

Facility Phasing and Cost Recommendations

The Maryville-Alcoa-Blount County Comprehensive Parks and Recreation Master Plan has outlined over \$57.2 million in capital improvements. The master plan has detailed \$4.8 million in existing facility renovations, \$32.5 million in new park renovations, \$602,000 in administrative and maintenance facility expansion and \$19.2 million in greenway trail development.

The completion of public input revealed the desire to see tournament-level facilities developed in the county coupled with new parks in the outlying areas. The desire to see existing facilities renovated and the greenbelt expanded also placed high on the community priority list. Master plan research revealed that very few new parks have been developed in over ten years, specifically athletic fields. Recommendations were made to meet community desires and needs with the development of a large regional park with tournament-level facilities for adult softball, soccer and tennis. The lack of development of these types of facilities in a community that has seen tremendous growth over the last ten years has placed MAB at a severe deficiency. Other new parks have been recommended with multi-purpose fields that can be utilized for practice and pick-up games by users not in an organized sport. Community parks in the Townsend region and on property slated for the future Carpenter's High School were intended to meet this need. The Carpenter's School Community Park will be dependent on the final completion of the high school. It has been placed at the end of the ten-year phasing plan in the years 2013 and 2014 to allow time for the school to come online.

A large multi-purpose recreation center with indoor aquatics, gymnasiums, weight training and fitness was another highly desired element in the park system. Recommendations were made for an 80,000 square foot facility to be located at the new regional park. This facility, coupled with tournament-level field and court facilities, will make the regional park a true destination.

The prioritization for facility development was based on public input and the assumption that the MAB would support \$56 million in spending over the next ten years. The capital expenditures would be a result of either a bond, increased sales or property taxes or increased allocations from the general funds of Maryville, Alcoa and Blount County. Top priority over the next ten years was given to the facilities mentioned above with renovations of existing parks mixed throughout the ten-year period.

The development of the large East Side Community Park as it is referred to in the plan was recommended for 2007 and 2008. The delay of two years in development was to allow the commission to search for and purchase property and to complete a master plan for the new park. Existing park renovation projects were recommended in 2005 and 2006 as well as extension of a section of the greenway.

The development of the East Side Community Park would begin in 2007 with the construction of the recreation center, softball, tennis and soccer facilities. In the year 2008, a skate park and park support amenities such as a playground and picnic pavilions. Other new park development and greenway extensions are recommended in the years following completion of the large community park.

Critical pieces of the greenway extension have been recommended within the next ten years. Others have been recommended for future development. Priority was given to those sections that would help link county residents into the overall system. Funding for the greenway did not take into account matching dollars that may be available for development. If these funds are secured, sections recommended for future development could move up in the overall phasing plan.

An opinion of probable cost has been provided for each existing park renovation as well as new park and greenway development. **Figure 7.1** provides an itemized list of recommendations for each park with costs and recommended years for completion. **Figure 7.2** provides an overview of recommended spending over the next ten years as well as dollars recommended for future development.

**Figure 7.1
EXISTING PARK RENOVATIONS**

AMERINE PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Site Master Plan	1	ls	\$ 15,000.00	\$ 15,000.00	2005
Multi-purpose Practice Field	1	ea	20,000.00	20,000.00	2005
Basketball Court	1	ea	15,000.00	15,000.00	2006
ADA Compliant Playground	1	ls	40,000.00	40,000.00	2006
Asphalt Parking Lot (2" Asphalt & 6" Base)	10,500	sf	2.00	21,000.00	2005
Small Picnic Pavilion/Restroom	1	ls	140,000.00	140,000.00	2005
8' Asphalt Perimeter Walking Trail	5,280	lf	20.00	105,600.00	2006
Park Signage	1	ls	5,000.00	5,000.00	2006

Subtotal \$ 361,600.00
 Design fees @ 8% 28,928.00
 Contingency @15% 54,240.00
TOTAL \$ 444,768.00

BASSELL COURTS

NO RECOMMENDATIONS

EAGLETON PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Picnic Pavilion	1	ea	\$ 110,500.00	\$ 110,500.00	2009
ADA Compliant Playground	1	ls	50,000.00	50,000.00	2011
Park Signage	1	ls	5,000.00	5,000.00	2010
Paved Access Throughout Park	5,280	lf	20.00	105,600.00	2009

Subtotal \$ 271,100.00
 Design fees @ 8% 21,688.00
 Contingency @15% 40,665.00
TOTAL \$ 333,453.00

