



Pleasant Ridge Park Master Plan

Acknowledgments



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Park Background

Kinsella Homestead

Since the 1860's, the land that would eventually become Pleasant Ridge Park was home to the Kinsella family and their homestead. Multiple generations of the family grew up and worked the farm.

William Kinsella left Ireland in the 1840's during the potato famine and immigrated to Caseyville Township. While working nearby for the B&O Railroad, William fell in love with the beauty of the land and purchased it for his family to live and start their farm on. The sites natural beauty and topography inspired him to name the area "Pleasant Ridge".

After numerous generations lived here, the City of Fairview Heights purchased 95 acres of the farm in 1973 with the goal of preserving the land as a nature park for future generations to continually enjoy.



1940's photo of the farm showing the large horse barn in the front with the cabin other structures further back.



Alternate view of the farm showing the tool shed and harness shop in the front with the large, red striped cow barn in the back. A smaller shed to the right was the chicken house.



View of the cabin in 1945 with the family gathering around in front to welcome Cy Kinsella home on leave from the war. The cabin was rebuilt in 1976 shortly after the City took over to help extend the life of the last remaining structure on the farm. Eventually in 2023, the originally 160+ year-old wood logs had finally deteriorated enough that the cabin needed to be demolished for the safety of the public.

Site Analysis

The following images show different aspects of the park that the master plan needs to address.



The park is filled with many beautiful natural views that shouldn't be adversely impacted by future development.



The popular off-leash dog run is the only large area for dogs to freely run in the city. However, there are occasional conflicts with other park users that makes this area a contentious issue.



The natural hiking trails through the woods need a lot of repair and redesign to make them easier to use and maintain. These are the only natural hiking trails in the Fairview Heights park system and their experience can be greatly improved with better design and maintenance.



The road near the log cabin is in poor condition and the dumpster area in the back is unsightly. The dumpster area should be relocated closer to the park entrance and will need better screening.

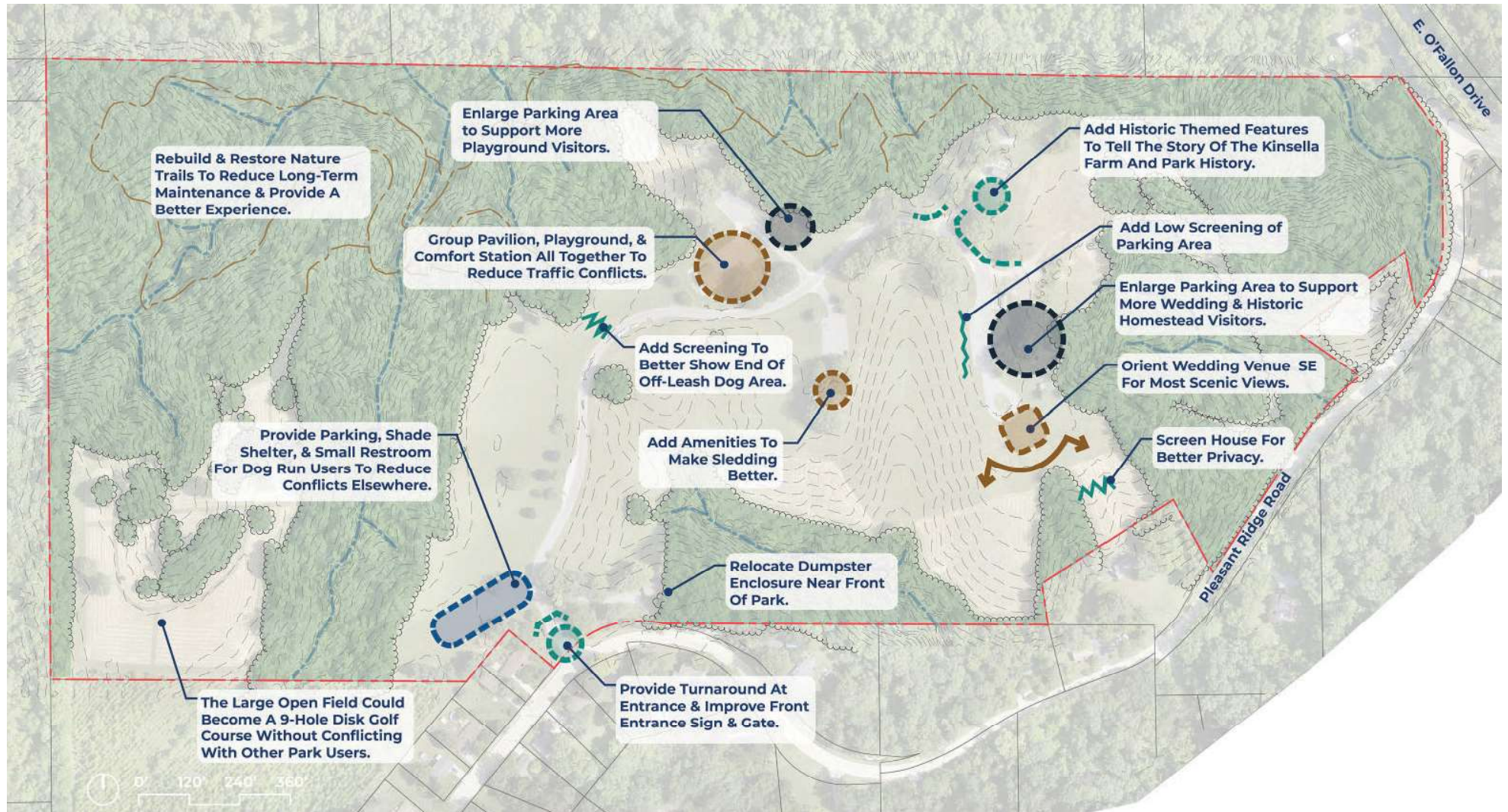


The playground area is aging and the safety surface is not accessible. The current playground equipment does not have any unique or memorable features that make it stand out in this park and its beautiful natural environment.



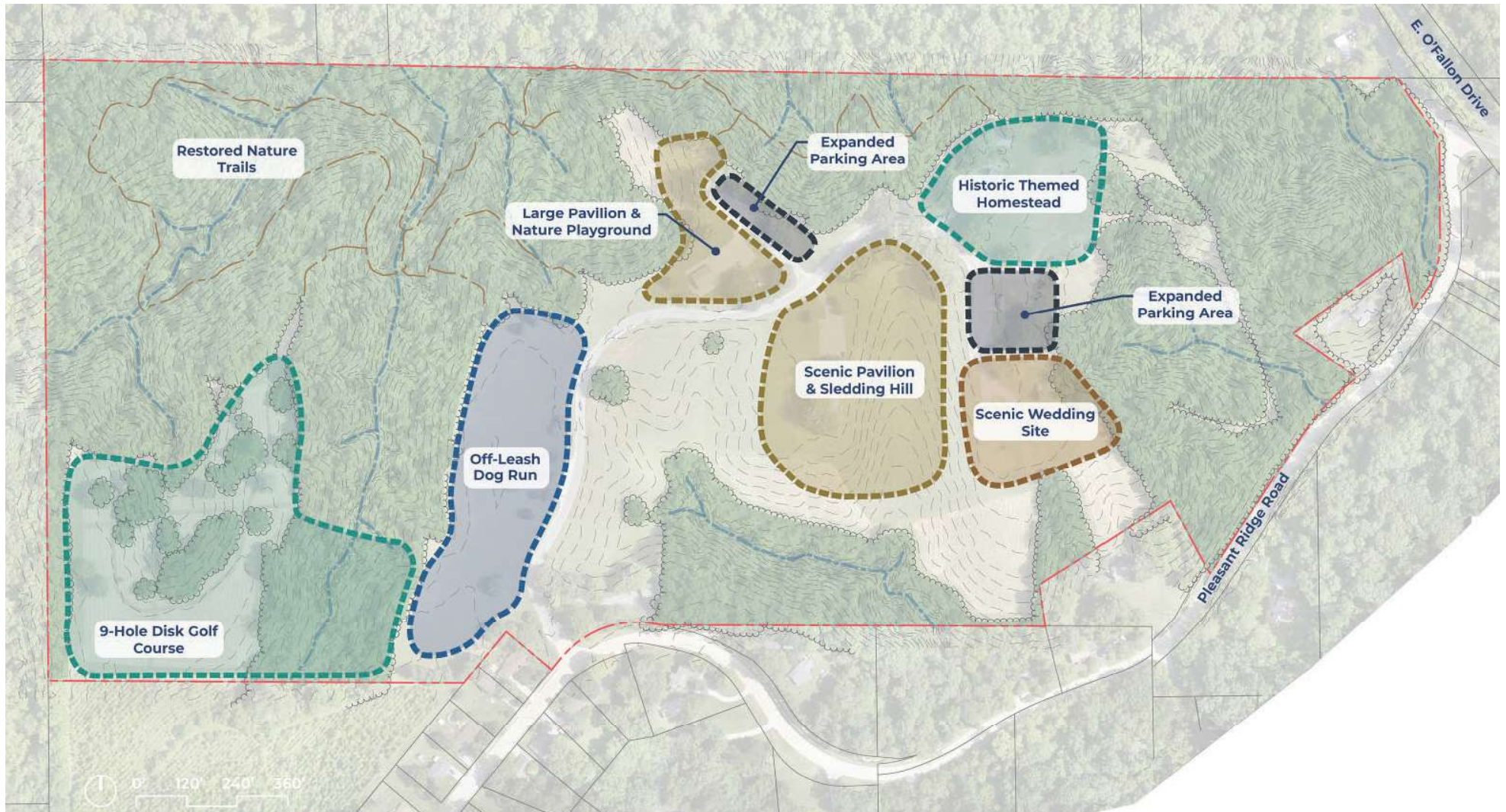
All 4 shelters in the park are old and need replacing. Both restrooms are also very old and are not ADA accessible. The current structures do not have any unique details that relate to the park's past and they are not built with very durable materials.

