

**Resolution No. 38-05**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY, ADOPTING THE SAND HILL PARK DEVELOPMENT PLAN.**

WHEREAS, Mason County is responsible for the maintenance, operation, and improvement of park facilities throughout the County; and

WHEREAS, Sand Hill Park is one of the facilities under the care and guidance of the County; and

WHEREAS, the Board of County Commissioners believe that it is necessary to plan for the development of park facilities to ensure continuity, address future demands, and maximize the use of public resources; and

WHEREAS, such a plan has been developed for Sand Hill Park which included the input and advice of interested community user groups; and

WHEREAS, a Resolution of the Board of County Commissioners is the appropriate mechanism to formalize this plan for implementation;

NOW THEREFORE, the Board of County Commissioners does hereby resolve as follows:

**SECTION 1:**

The Sand Hill Park Development Plan (Exhibit A) as prepared by MacLeod Record Landscape Architects is hereby adopted, and this Plan shall supercede all previous documents pertaining to the improvements and development of Sand Hill Park.

**SECTION 2:**


Mason County Parks Department is directed to implement the Sand Hill Park Development Plan consistent with available funding and Commission priorities.

ADOPTED by the Board of County Commissioners of Mason County, this 26th day of April, 2005.

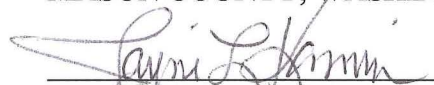
ATTEST:


  
\_\_\_\_\_  
Rebecca S. Rogers, Clerk of the Board


APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael Clift,  
Chief Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
\_\_\_\_\_  
Jayni L. Kamin, Chairperson

  
\_\_\_\_\_  
Lynda Ring Erickson, Commissioner

  
\_\_\_\_\_  
Tim Sheldon, Commissioner



# SAND HILL PARK DEVELOPMENT PLAN



April 2005



# Proposed Plat of Allyn Right of Way Map

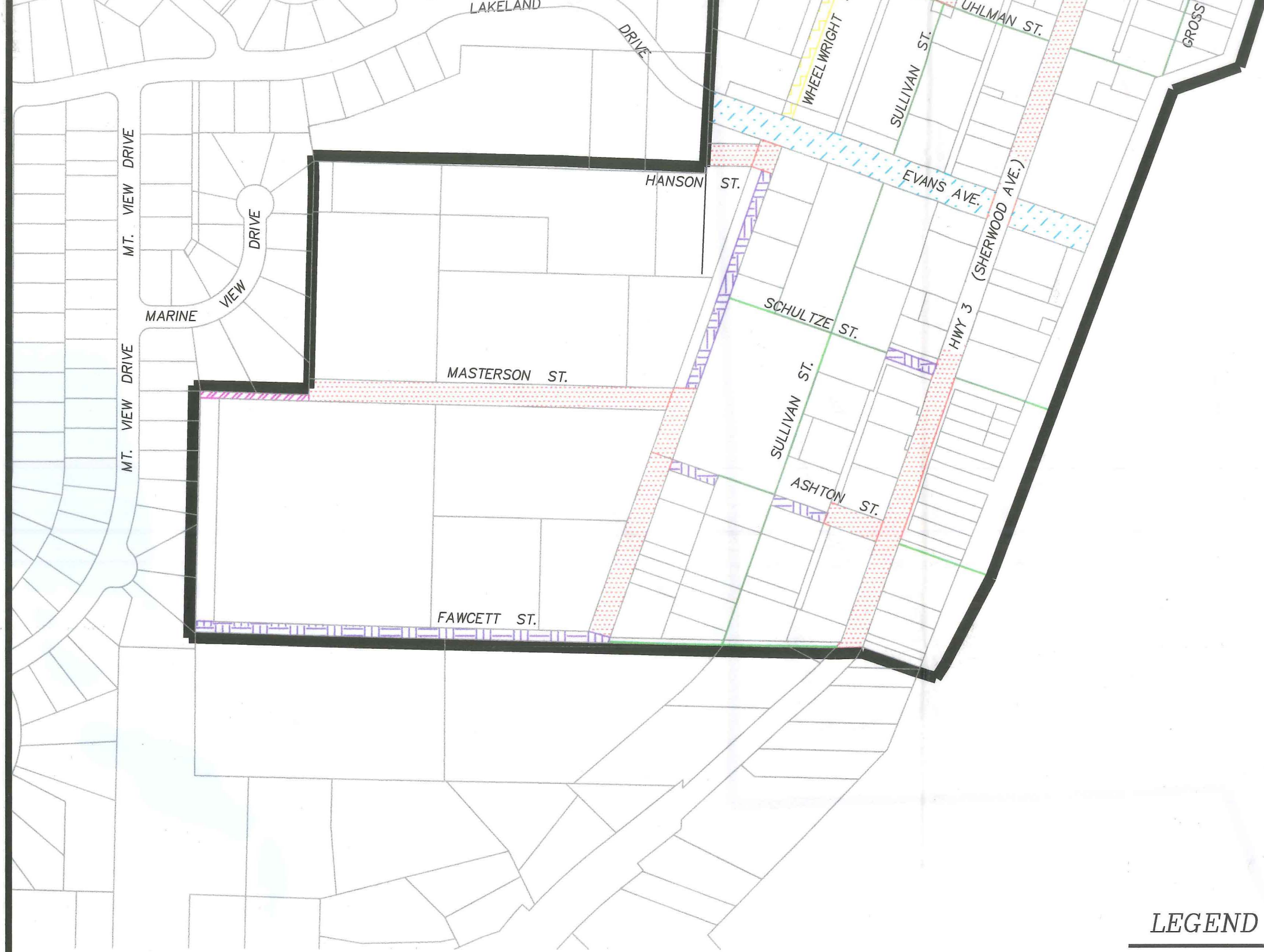
April 28, 2005



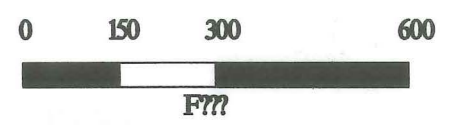
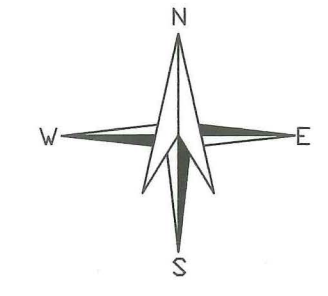
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County Commissioners	
Ordinance Number	Date
Lynda Ring Erickson, 1st District <i>Tim Sheldon</i>	Date 6/27/05
Tim Sheldon, 2nd District <i>Tim Sheldon</i>	Date 6-29-05
Jayni L. Kamin, 3rd District	Date
Rebecca S. Rogers, Clerk of the Board	Date

County Disclaimer

LEGEND 1 - Existing Right Of Ways

- 0 FEET R.O.W
- 60 FEET R.O.W
- 15 FEET R.O.W
- 80 FEET R.O.W.
- 30 FEET R.O.W
- 30 FEET Agreed R.O.W.



## **ACKNOWLEDGMENTS**

**Mason County Board of County Commissioners**  
Jayni Kamin, Chairperson  
Lynda Ring Erickson, Commissioner  
Tim Sheldon, Commissioner

**Mason County Department of Parks, Utilities, and Waste Management**  
Doug Micheau, Director

**Mason County Youth Sports Clubs**  
North Mason Girls Softball Association  
North Mason Little League  
Pee Wees

**Consultant**  
MacLeod Reckord  
Ed MacLeod, Principal-in-Charge



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## INTRODUCTION

Mason County recognizes their need for improved athletic field facilities particularly in the north half of the county. Participation in youth club sports has grown quickly in recent years with demand for game and practice venues outstripping available recreation fields. In response to these growing needs the firm of MacLeod Reckord Landscape Architects was hired in February of 2005 to assist the Parks, Utilities and Waste Management Department to formulate a development plan for Sand Hill Park in Belfair.

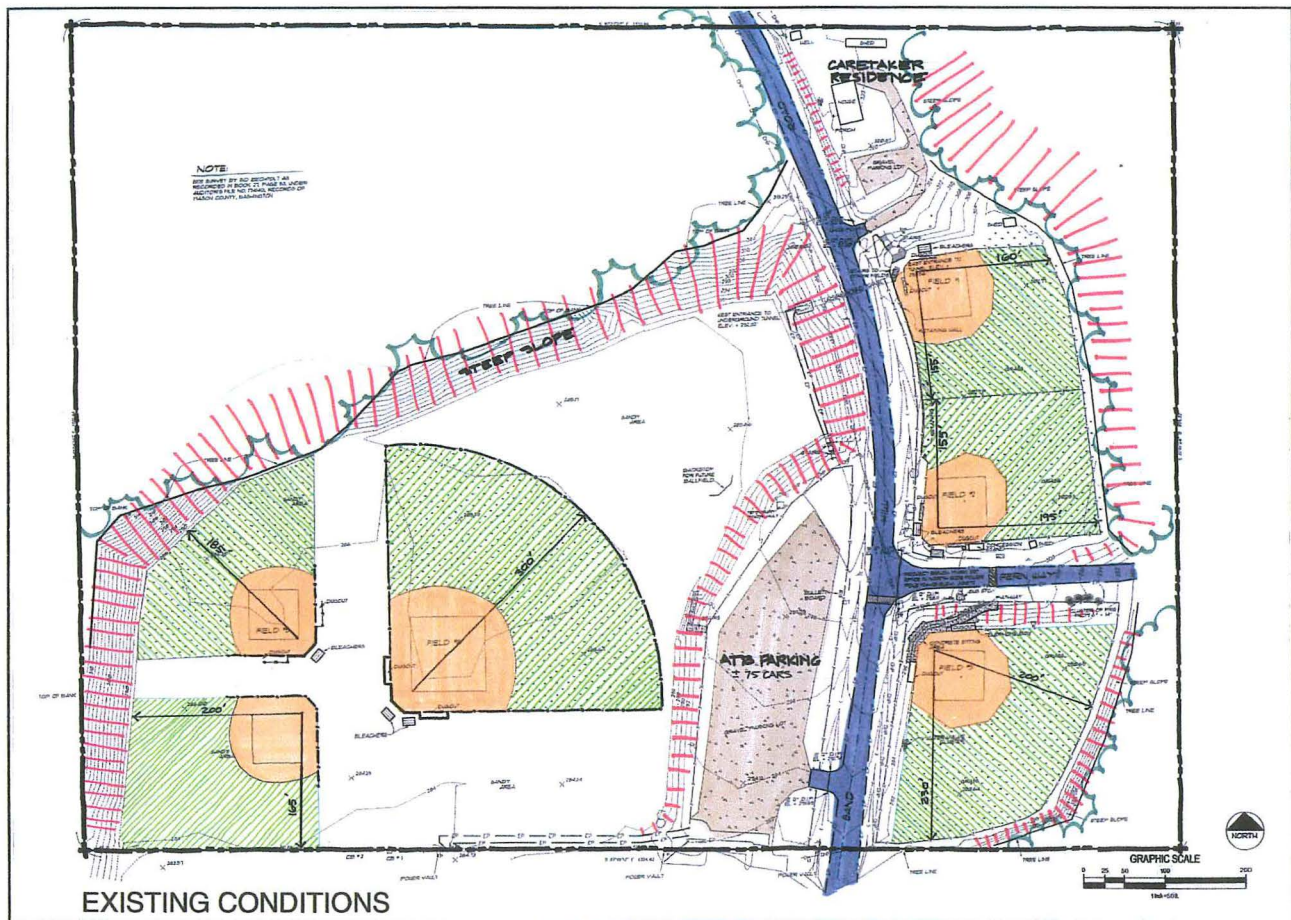
Mason County owns and operates Sand Hill Park, which currently consists of six baseball/softball fields that accommodate a variety of club users and levels of play. The existing facilities have evolved over many years through a combination of County work force improvements and the labor and materials donated by club users. The existing fields occupy about two-thirds of the 30 acre site and are separated by two roadways. Only three of the six fields meet recommended minimum size requirements for fast-pitch softball and Little League play. The Parks, Utilities and Waste Management Department identified the need for a more comprehensive look at park planning before committing additional renovation or development funds to the facility. The purpose of this report is to summarize the planning process and provide recommendations for phased improvements to Sand Hill Park, which can then be adopted by Mason County's Board of County Commissioners to provide continuity and direction for development of the park over the long-term.



