



FORD FIELD PARK MASTER PLAN

City of Northville
November 2023

City of
Northville
Michigan

ACKNOWLEDGMENTS

Thank you to the many stakeholders who helped provide the planning team a thorough understanding of Ford Field Park and provided meaningful feedback throughout the planning process.

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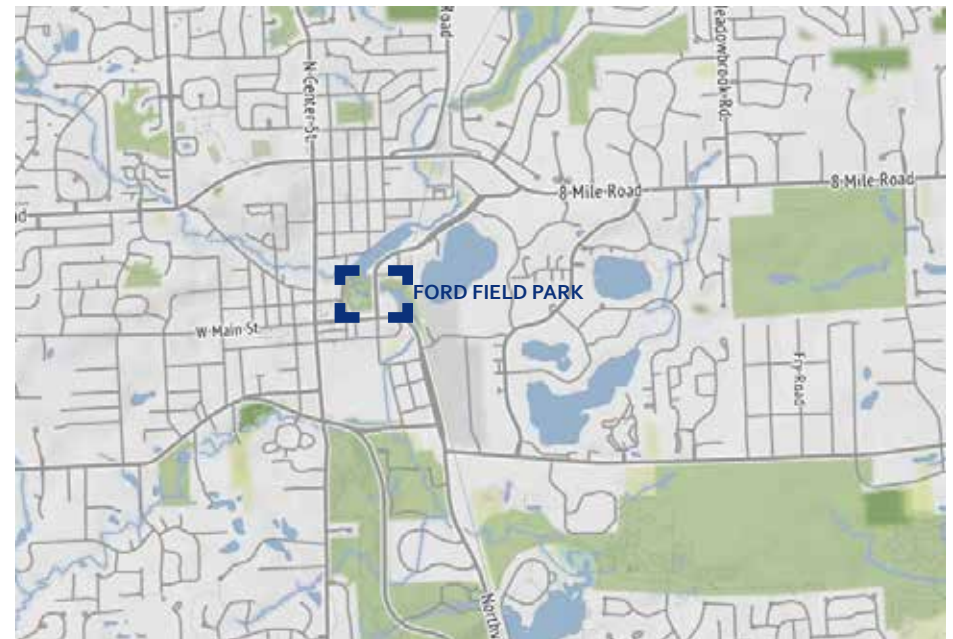


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FORD FIELD PARK BACKGROUND

The City of Northville is located in Southeast Michigan, on the border of Wayne and Oakland Counties. Ford Field is one of 13 parks in the City of Northville. It is centrally located in historic Northville, tucked along a bend in the Middle Rouge River. The central Northville business district is to the north and west of Ford Field Park and the park is bisected by Griswold Street. The more active West Park is adjacent to Mill Race Village and the more passive East Park rings the pond adjacent to the Water Wheel Centre Building. Ford Field Park offers spaces of both natural tranquility and active recreation. Popular destinations in the West Park include Serenity Point, Robert's Rock, a long-loved baseball diamond, and Fort Griswold - a wooden play structure that was community built in 1997. Public access to Ford Field Park is gained from a 62- space parking lot on Griswold Street and all of the park features are connected by a 1/4 mile accessible 8' wide path. The East portion of Ford Field is notably different from the West Park - a lightly used piece of nature with one pedestrian-only entrance off of Griswold Street. Peace and solitude can be found in the East Park, along with habitat for a range of animals.