Site Analysis



Site Analysis Plan

The Potential Activity Zone diagram below uses the site analysis to divide the park into unique zones. Each zone name describes the main design goal or theme of each area.



Potential Activity Zones

Initial Concepts

The following two concepts build off the site analysis and activity zone recommendations. In both plans, the park maintains the main central road while improving each of the areas that branch off it.

Off-Leash Dog Run

To help reduce the conflicts between dogs and other park users, both designs propose adding a small comfort station, shade pavilion, and parking near the front of the park. If dog owners have their own facilities to use, there should be less need for many of them to take their dogs up past the playground and park shelters in order to use the restroom or get a drink.

The trash dumpster was also relocated to this area near the front of the park to make it easier for all users to use and also to limit the distance the garbage truck needs to drive through the park. The dumpster enclosure is built of more durable materials and a side access door so the main doors don't have to stay open.

Circulation & Parking

New paved walking paths are proposed throughout the entire park so visitors are not forced to walk on the road when traveling throughout the park. In addition, parking lots are reconfigured or expanded so that the park can accommodate the users at each activity area. Care is made to locate these lots to reduce the visual impact they have on the park's natural beauty.

Special Event & Wedding Area

The pavilion area at the end of the road is being re-imagined to become a special event and wedding area. This scenic location is designed to make a great space that provides some privacy without interfering with activity elsewhere in the park.

Sledding Hill

The park is a very popular sledding location in winter. Special warming fire pits are added to improve the experience.

Concept Option A

Playground Area

In Concept A, the expanded playground and large pavilion are kept in roughly the same location they current exist. The comfort station is moved closer so visitors and children don't have to cross the parking lot just to use the restroom.

Historic Tribute Area

In Concept A, the current road near the former cabin is converted into a walking path with only limited vehicle access for ADA parking & park staff. A commemorative pavilion is added that plays homage to the park's homestead past. In addition, a comfort station is placed halfway between this area and the special event area to be shared by both user groups.



Concept Option A - Plan

Initial Concepts

Concept Option B

Playground Area

In Concept B, the expanded playground and large pavilion are repositioned so the pavilion is located near the current playground. The playground is shifted further away from road and built into the hillside near the forest. This location is safer for the children while also providing a more natural and dynamic play setting.

Historic Tribute Area

In Concept B, the current road near the former cabin is maintained and approximately 6 parking stalls are provided in this area. A larger garden area with natural walking paths is positioned in the front near the road. Rita Kinsella was once very involved in many horticultural organizations. Providing a strolling garden helps reconnect this part of the site history with visitors to the park.

In this concept, both the historic themed area and the special event area have their own comfort stations. Each group of users would have more convenient restroom access without having to travel far or interfere with the other group's activities.



The playground can use the natural topography to enhance the play experience.



Concept Option B - Plan

Public Meetings

Two public meetings were held during the master planning process to share ideas for the park and gather input from local residents. Both events were held at the Rec Center in the Holland Room.

Public Meeting #1

The first public meeting was held on November 9, 2023 and 35 people attended. The presentation covered park background, site analysis, and presented two concept plan options. In addition, precedent images of the new site features were shown along with design and maintenance ideas for the nature trails.

The following are some of the comments received during the meeting:

- Celebrate the history of the site.
- Use natural traffic calming methods and don't add too much parking.
- Playgrounds with natural components and use of topography where generally favored.
- Trails should be multi-use and wide enough for bikes.
- Make one bathroom open all year.
- Save the flag pole.
- Need water at the new dog park shelter.
- Disk golf is good for the back field.



First public meeting sign on display at the Rec Center.



Concept boards were on display for the public to view after the presentation.

Public Meeting #2

The second public meeting was held on December 14, 2023 and 16 people were in attendance. The presentation provided a review of the main points people discussed at the first public meeting before presenting the revised park plan. Each of the park zones were explained in detail and example site feature images were shown.

The following are some of the comments received from the public about the revised park plan:

- The concept of the barn-style pavilion in the historical tribute area were generally favored. Options for enclosing this pavilion for year-round use were discussed.
- It was suggested that the walking path should be wide enough to accommodate people passing.



The second public meeting sign on display at the Rec Center.



Several of the slides presented at the second public meeting.

Master Plan

The proposed master plan for Pleasant Ridge Park takes into account all that was learned throughout the master plan process. The plan combines the preferred elements from each of the concept options.

The following describes each of the areas in the final master plan:

9-Hole Disk Golf Course

The “back field” area in the southwest corner of the park is very isolated from the rest of the park and made up of steep and varied terrain. City maintenance crews and some park visitors access the area using a small and steep corridor that cuts through the woods near the southwest end of the dog run field.

Due to the area’s limited accessibility and visibility, most potential park activities are not suitable for this area. One activity that can work in this area is using it as a 9-Hole Disk Golf Course.

Disk Golf requires very minimal investment to construct and players would like the varied and dynamic terrain this site offers. The course can

include a mix woodland and open field setting holes. The steep hills also provide added challenge and excitement for each hole. The forest routes will need underbrush clearing of invasive plants, but this will help the overall health of the forest.

By locating the disk golf course away from other park activities, the city also avoids any potential conflicts between golfers and other park users.



Example image of a disk golf basket.



Pleasant Ridge Park - Master Plan Areas

Entrance & Dog Run

Park Entrance & Sign

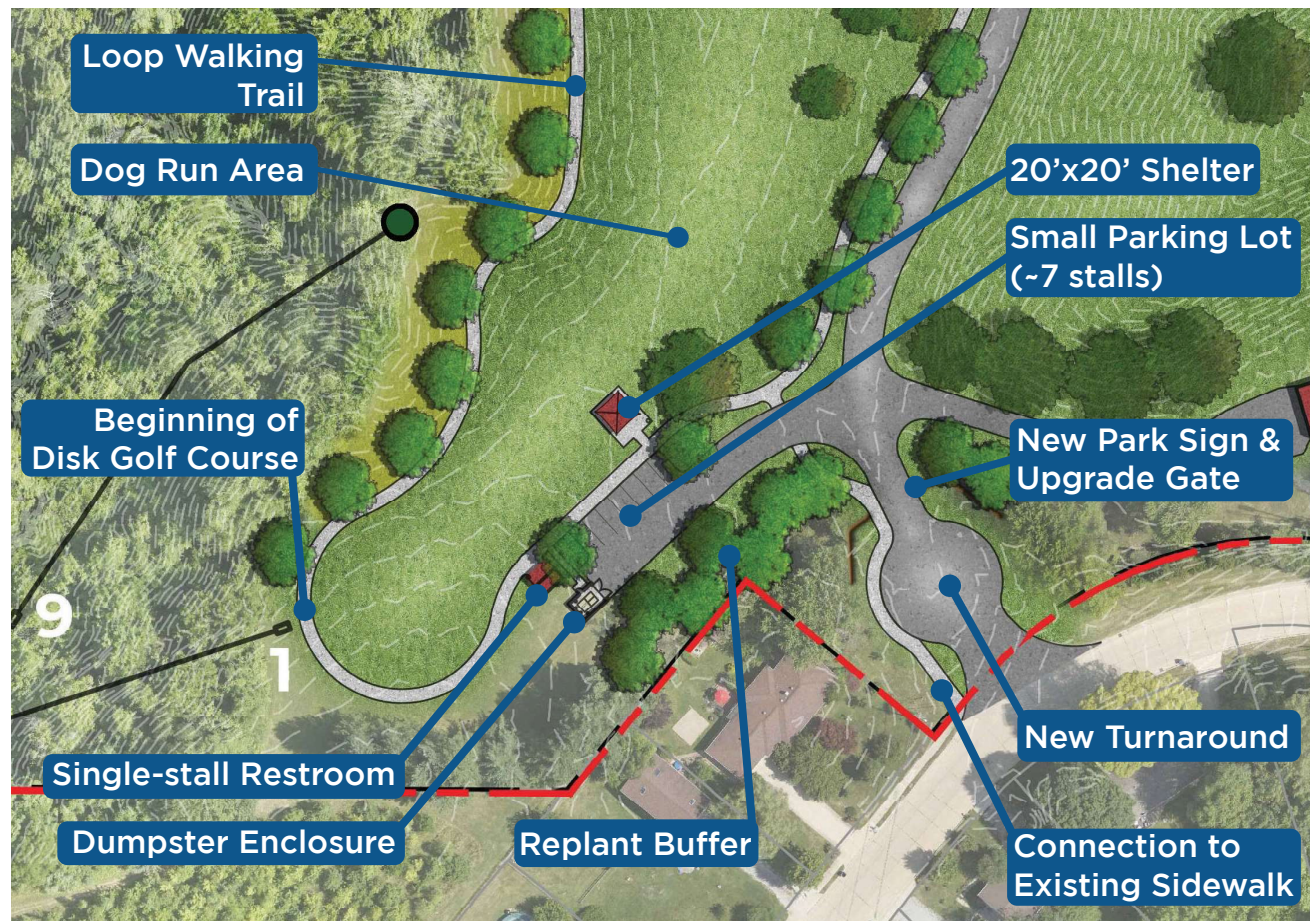
At the entrance, the front drive will be widened into a turnaround for vehicles to use when the park is closed. The entrance gate will be upgraded so that a timer can control opening and closing daily. This upgrade will save staff time previously spent manually operating the gate.