## EXISTING CONDITIONS

The existing facility is comprised of seven distinct areas defined by roadways, topography and vegetation. Sand Hill Road is a north/south connector and runs through the eastern half of the park separating approximately 9 acres on the east side of the road from 21 acres on the west. The east 9 acres is further divided by Fern Way, a neighborhood access road, which runs from Sand Hill Road east to the edge of park property where it becomes a private road. A crosswalk on Fern Way and a crosswalk with pedestrian crossing signs on Sand Hill Road provide the only pedestrian connections between the segmented park.

The southeast 2.75 acres is occupied by Field #3, a small baseball/softball field with a 200-230' outfield. The field is benched into a slope about 8' below Sand Hill Road. A steep slope defines the edge of the outfield which falls another 10-12' down to a mixed growth woodland which forms an effective buffer to single-family properties to the east.





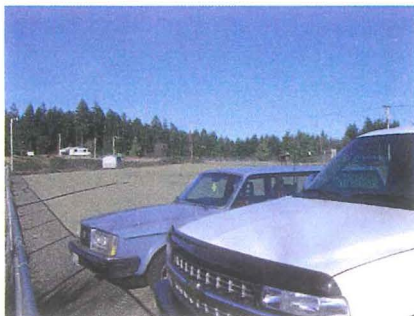
The field has covered dugouts and concrete bleacher steps behind a wood pole supported chain link backstop. The County has recently installed irrigation, however, the grass is clumpy, typical of a non-irrigated turf. The infield edge is uneven and there is evidence of standing water, indicating drainage problems. Access to the field is via a paved ramp which does not meet ADA requirements.



The northeast 6.25 acres contains Fields #1 and #2, both substandard sized baseball/softball fields. Backstops are located next to Sand Hill Road with only 70' between the road and backstop of the southerly field. A 6' chain link fence forms the common outfield boundary 155' from home plate. The backstop and fences are formed of galvanized pipe and chain link. The chain link fabric on Field #1's backstop has just been replaced by the County. The infields appear to have adequate drainage, and the edge of the infields are uneven and the outfield grass is clumpy. Timber stairs provide access from backstop #1 to a small level area, 12-14' above the field, which is used as an informal parking lot. A set of concrete stairs behind backstop #1 lead down to the entrance of a culvert tunnel under Sand Hill Road. The culvert was constructed by the County to provide a safe means of crossing the road. It is long, dark and narrow however, and is now fenced off at both ends. North of the gravel parking lot is a small residence that is occupied year-round by the County's park caretaker. North of the residence is a well house which provides irrigation water to Fields #1, #2, and #3.

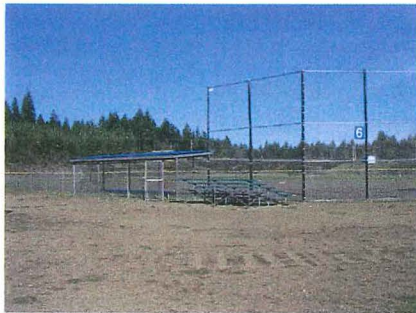
Nine acres of the 21 acres west of Sand Hill Road is undeveloped mixed growth woodland. It occupies the north end of the park and is on average 15-20' above the elevation of the rest of the park area west of Sand Hill Road. The soils appear to be the gravelly well-drained material found elsewhere in the park and grading could create another flat bench to develop more fields.

In the southeast corner of the 21-acre parcel west of and adjacent to Sand Hill Road is a 1.5-acre "chip seal"/gravel parking lot. The south end of the lot is adjacent to parking lots at Sand Hill Elementary School, which shares the south property line with the park. At the north end of the parking lot is another well house that may be used for irrigation west of Sand Hill Road.





West of the parking area, and about twelve feet below it, is the remaining 10.5 acres of the park. This area contains Fields #4, #5, and #6. Field #6 has a regulation 300' outfield, which is completely fenced, a galvanized pipe and chain link backstop, and covered dugouts with newly poured concrete floors. The infield is in good condition, but may have drainage problems along the first base side. The outfield topsoil is thin. Some cobbles are showing on the surface and areas around recently installed irrigation trenches and heads need some leveling work. Field #4 is crowded against the school property line with a left field foul line of only 165'. It has a relatively new galvanized pipe and chain link backstop with temporary roofs on the dugouts. The County elected not to pour concrete in the dugouts, anticipating the possibility of field relocation. Field #5 is similar to Field #4, but larger, with a center field distance of 185', left field foul line of 195' and right field foul line of 210'. Field #5 meets minimum recommended field size for fast-pitch softball but not for Little League play. Open gravel areas south and northeast of Field #6 offer room for another ballfield and some badly needed warm-up areas. Three phase electrical power has been installed to the backstop areas behind Fields #5 and #6. This power can be used for future restroom/concession buildings and field lighting.



The existing facilities at Sand Hill Park are “bare bones”, provide a good foundation to work from in developing a community facility with the appropriate and customary amenities.

## PROGRAMMING

The County identified the three primary user groups of Sand Hill Park as follows:

- North Mason Girls Softball Association (NMGSA)
- North Mason Little League (NMLL)
- Pee Wees

The County provided MacLeod Reckord with a list of the attendees at the Mason County Parks Athletic Facility Allocation Planning Meeting held February 8, 2005 in Belfair. The club leaders from each of the organizations listed above were invited to attend an interview with MacLeod Reckord to discuss existing conditions, current and projected levels of use, unmet needs, and their vision of an improved Sand Hill Park. Summaries of these interviews are provided in the appendix.

### Needs Analysis

Based on current levels of participation and unmet needs the total number of game events per season is 540. This number is expected to increase slowly in the near term. Once the season starts, practice sessions for Pee Wees and Little League are rare due to a lack of field space. The NMGSA have fewer games per week and more practices. Allowing 10 game events/week, 5 un-lighted regulation fields can provide 5 x 10 x 12 weeks = 600 games. This allows for 60 practices. The practice needs per season are now largely unmet. This deficiency could be made up by adding fields and/or field lighting to the complex.

The interview results yielded the following answers to the question, "What is your highest priority improvement?":

- Restrooms
- Make Field #4 per Little League recommended standards except for left field which could be fenced, and make Field #5 conform to recommended Little League standards.
- Additional fields

Other frequently requested improvements include:

- Storage
- Concessions
- Warm-up areas
- Sand Hill Road crossing improvements
- Gathering space
- Elimination of parking on east side of Sand Hill Road
- Children's play area
- Drinking fountains
- Flag pole



- Trails and picnic facilities
- Power to all fields
- Warning tracks
- More parking east of Sand Hill Road

### Program Development

The results of the user group interviews were reviewed with park staff and the consultant was provided guidance as follows:

- Address safety concerns in proposed concepts;
- Follow as closely as possible to accepted ballpark design standards;
- Maximize baseball fields;
- Show all appropriate amenities normally found with ballpark facilities.

The following program elements were identified for alternative park design concept studies as a result of guidance from park staff and input from the user groups.

### Program Elements for Concept Studies

#### A. Improvements to Existing Fields:

1. Strip existing outfield sod, add topsoil, finish grade and seed.
2. Add regulation Little League warning tracks to all fields.
3. Raise height of outfield fence when distance to home plate is less than 200 feet.
4. Add outfield fence to Fields #4 and #5.
5. Complete dugouts Field #4.
6. Improve infield drainage on Field #5.
7. Regrade infields to promote surface drainage and eliminate irregularities.
8. Improve dugouts, backstops, pedestrian access and spectator seating at Fields #1, #2, and #3.
9. Use a portion of Sand Hill Road ROW to reconstruct retaining wall on east side of road and provide a walkway to connect parking to Fields #1, #2, and #3.

#### B. Relocation of Existing Fields:

1. Shift location of Fields #4 and #5 to allow for a regulation 200-foot outfield on both fields. Shift would require significant clearing, cut and regrading of existing slopes.
2. Shift location of backstop on Field #3, +/- 40 feet to the south to make room for restroom/ concessions south of Fern Way.
3. Shift location of Field #5 backstop +/- 30 feet east to gain a 200-foot outfield. The distance between Fields #5 and #6 would be reduced to 60 feet.
4. Relocate Fields #1 and #2 to the north half of the west side of the park and convert area to two permanent "T"-ball backstops and two portable "T"-ball backstops and one minimum FIFA regulation soccer field or warm-up area.

C. New Fields:

1. Add Field #7 (200 feet) west of Sand Hill Road, north of parking area.
2. Add a minimum of 2 fields on the north half of the west side of Sand Hill Park.
3. Add a multi-purpose warm-up area with one permanent "T"-ball backstop west of Sand Hill Road, west of the parking area.

D. New Support Facilities:

1. Improve safety of pedestrian crossing at Sand Hill Road.
2. Restroom/concession/storage buildings west of Sand Hill Road could be one or multiple structures.
3. Include a meeting room to the restroom/concession structure.
4. Children's play area west of Sand Hill Road.
5. Restroom/concession/storage building east of Sand Hill Road in area created by suggestion of B.2. above.
6. Install a wire cable guardrail along both sides of Sand Hill Road to prevent on-street parking. Add sidewalks on both sides of Sand Hill Road
7. Add a bullpen to the outfield side of each dugout on Fields #4, #5, and #6 and all new fields.
8. Light Fields #4, #5, and #6 and all new fields.
9. Provide drinking fountains at each field or at a minimum at each restroom.
10. Provide foul poles on all fields; except designated "T"-ball areas.
11. Create a commons area with flagpole for ceremonies and gathering space.
12. Expand existing parking west of Sand Hill Road by filling in northwest corner and adding stall striping and wheel stops.



