

**REVISED DRAFT**

# Malone Memorial Recreational Park and West Street Park Facilities Enhancement Master Plan

Village of Malone,  
New York

Revised Draft Date: February 24, 2014

DOS Contract No.: T1000232

Project No.: 13-028

West Street  
Park

*Salmon River*



Malone Memorial  
Recreational Park

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Department of State with funds provided under Title 11  
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Department of State Contract No.: T1000232



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## Acknowledgements

The Malone Memorial Recreational Park and West Street Park Facilities Enhancement Master Plans were prepared in collaboration with the Village of Malone Project Committee, New York State Department of State Division of Coastal Resources and this project design consultant.

It is through this joint effort that the master plan study provides a thorough investigation and recommendations for appropriate park improvements that can be implemented on a project by project basis. The following organizations and individuals are recognized for their contribution to the development of the master plans.

### *Village of Malone Project Committee*

- Dorothy Maguire, Village of Malone Treasurer
- Chastity Miller, District Manager; Franklin County Soil & Water Conservation District
- Dan Andrews, Village of Malone Recreation Leader
- Susan Hafter, Town of Malone Clerk
- Ken Carr, Community Resident

### *New York State Department of State (NYS DOS), Office of Planning and Development*

- Andrew Labruzzo, Coastal Resource Specialist

### *Project Design Consultant*

- Elan Planning, Design and Landscape Architecture, PLLC

# 1. Project Purpose

## 1.1. Introduction

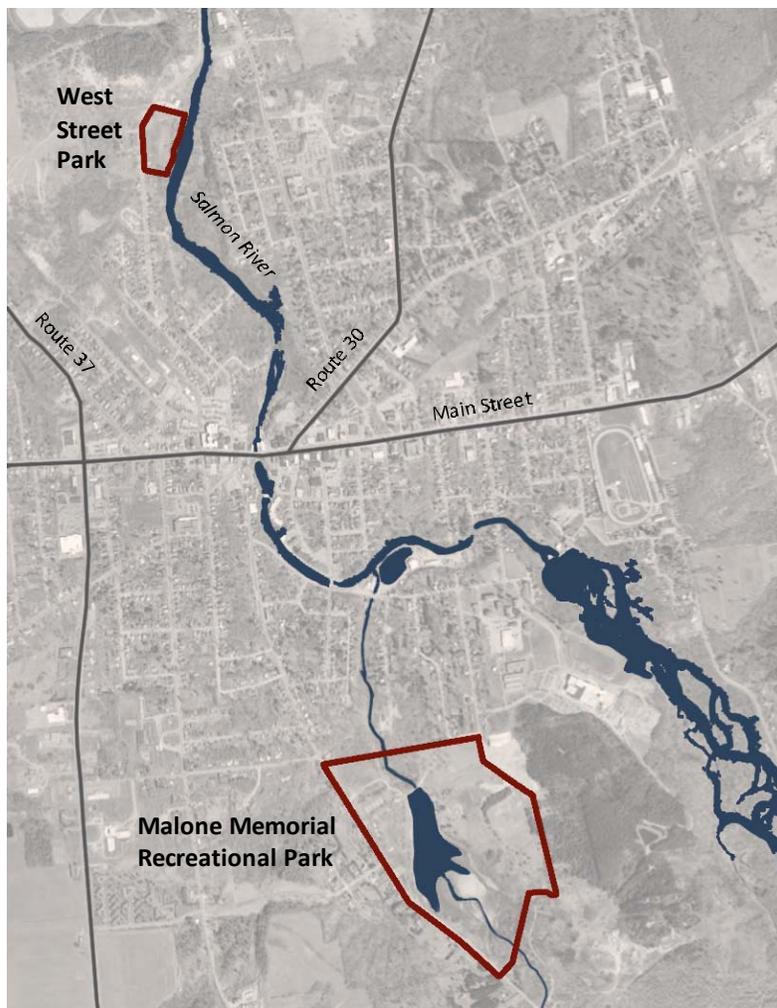
The Village of Malone is 102.8 square miles in area and has a population of 5,800 (as per the 2012 Census). Of those persons, 98% live in close vicinity to downtown. Using a park industry average of 10 acres per thousand people, the Village of Malone should have available approximately 58 acres of park space. Excluding local sports fields, river front and walking trails, the Malone Memorial Recreation Park provides 87 acres at a single venue. The other village park that is part of this master plan study is West Street Park approximately 2.3 acres in size. Both parks have a waterside setting.

Malone Memorial Recreational Park (Rec Park) is a local and regional recreational and event center and as such is the focus of this study. West Street Park is included as a neighborhood venue in need of enhancement of its single multi-purpose turf grass field, basketball court and storage building that comprises the park. Both parks are 3 season use venues with winter activities limited to walking, cross-country skiing, and sledding.

As a result of the Rec Park's notoriety as being a regional recreation destination, the heavy use it receives and its status as a priority project which was identified in the Town and Village of Malone Local Waterfront Revitalization Plan (LWRP 2011), the need to develop a parks master plan (which includes West Street Park) to address current and future needs was deemed necessary for this valuable community asset.

## 1.2. Study Description

This study is being undertaken to prepare master plans for park improvements at Malone Memorial Recreational Park and West Street Park. The master plan for these two parks



incorporates Project Committee input and requests, community concerns and ideas, the NYS Department of State (NYSDOS) Office of Planning and Development recommendations, and the consulting landscape architect's ideas for improvements to the existing facilities and proposals for the creation of new amenities.

This is a study documentation of the identified park enhancements and to support facility project funding solicitation for the park improvements. The master plan goals are to improve access and use of Rotary Lake and the surrounding parklands, and to have the park be a contributing factor to furthering economic growth by improving recreational amenities and increasing the quality of life within the Village of Malone.

### *1.3. Project Funding*

This parks facilities enhancement master plan study is funded by a grant from the New York State Department of State (NYS DOS) Environmental Protection Fund and by the Village of Malone.



*Malone Memorial Recreational Park entrance at Duane Road*



*Rotary Lake at Malone Memorial Recreational Park*



*Entrance to West Street Park*



*Multi-Use Field at West Street Park*

## 2. Site Setting

### 2.1. Malone Memorial Recreational Park

The “Rec Park” as it’s locally known is 87-acres in area and opened in 1946 along the shores of Rotary Lake. The lake is a result of a dam structure along Branch Brook, a tributary of the Salmon River. Rotary Lake is a central feature of the park and used for paddle boating, swimming, viewing and limited fishing. The lake is complete with a dock, swimming area and beach. The dam structure to the north provides a dramatic pedestrian crossing that links the eastern and western portions of the park.

The park hosts individual and team sporting venues. Formal sports leagues use the park for baseball, softball, soccer and football. Adjacent to the park’s eastern area is the Malone indoor ice arena and the recently constructed Mustang Field. The vehicle access route to these facilities also serves as the main entrance to the eastern portion of the Rec Park which is comprised primarily of sports fields requiring spectator vehicle parking.

The western portion of the park is the location of the main entrance to the grounds, the park building, recreation fields, pavilions, play structures, tennis and basketball courts, and vehicle parking.

The park has limited area lighting for night time use and as such is a day use facility that hosts annual night time events such as outdoor movies.

The site topography varies from relatively flat at the western portion of the park with a steep embankment sloping down to the lake. The eastern side is hilly and has been heavily graded to accommodate the numerous sports fields.

