

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Upsala Landfill Site – Feasibility of Use for Recreational Purposes

DEPARTMENT: Environmental Services **DIVISION:** Solid Waste
Library & Leisure Services Parks & Recreation

AUTHORIZED BY: *[Signature]* **CONTACT:** David Gregory EXT. 2022
John Cirello P.E., Director/J. Suzy Goldman, Director Joe Gasparini Ext. 2001 *[Signature]*

Agenda Date 6/27/06 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Consultant presentation of the feasibility study of the conversion of the Upsala landfill site for recreational purposes.

BACKGROUND:

At the FY 2005/06 Budget Worksessions held on August 3, 2005 discussion was held on the feasibility of utilizing the Upsala landfill site as a park property. Staff was directed to pursue talks with DOT regarding a transfer of adjacent land to the County and to research available reclamation grants.

On March 28, 2006 staff was directed to report back on the potential contamination at the site.

In May a Phase I/II environmental assessment was completed on the DOT sites by the Solid Waste Division's hydro geological consultant. No contamination was found on the DOT property. Prior discussions with DOT staff have indicated that they would be willing to transfer this property to the County at no cost. Subsequent to these discussions, County staff was informed that the current owner of the property is the Turnpike Enterprise. Based upon the favorable environmental assessment, County staff will coordinate with the Turnpike Enterprise the transfer of the property to the County.

PBSJ was selected to prepare a preliminary assessment of the feasibility of converting the landfill and DOT properties into a park. PBSJ will present the preliminary assessment and conceptual park plans. There are no funds currently budgeted for this project.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: *[Signature]*
CM: *[Signature]*
File No. BLLA01

The estimated cost of the landfill reclamation is \$1,157,500 and may be funded from either the Solid Waste or General Funds. The Parks development would be funded from the General Fund.

The estimated costs of the two development concepts are as follows:

Soccer Field Concept	\$3,580,300
Landfill Reclamation	<u>1,157,500</u>
	\$4,737,800
Contingency @15%	<u>710,670</u>
	\$5,448,470

Baseball Field Concept	\$3,734,900
Landfill Reclamation	<u>1,157,500</u>
	\$4,892,400
Contingency @15%	<u>733,860</u>
	\$5,626,260

**PRELIMINARY FEASIBILITY REPORT
UPSALA LANDFILL TO PARK CONVERSION**

June 7, 2006

**SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT
SOLID WASTE MANAGEMENT DIVISION
SEMINOLE COUNTY, FLORIDA**



Prepared By:



Planning+Landscape Architecture Group
482 S. Keller Road
Orlando, Florida 32810

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SECTION 1.0 INTRODUCTION/PURPOSE

Seminole County Environmental Services Department's Solid Waste Management Division (SCCSWM) requested that PBS&J prepare a preliminary feasibility study for the Upsala landfill to park conversion project. The planning effort was to include working with the Library and Leisure Services Department's Parks and Recreation Division (PRD), to establish alternative development programs for the subject property and then test those programs against the development opportunities and constraints associates with the property given the fact that it had once been a sanitary landfill.

SECTION 1.1 DESCRIPTION OF PROPERTY

- A. Seminole County owns the closed Upsala Landfill near the City of Sanford, Florida.
- B. The site statistics are as follows:

17.5 acres - SCCSWM Property
5.0 acres - FDOT Property

22.5 acres - Total Acreage

2.2 acres - Edgemon Property (Potential Acquisition)
4.0 acres - Daniels Property (Potential Acquisition)

28.7 acres - Total Potential Acreage

- C. The property is located 1.0 mile east of I-4 and 1.1 mile south of SR46. The property is located immediately south of SR 417 and west of Upsala Road.
- D. The landfill site was operated from approximately 1975 to 1977.
- E. The landfill site originally encompassed approximately 25 acres, but in the early 1990's the Seminole County Expressway Authority took approximately 8 acres of the landfill site to accommodate the construction of SR 417.
- F. Currently, the landfill site encompasses about 17.5 acres.
- G. The Florida Department of Transportation (FDOT) owns approximately 5.0 acres adjacent to the County property.
- H. The FDOT and the County are in preliminary discussions for the County to acquire the FDOT property.
- I. The County engaged a hydrogeological consultant to perform Phase 1 and Phase 2 Environmental Assessments on the FDOT site and the results of the investigation showed that the site had no environmental encumbrances.
- J. The Upsala Landfill has a current ground water monitoring plan, and ground water monitoring has been conducted at the site for more than 10 years.