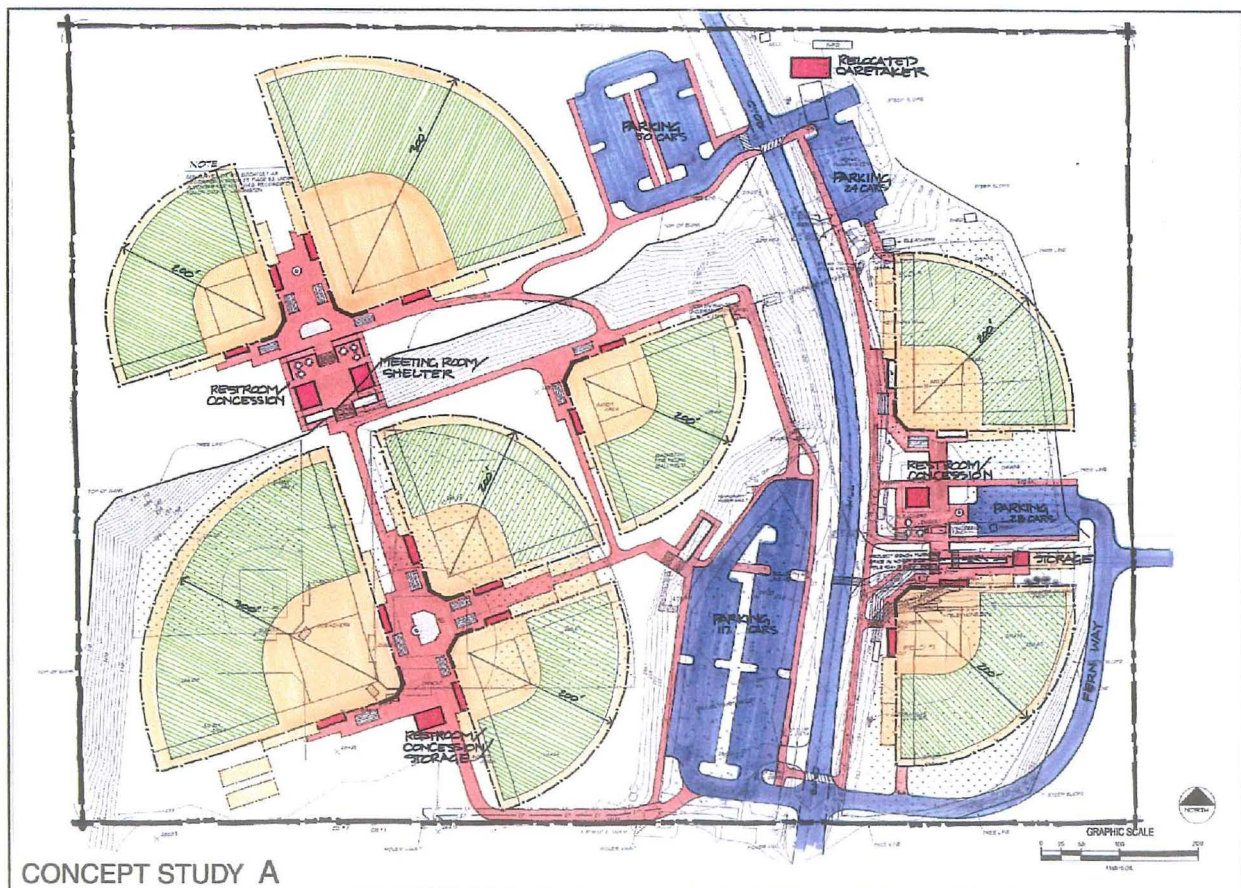
## **ALTERNATIVE CONCEPTS**

Three alternative concept studies were presented to park staff, County Commissioners and user groups for discussion and comment. The alternatives illustrate different levels of development and programming priorities for the park. Alternative Concept Study A is the most ambitious plan while Alternative Concept Study C is the least ambitious. All of the concepts meet the current and near future needs of the user groups. Common to all three plans are: the formalization of the parking area west of Sand Hill Road; the addition of a vehicular guardrail along the east side of Sand Hill Road to restrict parking; a flashing signal crossing light on Sand Hill Road; and a new 200' outfield baseball/softball field in the open area north of the large parking lot.

## CONCEPT STUDY A

This plan takes a “let’s start over” approach and is the most ambitious plan. Two new, 200’ outfield, baseball/softball fields are located east of Sand Hill Road. Fern Way is relocated to the perimeter of the park to lessen the potential for pedestrian and vehicular conflicts. By eliminating one undersized practice field and providing additional fill room is created for a 28-car parking lot accessed from Fern Way and a small plaza area with a restroom/concession building, storage, picnic tables and a flagpole. New backstops and spectator seating, dugouts, bull pens and two batting cages are also shown. The existing caretaker residence is relocated to allow for a 24-car parking lot north of the two fields. A sidewalk is proposed along the east side of Sand Hill Road. Two new fields and a 50-car parking lot are proposed for the northwest area of the park. The area can accommodate one 200’ outfield and one 300’ outfield baseball/softball fields. The layouts include covered dugouts, bull pens and spectator seating. Benched into the hillside south of the fields a plaza is shown containing handicap ramps, picnic tables, a restroom/concession building and a meeting room/shelter building. This plaza is on access with a plaza proposed at the backstop between three new fields in the southwest corner of the park. Two of the fields have 200’ outfields and one has a 300’ outfield. All three have covered dugouts, bull pens and spectator seating. Another restroom/concession is also located here and all of the backstops are connected with accessible paving and maintenance vehicle access routes.

The construction cost for Concept Study A is \$2,585,000.00 (see Appendix 3 for detail) with an estimated total project cost of \$3,231,250.00.

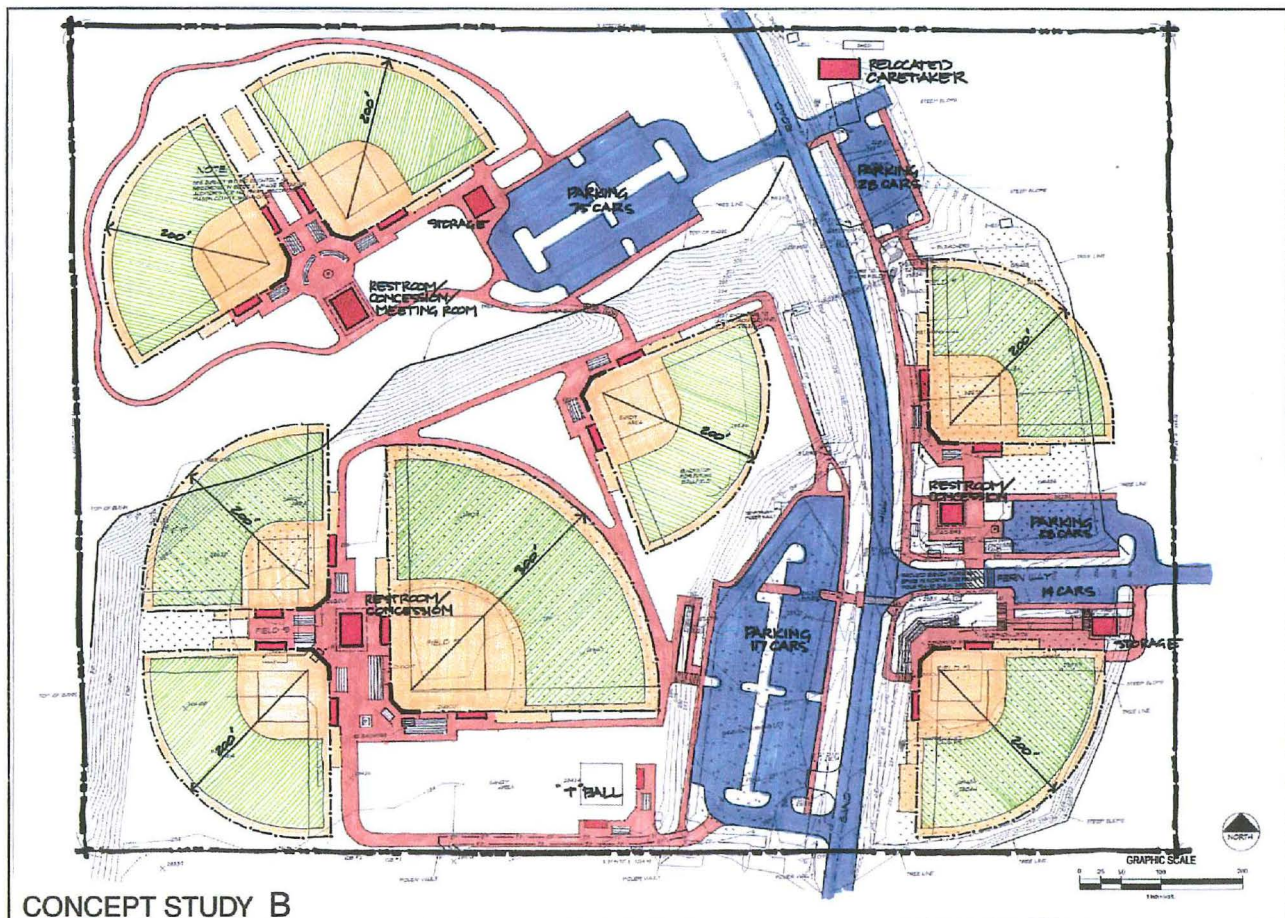




## CONCEPT STUDY B

This plan is a paired down version of Concept Study A. Fern Hill Road is left in its existing location. Field #3 is relocated to the south to make room for a 14-car parking lot and an accessible ramp down to the field. Clearing and regrading make room for a single new 200' baseball/softball field, a plaza with restroom/concession building and a new 28-car parking lot. The caretaker's house is re-located and a new 28-car parking lot is shown north of the new field. Development of the north-west corner of the site is similar to Concept A except that both fields have 200' outfields, parking is provided for 75 cars, and the restrooms, concessions and meeting room are combined in one building with a separate storage building. The plaza area is smaller and is connected to the fields below with a paved path and a loop path is shown around the two fields. Three fields continue to be shown in the southwest corner of the site, however, Field #6 remains in its existing location and Fields #4 and #5 slide north and east to allow for 2 regulation 200' outfields. This configuration leaves room for a multi-purpose/warm-up area south of Field #6 with a "T" ball backstop in the southeast corner.

The construction cost for Concept Study B is \$2,331,000.00 with a total project cost of \$2,913,750.00.

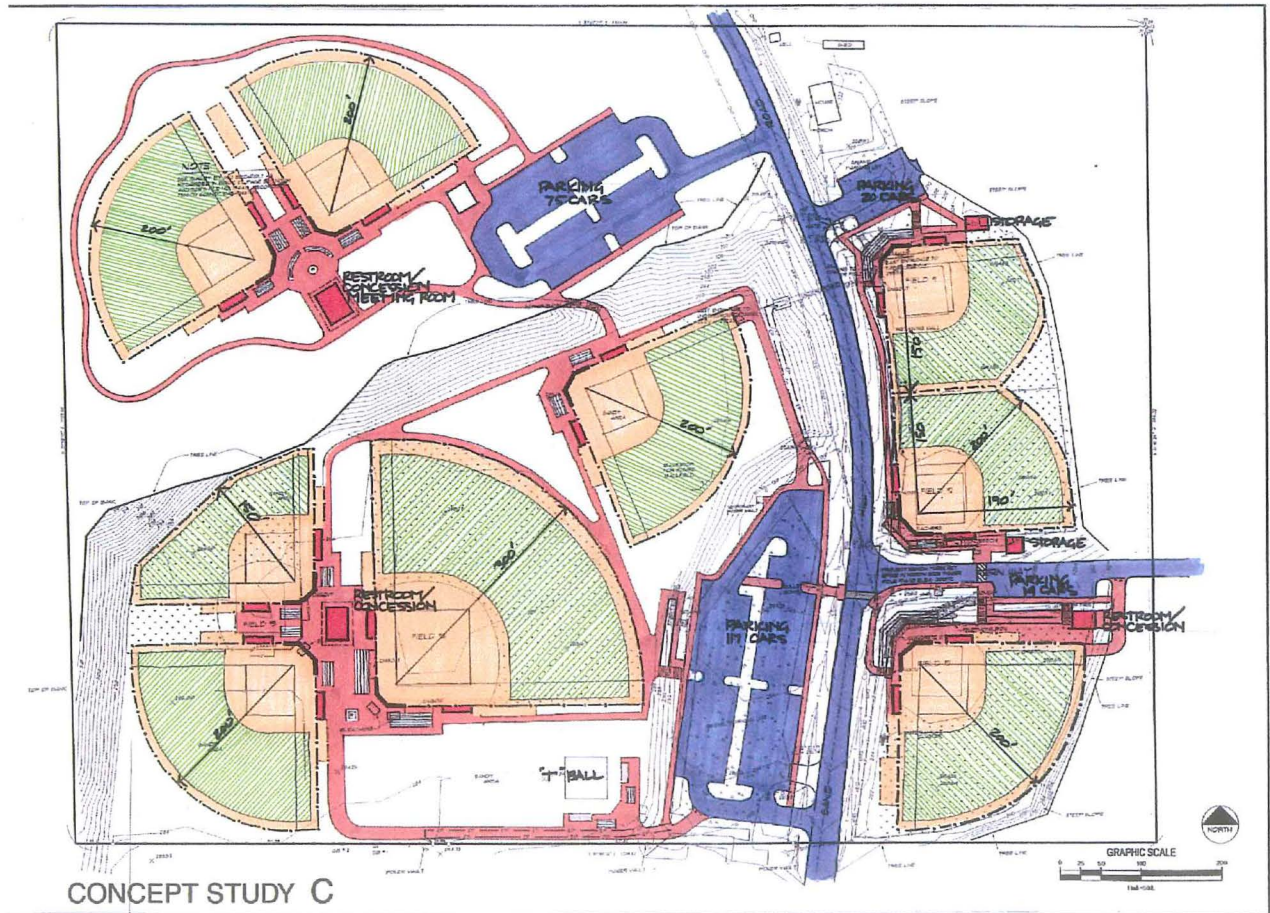




## CONCEPT STUDY C

This plan is the least ambitious of the three alternatives. The configuration of the field south of Fern Way is the same as in Concept Study B including the 14-car parking lot. North of Fern Way two undersized fields are located very close to the existing footprints of existing Fields #1 and #2. No additional clearing or grading is required. New backstops, covered dugouts, spectator seating, handicapped access and two small storage buildings are proposed. A 10' high fence would be installed between outfields. The caretaker residence remains in its existing location and a smaller 20-car parking area is proposed north of the fields. The development proposed for the northwest area is the same as in Concept Study B. The development proposed for the southwest area is very similar to Concept Study B except that the northern most 200' field is undersized with the possibility of future long-term expansion (clearing and grading).

