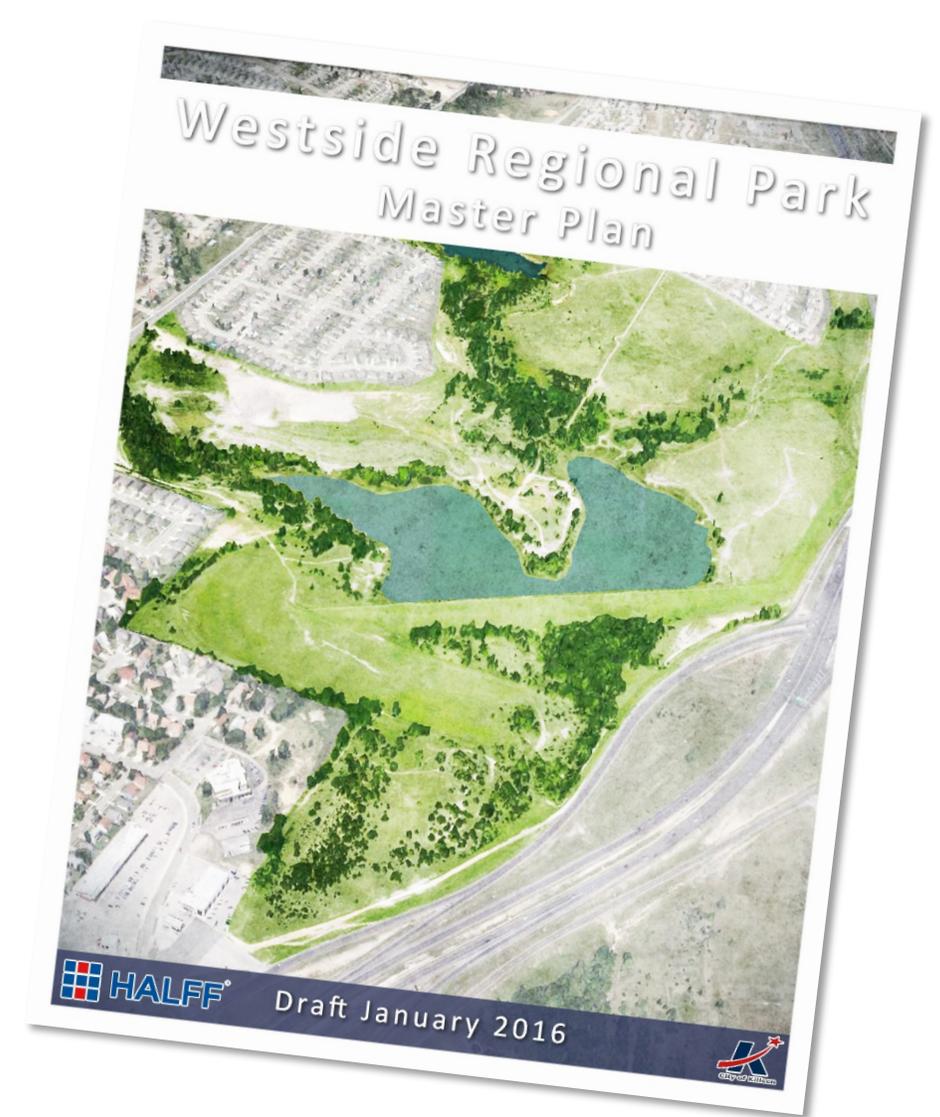
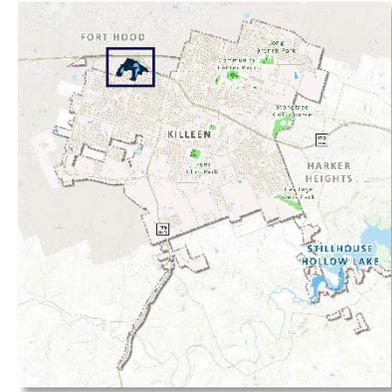
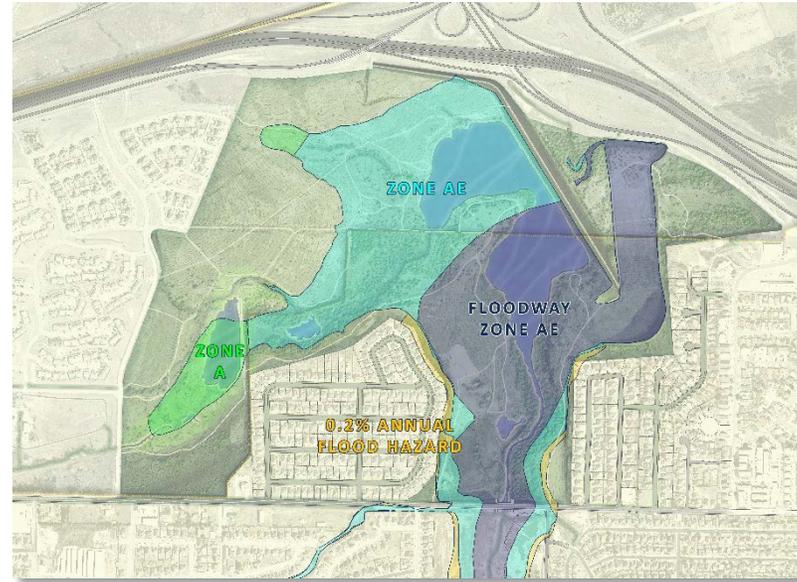