Ford Field Park location



Extents of Ford Field Park



Existing Ford Field West ball field and staircase



Existing Ford Field West



Existing conditions at Randolph Drain



Existing Ford Field East



Middle Rouge River separating the historic Mill Race Village and Ford Field West



Historic Ford Field concrete bleachers



Ford Field Park Fort Griswold



Bridge connecting Ford Field Park and Historic Mill Race Village



Drone photo of Ford Field Park Playground and Ballfield

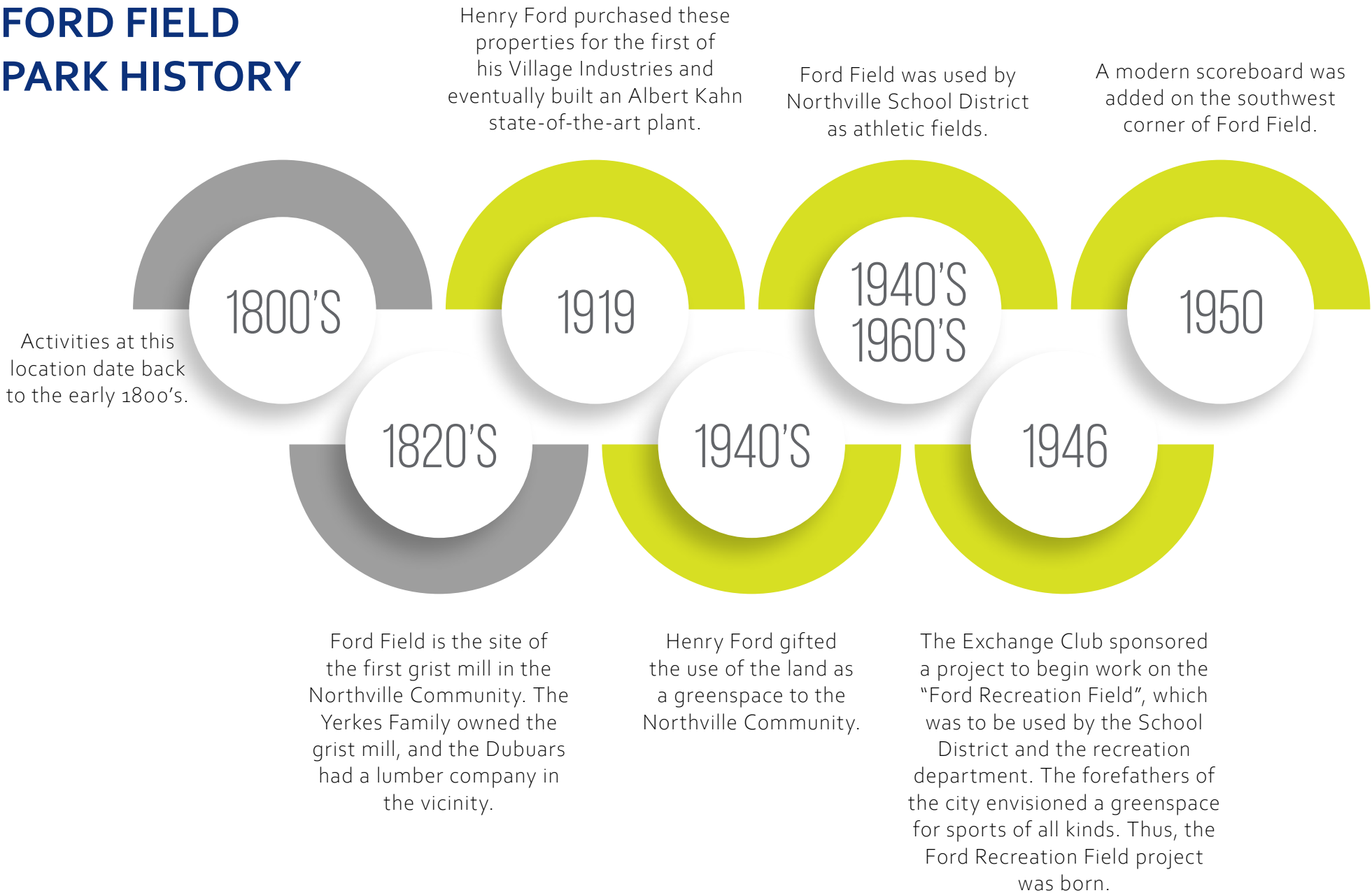


Robert's Rock



Drone photo of Ford Field Park looking South

FORD FIELD PARK HISTORY



Through these years, Ford Field Park hosted many activities including: Sporting events, Donkey Softball games, circuses, festivals, concerts, public speeches, ice rinks, movies, baseball tournaments and in recent times, group rallies, food trucks and much more.

City of Northville receives grant to renovate Ford Field

1970'S
ONWARD

1999

2023

Ford Field Park
Master Plan Developed

1960'S

1993

2021

Under the leadership of Steve Juday, athletic All-American quarterback, some of the greatest teams from Northville played on the football field. One year in the early 60's, this group of local athletes won ALL of their football, basketball & baseball games.

City receives ownership of the property from Ford Motor Company. In 1997, Fort Griswold playscape is built by the Northville community.

City of Northville successfully wins grant funding from State of Michigan for new ADA entryway into the Park from Hutton Street. This kicks off an era of significant improvements to Ford Field Park.

PROJECT OVERVIEW

Ford Field Park has been a central part of the city since the 1800s. In 2021, Northville began the process of creating a master plan for Ford Field Park, including the pursuit of different grants for the specific areas of the park. Wade Trim was hired by the City of Northville Parks & Recreation Department to assist Northville in developing an overall vision for the entirety of Ford Field Park. This long-term vision is intended to be used as a guideline to prioritize improvements, coordinate between current and future projects, develop strategies for future funding, and as a tool for future community discussions.

While keeping the historic value and charm of the park is the goal, the master plan also includes a number of improvements and changes to the park.

These improvements are related to the following observations made by the planning team during the inventory and analysis phase of the project:

- The very popular Fort Griswold play structure was built in 1997 by hundreds of residents. In 2017, the playground condition was assessed and deemed in need of replacement.
- The west entry staircase to the park needs substantial repair and its condition reduces the ease of pedestrian access from downtown.
- The main pathway/bike lane traverses Ford Field West, but dead ends at Griswold Street.
- Serenity Point provides a scenic and tranquil view of the spillway, but with severe erosion and a lack of pedestrian amenities
- There is currently a lack of public amenities such as a restrooms and shelter

This **MASTER PLAN** is a guiding document for the next 20 years. While the City does not currently have funding to implement all of these ideas and community desires, this plan provides a comprehensive view of Ford Field Park improvements which can be funded and phased in over time.



Full concept plan for Ford Field

PUBLIC ENGAGEMENT

The Planning team, with support from the Ford Field Task Force, conducted a series of outreach activities to engage the community and learn about how Ford Field Park is currently used and how it can be improved in the future.

Survey Overview

- April 12th to April 30th
- 12 yard signs & 5 hard copy locations
- 1,200 responses (including approximately 70 paper copies)
- Good representation from ages 25-65+
- Most respondents live 1+ mile away from the park but responses came from 33 different zip codes
- Most Residents use the park to enjoy nature, walk/run, sit and relax along the river, attend outdoor events, and use the playground

Public Open House

- Held June 8, 2023
- 100+ attendees

Master Plan Preview

- Held September 21, 2023
- River Restoration Task Force
- Viewed by general public



Some of the materials used to publicize the public engagement

Permanent
restrooms

Increase
lighting

More
nature!

More shade,
more
seating

Safe
connections

Update the
playground

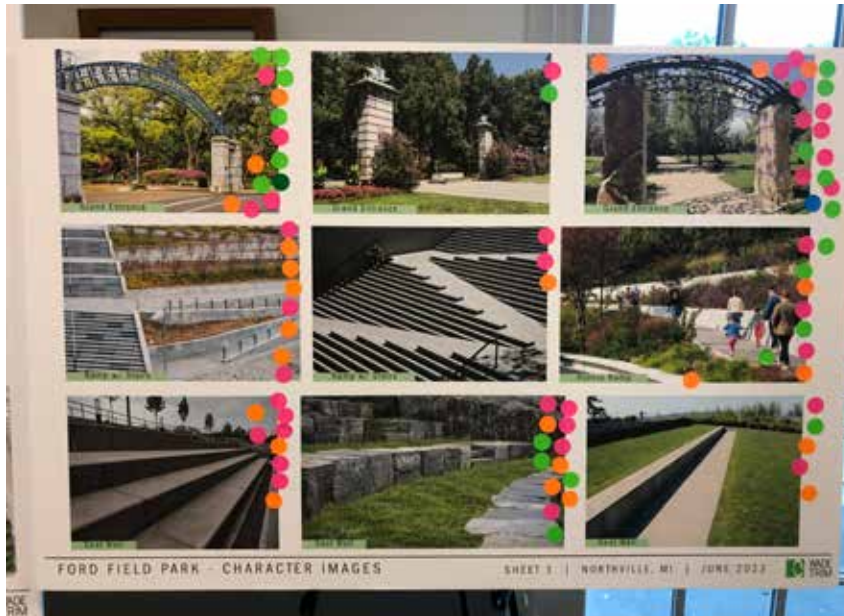
What is
Ford Field
Park East?

Wider & safer
bike lanes

Some of the most common feedback received



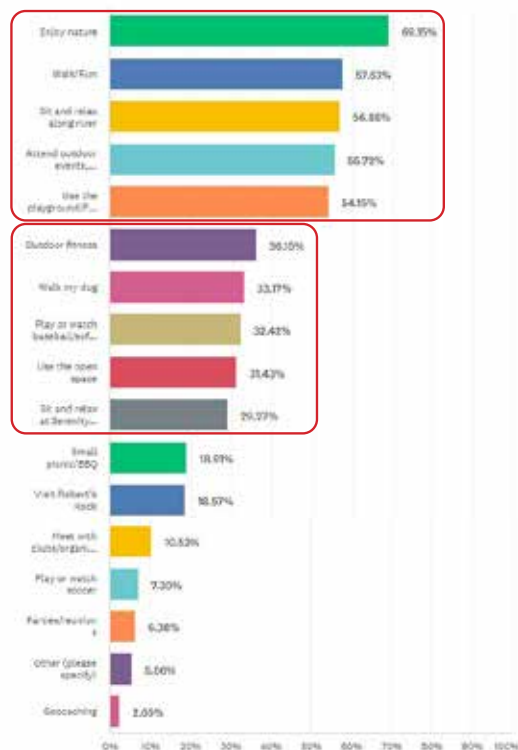
Scenes from the June 8, 2023 Ford Field Park open house