The construction cost for Concept Study C is \$2,201,000.00 with a total project cost of \$2,751,250.00.



## USER GROUP RESPONSE

A user group meeting was held on March 10, 2005 in Belfair to review the Alternative Concept Plans and discuss issues. Representatives from NMGSA, NMLL and Pee Wees were present. All were very pleased that improvements were being planned for the park. There were some minor disagreements between user groups regarding configuration and priorities, but in general the groups were in favor of maximizing the useful life of existing facilities and adding to them to create a recreation park capable of accommodating their needs while providing a viable venue for revenue generating tournaments and adult softball use.

Following is a list of the primary items of discussion and user group preferences:

1. Preserve previous investments in filed improvements and avoid as much demolition and re-construction as possible.
2. Pursue the potential for joint use with the School District which could provide:
  - a. Expansion of Field #4 outfield onto school property
  - b. Allow park user access to the existing children's play area
  - c. Share park parking with the school
  - d. Allow use of the existing and /or proposed 300' fields by the high school.
3. The master plan should provide the following:
  - a. If field #4 cannot be extended onto school property then shift fields #4 and #5 to the north and east to allow room for two 200' fields. Keep field #6 in its present location. (Concept Study B)
  - b. Construct one 200' field and one 300' field in the wooded area on the north side of the site along with parking and related improvements. (Modified Concept Study A)
  - c. Improve the existing west side parking and pedestrian access as shown on all three concepts.
  - d. Continue to pursue certification of the existing well for irrigation.
  - e. Little League and Pee Wees favor three fields on the east side of Sand Hill Road. They would like to: Leave field #3 in its present location and configuration, with improvements for access and infield drainage; and would like us to study the possibility of moving field #1 to the north and west to create two useable fields (#1 and #3) and one practice field (#2). Field #1 would have built-in bleacher seating similar to field #3.
  - f. Girls Softball favors the two-field alternative on the east side as shown on Concept Study B.
  - g. Restrooms, concessions and storage should be included.
  - h. Field lighting should be included.
  - i. County should improve pedestrian crossing of Sand Hill Road.
  - j. Arrange new parking in NE corner to align access drive with new parking drive across Sand Hill Road. (Concept Study A)

#### 4. Phasing

- a. The first priority should be the construction of field #7 and related access and parking improvements
- b. Complete the construction of new fields before any substantial work on existing fields is done. The groups are concerned about field renovation or relocation that would remove the fields from use during the playing season.
- c. Include restroom/concession building in project that constructs fields #8 and #9.
- d. Construct restroom/concession building at fields #4, #5, and #6 as soon as possible after field #7 is constructed.

### COUNTY COMMISSIONER'S RESPONSE

The Commissioners were briefed on the Sand Hill Park Concept Study on February 28, 2005 by Doug Micheau, Director of Parks, Utilities and Waste Management, and by Ed MacLeod, consultant from MacLeod Reckord Landscape Architects. Commissioners Kamin, Sheldon and Ring Erickson were present. Please see a copy of the briefing minutes in Appendix 5.

The Commissioners were in agreement with park staff and user groups that a plan which preserves the investment in existing facilities, particularly Field #6, was an appropriate approach to take. The expense to improve Fields #1 and #2 (clearing and filling to achieve regulation size fields) was not felt to be a wise investment given the lack of room for parking on the east side of Sand Hill Road and the conflict inherent in crossing Sand Hill Road from the large parking lot. Field #3 meets minimum standards for Little League and softball and with minor improvements could continue to serve. Existing and future needs of user groups should be met by: making minor improvements to Field #6; constructing a new 200' Field #7; reconstructing Fields #4 and #5 to achieve minimum 200' outfields; and construction of two new fields with appropriate parking in the northwest corner of the site. Fields #1 and #2 should be relegated to younger team games and practice only. Consideration should be given to eliminating the outfield fence to create a multi-purpose field area for use by other sports. Appropriate restrooms, storage, children's play areas, gathering spaces, maintenance facilities, planting, walkways, and irrigation should be provided with any new development. The Commissioners also embraced the idea of a loop path around the fields in the northwest corner of the site and liked the idea of providing park elements other than recreation fields.





## MASTER PLAN

### PREFERRED PLAN

Park staff and MacLeod Reckord met to review input from user groups and County Commissioners and agree upon a final program for the Sand Hill Park Development Plan. The Preferred Plan uses ideas from all three Concept Studies while placing greater emphasis on new development on the west side of the park to avoid the need for more pedestrian travel across Sand Hill Road.

#### East of Sand Hill Road:

- Remove the outfield fence separating Fields #1 and #2 and use them as multi-purpose/practice fields.
- Leave Field #3 as-is.
- Relocate the caretaker's residence and construct a 16-car parking lot with an entrance aligned with a 48-car parking lot entrance across Sand Hill Road.

#### Northwest Corner (existing wooded area west of Sand Hill Road):

- One 200' and one 300' outfield, lighted, irrigated and fenced baseball/softball fields with backstops, covered dugouts, bull pens, bleachers, foul poles, skinned infields, and warning tracks.
- A 1,100 SF restroom/concession/storage building located in a paved plaza behind the backstops.
- A 48 car parking lot with access from Sand Hill Road.
- A trail loop around the two fields.
- A irrigated multi-purpose/warm-up area north of the two fields.

#### Southwest Area (west of Sand Hill Road):

- Improve existing gravel parking area to accommodate 110 cars; lighting, planting, irrigation and wheel stops.
- Add Field #7, a 200' outfield, lighted, fenced, irrigated baseball/softball field with backstop, covered dugouts, bull pens, bleachers, foul poles, skinned infield, and warning track.
- Improvements to Field #6 to include field lighting, refurbished infield and outfield, bull pens and foul poles.
- Relocated Fields #4 and #5 to provide room for two lighted irrigated and fenced 200' outfield baseball/softball fields with backstops, covered dugouts, bull pens, bleachers, foul poles, skinned infields, and warning tracks.
- A paved plaza between backstops #4, #5, and #6 which contains:
  - 800 SF restroom/concession
  - 300 SF storage building
  - 1,900 SF children's play area

- Benches, flagpole, ornamental planting
- An irrigated multi-purpose/warm-up area south of Field #6 with a "T" ball backstop in the southeast corner.
- A 700 SF maintenance building at the east end of the multi-purpose area with two garage bays and a small storage area, and exterior soil bins.

General:

- Irrigation and seeding of open areas adjacent to development.
- Tree planting in and around parking areas, plazas and streets.
- Reforestation of new and existing steep slope areas on site through a combination of purchased seedlings and volunteer labor.





MASTER PLAN

## PHASING AND COST ESTIMATES

The Master Plan provided in this report will provide guidance for the long-term development of Sand Hill Park and provide a tool to assist with grant writing and budgeting. Improvements will need to be spread over several years. Development funds are anticipated as follows:

2005 – \$900,000.

2006 – \$100,000.

2007 – Currently undetermined, potential funding \$300,000–\$500,000.

2008 and after—undetermined.

The following proposed phasing for the project is based on the available budgets stated above and the priority of meeting the user groups primary need for five regulation fields and two practice fields, and their long-range goal of adding two more regulation fields. Please see Appendix 4 for detailed cost estimates.

### Phase 1:

- Parking improvements to 110-car lot.
- Move caretaker residence and construct 16-car parking lot east of Sand Hill Road.
- Improvements to Fields #1, #2, and #6, including the removal of the outfield fence between Fields #1 and #2.
- Construct Fields #4, #5, and #7.
- Partial plaza and restroom concession building behind backstops of Fields #4, #5, and #6.
- Connecting walkways, Handicap ramp and service drives.
- Guardrail on east side of Sand Hill Road.
- Pedestrian crossing signal on Sand Hill Road.
- Minimal tree planting.

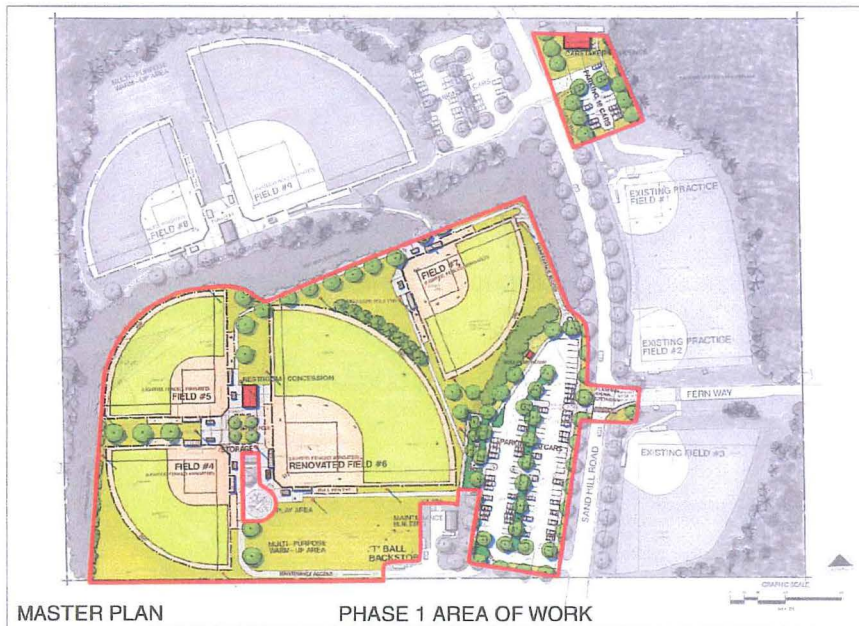
Total Project Cost Estimate – Phase 1: \$883,085.00

Proposed Phase 1 Additive Alternate Bid:

- Irrigate and seed multi-purpose/warm-up areas.

Additive Alternate Cost Estimate: \$50,858.00





**Phase 2:**

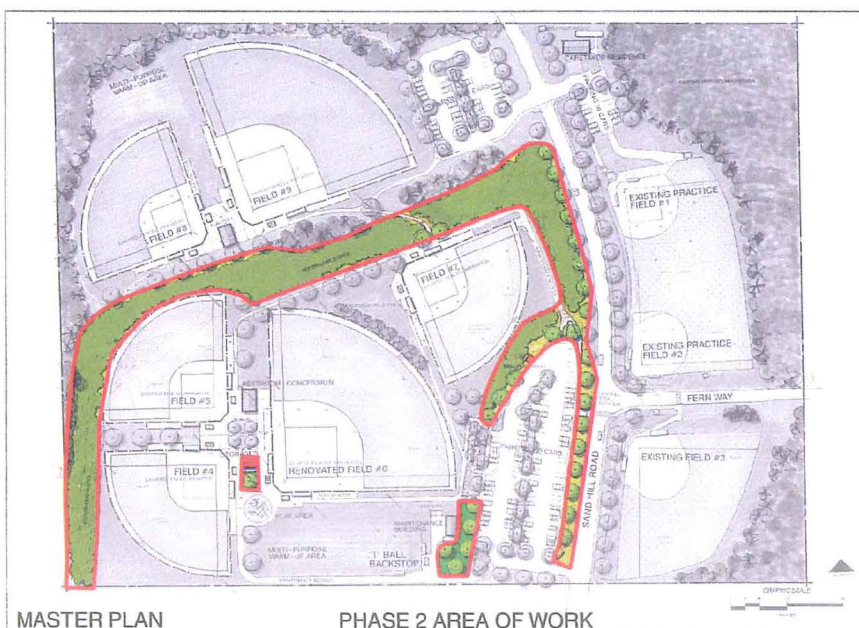
- Concrete stairs and handrail at 110-car parking lot.
- Plant 50 additional trees, 2,000 SF of shrubs, groundcover and mulch.
- Seedlings for reforestation.

