

**VII. Implementation Costs**

**A. Introduction**

The major recommendations were identified in Section VI. This section will provide detailed itemization of the improvements to be made at each existing park, as well as an order of magnitude cost estimate. These budget costs assume the projects will be bid and built by a contractor, and will be designed to high standards to last a long time. The general budget cost for the development of the new recommended parks is also identified in this section. The reader must keep in mind that it is not expected for the township to bear all of these costs. Some could be funded or provided by other entities such as homeowner associations, developers, non-profit organizations, leagues, MetroParks of Butler County or other agencies. The proposed development is planned to meet the needs of township residents at the time of build out of the township, therefore, these would be developed over a period of 10-20 years or more. These implementation costs do not include land acquisition.

**B. Existing Parks**

	<b>Cost</b>
1. Community Parks	
a. Cherokee Park	
Restroom building and utilities	\$100,000
New picnic shelter	\$50,000
Playground	\$50,000
Trails	\$40,000
Erosion Control	TBD
<b>Subtotal for Construction</b>	<b>\$240,000</b>
Contingency (10%)	\$24,000
<b>Construction Total</b>	<b>\$264,000</b>
Design/survey/bidding (12%)	\$31,680
<b>Project Total</b>	<b>\$295,680 Plus</b>
b. Dudley Memorial Park	
Pave parking lot over existing base	\$27,000
Pave access road - regrade to smooth out	\$42,000
Restroom building and utilities	\$150,000
Upgrade playground	\$60,000
<b>Subtotal for Construction</b>	<b>\$279,000</b>
Contingency (10%)	\$27,900
<b>Construction Total</b>	<b>\$306,900</b>
Design/survey/bidding (12%)	\$36,828
<b>Project Total</b>	<b>\$343,728</b>

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c.	Liberty Park	
	Pave parking over existing base	\$95,000
	Upgrade playground equipment	\$60,000
	<b>Subtotal for Construction</b>	<b>\$155,000</b>
	Contingency (10%)	\$15,500
	<b>Construction Total</b>	<b>\$170,500</b>
	Design/survey/bidding (12%)	\$20,460
	<b>Project Total</b>	<b>\$190,960</b>
d.	Wetlands Park	
	Restroom and utilities	\$120,000
	Trail mile markers	\$2,000
	<b>Subtotal for Construction</b>	<b>\$122,000</b>
	Contingency (10%)	\$12,200
	<b>Construction Total</b>	<b>\$134,200</b>
	Design/survey/bidding (12%)	\$16,104
	<b>Project Total</b>	<b>\$150,304</b>
e.	Wilhelmina Park (based on the Concept Plan presented)	
	Road and Parking	\$340,000
	Curb	\$275,000
	Paved trails	\$190,000
	Nature trails	\$20,000
	Small picnic shelters (2)	\$100,000
	Large picnic shelters (2)	\$200,000
	Restrooms (2)	\$200,000
	Amphitheater	\$200,000
	Skate Park	\$350,000
	2 Basketball courts	\$60,000
	Sprayground	\$350,000
	Reforestation	\$20,000
	Turf establishment	\$70,000
	Earthwork	\$800,000
	Meadow	\$30,000
	Signage	\$3,000
	Utilities (storm, sanitary)	\$200,000
	Electric supply and security lights	\$120,000
	Small playground	\$60,000
	Large All-Access Playground	\$200,000
	<b>Subtotal for Construction</b>	<b>\$3,788,000</b>
	Contingency (10%)	\$378,800
	<b>Construction Total</b>	<b>\$4,166,800</b>
	Design/survey/bidding (12%)	\$500,016
	<b>Project Total</b>	<b>\$4,666,816</b>