Open house attendees were encouraged to use colored dots to vote for ideas they thought would be beneficial improvements at Ford Field Park

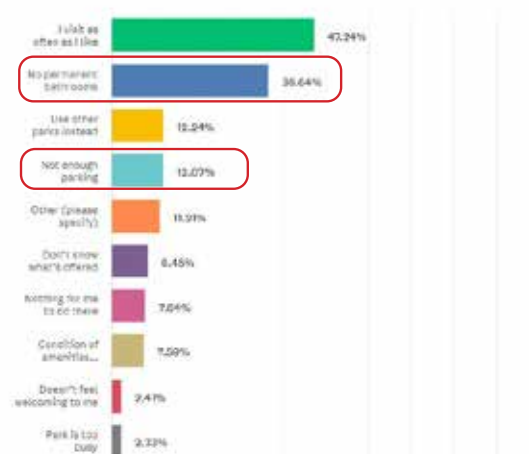
What activities have you/someone in your house done at Ford Field Park West? (Select all that apply)

Answered: 1,006 Skipped: 11



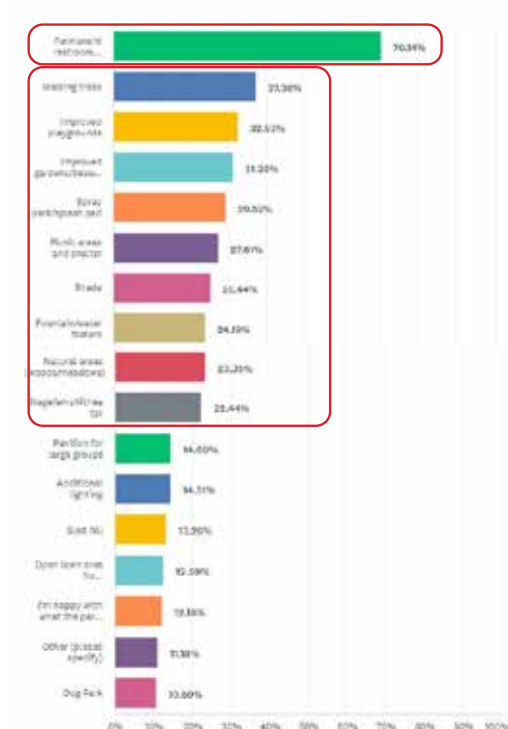
Are there any reasons why you don't visit Ford Field Park West more often? (Select all that apply)

Answered: 1,180 Skipped: 57



What are the top 6 outdoor improvements you'd like to see at Ford Field Park? (whether they are currently offered or not) (Select up to 6)

Answered: 1,139 Skipped: 16



Ford Field Park West Goals:

- Permanent restroom close to playground
- Updated playground with separation from parking lot
- Shaded seating options adjacent to playground
- More parking spaces with easier maneuverability
- Flexibility for larger events and gatherings
- New, accessible west entry to invite pedestrians from downtown
- Improved connection with nature and the river
- Shared balance between athletics and open park space
- Enhanced Serenity Point and connection to the main park
- Utility updates such as Randolph Drain, improved drainage in lawn and parking lot, and increased lighting
- Repair and strengthen river embankment
- Wider and safer main pathway through park for bikes, runners, walkers, and children

Ford Field Park East Goals:

- More pronounced, open, and accessible entry to the park
- Lighting for safety and increased hours of use
- Continued pathway to connect to Main Street and beyond
- Additional seating and power for increased types of use
- Increase the feeling of the natural setting of the park
- Safe connection to the Ford Field West parking lot

OVERALL VISION FOR FORD FIELD PARK

Through a stakeholder engagement process and analyzing the public feedback, a vision began to emerge for the future of Northville's Ford Field Park. This vision focuses on building upon the park's strong elements in the west and east areas, and working to develop and amplify these elements that visitors already enjoy to make the park even more cherished.

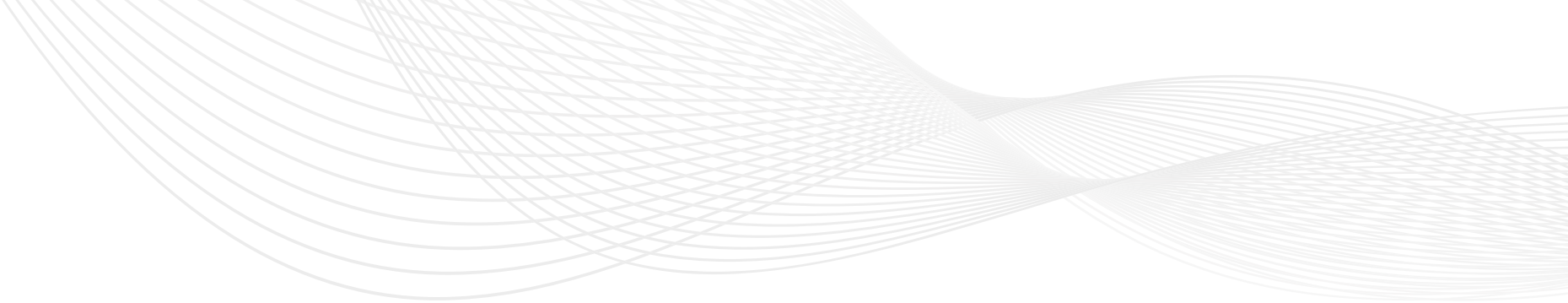
Ford Field West

For Ford Field West, this vision is to increase the usability of the park, while keeping the historic components in place. The location of this park within the regional natural systems is unique, with the parkland surrounded by the river and embankment. Additionally, the central location of Ford Field Park within Northville makes this park a logical setting for activities and events. These factors together make Ford Field Park well-situated to provide a wide range of experiences for park visitors.

The northern portion of the Ford Field Park includes the natural secluded areas near Serenity Point and the Randolph Drain. The proposed improvements in this area retain the secluded feel, allowing visitors to enjoy some separation from the main portion of the park as well as access the river.

A grand entry proposed for the western side of the park will invite pedestrians to the park from the downtown area to visit the park and conversely provide a link to the surrounding downtown for park patrons. This feature will encompass the western embankment of the site, and provide an overlook of the historic baseball field from Hutton Street. This field has hosted athletic events for decades, and continues to serve youth baseball and softball for evening and weekend games. The large outfield also provides flexibility for other activities and events.

A future central gathering plaza will be located between the parking lot and ball field. This area will include a large destination playground



that retains the theme of Fort Griswold as well as the addition of permanent restrooms, a large seating area with an abundance of shade, and a large gathering space and pavilion. This central hub area will be able to support food trucks, concerts in the park, and other large gatherings.