Total Project Cost Estimate – Phase 2: \$97,189.00

Proposed Phase 2 Additive Alternate Bid:

- 300 SF storage building at fields.

Additive Alternate Cost Estimate: \$27,194.00



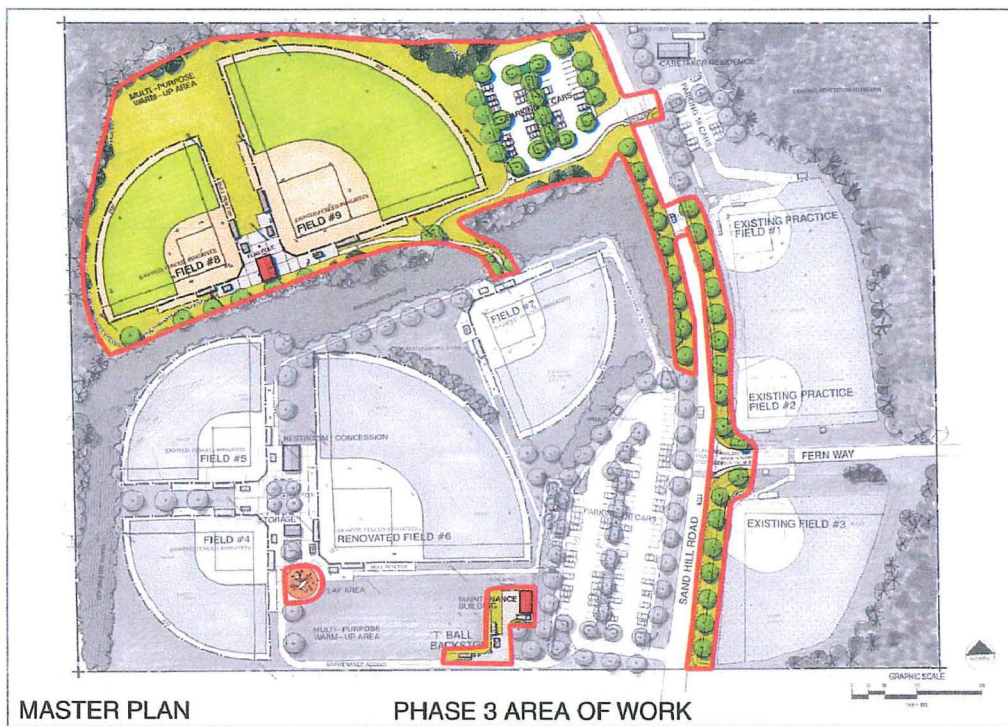


Future Phased Development:

Without a fixed budget for 2007 and beyond, the following scope and estimate reflects the effort required to complete the Master Plan as shown:

- 48-car parking lot in northwest area to serve Fields #8 and #9.
- Fields #8 and #9 and "T" ball backstop.
- Plaza and 1,100 SF restroom/concession/storage building.
- 700 SF maintenance building.
- Planting 54 additional trees and 1,500 SF of shrubs, groundcover and mulch.
- Field and parking lot lighting.

Total Future Phase Development Cost Estimate: \$1,429,425.00

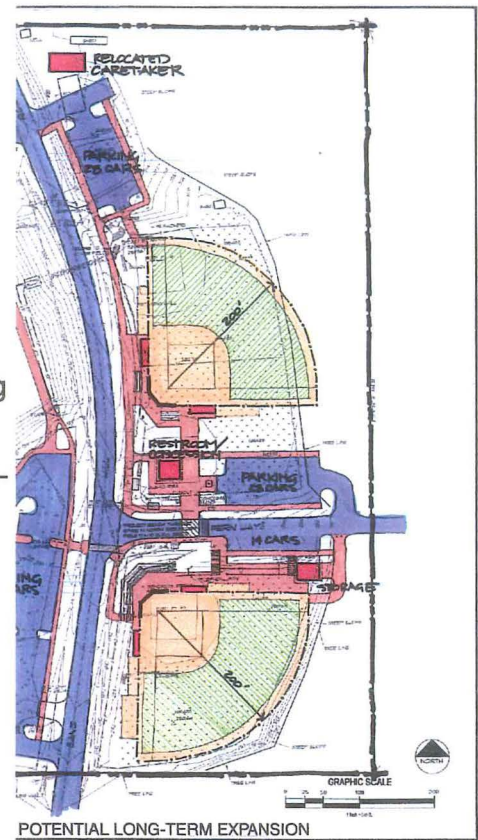


### Potential Long-Term Expansion:

If future user group needs exceed facility capacity after the Master Plan as described above is implemented, including field lighting, then the following long-term expansion options should be considered:

- Add 42 car parking lot shown on Concept Study B.
- Add field modifications shown in Concept Study B resulting in the addition of another regulation field.
- Add restroom/concession building and storage building shown in Concept Study B.
- Add plaza and circulation improvements shown in Concept Study B with related planting and irrigation.

No project costs have been developed for long-term expansion.



### Volunteer Help:

User groups have expressed an interest in continuing the partnership spirit with the County that has existed over the years. There is a community interest in providing donated labor and materials as well as assisting with some aspects of field maintenance. Reforestation efforts and the construction of small structures (benches, picnic tables, scoreboards, etc.) are good candidates for donated materials and labor. Volunteer help could supplement Phase 2 improvements or be applied to future phases.

## APPENDICES



## Appendix 1

### User Group Questionnaires

## SAND HILL PARK DEVELOPMENT PLAN

User Group Interview: February 16, 2005

Interviewer: Ed MacLeod, MacLeod Reckord Landscape Architects

Organization: North Mason Girls Softball Association (NMGSA)

Representatives: Paul Newman, President; (360) 275-7933

Diane Newman; (360) 275-7933

Michael Johnson, Vice President; (360) 275-5790

Ron Patterson, Equipment Manager; (360) 275-2927

Michele Johnson, Secretary; (360) 275-5790

**SAND HILL PARK**

**Organization Representative**

Name: PAUL NEWMAN Phone: (360) 275-7933 Fax: (360) 275-7933 Email: NEWMAN14N@AOL.COM

Number of Teams: 9 ON AVERAGE Duration of Season: 3/1 - 6/30 AND QUALIFYING POST SEASON TEAMS UNTILL 7/31

Age Group Served:	Age: <u>6 AND UNDER</u> Name: <u>T-BALL</u>	Age: <u>8 AND UNDER</u> Name:	Age: <u>10 AND UNDER</u> Name:	Age: <u>12, 14, 16 AND UNDER</u> Name: <u>UNDER</u>
Field Size Requirements:	Outfield: <u>200'</u>	Outfield: <u>200'</u>	Outfield:	Outfield:
	Base Paths: <u>45</u>	Base Paths: <u>55'</u>	Base Paths:	Base Paths:
	Mound: YES / NO Height:	Mound: YES / NO Height:	Mound: YES / NO Height:	Mound: YES / NO Height:
Sand Hill Park Fields Currently Used:	<u>1 2 3 4 5 6 NONE</u>	<u>DISTANCE: 34'</u> <u>① 2 3 4 5 6</u>	<u>DISTANCE: 34'</u> <u>① 2 3 4 5 6</u>	<u>DISTANCE: 40'</u> <u>1 2 3 4 5 6</u>

Current level of Sand Hill Park Use:

Games: 49  
Practice: 518

Current unmet field needs:

Games: 54  
Practice: 660

Needs accommodated by field lights:

Games: NONE  
Practice: NONE

5-year projected field needs:

Games: 60  
Practice: 700

SUN	MON	TUES	WED	THURS	FRI	SAT

How many fields do you want at Sand Hill Park for use by your organization: 2 FIELDS

Outfield Size: 200' | 200' | 200'  
Base Path: 60' | 55' | 45'

Is parking east of Sand Hill Road a good idea? YES

How many cars? 24 SPACES / FIELD



Is additional parking needed west of Sand Hill Road? NO  
How many more cars? —

Support Facilities Needed:

	<u>East of Sand Hill Road</u>	<u>West of Sand Hill Road</u>
Restroom	YES / <u>NO</u>	YES / <u>NO</u>
Storage	<u>YES</u> / NO	<u>YES</u> / NO
Concessions	YES / <u>NO</u>	YES / <u>NO</u>
Warm Up Areas	<u>YES</u> / NO	<u>YES</u> / NO
Batting Cages	YES / <u>NO</u>	<u>YES</u> / NO
Bull Pens	YES / <u>NO</u>	YES / <u>NO</u>
Soil Bins	YES / <u>NO</u>	YES / <u>NO</u>

Recommended number of "T" Ball backstops: 2  
Size of Outfield: 150'

What is your highest priority improvement? ADDITIONAL FIELDS

What safety concerns do you have with the existing park? CARS PARKING ALONG EAST SIDE OF SAND HILL RD.

Do you support use of the wooded area on the north side of Sand Hill Park for the development of additional fields and parking? YES / NO

If YES to the above question, then what type of fields: SOFTBALL FIELDS

How important is field orientation: NOT VERY IMPORTANT

Additional Comments: SEE ATTACHMENT

### **NMGSA Additional Comments:**

- There should be enough parking to accommodate 24 cars per game. 6 fields = 144 cars.
- Restrooms would be a welcome addition, but the need for more fields is greater.
- A commons area for gathering would be nice.
- NMGSA has two storage sheds on site. Permanent storage would be nice, but is not a priority.
- Concessions not a priority.
- Warm-up area is important, but formal bull pens and batting cages are not a high priority.
- Currently each team has two events per week. It is desirable to increase this to three events per week.
- No need for another large (300') field.
- Portable mound on #6 would be good.
- Field #1 accommodates 8-10 year old age groups.
- Two fields for exclusive use of softball would be great.
- Three more fields (200') would probably take care of everyone's needs.
- Future field #7 west of Sand Hill Road (backstop only) has had a sinkhole in the outfield area in the past.
- Abandon tunnel and create storage area at either end.
- Infield lip on fields #1 and #2 is uneven and dangerous.
- Fields #5 and #6 now have disturbed areas from irrigation installation.
- Field #5 infield is low and holds water especially at 3<sup>rd</sup> base dugout.
- County should pursue a joint-use agreement with School District to allow expansion of field #4 outfield and create room for soccer field.
- The addition of 6' outfield fences on #4 and #5 would be nice.
- Can fields #1 and #2 utilize slope for bleacher seating?
- Fields should have warning tracks.
- Vandalism is an issue.

