

AGENDA

Parks Committee Tuesday, February 18, 2025 08:00 am

5920 Tahoe Dr. SE

Grand Rapids, MI 49546

Article 1. Call to Order

Article 2. Approve Current Agenda

Article 3. Public Comment (5-minute limit per individual)

Article 4. Approve the Minutes of the 12/17/24 Meeting

Article 5. Update from the Parks & Facilities Director Zwick

- a. Programming update from Sydney Aubert

Article 6. Old Business

- a. Cascade Rec Park Master Plan Update
- b. New Parks ordinance

Article 7. New Business

- a. Tassell Park plan update

Article 8. Other

Article 9. Adjournment



Parks Committee Minutes

17 December 2024

8:30am

5920 Tahoe Dr. SE

ARTICLE 1. Call to Order

Members in attendance: Chair Mike Reese, Ryan Bruneau, Supervisor Grace Lesperance, and Matt Douglas

Members absent: Ken Kaiser, Eileen Boekestein, Bill Otten

Others present: Dan Zwick, Sydney Aubert, Nick Govan, Jeanine Heibel, Molly Webb, and John Frizzo

ARTICLE 2. Approval of Agenda

The approval of Agenda was motioned by Supervisor Lesperance and seconded by Chair Reese.

ARTICLE 3. Public Comment (5 minutes/individual)

No public comments were given.

ARTICLE 4. Approval of August 17, 2024 Minutes and November 19, 2024 meeting.

Chair Reese noted a correction needed to Member Ottens Attendance to be changed from "absent" to "present" to reflect his attendance correctly.

Supervisor Lesperance motions to approve the Minutes from the August 17, 2024 Minutes with edits mentioned, Chair Reese seconded the approval.

Member Bruneau noted a change to Article 6. last paragraph, to provide clarity it should read "The committee engaged in discussion regarding pickleball court expansion. Consideration was given to field utilization data, maintenance requirements, and seasonal programming possibilities. Lighting considerations for various facilities were discussed in relation to neighborhood impact and extended

usage hours”.

Member Bruneau motioned to approve the Minutes from November 19, 2024 with his edits. Supervisor Lesperance seconded the approval.

ARTICLE 5. Update from Parks & Facilities Director Zwick

Director Zwick stated that the plans for Rec Park will be reevaluated and reviewed for any changes. The discussion of costs for the plans will be at the January board meeting. Zwick is working on making sure things are running smoothly within the parks department and learning the depths of the day-to-day work. Sydney Aubert talked about the Stonehouse event she hosted on December 14th where she hosted Santa, a raffle, and had guests write Christmas letters to the local retirement community. Zwick talked about current and upcoming snow events for the Township he stated in some cases unfortunately paths will be the last priority and the first locations of service will be the Fire Stations, and the main office. Mike asked Zwick about the renewal of the conservation program the township is involved in and asked if it is going to be renewed and Zwick said we will continue with the program. Zwick stated the trenching for the oak wilt at Burton Park will not be done in house and is already about 75% done. Member Bruneau asked Zwick if he knew when the bridge on Cascade Road would be completed, Zwick believes that it should be finished up around Memorial Day.

ARTICLE 6. Old Business

The Rec Master Plan is going under further review in January.

ARTICLE 7. New Business

John Frizzo of The Grand Rapids pickleball Club did a presentation explaining how their club runs and how they can help by giving their advice on our future pickleball projects.