A larger parking lot with dual entrance/exit will allow for increased parking capacity and easier maneuverability for visitors to the park. The parking lot layout will allow for food trucks to enter and exit the gathering space and allow for small buses to enter and exit the parking lot smoothly. The parking lot will be separated from the playground by the seating area, restroom, and landscaping, creating a safer play area for children.

A main pathway along the river bank creates a link through the park, and is designed to become part of a much larger bike and walking path. Multiple walkways throughout the park allow for exercise, eventually linking to the East Park and beyond.

Ford Field East

Ford Field East provides a peaceful and tranquil location hidden away from the nearby downtown and dense residential areas.

A continuous lit pathway through the park will run along the water, linking the East and West Park and surrounding downtown. The pathway will include an accessible entrance off of Griswold with a more pronounced and safer entry to the park.

Additional seating and walkways along the water allow for a peaceful view of the pond to enjoy the natural setting and solar powered seating and lighting allow extended park use. Natural habitat enhancements are proposed throughout East park, with elements such as meadow, bank stabilization, and habitat enhancement throughout.

At the south end of the East Park, a bridge and overlook would cross the river, continuing the pathway to Main Street and provide a view of the existing spillway. Additional trails and seating options allow for even more access and view to the river.





RECOMMENDATIONS FOR GENERAL PARK IMPROVEMENTS

- **Lighting & Electrical**

Lighting will be located throughout the park in various areas. The 12' bike path is lit to support early morning or late evening rides and commutes. More secluded areas such as Serenity Point and walkways in Ford Field East would include lighting to increase the usage times and safety of those areas. The baseball diamond and outfield would be lit with the existing lights. The parking lot would include new lighting to safely light not only the parking lot, but adjacent areas such as the seating area, and playground. The west entry ramp would be lined with pathway lighting and poles. Dark sky compliant lighting would be integrated throughout the park with each lighting element.

- **Enlarged Parking Lot with Dual Entry and Improved Drainage**

An expanded parking lot with a second entry/exit would allow for more parking spaces and better maneuvering throughout the parking lot. Up to 30 additional spaces could be provided with an enlarged parking lot. Two entrances/exits would allow for easier access for buses, vans, and food trucks. Two mountable curbs are located in the NW corner of the lot to easily allow food trucks and maintenance vehicles to enter the park. Removable safety bollards could be added at those mountable curb locations.

- **River Access**

Stone walkways provide selective access points and seating along the river's edge. The naturalized hardscape access will be coupled with riparian restoration and stabilization of the riverbank utilizing native plant material and green infrastructure. Specifically, between the Mill Race pedestrian bridge and Griswold Bridge, additional stabilization is needed to repair damage along the riverwalk.





Typical entry and interpretive signage



Typical increased river accessibility and enhancements



Example of a raised crosswalk

• Signage

A coordinated approach to park signage will help visitors find their way and increase awareness of the different portions of the park. Entrance signage in the eastern portion is especially key since many visitors do not know this is part of Ford Field Park. Additionally, park signage should include a cohesive wayfinding strategy as well as informational signage spotlighting significant historic elements and native landscapes within the park.

• Crosswalk Enhancements

A critical component of the overall master plan is connectivity to the surrounding amenities, neighborhoods, trail networks, and downtown. The following pedestrian road crossing improvements are options to achieve improved safety and connectivity and are based on best practice and crosswalk treatment guidelines.

- **Hutton Street Crossing:** Install raised intersection with traffic signal at Hutton St and E Dunlap St (Option 1, included in cost estimate). Or install raised crosswalk with Rectangular Rapid Flashing Beacons (Option 2).
- **Griswold Street Crossing:** Install raised crosswalk with Rectangular Rapid Flashing Beacons; crossing to be located at the existing bridge.
- **Main Street Crossing:** Realign Cady Street and install traffic signal at new intersection of Cady Street and Main Street (Option 1, included in cost estimate). Or integrate road diet reducing the road width from 4 lanes to 3 lanes with bike lanes, then install a raised crosswalk with Rectangular Rapid Flashing Beacons (Option 2). Or retain the existing roadway width and install a raised crosswalk with a High-Intensity Activated Crosswalk (HAWK) signal. Per MMUTCD guidelines, the HAWK Signal must be 100' away from nearest intersection or driveway; therefore the current crosswalk location can only be attained with a HAWK signal if Cady Street is not realigned (Option 3).

These concepts for crossing treatments should be verified with further design criteria evaluation and traffic data review.



