



# A Community Vision for Clem Macrone Park

## Board of Commissioners Update

September 15, 2015



## Radnor Township



KIMMEL BOGRETTE

Architecture + Site



# The Process & Timeline:



## January 8, 2014

- *Design team visited the Site and analyzed existing conditions. Met with neighbors and walked park. Site was surveyed by engineer.*

## January 18, 2014

- *Met with the community group and Garrett Hill Coalition to understand their concerns and what they wanted to see in their park. Their input critical to process.*

## February 26, 2014

- *Presented a design concept solution to community group and got their feedback.*

## March 25, 2014

- *Presented a revised design concept solution based on community group input.*

## April 10, 2014

- *Presented to the Parks & Recreation Board for their input.*



# The Process & Timeline:



**April 28, 2014**

- *Presented plan and process to the Board of Commissioners*

**April 2014 – December 2014**

- *Applied for DCNR & DCED Grants*

**January 23, 2015**

- *Presented an update to the Garrett Hill Neighborhood group*

**February 2015 – April 2015**

- *Applied for DCNR & DCED Grants*
- *Began Engineered Permit Drawings for Submission to the County Conservation District*

**May 20, 2015**

- *Update presentation to the Garrett Hill Neighborhood group.*
- *Adjusted plan based on community feedback*

**July 21, 2015**

- *Review of final plan with the Garrett Hill Neighborhood group.*



# Site Inventory

Planning for the Site – Clem Macrone



Conestoga Rd

Strathmore Dr

Strathmore Dr

Yorkshire Rd

Rockingham Rd

Rockingham Rd

Bailey Rd

Bailey Rd

Williams Rd

Dreer Ln



## **Issues & Constraints Identified**

**Neighbor Input Meeting  
January 8, 2014**

*Traffic and Access  
Lack of “Entry”  
Visibility  
Safety Concerns  
Parking  
Run-off / Drainage  
Separation between park uses  
Restrooms – poor condition  
Event space is lacking  
Service access*





# Park Ideas Identified

## Through Multiple Community Meetings

### Active and Passive Uses

- *Walking Trails*
- *Picnic Areas*
- *Meeting/gathering spaces*
- *Sport fields / Courts*
- *Upgraded Veteran Memorial*
- *Rest rooms*
- *Playgrounds*
- *Gaga Court*
- *Pavilions & Amphitheatre*
- *Interpretive Signage*
- *Outdoor Concerts*
- *Farmers Markets*
- *Art Shows*
- *Access & Organization for July 4<sup>th</sup> Parade*

### Environmental Resources

- *Improve drainage and run-off*
- *BMP's & demonstration projects*
- *Improve bio-diversity and water quality*
- *Stream bank restoration*
- *Increase canopy cover and trees*
- *Improve understory plant diversity*
- *Provide native habitats for diversity of plants and animals*



