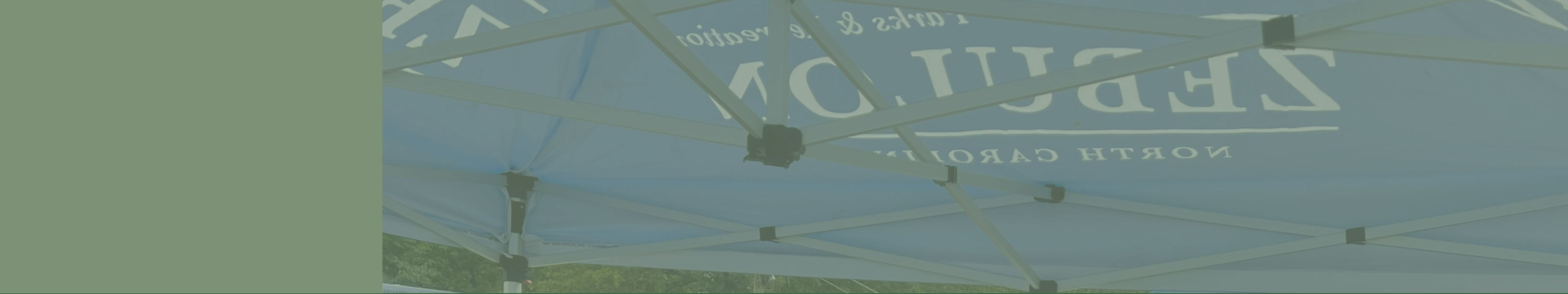




TOWN OF ZEBULON Gill Street Park Master Plan



PLAY
Zebulon
PARKS AND RECREATION MASTER PLAN

How We Play

ZEBULON
NORTH CAROLINA

Adopted by Town Commission on
November 3rd, 2025

Town of Zebulon Parks and
Recreation Department
1003 N Arendell Ave
Zebulon, NC 27597
www.townofzebulon.org/



ACKNOWLEDGMENTS



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PROJECT PROCESS AND PURPOSE



PROJECT PURPOSE

The Master Plan for Gill Street Park is a site-specific master plan based on recommendations from the 2021 Zebulon Parks and Recreation Master Plan, as well as the follow-up “How We Play” effort in 2023. The Town is working to develop an expansion of Gill Street Park with new community amenities, as well as improving the existing park to enhance recreation opportunities for the neighborhood.

Department records note that Gill Street Park was the Town of Zebulon’s second park and was opened in the 1960s. Prior to the 60s, the location served the Town as a household waste landfill. The Town has recently been working to install a new playground and restrooms at Gill Street Park, and held a workshop specifically for the playground during the “How We Play” effort in 2023. As these renovations would require substantial soil disturbance, Staff sought a soil survey to identify if there were concerns for the disposal of existing equipment and disturbance for new equipment and

structures. Initial studies noted lead present at a depth of a foot below the surface in the area of the playground. The town engaged in surfacing testing for the entirety of the park site. Elevated lead levels were identified along Privette St and the Northern boundary of the park. Both the playground and bathrooms are pending DEQ testing and guidance.

In an effort to find an alternative for the proposed improvements at Gill Street Park, the Town has been exploring properties where these improvements could be placed and provide a similar and enhanced level of service to the neighborhood. The existing Gill Street Park is part of a larger Town-owned parcel that includes the cemetery. This parcel has 5 acres of undeveloped land, referred to as New Park Site in this document, on its north end that is adjacent to Zebulon Middle School and East Wake Academy. While this parcel has some utility and environmental constraints, there is enough developable land to build a neighborhood park and a small community building.



Gill Street Park Public Engagement at the Back to School Bash

PROJECT PROCESS

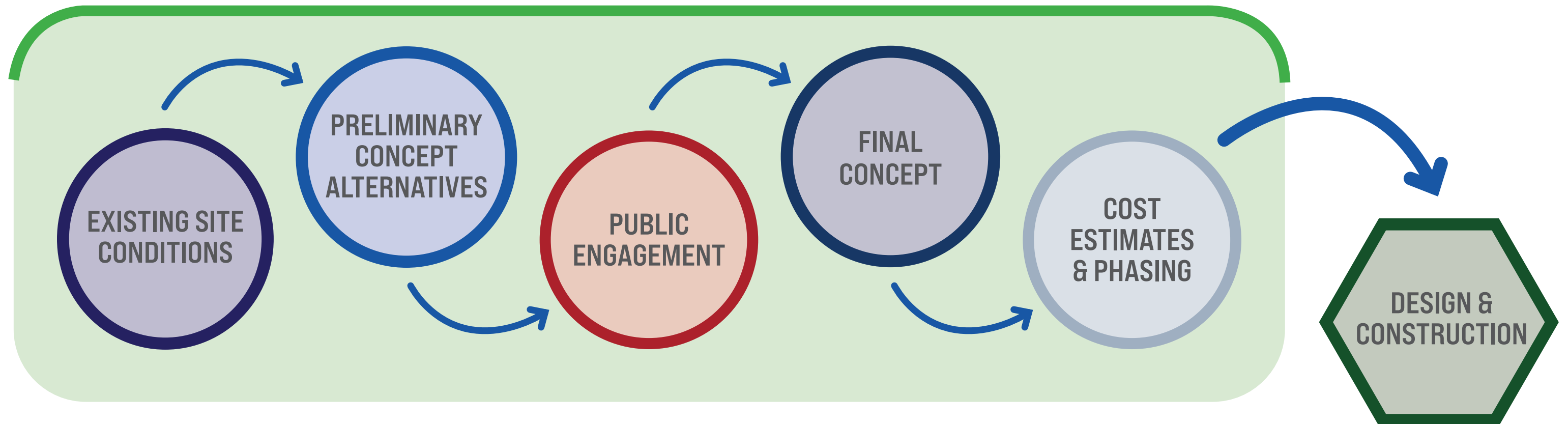
The project process progressed in a linear fashion, beginning with initial tasks that included a review of previous planning documents, site planimetric data and research studies. The project team also conducted a physical inventory of existing conditions of the New Park Site and surrounding area. Research for potential programming also included the analysis of facility and program precedents that were consistent with stakeholder input.

The next step involved a synthesis of information to develop a preliminary concept for both the existing Gill Street Park and the potential New Park Site. Elements in these concepts included improved circulation and access, new community amenities for the New Park Site, and activation of the Existing Park Site within the environmental constraints. These concepts, along with precedent images, were presented through a series of public engagement opportunities in order to validate the concepts and programming elements.

After receiving input from the public through a variety of in-person opportunities as well as virtual engagement, the project team updated the final concept to reflect input received from the community. The final step in the process was the preparation of a Final Park Master Plan, which included updated cost estimates and phasing for proposed improvements. This consolidated document was then presented to the Advisory Board and Town Commission for final adoption. Once adopted, this Master Plan will be used to help secure funding and advance this project to design and construction.

PROJECT PROCESS DIAGRAM

Gill Street Park Master Plan Document



SITE CONTEXT AND EXISTING CONDITIONS



SITE CONTEXT

ADDRESS: 600 N Privette, Zebulon, NC 27597

AREA: 5.12 ACRES

SITE CONTEXT

The New Park Site is located along Cemetery Rd in the central part of the Town of Zebulon. The park site is less than a mile northeast of the Town center. The proposed 5-acres of the park site are primarily accessed from Cemetery Rd and N Gill St. The New Park Site is located approximately 0.1 mi from the existing Gill Street Park location and is accessible via N Gill St.

PARK CONNECTIVITY

The Vision Chapter of the Play Zebulon Parks and Recreation Master Plan highlights a proposed priority pedestrian connection to the existing Gill Street Park which would help connect the park to the larger Town system. This connection can potentially be extended to the New Park Site along N Gill St, thus making the new site a part of the larger parks and open green space connectivity route.

With the strategic location of the New Park Site between the two educational institutions - Zebulon Middle School along its western edge and East Wake Academy to the north, the New Park Site has the potential of becoming a pivotal anchor in the Town's park system. Pathway connections from the site to the two educational institutes and beyond can help enrich the overall pedestrian experience of the neighborhood. These connections would also aide in the shared-use of the park and the school's recreational facilities.

Additionally, a pathway connection along N Gill St would provide safe pedestrian connectivity to the existing Gill Street Park. Connecting these two park sites, existing and proposed, and the neighborhood, would help expand the footprint of the park as people effortlessly walk back and forth between the varied amenities that would be provided at both the sites.

EXISTING CONDITIONS

The New Park Site is predominantly a wooded lot with an uninterrupted patch of open green space present at the southeastern corner of the site. Little Creek meanders through the northern part of the park site in the wooded area.

The other major existing site elements include a utility corridor cutting east to west across the park. Underground sewer lines and above ground utility lines are present in this utility corridor while another utility line passes through the site along the western edge.

Existing Park Site

Acreage: 1.5 acres

Existing Structures & Amenities:

- Playground
- Outdoor Basketball Court
- Picnic Shelter with Seating
- Parking Spaces
- Bike Rack
- Benches and Trashcans

Proposed Structures & Amenities (Existing Park Site):

- Skate Park
- Picnic Shelter
- Shaded Seating Areas
- Paved Parking
- Walkways

New Park Site

Acreage: 5.12 acres

Proposed Structures & Amenities (New Park Site):

- Community Center and Parking
- Indoor Multipurpose Court
- Playground
- Picnic Shelter
- Outdoor Multipurpose Sports Court
- Multi-use Open Green Space
- Disc Golf Course
- Walkways
- Shaded Seating Areas

