



Section 4: Opinion of Costs and Phasing

Opinions of Probable Cost and Phasing Plan

In order to develop a long term capital plan for improving and expanding the park system, opinions of probable cost for suggested park improvements are needed. Opinions of cost have been developed for each existing park based on field observations and known costs. These opinions total almost \$33 million in capital improvement needs for the next ten years in order to bring existing facilities up to speed in terms of quality, safety, and ADA compliance. A breakdown of these opinions of probable costs can be found in **Figure 4.2**.

The recommended facilities discussed in **Section 3** are needed to provide expanded recreation opportunities and improved service to Warner Robins' citizens, reducing overuse and overcrowding at existing parks. As previously noted, land acquisition costs can vary greatly depending on a wide variety of factors. For this reason, City leadership will have to establish a reasonable goal over the coming years to determine how much of the recommended land acquisition mentioned in this report is feasible. However, the planning team has placed budgetary numbers for future parks and greenways based on known costs for comparably sized facilities with similar amenities. In total, over 23 miles of greenway corridor have been identified at a value of just over \$27 million. Greenways in this region typically cost approximately \$1,000,000 per mile, but this valuation may be slightly higher in developed urban areas. Similarly, the planning team has allocated a budget of nearly \$28 million for the development costs of the four additional park properties recommended in this report.

These costs do not consider the costs of land acquisition, which should also be part of the budgeting effort when the projects are undertaken. However, it is the planning teams understanding that most, if not all, of this land is already owned by the City.

The City is faced with a challenge in meeting the needs and desires of the community while having a common sense approach to funding these goals. While comments were heard about not raising taxes to improve the park system, survey findings indicate strong support to fund park improvements.

Figure 4.1 shows a ten-year phasing plan that has been developed. Implementation is broken into three tiers to coincide with the overall recommendations made in **Section 3: Tier One** projects are to be completed in the next 24 months; **Tier Two** projects are to be



completed within the next 60 months; and ***Tier Three*** projects are to be completed within 120 months.



Figure 4.1: Ten Year Spending Plan

DRAFT...NEEDS INPUT	TIER 1		TIER 2			TIER 3					TOTAL
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
EXISTING PARK RENOVATIONS											
McArthur Park			\$90,000	\$210,000							\$300,000
Tot Lot			\$45,000	\$267,000						\$63,000	\$375,000
Township Park			\$140,000	\$85,000							\$225,000
Ada Lee Park			\$440,000	\$495,000	\$265,000						\$1,200,000
Briarcliff Park						\$200,000	\$550,000			\$450,000	\$1,200,000
Ferguson Park						\$400,000	\$470,000			\$680,000	\$1,550,000
Fountain Park						\$900,000	\$1,450,000			\$450,000	\$2,800,000
Sewell Park						\$60,000	\$660,000	\$210,000	\$1,220,000		\$2,150,000
Ted Wright Park						\$100,000	\$850,000		\$125,000	\$1,325,000	\$2,400,000
Peavy Park				\$100,000	\$2,800,000						\$2,900,000
Memorial Park	\$5,450,000	\$2,400,000	\$2,500,000							\$4,650,000	\$15,000,000
Tanner Park							\$75,000	\$1,100,000	\$700,000	\$825,000	\$2,700,000
Senior Center	\$50,000										\$50,000
Wellston Center	\$50,000										\$50,000
RENOVATIONS TOTAL	\$5,550,000	\$2,400,000	\$3,215,000	\$1,157,000	\$3,065,000	\$1,660,000	\$4,055,000	\$1,310,000	\$2,045,000	\$8,443,000	\$32,900,000
NEW PARK, FACILITY AND GREENWAY CAPITAL COSTS											
North Houston Road Park	\$7,200,000	\$7,700,000	\$1,600,000								\$16,500,000
Old Landfill Site				\$2,350,000	\$1,625,000					\$425,000	\$4,400,000
Olympia Drive Site										\$3,450,000	\$3,450,000
Walkers Pond	\$1,300,000	\$500,000	\$1,700,000								\$3,500,000
New Park Total	\$8,500,000	\$8,200,000	\$3,300,000	\$2,350,000	\$1,625,000	\$0	\$0	\$0	\$0	\$3,875,000	\$27,850,000
Ferguson Trail Connection						\$2,400,000					\$2,400,000
Fountain Park Connection								\$1,344,000			\$1,344,000
Houston Trail							\$2,707,200				\$2,707,200
Moody Road Trail									\$5,028,000		\$5,028,000
Tanner Park Connector								\$2,304,000			\$2,304,000
Warner Robins Creek Trail						\$4,800,000					\$4,800,000
Warner Robins East				\$4,500,000	\$4,164,000						\$8,664,000
New Greenway Total	\$0	\$0	\$0	\$4,500,000	\$4,164,000	\$7,200,000	\$2,707,200	\$3,648,000	\$5,028,000	\$0	\$27,247,200
YEARLY TOTAL	\$14,050,000	\$10,600,000	\$6,515,000	\$8,007,000	\$8,854,000	\$8,860,000	\$6,762,200	\$4,958,000	\$7,073,000	\$12,318,000	\$87,997,200