# Design Plan

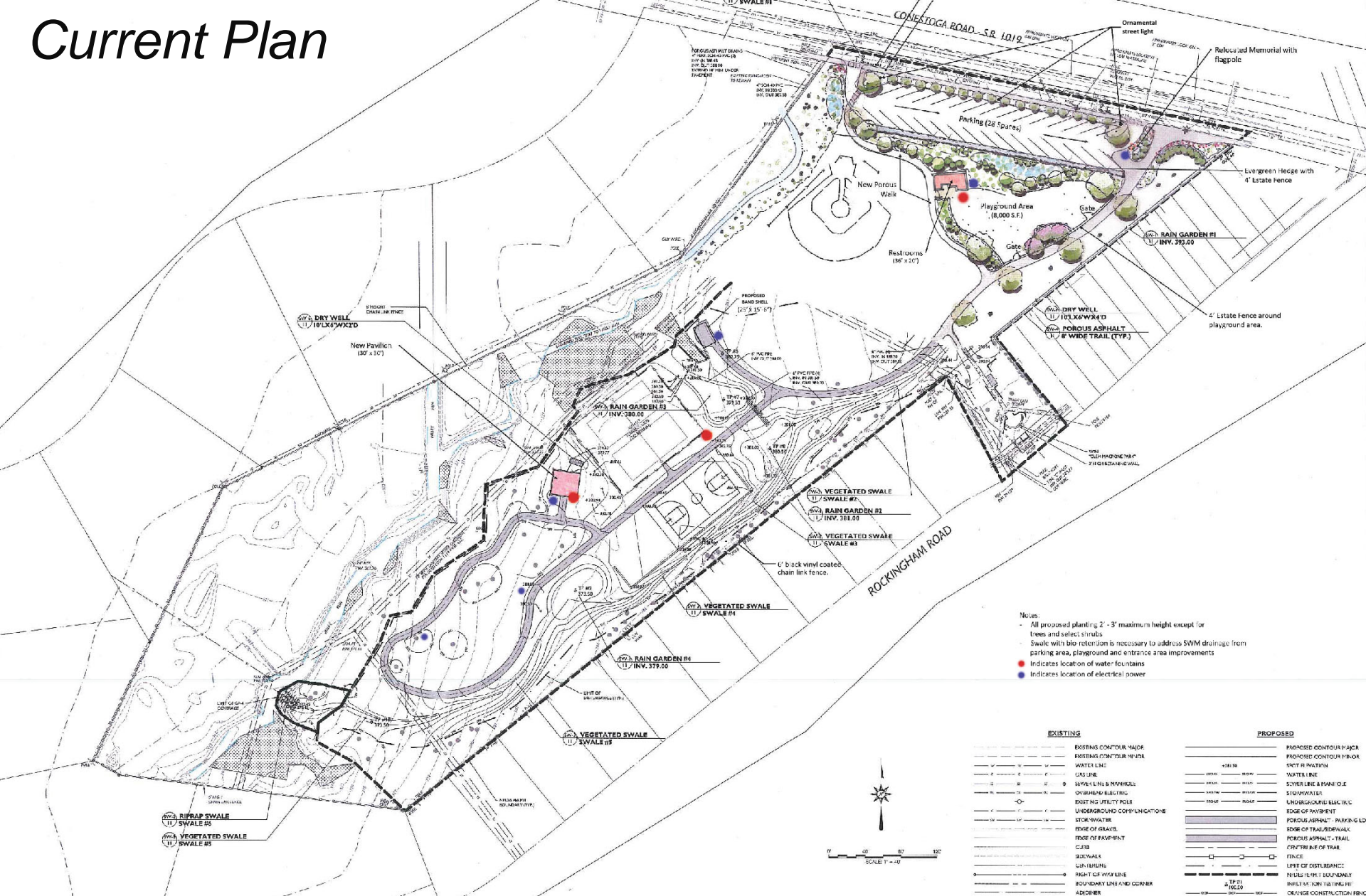


## Reference

- A Pedestrian Entrance / Gateway
- B Parking (25 spaces)
- C Active Use Area - Playground / Splash Park / Tot Lot / Picnic / bar-b-que
- D Promenade (8 - 10' wide)
- E Restrooms
- F Sport Fields / Courts
- G Memorial Tree Grove
- H Event Field / Great Lawn
- I Bio-retention Areas
- K Covered Stage / Environmental Activity Hub / Open Band Shell
- L Wetland / Natural Area
- M Nature Trail
- N Pavilion
- O Memorial Monument
- P Covered Stage / Platform