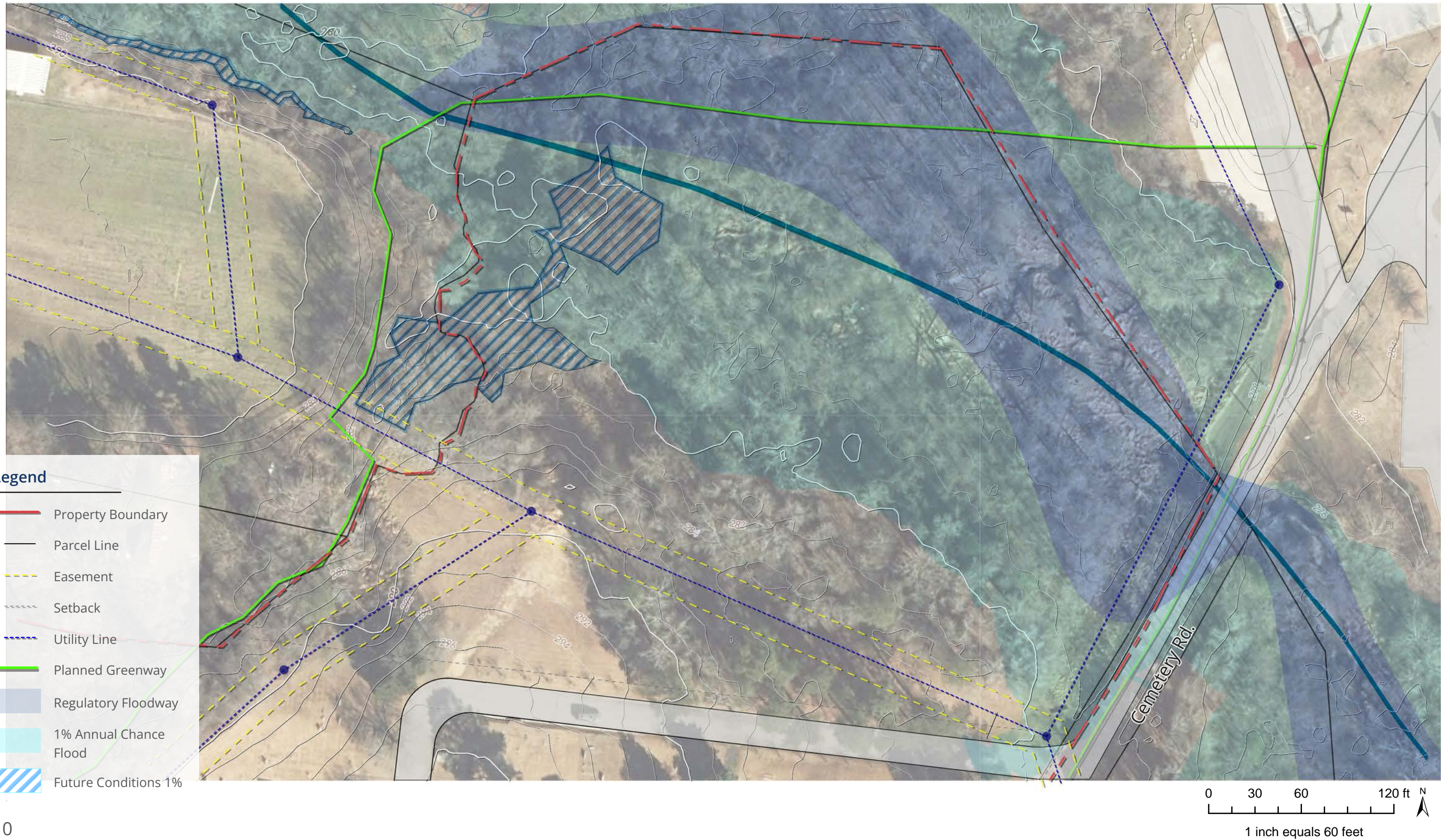
Existing Utilities:

- Underground Utility Lines
- Regulatory Floodway

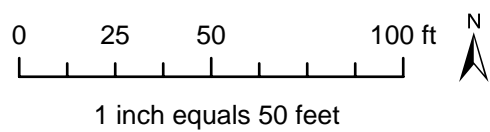


Gill Street Park Context

Gill Street Park - NEW SITE - Existing Conditions



Gill Street Park - EXISTING SITE - Existing Conditions



PRELIMINARY CONCEPT DEVELOPMENT



PRELIMINARY PROGRAM ELEMENTS

The initial concepts for both the Existing Gill Street Park Site and the New Park Site are based on recommendations from the 2021 Zebulon Parks and Recreation Master Plan, as well as the follow-up “How We Play” effort in 2023.

The concepts for the Existing Park Site take into consideration the results of the recent Town-led studies which identified presence of lead under the surface of the existing park site. Therefore, the conceptual options proposes park elements that would cause minimal disturbance to the sub-surface of the park site.

The information obtained through prior engagement, research, site visits and conversations with Town staff provided the project team with a comprehensive understanding of the existing conditions in Gill Street Park, and established a basis for identifying preliminary program elements for the New Park Site.

PRELIMINARY CONCEPT PLAN

NEW PARK SITE:

Two preliminary concept options were developed for both the park sites - Existing Gill Street Park site and the New Site for the park.

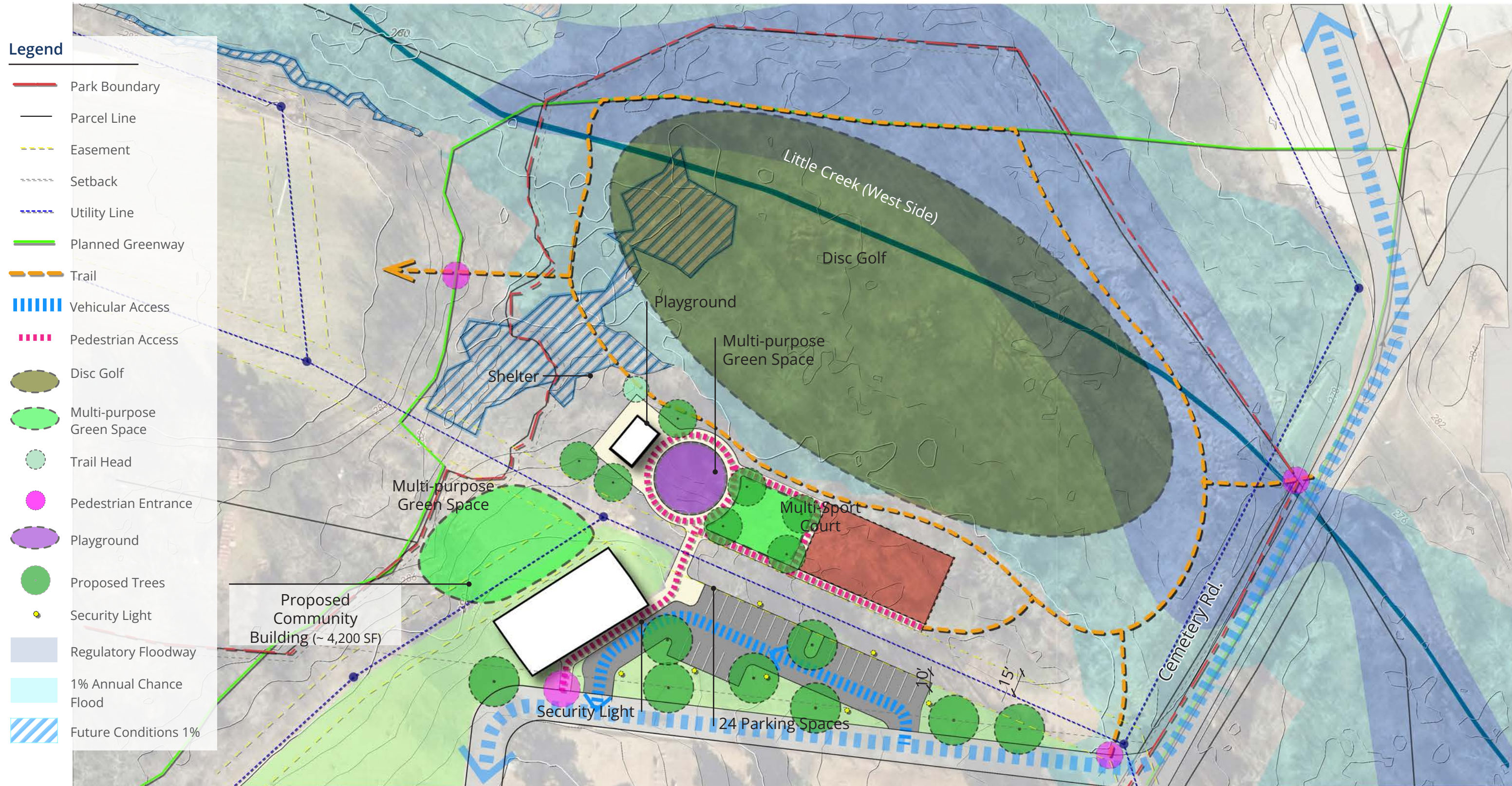
The New Park Site concepts highlight the following preliminary park elements:

- Community center
- Parking lot
- Playground
- Multi-purpose sports courts
- Multi-use open green space
- Disc golf course
- Paved and unpaved walking trails
- Security lighting
- Walkway connections to adjacent parcels, particularly to the educational institutions

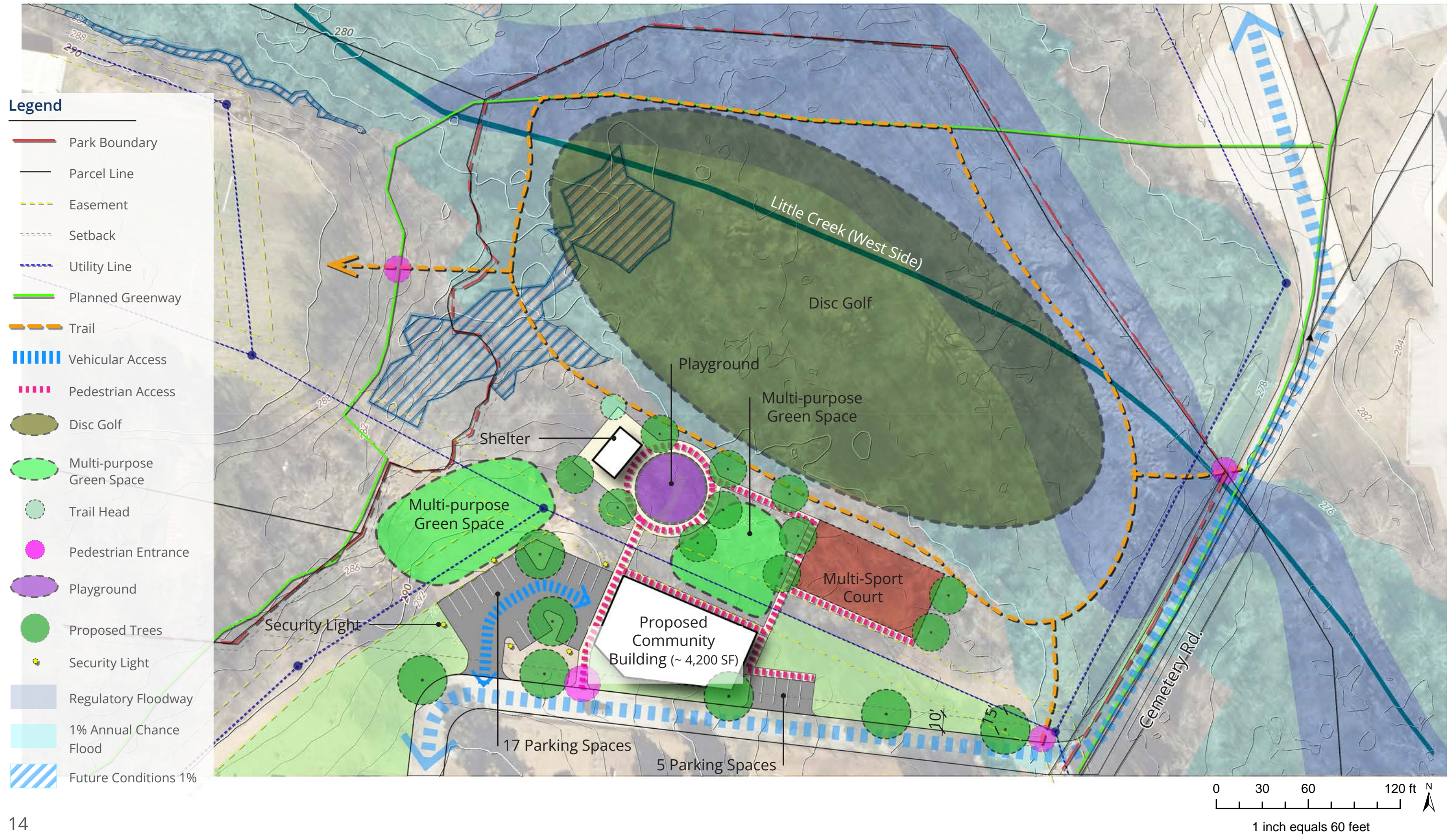
EXISTING PARK SITE

Two conceptual options were developed for the Existing Gill Street Park Site. The first option highlights a passive neighborhood park with open green spaces, a dog park, and a paved parking lot that could serve as an overflow parking space for the Town. The second option highlights a more robust repurposing of the park with the addition a skate park, open green spaces, seating areas and a paved parking lot.