Example of an RRFB signalized crosswalk



Example of a HAWK signalized crosswalk

FOCAL AREA ENLARGEMENTS

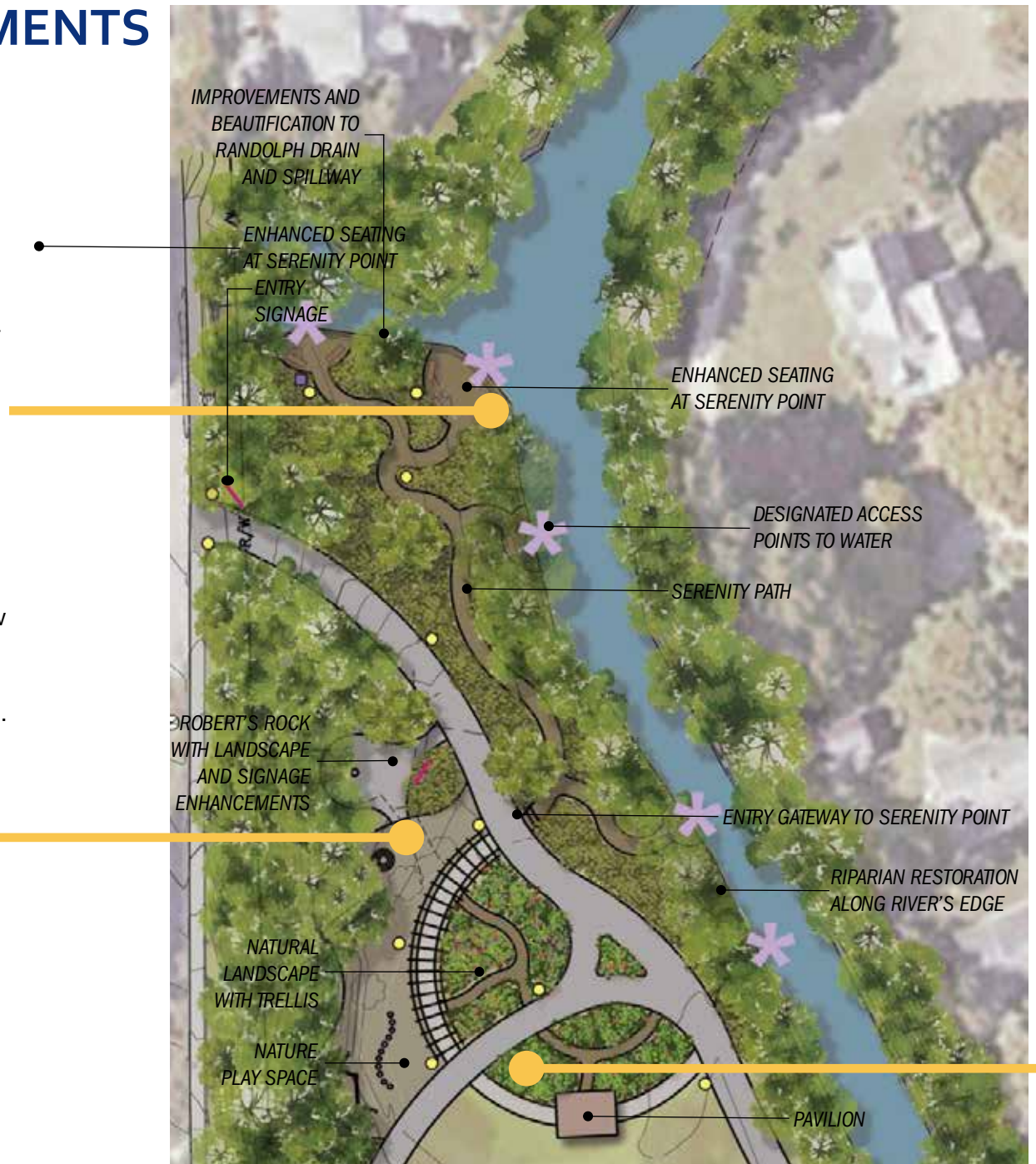
Serenity Point and Randolph Drain

Additions to Serenity Point include additional seating along the water and a wide variety of spaces to gather. A peaceful and winding walkway through native plantings leads to seating areas along the water. Low level landscape lighting could highlight the pathway and native landscape restoration. At the start of the path, an entry gateway feature would signal the entrance to Serenity Point and the sense of entering a new type of space.

Enhancements to the drain include cleaning out the existing drain pipe, replacing the pipe end section and headwalls, installing boulders and rip rap to slow the water down and reduce the erosion. Additional boulders and riparian restoration will be along the river's edge to enhance the view from Serenity Point.

Nature Play Area

Adjacent to Robert's Rock, separated by native plants and landscaping, would be a nature play space. Natural play environments featuring organic materials and expressive landforms will offer safe, challenging, discovery-oriented learning opportunities for children of all ages and abilities—and the adult's inner child, too.





Walkway through native landscape



Enhanced spillway



Trellis seating area



Nature play area



Nature play area



Nature play area



Stone circle gateway



Enhanced spillway



Seating along trail to give users the opportunity for seclusion and respite

Northwest Gathering Space

Adjacent to the nature play space would be a natural landscaped gathering area to act as a transition from the main portion of the park to Serenity Point. A pavilion would overlook the park, providing shelter for visitors to this portion of the park as well as options for events such as weddings, birthday parties, and other festivities.

West Entry Gateway

An inviting grand entryway and plaza at the street level on Hutton Street will provide a pedestrian connection between the downtown and Ford Field Park. The ramped walkway will provide ADA access to the park as well as much needed bank stabilization. Trees and native planting along the pathway will provide both shade and bank stabilization.

Around the remaining embankment, selective removal and replacement of old growth trees and shrubs would occur with native trees and plants. Retaining walls at the base of the slope would assist in defining and stabilizing the bank, and provide additional seating around the park.





Winding sloped walkway



Natural stone retaining wall and seat walls



Entry gateway



Lawn seating



Fort-themed playground

Destination Playground

Approximately 15,000 SF of play space with poured-in-place rubber ADA play surfacing is located between the restroom and existing ball field. The play equipment would have a similar look to the existing Fort Griswold playground theme. Using the existing hillside to the south as part of the play space will allow for multi-leveled play and a wider-ranging play experience from a typical flat playground. Stairs, ramps, and slides can be used along the hillside.

Seating and Shade

Seating and shade are strategically placed between the parking lot and playground to create a separation between uses. Seatwalls, planters, railing/fencing, trees, and shrubs will be used to create a safe barrier adjacent to the parking lot. Multiple types of seating options such as benches, tables and chairs, and seatwalls will be located under shade canopies and trees. This seating area is also meant to be used in combination with the large gathering area during events, food truck evenings, concerts in the park, and other activities.





Pavilion

Central Gathering Space

This large hardscape area provides flexibility for different types of events or activities. Located along the main pathway between the parking lot, baseball field, seating area, and the Mill Race bridge, this area would be a central activity hub of Ford Field Park. A large Victorian themed pavilion provides shelter and an opportunity to host more events at the park, as well as an architectural design element reflective of the downtown design standards and the architecture of Mill Race Historic Village. Food trucks are able to enter and exit the gathering space, along with open flexible space for event use. Large gateway features would match the west gateway, creating the sense of a special entry from the parking lot or pathway from Griswold Street.

Restroom

Six unisex bathroom stalls would be located between the enlarged parking lot and new playground. Each restroom will be approximately 16'x9' in size. The architectural style of the building will match the playground and pavilion themes. The entire building will be elevated above the flood plain.