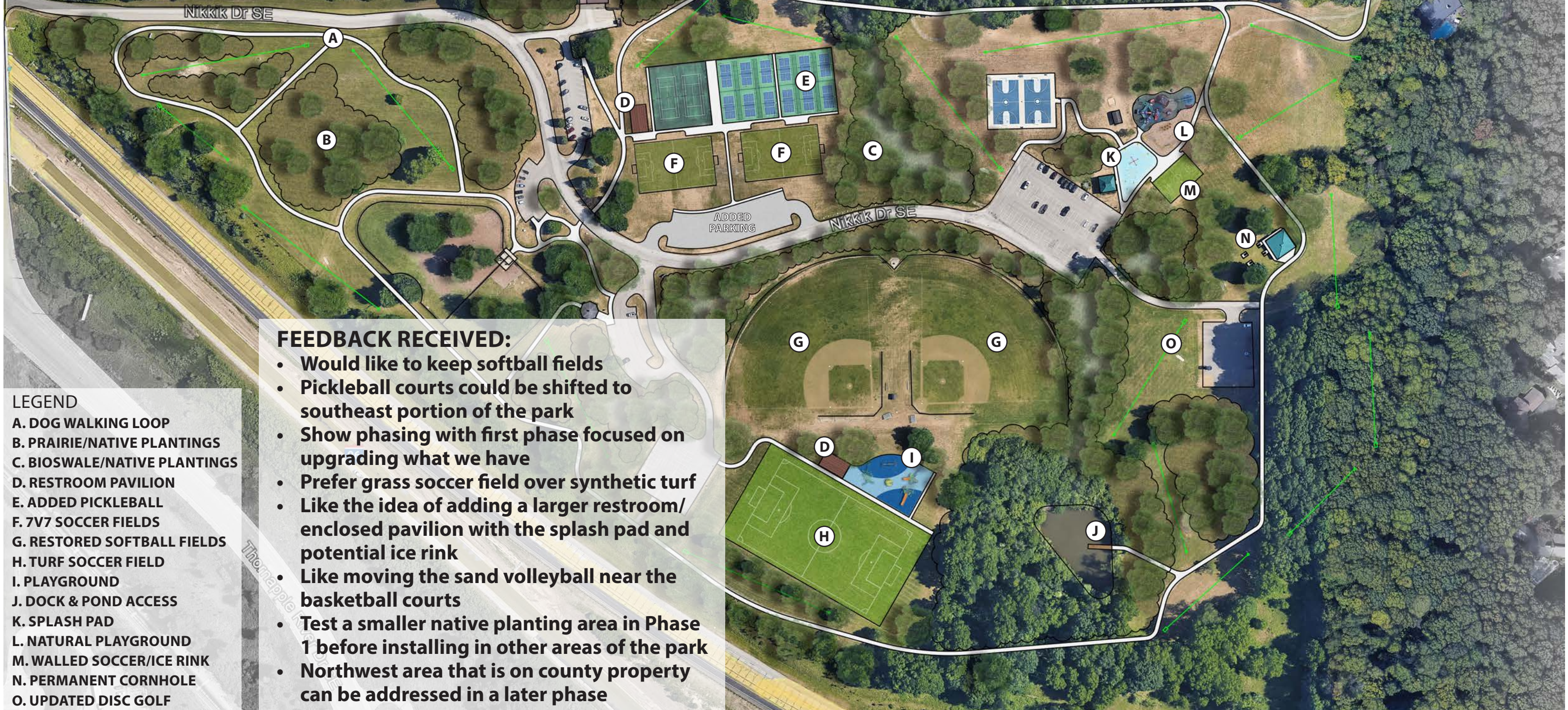
ARTICLE 8. Other Business

No other business was discussed.

ARTICLE 9. Adjournment

At 9:44am the meeting was adjourned by Chair Reese, Supervisor Lesperance seconded the adjournment.

CASCADE RECREATION PARK PREVIOUS DRAFT MASTER PLAN CONCEPT



FEEDBACK RECEIVED:

- Would like to keep softball fields
- Pickleball courts could be shifted to southeast portion of the park
- Show phasing with first phase focused on upgrading what we have
- Prefer grass soccer field over synthetic turf
- Like the idea of adding a larger restroom/enclosed pavilion with the splash pad and potential ice rink
- Like moving the sand volleyball near the basketball courts
- Test a smaller native planting area in Phase 1 before installing in other areas of the park
- Northwest area that is on county property can be addressed in a later phase

LEGEND

- A. DOG WALKING LOOP
- B. PRAIRIE/NATIVE PLANTINGS
- C. BIOSWALE/NATIVE PLANTINGS
- D. RESTROOM PAVILION
- E. ADDED PICKLEBALL
- F. 7V7 SOCCER FIELDS
- G. RESTORED SOFTBALL FIELDS
- H. TURF SOCCER FIELD
- I. PLAYGROUND
- J. DOCK & POND ACCESS
- K. SPLASH PAD
- L. NATURAL PLAYGROUND
- M. WALLED SOCCER/ICE RINK
- N. PERMANENT CORNHOLE
- O. UPDATED DISC GOLF



CASCADE RECREATION PARK MASTER PLAN

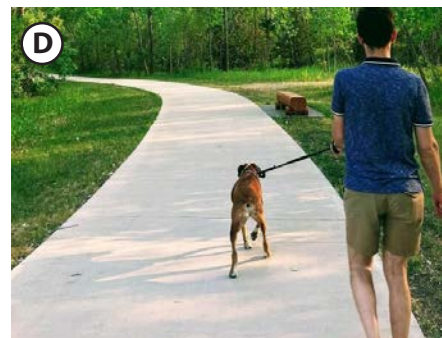
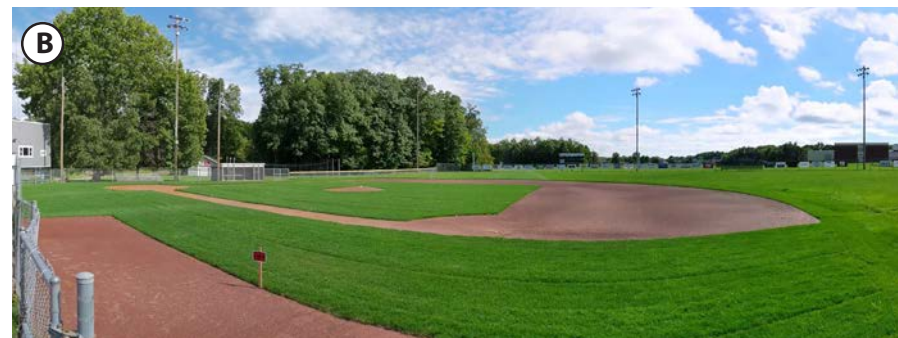
CASCADE TOWNSHIP, MI