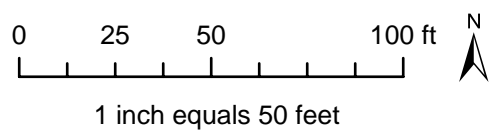
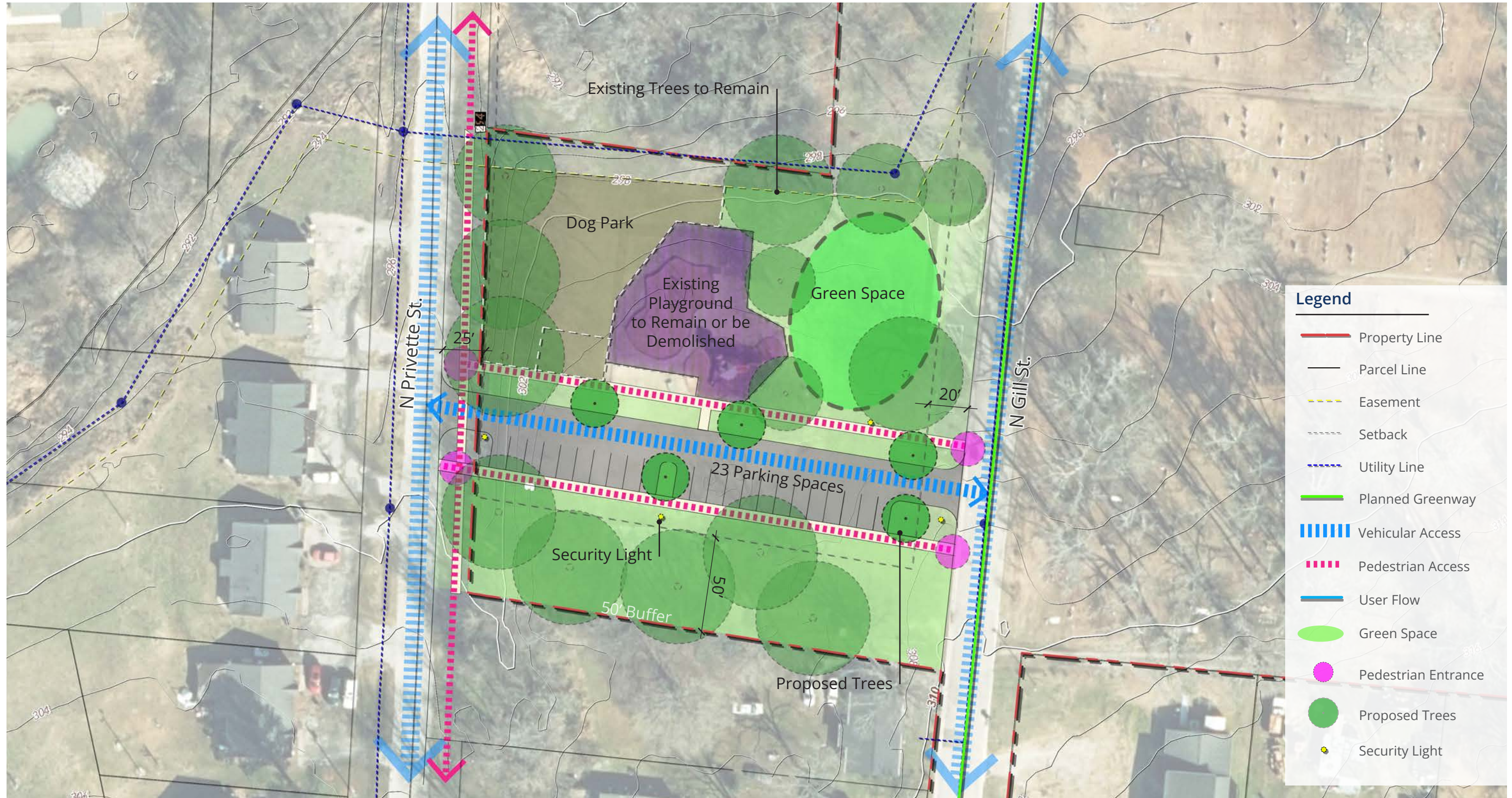
Gill Street Park - NEW SITE - OPTION 1



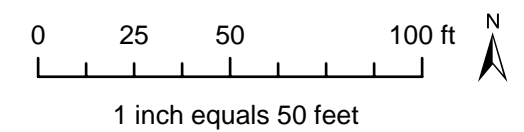
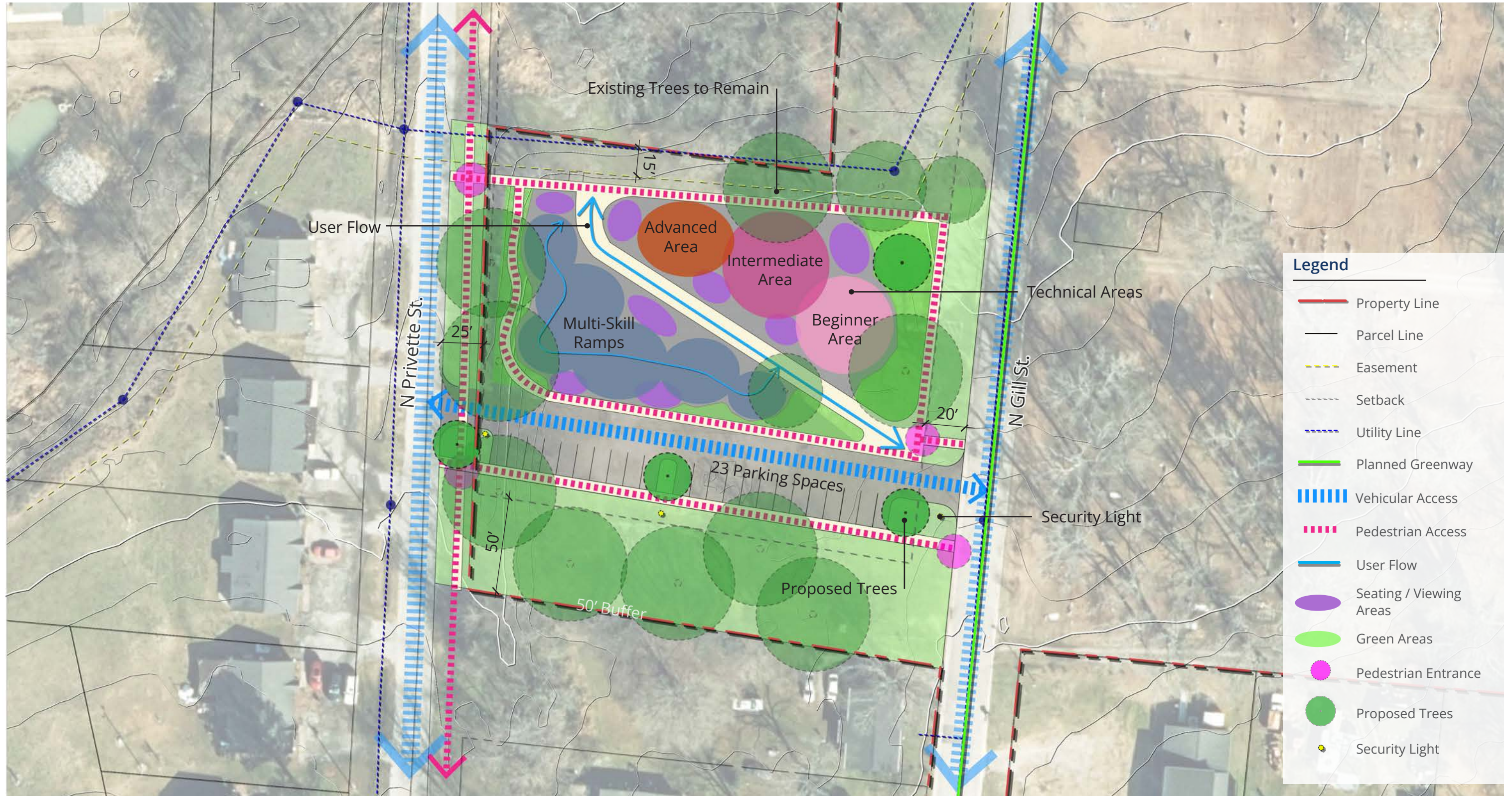
Gill Street Park - NEW SITE - OPTION 2



Gill Street Park - EXISTING SITE - OPTION 1 - Natural Open Space Park



Gill Street Park - EXISTING SITE - OPTION 2 - Skate Park



Skate Park Example Images

MULTI-SKILL RAMP



INTERMEDIATE COMPONENTS



BEGINNER COMPONENTS



ADVANCED COMPONENTS



PUBLIC ENGAGEMENT



PUBLIC ENGAGEMENT

OVERVIEW

Public engagement is the foundation of any successful planning effort, representing the qualitative side of the investigation and research upon which successful master plans are implemented. Public engagement for Gill Street Park has been a priority for the department since the Play Zebulon Master Plan, and a number of methods and opportunities have been utilized in order to ensure that community priorities are met. The primary goals of this Master Plan's public participation were to build on previous efforts, raise awareness of the project, build support for the park enhancements, and obtain input from residents on ideas for park amenities and concepts.

The main effort of the Gill Street Master Plan public engagement involved a pop-up workshop at the annual Back-2-School Bash event to obtain ideas for design and gather community comments on form and function alternatives. The Town also engaged with the Parks and Recreation Advisory Board to obtain additional input on the materials presented at the public workshop. In addition to these meetings, the Town also hosted a Virtual Open House through an online platform to provide on-demand access for the general public. The following are summaries of findings for each method.

PREVIOUS EFFORTS

The 2021 Play Zebulon Master Plan highlighted the need for improvements at Gill Street Park, particularly as it relates to the park's playground and current amenities. Noting the importance of this park to the surrounding community, the Town launched a specific effort for Gill Street Park in 2023. Engagement methods had included visual preference exercises held at the Gill Street Cookout and with students from Zebulon Middle School, a meeting with the Town's Recreation and Parks Advisory Board, and an online engagement survey. All engagement methods were conducted alongside the "How We Play" initiative that focuses on system-wide improvements to Zebulon's parks and recreation facilities.