## **SAND HILL PARK DEVELOPMENT PLAN**

User Group Interview: February 16, 2005

Interviewer: Ed MacLeod, MacLeod Reckord Landscape Architects

Organization: North Mason Little League (NMLL)

Representatives: Doug Crummey, President; (360) 275-4896



**SAND HILL PARK**

**Organization Representative**

Name: DOUG CRUMMEY Phone (360) 275-4896 Fax: (253) 912-0976 Email: DCRUMMEY@QUEST.NET

Number of Teams: 19 Duration of Season: 3/1 - 7/1

Age Group Served:	Age: 5-6 Name: T-BALL	Age: 7-12 Name: MINORS	Age: 9-12 Name: MAJORS	Age: 13-16 Name: JUNIORS/ SENIORS
Field Size Requirements:	Outfield:	Outfield: 200'	Outfield: 200'	Outfield: 300'
	Base Paths: 50' or 60'	Base Paths: 60'	Base Paths: 60'	Base Paths: 90'
	Mound: YES <u>(NO)</u> Height:	Mound: <u>(YES)</u> /NO Height: 6"	Mound: <u>(YES)</u> /NO Height: 6"	Mound: <u>(YES)</u> /NO Height: 10"
Sand Hill Park Fields Currently Used:	<u>NONE</u> WOULD LIKE TO USE *4 1 2 3 4 5 6 HAVE USED THEMER DO TO LACK OF SPACE	<u>1</u> 2 3 4 5 6 USED *2 IN 2004 PREFER *4 or *5	<u>1</u> 2 3 4 5 6 SHARED *2 IN 2004 PREFER *5	1 2 3 4 5 <u>6</u>

Current level of Sand Hill Park Use:	SUN	MON	TUES	WED	THURS	FRI	SAT
Games:		2	2	2	2	2	2
Practice:		1	1	1	1	1	1
Current unmet field needs:							
Games:		1	1	1	1	1	1
Practice:		0	0	0	0	0	0
Needs accommodated by field lights:							
Games:							
Practice:							
5-year projected field needs:							
Games:	1	4	4	4	4	4	4
Practice:	1	1	1	1	1	1	1

How many fields do you want at Sand Hill Park for use by your organization: MINIMUM 3 FULL TIME  
 Outfield Size: 200' } 15 TEAMS } 300' } 4 TEAMS } PREFER 4  
 Base Path: 60' }

Is parking east of Sand Hill Road a good idea? YES  
 How many cars? \_\_\_\_\_

Is additional parking needed west of Sand Hill Road? NO  
How many more cars? \_\_\_\_\_

Support Facilities Needed:

	<u>East of Sand Hill Road</u>	<u>West of Sand Hill Road</u>
Restroom	YES / NO	<u>YES</u> / NO
Storage	YES / NO	<u>YES</u> / NO
Concessions	YES / NO	<u>YES</u> / NO
Warm Up Areas	YES / NO	<u>YES</u> / NO
Batting Cages	YES / NO	<u>YES</u> / NO
Bull Pens	YES / NO	<u>YES</u> / NO
Soil Bins	YES / NO	YES / NO

Recommended number of "T" Ball backstops: 2  
Size of Outfield: 100-150'

What is your highest priority improvement? MAKE FIELD #4 PER LL STANDARDS EXCEPT LEFT FIELD FENCE  
MAKE FIELD #5 PER LL STANDARDS

What safety concerns do you have with the existing park? ROUGH OUTFIELD GRASS, NO POWER WEST SIDE,  
NO HOT WATER FOR CONCESSIONS

Do you support use of the wooded area on the north side of Sand Hill Park for the development of additional fields and parking? YES / NO

If YES to the above question, then what type of fields: \_\_\_\_\_

How important is field orientation: NOT VERY

Additional Comments: SEE ATTACHMENT

### **NMLL Additional Comments:**

- After opening day very few practices are held.
- Sand Hill Park is both home and away for most teams.
- No NMLL t-ball played at Sand Hill Park.
- NMLL has two year contract with County for concessions.
- Field #5 good as-is; add outfield fence.
- Fields should have warning tracks.
- Mounds are needed for LL except t-ball and coach pitch.
- Orientation should be considered, but not at the expense of the number of fields or convenient organization of fields.
- Include a flag pole and second story announcer booth and meeting room above restroom/storage/concession, but not if ADA requirements make the cost prohibitive.
- 185' outfields are ok, but not desirable.
- Moving field #5 north to make room for 200' outfield in #4 seems like a low priority for use of meager improvement funds.
- Personally Doug Crummey would like to see the north half of Sand Hill Park remain passive; i.e. trails, vegetation, picnic, play area, etc. These activities also support the athletic field.
- NMLL is working to gain practice fields at two other locations; (Hawkin Middle School and Centrex).
- A grass infield on #5 and #6 would be ideal.
- Parking rarely a problem. When it occurs the overflow goes to the school lot. Parking along Sand Hill Road is a problem unrelated to available space in parking lot.
- Lighting of fields would not make a big difference to NMLL, but it could provide field time for adult softball.
- Bull pens would be great for #5 and #6. Room for one pitcher at a time is ok.
- There is a big celebration opening day; some gathering space for that event would be nice.
- Need power outlets at #5 and #6.
- Need play area on west side of street.
- NMLL is willing to contribute time, materials and money to improvements. Many parents have contracting experience.
- Drainage has not been a significant problem. Drainage at #2 is good.
- Temporary outfield fencing is ok.
- Long term NMLL would like to have two dedicated 200' fields and one 300' field.
- Portable mounds are undesirable (not as safe and difficult to manage).
- The addition of scoreboards with advertising and advertising signs on the outfield fences should be resolved with the County.



## SAND HILL PARK DEVELOPMENT PLAN

User Group Interview: February 16, 2005

Interviewer: Ed MacLeod, MacLeod Reckord Landscape Architects

Organization: Pee Wees

Representatives: Randy Netherlin; (360) 275-4035

Tyler Schiffman; (360) 860-5647

John Hicks

SA HILL PARK

Organization Representative

Name: TYLER SCHIFFMAN Phone: (360) 830-5647 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Number of Teams: 18 ON AVERAGE Duration of Season: \_\_\_\_\_

Age Group Served:	Age: 9 AND UNDER Name: <u>D</u>	Age: 10 AND 11 Name: <u>C</u>	Age: 11, 12, 13 Name: <u>B</u>	Age: 13 AND UP Name: <u>A</u>
Field Size Requirements:	Outfield:	Outfield:	Outfield:	Outfield:
	Base Paths:	Base Paths:	Base Paths:	Base Paths:
	Mound: YES / NO Height:	Mound: YES / NO Height:	Mound: YES / NO Height:	Mound: YES / NO Height:
Sand Hill Park Fields Currently Used:	<u>1</u> 2 3 4 5 6	<u>1</u> 2 3 4 5 6	<u>1</u> 2 3 4 5 6	<u>1</u> 2 3 4 5 6

Current level of Sand Hill Park Use:

Games: 2/WK

Practice: 1 OR MORE

Current unmet field needs:

Games: \_\_\_\_\_

Practice: \_\_\_\_\_

Needs accommodated by field lights:

Games: \_\_\_\_\_

Practice: \_\_\_\_\_

5-year projected field needs:

Games: \_\_\_\_\_

Practice: \_\_\_\_\_

SUN	MON	TUES	WED	THURS	FRI	SAT
(TYLER AGREED TO FILL IN THIS FORM AND FAX IT TO ED MACLEOD)						

How many fields do you want at Sand Hill Park for use by your organization: 2 ADDITIONAL FIELDS (3 TOTAL)

Outfield Size: 200' | 200'

Base Path: 100' | 70'

Is parking east of Sand Hill Road a good idea? YES

How many cars? \_\_\_\_\_

Is additional parking needed west of Sand Hill Road? YES  
How many more cars? \_\_\_\_\_

Support Facilities Needed:

	<u>East of Sand Hill Road</u>	<u>West of Sand Hill Road</u>
Restroom	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Storage UMPIRE GEAR, CHALK, RAKES	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Concessions	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Warm Up Areas	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Batting Cages	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Bull Pens	<u>(YES)</u> / NO	<u>(YES)</u> / NO
Soil Bins	<u>(YES)</u> / NO	<u>(YES)</u> / NO

Recommended number of "T" Ball backstops: 6 TEAMS COULD USE 4 BACKSTOPS  
Size of Outfield: 90-100' WITH 60' BASES

What is your highest priority improvement? RESTROOM

What safety concerns do you have with the existing park? CROSSING SAND HILL ROAD

Do you support use of the wooded area on the north side of Sand Hill Park for the development of additional fields and parking? (YES) / NO

If YES to the above question, then what type of fields: GYMNASIUM, MORE SOCCER FOOTBALL OR MOVE 2 BASEBALL FROM E. OF SH. RD. AND BUILD SOCCER/ FOOTBALL ON FIELDS 1 AND 2

How important is field orientation: NOT VERY IMPORTANT

Additional Comments: SEE ATTACHMENT



### **Pee Wee Additional Comments:**

- Lack of restrooms is a problem.
- Crossing Sand Hill Road is a safety problem. Tyler Shiffman remembers a plan for an overpass developed around 1986.
- The Pee Wees are assigned field #2 for their exclusive use. It's nice to have your own field.
- In the future the Pee Wee baseball program may change to a Babe Ruth League format more like NMLL.
- Field #3 should have an irrigation system. One may have just been installed.
- Sani-cans are now used and the addition of restrooms is a high priority.
- There should be soccer and Pee Wee football fields provided.
- There should be more cooperation between the County and School District for development and maintenance of fields.
- Lighting the fields would allow for more Pee Wee games and practice for the older kids.
- Pee Wees are in favor of portable mound use, rather than permanent mounds, for added field scheduling flexibility.
- Randy Netherlin suggested the addition of soccer/football fields and a gymnasium on the upper north half of Sand Hill Park.
- An example of a nice complex is MCRRA in Shelton.
- Short term priorities include:
  - Add restroom and one field on west side.
  - Irrigate all fields.
  - Add drinking fountains at all fields.
- Long Term:
  - Two designated Pee Wee fields.
  - Two more total fields.
  - Four t-ball backstops.

## Appendix 2

### List of Potential Program Elements

## SAND HILL PARK DEVELOPMENT PLAN

### List of Potential Program Elements

#### A. Improvements to Existing Fields:

1. Strip existing outfield sod, add topsoil, finish grade and seed.
2. Add regulation little league warning tracks to all fields.
3. Raise height of outfield fence when distance to home plate is less than 200 feet.
4. Add outfield fence to fields #4 and #5.
5. Complete dugouts field #4.
6. Improve infield drainage on field #5.
7. Regrade infields to promote surface drainage and eliminate irregularities.
8. Improve dugouts, backstops, pedestrian access and spectator seating at fields #1, #2, and #3.
9. Use a portion of Sand Hill Road ROW to reconstruct retaining wall on east side of road and provide a walkway to connect parking to fields #1, #2, and #3.

#### B. Relocation of Existing Fields:

1. Shift location of fields #4 and #5 to allow for a regulation 200 foot outfield on both fields. Shift would require significant clearing, cut and regrading of existing slopes.
2. Shift location of backstop on field #3, +/- 40 feet to the south to make room for restroom/concessions south of Fern Way.
3. Shift location of field #5 backstop +/- 30 feet east to gain a 200 foot outfield. The distance between fields #5 and #6 would be reduced to 60 feet.
4. Relocate fields #1 and #2 to the north half of the west side of the park and convert area to two permanent t-ball backstops and two portable t-ball backstops and one minimum FIFA regulation soccer field or warm-up area.

#### C. New Fields:

1. Add field #7 (200 feet) west of Sand Hill Road, north of parking area.
2. Add a minimum of 2 (200 feet) fields to the north half of the west side of Sand Hill Park. These fields could be dedicated softball fields with their own support facilities.
3. Add a non-regulation soccer field/warm-up area with two permanent t-ball backstops west of Sand Hill Road, west of the parking area.

#### D. New Support Facilities

1. Improve safety of pedestrian crossing at Sand Hill Road.
2. Restroom/concession/storage buildings west of Sand Hill Road could be one or multiple structures.
3. Add a meeting room to the structure in #1 above.
4. Children's play area west of Sand Hill Road.
5. Restroom/concession/storage building east of Sand Hill Road in area created by suggestion of B.2. above.
6. Install a wire cable guardrail along both sides of Sand Hill Road to prevent on-street parking. Add sidewalks on both sides of Sand Hill Road
7. Add a bullpen to the outfield side of each dugout on fields #4, #5, and #6 and all new fields.