Westside Regional Park Master Plan

- Scope
 - Prepare a concept level master plan + order of magnitude cost estimates (OPCC)
 - Site analysis
 - Opportunities / constraints
 - Coordination between City and Ft. Hood
 - Integrate into Parks Master Plan



Westside Regional Park Master Plan



Westside Regional Park Master Plan

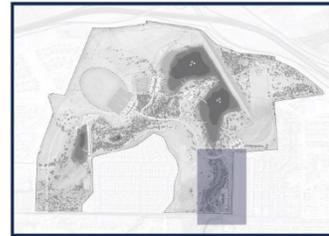


1. Connection to Existing Westside Regional Park
2. Park Entry Gate
3. Army Monument Area
4. Visitor's Center & Park Museum
5. Nature & Learning Path
6. Playscape
7. Bus Parking
8. Natural Loop Trail
9. Proposed Bridge
10. East End Parking & Trailhead
11. Pershing Lake Day-Use Area
12. Pershing Lake Trail & Fishing Docks
13. Pershing Lake Peninsula Large Event Pavilions & Overlook
14. Pershing Lake Rental Picnic Pavilions
15. Dam Overlook & Trail
16. Nature Based Activity Area
17. Mid-Sized Rental Pavilion
18. Canoe / Kayak / Paddle Board Rental Facility
19. Kayak / Small Boat Ramp
20. Overflow Event Parking
21. Open Activity Area / Disc Golf Course
22. Open Event Area
23. Multi-Purpose Practice Fields
24. Low Water Crossing
25. Birding & Creek Exploration Area
26. Wetland Lake Area
27. Cantonment Pond Activity Area & Fishing Docks
28. Potential Additional Future Park Entry
29. Cantonment Pond Overlook Pavilion
30. Emergency Access Route

Westside Regional Park Master Plan

Zone A - PARK ENTRY AREA

1. Intersection Improvements with Pedestrian Crossing
2. Entry Gate
3. Army Appreciation Monument & Honor Area
4. Visitors Center & Museum
5. Nature Learning Trail & Native Plants Garden
6. Playscape
7. Bus Parking



6.



3.



4.