The extensive outreach conducted during the 2023 Gill Street Park engagement process resulted in the participation of close to 200 residents and a wealth of input on the future of their park and playground. From the results of the Gill Street Cookout public engagement event, Zebulon Middle School workshop, Advisory Board Meeting and online survey, the following common themes can be derived for Gill Street Park:

- Climbing, spinning and sliding elements
- Features for older teens and adults
- Modern, colorful playground styles
- Shade structures
- Safety for the playground and the other areas of the park
- Accessible and inclusive play
- Incorporating natural elements
- Sensory elements
- Friendly, inviting areas
- Confidence and skill building opportunities
- Community gathering
- Providing something for all age groups



Gill Street Cookout - 2023

POP-UP WORKSHOP AT THE BACK-2-SCHOOL BASH

Due to the timing of the Master Plan effort, the Town was provided a unique opportunity to engage a substantial portion of the community in a special event setting across the street from Gill Street Park. On August 2, 2025, the Town of Zebulon hosted their annual Back-2-School Bash at Mt. Zion United Holiness Church. The event, which drew hundreds of people, featured food, fun, and an opportunity for the neighborhood residents to provide their ideas for Gill Street Park, providing an ideal setting to engage with members of the community who may not have otherwise participated in the public involvement process. The project team provided information that included an overview of the project purpose, process and concept alternatives for the existing Gill Street Park site and the New Park Site. Event attendees were able to walk through the displays as they made their way around the exhibit area and view the presented material, as well as participate in a visual preference exercise for the proposed park elements.

The project team was available to answer questions and encourage participants to provide comments. Over 130 people visited the boards during the Back-2-School Bash workshop.

Common themes below were gathered from comment boards:

- **Outdoor pickleball courts**
- **Pool or splash pad**
- **Tennis court**
- **Sensory-friendly**
- **Basketball court**
- **Gymnasium (for gymnastics)**
- **Variety of outdoor activities**

PARKS AND RECREATION ADVISORY BOARD MEETING

In addition to the Back-2-School pop-up workshop, the Town presented the workshop materials to the Parks and Recreation Advisory Board Meeting on August 26th, 2025. The Advisory Board reviewed the materials and participated in the visual preference exercises.

Attendees at all meetings were encouraged to select their preferred alternative for each park site and provide ideas to help shape the future of their park. Most attendees expressed support for the park and its development, with a clear consensus for Option 2 for the New Park Site, and the skate park option for the existing park site, resulting from the park concept alternative selection. The visual preference exercise saw heavy participation, providing valuable insight into the types of amenities residents want to see in Gill Street Park. Results from the concept alternative selection and the Visual Preference Exercise can be found on the following spreads, along with the Virtual Engagement Summary.



Back-2-School Bash

PROJECT WEBSITE

In order to provide on-demand access for all members of the public to the project materials, the Gill Street Park Master Plan utilized an online platform as a “one-stop-shop” for information about the plan. This platform was run through PublicInput.com and utilized the URL, www.publicinput.com/GillStreetParkMP as the landing page for all online engagement. The platform served as the access point for project information and updates, as well as the Virtual Open House. The landing page also included information intended to help the public understand why their feedback is important, and how the results of this plan can impact the future of their parks and recreation services. Extensive outreach was conducted to encourage access to this platform, as well as provide input opportunities for those who may have difficulty attending in-person engagement workshops.

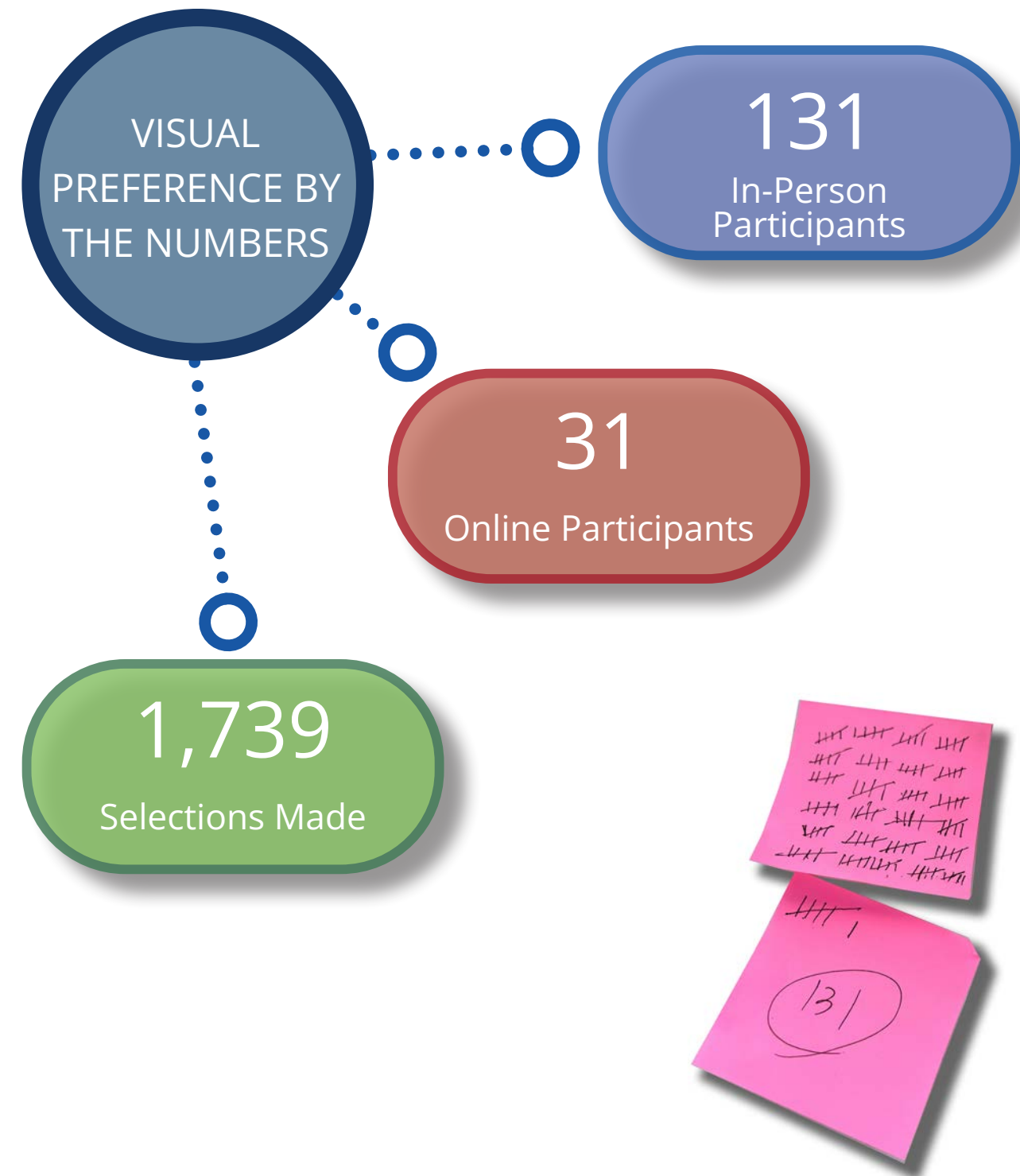
VIRTUAL OPEN HOUSE

Community members were invited to visit a Virtual Open House and provide feedback on the needs and priorities for parks and recreation facilities and services for both the park sites. Once in the Virtual Open House, participants could view information boards, and participate in a series of engagement exercises to provide input. The Virtual Open House remained accessible at any time online from August 2nd through August 31st, to provide an opportunity for the community to provide input about the Master Plan priorities.

Comments on the Gill Street Park Concept

The following is a summary of the comments provided on the preliminary Gill Street Park Concept Plan:

- Need for dedicated pickleball courts
- A walking trail loop around the park
- Shaded playground, walkways and seating areas
- Addition of tree canopy for shade
- Need for restrooms
- A splashpad/ water play element
- A space for roller skating in the skate park



Back-2-School Bash Participation Tally

General Comments on the Gill Street Park Master Plan

Participants were also provided an additional opportunity to provide general comments about the project. The following is a summary of the general comments provided.

- Make park amenities and elements accessible and inclusive.
- Provide amenities that cater to multiple age groups - need amenities for adults who accompany their children to the park
- Create playgrounds that are enclosed for safety of children. It is particularly critical for families with neurodiverse children.
- Looking forward to seeing the plan move forward and enjoying the park.

Precedent Image Ranking Exercise

In addition to opportunities to provide open ended comments, participants in the Virtual Open House were also able to view the same series of precedent images included in the in-person meetings. In lieu of a green dot exercise, participants were asked to rank the images in each category. A summary of these results is included on the following pages.

