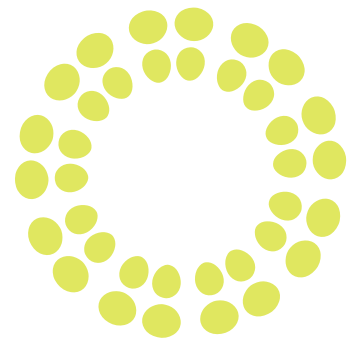
	TOTAL
EXISTING CONDITIONS	\$ 150,000
SITE DEVELOPMENT	\$ 3,712,430
TRAILS & PATHS	\$ 938,850
BIKE	\$ 1,155,000
DOG PARK	\$ 238,500
STRUCTURES	\$ 1,890,000
CLUBHOUSE	\$ 2,000,000
ACTIVITY CENTER	\$ 7,995,000
MAINTENANCE BLDG	\$ 750,000
PLAYGROUNDS	\$ 1,325,000
GOLF	\$ 660,940
PICKLEBALL	\$ 1,075,000
CONTINGENCY, ESCALATION & FFE	\$ 5,845,030
SOFT COSTS	

TOTAL PROJECT COSTS	est. \$30M
---------------------	------------

OPT 2.5 - \$7.4M
\$ 75,000
\$ 1,324,750
\$ 642,750
\$ 680,000
\$ 182,500
\$ 675,000
\$ -
\$ -
\$ -
\$ 1,025,000
\$ -
\$ 875,000
\$ 1,285,600
\$ 714,170

\$ 7,479,770

Meet you there!



Family Park will establish a new destination park in Shawnee County. The park will encourage play and active lifestyles in accessible outdoor space for residents and community visitors of any age, gender, ethnicity and ability.

Experience the Master Plan here.

<https://youtu.be/uiwIYHObOJI>