The park is located at the southern end of the village and 1.5 miles from downtown. It is surrounded by established residential



*Rotary Lake with Dock and Beach*



*Rotary Pavilion (Western Shore of Rotary Lake)*



*Soccer Field and Walking Trail*



*Walking Trail with Benches, Picnic Tables and Grill*



*Park Entrance and Memorial*

neighborhoods to the north and west and forested land to the east and south. The Rec Park is in walking distance to three of the village's schools; Davis Elementary School, Malone Middle School and the Franklin Academy High School.

In the summer months the park is a popular location for picnics and group outings which use the four pavilions and expansive areas of maintained lawn. These large open areas accommodate several annual festivals held at Rec Park.



*Rotary Lake (view from Western Shore)*



*New Pavilion*



*Softball Field*



*Basketball Court*



*Handball Court*

**EXISTING CONDITIONS  
MALONE MEMORIAL RECREATIONAL PARK  
VILLAGE OF MALONE, NEW YORK**

Date: DECEMBER 2014

SCALE: NTS



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- CAHILL FIELD
- SERVICE DRIVE
- BASKETBALL COURT
- MULTI-USE BUILDING AND STORAGE FACILITY
- TENNIS COURTS (5)
- MAIN PARK ENTRANCE AND WAR MEMORIAL
- BEACH, SWIMMING AREA AND DOCK
- HANDBALL COURT
- LAMICA MULTI-USE FIELD
- PLAY STRUCTURE
- SAND VOLLEYBALL FIELD
- YOUTH BASEBALL FIELD
- PARKING AREA
- ROTARY PAVILION
- ROTARY LAKE

- STATE STREET
- BRANCH BROOK
- MALONE VILLAGE ARENA AND PARKING AREA
- MUSTANG FOOTBALL FIELD
- KELLY PAVILION
- SERVICE DRIVE
- PARKING AREA
- ROTARY LAKE DAM
- YONKOWSKI FIELD
- PARK TRAIL
- NEW PAVILION
- SOCCER FIELDS (2)
- PLAY STRUCTURES
- NEW SOFTBALL FIELD
- PARK BOUNDARY

DUANE ROAD

## 2.2. West Street Park

West Street Park is approximately 3 acres in size and functions as a neighborhood recreational facility. It is located along the Salmon River and has a heavily wooded riparian zone between the river and the park's only recreational field.

The park is 0.8 miles from the village center and is used primarily by residents in the neighborhoods to the north, south and west. The majority of the park is dedicated to a multi-use field for soccer, football and baseball. Other recreational amenities in the park include a basketball court and children's play equipment. The on-site park building is used for storage and previously had a restroom facility which is now no longer in use.



*Play Area*



*Storage Building and Parking Area*



*Basketball Court*



*Multi-Use Recreational Field*



**PARK BOUNDARY**

**MULTI-USE RECREATIONAL FIELD**

**BASKETBALL COURT**

**PARK BUILDING**

**SALMON RIVER**

**WOODED RIVER EDGE**

**PLAYGROUND (IN PROCESS OF REMOVAL)**

**PARK VEHICLE ENTRANCE AND PARKING AREA**



### 3. Project Approach

A systematic approach was undertaken to develop this parks master plan that is described as follows:

1. *Project Committee Meeting*  
A task scoping meeting occurred between the Project Committee, the NYS Department of State (NYS DOS) and the design consultant to confirm project goals and to define the physical area of study.
2. *Investigation of Existing Conditions*  
The design consultant conducted multiple walk-overs to inventory current facility components. The facilities in both parks were photographically documented, in addition to the collection of existing maps and previously completed park studies of the sites.
3. *Assessment of Site Evaluation Findings*  
With the completion of the site investigation, the evaluation of current conditions and the documentation of the level of use of park facilities and amenities, the design consultant submitted an existing conditions and parks program report to the Project Committee and NYS DOS for review.
4. *Development of Draft Parks Master Plan*  
The project goals and program elements within the two park sites were graphically tested, utilizing a graphic scale standard of the proposed park features to test the carrying capacity of the sites and to accommodate the proposed improvements. This plan was then submitted to the Project Committee and NYS DOS for review.
5. *Public Information Secession*  
The Draft Park Master Plan was presented to the community at a public forum for concurrence of identified uses, needs and enhancement recommendations for inclusion into the study.
6. *Refine Draft Master Plan*  
Input received from the public information secession is to be incorporated into the Final Draft Park Master Plan Study and submitted to the Project Committee and NYS DOS for review and comment.
7. *Final Parks Facilities Master Plan Delivery*

## 4. Inventory of Existing Use and Conditions

### *Malone Memorial Recreational Park*

Malone Memorial Recreational Park was physically inventoried and assessed to understand the functionality of the park. This park is intended to accommodate a high volume of use by providing users with enhanced, expanded and functional recreational facilities that build upon existing infrastructure.

The park is used for a variety of programs and events including a Fun Run at 3K and 5K with a little kids distance and approximately 1,000 runners per the 10 week program, summer lunch program, art program, a Day-Camp organized by the YMCA, Brushton-Moira School day-camp, swimming classes, public swimming area, antique car show hosting an average of 130 cars, a Beach Party in mid to late July with days long events, fireworks and outdoor movie showings and an annual Toy Duck Race. The park is also the location for events for the Special Olympics, community sports leagues and for school picnics and activities.

The conditions of the existing parks facilities are described as follows:

1. *Trails*: Trails are in fair condition, but useable. The trail paving alternates between asphalt, stone dust and a worn footpath. A sidewalk exists on the eastern side of Duane Road, heading north from the park entrance and into the village. The sidewalk on Duane Road is in good condition with new pavement at the park entrance and in sections north of the parking area adjacent to Cahill Field.
2. *Timber Barrier Fence*: Recreational fields, parking areas, the park edge at the street and at Rotary Lake are separated by double plank timber



1. Park Trail



2. Timber Barrier Fence along Duane Road



3. Benches overlooking Rotary Lake and Public Beach



3. Picnic Table and Grill Station



3. Bike Rack at the edge of parking area

barrier fence. These existing fences are in good condition with no missing or broken sections.

3. *Site Amenities:* Bike racks are located in the park. The racks are older, in poor condition and at the edge of parking areas where they conflict with vehicles. Benches throughout the park are in poor condition, but heavily used. The benches are made of wood with deteriorating seats and backs. Grill stations are located throughout the park and are in fair condition but useable. Many stations are older from use and exposure to the elements. Picnic tables are in good condition with a majority protected under pavilions. The park has many picnic tables that are used and in good condition.
4. *Beach:* The sand beach is approximately 4 feet wide and used as an access point to the water with a steep grassy embankment behind it that is contiguous with the beach area. The existing pedestrian connection is not handicap accessible and is only traversable by steps or its grass slope.
5. *Docks and Paddle Boats:* The dock is used for the two paddle boats that are available for use throughout the summer months.
6. *Pavilions:* There are four pavilions located throughout the park:
  - 6.1 Kelly Pavilion was recently renovated with a new roof, interior wood work, picnic tables and concrete flooring.
  - 6.2 Front Pavilion is in a fair condition but still usable with an older weathered roof.
  - 6.3 The Rotary Pavilion is in good condition with a new roof and concrete flooring.



4 & 5. Public Beach and Dock



6.1. & 7. Kelly Pavilion



6.2. Front Pavilion



6.3. Rotary Pavilion



6.4. New Pavilion



8. Multi-Use Building

6.4 New Pavilion was recently built in 2014.

7. *Restrooms*: Public restrooms are located at the Kelly Pavilion and at the Multi-Use Building. The restroom facilities are in good condition with new flooring, stalls and amenities.