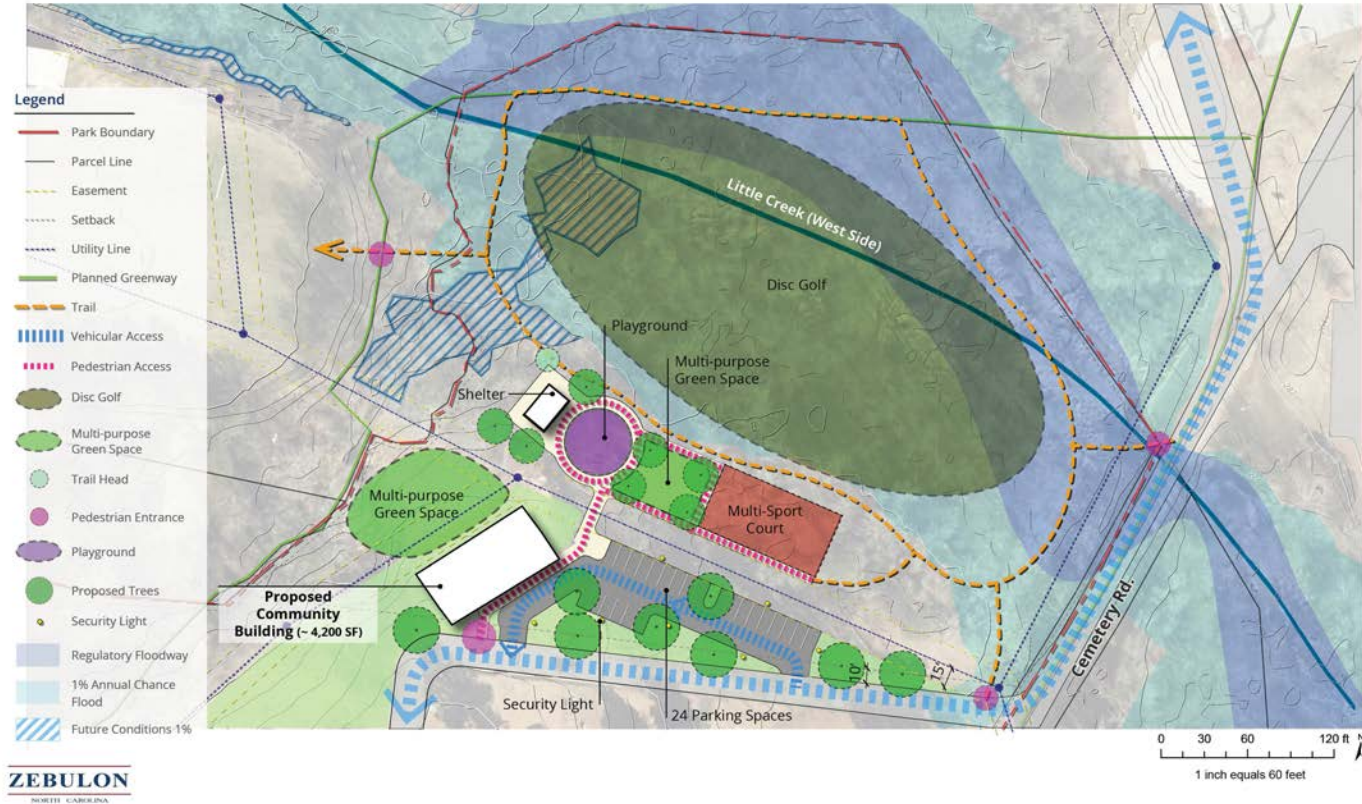


Pop-up Workshop at Back-2-School Bash

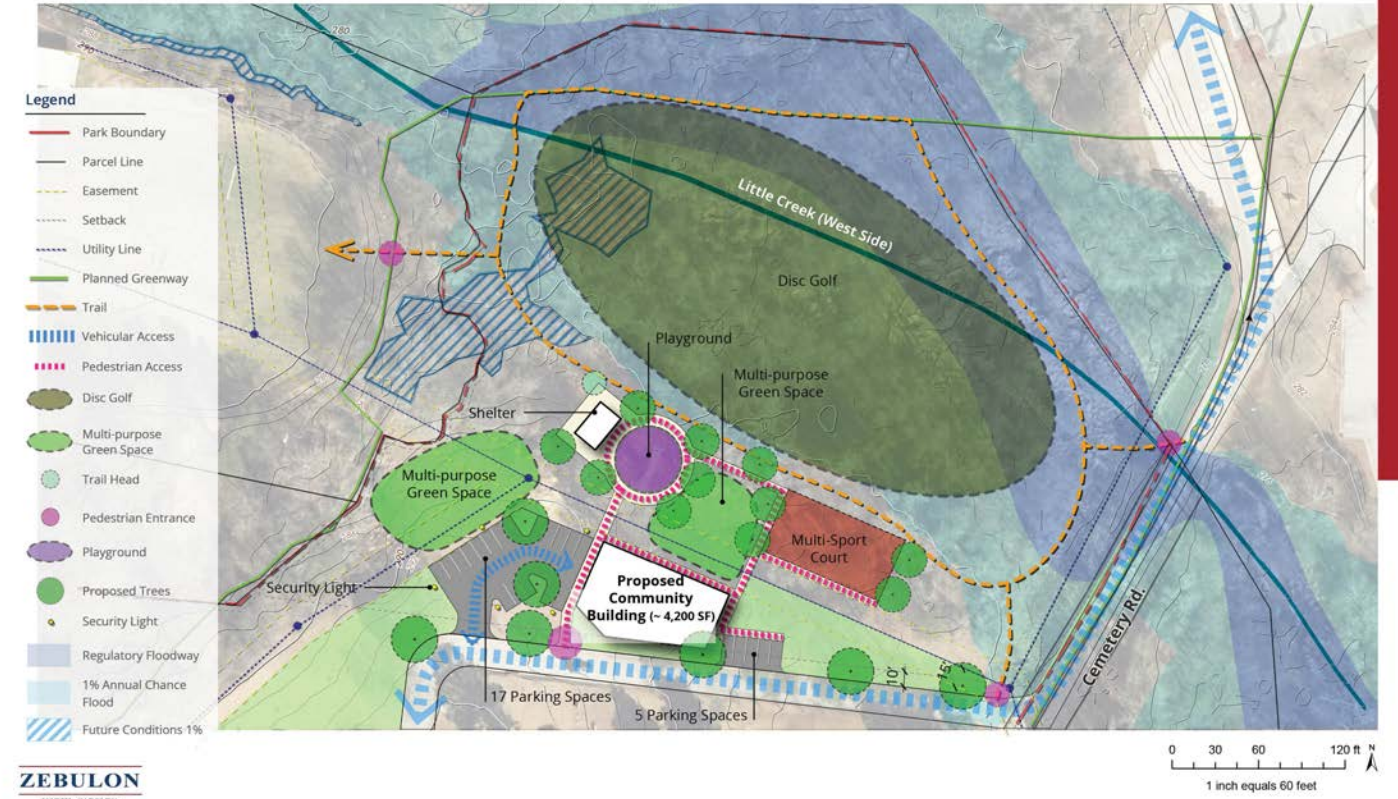
PREFERRED CONCEPT RESULTS - NEW SITE

● Back to School Bash Selections
 ● Advisory Board Selections
 ● Online Selections

Gill Street Park - NEW SITE - OPTION 1



Gill Street Park - NEW SITE - OPTION 2



12
 1
 9
 |
 22

40
 3
 16
 |
 59



Concept Boards



Visual Preference Boards



Pop-up Workshop

PREFERRED CONCEPT RESULTS - EXISTING SITE

● Back to School Bash Selections
 ● Advisory Board Selections
 ● Online Selections

Gill Street Park - EXISTING SITE - OPTION 1 - Natural Open Space Park



ZEBULON
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Gill Street Park - EXISTING SITE - OPTION 2 - Skate Park



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NORTH CAROLINA



Visual Preference Boards



Concept Boards









Comment Boards







VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY

● Back-2-School Bash Selections
 ● Advisory Board Selections
 ● Online Ranking




COMMUNITY CENTER

1		11 0 11 #2	2		0 0 0 #6	3		42 4 46 #1
4		4 1 5 #5	5		5 0 5 #4	6		8 0 8 #3

PLAYGROUND

1		32 1 33 #1	2		29 1 30 #3	3		29 1 30 #2
4		25 1 26 #4	5		21 2 23 #5	6		10 0 10 #6




MULTI-PURPOSE GREEN SPACE

1		11 0 11 #3	2		24 3 27 #1	3		2 1 3 #2
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WALKING TRAILS

1		11 2 13 #2	2		5 1 6 #3	3		29 1 30 #1
---	--	---------------------	---	--	-------------------	---	--	---------------------

DISC GOLF

1		12 2 14 #1	2		8 0 8 #2	3		10 1 11 #3
---	---	---------------------	---	---	-------------------	---	---	---------------------

MULTI-SPORT COURT

1		31 2 33 #1	2		19 0 19 #3	3		36 1 37 #2
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VISUAL PREFERENCE RESULTS - TOP CHOICES PER CATEGORY

● Back-2-School Bash Selections
 ● Advisory Board Selections
 ● Online Ranking

DOG PARK



SKATE PARK



VISUAL PREFERENCE RESULTS - SUPPORTING PARK AMENITIES (TOP 3)

● Back-2-School Bash Selections
 ● Advisory Board Selections
 ● Online Selections

WI-FI CONNECTIVITY



LIGHTING



PUBLIC ART



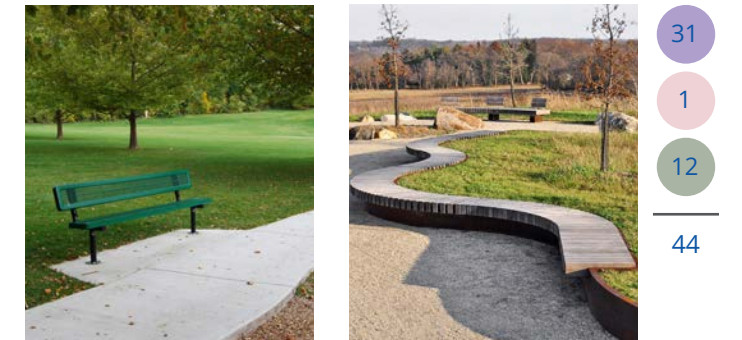
SHADE STRUCTURES



SIGNAGE



SEATING AREAS



BIKE RACKS



ENVIRONMENTAL FEATURES



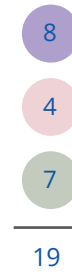
VISUAL PREFERENCE RESULTS - PROGRAMS AND ACTIVITIES (TOP 3)

● Back-2-School Bash Selections
 ● Advisory Board Selections
 ● Online Selections

SUMMER CAMPS



AFTER SCHOOL PROGRAMS



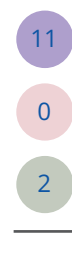
TEEN PROGRAMS



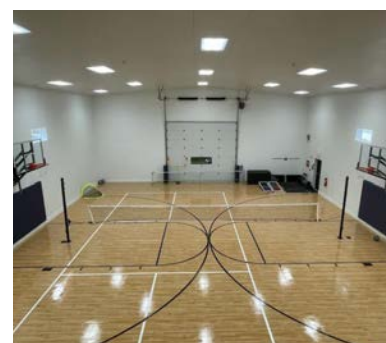
ACTIVE ADULT PROGRAMS



PRESCHOOL AND EARLY CHILDHOOD PROGRAMS



INDOOR SPORTS



FITNESS PROGRAMS



ART PROGRAMS



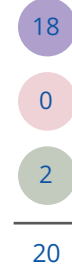
SPECIAL EVENTS



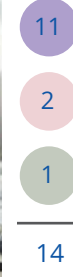
COOKING AND NUTRITION PROGRAMS



MUSICAL PROGRAMS



COMPUTER ACCESS



SUMMARY

The extensive outreach conducted during the Gill Street Park Master Plan resulted in the participation of over 160 residents and a wealth of input from the community on the future of both park sites. The results from the Back-2-School Bash, Advisory Board Meeting and online survey, the following common themes can be derived for Gill Street Park:

- Strong consensus for Option 2 at the New Park Site, and the Skate Park Option for the Existing Park Site
- Community Center with a wide-range of activities, flexible spaces, and a modern aesthetic
- Colorful playground with a mix of natural and traditional elements, providing access for users of all ages and abilities
- Flexible outdoor green spaces
- Access to restrooms in the park
- Walking trails through natural areas with disc golf
- Multi-sport court supporting a wide-range of opportunities
- Multi-skill skate park ramps for all ages
- Public art
- Shade and places to sit
- Security lighting and Wi-Fi available
- Indoor sports
- Fitness programs
- Cooking and Nutrition programs



Activities at Back-2-School Bash

FINAL CONCEPT



FINAL CONCEPT - NEW PARK SITE

Once the Public Engagement was completed, the project team summarized all written comments, the results from the precedent image exercises, and any notes taken during conversations with stakeholders and public participants. Input received was analyzed to determine the alignment of the public's needs and priorities with the ideas presented in the preliminary concept. The input received through the multiple avenues of engagement validated the design elements presented in the preliminary concepts, provided direction for additional improvements to be included, and helped to visualize the intent of the design elements through the precedent image exercises.

