

RESOLUTION NO. 1145

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR CONSULTING SERVICES FOR PREPARATION OF A PARKS, RECREATION AND GREENWAY PLAN

WHEREAS, the City is in need of professional services from a qualified consultant to perform park planning services for the preparation of a Parks, Recreation and Greenway Plan; and

WHEREAS, a Request for Proposal was advertised in the Oregonian and the Daily Journal of Commerce to solicit planning proposals from qualified professional consultants; and,

WHEREAS, nine firms submitted proposals in response to this RFP; and,

WHEREAS, a selection panel including members of the Parks Advisory Committee evaluated those proposals and recommended award of the consulting contract to JC Draggoo and Associates of Portland, OR; and,

WHEREAS, City funds for this parks planning project have already been budgeted and approved for fiscal year 1994-95; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:


The Mayor is authorized to enter into an agreement for consulting services with JC Draggoo and Associates for the preparation of the Parks Recreation and Greenways Master Plan together with master plans for Columbia and Sunrise Parks for the City of Troutdale.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13TH DAY OF DECEMBER, 1994.

YEAS: 5


NAYS: 0

ABSTAINED: 0


Paul Thalhofer, Mayor

Dated: DECEMBER 14, 1994

ATTEST:


George Martinez
City Recorder
park1213.dra

**AGREEMENT
FOR
PARKS PLANNING AND DESIGN SERVICES**

THIS AGREEMENT made and entered into on this 14th day of December, 1994, by and Between the **CITY OF TROUTDALE**, a political subdivision of the State of Oregon [hereinafter referred to as the "City"], and Jerry Draggoo & Associates, 1730 SW Skyline Blvd., Portland, OR 97221 [hereinafter referred to as the "Consultant"].

WHEREAS, the City desires to employ a parks planning and design consultant; and

WHEREAS, the City has insufficient staff to perform the necessary parks planning and design within a reasonable time, and the City deems it advisable and desirable to engage the services and assistance of a qualified professional parks planner and designer to prepare the Troutdale Parks, Recreation and Greenway Plan and, master plans for Columbia and Sunrise Parks; and,

WHEREAS, the Consultant has represented, and by entering into this Agreement now represents, that all personnel to be assigned to the work required under this Agreement are fully qualified to perform the work to which they will be assigned in a competent and professional manner; and,

WHEREAS, the Consultant has indicated that he desires to do the work set forth in the Agreement upon the terms and conditions set forth below;

NOW THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein below, the parties hereto agree as follows:

I. RETENTION OF CONSULTANT

The City does hereby employ the consultant to perform the park planning and design services upon the terms and conditions set forth herein. The Consultant shall conduct and complete the work in a competent and professional manner and shall furnish all labor, materials, equipment, supplies, and other incidentals to complete the work, except for those items to be furnished by the City to the Consultant as described in Section III hereof.

II. OBJECTIVE AND SCOPE OF WORK

The objective of this Agreement is to provide parks planning and design services,

as required by the City, for the preparation of a Parks, Recreation and Greenways Plan, master plans for Columbia and Sunrise parks and working drawings and technical specifications. The consultant shall perform the services specified in the attached "Exhibit A - Scope of Work.

Any modifications to the scope of work as specified in Exhibit "A", whether lessening or broadening the extent of services and/or compensation, shall be as agreed to by the parties to this Agreement in writing at the time modification is authorized. Payment for Extra Work shall be in accordance with Section IX, Extra Work.

III. ITEMS TO BE FURNISHED BY THE CITY

The City will furnish the Consultant with City base maps, a 1979 Troutdale Parks Plan, listing of existing facilities, list of service groups and the list for Park Advisory Committee members.

IV. DOCUMENTS TO BE FURNISHED BY THE CONSULTANT

The Consultant shall provide the City with all documents as specifically identified in Exhibit "B".

Upon completion of the work all such documents shall become and remain the property of the City and may be used by it for any other purposes with no time limit.

The City or any of its duly authorized representatives shall have access to any books, documents, papers, and records of the Consultant which are directly pertinent to this specific contract, for the purpose of making audit, examination, excerpts, and transcriptions. All required records must be maintained by the Consultant for three years after the City makes final payment and all other pending matters are closed.