8. *Multi-Use Building*: The multi-use building is located to the east of the tennis courts, adjacent to the parking area at the entrance of the park. The building houses restrooms, changing rooms, lifeguard's room and an office. The exterior and interior are in fair condition. The roof is older and the asphalt at entrance walk has cracking. Inside, restroom facilities need new stalls and amenities. The building boasts an external wall mosaic.

9. *Storage Building*: The storage building is adjacent the Multi-Use Building. It is in fair condition and usable. The asphalt roadways surrounding it are in poor condition with the asphalt cracking or unpaved.

10. *Memorial Park Entrance*: The stone work on the memorial park's entrance structure has recently been renovated. The pavement underneath the roof structure is in poor condition and the metal roof is rusting.

11. *Tennis Courts*: The five tennis courts are in poor condition with cracking asphalt, older nets and a rusting fence. Only two courts are playable.

12. *Basketball Court*: The basketball court is in fair condition but useable. The hoops and backboards are new, but the pavement is cracking and the markings on the court have been worn away. The fence around the perimeter of the court is older and rusting.



9. Storage Building



10. Memorial Park Entrance



11. Tennis Courts



12. Basketball Court



13. Handball Court



14. Beach Volleyball Court

13. *Handball Court*: The two handball courts are in a useable condition with the concrete court and wall well maintained.

14. *Beach Volleyball*: The court is in good condition with new netting and fresh sand.

15. *Baseball and Softball Fields*: The park has multiple baseball and softball fields utilized by local schools and leagues:

15.1 Yonkowski Field is used for the village's little league, the Moose Little League, woman's softball league, the Franklin Academy and Woman's Amvets softball leagues. The field is in good condition with new benches for players and bleachers for spectators as well as new fences in the outfield.

15.2 New Softball Field is used by the village's little league, Woman of the Moose softball league and the Franklin Academy. It was built in 2013 and is in a very good condition will new benches for players and bleachers for spectators. There is no vehicular or pedestrian access to this field.

15.3 Middle Field is used by the village's little league, woman's softball teams, the Franklin Academy and Woman's Amvets softball league. The field is in good condition with new fences in the outfield and bleachers for spectators, though the benches for players which are older and made of wood.

15.4 Lamica Field is used for the village's little league, softball leagues and the Special Olympics. It is a multi-use field in good condition with updated benches, bleachers and soccer goals.



15.1. Yonkowski Field



15.2. New Softball Field



15.3. Middle Field



15.4 & 16.4 Lamica Field



15.5 Softball Field



16.1 Cahill Soccer Field

15.5 Softball Field is used by the village's softball leagues and for public practice. In addition to softball the space is used for outdoor movie showings in the summer. Located south of the beach volleyball court the field is in fair condition but useable. The field has no bases or foul line markings. Currently there are no places for players or spectators to sit.

16. *Soccer Fields*: The park has multiple fields utilized by local schools and leagues. Of the five fields in the park, three are designated for soccer and two are multi-use fields.

16.1 Cahill Soccer Field is used by Malone school's J.V. team, the Franklin Academy, as well as summer and fall boys, girls and woman's leagues. The field is in good condition with nets on the goals and new field markings.

16.2 Double Soccer Fields are used by Franklin Academy modified girls' and boys' teams, summer and fall girls, boys and woman soccer leagues and a summer camp for 6-15 year olds. The fields are in fair condition but useable. Sections of the turf grass are worn and the markings on the field are inconsistent.

16.3 Multi-Use Field located east of Kelly Pavilion and is used for soccer and the annual village car show. This field is in good condition. There are no goals or field markings, but the grass is well maintained.

16.4 Lamica Field is a multi-use field used for soccer and softball. The field is in good condition with the grass well maintained and equipped with soccer goals.



16.2. Double Soccer Field



16.3. Multi-Use Field



17. Mustang Football Field



18. Play Area, Age Group 2-5, eastern shore of Rotary Lake



18. Play Area, Age Group 5+, western shore of Rotary Lake



19. Exercise Fitness Stations, eastern shore Rotary Lake

17. *Mustang Football Field:* Mustang Football Field is under construction at the time of this study.

18. *Play Areas:* There are two children's play areas in the park; one for 2-5 year old and one for 5+ year olds. The 5+ year old play area is on the western shore of Rotary Lake and is good condition and is an older wooden play structure. The 2-5 year old play area is located on the eastern shore of Rotary Lake and is in good condition with all new play equipment but lacks interest for users.

19. *Exercise Fitness Stations:* The 14 exercise stations are in poor condition. The stations are wooden and deteriorating, making them un-useable and unsafe.

20. *Parking Areas:* There are six parking areas in the park:

20.1 The asphalt of the parking area adjacent to the Rotary Pavilion is in fair condition, but useable with cracking pavement and there are no pavement markings.

20.2 The parking area adjacent to the main entrance is in good condition. It is well defined and separated by a timber barrier fence from the nearby field and tennis courts.

20.3 The parking area near Cahill Soccer Field is in poor condition, but useable. It is unpaved and defined by a series of large boulders at its edge.

20.4 The parking area adjacent to the Malone Arena is in poor condition, but useable. The asphalt is cracking and there are no pavement markings.

20.5 Diagonal parking along State Street is in poor condition with the



20.1. Parking Area along Duane Road, adjacent to Rotary Pavilion



20.2. Parking Area along Duane Road, adjacent to park entrance



20.3. Parking Area along Duane Road, adjacent to Cahill Soccer Field



20.4. Parking Area adjacent to the Malone Arena



20.5. Diagonal Parking Area along State Street



20.6. Parking Area along State Street, adjacent to Soccer Field



21. Landscaping along Duane Road, looking south

asphalt cracking and no pavement markings.

20.6 Parking area north of the double soccer fields are in poor condition, but useable. The area is half asphalt half dirt and there are no pavement markings.

21. *Landscaping:* There are many mature, well maintained trees throughout the park. There are street tree plantings on Duane Road and at the parking lot at the park's entrance. Other parking areas, at Cahill Field and on the eastern side of the lake, are absent of trees and other plantings.

## West Street Park

As with Rec Park, West Street Park was physically inventoried and assessed. A goal for this park study was to identify the removal of outdated facilities, improve existing recreational amenities to remain and to recommend additional features.

The condition of the existing park facilities are as follows:

1. *Play Area*: The play area is in worn condition. The wooden play structure and metal swing sets are older, deteriorated and unsafe. It is in the process of being removed.
2. *Multi-Use Turf Grass Field*: The turf grass is in a fair condition with worn areas. The soccer goals are in poor condition with no nets and rusting uprights.
3. *Basketball Court*: The basketball court is in poor condition, but useable. The hoops are rusty, outdated and have no net. The asphalt for the court is cracking and uneven.
4. *Parking Area*: The parking area is in poor condition. It is unpaved and partially grass and dirt.
5. *Restrooms*: The restrooms are in poor condition. The facilities are deteriorating and not functional.
6. *Fence*: The fence at the park's perimeter is in good condition.
7. *Landscaping*: On the western edge of the park is a wooded area along the shore of the Salmon River. Other areas in the park, particularly around the park/restroom building and along West Street, are absent of trees or shrubs.



1. Play Area



2. Multi-Use Turf Grass Field



3. Basketball Court



4. & 5. Parking Area with Park Building with Restrooms



6. Fence along West Street



7. Landscaping around Parking Area

## 5. Proposed Facilities Enhancement Master Plan Improvements

With the inventory and assessment of existing conditions complete, improvements in both parks are apparent. The proposed improvements further the master plan goals of increasing access and use of park facilities, enhancing recreational amenities to make the parks a contributing factor to further economic growth, and increase the quality of life within the village.