The final concept plan, which is a refinement of the Option 2 preliminary concept plan, contains the following programmatic and design elements for the New Park Site:

- An approximately 5,000 square feet multi-use community center that anchors the other park amenities
- Security lighting features illuminating the major park elements such as the parking lot, playground and sports courts
- A centrally located multi-purpose open green space with open views to surrounding park elements
- Inclusive and accessible playground
- Addition of multi-purpose sports courts that could be utilized for multiple sports such as futsal/ basketball/ pickleball
- An off-street paved parking lot and on-street parking that provide a total of 23 parking spaces

- Retaining and enhancing the naturalized, wooded northern portion of the park with the addition of a disc golf course and unpaved walking trail loop
- Improved and expanded walking trail network with a mix of paved pathways and unpaved trails, and boardwalk connection over Little Creek
- Potential future connections to adjacent parcels, particularly to Zebulon Middle School and East Wake Academy, existing Gill Street Park and further connections to future City-wide trail network
- Stormwater improvements throughout the park

FINAL CONCEPT PLAN - NEW PARK SITE

Concept Key

- ① Proposed Community Building - ~5,000 SF
- ② Proposed Parking Lot
- ③ Multi-Sport Courts - Futsal/Basketball/Pickleball
- ④ Multi-purpose Green Space
- ⑤ Playground
- ⑥ Shelter
- ⑦ Security Light
- ⑧ Disc Golf
- ⑨ Trail
- ⑩ Wooden Boardwalk

Legend

- Property Line
- Utility Line



FINAL CONCEPT



FINAL CONCEPT - EXISTING PARK SITE

During the Back-2-School Bash public engagement workshop, two preliminary concepts were presented for the redevelopment of the existing Gill Street Park site. Option 1 included a passive natural open green space park, and Option 2 included a skate park as the primary park element. Of the two concepts, Option 2 garnered the highest number of votes from the community. Based on the feedback received this concept was further refined to include all public comments and input.

The final concept contains the following programmatic and design elements for redevelopment of the existing Gill Street Park Site:

- Skate park with allocated spaces for three skill-levels: advanced, intermediate, and beginner, and a multi-skilled ramp area
- Shaded seating/viewing areas located at multiple vantage points around the skating areas
- Security lighting features illuminating the major park elements and sidewalks
- Improved and expanded walking trail network with potential future connection to new park site along N Gill St
- Stormwater improvements throughout the park

FINAL CONCEPT PLAN - EXISTING PARK SITE

Concept Key

- ① Multi-Skill Ramps
- ② Proposed Parking Lot
- ③ Sidewalk
- ④ Variable Skill Ramps
- ⑤ Security Light
- ⑥ Seating / Viewing Areas

Legend

- Property Line
- .-.- Utility Line
- ⋯ Advanced Zone
- ⋯ Intermediate Zone
- ⋯ Beginner Zone



COST ESTIMATE & PHASING



INTRODUCTION

The next step in the master planning process is to establish clear implementation strategies and priorities for the advancement of the community-driven concept for both the Existing Gill Street Park Site as well as the New Park Site. This involves developing estimates of probable cost for the proposed improvements at both the sites, and then aligning community priorities with available funding to establish an achievable phasing plan.

ESTIMATE OF PROBABLE COST

COST CONSIDERATIONS

The estimate of probable cost associated with the Gill Street Park Master Plan is based on current market trends, similar projects, and project-specific research conducted by the project team. The project team utilized all of its available resources and technical expertise to provide order-of-magnitude cost estimates that are for planning purposes only.

The concepts for both the park sites may be modified over time in response to actual costs, future Town objectives, and available funding sources. Additionally, it is recommended that proposed improvements undergo a detailed feasibility and cost analysis prior to physical implementation.

COST ESTIMATES

The table on the following page details the overall estimate of probable cost for both the Existing Gill Street Park Site as well as the New Park Site, including direct construction costs, indirect costs associated with construction, contingency, design, permitting, and construction administration/ construction management.

Estimate of Probable Cost
New Park Site
\$5,530,699

Estimate of Probable Cost
Existing Park Site
\$1,839,101

GILL STREET PARK IMPROVEMENTS - NEW PARK SITE

Gill Street Park Master Plan						
Order of Magnitude Estimate of Probable Capital Improvement Costs (2025)						
	Unit	Quantity	Unit Cost	Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
Gill Street Park Improvements - New Park Site						
Site Work						
Site Clearing	Acre	4	\$10,000	\$40,000	\$69,431	\$79,846
Site Grading and Balancing	Acre	2	\$20,000	\$40,000	\$69,431	\$79,846
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Stream Restoration & Bank Stabilization (as needed)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$180,000	\$312,441	\$359,307
Utilities						
Sanitary Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Water Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$70,000	\$70,000	\$121,505	\$139,730
Subtotal:				\$250,000	\$433,945	\$499,037
Building and Structures						
Community Center	SF	5000	\$220	\$1,100,000	\$1,909,359	\$2,195,763
Large Pavilion (20'x30')	Each	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$1,150,000	\$1,996,148	\$2,295,571
Hardscape						
Paved Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	810	\$130	\$105,300	\$182,778	\$210,194
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	1275	\$40	\$51,000	\$88,525	\$101,804
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	192	\$50	\$9,600	\$16,664	\$19,163
Unpaved Trail (8' Wide, Compacted Gravel Surface, Base, Topsoil)	LF	2605	\$22	\$57,310	\$99,478	\$114,399
Concrete Pads (playground area, pavilion)	SY	45	\$55	\$2,475	\$4,296	\$4,940
Boardwalk for Trails	LF	100	\$1,200	\$120,000	\$208,294	\$239,538
Subtotal:				\$345,685	\$600,034	\$690,039

Landscape						
New Trees	Each	30	\$175	\$5,250	\$9,113	\$10,480
Multi-purpose green space (Sod)	SY	1625	\$6	\$9,750	\$16,924	\$19,462
Additional Landscape Allowance	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Irrigation Allowance	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$85,000	\$147,541	\$169,673
Park Elements						
Playground (2,000 SF, Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Multi-purpose play courts (futsal/ basketball/ pickleball)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Disc Golf	Allowance	1	\$65,000	\$65,000	\$112,826	\$129,750
Security Lighting	Allowance	1	\$120,000	\$120,000	\$208,294	\$239,538
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$760,000	\$1,319,194	\$1,517,073
Total Direct Costs				\$2,770,685		
Mobilization and General Conditions						\$415,603
Subtotal						\$3,186,288
Bonds, Insurance						\$159,314
Subtotal						\$3,345,602
Contractor Fees (Profit, Overhead, Expenses)						\$501,840
Subtotal						\$3,847,442
Contingency						\$961,861
Total Construction Costs						\$4,809,303
Site Investigation, Design, Permitting, and CA/CM Fees						\$721,395
Total Cost for New Gill Street Park Site Improvements						\$5,530,699

GILL STREET PARK IMPROVEMENTS - EXISTING PARK SITE

Gill Street Park Master Plan						
Order of Magnitude Estimate of Probable Capital Improvement Costs (2025)						
	Unit	Quantity	Unit Cost	Total Direct Costs	Total Direct Costs with Markups	Total Development Cost
Gill Street Park Improvements - Existing Site - Skate Park						
Site Work						
Site Clearing	Acre	1.5	\$15,000	\$22,500	\$39,055	\$44,913
Site Grading and Balancing	Acre	1	\$20,000	\$20,000	\$34,716	\$39,923
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$60,000	\$60,000	\$104,147	\$119,769
Subtotal:				\$102,500	\$177,918	\$204,605
Utilities						
Water Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$110,000	\$190,936	\$219,576
Building and Structures						
Large Pavilion (15'x20')	Each	1	\$20,000	\$20,000	\$34,716	\$39,923
Shade Structures	Each	7	\$5,000	\$35,000	\$60,752	\$69,865
Subtotal:				\$55,000	\$95,468	\$109,788
Hardscape						
Paved Parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	1080	\$160	\$172,800	\$299,943	\$344,934
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	1740	\$40	\$69,600	\$120,810	\$138,932
Concrete Pads (pavilion, shaded seating areas)	SY	85	\$55	\$4,675	\$8,115	\$9,332
Subtotal:				\$497,075	\$862,813	\$992,235

Landscape						
New Trees	Each	10	\$175	\$1,750	\$3,038	\$3,493
Additional Landscape Allowance	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Irrigation Allowance	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$51,750	\$89,827	\$103,301
Park Elements						
Security Lighting	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$105,000	\$182,257	\$209,596
Total Direct Costs				\$921,325		
Mobilization and General Conditions						
			15.0%		\$138,199	
Subtotal					\$1,059,524	
Bonds, Insurance						
			5.0%		\$52,976	
Subtotal					\$1,112,500	
Contractor Fees (Profit, Overhead, Expenses)						
			15.0%		\$166,875	
Subtotal					\$1,279,375	
Contingency						
			25.0%		\$319,844	
Total Construction Costs					\$1,599,219	
Design, Permitting, and CA/CM Fees						
			15.0%		\$239,883	
Total Cost for Existing Gill Street Park Improvements						\$1,839,101

PHASING

After the completion of the cost estimates, the project team met with Town staff to discuss the implementation and phasing strategies for Gill Street Park. Discussions with Town Staff resulted in the development of three phases for the implementation of the New Park Site concept plan and two phases for the Existing Park Site improvements, with each phase seeking to provide meaningful improvements while laying the foundation and building momentum for future phases. The phases are intended to utilize current and future funding and be implemented as this funding becomes available.

NEW PARK SITE

Phase 1 will be initiated upon completion of this Master Plan Study, and provide infrastructure improvements that activate new areas of the park for a wide variety of users, expand programmable areas of the park, and help set the stage for further improvements. Phase 1 includes developing the playground, picnic shelter, multi-use play courts, multi-purpose green space, paved off-street parking lot, and all associated hardscape and landscape connecting these amenities. This approach is intended to attract the users of the existing Gill Street Park to this new location as well as attract new users with expanded and enhanced amenities, and generate momentum for future improvements that would require additional funding. Phase 2 would include developing the community center, on-street parking spaces, and associated hardscape and landscape elements. Phase 3 would include developing the disc golf course, the unpaved trails network around the course, and the trail segments that would connect the park to the neighboring parcels of Zebulon Middle School, East Wake Academy, East Wake Academy School Park, and connection to the existing Gill Street Park.

EXISTING PARK SITE

Phase 1 for the Existing Park Site will be initiated upon completion of the New Park Site developments and pending soil remediation efforts by NCDEQ, and provide additional recreational opportunities for the users. With the New Park Site completed, the existing park can be demolished in preparation for the new developments. Phase 1 for the existing site would include the development of the variable skill ramps segment of the skate park, paved parking and associated hardscape and landscape elements. Phase 2 would include the development of the multi-skill ramp segment of the skate park, picnic shelter, and associated hardscape and landscape elements.