Westside Regional Park Master Plan

Zone B - NATURE BASED ACTIVITY AREA

1. Park Loop Trail
2. Adventure Sports Area
3. Nature Based Activity & Exploration Area



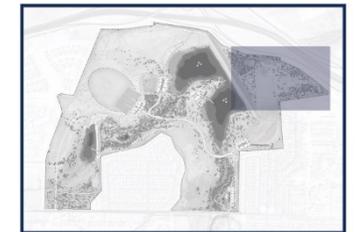
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Westside Regional Park Master Plan

Zone C - PERSHING LAKE PENINSULA AMENITY AREA

1. Pershing Lake Trail & Fishing Docks
2. Pershing Lake Rental Picnic Pavilion
3. Pershing Lake Peninsula Large Event Pavilions & Overlook
4. Pedestrian Bridge
5. Mid-Sized Rental Pavilion
6. Canoe / Kayak / Paddle Board Rental Facility
7. Kayak / Small Boat Ramp



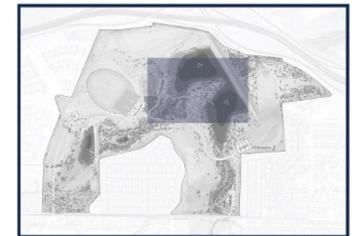
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Westside Regional Park Master Plan

Zone D - OPEN FIELD ACTIVITY AREA

1. Open Activity Area / Disc Golf
2. Ropes / Obstacle Course Area
3. Dog Park Area



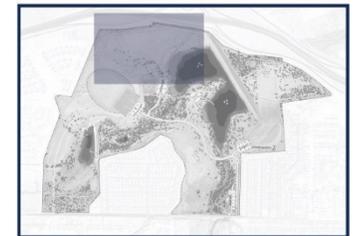
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Westside Regional Park Master Plan

Zone E - MULTI-PURPOSE & EVENT AREA

1. Low Water Crossing
2. Field & Cantonment Pond Area Parking
3. Event & Practice Field Restroom Facility
4. Multi-Purpose Practice Fields
5. Overflow Event Parking
6. Open Event Area
7. Emergency Access Route



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3.



6.



Westside Regional Park Master Plan

Zone F - CANTONMENT POND AMENITY AREA

1. Birding & Creek Exploration Area
2. Wetland Lake Area
3. Cantonment Pond Loop Trail
4. Pond Fishing Docks
5. Pond Overlook Pavilion
6. Potential Additional Future Park Entry