The park entrance sign appears faded and difficult to read from the road. It should be upgraded to match the materials and style of the new structures in the park.

Dog Run Area

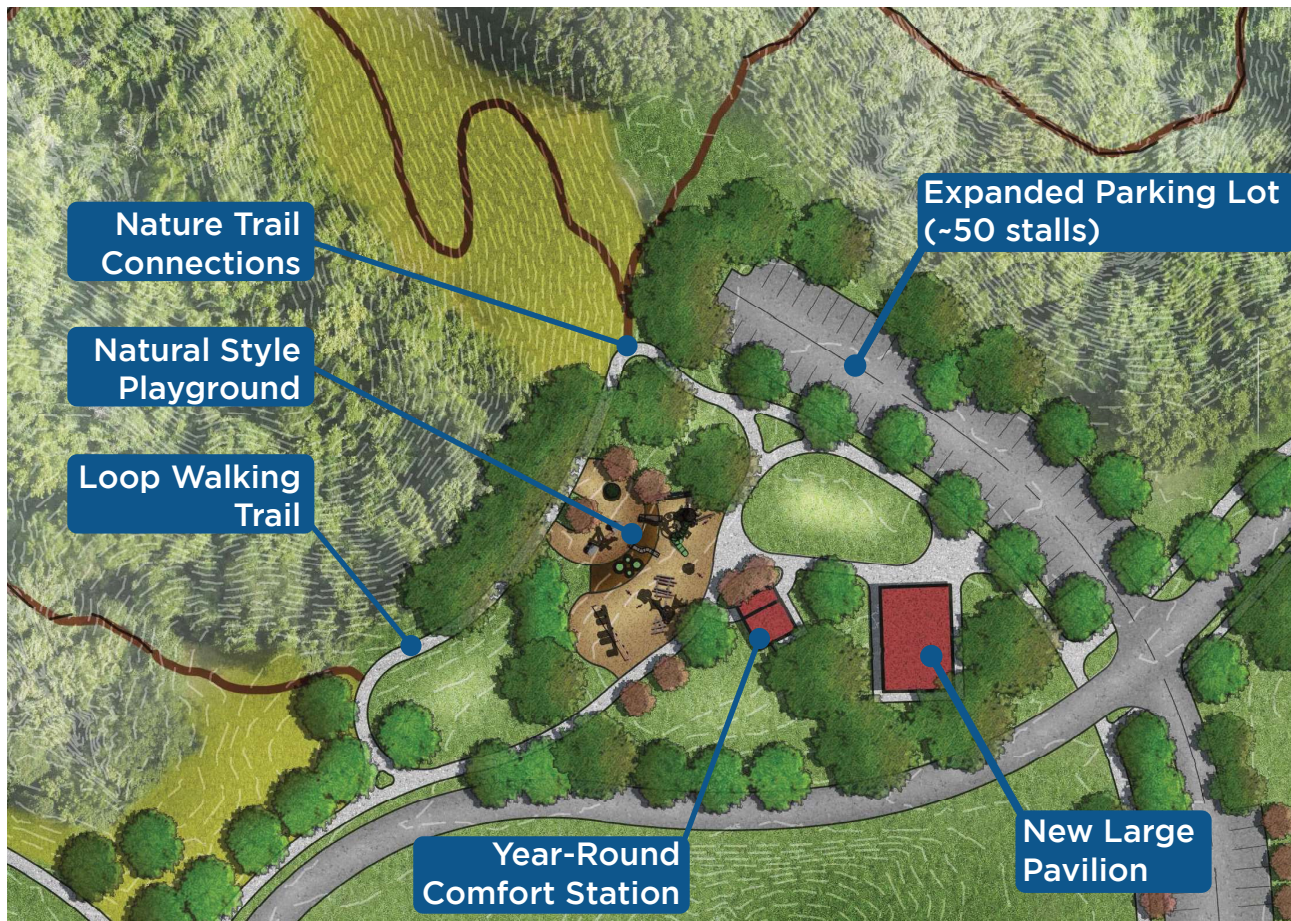
Currently, dog owners travel up past the playground area to use the restroom. The dogs are often off-leash which sometimes causes conflicts with other park users. To prevent this, the plan provides the dog area its own small parking lot, single-stall restroom, and shade pavilion. A paved loop walking trail also surrounds the dog run area for accessible exercise.

The idea of fencing in the dog run area is an unresolved issue within the city. Those who don't want the fence say it will take away from the open and natural feel of the park. But, those who want the fence say some dog owners can't control their dogs and



can be dangerous. One option the city could explore is to see if the added improvements do an adequate job of reducing conflicts. If the issue is still too much of a problem, a low ornamental fence could be added along the inside of the walking trail loop to better contain the dogs.





the hillside to take advantage of the topography to enhance the natural play experience. Finally, the play equipment uses natural and natural themed materials.

Large Pavilion and Restroom

The plan places the large picnic pavilion into the existing tree grove that the current playground resides. This pavilion is similar in size as the existing pavilion and is able to handle large family gatherings and other events close to the playground.

The comfort station is relocated between the pavilion and playground to serve both groups. At this location, people would no longer need to cross a potential busy road to use the restroom. The restroom is open year-round for families that play in the park throughout the year.

Playground & Pavilion

Playground Area

Visitors come to Pleasant Ridge Park to experience its beautiful natural scenery. As such, the playground should fit with the natural feel of the park.

The plan places the playground further away from the road and next to the forest. It then terraces it into



Sledding Hill

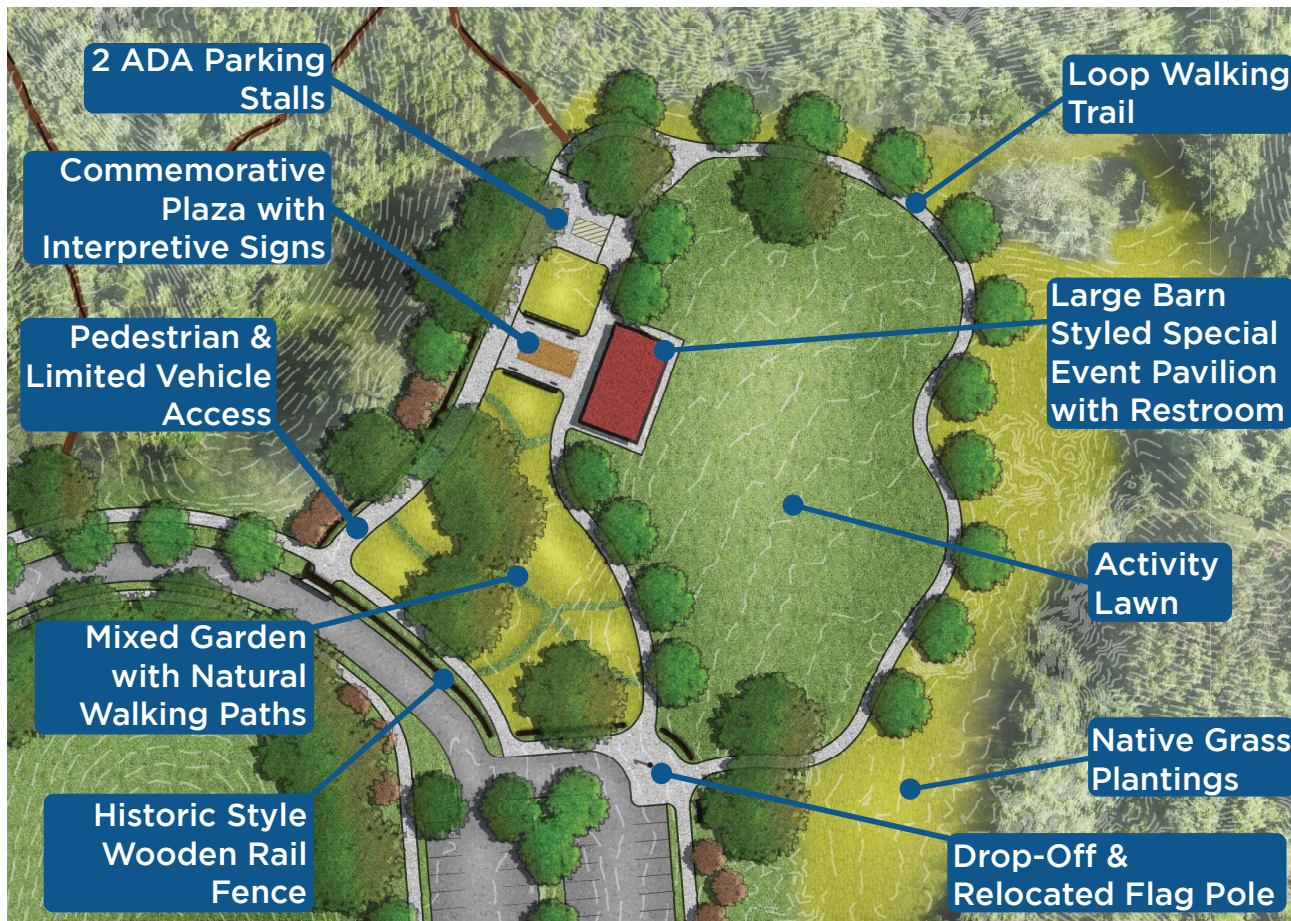
In winter, Pleasant Ridge Park is a popular local destination for sledding due to its many steep hills. Visitors park in the lots on both sides of the valley and sled down either side.