FUNDING OPPORTUNITIES

The funding analysis from the 2021 Play Zebulon Master Plan highlighted a 10-year schedule of projected funding that could be utilized to advance capital projects, including Gill Street Park. The Town of Zebulon has several funding sources available that can be utilized for implementation, many of which can be phased or even enhanced for additional funding opportunities to help address economic fluctuations and changing Town priorities over time. Through the analysis of available sources, projections of funding options and recommendations are as follows:

- **General Fund Revenues** – As a result of the 2021 Plan, the department initiated its first dedicated CIP, for Parks and Recreation projects, which has helped direct much needed funding toward improvements across the system. With continued population growth projected for the Town, this figure will likely increase each year, especially in the long-term implementation phases of park projects.
- **Grants** – The funding analysis from the 2021 Plan identified over a dozen grant opportunities annually. New grants have since been implemented at the State and County level, furthering the department’s potential to increase funds available for park improvements.
- **Parks and Recreation Impact Fees** - Impact fees assign growth-related capital costs to those new residents responsible for such costs. The Town of Zebulon has recognized this capital funding strategy as an appropriate method for funding the increased capital requirements resulting from growth. Implemented in 2021, the Parks and Recreation Impact Fee has helped supplement the Capital Improvement Budget for upcoming parks and recreation projects. Funding from this fee is expected to increase as the Town continues to grow.
- **Tax Revenue** - The department currently has access to funds generated from a 1/2-cent tax for walkability improvements, which could include access improvements, sidewalks, signage, and greenways.
- **Borrowing** – As a funding source, general obligation bonds have historically received support from municipalities in Wake County. While Zebulon has made it a practice to fund most capital outlay from current operating budgets rather than through long-term financing, debt financing may prove to be the most cost-effective means of future funding for infrastructure improvements. A potential option to consider is utilizing projected funding through CIP, grants, taxes and impact fees to fund the first phases of park projects, while utilizing a bond to fund the proposed improvements that fall within the later phases. It is recommended that the Town explore the feasibility of a bond through additional public engagement and financial analysis.



Estimate of Probable Cost for Phase 1 - \$2,341,422

Phase 1 includes developing the playground, picnic shelter, multi-use play courts, multi-purpose green space, paved off-street parking lot, and all associated hardscape and landscape connecting these amenities.

PHASE 1

New Gill Street Park Improvements Phase 1	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	1	\$10,000	\$10,000	\$17,358	\$19,961
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$40,000	\$69,431	\$79,846
Utilities						
Sanitary Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Water Service Supply	Allowance	1	\$75,000	\$75,000	\$130,184	\$149,711
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$35,000	\$35,000	\$60,752	\$69,865
Subtotal:				\$215,000	\$373,193	\$429,172
Building and Structures						
Large Pavilion (20'x30')	Each	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$50,000	\$86,789	\$99,807
Hardscape						
Paved On-street Parking and Drop-off (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	695	\$130	\$90,350	\$156,828	\$180,352
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	483	\$40	\$19,320	\$33,535	\$38,566
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	101	\$50	\$5,050	\$8,766	\$10,081
Concrete Pads (playground area, pavilion)	SY	45	\$55	\$2,475	\$4,296	\$4,940
Subtotal:				\$117,195	\$203,425	\$233,939
Landscape						
New Trees	Each	23	\$175	\$4,025	\$6,987	\$8,034
Multi-purpose green space (Sod)	SY	1625	\$6	\$9,750	\$16,924	\$19,462
Additional Landscape Allowance	Allowance	1	\$12,000	\$12,000	\$20,829	\$23,954
Irrigation Allowance	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$75,775	\$131,529	\$151,258
Park Elements						
Playground (2,000 SF, Play Equipment, Surfacing, Shade, Curb)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Multi-purpose play courts (futsal/ basketball/ pickleball)	Allowance	1	\$250,000	\$250,000	\$433,945	\$499,037
Security Lighting	Allowance	1	\$120,000	\$120,000	\$208,294	\$239,538
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$675,000	\$1,171,652	\$1,347,400
Total Direct Costs				\$1,172,970		
Construction Costs						
Mobilization and General Conditions		15.0%			\$175,946	
Subtotal					\$1,348,916	
Bonds, Insurance		5.0%			\$67,446	
Subtotal					\$1,416,361	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$212,454	
Subtotal					\$1,628,815	
Contingency		25.0%			\$407,204	
Total Construction Costs					\$2,036,019	
Professional Fees						
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$305,403
Total Cost for New Gill Street Park Phase 1 Improvements						\$2,341,422

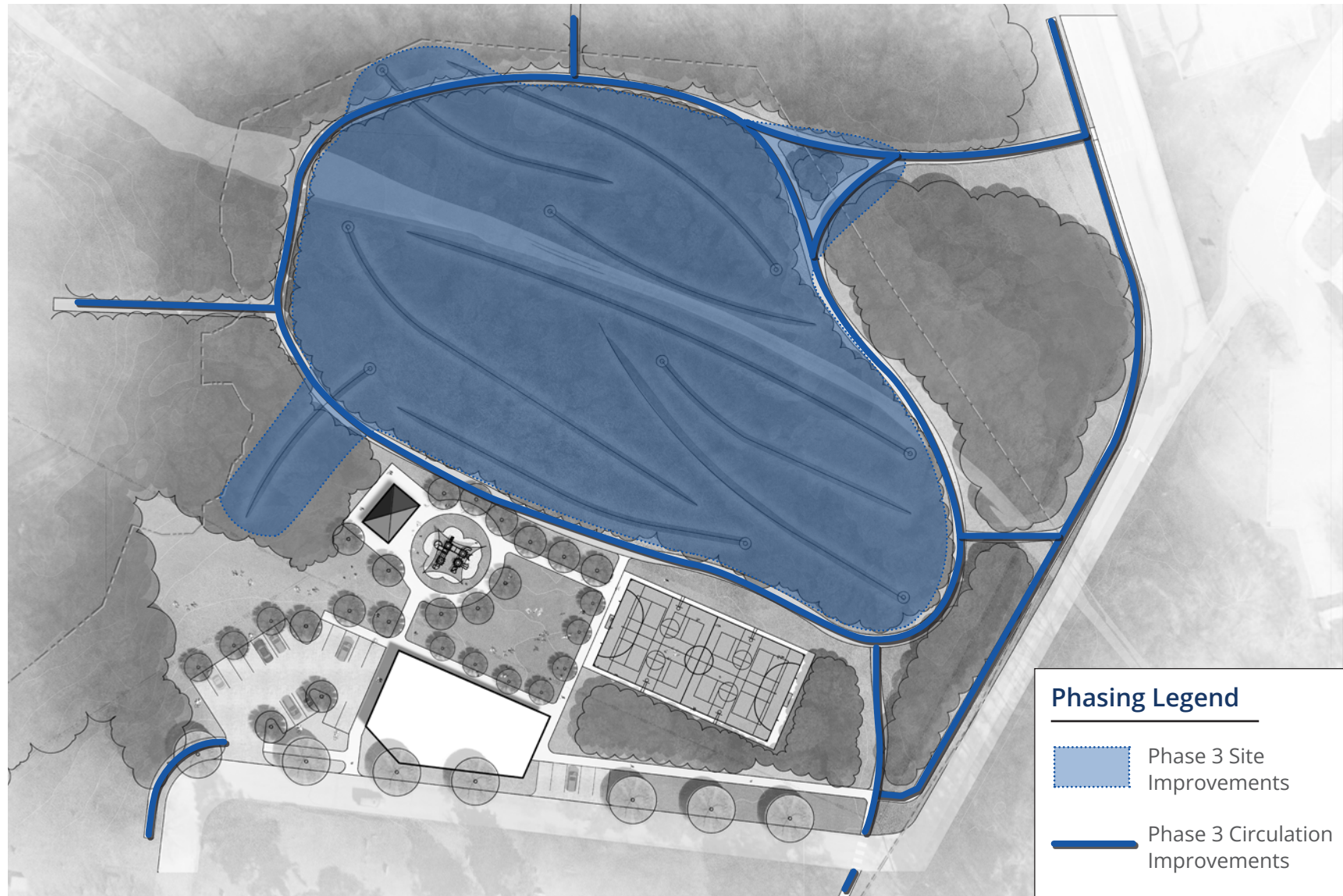


Estimate of Probable Cost for Phase 2 - \$2,402,973

Phase 2 would include developing the community center, on-street parking spaces, and associated hardscape and landscape features.

PHASE 2

New Gill Street Park Improvements Phase 2	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	0.5	\$10,000	\$5,000	\$8,679	\$9,981
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$35,000	\$60,752	\$69,865
Utilities						
Stormwater Treatment Areas	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$20,000	\$34,716	\$39,923
Building and Structures						
Community Center	SF	5000	\$220	\$1,100,000	\$1,909,359	\$2,195,763
Subtotal:				\$1,100,000	\$1,909,359	\$2,195,763
Hardscape						
Paved Off-street parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	115	\$130	\$14,950	\$25,950	\$29,842
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	302	\$40	\$12,080	\$20,968	\$24,113
Paved Pathway around Community Center (8' Wide, Concrete Surface, Base, Topsoil)	LF	91	\$50	\$4,550	\$7,898	\$9,082
Subtotal:				\$31,580	\$54,816	\$63,038
Landscape						
New Trees	Each	7	\$175	\$1,225	\$2,126	\$2,445
Additional Landscape Allowance	Allowance	1	\$6,000	\$6,000	\$10,415	\$11,977
Subtotal:				\$7,225	\$12,541	\$14,422
Park Elements						
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Subtotal:				\$10,000	\$17,358	\$19,961
Total Direct Costs				\$1,203,805		
Mobilization and General Conditions		15.0%			\$180,571	
Subtotal					\$1,384,376	
Bonds, Insurance		5.0%			\$69,219	
Subtotal					\$1,453,595	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$218,039	
Subtotal					\$1,671,634	
Contingency		25.0%			\$417,908	
Total Construction Costs					\$2,089,542	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$313,431
Total Cost for New Gill Street Park Phase 2 Improvements						\$2,402,973



Estimate of Probable Cost for Phase 3 - \$786,303

Phase 3 would include developing the disc golf course, the unpaved trails network around the course, and the trail segments that would connect the park to the neighboring parcels.