Tier1 and Tier 2 TOTAL \$48,026,000
 Tier3 TOTAL \$39,971,200
 TOTAL \$87,997,200

\$87,997,200

Existing Funding \$1,000,000

\$87,997,200

Total Funds Needed for Tier 1 and 2 \$47,026,000

Ten Year Average Spending \$8,799,720.00
 Per Capita (72,531) Spending 2015-16 \$121.32
 Per Household (30034) Spending 2015-16 \$292.99
 Monthly Spending Per Household \$24.42

*Funding is subject to annual budget allocation by Mayor and Council, potential bond issuance, and the availability of funding from federal and state grants.

Fig. 4.2: Warner Robins Conceptual Master Plans

Opinion of Probable Cost- 8-1-2015

Item	Cost
<i>McArthur Park</i>	
Layout survey	\$ 1,000.00
Demo / existing conditions	\$ 5,000.00
Handicapped space, sign and access	\$ 1,500.00
Paved walkways	\$ 18,000.00
Erosion control	\$ 5,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 20,000.00
New play equipment	\$ 120,000.00
Accent planting	\$ 6,000.00
Park lighting	\$ 15,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 247,590.00
Design Services	\$ 30,000.00
Total	\$ 277,590.00
Recommended Budget	\$ 300,000.00
<i>Tot Lot</i>	
Layout survey	\$ 1,000.00
Demo / existing conditions	\$ 5,000.00
Handicapped space, sign and access	\$ 1,500.00
Paved walkways	\$ 20,000.00
Erosion control	\$ 5,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 25,000.00
New play equipment	\$ 120,000.00
Accent planting	\$ 5,000.00
Park lighting	\$ 15,000.00
Small shelters / pavilions (1)	\$ 50,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 318,150.00
Design Services	\$ 30,000.00
Total	\$ 348,150.00
Recommended Budget	\$ 375,000.00
<i>Township Park</i>	
Layout survey	\$ 2,000.00
Demo / existing conditions	\$ 30,000.00
Handicapped space, sign and access	\$ 1,500.00
Paved walkways	\$ 35,000.00
Erosion control	\$ 5,000.00
Asphalt parking (parking improvements)	\$ 40,000.00
Accent planting	\$ 5,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 10,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 168,210.00
Design Services	\$ 30,000.00
Total	\$ 198,210.00
Recommended Budget	\$ 225,000.00
<i>Ada Lee Park</i>	
Layout survey	\$ 5,000.00
Demo / existing conditions	\$ 20,000.00
Erosion control	\$ 15,000.00
Handicapped space, sign and access	\$ 1,500.00
Paved walkways	\$ 220,000.00

Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 30,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Accent planting	\$ 15,000.00
Park lighting	\$ 30,000.00
Small shelters / pavilions (4)	\$ 200,000.00
New play equipment	\$ 130,000.00
Asphalt parking (parking improvements)	\$ 50,000.00
Bridge replacement (2)	\$ 100,000.00
Drainage corridor enhancement and stabilization	\$ 15,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 1,053,990.00
Design Services	\$ 130,000.00
Total	\$ 1,183,990.00
Recommended Budget	\$ 1,200,000.00

Briarcliff Park

Layout survey	\$ 5,000.00
Demo / existing conditions	\$ 20,000.00
Erosion control	\$ 15,000.00
Asphalt parking (parking improvements)	\$ 70,000.00
Handicapped space, sign and access	\$ 1,500.00
Playground enhancements	\$ 175,000.00
Paved walkways	\$ 80,000.00
Basketball courts (1-1 / 2)	\$ 120,000.00
Small shelters / pavilions (3)	\$ 150,000.00
Bridge replacement (2)	\$ 100,000.00
Drainage corridor enhancement and stabilization	\$ 15,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 30,000.00
Accent planting	\$ 15,000.00
Park lighting	\$ 30,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 1,047,690.00
Design Services	\$ 130,000.00
Total	\$ 1,177,690.00
Recommended Budget	\$ 1,200,000.00

Ferguson Park

Layout survey	\$ 5,000.00
Demo / existing conditions	\$ 30,000.00
Erosion control	\$ 15,000.00
Handicapped space, sign and access	\$ 1,500.00
Playground enhancements	\$ 100,000.00
Paved walkways	\$ 200,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 30,000.00
Accent planting	\$ 15,000.00
Park lighting	\$ 30,000.00
Basketball lighting	\$ 50,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Community Center enhancements (Interior enhancement, galley kitchen / concession stand upgrades, restroom upgrades)	\$ 200,000.00
Small shelters / pavilions (3)	\$ 150,000.00
Baseball field enhancements (lighting pole replacement, sprigging, infield mix, fence repairs, etc.)	\$ 250,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 1,362,690.00
Design Services	\$ 150,000.00
Total	\$ 1,512,690.00
Recommended Budget	\$ 1,550,000.00

<i>Fountain Park</i>	
Layout survey	\$ 10,000.00
Demo / existing conditions	\$ 50,000.00
Erosion control	\$ 150,000.00
Handicapped space, sign and access	\$ 1,500.00
Playground enhancements	\$ 150,000.00
Paved walkways	\$ 80,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 50,000.00
Accent planting	\$ 20,000.00
Park lighting	\$ 30,000.00
Park signage (entry, wayfinding)	\$ 10,000.00
Small shelters / pavilions (2)	\$ 100,000.00
Asphalt parking (parking improvements)	\$ 130,000.00
Baseball field enhancements (lighting pole replacement, sprigging, infield mix, fence repairs, etc.)	\$ 250,000.00
Baseball concession / restroom bldg enhancement	\$ 50,000.00
Pool deck repairs	\$ 30,000.00
Pool fence	\$ 25,000.00
Pool bldg. including concession / restroom replacement	\$ 400,000.00
Pool improvements	\$ 200,000.00
Splash pad	\$ 200,000.00
Drainage corridor enhancement and stabilization	\$ 60,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 2,515,590.00
Design Services	\$ 225,000.00
Total	\$ 2,740,590.00
Recommended Budget	\$ 2,800,000.00

<i>Sewell Park</i>	
Layout survey	\$ 5,000.00
Demo / existing conditions	\$ 20,000.00
Erosion control	\$ 15,000.00
Handicapped space, sign and access	\$ 1,500.00
Playground enhancements	\$ 120,000.00
Paved walkways	\$ 200,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 30,000.00
Accent planting	\$ 15,000.00
Park lighting	\$ 30,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Basketball courts (4)	\$ 150,000.00
Small shelters / pavilions (2)	\$ 100,000.00
Pool deck repairs	\$ 30,000.00
Pool fence	\$ 25,000.00
Pool bldg. including concession / restroom replacement	\$ 400,000.00
Pool improvements	\$ 200,000.00
Splash pad	\$ 200,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 1,948,590.00
Design Services	\$ 170,000.00
Total	\$ 2,118,590.00
Recommended Budget	\$ 2,150,000.00