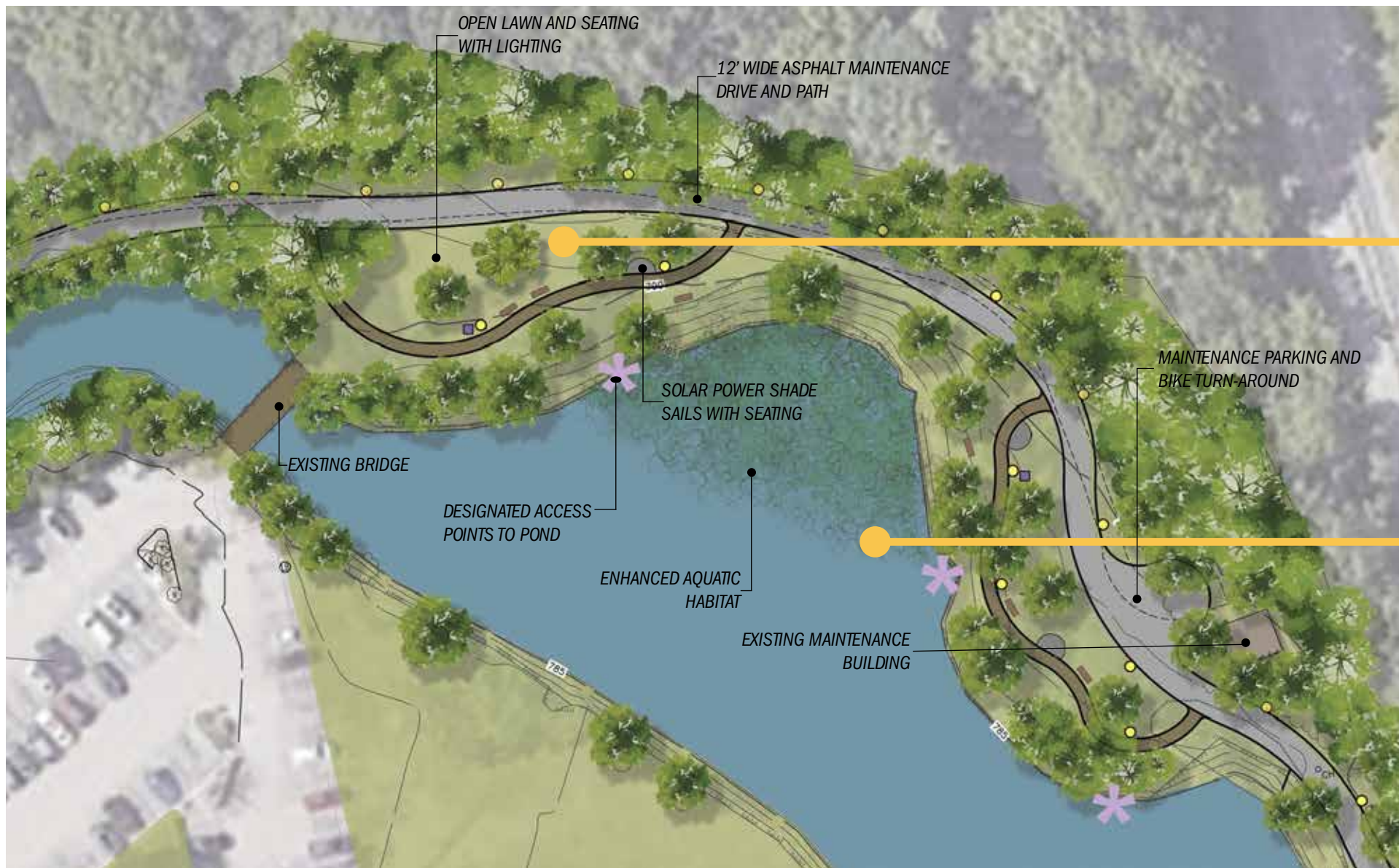
Food trucks and seating



Flexible shaded space



Restroom facilities



Updated and Improved East Park

In addition to the 12' wide pathway that runs through the park, new trails and walkways would be created closer to the pond. Seating, lighting, and electrical connections along the walkway allow for increased usage, creating spaces meant for more than just passing through. Native landscaping, perimeter embankment clean up and restoration, and creating the sense of a destination to the east side of Ford Field will enhance the usage and safety of the park.

Pond Enhancements

Creating space for additional habitat in the pond will help attract wildlife, adding to the secluded and natural feeling of Ford Field East. Habitat enhancement will utilize natural elements such as downed logs selectively placed along the pond edges or shallow ledges to provide improved natural habitat and opportunities for children and park users to engage and learn from the natural ecosystems. Not only does the additional wildlife enhance the natural feeling of the park, but it will also help reduce the amount of geese using the pond and adjacent shore. Native plants and grasses instead of a mowed edge will also prevent geese from coming ashore, resulting in a cleaner and more inviting environment.



Interpretive and educational signage



Solar powered seating with electrical connection



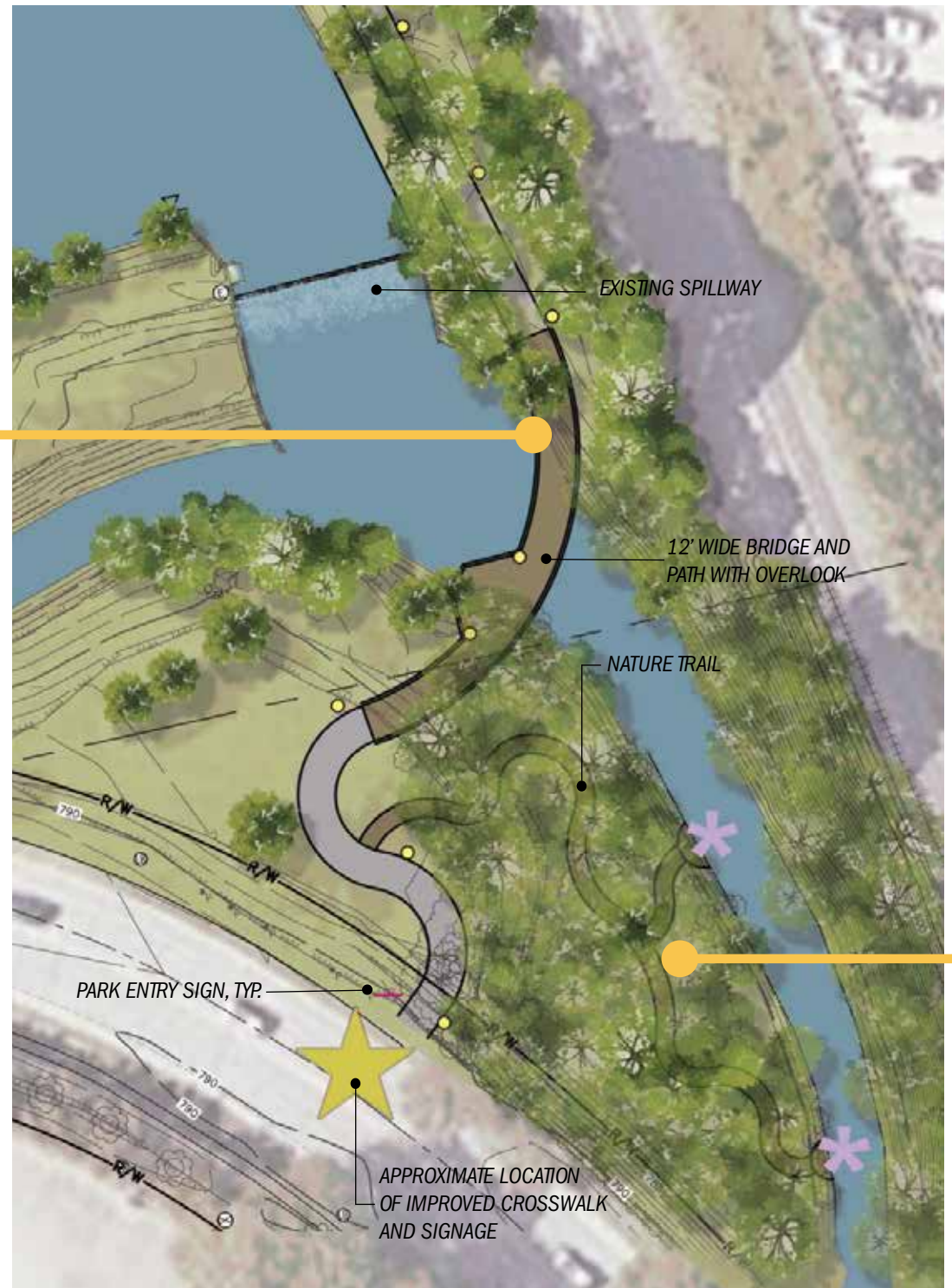
Stepping stones to allow for river access

Bridge and Overlook

A 12' wide bridge crosses the river to the south, providing a pedestrian connection to Main Street. An overlook provides views to the waterfall and pond in Ford Field East, along with new trails creating more use and access to the river.