The improvements to Malone Memorial Recreational Park (Rec Park) take into consideration its heavy visitor use. Accommodating persons of varying physical abilities is essential in public parks. The replacement of the exercise fitness stations, the enhancements of the turf grass at the existing athletic fields and the extension of the parks trails coincide with the needs of current and future users. The improvements also make the park more handicap accessible. The establishment of new and repair of existing walkways and parking areas allows for easier access to park facilities.

A variety of age groups also use Rec Park. The addition of a playground for 2-5 year olds, the enhancement of the existing basketball court, the extension of walking trails and the replacement of benches throughout the park serves users both young and old. The park is utilized for more than just recreational activities. With the number of community events taking place throughout the year, the proposed improvements enhance the existing parking areas and improve circulation through trail extensions and a drop-off area.

The improvements for West Street Park vary in scale to those for Rec Park. West Street Park is a smaller neighborhood park. With its limited size, the improvements accommodate more flexible uses such as a multiple recreational field, a gathering area and a walking trail.

The proposed improvements for each park were determined as either enhancements to existing amenities or new amenities. The following improvement item matrices describe park facilities, their improvements and associated costs.



Proposed Master Plan, Malone Memorial Recreational Park



Proposed Master Plan, West Street Park

## Malone Memorial Recreational Park Improvement Item Matrix

SITE PLAN ITEM REFERENCE	PROPOSED IMPROVEMENT	IMPROVEMENT DESCRIPTION	ITEM COST SUMMARY
1	Vehicle Parking adjacent to Cahill Field	The additional of a vehicle parking area accessible from Duane Road and a proposed connector drive that links to the existing main parking area is recommended. New parking area would accommodate approximately 90 vehicles and have an asphalt paved surface.	\$225,630.00
2	Basketball Court	The existing basketball court is to be removed to allow for the installation of the proposed parking area connector drive. A new basketball court is proposed at the current location of the 2 most westerly tennis courts. 3 tennis courts will remain in use.	\$66,446.00
3	Awning at Tennis Courts	A seasonal shade awning located at the tennis courts.	\$2,484.00
4	Drop-Off Area	A drop-off/pick-up area recommended to be located adjacent to the multi-use building.	\$16,008.00
5	Enhanced Pavement Area at the front of the Multi-Use Building	The reconfiguration of paved area at the front of the Multi-Use Building accommodates multiple uses that include a rider drop-off/pick-up location and a hard surface activity area. The suggested paving material is cast-in-place concrete which provides for ease of handicap accessibility and multi-purpose ply surface.	\$20,148.00
6	Park Benches	The locations of the benches within the park are limited to the area overlooking the Rotary Lake beach, with a limited number of benches placed elsewhere throughout the park. The existing benches have reached the end of their serviceable life and require replacement. The master plan recommends the replacement of the benches and the addition of benches in other areas of the park such as along the multi-use trail. A total of 50 benches are proposed.	\$101,016.00

7	Play Area (Age Group 2-5 Years)	A play area for children ages 2-5 years is recommended to complement the existing play area on the western shore of Rotary Lake. A play area for 2-5 year olds enhances the existing facility by creating a location where children from different age groups can play providing for easier guardian supervision.	\$93,840.00
8	Bicycle Racks	The replacement of the existing bicycle racks is a recommended master plan upgrade. Five new bicycle racks are proposed in select areas of the park.	\$9,660.00
9	Multi-Use Trail Improvement and Expansion	Improvement to the existing trail system includes widening the existing trail to 8ft and conducting asphalt paving repair. Expansion of the existing trail system to provide complete routing loops (8ft wide) and to connect to the recently constructed sports fields located in the southeast area of the park. Length of Existing Trial Improvements: 3,520ft (0.6 miles). Length of Multi-Use Trail Extension: 6,568ft (1.2 miles).	Improvement: \$118,990.00 Extention: \$308,330.00
10	Exercise Fitness Station Circuit	A multi-station outdoor exercise circuit located along the expanded multi-use trail.	\$34,500.00
11	Pedestrian Connection between the Park and the Village Neighborhoods	The establishment of pedestrian links between the park and surrounding neighborhoods are recommended. The proposed improvement utilizes concrete pavement which is the current Village standard for walkways.	\$6,900.00
12	Service Drive	A service drive is proposed that would begin where State Street currently ends in the park. The service drive would extend in a southerly direction and link to the newly constructed softball field.	\$7,115.00
13	Landscaping: Shade Trees	The planting of indigenous shade trees along Duane Road, at the intersection of Scott Drive and State Street and at parking lots is recommended to provide shade along pedestrian route and to better define the park edge.	\$10,350.00



9 MULTI-USE TRAIL EXTENSION

EXISTING SIDEWALK AT DUANE ROAD

CAHILL SOCCER FIELD

14 PROPOSED STREET TREE EDGE

1 EXPANDED VEHICLE PARKING AREA: 90 STALLS

2 NEW BASKETBALL COURT IN PLACE OF 2 TENNIS COURTS

3 PROPOSED AWNING TENNIS COURT

8 BIKE RACK

EXISTING TENNIS COURTS (3 REMAIN)

9 MULTI-USE TRAIL EXTENSION EXISTING PARKING: 50 STALLS

MAIN ENTRANCE AND WAR MEMORIAL

FRONT PAVILION

LAMICA MULTI-USE FIELD

HANDBALL COURT WALL

9 MULTI-USE TRAIL EXTENSION

EXISTING PLAY AREA (AGE GROUP 5 YEARS AND OLDER)

BEACH VOLLEYBALL

7 PROPOSED PLAY AREA (AGE GROUP 2-5 YEARS OLD)

8 BIKE RACK

YOUTH BASEBALL FIELD (T-BALL SCALE)

1 RECONFIGURED VEHICLE PARKING AREA WITH 30 PARKING STALLS AND DEFINED ENTRANCE



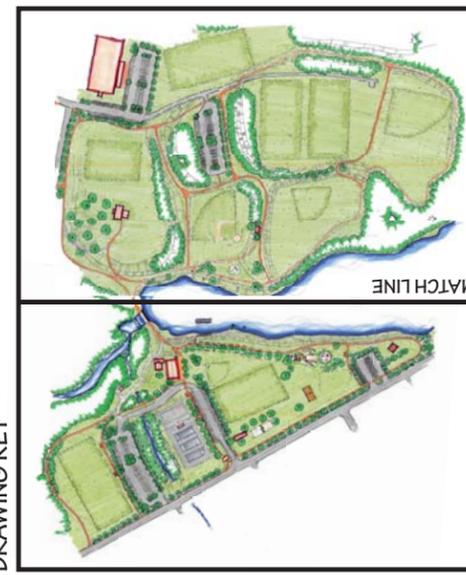
PARK TRAIL LENGTHS  
 EXISTING TRAIL: 0.6 MILES  
 PROPOSED MULTI-USE TRAIL: 1.2 MILES  
 TOTAL TRAIL LENGTH: 1.8 MILE

DRAWING KEY (S1 & S2)