Fire pits are proposed on each side of the sledding hills. These would add comfort and help the park become an even better sledding destination. Without snow, these fire pits can be used at other times of the year by pavilion users or during special events.

A new similar sized pavilion replaces the existing pavilion in this central area. The parking lot would be rebuilt to a similar size as the current parking lot.



Example of warming fire pit materials



Historic Tribute Area

This area's goal is to celebrate the rich history of the park. A commemorative plaza marks out the location of the former log cabin. Interpretive signs teach visitors about the Kinsella farm, early settlers, and the Native Americans who lived here first. This plaza also serves as a gathering and activity space for groups using the area.

Next to the plaza is a large barn-styled pavilion that hosts community events and small festivals all year-round. The pavilion is open during good weather, but can be enclosed during poor weather. On one side of the barn restrooms are located for convenient and easy access.

The barn pavilion overlooks a large activity lawn on its east side. This flexible space is for open play, special events with booths, or even as a community amphitheater. Surrounding the lawn is a loop walking trail with native grass plantings beyond.

Near the front of this historic tribute area is a special mixed garden space. This garden area shows a mix of native and historical plants that relate back to old homestead life. Natural walking paths cross through the garden so visitors can stroll through it. Surrounding the front of this area would be a historic style wooden rail fence.



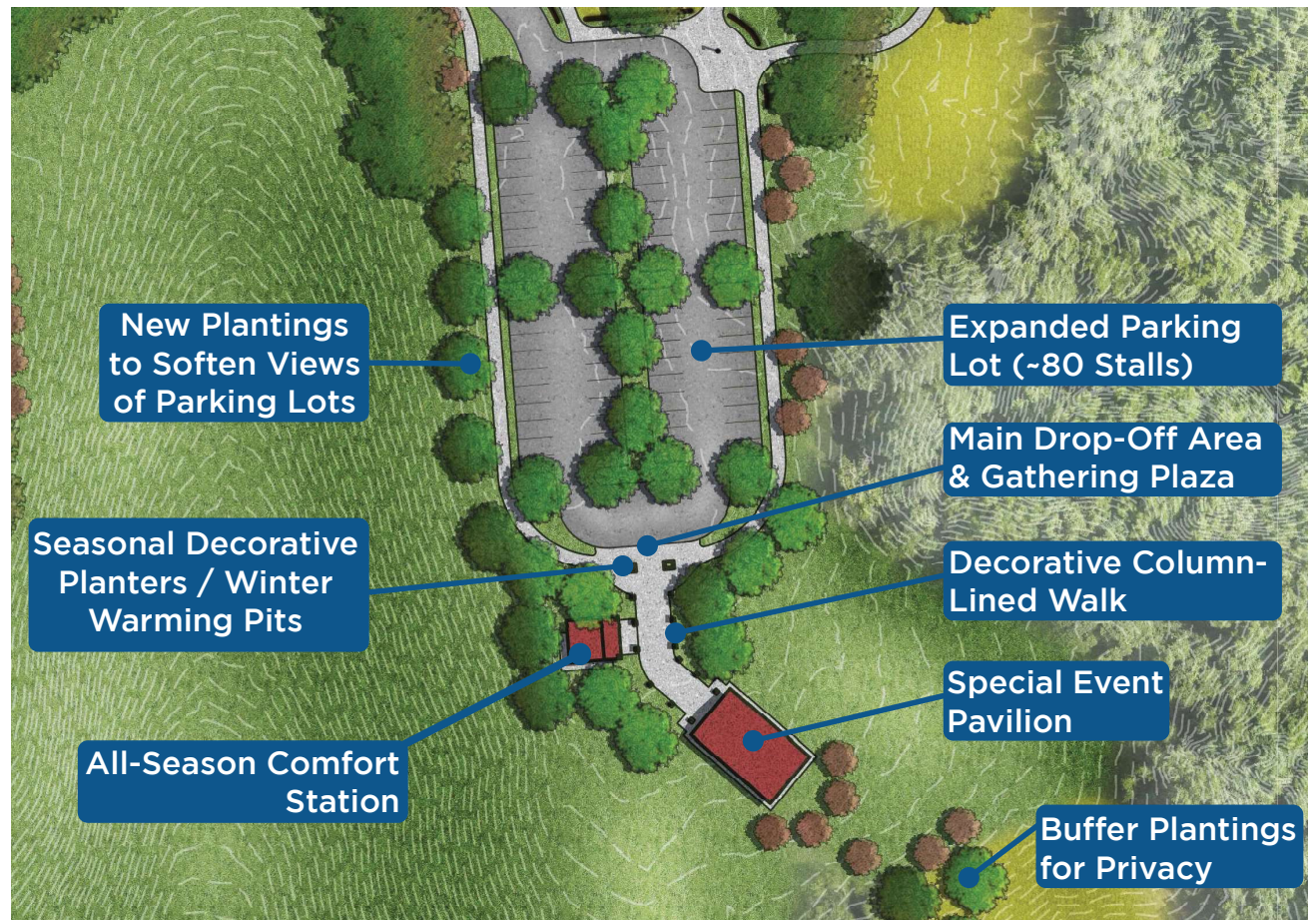
Special Event Area

A new special event area creates a place to host weddings and corporate gatherings that can fully take advantage of the park's natural beauty. Events held here would offer some privacy from the rest of the park's activities.

The parking lot adds a second bay east of the existing lot to help serve the park's two new event spaces. New parking lot plantings soften the views and impact of the paved area on the surrounding park. Paved walking trails loop around the parking area to make a safe place to walk off the road.

At the south end of the parking area is the main drop-off space for guests using the special event pavilion. The gathering plaza hosts a pair of large decorative art planters to greet guests. These planters can also be converted into warming pits during the winter.

A series of decorative columns leads guests down a path to the large pavilion. Open lawns on either side of the pavilion provide extra space for tents and activities. An all-season comfort station includes nearby restrooms and changing room space.



Comfort Station & Pavilion Examples



All the new structures should connect with both the history of the park and its natural setting. Their design emphasizes natural and durable materials. Roofs would include exposed wooden beams with matching ceilings. Walls and columns use stone to ground the structures and provide long-lasting protection. All structures should feel open and airy and be consistent with the natural beauty of the park.

Special Event & “Barn” Pavilion Examples



The special event and “barn” pavilions should aim to be top event facilities in the region. They need to be flexible to support many types of events and weather conditions. The barn celebrates the rich history of the park and relates back to the old farm buildings. It can open or close depending on the weather and offers conditioned space and restrooms. The special event pavilion shows off the natural beauty and great views of the



park. It is fully open and passively heated and cooled with fans and wood burning fireplace.

The added revenue brought in from these would help offset their upkeep. With good maintenance, the sites will remain desirable destinations long into the future.

Playground Examples



Pleasant Ridge Park needs a playground that feels like it belongs in the park. It should be unique and complement the natural beauty of the park. The playground achieves this by using topography, natural materials, and natural play activities. Tall play structures mimic climbing through the trees. Slides follow the hillside. Sections of the playground could even bridge over walking paths or other play areas.



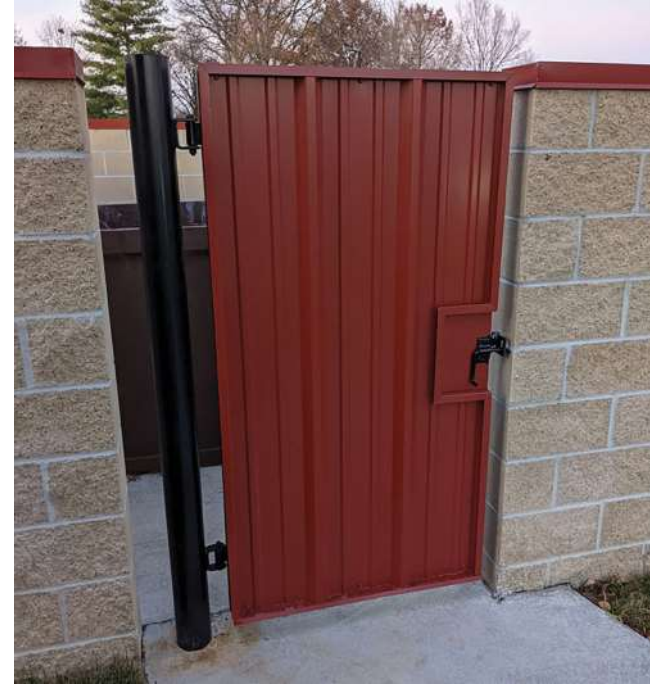
The playground should be a destination that families return to again and again.