12' wide bridge offers improved circulation for park users.





Nature trail lets visitors stretch their legs "off the beaten path"



Increased river accessibility and enhancements

Nature Trail

Natural surface trails provide park users with new opportunities to explore the edges of the river and the wooded areas. These low maintenance pathways will meander through existing mature trees. Invasive species will be removed from these areas and the understory landscape restoration will be completed using native species.

IMPLEMENTATION & CONCLUSION

This Ford Field Park Master Plan is intended to function as a long-term planning document to guide improvements at Ford Field Park over the next decade and beyond. This plan is the starting point towards an ambitious list of generational projects which will further improve this well-loved and cherished community park.

Following this master planning effort, a long-range timeline shall be developed to prioritize projects and their associated schedules. Each phase of the project will be developed and refined in conjunction with Northville City Staff and City Council.

In closing, this master plan is intended to be used as the future roadmap for the long-term vision, funding, and grant opportunities for the park. The plan offers a balance between the many uses in Ford Field Park, from gatherings and events, child play, formal and informal recreation, biking, running, and walking paths, increased connectivity to nature and the river, and additional safety and accessibility measures including lighting and improved crosswalks. With the phased installation of these improvements, this park can continue to be a prominent asset to the city of Northville and surrounding communities.

Ford Field Park - West				
Item	Quantity	Unit	Unit Price	Total Cost
General Costs				
Mobilization (5% max)	1	LS	\$583,396.25	\$583,396.25
Soil Erosion and Sedimentation Control Measures	1	LS	\$35,000.00	\$35,000.00
Maintenance and Traffic Control	1	LS	\$35,000.00	\$35,000.00
Demolition	1	LS	\$250,000.00	\$250,000.00
Earthwork	1	LS	\$300,000.00	\$300,000.00
General Costs Sub Total				\$1,203,396.25
West Pathways				
10' to 12' Wide Asphalt Paths	17650	SFT	\$10.00	\$176,500.00
River Access Points	6	EA	\$70,000.00	\$420,000.00
West Pathways Sub Total				\$596,500.00
Serenity Point				
Natural Surface Seating Areas	850	SFT	\$6.00	\$5,100.00
Seating	12	EA	\$3,000.00	\$36,000.00
Site Furnishings	1	LS	\$10,000.00	\$10,000.00
River Access Points	3	EA	\$40,000.00	\$120,000.00
Natural Surface Walkways	1700	SFT	\$6.00	\$10,200.00
Landscape Improvements	8700	SFT	\$15.00	\$130,500.00
Entry Gateway	1	LS	\$15,000.00	\$15,000.00
Serenity Point Sub Total				\$326,800.00
Randolph Drain				
Drain Improvements - Retaining Wall, Ripple Stone, Stabilize Outfalls	1	LS	\$1,000,000.00	\$1,000,000.00
Randolph Drain Sub Total				\$1,000,000.00
Robert's Rock				
Natural Surface Walkway	750	SFT	\$6.00	\$4,500.00
Landscape Improvements	1050	SFT	\$15.00	\$15,750.00
Robert's Rock Sub Total				\$20,250.00
Nature Play				
Seating	8	EA	\$3,000.00	\$24,000.00
Site Furnishings	1	LS	\$10,000.00	\$10,000.00
Engineered Wood Fiber Mulch	3500	SFT	\$7.50	\$26,250.00
Play Equipment	1	LS	\$500,000.00	\$500,000.00
Nature Play Sub Total				\$560,250.00

Item	Quantity	Unit	Unit Price	Total Cost
North Gathering Space				
Pavilion	1	LS	\$125,000.00	\$125,000.00
Pergola/Shade Element	1	LS	\$75,000.00	\$75,000.00
Landscape Improvements	2850	SFT	\$15.00	\$42,750.00
Seating	12	EA	\$3,000.00	\$36,000.00
Concrete Walkway	900	SFT	\$10.00	\$9,000.00
Natural Surface Walkway	400	SFT	\$7.50	\$3,000.00
North Gathering Space Sub Total				\$290,750.00
Lawn Drainage Updates				
Grading and Lawn Restoration	65000	SFT	\$3.00	\$195,000.00
Storm Sewer Structures	8	EA	\$4,000.00	\$32,000.00
Storm Sewer	750	LFT	\$85.00	\$63,750.00
Underdrain	1500	LFT	\$60.00	\$90,000.00
Lawn Drainage Updates Sub Total				\$380,750.00
West Entry Gateway, Ramp, and Stairs				
Concrete Pavement, 4", Sidewalk, Broom	3500	SFT	\$10.00	\$35,000.00
Entry Plaza Hardscape	2000	SFT	\$25.00	\$50,000.00
Entry Gateway	1	LS	\$200,000.00	\$200,000.00
Fencing Along Bank	250	LFT	\$75.00	\$18,750.00
Concrete Stairs	6000	SFT	\$60.00	\$360,000.00
Concrete Pavement, 4", Ramp, Broom	5250	SFT	\$20.00	\$105,000.00
Plaza Seating and Site Furnishings	1	LS	\$50,000.00	\$50,000.00
Retaining and Seat Walls	650	LFT	\$800.00	\$520,000.00
Planters at Street Level	1	LS	\$20,000.00	\$20,000.00
Utility Modifications and Relocations	1	LS	\$150,000.00	\$150,000.00
Lawn Seating	1000	SFT	\$5.00	\$5,000.00
Landscape Improvements	8700	SFT	\$15.00	\$130,500.00
West Entry Sub Total				\$1,644,250.00
Sidewalk Overlooks				
Concrete Retaining Walls	100	LFT	\$500.00	\$50,000.00
Concrete Overlook	350	SFT	\$20.00	\$7,000.00
Fencing Along Bank	550	LFT	\$75.00	\$41,250.00
Sidewalk Overlooks Sub Total				\$98,250.00

The project estimate is Wade Trim's opinion of probable cost based upon the available information using 2023 prices. Updated October 30, 2023