ROTARY PAVILION EXISTING ITEM  
 BIKE RACK PROPOSED ITEM

EXISTING PEDESTRIAN ROUTE  
 PROPOSED MULTI-USE ROUTE

DRAWING KEY



WEST SIDE OF ROTARY LAKE-S1  
 EAST SIDE OF ROTARY LAKE-S2



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DRAWING 51  
 SCALE: NTS

Date: DECEMBER 2014

WEST SIDE OF PARK PROPOSED IMPROVEMENTS  
 MALONE MEMORIAL RECREATIONAL PARK  
 VILLAGE OF MALONE, NEW YORK



DRAWING: S2 Proposed Improvements



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DRAWING S2  
 SCALE: NTS

Date: DECEMBER 2014

EAST SIDE OF PARK PROPOSED IMPROVEMENTS  
 MALONE MEMORIAL RECREATIONAL PARK  
 VILLAGE OF MALONE, NEW YORK

## West Street Park Improvement Item Matrix

SITE PLAN ITEM REFERENCE	PROPOSED IMPROVEMENT	IMPROVEMENT DESCRIPTION	ITEM COST SUMMARY
1	Park Sign	A sign on West Street is recommended to define the entrance to the park.	\$1,104.00
2	Parking Area	The enhancement of the vehicular parking area on West Street to accommodate 20 vehicles is recommended. The parking area paved surfaced is proposed as a crusher run gravel paved surface which is similar to the paving material currently installed.	\$6,773.00
3	Storage Building	The existing restroom facility has reached the end of its serviceable life. The restroom component of the building is to be taken offline and utilized as a storage building for maintenance equipment.	\$1,800.00
4	Picnic Tables and Shade Trees	Picnic tables are recommended adjacent to the storage facility under a grove of shade trees.	\$5,160.00
5	Play Area	The equipment in the play area has reached the end of its serviceable life. The Village insurance carrier has requested removal of the structures for safety reasons. The village is complying with the request and removing the outdated play equipment. The equipment is not proposed to be replaced.	\$1,000.00
6	Multi-Use Field	The existing field is used for a variety of recreational activities. It is recommended that the worn areas of turf grass be refurbished.	\$1,440.00
7	Multi-Use Trail	An 8' stone dust multi-use trail loop is recommended for the perimeter of the park, providing an additional recreational opportunity and access to existing amenities. The trail loop would be 1,494ft (0.3 miles).	\$3,214.00
8	Landscaping: Shade Trees	The planting of indigenous trees along West Street and around the parking lot is recommended to better define the park edge and provide shade for park goers.	\$4,200.00



Parking Area, Storage Building and Basketball Court along West Street (looking northeast)



Multi-Use Recreational Field (looking northeast)



West Street Park (looking northeast)



Planning / Design / Landscape Architecture PLLC

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Department of State Contract No.: T1000232

# PROPOSED IMPROVEMENTS WEST STREET PARK VILLAGE OF MALONE, NEW YORK

DRAWING: S3  
SCALE: NTS  
Date: DECEMBER 2014

DRAWING: S3 Proposed Improvements  
Z:\Projects\2013\13-025 Malone Recreational Park\Reports\Draft

## 6. Cost Estimates

The projected costs associated with the recreational master plans identify improvements are based on 2014 northeast construction industry values. The stated item values do not factor in an inflationary percentage cost. The reader should recognize that the stated costs are based on concept level drawing documentation, field observation of site conditions, and the project consultant's history and knowledge of construction costs.

The individual cost sheets developed for each item are inclusive of design and engineering fees, permitting as required, construction implementation, and budget contingency to address design development considerations.



**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**1. Vehicular Parking adjacent to Cahill Field**

*Improvement Description*

The additional of a vehicle parking area accessible from Duane Road and a proposed connector drive that links to the existing main parking area is recommended. New parking area would accommodate approximately 90 vehicles and have an asphalt paved surface.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing pavements and trees (approx. 1.5 acres) removed and disposed of.	\$4,000.
<b>B. Earthwork:</b> Layout and earthwork grading for parking lot.	\$9,000.
<b>C. Paving:</b> Asphalt paving with pavement markings for 2,700 SY at \$40/SY.	\$108,000.
<b>D. Structures:</b> Stormwater management system (catch basins etc.).	\$24,000.
<b>E. Landscaping:</b> Topsoil and turf grass establishment at pavement edges. 30 shade trees at \$250/EA placed around parking lots.	\$8,000. \$7,500.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> Temporary erosion control.	\$3,000.

**ITEM SUB-TOTAL: \$163,500.**

**Design Engineering and Approvals (@15%): \$24,525.**

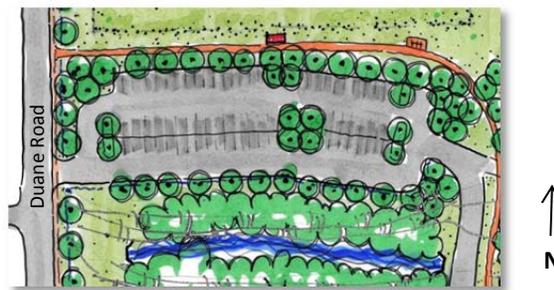
**ITEM SUB TOTAL 2: \$188,025.**

**Design/Construction Contingency (@20%): \$37,605.**

**ITEM TOTAL: \$225,630.**



Existing Vehicular Parking Area adjacent to Cahill Field



Proposed Vehicular Parking Area adjacent to Cahill Field at Duane Road

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**2. Basketball Court**

*Improvement Description*

The existing basketball court is to be removed to allow for the installation of the proposed parking area connector drive. A new basketball court is proposed at the current location of the 2 most westerly tennis courts. 3 tennis courts will remain in use.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing basketball and tennis courts removed. Demolished paving will remain on site and used as structural fill.	\$4,000.
<b>B. Earthwork:</b> Layout and earthwork grading for the basketball court.	\$8,000.
<b>C. Paving:</b> 50'x45' asphalt paved court for 250 SY at \$45/SY.	\$11,250.
<b>D. Structures:</b> 2 basketball post mount hoops with a fiberglass backboard. Metal fence at 10' height around entire court for 300 LF at \$55/SF.	\$2,400. \$16,500.
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the edges of the court.	\$3,000.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> Temporary erosion control.	\$3,000.

**ITEM SUB-TOTAL:** \$48,150.

**Design Engineering and Approvals (@15%):** \$7,222.

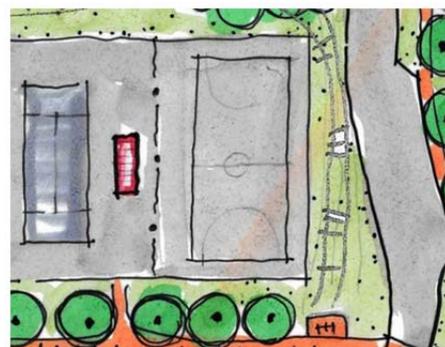
**ITEM SUB-TOTAL 2:** \$55,372.

**Design/Construction Contingency (@20%):** \$11,074.

**ITEM TOTAL:** \$66,446.



Existing Basketball Court



Proposed Basketball Court adjacent to Tennis Courts

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**3. Awning at Tennis Courts**

*Improvement Description*

A seasonal shade awning located at the tennis courts.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Earthwork and grading is not required for this improvement.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> 1 metal awning structure with a canvas cover.	\$1,800.
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$1,800.

**Design and Engineering (@15%):** \$270.

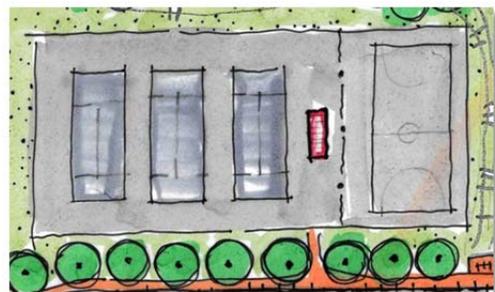
**ITEM SUB-TOTAL 2:** \$2,070.