Dumpster Enclosure Examples



The new dumpster enclosure is an upgrade over the old one with a poor wooden fence. The new one uses architectural CMU block to form the walls with a metal cap on top. The gates are steel and use a robust metal pole and hinge for long-term strength. Bollards protect the structure inside and outside from damage by trash trucks. People can use a side access gate to throw trash away without needing to open the main gate.



Nature Trail Improvement Guides

The exact plan and layout for updating the nature trails is not a part of this master plan. However, the following points should guide the redesign on any of the trails. The main idea of these points is to reduce water erosion and make the trails more sustainable.

The Half Rule:

The grade of the trail should not exceed half of the grade of the hill's sideslope. For example, if a hill has a sideslope of 20%, the grade of the trail on that hill should never exceed 10%. If it does, water will run down the trail instead of across it and cause erosion.

The 10% Average Grade:

Over a long distance, the average grade of a trail should be 10% or less. The trail will undulate up and down, and some sections will exceed 10%. But overall, the average should be 10% or less.

Max Sustainable Trail Grades:

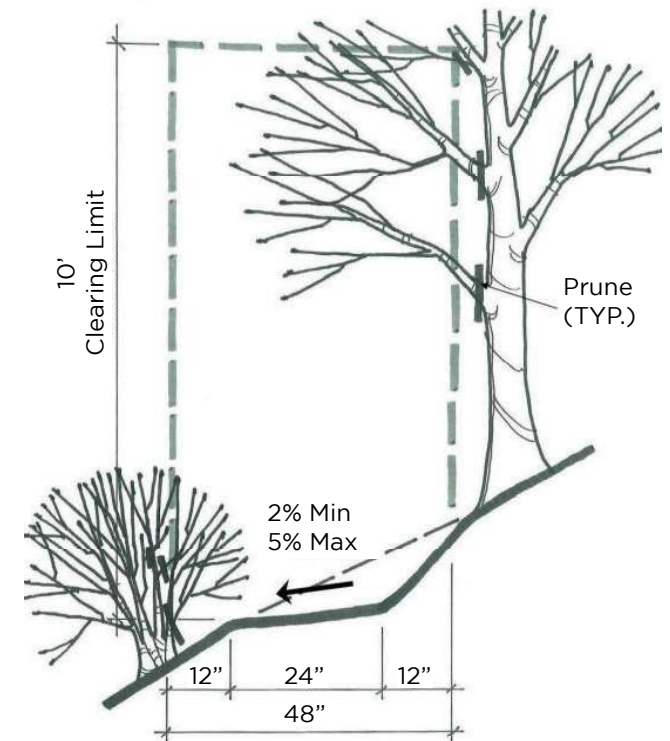
Grades of 15% to 20% are usually the steepest allowable sustainable grade. This can vary some based on soil conditions and still following the Half Rule.

Grade Reversals:

A grade reversal is a spot on a trail going up where it levels out for 10-50 feet before going up more. This change allows any water flowing down the trail to exit the trail. It is good to have grade reversals every 20-50 feet.

Outslope:

The outer edge of a trail, or downhill side, should be sloped down between 2%-5%. This downward slope lets water sheet across the trail instead of down the middle of the trail. The city should check the trail outslope every year or two, depending on trail use, to make sure it is still correct.



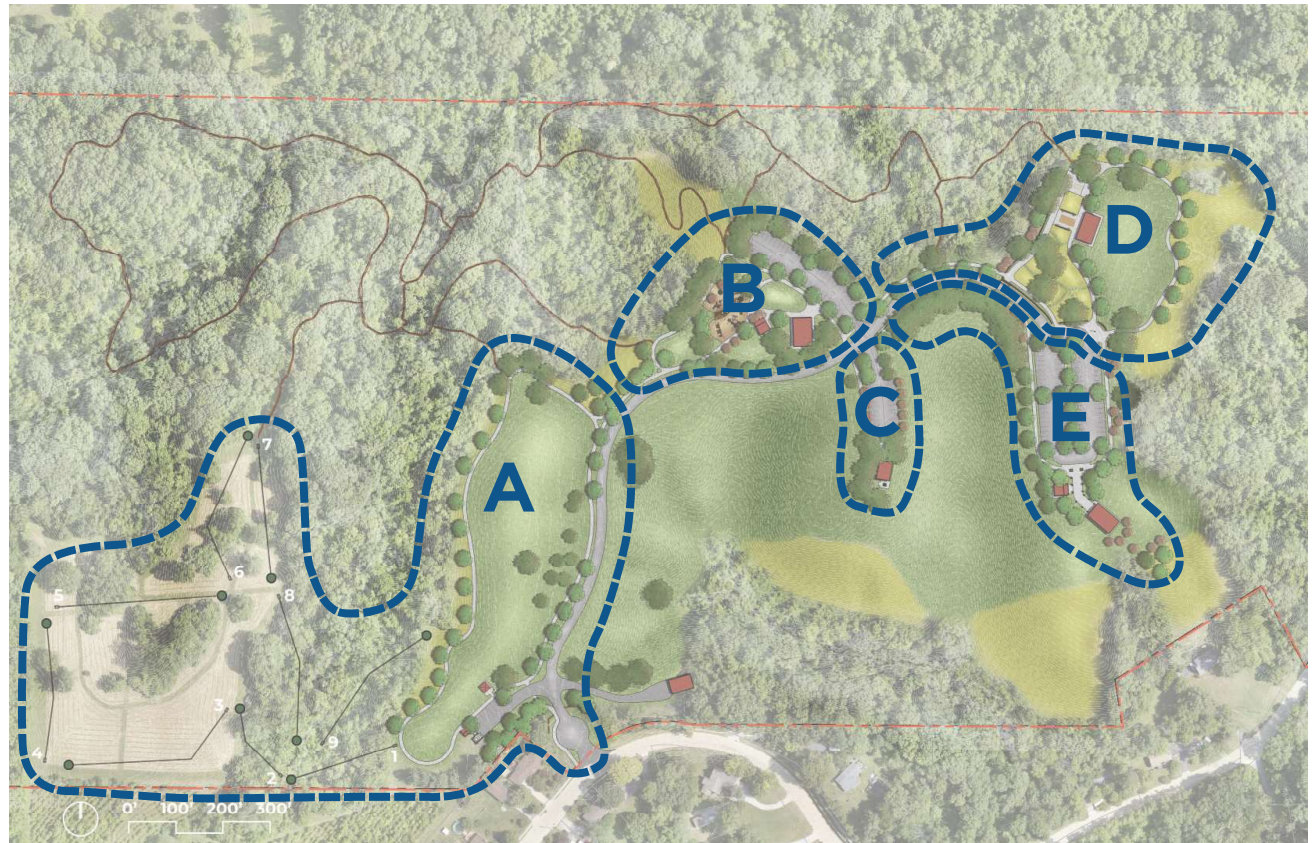
Above: The standard cross section and clearing limits for the park's nature trails.

Phasing

The Pleasant Ridge Park Master Plan is divided into 5 different project areas. The city has the option to build each area separately or many areas together. The order of construction may be worth considering. One option is starting in the back of the site and working forward to limit the amount of traffic impacting finished work.

Building many areas at the same time will save money due to reduced contractor costs on mobilization & administration. Design, bidding, and CPS fees are also saved due to managing fewer separate projects.

On the first project, extra funding should be set aside to design all the of structures through 50% Design Development level. The goal is to insure all the structures create a unified appearance across the park. If the structures are not designed together, there is more risk the park takes on a inconsistent experience over time.



The figure above identifies one scenario for implementing the master plan in multiple phases.

- A: Entrance & Dog Run**
- B: Playground & Pavilion**
- C: Sledding Hill**
- D: Historic Tribute Area**
- E: Special Event Area**

Cost Estimate Summary

This is a summary of the detailed cost estimate listed in Appendix A. Total improvement costs are summarized for each of the phased areas in the park as outlined on the previous page. These are general cost levels based on information known at this time, and do not necessarily reflect actual construction costs. The prices are given in 2024 dollars. An inflation factor should be added for improvements made in future years.