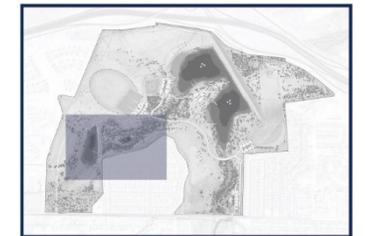
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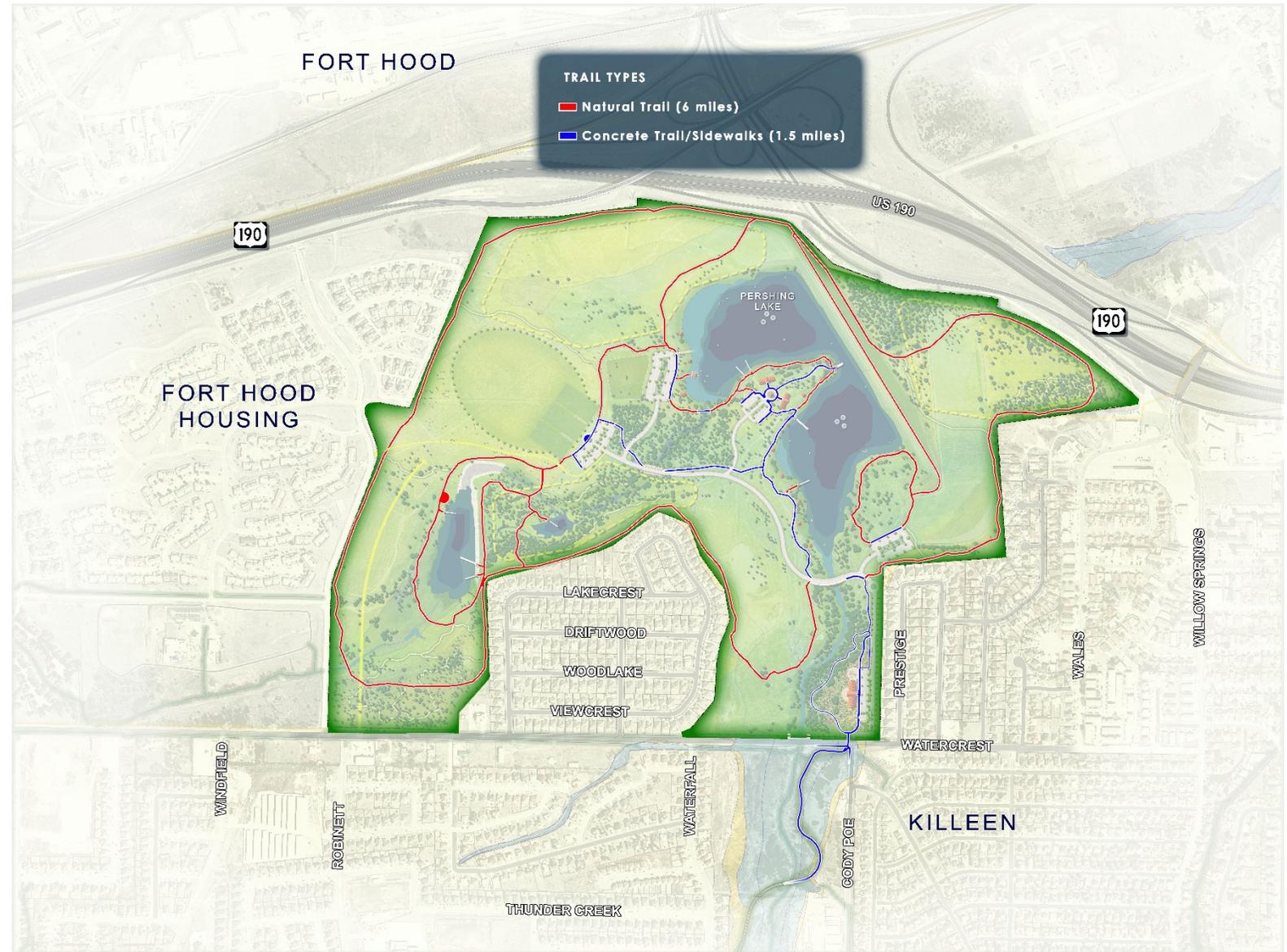
Westside Regional Park Master Plan



Concrete Trails



Natural Trails



Westside Regional Park Master Plan

	ZONE A - PARK ENTRY AREA				\$3,586,350.00
	ZONE B - NATURE BASED ACTIVITY AREA				\$526,500.00
	ZONE C - PERSHING LAKE PENINSULA AMENITY AREA				\$4,717,250.00
	ZONE D - OPEN FIELD ACTIVITY AREA				\$279,150.00
	ZONE E - MULTI-PURPOSE & EVENT AREA				\$907,000.00
	ZONE F - CANTONMENT POND AMENITY AREA				\$658,500.00
SUBTOTAL ESTIMATED CONSTRUCTION COST					\$10,674,750.00
CONTINGENCY (20%) *					\$2,134,950.00
*20% Construciton Contingency covers but is not limited to general conditions, mobilization, wet/dry utilities drainage infrastructure and site furnishings					
TOTAL ESTIMATED CONSTRUCTION COST					\$12,809,700.00
Assumptions/Disclaimers					
1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual Project Construction Costs will not vary from this opinion. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final existing conditions, survey, and construction design of these improvements.					
2) Unit pricing is based on average cost statewide and does not account for any site specific determinates that would effect costs of construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).					
3) Professional Design (PS&E), Bid and Construction Observation services are not included in this OPCC (i.e., landscape architectural, civil, architectural, structural, MEP, geotechnical, surveying, etc.).					
4) Regulatory Review , Permitting and Fees are not included in this OPCC.					
5) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to the site are not included in this OPCC.					
6) Projection of future construction costs should include a 10% annual increase at a minimum.					