V. TYPE OF PERFORMANCE

Work tasks under this contract shall commence upon signature of the contract and shall be completed within thirty-six [36] weeks. The City may extend the terms of this Agreement by providing the Consultant with written notice of such.

VI. PAYMENT

The Consultant shall be paid by the City for completed work for services rendered under this Agreement as provided hereinafter. Such payment shall be full compensation for work performed or services rendered and for all labor,

materials, supplies, equipment and incidentals necessary to complete the work.

The total compensation to the Consultant under this Agreement for the Parks, Recreation and Greenway Plan and Columbia and Sunrise Parks master plans shall not exceed a gross amount of Fifty Six Thousand Dollars [\$56,000]. The total compensation rate to the Consultant under this Agreement shall be at the rate shown in Exhibit "C".

VII. EMPLOYMENT

The Consultant warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant or subconsultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Consultant or subconsultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of the contract. For breach or violation of this warranty, the City shall have the right to annul the Agreement without liability, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

Any and all employees of the Consultant or subconsultant, while engaged in performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant or subconsultant only and not of the City, and any and all claims of said employees while so engaged, and any and all claims made by a third party as a consequence of any negligent act or omission on the part of the Consultant or subconsultant's employees while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the Consultant or subconsultant.

The Consultant shall not engage on full, part-time, or other basis,, during the period of the contract, any professional or technical personnel who are, or who have been at any time during the period of this contract, in the employ of this City, except regularly retired employees, without the written consent of the public employer of such person.

VII. NONDISCRIMINATION

The Consultant agrees not to discriminate against any client, employee, or applicant for employment or for services because of race, creed, color, national origin, marital status, sex, age, or handicap except for a bona fide occupational qualification, with regard to, but not limited to the following: employment

upgrading, demotion or transfer, recruitment or any recruitment advertising, layoff or terminations, rates of pay or other forms of compensation, selection for training, or rendition of services. The Consultant understands and agrees that if it violates this Nondiscrimination provision, this Agreement may be terminated by the City and further that the Consultant shall be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have terminated and that recurrence of such action is unlikely.

IX EXTRA WORK

The City may desire to have the Consultant perform work or render services in connection with this project in addition to or other than work provided for in the expressed intent of this Agreement. Such work will be considered as Extra Work and will be specified in a written supplement to this Agreement which will set forth the nature and scope thereof. Work under a supplemental agreement shall not proceed until authorized in writing by the City.

X. TERMINATION OF AGREEMENT

[A] This Agreement may be terminated by mutual consent by both parties at any time or by either party upon thirty [30] days written notice delivered by certified mail or in person in the event of the other party's failure to perform in accordance with the terms of this Agreement.

[B] In the event of the death of a member, partner, or officer of the Consultant, or any of its supervisory personnel assigned to the project, the surviving members of the Consultant hereby agree to complete the work under the terms of this Agreement, if requested to do so by the City. This section shall not be a bar to renegotiations of this Agreement between surviving members of the Consultant and the City, if the City so chooses.

[C] In the event the services of the Consultant are terminated by the City for fault on the part of the Consultant, the amount to be paid shall be determined by the City with consideration given to the actual costs incurred by the Consultant in performing the work to the date of termination, the amount of work originally required which was satisfactorily completed to date of termination, the amount of work originally required which was satisfactorily completed to date of termination, whether that work is in a form or of a type which is usable to the City at the time of termination, the cost to the City of employing another firm to complete the work required and the time which may be required to do so, and other factors which affect the value to the City of the work performed at the time of termination.

[D] In the event this Agreement is terminated prior to completion of the work, the original copies of all plans, prints, photos, drawings, test reports and field notes prepared by the Consultant prior to termination shall become the property of the City for its use without restriction.

[E] Payment for any part of the work by the City shall not constitute a waiver by the City of the remedies of any type it may have against the Consultant for any breach of this Agreement by the Consultant, or for failure of the Consultant to perform work required of it by the City.

XI. DISPUTES

Any dispute concerning questions of facts in connection with work not disposed of by agreement between the Consultant and the City shall be referred for determination to the City Council, whose decision in the matter may be appealed to a Court of competent jurisdiction.