8. Add a minimum of two batting cages on the west side of Sand Hill Road and one per two new fields constructed.
9. Provide scoreboards (can be electronic or hand-operated).
10. Light fields #4, #5, and #6 and all new fields.
11. Provide drinking fountains at each field or at a minimum at each restroom.
12. Provide foul poles on all fields; except designated t-ball areas.
13. Create a commons area with flagpole for ceremonies and gathering space.
14. Expand existing parking west of Sand Hill Road by filling in northwest corner and striping existing and expanding lot.

E. Potential Joint Use with School District

1. Agree to joint use of Sand Hill Elementary School parking and Sand Hill Park parking.
2. Agree to allow Mason County Parks to extend field #4 outfield onto park property.
3. Agree to allow a portion of a regulation soccer field and t-ball area to extend onto School District property. Mason County builds and maintains facilities and School District has priority use during school hours.
4. Reroute Fern Way around the outfield of field #3, utilizing a portion of School District property on the south end to complete the connection to Sand Hill Road. This would eliminate the pedestrian conflict crossing Fern Way, avoid blocking access to homes east of Sand Hill Park, and allow for larger outfields on fields #1 and #2 by utilizing portions of existing Fern Way. The option discussed in B.2. may be eliminated depending on the amount of property the School District would allow Parks to utilize.

## Appendix 3

### Concept Study Cost Estimates

# Sand Hill Park Development Plan

Cost Estimate

2/28/05

## SCHEME A

1. Three Field Complex in SW Corner	
200' Field	100,000.00
200' Field	100,000.00
300' Field	<u>150,000.00</u>
	350,000.00
Restroom / Concession	
Add'l Paving / Planting / Irrigation	160,000.00
Field Lighting (11 poles, panel)	120,000.00
	<u>160,000.00</u>
	<b>790,000.00</b>
2. Single 200' Field SW of 117 Car Parking	
200' Field	<u>100,000.00</u>
	100,000.00
Add'l Paving / Planting / Irrigation	
Field Lighting (6 poles)	30,000.00
	<u>60,000.00</u>
	<b>190,000.00</b>
3. Two Field Complex in N.W. Corner	
Clearing / Grading	50,000.00
200' Field	100,000.00
300' Field	<u>150,000.00</u>
	300,000.00
Restroom / Concession	
Meeting RM / Shelter	160,000.00
Parking (50 cars)	75,000.00
Add'l Paving / Planting / Irrigation	35,000.00
Lighting (9 poles, panel)	120,000.00
	<u>140,000.00</u>
	<b>830,000.00</b>
4. 117 Car Parking	
Paving / Wheelstops	40,000.00
Add'l Paving / Planting / Irrigation	<u>20,000.00</u>
	<b>60,000.00</b>
5. 2 Field Complex East of Sand Hill	
Clearing / Grading	20,000.00
200' Field	100,000.00
200' Field	<u>100,000.00</u>
	220,000.00
Restroom / Concession	
Storage	160,000.00
Parking (52 Cars)	20,000.00
Relocate Fern Way	35,000.00
Relocate Caretaker	60,000.00
Add'l Paving / Planting / Irrigation	10,000.00
Field Lighting (12 poles, panel)	40,000.00
	<u>170,000.00</u>
	<b>715,000.00</b>
<b>TOTAL</b>	<b>\$ 2,585,000.00</b>

# Sand Hill Park Development Plan

Cost Estimate

2/28/05

## SCHEME B

1. Three Field Complex in SW Corner		
200' Field	100,000.00	
Earthwork / Clearing	5,000.00	
200' Field	100,000.00	
Rehab 300' Field #6	<u>50,000.00</u>	
		255,000.00
Restroom / Concession		160,000.00
Field Lighting (11 poles, panel)		160,000.00
Add'l Paving / Planting / Irrigation		100,000.00
T-Ball		<u>5,000.00</u>
		<b>680,000.00</b>
2. Single 200' Field SW of 117 Car Parking		<u>190,000.00</u>
		<b>190,000.00</b>
3. 2 Field Complex in N.W. Corner		
Clearing / Grading	40,000.00	
200' Field	100,000.00	
200' Field	<u>100,000.00</u>	
		240,000.00
Restroom / Concession / Mtg Room		170,000.00
Storage		20,000.00
Parking (75 cars)		51,000.00
Add'l Paving / Planting / Irrigation		70,000.00
Field Lighting (9 poles, panel)		<u>180,000.00</u>
		<b>731,000.00</b>
4. 117 Car Parking		<u>60,000.00</u>
		<b>60,000.00</b>
5. 2 Field Complex East of Sand Hill		
Clearing / Grading	20,000.00	
200' Field	100,000.00	
200' Field	<u>100,000.00</u>	
		220,000.00
Restroom / Concession		160,000.00
Storage		20,000.00
Parking (70 Cars)		50,000.00
Add'l Paving / Planting / Irrigation		40,000.00
Relocate Caretaker		10,000.00
Field Lighting (12 poles, panel)		<u>170,000.00</u>
		<b>670,000.00</b>
<b>TOTAL</b>		<b>\$ 2,331,000.00</b>



# Sand Hill Park Development Plan

Cost Estimate

2/28/05

## SCHEME C

1. Three Field Complex in SW Corner		
200' Field	100,000.00	
150' Practice Field	75,000.00	
Rehab 300' Field #6	<u>50,000.00</u>	
		225,000.00
Restroom / Concession		160,000.00
Addt'l Paving / Planting / Irrigation		100,000.00
Field Lighting (11 poles, panel)		160,000.00
T-Ball		<u>5,000.00</u>
		<b>650,000.00</b>
2. Single 200' Field SW of 117 Car Parking		
200' Field		<u>190,000.00</u>
		<b>190,000.00</b>
3. 2 Field Complex in N.W. Corner		
		<u>731,000.00</u>
		<b>731,000.00</b>
4. 117 Car Parking		
		<u>60,000.00</u>
		<b>60,000.00</b>
5. 3 Field Complex East of Sand Hill Road		
200' Field	100,000.00	
150' Practice	50,000.00	
150' Practice	<u>50,000.00</u>	
		200,000.00
Restroom / Concession (small)		100,000.00
Storage		15,000.00
Storage		15,000.00
Parking		20,000.00
Addt'l Paving / Planting / Irrigation		40,000.00
Field Lighting (13 poles, panel)		<u>180,000.00</u>
		<b>570,000.00</b>
<b>TOTAL</b>		<b>\$ 2,201,000.00</b>

## Appendix 4

### Master Plan Cost Estimates

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05

By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Phase 1</b>					
<u>Mobilization (6%)</u>	ALLOW	LS		36,539	36,539
<u>Site Preparation:</u>					
Clearing and Grubbing (Field #5)	0.7	AC	6,000.00	4,200	
Strip Sod (2" deep, was on site)	613	CY	12.00	7,356	
Demolition and Salvage					
Backstop and Debris (Field #7)	ALLOW	LS		500	
Remove Outfield Fence (Fields #1 & #2)	ALLOW	LS		300	
Salvage Fabric	ALLOW	LS		200	
Backstop and Debris (Fields #4 & #5))	ALLOW	LS		2,000	
Salvage Fabric	ALLOW	LS		500	
Saw Cut BST Parking Island	880	LF	5.00	4,400	
Parking Island BST	103	CY	13.00	1,339	
AC Walkway	10	CY	13.00	130	20,925
<u>Earthwork &amp; Grading:</u>					
Cut, Place and Compact On Site (Field #5)	8,500	CY	5.00	42,500	
Rough Grading					
Fields #4, #5, & #7	13,066	SY	0.30	3,920	
Pavement and Building Sites	5,120	SY	0.35	1,792	
Imported Soils					
Infield Soil					
Field #4 (5")	166	CY	33.00	5,478	
Field #5 (5")	166	CY	33.00	5,478	
Field #6 (topdress)	73	CY	33.00	2,409	
Field #7 (5")	166	CY	33.00	5,478	
Bull Pens #4, #5, #6, & #7 (5")	102	CY	33.00	3,366	
Sand Organic (outfields)					
Field #4 (5")	405	CY	25.00	10,125	
Field #5 (5")	405	CY	25.00	10,125	
Field #6 (topdress)	174	CY	25.00	4,350	
Field #7 (5")	405	CY	25.00	10,125	
Warning Track Surfacing					
Field #4 (4")	60	CY	26.00	1,560	
Field #5 (4")	60	CY	26.00	1,560	
Field #6 (4")	74	CY	26.00	1,924	
Field #7 (4")	60	CY	26.00	1,560	
Topsoil					111,750
<u>Utilities:</u>					
Water Service (by others)				-	
Septic System	ALLOW	LS		25,000	
Storm Drain (infiltration)	ALLOW	LS		20,000	45,000
<u>Irrigation:</u>					
Field #4	26,250	SF	0.30	7,875	
Field #5	26,250	SF	0.30	7,875	
Field #6 (improvements)	ALLOW	LS		2,000	

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05 By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
Field #7	26,250	SF	0.30	7,875	
Sleeving (for future irrigation)	ALLOW	LS		500	
Mainline Assembly	ALLOW	LS		5,000	31,125
<u>Pavement &amp; Wheel Stops:</u>					
Concrete at Backstops (Fields #4, #5, & #6)	1,631	SY	30.00	48,930	
Concrete at Field #7	347	SY	30.00	10,410	
HC Ramp	127	SY	30.00	3,810	
AC Walkway	14,545	SF	1.75	25,454	
BST (large parking lot) (4")	40,000	SF	0.45	18,000	
BST (16 car parking lot) (4")	12,600	SF	0.45	5,670	
Crushed Rock Access Road	5,400	SF	0.40	2,160	
Precast Concrete Wheel Stops	128	EA	80.00	10,240	124,674
<u>Rock Wall:</u>					
At HC Ramp (average 4' height)	150	LF	30.00	4,500	4,500
<u>Structures:</u>					
Relocate Caretaker Residence	ALLOW	LS		10,000	
Restroom Concession	800	SF	130.00	104,000	
<u>Backstops</u>					
Field #4 (partial use of salvage)	1	EA	4,500.00	4,500	
Field #5 (partial use of salvage)	1	EA	4,500.00	4,500	
Field #6 (as is)				-	
Field #7 (all new including planks)	1	EA	5,500.00	5,500	
<u>Fencing</u>					
Field #4					
10' height	100	LF	25.00	2,500	
6' height (partial use of salvage)	864	LF	16.00	13,824	
Field #5					
10' height	100	LF	25.00	2,500	
6' height (partial use of salvage)	864	LF	16.00	13,824	
Field #6 (add bull pen fencing, 6' height)	184	LF	16.00	2,944	
Field #7					
10' height	100	LF	25.00	2,500	
6' height (including bull pens)	864	LF	18.00	15,552	
<u>Chain Link Gates</u>					
Fields #4, #5, & #7 pedestrian gates	18	EA	250.00	4,500	
Fields #4, #5, & #7 vehicular gates	3	EA	1,500.00	4,500	
Bull Pens #4, #5, #6, & #7 pedestrian gates	8	EA	250.00	2,000	193,144
<u>Benches (for dugouts):</u>					
Fields #4, #5, & #7 (8' long aluminum)	18	EA	250.00	4,500	4,500
<u>Bleachers Fields #7 (4 row aluminum)</u>	2	EA	2,000.00	4,000	4,000
<u>Handrailing:</u>					
HC Ramp (galvanized pipe)	310	LF	30.00	9,300	9,300
<u>Foul Poles:</u>	4	SET	2,500.00	10,000	10,000