*Revisions based on feedback to date*

# Current Plan

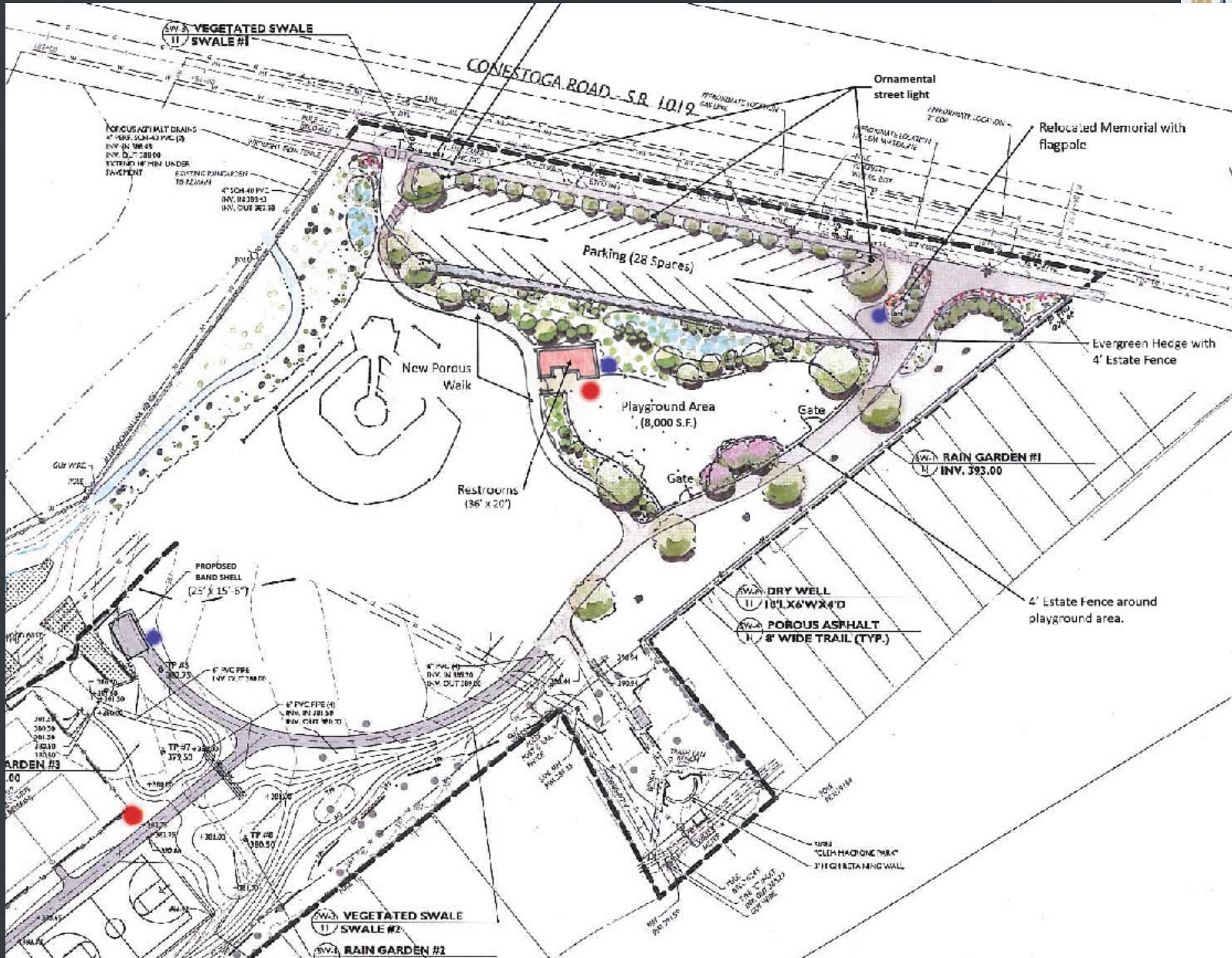
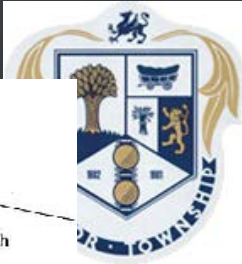


- Notes:
- All proposed planting 2' - 3' maximum height except for trees and select shrubs
  - Swale with bio retention is necessary to address SWM drainage from parking area, playground and entrance area improvements
  - Indicates location of water fountains
  - Indicates location of electrical power