Item	Quantity	Unit	Unit Price	Total Cost
Main Gathering Space				
Large Pavilion	1	LS	\$125,000.00	\$125,000.00
Entry Gateway	1	LS	\$200,000.00	\$200,000.00
Concrete Pavement, 4", Sidewalk, Broom	4300	SFT	\$10.00	\$43,000.00
Concrete pavement, 8", Reinforced, Broom	6500	SFT	\$16.00	\$104,000.00
Bike Parking and Repair Station	1	LS	\$10,000.00	\$10,000.00
Specimen Tree	1	EA	\$2,000.00	\$2,000.00
Landscape Improvements	950	SFT	\$15.00	\$14,250.00
Seating and Site Furnishings	1	LS	\$100,000.00	\$100,000.00
Main Gathering Space Sub Total				\$598,250.00
Seating Area				
Hardscape	1850	EA	\$25.00	\$46,250.00
Seating and Site Furnishings	1	LS	\$100,000.00	\$100,000.00
Ledgestone Seat Walls	55	LFT	\$500.00	\$27,500.00
Bike Parking	1	LS	\$5,000.00	\$5,000.00
Shade Structures	1	LS	\$100,000.00	\$100,000.00
Trees in Grove with Tree Grates	1	LS	\$25,000.00	\$25,000.00
Grove of Trees Surfacing	1800	SFT	\$10.00	\$18,000.00
Landscape Improvements	1800	SFT	\$15.00	\$27,000.00
Seating Area Sub Total				\$348,750.00
Playground				
Seating	1	LS	\$50,000.00	\$50,000.00
Poured-in-place Surface	12500	SFT	\$25.00	\$312,500.00
Play Equipment	1	LS	\$1,500,000.00	\$1,500,000.00
Concrete Edge	300	LFT	\$35.00	\$10,500.00
Concrete Stairs	750	SFT	\$15.00	\$11,250.00
Shade Structures	1	LS	\$75,000.00	\$75,000.00
Retaining and Seat Walls	250	LFT	\$500.00	\$125,000.00
Landscape Improvements	1075	SFT	\$15.00	\$16,125.00
Playground Sub Total				\$2,100,375.00
Bathroom				
6 - 16x9' Unisex Stalls/Changing Rooms w/ Plumbing, Electrical, and HVAC	1	LS	\$325,000.00	\$325,000.00
Utility Connections	1	LS	\$35,000.00	\$35,000.00
Bathroom Sub Total				\$360,000.00

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Item	Quantity	Unit	Unit Price	Total Cost
Parking Lot Expansion and Drainage				
Curb	1300	LFT	\$35.00	\$45,500.00
Asphalt and Base	31000	SFT	\$15.00	\$465,000.00
Striping	1	LS	\$5,000.00	\$5,000.00
Landscape Improvements	5500	LS	\$15.00	\$82,500.00
Drainage Improvements	1000	LFT	\$85.00	\$85,000.00
Parking Lot Expansion and Drainage Sub Total				\$683,000.00
Embankment Improvements				
Stabilize Embankment Along Hutton Str	12000	SFT	\$20.00	\$240,000.00
Seatwall Along Pathway	130	LFT	\$150.00	\$19,500.00
Stabilize Embankment South of Ball Field	3500	SFT	\$20.00	\$70,000.00
Sidewalk Overlooks Sub Total				\$329,500.00
Hutton St Crosswalk Improvements				
Demolition & Utility/Drainage Improvements	1	LS	\$200,000.00	\$200,000.00
Raised Intersection with Updated Traffic Signal, Signage, Markings, and Sidewalk Improvements	1	LS	\$550,000.00	\$550,000.00
Hutton St Crosswalk Improvements Sub Total				\$750,000.00
Griswold St Crosswalk Improvements				
Demolition & Utility/Drainage Improvements	1	LS	\$200,000.00	\$200,000.00
Raised Intersection with RRFB Signal, Signage, Markings, and Sidewalk Improvements	1	LS	\$155,000.00	\$155,000.00
Griswold St Crosswalk Improvements Sub Total				\$355,000.00
Park Entry and Information Signage				
Entry Improvements	1	LS	\$5,000.00	\$5,000.00
Entry Gateway at Parking Lot	1	LS	\$200,000.00	\$200,000.00
Bike Storage and Repair Station	1	LS	\$25,000.00	\$25,000.00
Signage	3	EA	\$10,000.00	\$30,000.00
Park Entry and Information Signage Sub Total				\$260,000.00
Utilities				
Light Fixtures	60	EA	\$6,000.00	\$360,000.00
Electrical Wiring and Conduit	1	LS	\$200,000.00	\$200,000.00
Outlets, Temporary Stage Connection and Food Truck Connection	1	LS	\$150,000.00	\$150,000.00
Irrigation	1	LS	\$100,000.00	\$100,000.00
Utilities Sub Total				\$810,000.00
Ford Field Park West Sub Total				\$12,935,821.25

Ford Field Park - East				
Item	Quantity	Unit	Unit Price	Total Cost
General Costs				
Mobilization (5% max)	1	LS	\$75,787.50	\$75,787.50
Sedimentation and Erosion Control Measures	1	LS	\$25,000.00	\$25,000.00
Maintenance and Traffic Control	1	LS	\$25,000.00	\$25,000.00
Demolition	1	LS	\$75,000.00	\$75,000.00
Earthwork	1	LS	\$150,000.00	\$150,000.00
General Costs Sub Total				\$350,787.50
East Pathway				
10' to 12' Wide Asphalt Paths	14450	SFT	\$10.00	\$144,500.00
East Pathway Sub Total				\$144,500.00
East Secondary Walks				
Solar Powered Shade Seating	3	EA	\$10,000.00	\$30,000.00
Seating and Site Furnishings	1	LS	\$25,000.00	\$25,000.00
Natural Surface Walkways	2150	SFT	\$5.00	\$10,750.00
East Secondary Walks Sub Total				\$65,750.00
Landscape				
Grass Restoration	14000	SFT	\$5.00	\$70,000.00
Native Landscape	14000	SFT	\$8.00	\$112,000.00
Landscape Sub Total				\$182,000.00
River Edge Restoration				
River Edge Improvements	850	LFT	\$50.00	\$42,500.00
River Access Points	6	EA	\$15,000.00	\$90,000.00
Habitat Improvements	1	LS	\$10,000.00	\$10,000.00
River Edge Restoration Sub Total				\$142,500.00
Bridge				
12' Wide Bridge w/ Overlook	150	LF	\$2,500.00	\$375,000.00
Bridge Sub Total				\$375,000.00
Nature Walks at SE Corner				
Natural Surface Walkway	2000	SFT	\$5.00	\$10,000.00
Seating	2	EA	\$3,000.00	\$6,000.00
Nature Walk at SE Corner Sub Total				\$16,000.00

Item	Quantity	Unit	Unit Price	Total Cost
Main Street at Realigned Cady Street Crosswalk Improvements (excludes Cady Street realignment project)				
Signage, Markings, and Sidewalk Improvements	1	LS	\$50,000.00	\$50,000.00
Traffic Signal	1	LS	\$300,000.00	\$300,000.00
Main Street at Realigned Cady Street Crosswalk Improvements Sub Total				\$350,000.00
Utilities				
Light Fixtures	35	LS	\$6,000.00	\$210,000.00
Electrical Wiring and Conduit	1	LS	\$100,000.00	\$100,000.00
Outlets	1	LS	\$5,000.00	\$5,000.00
Utilities Sub Total				\$315,000.00
Ford Field Park East Sub Total				\$1,941,537.50

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Ford Field Park - West + East	
Ford Field Park West Sub Total	\$12,935,821.25
Ford Field Park East Sub Total	\$1,941,537.50
Ford Field Park West + East Sub Total	
Contingencies (20%)	\$2,587,164.25
Design and Construction (Estimated 20%)	\$2,587,164.25
Estimated Project Total	\$20,051,687.25

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