Each of the area costs include:

- Contingency 20%
- Local Factor (Fairview Heights) 5%
- Contractor General Conditions 6%
- Contractor Mobilization 6%
- Insurance & Bonding 2%
- Design, Geotechnical, Bidding, CPS 15%

Area	Total Cost
A: Entrance & Dog Run	\$ 1,943,000
B: Playground & Pavilion	\$ 3,079,000
C: Sledding Hill	\$ 711,000
D: Historic Tribute Area	\$ 2,377,000
E: Special Event Area	\$ 2,441,000

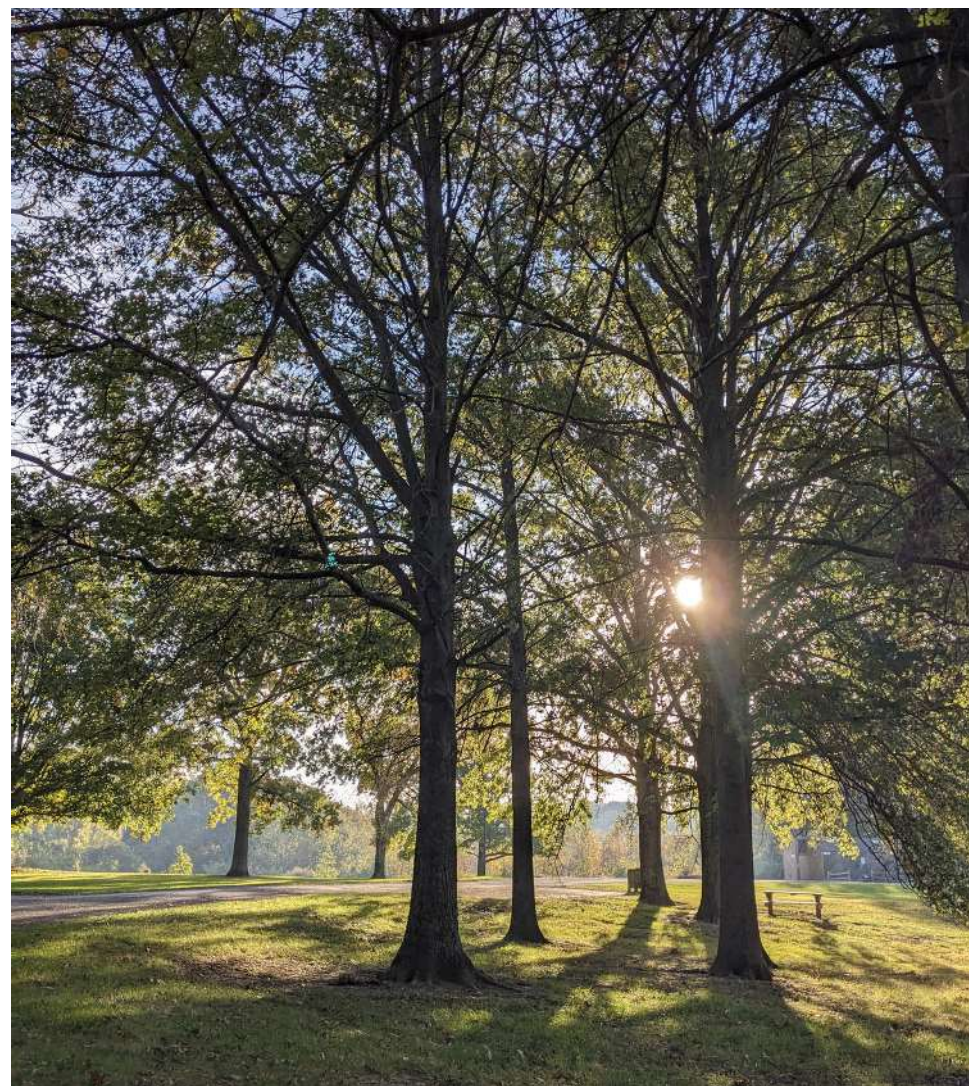


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Appendix A

Detailed Cost Estimate Breakdown

These are general cost levels based on information known at this time, and do not necessarily reflect actual construction costs. The prices are given in 2024 dollars. An inflation factor should be added for improvements made in future years.



Area A: Entrance & Dog Run

Item	Unit	Quantity	Unit Price	Cost
Demolition & Site Prep				
Clearing Allowance	AL	1	\$ 20,000.00	\$ 20,000
				\$ -
Subtotal			\$	20,000
Grading				
SWPPP/Erosion Control & Grading	SF	76300	\$ 1.40	\$ 106,820
Subtotal			\$	106,820
Utilities				
Electrical	LS	1	\$ 35,000.00	\$ 35,000
Water	LF	290	\$ 30.00	\$ 8,700
Water Backflow Preventer	EA	1	\$ 5,000.00	\$ 5,000
Water Misc. Valves & Fittings	LS	1	\$ 10,000.00	\$ 10,000
Sanitary, 6" PVC, Install 4' deep	LF	50	\$ 40.00	\$ 2,000
Sanitary connection & structures allowance	AL	1	\$ 6,000.00	\$ 6,000
Subtotal			\$	66,700
Hardscape				
Concrete Walks	SF	19900	\$ 13.50	\$ 268,650
Aggregate Base for Concrete	SF	19900	\$ 1.50	\$ 29,850
Asphalt Pavement - Road & Parking	SY	902	\$ 55.00	\$ 49,616
Parking Lot Striping	LF	120	\$ 1.75	\$ 210
Subtotal			\$	348,326
Site Features				
Small Pavilion (28'x40')	LS	1	\$ 125,000.00	\$ 125,000
Comfort Station (Single)	LS	1	\$ 190,000.00	\$ 190,000
Disk Golf Tees and Holes	EA	9	\$ 1,500.00	\$ 13,500
Optional Dog Run Fence - 4' Wire Mesh	LF	2100	\$ 75.00	\$ 157,500
Optional Dog Run Fence - Access Gate	EA	2	\$ 4,500.00	\$ 9,000
Upgrade Park Entrance Gate with Timer	LS	1	\$ 1,500.00	\$ 1,500
New Park Entrance Sign	LS	1	\$ 60,000.00	\$ 60,000
Benches	EA	4	\$ 2,500.00	\$ 10,000
Litter Receptacle	EA	2	\$ 1,500.00	\$ 3,000
Picnic Tables	EA	2	\$ 2,500.00	\$ 5,000
Drinking Fountain	EA	1	\$ 7,500.00	\$ 7,500
Dumpster Enclosure	EA	1	\$ 35,000.00	\$ 35,000
Subtotal			\$	617,000
Landscape				
Overstory & Ornamental Trees (2" Cal)	EA	30	\$ 500.00	\$ 15,000
Shrubs & Grasses (3 Gal @ 3' O.C.)	EA	30	\$ 75.00	\$ 2,250
Perennials & Grasses (Plugs @ 12" o.c.)	EA	500	\$ 5.00	\$ 2,500
Seed	SY	3100	\$ 1.50	\$ 4,650
Planting Bed Prep., Amendments & Mulching	SY	85	\$ 25.00	\$ 2,125
Subtotal			\$	26,525
TOTAL			\$	1,185,371

Item	Unit	Quantity	Unit Price	Cost
Contingency & Local Costs				
Contingency	20%		\$	237,074
Local Factor (Fairview Heights)	5%		\$	59,269
SUBTOTAL Estimated Direct Construction Costs w/ Contingency				\$ 1,481,714
Additional Fees				
Contractor's General Conditions	6%		\$	88,903
Contractor's Mobilization	6%		\$	88,903
Insurance & Bonding (Performance & Payment)	2%		\$	29,634
SUBTOTAL Estimated Direct Construction Costs w/ Contractor Costs				\$ 1,689,154
Design Fees				
Design, Geotechnical & Bidding, & CPS	15%		\$	253,373
SUBTOTAL				\$ 253,373
ESTIMATED PROJECT COST Including Fees				\$ 1,942,527

Area B: Playground & Pavilion

Item	Unit	Quantity	Unit Price	Cost
Demolition & Site Prep				
Parking Lot & Old Court Pavement Demo	SY	2612	\$ 20.00	\$ 52,240
Restroom Bldg Demo	LS	1	\$ 15,000.00	\$ 15,000
Shelter Demo (both)	LS	1	\$ 20,000.00	\$ 20,000
Playground Demo	LS	1	\$ 10,000.00	\$ 10,000
Subtotal				\$ 97,240
Grading				
SWPPP/Erosion Control & Grading	SF	77000	\$ 1.40	\$ 107,800
Subtotal				\$ 107,800
Utilities				
Electrical	AL	1	\$ 20,000.00	\$ 20,000
Water	LF	120	\$ 30.00	\$ 3,600
Water Backflow Preventer	EA	1	\$ 5,000.00	\$ 5,000
Water Misc. Valves & Fittings	LS	1	\$ 10,000.00	\$ 10,000
Sanitary, 6" PVC, include Install	LF	475	\$ 40.00	\$ 19,000
Sanitary connection & structures allowance	AL	1	\$ 6,000.00	\$ 6,000
Subtotal				\$ 63,600
Hardscape				
Concrete Walks	SF	15800	\$ 13.50	\$ 213,300
Aggregate Base for Concrete	SF	15800	\$ 1.50	\$ 23,700
Asphalt Pavement - Road & Parking	SY	1933	\$ 55.00	\$ 106,333
Parking Lot Striping	LF	920	\$ 1.75	\$ 1,610
Subtotal				\$ 344,943
Site Features				
Large Pavilion (60'x40')	LS	1	\$ 300,000.00	\$ 300,000
Comfort Station (incl. install)	LS	1	\$ 275,000.00	\$ 275,000
Playground Equipment	LS	1	\$ 350,000.00	\$ 350,000
Playground Surfacing W/ Concrete Base	SF	7500	\$ 30.00	\$ 225,000
Benches	EA	6	\$ 2,500.00	\$ 15,000
Litter Receptacle	EA	3	\$ 1,500.00	\$ 4,500
Picnic Tables	EA	16	\$ 2,500.00	\$ 40,000
Drinking Fountain	EA	1	\$ 7,500.00	\$ 7,500
Subtotal				\$ 1,217,000
Landscape				
Overstory & Ornamental Trees (2" Cal)	EA	30	\$ 500.00	\$ 15,000
Shrubs & Grasses (3 Gal @ 3' O.C.)	EA	100	\$ 75.00	\$ 7,500
Perennials & Grasses (Plugs @ 12" o.c.)	EA	2300	\$ 5.00	\$ 11,500
Seed	SY	4000	\$ 1.50	\$ 6,000
Planting Bed Prep., Amendments & Mulching	SY	310	\$ 25.00	\$ 7,750
Subtotal				\$ 47,750
TOTAL				\$ 1,878,333