XII. LEGAL RELATIONS

The Consultant shall comply with all Federal, State and Local laws and ordinances applicable to the work to be done under this Agreement.

XIII. EXHIBITS

Should any conflicts between any exhibit and text of this Agreement arise, the text shall prevail.

XIV. RELATIONSHIP OF PARTIES

The parties intend that an independent contractor relationship will be created by this Agreement. The City is interested in the results to be achieved, and the conduct and control of all services or work will lie solely with the Consultant. No agent, employee, servant or otherwise of the Consultant shall be or shall be deemed to be an employee, agent, servant or otherwise of the City for any purpose, and the employees of the Consultant are not entitled to any of the benefits that the City provides for City employees. The Consultant will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subconsultants or otherwise during the performance of this contract. In the performance of the services herein contemplated, the Consultant is an independent contractor with the authority to control and direct the performance and details of the work, the City being interested only in the results obtained; however, the work contemplated herein must meet the approval of the City pursuant to the provisions of the proposal under which the services and work were let to the Consultant.

XI. LIABILITY

To the extent permitted by law, the liability of the Consultant for claims arising hereunder or for services performed under this Agreement shall be limited to the monetary liability incurred by the City or the monetary damage suffered by the City due to error, negligence or misrepresentation by the Consultant or its agents, but in no case more than \$500,000.

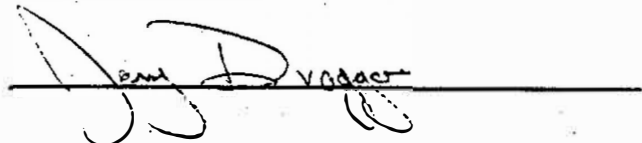
XVI. INTEGRATION

This Agreement contains all the terms and conditions agreed upon by the parties. No other understanding, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties. All parties have read and understand the above contract and now state that no representations, promises, or agreements not expressed by this Agreement have been made to induce the other to execute the same.

FOR THE CITY OF TROUTDALE

FOR JERRY DRAGGOO & ASSOCIATES





12 / 14 / 94
Date

12/14/94
Date

APPROVED AS TO FORM:

Tim Sercombe, City Attorney

EXHIBIT A

PARK, RECREATION AND GREENWAYS PLAN SCOPE OF WORK

PHASE I STUDY ORGANIZATION

General Scope

The purpose of this phase of work is to clarify the project approach and end products before work begins. These steps will include:

Specific Scope

1. Meet with the staff to finalize the project approach, prepare a detailed timeline and clarify the final products.
2. Tour the city's parks and open space areas with the staff.
3. Help formulate a planning advisory committee to work with the planning team.

PHASE II ANALYSIS OF THE PLANNING AREA

General Scope

In this phase of work, the planning team will analyze the community and gather information on physical, demographic and economic factors that influence recreation patterns. This information is important because it affects the needs assessment and the overall plan of recreation facilities.

Specific Scope

1. Obtain a base map of the planning area for the study.
2. Obtain background information relevant to the study such as operating data, a listing of park facilities, previous studies and other information.
3. Analyze the city in terms of:
 - Growth areas
 - Natural recreation resources
 - Unique climatic conditions
 - Land use
 - Economic factors
 - Political boundaries
 - Traffic routes
4. Obtain and analyze existing population characteristics and future growth forecasts.

5. Identify potential recreation and open space land as a recreational resource.
6. Prepare progress report and present to the planning advisory committee.

**PHASE III
ANALYSIS OF PARK AREAS,
FACILITIES AND PROGRAMS**

General Scope

It is important to not only identify existing park sites and other recreational facilities but to also analyze them in terms of the services and activities they offer, their condition and potential for expansion or change. In this phase of the study we will also look at programs offered by agencies who provide recreation services, facilities and programs in the area.

Specific Scope

1. Inventory and evaluate each park and open space area managed by the city and classify them according to a system developed by JCD. This evaluation will include:
 - Condition of facilities
 - Deficiencies
 - Current operational problems
 - Potential for expansion or change
2. Identify recreation programs and facilities offered by the city and other agencies in the area.