**Design/Construction Contingency (@20%):** \$414.

**ITEM TOTAL:** \$2,484.



Proposed Style of Awning (<http://www.e-menities.com/products/shade-structures/>)



Proposed location of Awning between Tennis and Basketball Court

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**4. Drop-Off Area**

*Improvement Description*

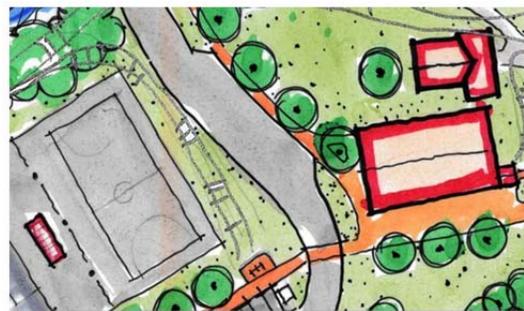
A drop-off/pick-up area recommended to be located adjacent to the multi-use building.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing pavement removed and disposed of.	\$1,000.
<b>B. Earthwork:</b> Layout and earthwork grading for the drop-off area.	\$3,000.
<b>C. Paving:</b> 12'x60' asphalt paving for 80 SY at \$45/SY.	\$3,600.
<b>D. Structures:</b> Curbing at loading location for 60 LF at \$30/LF.	\$1,800.
<b>E. Landscaping:</b> Topsoil and turf grass establishment at pavement edges.	\$1,000.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> Temporary erosion control.	\$1,200.
<b>ITEM SUB-TOTAL:</b>	<b>\$11,600.</b>
<b>Design Engineering and Approvals (@15%):</b>	<b>\$1,740.</b>
<b>ITEM SUB-TOTAL 2:</b>	<b>\$13,340.</b>
<b>Design/Construction Contingency (@20%):</b>	<b>\$2,668.</b>
<b>ITEM TOTAL:</b>	<b><u>\$16,008.</u></b>



Existing condition of area adjacent to the Multi-Use Building



Proposed location for Drop-Off Area between Multi-Use Building and Basketball Court

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**5. Enhanced Pavement Area at front of Multi-Use Building**

*Improvement Description*

The reconfiguration of paved area at the front of the Multi-Use Building accommodates multiple uses that include a rider drop-off/pick-up location and a hard surface activity area. The suggested paving material is cast-in-place concrete which provides for ease of handicap accessibility and multi-purpose ply surface.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing asphalt removed and disposed of.	\$1,500.
<b>B. Earthwork:</b> Layout and earthwork grading for paved area.	\$700.
<b>C. Paving:</b> Concrete paving for 1,200 SF at \$10/SF.	\$12,000.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the pavement edges.	\$400
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$14,600.

**Design Engineering and Approvals (@15%):** \$2,190.

**ITEM SUB-TOTAL 2:** \$16,790.

**Design/Construction Contingency (@20%):** \$3,358.

**ITEM TOTAL:** \$20,148.



Existing paving at front of Multi-Use Building



Proposed paving enhancement at front of Multi-Use Building



**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**6. Park Benches**

*Improvement Description*

The locations of the benches within the park are limited to the area overlooking the Rotary Lake beach, with a limited number of benches placed elsewhere throughout the park. The existing benches have reached the end of their serviceable life and require replacement. The master plan recommends the replacement of the benches and the addition of benches in other areas of the park such as along the multi-use trail. A total of 50 benches are proposed.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing benches removed and disposed of.	\$500.
<b>B. Earthwork:</b> Layout and earthwork grading for the concrete pad for benches.	\$1,200.
<b>C. Paving:</b> A 6'x3' concrete pad (900 SF total) placed under 50 benches at \$10/SF.	\$9,000.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the edges of the concrete pads.	\$2,500
<b>F. Site Amenities:</b> 50 park benches at \$1,200/EA.	\$60,000
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL OPTION A: \$73,200.**

**Design Engineering and Approvals (@15%): \$10,980.**

**ITEM SUB-TOTAL: \$84,180.**

**Design/Construction Contingency (@20%): \$16,836.**

**ITEM TOTAL OPTION A: \$101,016.**



Existing benches on the western shore of Rotary Lake



Proposed benches to be placed throughout the park (<http://www.parkbenches.org.uk/bench1.jpg>)

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**7. Play Area (Age Group 2-5 Years)**

*Improvement Description*

A play area for children ages 2-5 years is recommended to complement the existing play area on the western shore of Rotary Lake. A play area for 2-5 year olds enhances the existing facility by creating a location where children from different age groups can play providing for easier guardian supervision.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and grading for the play area structure.	\$3,000.
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Play structure for children ages 2-5 to accommodate developing motor skills and agility with safety surfacing.	\$65,000.
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$68,000.

**Design Engineering and Approvals (@15%):** \$10,200.

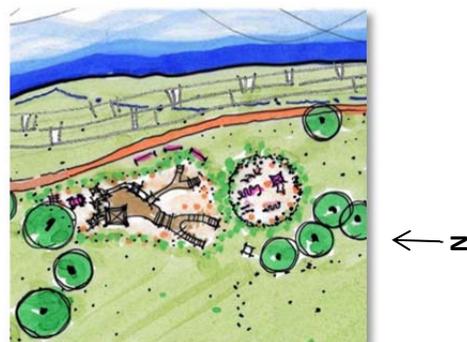
**ITEM SUB-TOTAL 2:** \$78,200.

**Design/Construction Contingency (@20%):** \$15,640.

**ITEM TOTAL:** \$93,840.



Existing Play Area (ages 5+) on the western shore of Rotary Lake



Proposed Play Area (ages 2-5 years) located on the western shore of Rotary Lake adjacent to the existing Play Area (5+)

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**8. Bicycle Racks**

*Improvement Description*

The replacement of the existing bicycle racks is a recommended master plan upgrade. Five new bicycle racks are proposed in select areas of the park.

*Improvement Item and Associated Costs*

<b>A. Demolition:</b> Demolition is not required for this improvement.	<i>TOTAL</i> N/A
<b>B. Earthwork:</b> Earthwork is not required for this improvement.	N/A
<b>C. Paving:</b> A 8'x10' concrete pad (80 SF x 3) placed under each bike rack at \$10/SF.	\$4,000.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the edges of the concrete pad.	\$400.
<b>F. Site Amenities:</b> 5 metal bike racks at \$800/EA.	\$3,000.
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$7,000.

**Design Engineering and Approvals (@15%):** \$1,050.

**ITEM SUB-TOTAL 2:** \$8,050.

**Design/Construction Contingency (@20%):** \$1,610.

**ITEM TOTAL:** \$9,660.



Existing Bike Rack adjacent to the Multi-Use Building



Style of proposed Bike Rack

(<https://www.flickr.com/photos/iezhug/8150033797/>)

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**9. Multi-Use Trail Improvements and Extension**

*Improvement Description*

Improvement to the existing trail system includes widening the existing trail to 8ft and conducting asphalt paving repair. Expansion of the existing trail system to provide complete routing loops (8ft wide) and to connect to the recently constructed sports fields located in the southeast area of the park. Length of Existing Trial Improvements: 3,520ft (0.6 miles). Length of Multi-Use Trail Extension: 6,568ft (1.2 miles).