Item	Unit	Quantity	Unit Price	Cost
Contingency & Local Costs				
Contingency	20%			\$ 375,667
Local Factor (Fairview Heights)	5%			\$ 93,917
SUBTOTAL Estimated Direct Construction Costs w/ Contingency				\$ 2,347,917
Additional Fees				
Contractor's General Conditions	6%			\$ 140,875
Contractor's Mobilization	6%			\$ 140,875
Insurance & Bonding (Performance & Payment)	2%			\$ 46,958
SUBTOTAL Estimated Direct Construction Costs w/ Contractor Costs				\$ 2,676,625
Design Fees				
Design, Geotechnical & Bidding, & CPS	15%			\$ 401,494
SUBTOTAL				\$ 401,494
ESTIMATED PROJECT COST Including Fees				\$ 3,078,119

Area C: Sledding Hill

Item	Unit	Quantity	Unit Price	Cost
Demolition & Site Prep				
Asphalt Road & Parking Demo	SY	880	\$ 20.00	\$ 17,600
Shelter Demo	LS	1	\$ 10,000.00	\$ 10,000
Subtotal				\$ 27,600
Grading				
SWPPP/Erosion Control & Grading	SF	15500	\$ 1.40	\$ 21,700
Subtotal				\$ 21,700
Utilities				
Electrical	AL	1	\$ 15,000.00	\$ 15,000
Water	LF	20	\$ 30.00	\$ 600
Water Backflow Preventer	EA	1	\$ 5,000.00	\$ 5,000
Subtotal				\$ 20,600
Hardscape				
Concrete Walks	SF	4100	\$ 13.50	\$ 55,350
Aggregate Base for Concrete	SF	4100	\$ 1.50	\$ 6,150
Asphalt Pavement - Road & Parking	SY	974	\$ 55.00	\$ 53,564
Parking Lot Striping	LF	360	\$ 1.75	\$ 630
Subtotal				\$ 115,694
Site Features				
Medium Pavilion (28'x40')	LS	1	\$ 210,000.00	\$ 210,000
Warming Fire Pit	EA	1	\$ 15,000.00	\$ 15,000
Litter Receptacle	EA	1	\$ 1,500.00	\$ 1,500
Picnic Tables	EA	8	\$ 2,500.00	\$ 20,000
Drinking Fountain	EA	1	\$ 7,500.00	\$ 7,500
				\$ -
Subtotal				\$ 254,000
Landscape				
Overstory & Ornamental Trees (2" Cal)	EA	11	\$ 500.00	\$ 5,500
Shrubs & Grasses (3 Gal @ 3' O.C.)	EA	50	\$ 75.00	\$ 3,750
Perennials & Grasses (Plugs @ 12" o.c.)	EA	500	\$ 5.00	\$ 2,500
Seed	SY	500	\$ 1.50	\$ 750
Planting Bed Prep., Amendments & Mulching	SY	95	\$ 25.00	\$ 2,375
Subtotal				\$ 14,875
TOTAL				\$ 433,869

Item	Unit	Quantity	Unit Price	Cost
Contingency & Local Costs				
Contingency	20%			\$ 86,774
Local Factor (Fairview Heights)	5%			\$ 21,693
SUBTOTAL Estimated Direct Construction Costs w/ Contingency				\$ 542,336
Additional Fees				
Contractor's General Conditions	6%			\$ 32,540
Contractor's Mobilization	6%			\$ 32,540
Insurance & Bonding (Performance & Payment)	2%			\$ 10,847
SUBTOTAL Estimated Direct Construction Costs w/ Contractor Costs				\$ 618,263
Design Fees				
Design, Geotechnical & Bidding, & CPS	15%			\$ 92,739
SUBTOTAL				\$ 92,739
ESTIMATED PROJECT COST Including Fees				\$ 711,003

Area D: Historic Tribute Area

Item	Unit	Quantity	Unit Price	Cost
Demolition & Site Prep				
Parking Lot & Road Pavement Demo	SY	800	\$ 20.00	\$ 16,000
				\$ -
Subtotal				\$ 16,000
Grading				
SWPPP/Erosion Control & Grading	SF	68000	\$ 1.40	\$ 95,200
Subtotal				\$ 95,200
Utilities				
Electrical	AL	1	\$ 30,000.00	\$ 30,000
RV Pedestals, CB, conduits & conductors	EA	10	\$ 5,500.00	\$ 55,000
Water	LF	20	\$ 30.00	\$ 600
Water Backflow Preventer	EA	1	\$ 5,000.00	\$ 5,000
Water Misc. Valves & Fittings	LS	1	\$ 10,000.00	\$ 10,000
Sanitary, 6" PVC, Install 4" deep	LF	620	\$ 40.00	\$ 24,800
Sanitary connection & structures allowance	AL	1	\$ 12,000.00	\$ 12,000
				\$ -
Subtotal				\$ 137,400
Hardscape				
Concrete Walks	SF	25600	\$ 13.50	\$ 345,600
Aggregate Base for Concrete	SF	25600	\$ 1.50	\$ 38,400
Parking Lot Striping	LF	100	\$ 1.75	\$ 175
Subtotal				\$ 384,175
Site Features				
Barn Pavilion (2100 sf, conditioned) w/ restroom	LS	1	\$ 625,000.00	\$ 625,000
Interpretive signs	EA	4	\$ 6,270.00	\$ 25,080
Historical Wood Rail Fence	LF	435	\$ 32.00	\$ 13,920
Relocated flag pole	LS	1	\$ 8,000.00	\$ 8,000
Benches	EA	6	\$ 2,500.00	\$ 15,000
Litter Receptacle	EA	3	\$ 1,500.00	\$ 4,500
Drinking Fountain	EA	1	\$ 7,500.00	\$ 7,500
FFE (Finishings & Furnishings-tables, chairs, etc.)	AL	1	\$ 40,000.00	\$ 40,000
Subtotal				\$ 739,000
Landscape				
Overstory & Ornamental Trees (2" Cal)	EA	30	\$ 500.00	\$ 15,000
Shrubs & Grasses (3 Gal @ 3' O.C.)	EA	200	\$ 75.00	\$ 15,000
Perennials & Grasses (Plugs @ 12" o.c.)	EA	5700	\$ 5.00	\$ 28,500
Seed	SY	2500	\$ 1.50	\$ 3,750
Planting Bed Prep., Amendments & Mulching	SY	645	\$ 25.00	\$ 16,125
Subtotal				\$ 78,375
TOTAL				\$ 1,450,150

Item	Unit	Quantity	Unit Price	Cost
Contingency & Local Costs				
Contingency	20%			\$ 290,030
Local Factor (Fairview Heights)	5%			\$ 72,508
SUBTOTAL Estimated Direct Construction Costs w/ Contingency				\$ 1,812,688
Additional Fees				
Contractor's General Conditions	6%			\$ 108,761
Contractor's Mobilization	6%			\$ 108,761
Insurance & Bonding (Performance & Payment)	2%			\$ 36,254
SUBTOTAL Estimated Direct Construction Costs w/ Contractor Costs				\$ 2,066,464
Design Fees				
Design, Geotechnical & Bidding, & CPS	15%			\$ 309,970
SUBTOTAL				\$ 309,970
ESTIMATED PROJECT COST Including Fees				\$ 2,376,433