PHASE 3

New Gill Street Park Improvements Phase 3	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	2.5	\$10,000	\$25,000	\$43,395	\$49,904
Site Grading and Balancing	Acre	1	\$20,000	\$20,000	\$34,716	\$39,923
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Stream Restoration & Bank Stabilization (as needed)	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Subtotal:				\$105,000	\$182,257	\$209,596
Utilities						
Stormwater Treatment Areas	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Subtotal:				\$15,000	\$26,037	\$29,942
Hardscape						
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	490	\$40	\$19,600	\$34,021	\$39,125
Unpaved Trail (8' Wide, Compacted Gravel Surface, Base, Topsoil)	LF	2605	\$22	\$57,310	\$99,478	\$114,399
Boardwalk for Trails	LF	100	\$1,200	\$120,000	\$208,294	\$239,538
Subtotal:				\$196,910	\$341,793	\$393,062
Landscape						
Additional Landscape Allowance	Allowance	1	\$2,000	\$2,000	\$3,472	\$3,992
Subtotal:				\$2,000	\$3,472	\$3,992
Park Elements						
Disc Golf	Allowance	1	\$65,000	\$65,000	\$112,826	\$129,750
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Subtotal:				\$75,000	\$130,184	\$149,711
Total Direct Costs				\$393,910		
Mobilization and General Conditions		15.0%			\$59,087	
Subtotal					\$452,997	
Bonds, Insurance		5.0%			\$22,650	
Subtotal					\$475,646	
Contractor Fees (Profit, Overhead, Expenses)		15.0%			\$71,347	
Subtotal					\$546,993	
Contingency		25.0%			\$136,748	
Total Construction Costs					\$683,742	
Site Investigation, Design, Permitting, and CA/CM Fees		15.0%				\$102,561
Total Cost for New Gill Street Park Phase 3 Improvements						\$786,303

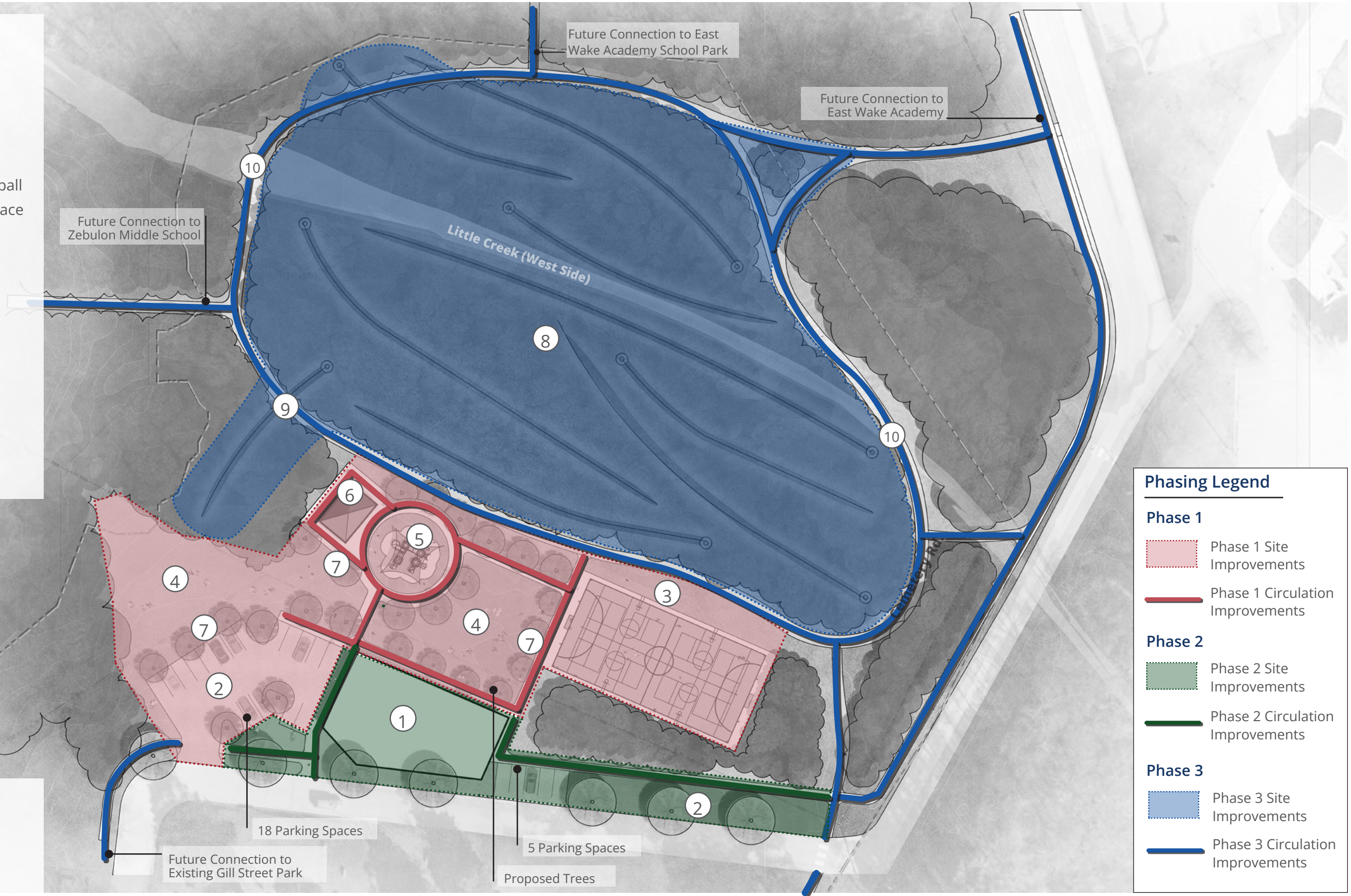
COMPREHENSIVE PHASING PLAN

Concept Key

- ① Proposed Community Building - ~5,000 SF
- ② Proposed Parking Lot
- ③ Multi-Sport Courts - Futsal/Basketball/Pickleball
- ④ Multi-purpose Green Space
- ⑤ Playground
- ⑥ Shelter
- ⑦ Security Light
- ⑧ Disc Golf
- ⑨ Trail
- ⑩ Wooden Boardwalk

Legend

- - - Property Line
- - - Utility Line



Phasing Legend

- Phase 1**
 - Phase 1 Site Improvements
 - Phase 1 Circulation Improvements
- Phase 2**
 - Phase 2 Site Improvements
 - Phase 2 Circulation Improvements
- Phase 3**
 - Phase 3 Site Improvements
 - Phase 3 Circulation Improvements



Phasing Legend

- Phase 1 Site Improvements
- Phase 1 Circulation Improvements

Estimate of Probable Cost for Phase 1 - \$1,347,260
 Phase 1 includes the development of the variable skill ramps segment of the skate park, paved parking and associated hardscape and landscape elements.

PHASE 1

New Gill Street Park Improvements Phase 1	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Clearing	Acre	1.5	\$15,000	\$22,500	\$39,055	\$44,913
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, tree protection barrier, temporary construction entrance)	Allowance	1	\$40,000	\$40,000	\$69,431	\$79,846
Subtotal:				\$72,500	\$125,844	\$144,721
Utilities						
Water Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Electrical Service Supply	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Stormwater Treatment Areas	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$90,000	\$156,220	\$179,653
Building and Structures						
Large Pavilion (15'x20')	Each	1	\$20,000	\$20,000	\$34,716	\$39,923
Shade Structures	Each	4	\$5,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$40,000	\$69,431	\$79,846
Hardscape						
Paved Parking (Asphalt Pavement, Subgrade, Base, Parking Bumpers, Signs, Striping)	SY	1080	\$160	\$172,800	\$299,943	\$344,934
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)	Allowance	1	\$150,000	\$150,000	\$260,367	\$299,422
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	517	\$40	\$20,680	\$35,896	\$41,280
Concrete Pads (pavilion, shaded seating areas)	SY	40	\$55	\$2,200	\$3,819	\$4,392
Subtotal:				\$345,680	\$600,025	\$690,029
Landscape						
New Trees	Each	10	\$175	\$1,750	\$3,038	\$3,493
Additional Landscape Allowance	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Irrigation Allowance	Allowance	1	\$30,000	\$30,000	\$52,073	\$59,884
Subtotal:				\$41,750	\$72,469	\$83,339
Park Elements						
Security Lighting	Allowance	1	\$50,000	\$50,000	\$86,789	\$99,807
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$25,000	\$25,000	\$43,395	\$49,904
Subtotal:				\$85,000	\$147,541	\$169,673
Total Direct Costs				\$674,930		
Indirect Costs						
Mobilization and General Conditions		15.0%			\$101,240	
					\$776,170	
Bonds, Insurance and Overhead		5.0%			\$38,808	
					\$814,978	
Contractor Fees and Expenses		15.0%			\$122,247	
					\$937,225	
Contingency		25.0%			\$234,306	
Total Construction Costs					\$1,171,531	
Professional Fees						
Design, Permitting, and CA/CM Fees		15.0%				\$175,730
Total Cost for Existing Gill Street Park Phase 1 Improvements						\$1,347,260



Estimate of Probable Cost for Phase 2 - \$491,841

Phase 2 includes the development of the multi-skill ramp segment of the skate park, picnic shelter, and associated hardscape and landscape elements.

PHASE 2

New Gill Street Park Improvements Phase 2	Unit	Quantity	Unit Cost	Total Direct Cost	Total Direct Cost with Markups	Total Development Cost
Site Work						
Site Grading and Balancing	Acre	0.5	\$20,000	\$10,000	\$17,358	\$19,961
Erosion Control (Fences, Diversions, Waddles and Skimmer Basins)	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$30,000	\$52,073	\$59,884
Utilities						
Stormwater Treatment Areas	Allowance	1	\$20,000	\$20,000	\$34,716	\$39,923
Subtotal:				\$20,000	\$34,716	\$39,923
Building and Structures						
Shade Structures	Each	3	\$5,000	\$15,000	\$26,037	\$29,942
Subtotal:				\$15,000	\$26,037	\$29,942
Hardscape						
Skate Park (concrete bowls, wooden ramps, metal rails, drainage, and site preparation)	Allowance	1	\$100,000	\$100,000	\$173,578	\$199,615
Paved Pathway (6' Wide, Concrete Surface, Base, Topsoil)	LF	1223	\$40	\$48,920	\$84,914	\$97,652
Concrete Pads (pavilion, shaded seating areas)	SY	45	\$55	\$2,475	\$4,296	\$4,940
Subtotal:				\$151,395	\$262,789	\$302,207
Landscape						
Additional Landscape Allowance	Allowance	1	\$10,000	\$10,000	\$17,358	\$19,961
Subtotal:				\$10,000	\$17,358	\$19,961
Park Elements						
Signage Allowance (Educational Signage, Wayfinding)	Allowance	1	\$5,000	\$5,000	\$8,679	\$9,981
Amenity Upgrade Allowance (Benches, Picnic Tables, Trash Receptacles, Water Fountains)	Allowance	1	\$15,000	\$15,000	\$26,037	\$29,942
Subtotal:				\$20,000	\$34,716	\$39,923
Total Direct Costs				\$246,395		
Mobilization and General Conditions					\$36,959	
Bonds, Insurance and Overhead					\$283,354	
Contractor Fees and Expenses					\$14,168	
Contingency					\$297,522	
Total Construction Costs					\$44,628	
Design, Permitting, and CA/CM Fees					\$342,150	
Total Construction Costs					\$85,538	
Total Construction Costs					\$427,688	
Design, Permitting, and CA/CM Fees						\$64,153
Total Cost for Existing Gill Street Park Phase 2 Improvements						\$491,841

COMPREHENSIVE PHASING PLAN

Concept Key

- ① Multi-Skill Ramps
- ② Proposed Parking Lot
- ③ Sidewalk
- ④ Variable Skill Ramps
- ⑤ Security Light
- ⑥ Seating / Viewing Areas

Legend

- Property Line
- Utility Line
- ⋯ Advanced Zone
- ⋯ Intermediate Zone
- ⋯ Beginner Zone

Phasing Legend

- Phase 1**
 - ⋯ Phase 1 Site Improvements
 - Phase 1 Circulation Improvements
- Phase 2**
 - ⋯ Phase 2 Site Improvements
 - Phase 2 Circulation Improvements