*Improvement Item and Associated Cost*

	<i>TOTAL</i>
<b>A. Demolition:</b>	
<b>Improvements:</b> Existing pavement to be removed and disposed of.	\$2,000.
<b>Extension:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b>	
<b>Improvements:</b> Layout and earthwork grading for existing trail improvements.	\$5,000.
<b>Extensions:</b> Layout and earthwork grading for trail extension.	\$10,000.
<b>C. Paving:</b>	
<b>Improvements:</b> Pavement alteration to existing trail for 3,520 LF.	
Asphalt paving for 3,129 SY at \$25/SY	\$78,225.
(Stone Dust option for 3,129 SY (\$15,645.))	
<b>Extensions:</b> 8' wide multi-use trail for 6,586 LF.	
Asphalt paving for 5,854 SY at \$32/SY	\$187,328.
(Stone Dust option for 5,854 SY (\$29,270.))	
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b>	
<b>Improvements:</b> Topsoil and turf grass establishment at the trail shoulders.	\$1,000.
<b>Extensions:</b> Topsoil and turf grass establishment at the trail shoulders.	\$26,100.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL IMPROVEMENT:** \$86,225.

**ITEM SUB-TOTAL EXTENTION:** \$223,428.

**Design Engineering and Approvals (@15%):**

**IMPROVEMENT:** \$12,934.

**EXTENTION:** \$33,514.

**ITEM SUB-TOTAL 2 IMPROVEMENT:** \$99,158.

**Village of Malone  
Malone Memorial Recreational Master Plan**

**ITEM SUB-TOTAL 2 EXTENTION: \$256,942.**

**Design/Construction Contingency (@20%):**  
**IMPROVEMENT: \$19,831.**  
**EXTENTION: \$51,388.**

**ITEM TOTAL IMPROVEMENT: \$118,990.**  
**ITEM TOTAL EXTENTION: \$308,330.**



Existing Dirt Trail on the western side of Rotary Lake



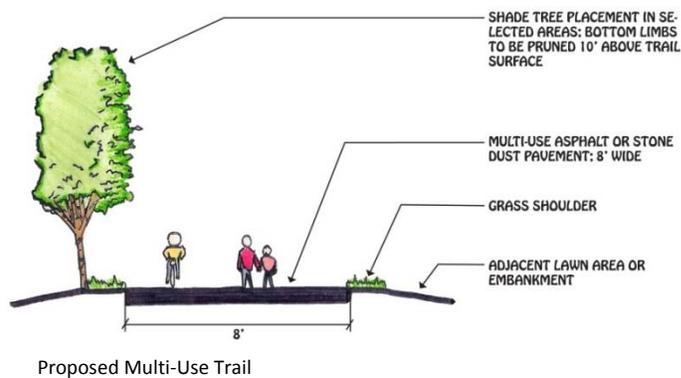
Existing Asphalt Trail on the eastern side of Rotary Lake



Existing Dirt Trail on the eastern side of Rotary Lake



Existing concrete Multi-Use Trail to the Rotary Lake Beach



**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**10. Exercise Fitness Station Circuit**

*Improvement Description*

A multi-station outdoor exercise circuit located along the expanded multi-use trail.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing fitness station removed and disposed of.	\$1,000.
<b>B. Earthwork:</b> Earthwork is not required for this improvement.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Fitness equipment stations for a variety of activities.	\$24,000.
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A
<b>ITEM SUB-TOTAL:</b>	<b>\$25,000.</b>
<b>Design Engineering and Approvals (@15%):</b>	<b>\$3,750.</b>
<b>ITEM SUB-TOTAL 2:</b>	<b>\$28,750.</b>
<b>Design/Construction Contingency (@20%):</b>	<b>\$5,750.</b>
<b>ITEM TOTAL:</b>	<b><u>\$34,500.</u></b>



Existing Exercise Fitness Station Circuit at the park



Example Exercise Fitness Station Circuit along the Multi-Use Trail

(<http://abcnewspapers.com/2012/03/13/andover-considering-outdoor-fitness-equipment/>)

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**11. Pedestrian Connection to the Park and the Village Neighborhood**

*Improvement Description*

The establishment of pedestrian links between the park and surrounding neighborhoods are recommended. The proposed improvement utilizes concrete pavement which is the current Village standard for walkways.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for the pedestrian connection.	\$500.
<b>C. Paving:</b> The 6' wide concrete walkway for 400 SF at \$10/SF.	\$4,000.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the pathway edges.	\$500.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL: \$5,000.**

**Design Engineering and Approvals (@15%): \$750.**

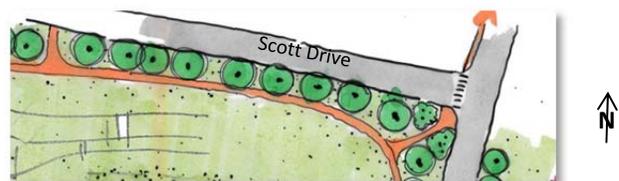
**ITEM SUB-TOTAL: \$5,750.**

**Design/Construction Contingency (@20%): \$1,150.**

**ITEM TOTAL: \$6,900.**



Existing Pedestrian Connection at the intersection of Scott Drive and State Street



Proposed Pedestrian Connection at the intersection of Scott Drive and State Street

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**12. Service Drive**

*Improvement Description*

A service drive is proposed that would begin where State Street currently ends in the park. The service drive would extend in a southerly direction and link to the newly constructed softball field.

*Improvement Item and Associated Costs*

<b>A. Demolition:</b> Demolition is not required for this improvement.	<i>TOTAL</i> N/A
<b>B. Earthwork:</b> Layout and earthwork grading for the service drive.	\$900.
<b>C. Paving:</b> A 10' wide 260' in length gravel road for 288 SY at \$12/SY.	\$3,456.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the service drive edges.	\$800.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A
	<b>ITEM SUB-TOTAL:</b> \$5,156.
	<b>Design Engineering and Approvals (@15%):</b> \$773.
	<b>ITEM SUB-TOTAL:</b> \$5,929.
	<b>Design/Construction Contingency (@20%):</b> \$1,185.
	<b>ITEM TOTAL:</b> <u>\$7,115.</u>



Proposed location for Service Drive extension between Multi-Use Trail and Soccer Fields on east side of Rotary Lake



Proposed location for Service Drive extension with access to Soccer Fields and New Softball Field

**Village of Malone  
Malone Memorial Recreational Master Plan**

ITEM

**13. Landscaping: Shade Trees**

*Improvement Description*

The planting of indigenous shade trees along Duane Road, at the intersection of Scott Drive and State Street and at parking lots is recommended to provide shade along pedestrian route and to better define the park edge.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for plantings.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> 30, 2" caliper trees planted throughout the park at \$250/EA.	\$7,500.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL: \$7,500.**

**Design Engineering and Approvals (@15%): \$1,125.**

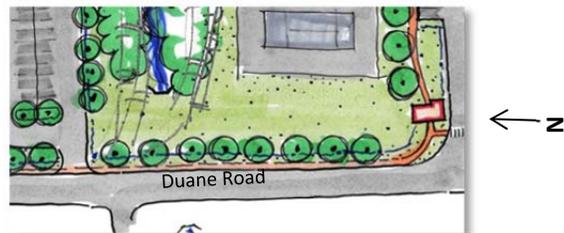
**ITEM SUB-TOTAL 2: \$8,625.**

**Design/Construction Contingency (@20%): \$1,725.**

**ITEM TOTAL: \$10,350.**



Existing landscaping along Duane Road



**Village of Malone  
West Street Park**

ITEM

**1. Park Sign**

*Improvement Description*

A sign on West Street is recommended to define the entrance to the park.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for park sign.	\$300.
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> 5'6" wooden sign.	\$500.
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL: \$800.**

**Design Engineering and Approval (@15%): \$120.**

**ITEM SUB-TOTAL 2: \$920.**

**Design/Construction Contingency (@20%): \$184.**

**ITEM TOTAL: \$1,104.**



Existing conditions at Park Entrance



Style of Recommended Park Sign

**Village of Malone  
West Street Park**

ITEM

**2. Parking Area**

*Improvement Description*

The enhancement of the vehicular parking area on West Street to accommodate 20 vehicles is recommended. The parking area paved surfaced is proposed as a crusher run gravel paved surface which is similar to the paving material currently installed.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for the parking lot.	\$1,500.
<b>C. Paving:</b> Crusher run gravel paving for 88 SY at \$16/ SY.	\$1,408.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment at the edges of the parking lot. 6 shade trees at \$250/EA.	\$500. \$1,500.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$4,908.