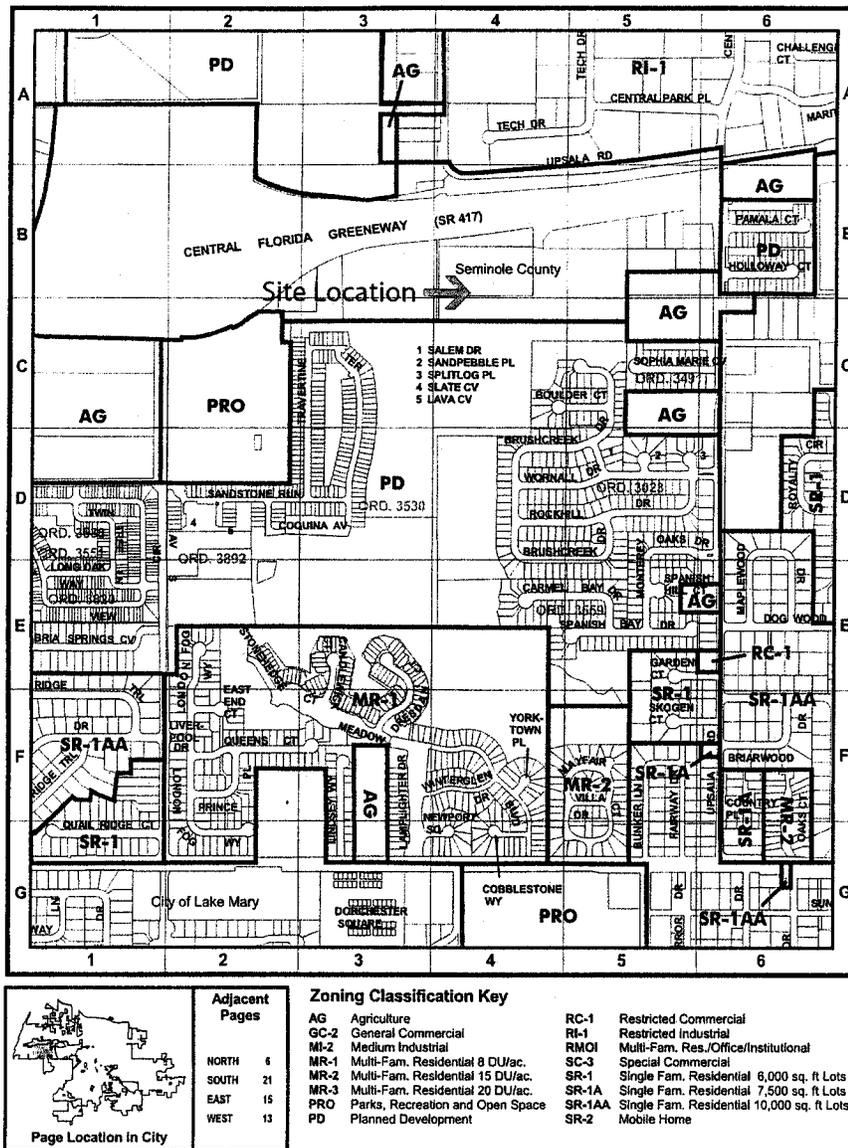


Figure 1 – Location and Zoning Map for the City of Sanford



SECTION 1.2 LANDFILL CLOSURE AND LONG-TERM CARE ISSUES

Chapter 62-701 Solid Waste Management Facilities of the Florida Statutes has specific requirements for the closure procedures associated with both new and old landfills. Section 62-701.610 / Closure Procedures outlines those legal statutes in detail. Items 1 through 6 apply to all landfill closures while the italicized items 7 and 8 are specific to closed landfill areas:

- (1) Closing inspections. The Department shall specify in the closure permit which particular closing steps or operations must be inspected and approved by the Department before proceeding with subsequent closure actions.