February 2025

REVISED MASTER PLAN CONCEPT IMPLEMENTATION PHASE #1



- LEGEND**
- A. BIOSWALE/NATIVE PLANTINGS
 - B. SOFTBALL FIELD IMPROVEMENTS (INFIELD & OUTFIELD)
 - C. MAINT. GARAGE REPLACEMENT
 - D. DOG PARK IMPROVEMENTS (INTERIOR PATH, LIGHTING)
 - E. SAND VOLLEYBALL RELOCATION
 - F. 7V7 SOCCER IMPROVEMENTS (GRADING, SEEDING, IRRIGATION)
 - G. WATER LINE EXTENSION
 - H. CLEARING INVASIVES AROUND POND, DOCK ACCESS, & PATH
 - I. 11V11 SOCCER IMPROVEMENTS (GRADING, SEEDING, IRRIGATION)
 - J. BUFFER TREE PLANTINGS



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI
February 2025

PHASE 1 INFORMATION:

ⓑ SOFTBALL FIELD IMPROVEMENTS (INFIELD & OUTFIELD)



- Infield & Outfield Repairs Already Planned by Township
- Funding Already Located

ⓔ SAND VOLLEYBALL RELOCATION



- Current Volleyball Court in Poor Condition
- Received Support in Public Input Survey
- Relatively Low Cost Amenity

ⓓ CLEARING INVASIVES AROUND POND, DOCK ACCESS, & PATH



- Activates Existing Pond Area Which is Currently Unaccessible
- Invites More Natural Recreation & Engagement With Nature
- Received Support in Public Input Survey
- Relatively Low Cost Improvement

PHASE 1 INFORMATION:



A BIOSWALE/NATIVE PLANTINGS

- Improved Stormwater Infiltration

Turf grass roots are only about 4" deep, while native plants have roots that go 3-10' deep into the ground. Planting native species in low-lying water collecting areas will help the ground absorb more water after rain fall versus turf grass which can stay saturated for prolonged periods. Native plants are ideal for stormwater corridors, such as detention areas, bioswales, and low-lying poorly drained areas.

- Providing Pollinator Habitat and Increased Biodiversity

Turf grass is a non-native monoculture, and it's contributions to the natural ecosystem is close to zero. Turf grass does not support the pollinators and wildlife that we depend on for a healthy ecosystem. Native plants, however, are the foundation for a healthy and thriving ecosystem, and provide the host plants for thousands of our native pollinators, including the treasured Monarch Butterflies. Including native landscapes into our parks and public spaces will ensure we are supporting these native ecosystems which we rely on.

- Reduced Maintenance

Turf grass is a high maintenance (especially weed-free turf grass). Native landscapes however, especially native landscape installed from seed, are very low maintenance once established. Native seed mixes establish over the course of 1-3 years, and during this time the maintenance will be more intensive. However, once established and free of weeds, these landscapes only need to be mowed one time per year to help reset the prairie in the spring, drastically reducing mowing needs compared to traditional lawns.

- Reduced Irrigation and Fertilizer

Unlike turf grass, native landscapes need no supplemental irrigation or fertilizer once established.

- Reduced Operational Costs

The reduced maintenance and irrigation and fertilizer needs result in reduced operational costs for the property. The initial costs for native landscape installations will be more than turf grass, but over time the average costs will go down based on the reduced maintenance needs. The start up costs can vary based on the site preparation needs, seed mix specifications, and other factors. Case studies have shown that around year 5 is the break even point, and after that you will save money year-on-year with a native landscape installation, when compared with a traditionally-maintained lawn.

- Improved Site Functionality

Native landscapes can improve site functionality by helping to define spaces and use areas, in otherwise poorly defined spaces. Native landscapes can help to buffer and define spaces, improving the functionality of sites with conflicting uses. Native landscapes can also help to define circulation patterns on site.

- Improving Site Aesthetics and Experience

Native landscapes can add color, texture, and natural aesthetics to lawn-dominated landscapes that otherwise would feel sterile or barren. Seasonal blooms, colors, and textures can dramatically increase the aesthetic quality of an area, and can be a main reason for visiting a park to connect with nature.

- Promote a different kind of 'play'

Kids love to play on lawn, but they also love to play in nature! Native landscapes offer children a different way to interact with and learn from their environment. From observing butterflies and bees, to different flowers and vegetation, kids can play, learn, and explore in native landscapes.

- Education and Stewardship

Our public spaces should be areas which we promote best practices for our landscaping and allow citizens to be exposed to better ways of managing our natural areas. Strategically incorporating native landscapes into our parks and open spaces can show residents the benefits of these landscaping strategies and encourage them to incorporate them into their home landscapes.