Area E: Special Event Area

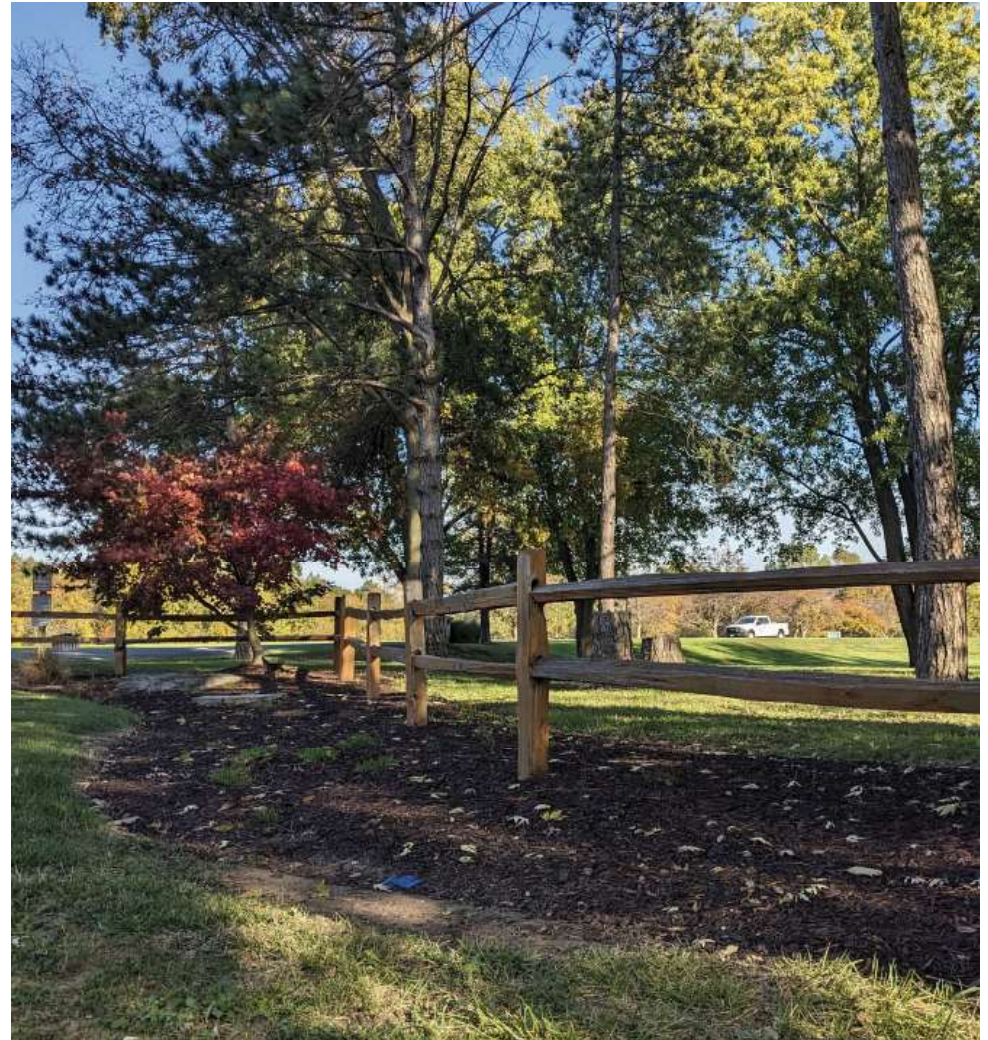
Item	Unit	Quantity	Unit Price	Cost
Demolition & Site Prep				
Parking Lot & Old Court Pavement Demo	SY	2070	\$ 20.00	\$ 41,400
Restroom Bldg Demo	LS	1	\$ 10,000.00	\$ 10,000
Shelter Demo	LS	1	\$ 10,000.00	\$ 10,000
			Subtotal	\$ 61,400
Grading				
SWPPP/Erosion Control & Grading	SF	69000	\$ 1.40	\$ 96,600
			Subtotal	\$ 96,600
Utilities				
Electrical	AI	1	\$ 25,000.00	\$ 25,000
Water	LF	245	\$ 30.00	\$ 7,350
Water Backflow Preventer	EA	1	\$ 5,000.00	\$ 5,000
Water Misc. Valves & Fittings	LS	1	\$ 10,000.00	\$ 10,000
Sanitary, 6" PVC, Install 4' deep	LF	190	\$ 40.00	\$ 7,600
Sanitary connection & structures allowance	AL	1	\$ 6,000.00	\$ 6,000
				\$ -
			Subtotal	\$ 60,950
Hardscape				
Concrete Walks	SF	11650	\$ 13.50	\$ 157,275
Aggregate Base for Concrete	SF	11650	\$ 1.50	\$ 17,475
Asphalt Pavement - Road & Parking	SY	3467	\$ 55.00	\$ 190,667
Parking Lot Striping	LF	1440	\$ 1.75	\$ 2,520
			Subtotal	\$ 367,937
Site Features				
Special Event Pavilion (60'x40')	LS	1	\$ 400,000.00	\$ 400,000
Comfort Station (incl. install)	LS	1	\$ 300,000.00	\$ 300,000
Warming Fire Pit	EA	2	\$ 15,000.00	\$ 30,000
Art Columns (along walk to Event Pavilion)	EA	10	\$ 5,000.00	\$ 50,000
Benches	EA	6	\$ 2,500.00	\$ 15,000
Litter Receptacle	EA	2	\$ 1,500.00	\$ 3,000
Drinking Fountain	EA	1	\$ 7,500.00	\$ 7,500
FFE (Finishings & Furnishings-tables, chairs, etc.)	AL	1	\$ 40,000.00	\$ 40,000
			Subtotal	\$ 845,500
Landscape				
Overstory & Ornamental Trees (2" Cal)	EA	46	\$ 500.00	\$ 23,000
Shrubs & Grasses (3 Gal @ 3' O.C.)	EA	200	\$ 75.00	\$ 15,000
Perennials & Grasses (Plugs @ 12" o.c.)	EA	1000	\$ 5.00	\$ 5,000
Seed	SY	2900	\$ 1.50	\$ 4,350
Planting Bed Prep., Amendments & Mulching	SY	370	\$ 25.00	\$ 9,250
			Subtotal	\$ 56,600
			TOTAL	\$ 1,488,987

Item	Unit	Quantity	Unit Price	Cost
Contingency & Local Costs				
Contingency	20%			\$ 297,797
Local Factor (Fairview Heights)	5%			\$ 74,449
			SUBTOTAL Estimated Direct Construction Costs w/ Contingency	\$ 1,861,233
Additional Fees				
Contractor's General Conditions	6%			\$ 111,674
Contractor's Mobilization	6%			\$ 111,674
Insurance & Bonding (Performance & Payment)	2%			\$ 37,225
			SUBTOTAL Estimated Direct Construction Costs w/ Contractor Costs	\$ 2,121,806
Design Fees				
Design, Geotechnical & Bidding, & CPS	15%			\$ 318,271
			SUBTOTAL	\$ 318,271
ESTIMATED PROJECT COST Including Fees				\$ 2,440,077

Appendix B

Public Meeting Sign-In Sheets

The following are sign-in sheets from the two public meetings held on November 9, 2023 and December 14, 2023.



Public Meeting #1 - Sheet 1

Pleasant Ridge Park Planning Sign In

First & Last Name	Address	Email
MICHAEL KUEBERT	200 CIRCLE DR	Mklebert@wustl.edu
Phil & Pat Sadler	316 Dogwood Lane	Sadtrice@gmail.com
Felicia Willis	225 Circle Dr	Fleab30@yahoo.com
Alex Graff	35 Circle Dr.	alexandriagraff@icloud.com
Pat Peck	931 Caldomia Ct	peck@cofh.org
Anthony LeFlore	8 Tietje Dr	akflore157@gmail.com
JANE JONES	205 ELM DR.	jjones29@charter.net
Bob Jones	205 ELM DR	bobjones50@charter.net
Steve Koch	46 Circle Dr.	Steve.Koch@charter.net
TOM WALDRON	228 ELM DR	271 TJW @ YAHOO.COM
Harry Dapron	7609 Ridge Height Road	hdapron@aol.com
Peter Connell	7430 Concord Rd	pjconn7@gmail.com
Jen Mauk	2 Barclay Ln	JenMauk5@gmail.com
Allie Riley	7378 PIMBER POINT	APKRILEY@ATT.NET
Bill Riley	11	11
Stacy Decker	9114 Basswood Dr	Stacy-decker@yahoo.com
Karin Dalt	1614 Pontiac Rd	pastorkdalt@gmail.com
GLORIA WICKS	128 Elding Ln	gloriawicks6@gmail.com
Ryan Vick	134 Union Hill Road	
MIKE & AMY PHILLIPS	37 CEDAR DR.	AMYLYNN1@HOTMAIL.COM

Public Meeting #1 - Sheet 2

Pleasant Ridge Park Planning Sign In

[illegible]

Public Meeting #2 - Sheet 1

Pleasant Ridge Park Planning Meeting

Pleasant Ridge Park Planning Meeting is intended for residents of Fairview Heights.
Please ensure information is written legibly so we can contact sign-ups.

Name	Resident of F.H. (Yes/No)	Email	Phone Number
Bill Rudy	Y	WRP.Rudy@ATT.COM	618-407-0960
Ellen Beebe	Yes	wbeebe@charter.net	618-398-5080
Bill Beep	Yes	317 Pleasant Ridge	618-398-5080
TOM HULMB	YES	tomhulmb@qvc.com	618-531-2400
Pat Peck	Y	peck@cofh.org	618-624-2017
Frank Menn	Y	FrankMenn@systems.net	618-401-7166
Bernie Cook	Y	Bernardcun@msn.com	618-210-1583
Scott Miller	Yes	Mcircle5@yahoo	(618) 977-7225
Randy Pierce	No	rrpierce@charter.net	618-210-7687
Brian Clukey	Y	briandclukey@yahoo.com	618-394-0139
Larry Kinsella	Y	megalitlies@hotmail.com	618-397-1327
Marilyn Kinsella	Y	markinsella@comcast.net	618-397-1327
Jenny Kinsella		Jennykassl@aol.com	

Public Meeting #2 - Sheet 2

Pleasant Ridge Park Planning Meeting

Pleasant Ridge Park Planning Meeting is intended for residents of Fairview Heights.
Please ensure information is written legibly so we can contact sign-ups.

Name	Resident of F.H. (Yes/No)	Email	Phone Number
Bos & Liz Henry			618 974 9682