**PHASE IV
RECREATION
NEEDS ASSESSMENT**

General Scope

The recreation needs assessment is an analysis of the demand for services and the facilities and activities now available. We feel that the need should be stated in quantifiable terms; that is, in actual number of facilities or acres of land. We will identify this need by first developing a standard related to the existing population such as acres per 1,000 population. These standards will be developed specifically for Troutdale and will be derived from the survey data, input from the public and from mathematical models we have developed in the past. Our approach to the needs assessment is described on the next page.

Specific Scope

- A. The Recreation Survey
 1. Contact 12-15 community leaders to identify their concerns and needs for the community.
 2. Meet with the staff to determine types of information desired from the survey.

3. Prepare draft copy of the questionnaire for review by staff and the planning advisory committee.
4. Print questionnaires. Note: 380 valid returned questionnaires are needed to provide us with a 95% confidence level. However, because we survey everyone in a household age 10 and over, we would like to receive 380 *adult* returns. As a result, we will need a sample size of 400-500 when all age groups are taken into account. The specific number will be determined after we look at the census data for Troutdale.
5. Pre survey preparation:
 - Select group(s) to assist in distributing questionnaires. We generally hire a non-profit organization to assist us on this effort. They will be paid \$2 for each valid return.
 - Select households to be surveyed.
 - Prepare survey manual for volunteers.
 - Prepare distribution packets.
6. Train volunteers.
7. Prepare computer program for analysis and run tables.

B. Public Workshop

1. Hold a public workshop meeting in the community to identify:
 - perceived recreation needs
 - recreation issues
 - suggested park facilities
 - other issues

C. Identification of Recreation Demand and Needs

1. Based on information derived from the survey, public workshop meeting, surveys of user groups and contacts with other agencies, we will identify the recreation demand in Troutdale. This analysis will include:
 - Population profile information
 - Attitudes and opinions related to recreation services

- Information on present recreation participation characteristics such as participation levels, frequency of activity, frustration level (latent demand) etc. These characteristics will be compared with the NORTHWEST AVERAGE, which is an average of the last 15 communities we have surveyed. We will also compare the Troutdale results with other similar communities we have studied.
 - Recreation preferences
 - Analysis by geographical area of the community
 - Public perceptions of present quality of service in terms of adequacy of facilities, maintenance levels, knowledge of facilities and activities, etc.
 - Information related to present fees and charges policy and support for improvement programs and tax measures
 - Perceived need and interest for Columbia and Sunrise Parks
2. Identify and analyze factors that currently influence recreation participation patterns in Troutdale such as availability of facilities, costs, climate, age and income of the population, awareness of services offered, etc.
 3. Prepare demand standards expressed in acres or facilities per 1,000 population. Review this standard with the existing service level and with national standards.
 4. Measure the recommended standard with the existing supply and identify existing and future needs in terms of:
 - acre or mile needs
 - facility needs
 5. Prepare a recreation needs report. This report will be designed as a separate document and will include:
 - A discussion on national recreation trends
 - An analysis of the survey process
 - Results of the survey
 - Input data from public meetings
 - A collection of the raw survey tables
 - A table summarizing the present need and for the target year
 - Each type of park area or recreation facility such as neighborhood parks, tennis courts etc., will be discussed in terms of how the standard was developed

and what it means in terms of additional land or facilities.

6. Present findings at a joint meeting of the planning advisory committee and the Parks Advisory Board.

**PHASE V
ESTABLISHING A
LEVEL OF SERVICE**

General Scope

From information collected in the earlier phases of the study, we will identify the agencies who are currently providing various leisure services in the region. Based on this information, recommendations will be made as to what services and to what level Troutdale should provide.

Specific Scope

1. Prepare a current services matrix that identifies and evaluates the park and recreation services now offered by the various agencies operating within the region.
2. Recommend a recreation program for the city to offer. These recommendations will be made in conjunction with the planning advisory committee, the Parks Advisory Board and the staff and will be based on such factors as:
 - costs of services
 - the identified needs
 - budget constraints
 - condition and availability of facilities
 - apparent willingness of the public to pay for the services
3. Prepare long term goals and objectives for the city to follow in providing park and recreation services.

**PHASE VI
RECOMMENDATIONS**

General Scope

In this phase of work, recommendations will be made for specific recreation areas, facilities and programs. Because of the long term impacts that these decisions will have, ample time will be given to study the alternatives and evaluate their costs and benefits.