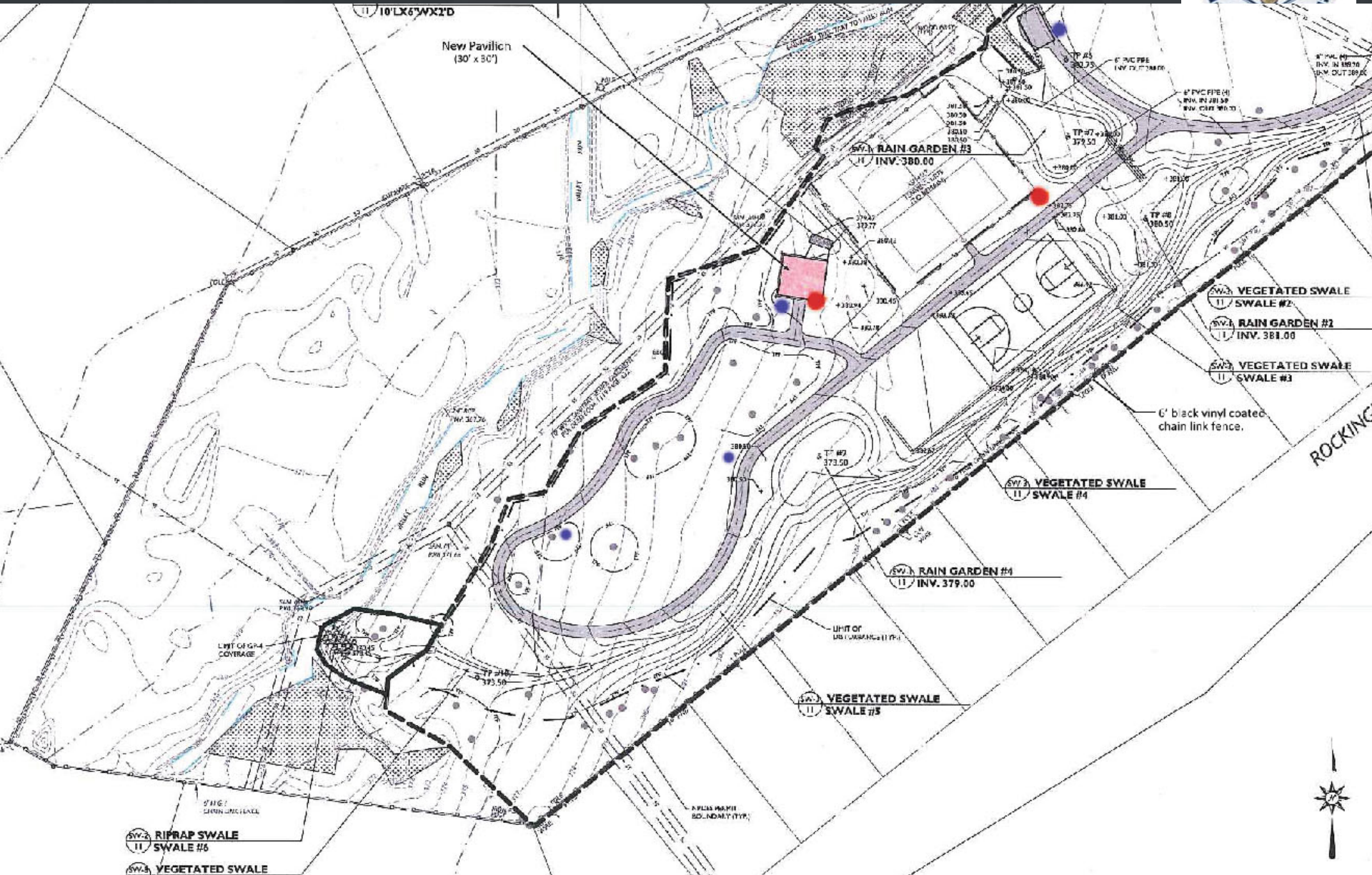
EXISTING	PROPOSED
EXISTING CONTOUR MAJOR	PROPOSED CONTOUR MAJOR
EXISTING CONTOUR MINOR	PROPOSED CONTOUR MINOR
WATER LINE	WATER LINE
Gas Line	Gas Line
SEWER LINE & MANHOLE	SEWER LINE & MANHOLE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
BOISTING UTILITY POLES	BOISTING UTILITY POLES
UNDERGROUND COMMUNICATIONS	UNDERGROUND COMMUNICATIONS
STORM WATER	STORM WATER
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CLUBS	CLUBS
BICYCLEWALK	BICYCLEWALK
LANE BOUNDARY	LANE BOUNDARY
RIGHT OF WAY LINE	RIGHT OF WAY LINE
BOUNDARY LINE AND CORNER	BOUNDARY LINE AND CORNER
ADJACENT	ADJACENT
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	WATER LINE
	SEWER LINE & MANHOLE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF TRAILSIDEWALK
	POROUS ASPHALT - TRAIL
	POROUS ASPHALT - TRAIL
	FENCE
	LINE OF DISTURBANCE
	RIGHT OF WAY BOUNDARY
	RIGHT OF WAY BOUNDARY
	ORANGE CONSTRUCTION FENCE