**Design Engineering and Approval (@15%):** \$736.

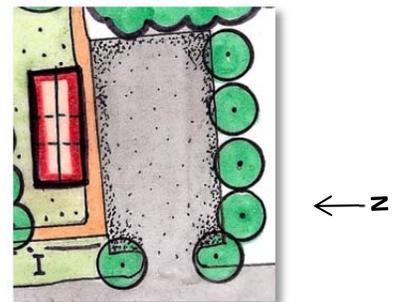
**ITEM SUB-TOTAL 2:** \$5,644.

**Design/Construction Contingency (@20%):** \$1,128.

**ITEM TOTAL:** \$6,773.



Existing Parking Area with Park Storage Building



Enhanced Parking Area near Existing Storage Building

**Village of Malone  
West Street Park**

ITEM

**3. Storage Building**

*Improvement Description*

The existing restroom facility has reached the end of its serviceable life. The restroom component of the building is to be taken offline and utilized as a storage building for maintenance equipment.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing restroom facilities to be removed and disposed of.	\$1,500.
<b>B. Earthwork:</b> Earthwork is not required for this improvement.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A
<b>ITEM SUB-TOTAL: \$1,500.</b>	
<b>Design Engineering and Approval (@15%): \$0.</b>	
<b>ITEM SUB TOTAL 2: \$1,500.</b>	
<b>Design/Construction Contingency (@20%): \$300.</b>	
<b>ITEM TOTAL: <u>\$1,800.</u></b>	



Existing Storage Building

**Village of Malone  
West Street Park**

ITEM

**4. Picnic Tables and Shade Trees**

*Improvement Description*

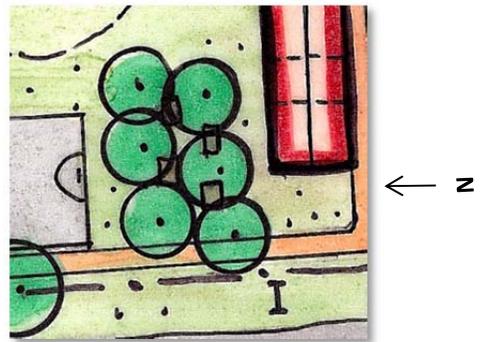
Picnic tables are recommended adjacent to the storage facility under a grove of shade trees.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for picnic tables.	\$400.
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> 6, 2" caliper shade trees placed around the 4 picnic tables at \$250/EA.	\$1,500.
<b>F. Site Amenities:</b> 4 wooden picnic tables at \$600/EA.	\$2,400.
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A
<b>ITEM SUB-TOTAL:</b>	<b>\$4,300.</b>
<b>Design Engineering and Approval (@15%):</b>	<b>\$0.</b>
<b>ITEM SUB-TOTAL 2:</b>	<b>\$4,300.</b>
<b>Design/Construction Contingency (@20%):</b>	<b>\$860.</b>
<b>ITEM TOTAL:</b>	<b><u>\$5,160.</u></b>



Recommended Style for Picnic Area  
(<http://indianapolis-photos.funcityfinder.com/category/attractions/parks/page/4/>)



Proposed Picnic Area between the Basketball Court and Storage Building

**Village of Malone  
West Street Park**

ITEM

**5. Play Area**

*Improvement Description*

The equipment in the play area has reached the end of its serviceable life. The Village insurance carrier has requested removal of the structures for safety reasons. The village is complying with the request and removing the outdated play equipment. The equipment is not proposed to be replaced.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Existing play structures to be removed and disposed of.	\$1,000.
<b>B. Earthwork:</b> Earthwork is not required for this improvement.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$1,000.

**Design Engineering and Approval (@15%):** \$0.

**ITEM SUB-TOTAL 2:** \$1,000.

**Design/Construction Contingency (@20%):** \$0.

**ITEM TOTAL:** \$1,000.



Existing Play Area

**Village of Malone  
West Street Park**

ITEM

**6. Multi-Use Field**

*Improvement Description*

The existing field is used for a variety of recreational activities. It is recommended that the worn areas of turf grass be refurbished.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for the multi-use field.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Topsoil and turf grass establishment in selected areas.	\$1,200.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$1,200.

**Design Engineering and Approval (@15%):** \$0.

**ITEM SUB-TOTAL 2:** \$1,200.

**Design/Construction Contingency (@20%):** \$240

**ITEM TOTAL:** \$1,440.



Existing Multi-Use Field at West Street Park

**Village of Malone  
West Street Park**

ITEM

**7. Multi-Use Trail**

*Improvement Description*

An 8' stone dust multi-use trail loop is recommended for the perimeter of the park, providing an additional recreational opportunity and access to existing amenities. The trail loop would be 1,494ft (0.3 miles).

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for trail.	\$1,500.
<b>C. Paving:</b> A 8' wide stone dust path for 166 SY at \$5/SY.	\$830.
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> Landscaping is not required for this improvement.	N/A
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL: \$2,330.**

**Design Engineering and Approvals (@15%): \$349.**

**ITEM SUB-TOTAL 2: \$2,679.**

**Design/Construction Contingency (@20%): \$535.**

**ITEM TOTAL: \$3,214.**



Recommended Style for Stone Dust Trail  
(<http://www.americantrails.org/photoGalleries/photocontest2009/8nrtphoto2009.html>)



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Proposed Multi-Use Stone Dust Trail

**Village of Malone  
West Street Park**

ITEM

**8. Landscaping: Shade Trees**

*Improvement Description*

The planting of indigenous trees along West Street and around the parking lot is recommended to better define the park edge and provide shade for park goers.

*Improvement Item and Associated Costs*

	<i>TOTAL</i>
<b>A. Demolition:</b> Demolition is not required for this improvement.	N/A
<b>B. Earthwork:</b> Layout and earthwork grading for the landscaping accommodates type of planting.	N/A
<b>C. Paving:</b> Paving is not required for this improvement.	N/A
<b>D. Structures:</b> Structures are not required for this improvement.	N/A
<b>E. Landscaping:</b> 13, 2" caliper trees at \$250/EA planted along West Street.	\$3,250.
<b>F. Site Amenities:</b> Site amenities are not required for this improvement.	N/A
<b>G. Miscellaneous:</b> No miscellaneous items required for this improvement.	N/A

**ITEM SUB-TOTAL:** \$3,500.

**Design Engineering and Approvals (@15%):** \$0.

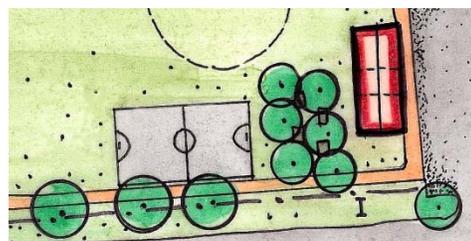
**ITEM SUB-TOTAL 2:** \$3,500.

**Design/Construction Contingency (@20%):** \$700.

**ITEM TOTAL:** \$4,200.



Existing Landscaping without Shade Trees



Proposed Shade Trees at Picnic Area and Multi-Use Trail