Specific Scope

1. Develop a park and greenways classification system and recommend design and development standards for each type of park or open space area.
2. Prepare a facility plan that identifies the general location of future park sites, greenways, trails and other facilities.

3. Provide guidelines on how natural areas should be managed and enhanced to accommodate the growing population of Troutdale. Indicate trail and trailhead locations.
4. Prepare a recreation trails plan utilizing greenways, parks and other public facilities to form a network.
5. For each proposed park site identified on the facility plan, recommend the facilities or activities that should be provided when that site is developed. For each existing site recommend changes or improvements that should be made.
6. Develop a recreation trails plan for pedestrians, bicyclists and hikers.
7. Recommend administrative changes for managing the park and recreation program.
8. Prepare discussion paper on recommendations and discuss with the planning advisory committee.

**PHASE VII
ACTION PLAN**

General Scope

Phase VII is the strategy for implementing the plan. It prioritizes the improvements and recommendations listed in the plan developed in Phase VI. We will also analyze these recommendations in terms of their cost to build and their impact on the operating budget. The final product of this phase will be a five-year capital improvement plan.

Specific Scope

1. Prepare a comprehensive list of project recommendations and discuss funding and/or management alternatives to accomplish each.
2. Prioritize the projects according to need and possibility of funding.
3. Develop a comprehensive funding package for the first five years. This development strategy will include funding techniques, agency/committee responsibility, costs and other steps needed to complete the projects.
4. Identify projects that can be completed by volunteers.

5. Identify operation and maintenance cost impacts for the recommended projects. Recommend policies towards managing a parks and open space system. Identify other options for maintaining facilities such as:
 - adopt-a-park programs
 - alternative community service
 - group volunteers
 - multi-handicap training programs
6. Recommend administrative, legislative and committee changes needed to implement the plan.
7. Prepare discussion paper and present to the planning advisory committee.
8. Revise as needed and present plan to the Parks Advisory Board.
9. Present plan to the Planning Commission (one meeting).
10. Present plan to the City Council (one meeting).

**PHASE VIII
DOCUMENTATION**

General Scope

This is the last phase of the overall planning effort and includes all of reports and maps to support the plan. The end products will include:

1. Draft report of the entire plan: While subject to change, the anticipated sections of the final report will include:

SECTION I	Introduction
SECTION II	The Setting
SECTION III	Analysis of Existing Facilities
SECTION IV	Recreation Needs
SECTION V	Recommended Service Levels
SECTION VI	Facility Plan
SECTION VII	Recommendations for Programs and Administrative Changes
SECTION VIII	Action Plan
APPENDIX	

2. 25 copies of the final report summarizing findings and recommendations. The report will include maps and other graphics to help explain the plan. This report will also include an executive summary. One camera-ready copy will also be prepared.
3. Prepare a full sized colored map of the facility plan suitable for public display.
4. Prepare a full sized colored map of the trails plan suitable for public display.

5. Provide a floppy disk of all reports, graphs, tables and maps.
Note: we use "Microsoft Word" and "Excel". Our program for analyzing the survey data is a custom designed program.

SITE MASTER PLANNING (Columbia and Sunrise Parks)

PHASE IX SITE MASTER PLANNING

General Scope

The following three phases relate to the specific planning and design of Columbia and Sunrise Parks. While the work in these phases will begin early in the study, they cannot be finished until a concept for the overall park system is established. The intent of Phase IX is to develop the site master plan for each of the park sites. Once this is done, design specifications will then be developed.

Specific Scope

1. Review and record existing site conditions.
2. Refine the design program for the two park sites based on comments received during the parks master planning process (Phase III-IV), previous design studies, staff input, site analysis and other sources. Review design program with the Parks Advisory Board.
3. Based on the site analysis and design program, prepare alternative site plan sketch designs. Review alternatives with the staff and in a public meeting. Select best concept.
4. Prepare final site master plan for each park. Provide one full-sized colored copy of each.
5. Prepare preliminary construction cost estimate for each park.