EAGLETON PARK (Alternative)*

Paved Access Throughout Park	5,280	lf	\$ 20.00	\$ 105,600.00	2009
Park Master Plan	1	ls	20,000.00	20,000.00	2009
Baseball Complex (4 fields)	1	ls	3,000,000.00	3,000,000.00	2009
Softball Complex (3 fields)	1	ls	2,250,000.00	2,250,000.00	2010
Concession/Restroom Building	2	ea	275,000.00	550,000.00	2010(1) Future(1)
Picnic Pavilion	1	ea	110,500.00	110,500.00	Future
Pave Existing Parking Lot	1	ls	44,500.00	44,500.00	2009

Subtotal \$ 6,080,600.00
 Design fees @ 8% 486,448.00
 Contingency @15% 912,090.00
TOTAL* \$ 7,479,138.00

*NOTE: THIS AMOUNT IS NOT INCLUDED IN THE PARK RENOVATIONS TOTAL NOR THE GRAND TOTAL

EVERETT ATHLETIC COMPLEX

Item	Quantity	Unit	Unit Price	TOTAL	Year
Asphalt Surfacing on Existing Parking Lot	22,500	sf	\$ 1.60	\$ 36,000.00	2005
Park Signage	1	ls	5,000.00	5,000.00	2005
Soccer Field Lighting	1	ls	80,000.00	80,000.00	2005
4' Fence around Football Field	2	ls	15,000.00	30,000.00	2005
Turf Renovation	1	ls	25,000.00	25,000.00	2005

Subtotal \$ 176,000.00
 Design fees @ 8% 14,080.00
 Contingency @15% 26,400.00
TOTAL \$ 216,480.00

EVERETT PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
ADA Compliant Playground	1	ls	\$ 50,000.00	\$ 50,000.00	2005
Barn Pavilion (40'X60')	1	ls	65,000.00	65,000.00	2006
Park Signage	1	ls	5,000.00	5,000.00	2005
10' Chain-Link Outfield Fence (2 fields)	880	lf	30.00	26,400.00	2005
Pedestrian Trail Lighting	15	ea	3,000.00	45,000.00	2006
Resurface Trails	1	ls	25,000.00	25,000.00	2006
Picnic Tables and Grills	1	ls	10,000.00	10,000.00	2006

Subtotal \$ 226,400.00
 Design fees @ 8% 18,112.00
 Contingency @15% 33,960.00
TOTAL \$ 278,472.00

HOWE STREET PARK

NO RECOMMENDATIONS

JOHN SEVIER PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Pool House Renovation	1	ls	\$ 200,000.00	\$ 200,000.00	2006
Pavilion Renovation	1	ls	50,000.00	50,000.00	2006
Interactive Water Playground	1	ls	80,000.00	80,000.00	2006
Resurface Parking Lot (251 spaces)	1	ls	120,500.00	120,500.00	2008
Concrete Bleacher Pads (2)	1,330	sf	5.00	6,650.00	2008
Replace Walkways at Pool	2,500	sf	5.00	12,500.00	2006
Park Signage	1	ls	5,000.00	5,000.00	2007

Subtotal \$ 474,650.00
 Design fees @ 8% 37,972.00
 Contingency @15% 71,197.50
TOTAL \$ 583,819.50

LOUISVILLE POINT PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
ADA Compliant Playground	1	ls	\$ 50,000.00	\$ 50,000.00	2011
Boat Dock	1	ls	20,000.00	20,000.00	2011
8' Asphalt Pedestrian Trail	5,280	lf	20.00	105,600.00	2011
Resurface Entry Road and Parking Lot	1	ls	100,000.00	100,000.00	2011

Subtotal \$ 275,600.00
 Design fees @ 8% 22,048.00
 Contingency @15% 41,340.00
TOTAL \$ 338,988.00

OLDFIELD MINI PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
8' Asphalt Pedestrian Access Trail	660	lf	20.00	13,200.00	Future

Subtotal \$ 13,200.00
 Design fees @ 8% 1,056.00
 Contingency @15% 1,980.00
TOTAL \$ 16,236.00

PEARSON SPRINGS PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Picnic Pavilion (30'X40')	1	ls	\$ 80,000.00	\$ 80,000.00	2013
ADA Compliant Playground	1	ls	50,000.00	50,000.00	2013
Bleacher Stands (Portable 4-Row, 15' length)	8	ea	3,000.00	24,000.00	2013

Subtotal \$ 154,000.00
 Design fees @ 8% 12,320.00
 Contingency @15% 23,100.00
TOTAL \$ 189,420.00