PHASE 1 COST ESTIMATE:

Cascade Recreation Park Master Plan - Phase 1

Conceptual Construction Cost Estimate

January 2025

Description	Unit	Unit Cost	Quantity	Total Cost
Softball Field Restoration (Infield, outfield leveling/seeding)	LSUM	\$ 30,000.00	1	\$ 30,000.00
Maintenance Garage Replacement	LSUM	\$ 300,000.00	1	\$ 300,000.00
Dog Park Concrete Path	SYS	\$ 90.00	550	\$ 49,500.00
Dog Park Lighting	LSUM	\$ 50,000.00	1	\$ 50,000.00
Pond Brush/Invasives Clearing	LSUM	\$ 10,000.00	1	\$ 10,000.00
Pond Access Trail & Pier	LSUM	\$ 70,000.00	1	\$ 70,000.00
Disc Golf Tee Box Upgrades	EA	\$ 500.00	18	\$ 9,000.00
Volleyball Court Relocation	LSUM	\$ 45,000.00	1	\$ 45,000.00
11v11 Soccer Field Grading/Seeding/Irrigation Upgrades	LSUM	\$ 50,000.00	1	\$ 50,000.00
7v7 Soccer Fields Grading/Seeding/Irrigation	LSUM	\$ 75,000.00	1	\$ 75,000.00
Tree Buffer Planting	EA	\$ 800.00	30	\$ 24,000.00
Bioswale/Native Plantings	SYS	\$ 8.00	2200	\$ 17,600.00
Water Line Extension (neighborhood to restroom)	LSUM	\$ 175,000.00	1	\$ 175,000.00
Engineering Fee				\$ 90,510.00
15% Contingency				\$ 135,765.00
Total				\$ 1,131,375.00

REVISED MASTER PLAN CONCEPT IMPLEMENTATION PHASE #2



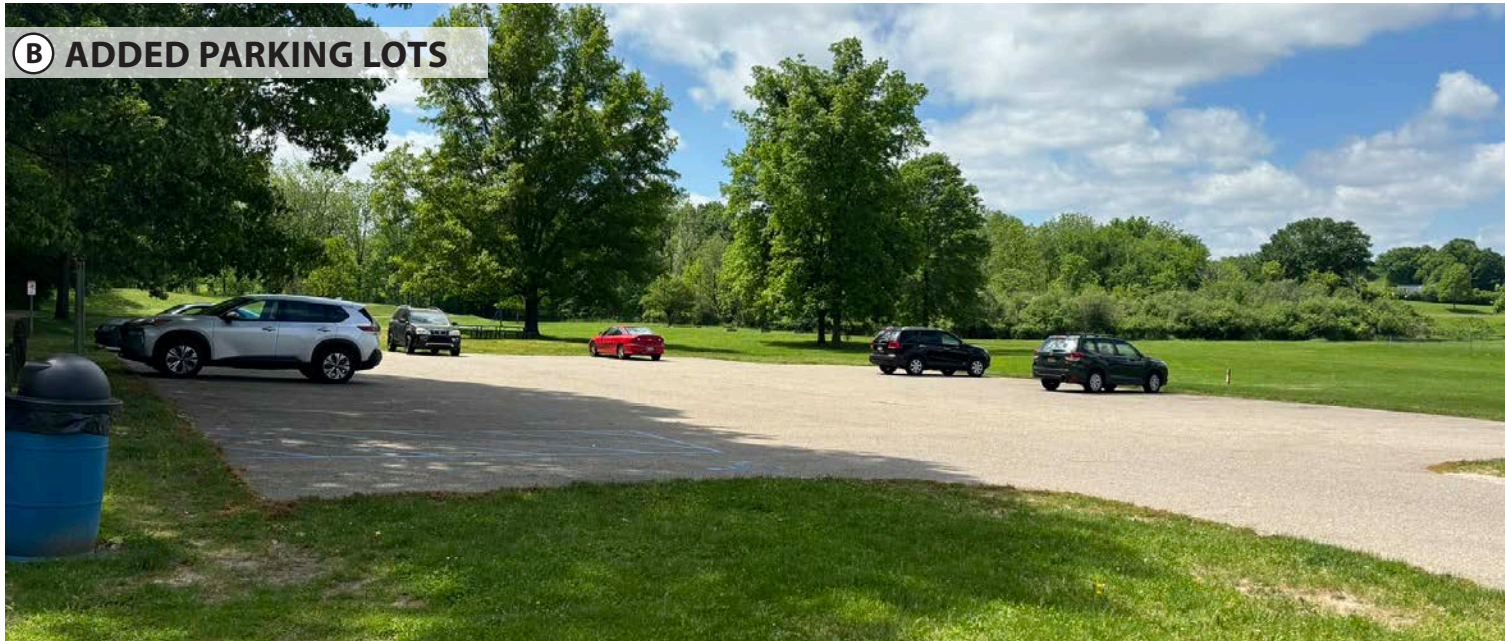
- LEGEND**
- A. BIOSWALE/NATIVE PLANTINGS
 - B. ADDED PARKING LOTS
 - C. PICKLEBALL & TENNIS COURTS
 - D. RESTROOM PAVILION
 - E. ADDED 9V9 SOCCER FIELD (GRADING, SEEDING, IRRIGATION)
 - F. MAIN DRIVE AND EXISTING PARKING LOT RE-PAVING



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI
February 2025

PHASE 2 INFORMATION:



B ADDED PARKING LOTS

- Added Parking for New Pickleball Court Location & For New Soccer Location
- Additional Parking Was Needed For Existing Pickleball Courts & Existing Soccer Fields
- Closer Parking to Amenities, Improvement of Accessibility