# Current Plan



# Current Plan



SW-6 RIFRAP SWALE  
11 SWALE #6

SW-5 VEGETATED SWALE

SW-5 VEGETATED SWALE  
11 SWALE #5

SW-3 RAIN GARDEN #1  
11 INV. 379.00

SW-4 VEGETATED SWALE  
11 SWALE #4

SW-2 VEGETATED SWALE  
11 SWALE #2

SW-1 RAIN GARDEN #2  
11 INV. 381.00

SW-3 VEGETATED SWALE  
11 SWALE #3

New Pavilion  
(30' x 30')

11 10'X6'WX2'D

LIMIT OF G-4  
COVERAGE

6' HIGH  
CHAIN LINK FENCE

LIMIT OF  
G-1 (SLOPE)  
COVERAGE

6' PILE PERMIT  
ONLY (TYP.)

6' black vinyl coated  
chain link fence.

ROCKING



# Current Estimated Costs



*Current Project Estimate:*

*- \$1,843,245.75*

- DCNR Grant was submitted on April 16<sup>th</sup> for \$350K*
- DCED Grant received for \$224K*
- PECO Grant received for \$5K*

*Next Steps upon Approval: (3-4 months\*)*

- Finalize engineering drawings and stormwater*
- Submit project to County Conservation District & NPDES*
- Prepare final bid package*
- Bid Project and Award*