POLE CLIMBERS ATHLETIC FIELDS

Item	Quantity	Unit	Unit Price	TOTAL	Year
Demolition of Existing Fields					

To Be Completed By City

RICHARD WILLIAMS PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Vegetative Buffer (Evergreen Trees 15' o.c.)	1	ls	\$ 3,500.00	\$ 3,500.00	2014
Park Signage	1	ls	3,000.00	3,000.00	2014
ADA Compliant Playground	1	ls	30,000.00	30,000.00	2014
Additional Parking (15 spaces)	4,500	sf	2.00	9,000.00	2014

Subtotal \$ 45,500.00
 Design fees @ 8% 3,640.00
 Contingency @15% 6,825.00
TOTAL \$ 55,965.00

ROCK GARDEN PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
ADA Compliant Playground	1	ls	\$ 50,000.00	\$ 50,000.00	2008
Restroom Building Renovation	1	ls	30,000.00	30,000.00	2008
Park Sign	1	ls	8,000.00	8,000.00	2008
Small Pavilion (30X40')	1	ls	80,000.00	80,000.00	2008

Subtotal \$ 168,000.00
 Design fees @ 8% 13,440.00
 Contingency @15% 25,200.00
TOTAL \$ 206,640.00

SANDY SPRINGS PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Tennis Court Resurfacing	1	ls	\$ 40,000.00	\$ 40,000.00	2005
Basketball Court Resurfacing	1	ls	15,000.00	15,000.00	2005
Park Signage	1	ls	10,000.00	10,000.00	2005
Landscape Improvements	1	ls	50,000.00	50,000.00	2008
6' Chain-Link Sideline Fence	320	lf	13.00	4,160.00	2006
10' Chain-Link Outfield Fence	985	lf	30.00	29,550.00	2006
ADA Compliant Playground	1	ls	50,000.00	50,000.00	2006

Subtotal \$ 198,710.00
 Design fees @ 8% 15,896.80
 Contingency @15% 29,806.50
TOTAL \$ 244,413.30

SOUTH HALL PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Pavilion w/Restrooms	1	ls	\$ 110,500.00	\$ 110,500.00	2006
Park Signage	1	ls	5,000.00	5,000.00	2013
Demolition of South Hall Pool	1	ls	50,000.00	50,000.00	2005

Subtotal \$ 165,500.00
 Design fees @ 8% 13,240.00
 Contingency @15% 24,825.00
TOTAL \$ 203,565.00

SPRINGBROOK PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Pool House Renovation	1	ls	\$ 500,000.00	\$ 500,000.00	2005
Recreation Center Renovation	1	ls	750,000.00	750,000.00	2008
Ball Field Renovation	1	ls	40,000.00	40,000.00	2008
Pavilion	1	ls	80,000.00	80,000.00	2008
Park Signage	1	ls	10,000.00	10,000.00	2005

Subtotal \$ 1,380,000.00
 Design fees @ 8% 110,400.00
 Contingency @15% 207,000.00
TOTAL \$ 1,697,400.00

EXISTING PARK RENOVATIONS TOTAL \$ 4,809,619.80

NEW PARK RECOMMENDATIONS**PASSIVE COMMUNITY PARK**

Item	Quantity	Unit	Unit Price	TOTAL	Year
Park Master Plan	1	ls	\$ 20,000.00	\$ 20,000.00	2010
Asphalt Entry Road (2" Asphalt & 6" Base)	125,000	sf	2.00	250,000.00	2010
Asphalt Parking Lot (2" Asphalt & 6" Base)	45,000	sf	2.00	90,000.00	2010
Interpretive Nature Trails	18,000	lf	20.00	360,000.00	2011
Interpretive Signage	1	ls	50,000.00	50,000.00	2011
Fishing Pier	6	ea	12,000.00	72,000.00	2011(3) Future (3)
Small Boat Launch	1	ls	20,000.00	20,000.00	2011
Pavilion	4	ea	40,000.00	160,000.00	2011 (2) Future (2)
Restroom Building	1	ls	100,000.00	100,000.00	2011
Park Entry Sign	1	ls	5,000.00	5,000.00	2011

Subtotal \$ 1,127,000.00
 Design fees @ 8% 90,160.00
 Contingency @15% 169,050.00
TOTAL \$ 1,386,210.00

CARPENTERS SCHOOL COMMUNITY PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Multi-Purpose Field	1	ls	\$ 150,000.00	\$ 150,000.00	2013
Picnic Pavilion	3	ea	40,000.00	120,000.00	2013 (1) Future (2)
Basketball Court (lighted)	1	ls	25,000.00	25,000.00	2014
Asphalt Parking Lot (2" Asphalt & 6" Base)	54,000	sf	2.00	108,000.00	2013
8' Asphalt Pedestrian Trail	5,280	lf	20.00	105,600.00	2013
2 Tennis Courts (lighted)	1	ls	50,000.00	50,000.00	2014
ADA Compliant Playground	1	ls	50,000.00	50,000.00	Future
Park Entry Sign	1	ls	5,000.00	5,000.00	2014