C ADDED PICKLEBALL COURTS & TENNIS COURTS

- Current Pickleball Courts are Deteriorating
- Received Overwhelming Support in Public Input Survey
- Local Support from Pickleball Groups
- New Location Better for Noise and Would Allow for Lighting



D RESTROOM PAVILION

- Received Support in Public Input Survey
- No Existing Restrooms that Service the West Side of the Park
- Would Provide Restroom Access for Trail Users, Dog Park Users, New & Existing Soccer Fields, Baseball Fields, and New Pickleball & Tennis Court Area
- Also Would Provide Much Needed Shade & Seating to Recreation Areas



E ADDED 9V9 SOCCER FIELD (GRADING, SEEDING, IRRIGATION)

- Received Support in Public Input Survey
- Received Support from Local Soccer Organizations Currently Utilizing the Fields
- Relatively Low Cost Improvement
- Added 9v9 Field Allows for More Coverage of All Age Groups
- Less Noisy than Existing Pickleball, Combines All Younger Aged Soccer in One Area

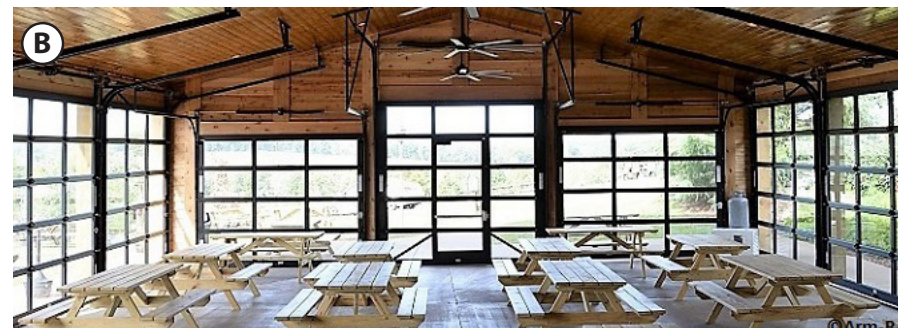
PHASE 2 COST ESTIMATE:

Cascade Recreation Park Master Plan - Phase 2 Conceptual Construction Cost Estimate				
				January 2025
Description	Unit	Unit Cost	Quantity	Total Cost
Asphalt Pickleball Courts (12)	LSUM	\$ 60,000.00	12	\$ 720,000.00
Asphalt Tennis Courts (2)	LSUM	\$ 150,000.00	2	\$ 300,000.00
Courts Lighting	LSUM	\$ 200,000.00	1	\$ 200,000.00
Pickleball Pavilion & Restrooms	LSUM	\$ 300,000.00	1	\$ 300,000.00
Pickleball Parking Lot Expansion	LSUM	\$ 100,000.00	1	\$ 100,000.00
Sidewalks	SYS	\$ 95.00	600	\$ 57,000.00
Main Drive Re-Paving	SYS	\$ 45.00	6500	\$ 292,500.00
Main Parking Lot Re-Paving	SYS	\$ 45.00	3500	\$ 157,500.00
Pickleball Court Removal & 11v11 Soccer Field	LSUM	\$ 300,000.00	1	\$ 300,000.00
North Soccer Pavilion & Restrooms	LSUM	\$ 300,000.00	1	\$ 300,000.00
North Soccer Parking Lot	LSUM	\$ 80,000.00	1	\$ 80,000.00
Bioswale/Native Plantings	SYS	\$ 8.00	1800	\$ 14,400.00
Tree Plantings	EA	\$ 800.00	20	\$ 16,000.00
Engineering Fee				\$ 283,740.00
20% Contingency/Inflation				\$ 567,480.00
Total				\$ 3,688,620.00

REVISED MASTER PLAN CONCEPT IMPLEMENTATION PHASE #3



- LEGEND**
- A. BIOSWALE/NATIVE PLANTINGS
 - B. FLEXIBLE EVENT PAVILION
 - C. FIRE PIT SEATING AREA
 - D. SPLASH PAD
 - E. ICE SKATING LOOP
 - F. PLAYGROUND IMPROVEMENTS



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI
February 2025

PHASE 3 INFORMATION:



A FLEXIBLE EVENT PAVILION

- New Focal Point for Existing Playground Area and Sledding Hill/Winter Hub
- Rental Possibilities for Added Income to the Park
- Added Seating & Shade for Summer Usage
- Winter Attraction & Year Round Use



B FIRE PIT SEATING AREA

- “New Winter Activities” Was One of the Highest Voted Amenities in Public Input Survey
- Winter Attraction & Year Round Use
- Creating a Community Gathering Space



C SPLASH PAD

- Was One of the Highest Voted Amenities in Public Input Survey
- Different Systems Available for Water Usage and Availability



D ICE SKATING LOOP

- Ice Skating Was One of the Highest Voted Amenities in Public Input Survey
- Different Types of Skating Surfaces and Systems Available

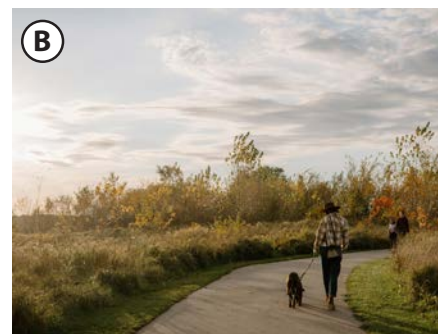
PHASE 3 COST ESTIMATE:

Cascade Recreation Park Master Plan - Phase 3 Conceptual Construction Cost Estimate				
January 2025				
Description	Unit	Unit Cost	Quantity	Total Cost
Four-Season Event Lodge/Pavilion	LSUM	\$ 1,000,000.00	1	\$ 1,000,000.00
Patio & Fire Pits	LSUM	\$ 150,000.00	1	\$ 150,000.00
Skating Loop	LSUM	\$ 600,000.00	1	\$ 600,000.00
Splash Pad	LSUM	\$ 400,000.00	1	\$ 400,000.00
Playground Improvements	LSUM	\$ 200,000.00	1	\$ 200,000.00
Lighting	LSUM	\$ 100,000.00	1	\$ 100,000.00
Bioswale/Native Plantings	SYS	\$ 8.00	900	\$ 7,200.00
Tree Plantings	EA	\$ 800.00	15	\$ 12,000.00
Engineering Fee				\$ 246,920.00
20% Contingency/Inflation				\$ 493,840.00
Total				\$ 3,209,960.00

REVISED MASTER PLAN CONCEPT IMPLEMENTATION PHASE #4



- LEGEND**
- A. NATIVE PRAIRIE PLANTINGS
 - B. DOG WALKING LOOP
 - C. RESTROOM PAVILION
 - D. NATURAL PLAYGROUND
 - E. SOFTBALL FIELD IMPROVEMENTS (SIDEWALKS, DUGOUTS, FENCING)
 - F. UPDATED DISC GOLF ROUTING & UPDATED TEE BOXES
 - G. EXISTING PARKING LOT RE-PAVING
 - H. EXISTING PERIMETER WALKING TRAIL RE-PAVING



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI

February 2025

PHASE 4 INFORMATION:

B DOG WALKING LOOP



- Obtaining Adjacent Park Space from County to Incorporate into Park
- Expansion of Popular Park Amenity
- Provide Different Dog Recreation, or Alternate Activity when Dog Park is Busy

D NATURAL PLAYGROUND



- Received Support in Public Input Survey
- Provides Activity for Players/Parents at Baseball & Soccer Fields with Younger Siblings
- Alternative Playground Option if Existing Playground is Busy

E SOFTBALL FIELD IMPROVEMENTS (SIDEWALKS, DUGOUTS, FENCING)



- Existing Fencing is Aging
- Fields are Not Currently Accessible
- Building on Previous Improvements
- Bring Fields up to Competition Quality

F UPDATED DISC GOLF ROUTING



- Updated Routing Will be Necessary After New Park Improvements
- Received Support in Public Input Survey
- Local Disc Golf Group Support
- Relatively Low Cost Improvement

PHASE 4 COST ESTIMATE:

Cascade Recreation Park Master Plan - Phase 4

Conceptual Construction Cost Estimate

January 2025

Description	Unit	Unit Cost	Quantity	Total Cost
11v11 Soccer Field Restroom/Pavilion	LSUM	\$ 300,000.00	1	\$ 300,000.00
Soccer Field Natural Playground	LSUM	\$ 200,000.00	1	\$ 200,000.00
11v11 Soccer Field Parking Lot Re-Paving	SYS	\$ 45.00	1900	\$ 85,500.00
11v11 Soccer Field Sidewalks	SYS	\$ 95.00	400	\$ 38,000.00
Softball Fields Sidewalk, Dugouts, Fencing, Bleachers	LSUM	\$ 300,000.00	1	\$ 300,000.00
Disc Golf Course Routing Updates	LSUM	\$ 50,000.00	1	\$ 50,000.00
NW Parcel Crushed Limestone Walking Trails	SYS	\$ 35.00	1200	\$ 42,000.00
NW Parcel Native Plantings	SYS	\$ 8.00	8000	\$ 64,000.00
Perimeter Walking Trail Re-Paving	SYS	\$ 55.00	5250	\$ 288,750.00
Tree Plantings	EA	\$ 800.00	20	\$ 16,000.00
Engineering Fee				\$ 138,425.00
20% Contingency/Inflation				\$ 276,850.00
Total				\$ 1,799,525.00

CASCADE RECREATION PARK REVISED MASTER PLAN CONCEPT



LEGEND

- A. DOG WALKING LOOP
- B. PRAIRIE/NATIVE PLANTINGS
- C. BIOSWALE/NATIVE PLANTINGS
- D. RESTROOM PAVILION
- E. PICKLEBALL & TENNIS COURTS
- F. 7V7 & 9V9 SOCCER FIELDS
- G. RESTORED SOFTBALL FIELDS
- H. SOCCER FIELD IMPROVEMENTS
- I. NATURAL PLAYGROUND
- J. DOCK & POND ACCESS
- K. SPLASH PAD/ICE RINK LOOP
- L. FIRE PIT SEATING AREA
- M. FLEXIBLE EVENT PAVILION
- N. SAND VOLLEYBALL
- O. UPDATED DISC GOLF
- P. DOG PARK IMPROVEMENTS
- Q. MAINT. GARAGE REPLACEMENT
- R. RE-PAVE PARKING & MAIN DRIVE