PHASE X DESIGN DEVELOPMENT

General Scope

In this phase of work, the design of the master plan improvements will be prepared. Projects with the highest priority will be described with further refinement presented in Phase XI. We will utilize the Alternative B Approach which is described on page 13 of the proposal. This will include the preparation of construction documents and specifications for about \$300,000 total worth of projects.

Specific Scope

1. Assist the staff to refine selected improvements for each park. Items to be addressed will include:
 - design/construction methods
 - material selection
 - estimated construction cost
 - projects applicable to volunteer or staff efforts
2. Have a site topographical survey prepared for selected areas of the parks where improvements are desired. We will provide an allowance up to \$4,000 for this task.
3. Prepare design development drawings and cost estimate for selected projects for each park.

PHASE XI WORKING DRAWINGS/ SPECIFICATIONS

General Scope

The intent of this portion of the work is to prepare working drawings and specifications based on the approved design development drawings prepared in Phase X. The work scope assumes a construction budget or the equivalent of staff and volunteers of approximately \$300,000. These projects may be in one or both parks

Specific Scope

1. The drawings and specifications prepared in this phase will be developed for two types of work:
 - For staff and volunteers: documents suitable to guide the work effort.
 - For public construction contracts: working drawings and technical specifications suitable for public bidding and award.
2. Prepare final cost estimates for both parks.

EXHIBIT B
Products to be provided by Consultant

- A. 1. Draft report of the entire plan: While subject to change, the anticipated sections of the final report will include:**

SECTION I	Introduction
SECTION II	The Setting
SECTION III	Analysis of Existing Facilities
SECTION IV	Recreation Needs
SECTION V	Recommended Service Levels
SECTION VI	Facility Plan
SECTION VII	Recommendations for Programs and Administrative Changes
SECTION VIII	Action Plan
APPENDIX	

- 2. 25 copies of the final report summarizing findings and recommendations. The report will include maps and other graphics to help explain the plan. This report will also include an executive summary. One camera-ready copy will also be prepared.**
- 3. A full sized colored map of the facility plan suitable for public display.**
- 4. A full sized colored map of the trails plan suitable for public display.**
- 5. A floppy disk of all reports, graphs, tables and maps in ASCii format, "Word Perfect" or "Excel".**

B. Site Master Plans for Sunrise Park and Columbia Park.

- 1. Design development drawings and cost estimate for each park.**
- 2. Working drawings and technical specifications suitable for public bidding and award for a \$300,00 construction budget.**

EXHIBIT C: CONSULTANT FEE SCHEDULE

1.	<u>Staff Classification</u>	<u>Hourly Rate</u>
	Senior Project Manager	\$ 75.00
	Recreation Planner	55.00
	Design Manager	75.00
	Landscape Architect	55.00
	Clerical/Secretarial	25.00
2.	<u>Cost Breakdown by Phase</u>	
	Phase I Study Organization	950.00
	Phase II Planning Area Analysis	1,500.00
	Phase III Park Analysis	1,500.00
	Phase IV Needs Assessment	7,500.00
	Phase V Service Levels	950.00
	Phase VI Recommendations	8,650.00
	Phase VII Action Plan	2,900.00
	Phase VIII Documentation	1,050.00
	Phase IX Site Master Planning	7,000.00
	Phase X Design Development	6,000.00
	Phase XI Working Drawings	18,000.00
	TOTAL	\$56,000.00

COLUMBIA PARK

SITE SIZE: _____ Acres (Target Size 25 acres).

GENERAL PHYSICAL CONCEPT: Large City-wide park combining both active and passive recreational areas.

GENERAL PURPOSE: To serve a range of special urban area recreational needs (Day & evening use).

PROGRAM: Passive enjoyment of naturally vegetated areas, sports competition, exhibitions, special events for all age groups.

EQUIPMENT COST ESTIMATE

A.	Parking Lot (80 + Cars)	129,600.00
B.	Acquisition	250,000.00
C.	Landscaping/Fencing Security	67,500.00
D.	Facilities & Equipment	
1.	4 Lighted Softball fields	32,400.00
2.	Childrens playground apparatus	20,250.00
3.	Walking / Jogging Paths	16,875.00
4.	Picnic Area Shelter / Restrooms 12 Tables 4 Grills	24,300.00
		=====
E.	Development Total	540,925.00