



Community Development and Planning
Lewis and Clark County

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MEMORANDUM

Date: December 27, 2023
To: City-County Parks Board
From: Angie Hubbard, Planner II

RE: Proposed Timberworks Parkland Design

Applicant:
Helena School District
P.O. Box 1280
Helena, MT 59624
Representative: Second Nature Consulting: Neil Kiner

City-County Parks Board Meeting:

Wednesday, January 3, 2024

EXECUTIVE SUMMARY:

Lewis and Clark County Community Development and Planning received American Rescue Plan Act (ARPA) funding for the design and implementation cost estimate of Timberworks Parkland. This property is approximately 1.45 acres in size and is adjacent to Jim Darcy Elementary School. This design once implemented will give the school district and surrounding subdivisions additional playground area, gazebo, open field space, basketball court, and a pedestrian connection between Timberworks Subdivision and Jim Darcy Elementary School. Review and comment of this design will be provided to the Board of County Commissioners.

REQUEST:

The School District is seeking review and comment from the Parks Board regarding the design of Timberworks Parkland. This information will be forwarded to the Board of County Commissioners.

STAFF RECOMMENDATION:

Approval.

BACKGROUND:

Lewis and Clark County Community Development and Planning received American Rescue Plan Act (ARPA) funding for the design of Timberworks Parkland. In August of 2023 Helena School District entered in a subrecipient agreement with the County for \$3,625 for the park design and improvement plan. The School District hired Second Nature Consulting to perform the work for the contract.

Timberworks Estates Park is County owned parkland that was established in March of 2013 through final approval of Phases II and III of the Timberworks Estates Subdivision. This property is approximately 1.45 acres in size and is adjacent to Jim Darcy Elementary School. The development of this parkland will benefit the School District and attendees of Jim Darcy Elementary School, as well as residents of Timberworks Estates and Grand Valley Estates Subdivisions. This project will give the school an additional area to spread children out while playing during lunch and recess as well as provide an additional playground area and pedestrian connection from the Timberworks Estates Subdivision to the School. Once the design is implemented, maintenance of the grounds and infrastructure will occur through an agreement between Lewis and Clark County and the School District.

ATTACHMENTS:

Exhibit A: Location Map of Timberworks Parkland

Exhibit B: Layout of Proposed Design


Exhibit C: Design Cost Estimate

Exhibit A: Location Map of Timberworks Parkland



Exhibit B: Layout of Proposed Design



 SECOND NATURE CONSULTING	Project Number	231002
	Prepared by:	EJSW
	Date:	12/28/2023

Project Name:	Jim Darcy Park
Owner:	Helena School District
Description:	Park Development Cost Estimate

PRELIMINARY ORDER-OF-MAGNITUDE ESTIMATE

PROJECT ITEMS	Quantity	Unit Price	Unit	Cost
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Site Prep

Mob/Demob	1	\$ 5,000.00	LS	\$ 5,000
Survey Layout	1	\$ 500.00	EA	\$ 500
Construction Entrance	1	\$ 500.00	EA	\$ 500
Silt fence	600	\$ 2.50	LF	\$ 1,500
Porta Potty 3 months	3	\$ 200.00	MNTH	\$ 600
Job Trailer - rented no major hookups	3	\$ 350.00	MNTH	\$ 1,050
Temp Construction Fencing 6' chainlink	750	\$ 3.85	LF	\$ 2,888
Cleanup - dumpster/disposal	1	\$ 3,500.00	LS	\$ 3,500
Mass site clearing small brush	1.25	\$ 3,000.00	ACRE	\$ 3,750
Topsoil stripping & piling	350	\$ 12.00	CY	\$ 4,200

Site Utilities

Electrical Service	1	\$ 5,000.00	EA	\$ 5,000
Electrical panel/outlet Gazebo area	1	\$ 5,000.00	EA	\$ 5,000
Water Service (irrigation)	1	\$ 40,000.00	EA	\$ 40,000
Irrigation Controls	1	\$ 3,000.00	EA	\$ 3,000

Site Work & Amenities

DEQ Permitting, Storm Water Detention	1	\$ 10,000.00	LS	\$ 10,000
Drainage Piping	30	\$ 60.00	LF	\$ 1,800
Soil Amending - in place	45,000	\$ 1.50	SF	\$ 67,500
Concrete Walks	3,240	\$ 10.00	SF	\$ 32,400
Concrete Slab - Basketball Court	5,640	\$ 12.00	SF	\$ 67,680
Fine Grading	45,000	\$ 0.20	SF	\$ 9,000
Turf Grass Irrigation	43,700	\$ 1.50	SF	\$ 65,550
Drip Irrigation	900	\$ 1.00	SF	\$ 900
Sod	43,700	\$ 1.00	SF	\$ 43,700
Trees	12	\$ 600.00	EA	\$ 7,200
Perennial & Shrub Beds	900	\$ 10.00	LS	\$ 9,000
Playground Structure	3	\$ 75,000.00	LS	\$ 225,000
Playground surfacing	3,500	\$ 60.00	SF	\$ 210,000
Landscape Edging	22	\$ 10.00	LF	\$ 220
Perimeter Fencing - 6' Height	1,160	\$ 35.00	LF	\$ 40,600
Perimeter Fencing Gates - Man	3	\$ 750.00	EA	\$ 2,250
Perimeter Fencing Gates - Equipment	1	\$ 1,250.00	EA	\$ 1,250
Basketball Backstop	120	\$ 60.00	LF	\$ 7,200
Basketball Equipment	1	\$ 2,500.00	LS	\$ 2,500
Basketball Court Surfacing - stripes	1	\$ 2,500.00	EA	\$ 2,500
Bicycle Parking	2	\$ 1,250.00	EA	\$ 2,500
Dog Waste Stations	2	\$ 750.00	EA	\$ 1,500
Trash Receptacles	2	\$ 1,000.00	EA	\$ 2,000
Gazebo - prefab	50,000	\$ 1.00	EA	\$ 50,000
Borrow Ditch Crushed Rock	350	\$ 20.00	LF	\$ 7,000

Total Project Budget	\$	945,738
Project Contingency	20% \$	189,147.5
Soft Costs - Consultant Design Fee/permit	6% \$	56,744.25
TOTAL PROJECT COSTS	\$	1,191,629.25