*\*Final bidding date contingent on permit review time and approvals*



# Summary

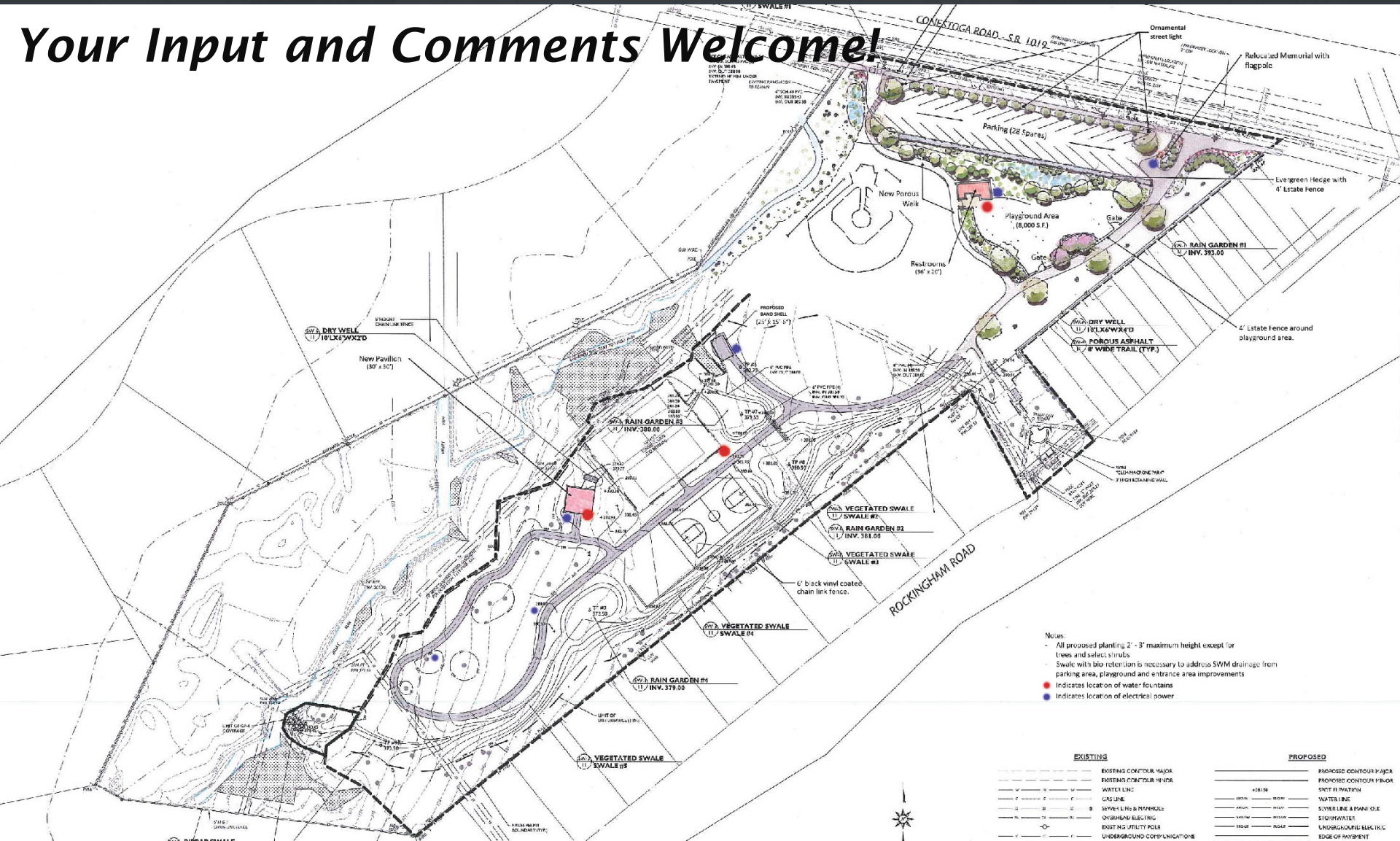
- *Community Input was and continues to be a main priority for this project.*
- *This is a project for all Radnor Township residents – premier site for recreational programming.*
- *7 Presentations / focus group-style meetings with the community residents.*
- *Multiple site walks with the user groups and Township staff*
- *Aligns with the 2008 Garrett Hill Master Plan “Investment in Clem Macrone Park and Emlen Tunnel Field are among the highest community priorities for Garrett Hill.”*
- *DCNR has identified this project as a very strong candidate for a grant this year.*
- *\$1.8M cost estimate falls within the project’s budget parameters as presented to the BOC in April 2014*



# Questions & Answers



## Your Input and Comments Welcome!



- Notes:
- All proposed planting 2' - 3' maximum height except for trees and select shrubs
  - Swale with the retention is necessary to address SWM drainage from parking area, playground and entrance area improvements
  - Indicates location of water fountains
  - Indicates location of electrical power

EXISTING		PROPOSED	
---	EXISTING CONTOUR MAJOR	---	PROPOSED CONTOUR MAJOR
---	EXISTING CONTOUR MINOR	---	PROPOSED CONTOUR MINOR
---	WATER LINE	---	SWT F. WATER
---	GAS LINE	---	WATER LINE
---	3" PVC LINES & MANHOLES	---	5" WATER & FAN COLE
---	OVERGROUND ELECTRIC	---	STORMWATER
---	EXIST. HD. UTILITY POLE	---	UNDERGROUND ELECT. (IC)
---	UNDERGROUND COMMUNICATIONS	---	EDGE OF PAYMENT