<i>Ted Wright Park</i>	
Layout survey	\$ 5,000.00
Demo / existing conditions	\$ 30,000.00
Erosion control	\$ 15,000.00
Handicapped space, sign and access	\$ 2,500.00
Playground enhancements	\$ 120,000.00
Paved walkways	\$ 200,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 30,000.00
Accent planting	\$ 15,000.00

Park lighting	\$	30,000.00
Park signage (entry, wayfinding)	\$	5,000.00
Asphalt parking (parking improvements)	\$	50,000.00
Basketball courts (2)	\$	75,000.00
Small shelters / pavilions (3)	\$	150,000.00
Baseball field enhancements (lighting pole replacement, sprigging, infield mix, fence repairs, etc.)	\$	750,000.00
Community Center enhancements (Interior enhancement, galley kitchen / concession stand upgrades, restroom upgrades)	\$	200,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$	2,113,650.00
Design Services	\$	200,000.00
Total	\$	2,313,650.00
Recommended Budget	\$	2,400,000.00

Peavy Park

Layout survey	\$	5,000.00
Demo / existing conditions	\$	30,000.00
Erosion control	\$	15,000.00
Handicapped space, sign and access	\$	2,500.00
Playground enhancements	\$	200,000.00
Paved walkways	\$	325,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$	30,000.00
Accent planting	\$	15,000.00
Park lighting	\$	30,000.00
Park signage (entry, wayfinding)	\$	5,000.00
Asphalt parking (parking improvements)	\$	350,000.00
Small shelters / pavilions (2)	\$	100,000.00
Large shelter / pavilion (1)	\$	175,000.00
Baseball field enhancements (lighting pole replacement, sprigging, infield mix, fence repairs, etc.)	\$	750,000.00
Baseball concession / restroom bldg enhancement	\$	50,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$	2,623,950.00
Design Services (MP & CD)	\$	225,000.00
Total	\$	2,848,950.00
Recommended Budget	\$	2,900,000.00

Memorial Park

Layout survey	\$	30,000.00
Demo / existing conditions	\$	200,000.00
Grading	\$	200,000.00
Erosion control	\$	50,000.00
Handicapped space, sign and access	\$	10,000.00
New Playground	\$	175,000.00
Paved walkways	\$	350,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$	50,000.00
Site landscaping	\$	150,000.00
Park lighting	\$	100,000.00
Park signage (entry, wayfinding)	\$	15,000.00
Asphalt parking (parking improvements)	\$	600,000.00
Large shelter / pavilion (1)	\$	175,000.00
Small shelters / pavilions (3)	\$	150,000.00
Park offices / gymnasium / activity center / recreational center, etc.	\$	3,500,000.00
Pool deck repairs	\$	30,000.00
Pool fence	\$	25,000.00
Pool bldg. including concession / restroom replacement	\$	400,000.00
Pool improvements	\$	200,000.00
Splash pad	\$	200,000.00
Aquatic facility / splash pad	\$	2,500,000.00

Basketball courts (2)	\$ 75,000.00
Tennis courts (2)	\$ 100,000.00
Multi-use fields (3)	\$ 900,000.00
Walking track	\$ 400,000.00
Irrigation	\$ 100,000.00
Utility improvements	\$ 100,000.00
Storm improvements	\$ 200,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 13,841,100.00
Design Services	\$ 1,100,000.00
Total	\$ 14,941,100.00
Recommended Budget	\$ 15,000,000.00