Subtotal \$ 613,600.00
 Design fees @ 8% 49,088.00
 Contingency @15% 92,040.00
TOTAL \$ 754,728.00

SOUTHEAST COMMUNITY PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Land Acquisition (30-40 acres)	1	ls	\$ 750,000.00	\$ 750,000.00	2007
Park Master Plan	1	ls	20,000.00	20,000.00	2007
Multi-Purpose Field	1	ls	175,000.00	175,000.00	2008
ADA Compliant Playground	1	ls	80,000.00	80,000.00	2008
Restroom Building	1	ls	100,000.00	100,000.00	2008
Pavilion	1	ls	40,000.00	40,000.00	2008
Asphalt Parking Lot	15,000	sf	1.60	24,000.00	2008
8' Asphalt Pedestrian Trail	5,280	lf	20.00	105,600.00	Future
2 Tennis Courts (lighted)	1	ls	50,000.00	50,000.00	2008
2 Basketball Courts (lighted)	1	ls	50,000.00	50,000.00	2008
Park Entry Sign	1	ls	5,000.00	5,000.00	2008

Subtotal \$ 1,399,600.00
 Design fees @ 8% 111,968.00
 Contingency @15% 209,940.00
TOTAL \$ 1,721,508.00

EAST SIDE COMMUNITY PARK

Item	Quantity	Unit	Unit Price	TOTAL	Year
Land Acquisition (100-150 acres)	1	ls	\$ 2,000,000.00	\$ 2,000,000.00	2006
Park Master Plan	1	ls	25,000.00	25,000.00	2006
Recreation Center	80,000	sf	165.00	13,200,000.00	2007-08
Adult Softball Complex (5 fields)	1	ls	4,100,000.00	4,100,000.00	2007-08
Tennis Complex (8 Courts)	1	ls	275,000.00	275,000.00	2007
Soccer Complex (10 fields)	1	ls	2,750,000.00	2,750,000.00	2007-08
Skate Park	1	ls	500,000.00	500,000.00	2008
2 ADA Compliant Playgrounds	1	ls	100,000.00	100,000.00	2008 (1) Future (1)
Small Pavilion	2	ea	40,000.00	80,000.00	2008 (1) Future (1)
Large Pavilion	2	ea	125,000.00	250,000.00	2008 (1) Future (1)
Park Entry Sign	1	ls	5,000.00	5,000.00	2008

Subtotal \$ 23,285,000.00
 Design fees @ 8% 1,862,800.00
 Contingency @15% 3,492,750.00
TOTAL \$ 28,640,550.00

NEW PARK RECOMMENDATIONS TOTAL \$ 32,502,996.00

ADMINISTRATIVE/MAINTENANCE FACILITY

Item	Quantity	Unit	Unit Price	TOTAL	Year
Administrative Office Expansion	1	ls	\$ 250,000.00	\$ 250,000.00	
Maintenance Facility (3,000 SF)	1	ls	240,000.00	240,000.00	

Subtotal	\$	490,000.00
Design fees @ 8%		39,200.00
Contingency @15%		73,500.00
TOTAL	\$	602,700.00

GREENWAY TRAIL DEVELOPMENT

Item	Quantity	Unit	Unit Price	TOTAL	Year
Friendsville to Passive Community Park	2.5	mile	\$ 800,000.00	\$ 2,000,000.00	Future
Passive Community Park to Louisville Point Park	4	mile	800,000.00	3,200,000.00	Future
Louisville Point Park to Culton Creek Phase III	5.25	mile	800,000.00	4,200,000.00	2012
Pistol Creek Greenway Extension	2	mile	800,000.00	1,600,000.00	Future
Pistol Creek Phase III	0.85	mile	800,000.00	680,000.00	2005
N. Wright Road Greenway Extension	2.4	mile	800,000.00	1,920,000.00	Future
Hunt Road Greenway Extension	0.75	mile	800,000.00	600,000.00	Future
Culton Creek Phase I	0.5	mile	800,000.00	400,000.00	2009
Culton Creek Phase II	1	mile	800,000.00	800,000.00	2009
Culton Creek Phase III	0.35	mile	800,000.00	280,000.00	2010

Subtotal	\$	15,680,000.00
Design fees @ 8%		1,254,400.00
Contingency @15%		2,352,000.00
TOTAL	\$	19,286,400.00

Existing Parks Renovations	4,809,619.80
New Park Recommendations	32,502,996.00
Administrative/Maintenance Facility	602,700.00
GRAND TOTAL	\$ 37,915,315.80