## Implementation Costs

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### 2. Neighborhood Parks

a.	Allen Park	
	Playground	\$60,000
	Picnic shelter	\$50,000
	Walkways	\$15,000
	<b>Subtotal for Construction</b>	<b>\$125,000</b>
	Contingency (10%)	\$12,500
	<b>Construction Total</b>	<b>\$137,500</b>
	Design/survey/bidding (12%)	\$16,500
	<b>Project Total</b>	<b>\$154,000</b>
b.	Fort Liberty Playland	
	Paved walkway from parking to restroom and shelter	\$7,500
	Pave parking lot over existing base	\$45,000
	<b>Subtotal for Construction</b>	<b>\$52,500</b>
	Contingency (10%)	\$5,250
	<b>Construction Total</b>	<b>\$57,750</b>
	Design/survey/bidding (12%)	\$6,930
	<b>Project Total</b>	<b>\$64,680</b>
c.	Maud Hughes Incline Park	
	Small shade shelter	\$25,000
	Expand Parking	\$20,000
	Security lighting and electric	\$20,000
	<b>Subtotal for Construction</b>	<b>\$65,000</b>
	Contingency (10%)	\$6,500
	<b>Construction Total</b>	<b>\$71,500</b>
	Design/survey/bidding (12%)	\$8,580
	<b>Project Total</b>	<b>\$80,080</b>
d.	Reserves of Liberty Park	
	Upgrade playground	\$100,000
	Restroom and utilities	\$120,000
	Entrance sign on Grandin Ridge Dr.	\$3,000
	<b>Subtotal for Construction</b>	<b>\$223,000</b>
	Contingency (10%)	\$22,300
	<b>Construction Total</b>	<b>\$245,300</b>
	Design/survey/bidding (12%)	\$29,436
	<b>Project Total</b>	<b>\$274,736</b>

**C. New Parks and Facilities Development Costs (not acquisition)**

1. County Parks

Since these properties have not been master planned, an average figure of \$60,000 per acre has been used. This figure is based upon an analysis of recently developed parks. This figure includes contingencies, design costs, and construction costs.

a. Gregory Creek Park - About 300 acres primarily passive at about \$10,000 per acre.	\$3,000,000
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2. Community Parks

a. Terry Farm - about 20 acres - HOA to fund part	\$1,200,000
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b. West Central Park along Route 747 - about 150+ acres	\$9,000,000
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c. Northeast Community Park - About 50 acres	\$3,000,000
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d. Cenral Park - About 20 acres near Millikin at Maud Hughes	\$1,200,000
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e. North Central Community Park - About 20 acres	\$1,200,000
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3. Neighborhood Parks

a. Sunrise Stables Park - 20 acres	\$1,200,000
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b. Summerlin Park - 7.5 acres	\$450,000
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c. Glenview Ridge HOA Park - by others	
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d. Lakeview Cove HOA Park - by others	
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e. Harbour Town HOA Park - by others	
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f. Liberty Grand Villas HOA Park - by others	
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<b>Subtotal - New Parks</b>	<b>\$20,250,000</b>
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**D. Parks Capital Improvement Cost Summary**

1. Community Parks

a. Cherokee Park	\$295,680
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b. Dudley Memorial Park	\$343,728
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c. Liberty Park	\$190,960
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d. Wetlands Park	\$150,304
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e. Wilhelmina Park	\$4,666,816
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## Implementation Costs

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2.	Neighborhood Parks	
a.	Allen Park	\$154,000
b.	Fort Liberty Playland	\$64,680
c.	Maud Hughes Incline Park	\$80,080
d.	Reserves of Liberty Park	\$274,736
3.	New Parks (Part B above)	<u>\$20,250,000</u>
	<b>Total CIP Recommendations</b>	<b>\$26,470,984</b>

### E. Operations and Maintenance Costs

The proposed improvements will add approximately 670 acres of new developed park land to the inventory of parks maintained by Liberty Township. The Consultant has performed analysis of several other parks throughout Ohio and determined that an average annual cost per acre for the operations and maintenance of parks is approximately \$2,000. This would result in long term annual increase to the budget of \$1,340,000 for the operations, programming and maintenance of the new park land as they are developed. The cost to Liberty Township may be less since they are not actively programming the park spaces and the sports organizations could be responsible for maintenance of any athletic fields that would be developed in the township. Therefore, the figure could be considerably less in this situation. The Consultants feel strongly to recommend to their clients that they should not develop a park unless they have the financial capability to operate and maintain that park so that the intention of providing quality parks and open space for the residents can be accomplished. In cases where adequate funding for operations and maintenance has not been budgeted in other communities, the park land becomes quickly run down and can develop into some safety issues such as maintenance and up-keep of the playground equipment.

### F. Budget Recommendations

1. It is recommended that the park maintenance budget be identified specifically as a division under the Services Department. This would allow the township to better identify and monitor the expenses as they relate to parks. This is important as the township expands the park system in the community.
2. It is also recommended that the township consider expanding special events in the community. The current budget of \$40,000 per year could be supplemented by fees, donations, sponsors, etc.
3. It is also recommended that the Special Events Coordinator be hired by the township. The salary for this person should be generated by the special events offered in the township from fees, sponsors and donations. The new Events Coordinator would be responsible to generate the additional funds. This part-time or full-time position would be better able and motivated to raise the necessary funds than volunteers or staff persons with other responsibilities.