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI

February 2025

COMBINED ESTIMATE FOR ALL 4 PHASES:

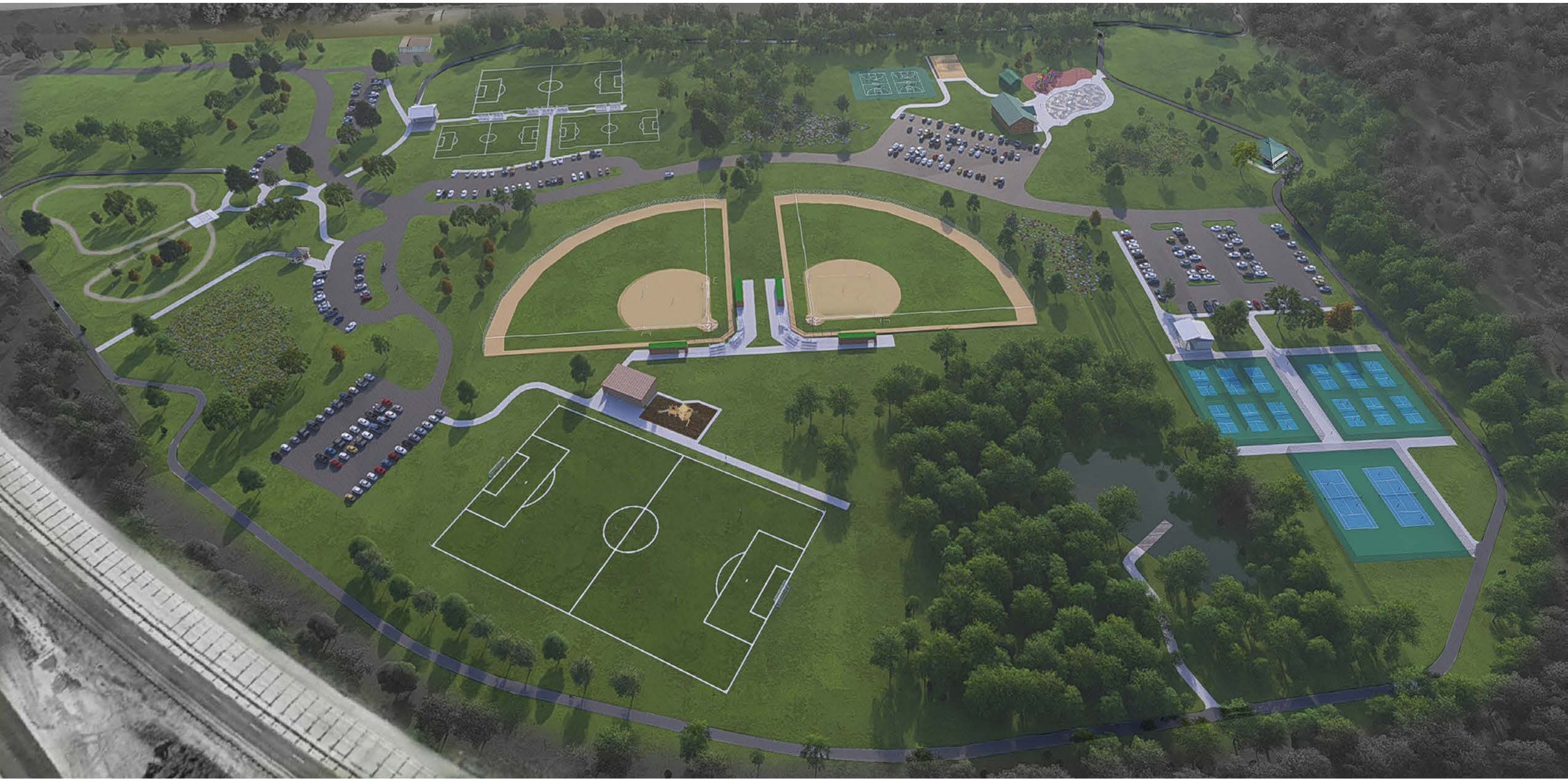
Cascade Recreation Park Master Plan - Phase 1				
Conceptual Construction Cost Estimate				
January 2025				
Description	Unit	Unit Cost	Quantity	Total Cost
Softball Field Restoration (Infield, outfield leveling/seeding)	LSUM	\$ 30,000.00	1	\$ 30,000.0
Maintenance Garage Replacement	LSUM	\$ 300,000.00	1	\$ 300,000.0
Dog Park Concrete Path	SYS	\$ 90.00	550	\$ 49,500.0
Dog Park Lighting	LSUM	\$ 50,000.00	1	\$ 50,000.0
Pond Brush/Invasives Clearing	LSUM	\$ 10,000.00	1	\$ 10,000.0
Pond Access Trail & Pier	LSUM	\$ 70,000.00	1	\$ 70,000.0
Disc Golf Tee Box Upgrades	EA	\$ 500.00	18	\$ 9,000.0
Volleyball Court Relocation	LSUM	\$ 45,000.00	1	\$ 45,000.0
11v11 Soccer Field Grading/Seeding/Irrigation Upgrades	LSUM	\$ 50,000.00	1	\$ 50,000.0
7v7 Soccer Fields Grading/Seeding/Irrigation	LSUM	\$ 75,000.00	1	\$ 75,000.0
Tree Buffer Planting	EA	\$ 800.00	30	\$ 24,000.0
Bioswale/Native Plantings	SYS	\$ 8.00	2200	\$ 17,600.0
Water Line Extension (neighborhood to restroom)	LSUM	\$ 175,000.00	1	\$ 175,000.0
Engineering Fee				\$ 90,510.0
15% Contingency				\$ 135,765.0
Total				\$ 1,131,375.0