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05 By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<u>Flag Pole (30' height aluminum)</u>	1	EA	2,200.00	2,200	2,200
<u>Sand Hill Road Crossing Improvements:</u>	1	EA	18,000.00	18,000	18,000
<u>HC Signs:</u>	4	EA	200.00	800	800
<u>Planting:</u>					
Trees in Parking Lot (2" caliber)	11	EA	250.00	2,750	
Trees at Backstops (2" caliber)	10	EA	250.00	2,500	
<u>Outfield Seeding</u>					
Fields #4, #5, & #7 (new)	78,750	SF	0.15	11,813	
Field #6 (aeration and overseeding)	56,250	SF	0.20	11,250	
Parking Island Seeding	7,500	SF	0.10	750	29,063
Subtotal Phase 1 Construction Costs:					645,519
Sales Tax (8.6%):					55,515
Contingency (5%):					35,052
Total Phase 1 Construction Costs:					736,085
<u>Other Project Costs:</u>					
Water Service	ALLOW	LS		50,000	
Design	ALLOW	LS		72,000	
Survey, Geotech, Testing (includes NW corner)	ALLOW	LS		20,000	
Permitting	ALLOW	LS		5,000	147,000
Total Phase 1 Project Cost Estimate:					\$ 883,085
<b>Additive Alternate #1</b>					
<b>Multi-Purpose Seeded Areas</b>					
<u>Site Preparation:</u>					
Weed Kill Proposed Turf	63,500	SF	0.03	1,905	
Scarify Proposed Turf Areas	7,055	SY	0.20	1,411	3,316
<u>Earthwork &amp; Grading:</u>					
Rough Grading	7,055	SY	0.35	2,469	
Import 3" Topsoil	512	CY	20.00	10,240	12,709
<u>Irrigation:</u>					
New Turf Areas	63,500	SF	0.35	22,225	22,225
<u>Planting:</u>					
New Turf Areas (hydroseeded)	63,500	SF	0.10	6,350	6,350
Subtotal Alternate #1:					44,600
Sales Tax (8.6%):					3,836
Contingency (5%):					2,422
Total Additive Alternate #1 Construction Costs:					50,858



# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05 By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Phase 2</b>					
<u>Mobilization (6%)</u>	ALLOW	LS		2,814	2,814
<u>Structures:</u>					
Concrete Stairs	240	LF RISER	50.00	12,000	
Handrailing	50	LF	30.00	1,500	
Benches (plaza fields #4, #5, & #6)	6	EA	850.00	5,100	18,600
<u>Planting:</u>					
Trees 2" caliber	50	EA	250.00	12,500	
Shrubs & Groundcover	2,000	SF	5.00	10,000	
Seedlings (materials only)	ALLOW	LS	5,000.00	5,000	
Mulch (shredding from phase 1 clearing)	400	CY	2.00	800	28,300
Subtotal:					49,714
Sales Tax (8.6%):					4,275
Contingency (5%):					2,699
Total Phase 2 Construction Costs:					56,689
<u>Other Project Costs:</u>					
Design					
Phase 2 (including Phase 2 Alternate #1 storage building)	ALLOW	LS		10,000	
Phase 3 (assumes \$300,000 Phase 3 project budget)	ALLOW	LS		27,000	
Permitting				2,000	
Testing	ALLOW	LS		1,500	40,500
<b>Total Phase 2 Project Cost Estimate:</b>					<b>\$ 97,189</b>
<b>Additive Alternate #1 (15' x 20' Storage Building)</b>					
<u>Mobilization (6%)</u>	ALLOW	LS		1,350	1,350
<u>Structure:</u>					
15' x 20', 4 Bay Storage Building	300	SF	75.00	22,500	22,500
Subtotal:					23,850
Sales Tax (8.6%):					2,051
Contingency (5%):					1,295
Total Alternate #1 Phase 2 Construction Costs:					27,196

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05 By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Future Phased Development</b>					
<u>Mobilization (6%)</u>	ALLOW	LS		63,873	63,873
<u>Site Preparation:</u>					
TESC	ALLOW	LS		3,000	
Clearing and Grubbing	6	AC	9,333.00	55,998	58,998
<u>Earthwork &amp; Grading:</u>					
Cut, Place and Compact On Site	20,000	CY	4.00	80,000	
Rough Grading	31,000	SY	0.30	9,300	
<u>Imported Soils</u>					
<u>Infield Soil</u>					
Field #8 (5")	166	CY	33.00	5,478	
Field #9 (5")	360	CY	33.00	11,880	
Bull Pens #8 & #9 (5")	54	CY	33.00	1,782	
<u>Sand Organic (outfields)</u>					
Field #8 (5")	405	CY	25.00	10,125	
Field #9 (5")	854	CY	25.00	21,350	
<u>Warning Track Surfacing</u>					
Field #8 (4")	60	CY	26.00	1,560	
Field #9 (4")	81	CY	26.00	2,106	
<u>Topsoil</u>					
Multi-Use Grass & Parking Island (3")	894	CY	20.00	17,880	161,461
<u>Utilities:</u>					
Water Service (restroom)	ALLOW	LS		3,600	
Septic System	ALLOW	LS		25,000	
Storm Drain (infiltration)	ALLOW	LS		10,000	
Electrical (to restroom and field lights)	ALLOW	LS		10,000	48,600
<u>Irrigation:</u>					
Field #8	26,250	SF	0.30	7,875	
Field #9	56,250	SF	0.30	16,875	
Sleeving (for future irrigation)	ALLOW	LS		500	
Multi-Use Grass Areas	72,500	SF	0.35	25,375	50,625
<u>Pavement &amp; Wheel Stops:</u>					
Concrete at Backstops (Fields #8 & #9)	945	SY	30.00	28,350	
AC Walkway	3,630	SF	1.75	6,353	
Precast Concrete Wheel Stops	48	EA	80.00	3,840	
BST Parking (4")	23,425	SF	0.45	10,541	
BST Maintenance Yard and Access	2,030	SF	0.45	914	49,997
<u>Structures:</u>					
Restroom/Concession/Storage	1,100	SF	125.00	137,500	
Maintenance Building	700	SF	75.00	52,500	
Backstops (Fields #8 & 9)	2	EA	5,500.00	11,000	
"T" Ball Backstop	1	EA	2,500.00	2,500	

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sand Hill Park

Phase: Development Plan

Date: 4-18-05

By: EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Fencing</b>					
Field #8					
10' height	100	LF	25.00	2,500	
6' height (including bull pens)	864	LF	18.00	15,552	
Field #9					
10' height	160	LF	25.00	4,000	
6' height (including bull pens)	1,219	LF	18.00	21,942	
"T" Ball (6' height)	100	LF	18.00	1,800	249,294
<b>Benches (for dugouts):</b>					
Fields #8 & #9	12	EA	250.00	3,000	
"T" Ball	4	EA	250.00	1,000	4,000
<b>Foul Poles:</b>					
	2	SET	2,500.00	5,000	5,000
<b>HC Signs:</b>					
	2	EA	200.00	400	400
<b>Planting:</b>					
Outfield Seeding					
Field #8	26,250	SF	0.15	3,938	
Field #9	56,250	SF	0.15	8,438	
Multi-Purpose Grass	72,500	SF	0.10	7,250	
Parking Island Seeding	4,075	SF	0.10	408	
Trees (2" caliber)					
Sand Hill Road Street Trees	40	EA	250.00	10,000	
Parking Lot (NW)	8	EA	250.00	2,000	
Backstop Area	6	EA	250.00	1,500	
Shrubs & Groundcover	1,500	SF	5.00	7,500	41,033
<b>Field Lighting:</b>					
(including conduit, conductors, and panel)					
Field #4	ALLOW	LS		53,200	
Field #5	ALLOW	LS		53,200	
Field #6	ALLOW	LS		89,775	
Field #7	ALLOW	LS		56,000	
Field #8	ALLOW	LS		53,200	
Field #9	ALLOW	LS		89,775	395,150
Subtotal Future Phased Construction Costs:					1,128,431
Sales Tax (8.6%):					97,045
Contingency (5%):					61,274
Total Future Phased Construction Costs:					1,286,750
<b>Other Project Costs:</b>					
Design	ALLOW	LS		128,675	
Geotechnical	ALLOW	LS		3,000	
Permitting	ALLOW	LS		9,000	
Testing	ALLOW	LS		2,000	142,675
Total Future Phased Project Costs:					\$ 1,429,425

## Appendix 5

### Briefing Minutes: County Board of Commissioners

## Briefing Minutes: Sandhill Park Development Plan

February 28, 2005

Present: Commissioners Kamin, Sheldon, and Ring Erickson  
Doug Micheau, Director of Parks, Utilities, and Waste Management  
Ed MacLeod, consultant for MacLeod Reckord

Mr. Micheau provided background for the Board on the Sandhill Park Plan effort relative to scope and timing. He indicated the consultant had met with representatives from the user groups and solicited information on their current and future needs. Mr. MacLeod then went over some potential development concepts with the Board, to obtain their guidance in developing a final draft plan for their review. The Board indicated their concurrence with a development plan that preserves the investment in existing field number six (300' field) and provides:

- appropriate restroom, concession, gathering, play areas, and storage for the site;
- regulation 200' fields for existing fields numbered 3, 4, & 5;
- two additional fields (one 200' and one 300') and sufficient parking in the upper undeveloped area; and
- practice fields with parking on the east side of Sandhill Road.

Mr. Macleod will be incorporating their guidance in a final draft development plan, along with phasing plans and cost estimates. This will be presented to the user groups for comment and presented to the Board for consideration and potential adoption in the latter part of March. Mr. Micheau will be proceeding with any necessary improvements, consistent with the Board's direction, that will enhance the suitability of the fields for the start of games in April. Design of improvements for the first phase of development will begin following adoption of the, with construction to follow later this year.



## Appendix 6

### Meeting Notes: User Group

**Ed MacLeod**

**From:** Ed MacLeod [edm@macleodreckord.com]  
**Sent:** Friday, March 11, 2005 12:31 PM  
**To:** 'Doug Micheau'  
**Subject:** Sand Hill Park User Group Meeting

Doug:

The meeting went well last night. All three groups were represented and all were enthusiastic about the possibilities for improvement. Following is a list of the primary items of discussion and user group preferences:

1. Preserve previous investments in filed improvements and avoid as much demolition and reconstruction as possible.
2. Pursue the potential for joint use with the School District which could provide:
  - a. Expansion of Field #4 outfield onto school property
  - b. Allow park user access tot he existing children's play area
  - c. Share park parking with the school
  - d. Allow use of the existing and /or proposed 300' fields by the high school.
3. The master plan should provide the following:
  - a. If field #4 cannot be extended onto school property then shift fields 4 and 5 to the north and east to allow room for two 200' fields. Keep field #6 in its present location. (Concept Study B)
  - b. Construct one 200' field and one 300' field in the wooded area on the north side of the site along with parking and related improvements. (Modified Concept Study A)
  - c. Improve the existing west side parking and pedestrian access as shown on all three concepts.
  - d. Continue to pursue certification of the existing well for irrigation.
  - e. Little League and Pee Wees favor three fields on the east side of Sand Hill Road. They would like to: Leave field #3 in its present location and configuration, with improvements for access and infield drainage; and would like us to study the possibility of moving field #1 to the north and west to create two useable fields (#1 and #3) and one practice field (#2). Field #1 would have built-in bleacher seating similar to field #3.
  - f. Girls Softball favors the two field alternative on the east side as shown on Concept Study B.
  - g. Restrooms, concessions and storage should be included.
  - h. Field lighting should be included.
  - i. County should improve pedestrian crossing of Sand Hill Road.
  - j. Arrange new parking in NE corner to align access drive with new parking drive across Sand Hill Road. (Concept Study A)
4. Phasing
  - a. The first priority should be the construction of field #7 and related access and parking improvements
  - b. Complete the construction of new fields before any substantial work on existing fields in done. The groups are concerned about field renovation or relocation that would remove the fields from use during the playing season.
  - c. Include restroom/concession building in project that constructs fields #8 and #9.
  - d. Construct restroom/concession building at fields #4, #5, and #6 as soon as possible after field #7 is constructed.

I will study the possibility of moving field #1 to the NW prior to competing the Master Plan. I'll give you a call Monday to discuss final master plan decisions.

Ed