Clem Macrone Park - Master Plan Development Project				
Description	Units	Unit Cost	Unit	Total Cost
<b>Demolition</b>				
Demolition - Paving	1	\$15,000.00	LS	\$15,000.00
Demolition - Buildings	1	\$10,000.00	LS	\$10,000.00
<b>SUBTOTAL DEMOLITION</b>				<b>\$25,000.00</b>
<b>Erosion &amp; Sedimentation Measures</b>				
Construction Entrance	1	\$2,500.00	EA	\$2,500.00
Erosion Control Blanket (S75bn)	500	\$4.00	SY	\$2,000.00
Filter Sock (30")	700	\$3.00	LF	\$2,100.00
Miscellaneous E&S BMPs	-	\$7,500.00	LS	\$0.00
Straw mulch	2,100	\$0.67	SY	\$1,396.50
Orange Construction Fence	600	\$3.00	LF	\$1,800.00
Tree Protection	1,700	\$8.75	LS	\$14,875.00
Wetland Vegetation Management	1	\$7,500.00	LS	\$7,500.00
<b>SUBTOTAL GENERAL Erosion &amp; Sedimentation</b>				<b>\$32,171.50</b>
<b>Earthwork &amp; Landscaping (Not Associated with Stormwater)</b>				
<b>Earthwork</b>				
Cut	763	\$8.00	CY	\$6,104.00
Disposal		\$12.00	CY	\$0.00
Fill	1,022	\$8.00	CY	\$8,179.92
<b>Landscaping</b>				
herbaceous plants (DP50 plugs)	3,555	\$3.50	EA	\$12,442.50
shrubs - #5	22	\$65.00	EA	\$1,430.00
shrubs - #2	24	\$50.00	EA	\$1,200.00
Seed	95,000	\$0.10	SF	\$9,500.00
mulch	40	\$95.00	CY	\$3,800.00
Trees 2.5" cal.	22	\$350.00	ea.	\$7,700.00
<b>SUBTOTAL GENERAL EARTHWORK &amp; LANDSCAPING</b>				<b>\$50,356.42</b>
<b>Stormwater Management</b>				
<b>Vegetative Swale</b>				
E&S - Matting	949	\$4.00	SY	\$3,796.00
E&S - Riprap (R5)	60	\$75.00	TN	\$4,500.00
Earthwork - Cut	715	\$8.00	CY	\$5,720.00
Earthwork - Disposal	393	\$12.00	CY	\$4,716.00
Earthwork - Fill	75	\$8.00	CY	\$600.00
Geotextile	37	\$5.00	SY	\$185.00
Landscaping - Seed	8528	\$0.10	SF	\$852.80
Landscaping - Shrubs (#2 container)	11	\$50.00	EA	\$550.00
Landscaping - Trees (2-2.5" cal.)	19	\$350.00	EA	\$6,650.00
<b>Subtotal Vegetative Swale</b>				<b>\$27,569.80</b>
<b>RAIN GARDENS</b>				
E&S - Matting	50	\$4.00	SY	\$200.00
E&S - Matting	17	\$6.00	SY	\$102.00
Earthwork - Amendments	155	\$75.00	CY	\$11,625.00
Earthwork - Cut	1251	\$8.00	CY	\$10,008.00
Earthwork - Disposal	995	\$12.00	CY	\$11,940.00
Earthwork - Fill	123	\$8.00	CY	\$984.00
Pipe (4" sch 40 PVC)	80	\$6.00	LF	\$480.00
Pipe (6" sch 40 PVC)	220	\$10.00	LF	\$2,200.00
Earthwork - Stone	17	\$75.00	TN	\$1,275.00
Herbaceous Perennials (DP50 Plug)	1500	\$4.00	EA	\$6,000.00
Landscaping - Seed	14500	\$0.10	SF	\$1,450.00
Shrubs (#2 container)	50	\$50.00	EA	\$2,500.00
Trees (2-2.5" cal.)	7	\$350.00	EA	\$2,450.00
<b>Subtotal Rain Gardens</b>				<b>\$51,214.00</b>
<b>DRY WELLS</b>				
Cut	13	\$6.00	CY	\$78.00
Fill	13	\$12.00	CY	\$156.00
Stone (River Rock)	10	\$115.00	TN	\$1,150.00
Stone (R3)	15	\$75.00	TN	\$1,125.00
Geotextile	21	\$5.00	SY	\$105.00
Pipe (6" sch 40 PVC)	85	\$10.00	LF	\$850.00
<b>Subtotal Dry Wells</b>				<b>\$3,464.00</b>