Cascade Recreation Park Master Plan - Phase 2				
Conceptual Construction Cost Estimate				
January 2025				
Description	Unit	Unit Cost	Quantity	Total Cost
Asphalt Pickleball Courts (12)	LSUM	\$ 60,000.00	12	\$ 720,000.0
Asphalt Tennis Courts (2)	LSUM	\$ 150,000.00	2	\$ 300,000.0
Courts Lighting	LSUM	\$ 200,000.00	1	\$ 200,000.0
Pickleball Pavilion & Restrooms	LSUM	\$ 300,000.00	1	\$ 300,000.0
Pickleball Parking Lot Expansion	LSUM	\$ 100,000.00	1	\$ 100,000.0
Sidewalks	SYS	\$ 95.00	600	\$ 57,000.0
Main Drive Re-Paving	SYS	\$ 45.00	6500	\$ 292,500.0
Main Parking Lot Re-Paving	SYS	\$ 45.00	3500	\$ 157,500.0
Pickleball Court Removal & 11v11 Soccer Field	LSUM	\$ 300,000.00	1	\$ 300,000.0
North Soccer Pavilion & Restrooms	LSUM	\$ 300,000.00	1	\$ 300,000.0
North Soccer Parking Lot	LSUM	\$ 80,000.00	1	\$ 80,000.0
Bioswale/Native Plantings	SYS	\$ 8.00	1800	\$ 14,400.0
Tree Plantings	EA	\$ 800.00	20	\$ 16,000.0
Engineering Fee				\$ 283,740.0
20% Contingency/Inflation				\$ 567,480.0
Total				\$ 3,688,620.0

Cascade Recreation Park Master Plan - Phase 3				
Conceptual Construction Cost Estimate				
January 2025				
Description	Unit	Unit Cost	Quantity	Total Cost
Four-Season Event Lodge/Pavilion	LSUM	\$ 1,000,000.00	1	\$ 1,000,000.0
Patio & Fire Pits	LSUM	\$ 150,000.00	1	\$ 150,000.0
Skating Loop	LSUM	\$ 600,000.00	1	\$ 600,000.0
Splash Pad	LSUM	\$ 400,000.00	1	\$ 400,000.0
Playground Improvements	LSUM	\$ 200,000.00	1	\$ 200,000.0
Lighting	LSUM	\$ 100,000.00	1	\$ 100,000.0
Bioswale/Native Plantings	SYS	\$ 8.00	900	\$ 7,200.0
Tree Plantings	EA	\$ 800.00	15	\$ 12,000.0
Engineering Fee				\$ 246,920.0
20% Contingency/Inflation				\$ 493,840.0
Total				\$ 3,209,960.0

Cascade Recreation Park Master Plan - Phase 4				
Conceptual Construction Cost Estimate				
January 2025				
Description	Unit	Unit Cost	Quantity	Total Cost
11v11 Soccer Field Restroom/Pavilion	LSUM	\$ 300,000.00	1	\$ 300,000.0
Soccer Field Natural Playground	LSUM	\$ 200,000.00	1	\$ 200,000.0
11v11 Soccer Field Parking Lot Re-Paving	SYS	\$ 45.00	1900	\$ 85,500.0
11v11 Soccer Field Sidewalks	SYS	\$ 95.00	400	\$ 38,000.0
Softball Fields Sidewalk, Dugouts, Fencing, Bleachers	LSUM	\$ 300,000.00	1	\$ 300,000.0
Disc Golf Course Routing Updates	LSUM	\$ 50,000.00	1	\$ 50,000.0
NW Parcel Crushed Limestone Walking Trails	SYS	\$ 35.00	1200	\$ 42,000.0
NW Parcel Native Plantings	SYS	\$ 8.00	8000	\$ 64,000.0
Perimeter Walking Trail Re-Paving	SYS	\$ 55.00	5250	\$ 288,750.0
Tree Plantings	EA	\$ 800.00	20	\$ 16,000.0
Engineering Fee				\$ 138,425.0
20% Contingency/Inflation				\$ 276,850.0
Total				\$ 1,799,525.0

Total - Phase 1	\$ 1,131,375.0
Total - Phase 2	\$ 3,688,620.0
Total - Phase 3	\$ 3,209,960.0
Total - Phase 4	\$ 1,799,525.0
Total - All 4 Phases	\$ 9,829,480.0



CASCADE RECREATION PARK MASTER PLAN

CASCADE TOWNSHIP, MI

February 2025