Tanner Park

Layout survey	\$ 10,000.00
Demo / existing conditions	\$ 20,000.00
Erosion control	\$ 15,000.00
Playground enhancements	\$ 150,000.00
Paved walkways	\$ 300,000.00
Small shelters / pavilions (3)	\$ 150,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 40,000.00
Park signage (entry, wayfinding)	\$ 5,000.00
Basketball courts (1)	\$ 50,000.00
Tennis courts (2)	\$ 100,000.00
Multi use field improvements	\$ 300,000.00
Pressbox	\$ 150,000.00
Baseball concession / restroom bldg enhancement	\$ 50,000.00
Baseball field enhancements (lighting pole replacement, sprigging, infield mix, fence repairs, etc.)	\$ 500,000.00
Tennis court lighting enhancement	\$ 100,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 2,444,400.00
Design Services	\$ 225,000.00
Total	\$ 2,669,400.00
Recommended Budget	\$ 2,700,000.00

North Houston Road

5 225' complex	\$ 4,000,000.00
5' 300' complex	\$ 4,500,000.00
12 court tennis complex	\$ 2,000,000.00
Pavilion/Playground Complex	\$ 500,000.00
Paved walkways	\$ 500,000.00
Wetland boardwalks	\$ 500,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$ 15,120,000.00
Design Services	\$ 1,300,000.00
total	\$ 16,420,000.00
Recommended Budget	\$ 16,500,000.00

Old Landfill Site

Layout survey	\$ 10,000.00
Demo / existing conditions	\$ 20,000.00
Grading	\$ 300,000.00
Erosion control	\$ 50,000.00
Handicapped space, sign and access	\$ 5,000.00
New Playground	\$ 120,000.00
Paved walkways	\$ 350,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$ 50,000.00
Site landscaping	\$ 15,000.00
Park lighting	\$ 50,000.00
Park signage (entry, wayfinding)	\$ 10,000.00
Asphalt parking (parking improvements, roadway)	\$ 500,000.00
Utility improvements	\$ 80,000.00
Storm improvements	\$ 200,000.00

Skatepark	\$	600,000.00
Dogpark	\$	300,000.00
Frisbee Golf	\$	75,000.00
Small shelters / pavilions (3)	\$	150,000.00
Concession / restroom bldg.	\$	300,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$	4,013,100.00
Design Services	\$	350,000.00
total	\$	4,363,100.00
Recommended Budget	\$	4,400,000.00

<i>Olympia Drive Site</i>		
Layout survey	\$	20,000.00
Demo / existing conditions	\$	200,000.00
Grading	\$	200,000.00
Erosion control	\$	75,000.00
Handicapped space, sign and access	\$	5,000.00
New Playground	\$	100,000.00
Paved walkways	\$	250,000.00
Soft surface trails	\$	200,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$	45,000.00
Site landscaping	\$	50,000.00
Park lighting	\$	50,000.00
Park signage (entry, wayfinding)	\$	25,000.00
Asphalt parking (parking improvements, roadway)	\$	300,000.00
Utility improvements	\$	80,000.00
Storm improvements	\$	100,000.00
Amphitheater	\$	400,000.00
Small shelters / pavilions (2)	\$	100,000.00
Concession / restroom bldg.	\$	300,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$	3,150,000.00
Design Services	\$	250,000.00
total	\$	3,400,000.00
Recommended Budget	\$	3,450,000.00

<i>Walkers Pond</i>		
Layout survey	\$	20,000.00
Demo / existing conditions	\$	100,000.00
Grading	\$	150,000.00
Erosion control	\$	75,000.00
Handicapped space, sign and access	\$	5,000.00
New Playground	\$	120,000.00
Paved walkways	\$	300,000.00
Site furnishings (Benches, waste receptacles, water fountains, fitness stations, picnic tables, etc.)	\$	75,000.00
Site landscaping	\$	50,000.00
Park lighting	\$	50,000.00
Park signage (entry, wayfinding)	\$	50,000.00
Asphalt parking (parking improvements, roadway)	\$	175,000.00
Utility improvements	\$	120,000.00
Storm improvements	\$	100,000.00
Small shelters / pavilions (4)	\$	200,000.00
Park bldgs (2)	\$	500,000.00
Wetland boardwalks / overlooks	\$	400,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency	\$	3,137,400.00
Design Services	\$	300,000.00
total	\$	3,437,400.00
Recommended Budget	\$	3,500,000.00