Clem Macrone Park - Master Plan Development Project				
Description	Units	Unit Cost	Unit	Total Cost
<b>TRAIL</b>				
Earthwork - Cut	1042	\$8.00	CY	\$8,336.00
Earthwork - Fill		\$8.00	CY	\$0.00
Earthwork - Disposal	1042	\$12.00	CY	\$12,504.00
Porous Asphalt	15640	\$5.50	SF	\$86,020.00
<i>Subtotal Trail</i>				<b>\$106,860.00</b>
<b>PARKING LOT</b>				
Earthwork - Cut	988	\$8.00	CY	\$7,904.00
Earthwork - Disposal	988	\$12.00	CY	\$11,856.00
Porous Asphalt & Bedding	14820	\$7.00	SF	\$103,740.00
Earthwork - Pipe (4" sch 40 PVC)	10	\$6.00	LF	\$60.00
Two Year Maintenance of BMP's	2	\$5,716.50	LS	\$11,433.00
<i>Subtotal Parking Lot</i>				<b>\$134,993.00</b>
<b>SUBTOTAL STORMWATER</b>				<b>\$324,100.80</b>
<b>Athletics</b>				
<b>Tennis Court</b>				
Resurfacing	2	\$20,200.00	EA	\$40,400.00
Fencing & Netting	440	\$75.00	LF	\$33,000.00
<b>Basketball Court</b>				
Cut	178	\$8.00	CY	\$1,424.00
Disposal	178	\$12.00	CY	\$2,136.00
Surfacing, and court finishing	1	\$65,000.00	LS	\$65,000.00
<b>SUBTOTAL ATHLETICS</b>				<b>\$141,960.00</b>
<b>Playground</b>				
Play Equipment	1	\$200,000.00	EA	\$200,000.00
Site Work	1	\$17,000.00	LS	\$17,000.00
Equipment Installation	1	\$85,000.00		\$85,000.00
Surfacing	8,000	\$15.00	SF	\$120,000.00
Bike Rack	2	\$800.00		\$1,600.00
<b>SUBTOTAL PLAYGROUND</b>				<b>\$423,600.00</b>
<b>Structures, Pavilions, &amp; Equipment</b>				
Building - Comfort Station	1	\$150,000.00	LS	\$150,000.00
Pavilion	1	\$90,000.00		\$90,000.00
Band Shell	1	\$50,000.00		\$50,000.00
Relocate/Landscape of war memorial	1	\$18,000.00	LS	\$18,000.00
Walls - new 2' ht	330	\$85.00	LF	\$28,050.00
Park Furniture & Equipment	1	\$29,500.00	LS	\$29,500.00
Signage	1	\$10,000.00	LS	\$10,000.00
<b>SUBTOTAL STRUCTURES, PAVILIONS &amp; EQUIPMENT</b>				<b>\$375,550.00</b>
<b>Site Infrastructure</b>				
Vinyl Coated, Knuckles Down, Chainlink Fence (6' Ht)	1,116	\$35.00	LF	\$39,060.00
New Curbing along Conestoga	464	\$50.00	LF	\$23,200.00
New Sidewalk along Conestoga	325	\$62.00	LF	\$20,150.00
Site Electrical	1	\$25,000.00	LS	\$25,000.00
Aluminum Fencing (4' Ht) W/ 2 Gates	735	\$45.00	LF	\$33,075.00
Drinking Fountains	3	\$8,000.00	EA	\$24,000.00
New Backstop and baseline fencing @ Ball Field	1	\$16,000.00	LS	\$16,000.00
Additional Design Costs	1	\$22,200.00	LS	\$22,200.00
<b>SUBTOTAL SITE INFRASTRUCTURE</b>				<b>\$202,685.00</b>
<b>SUBTOTALS HARD CONSTRUCTION COST</b>				<b>\$1,575,423.72</b>
Construction Inspections (5%)				\$78,771.19
Contingency (12%)				\$189,050.85
<b>SUBTOTAL CONSTRUCTION INSPECTIONS &amp; CONTINGENCY</b>				<b>\$267,822.03</b>
<b>TOTAL</b>				<b>\$1,843,245.75</b>
<i>NOTE: Costs above do not include architectural and engineering fees or Township Costs expended to date.</i>				