- (2) Survey monuments. For landfills with a final elevation of less than 20 feet above the natural land surface, concrete monuments shall be installed to mark the boundaries of the landfill property and other permanent markers shall be installed to outline the general waste filled areas. These markers shall be tied to one or more of the boundary markers by a survey performed by an engineer or a registered land surveyor. The location and elevation of all markers shall be shown on a site plan filed with the "Declaration to the Public" described in subsection (5) of this section.

- (3) Final survey report. When landfill operations have been conducted which have raised the final elevations higher than 20 feet above the natural land surface, a final survey shall be performed after closure is complete by an engineer or a registered land surveyor to verify that final contours and elevations of the facility are in accordance with the plans as approved in the permit. Aerial mapping techniques which provide equivalent survey accuracy may be substituted for the survey. The survey or aerial mapping information shall be included in the report along with information reflecting the conditions of the landfill as constructed. Contours shall be shown at no greater than five-foot intervals. The landfill owner or operator shall submit this report to the Department in accordance with the closing schedule.

- (4) Certification of closure construction completion. A certification of closure construction completion, signed, dated and sealed by a professional engineer independent of the contractor, shall be provided to the Department upon completion of closure. All substantial deviations from the permitted closure plans shall be noted.

- (5) Declaration to the public. After closing operations are inspected and approved by the Department, the landfill owner or operator shall file a declaration to the public in the deed records in the office of the county clerk of the county in which the landfill is located. The declaration shall include a legal description of the property on which the landfill is located and a site plan specifying the area actually filled with solid waste. The declaration shall also include a notice that any future owner or user of the site should consult with the Department prior to planning or initiating any activity involving the disturbance of the landfill cover, monitoring system or other control structures. A certified copy of the declaration shall be filed with the Department.

(6) Official date of closing. Upon receipt of the documents required in subsections (3), (4), and (5) of this section, the Department shall, within 30 days, acknowledge by letter to the facility operator that notice of termination of operations and closing of the facility has been received. If the entire landfill has been closed, the date of this letter shall be the official date of landfill closing for purposes of determining the long-term care period. If only a portion of the landfill has been closed, the long-term care period will begin upon the closing of the entire landfill, unless the portion which has been closed can be monitored and maintained separately from the rest of the landfill. The date of this letter shall be the official date of landfill closing for the purpose of determining the long-term care period.

(7) Use of closed landfill areas. Closed landfill areas, if disturbed, are a potential hazard to public health, ground water and the environment. The Department retains regulatory control over any activities which may affect the integrity of the environmental protection measures such as the landfill cover, drainage, liners, monitoring system, or leachate and stormwater controls. Consultation with the Department is required prior to conducting activities at the closed landfill areas.

(8) Relocation of waste. The owner of a closed landfill may request permission from the Department to move waste from one point to another within the footprint of the same solid waste disposal unit. If the landfill has a valid closure permit, the permittee shall seek a modification to reflect the relocation of waste. The Department shall approve such a request upon a demonstration that:

(a) The activity will not cause or contribute to any leachate leakage from the landfill, and will not adversely affect the closure design of the landfill;

(b) Any leachate, stormwater runoff, or gas which is generated by the activity is controlled on site;

(c) Any hazardous waste which is generated by the activity will be managed in accordance with Chapter 62-730, F.A.C.;

(d) Immediately after the activity is completed, the landfill will be covered, vegetated, and graded to comply with the closure requirements that apply to that landfill, which shall include a final cover of at least two feet of soil; and

(e) The appropriate District Office of the Department is notified at least seven days before the activity takes place in order to have the opportunity to inspect the site.

Specific Authority 403.704, FS.

Law Implemented 403.704, 403.707, FS.

History -- New 7-1-85, Formerly 17-7.074, Formerly 17-701.074, Amended 1-6-93, 1-2-94, Formerly 17-701.610, Amended 5-27-01.

The State of Florida Department of Environmental Protection's Solid Waste Division published a document in May 2000 called "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida". The document was developed by FDEP to make recommendations for managing the problems arising from construction near or over an old closed landfill or waste disposal area. While the owners of these old sites are encouraged to use

this document for guidance only, the document is not a rule or statute and does not create a standard or design criteria that must be followed by the regulated community.

The alternative concept plans and their respective order of magnitude cost estimates were developed based on adherence to the principles laid forth in this guide.

SECTION 1.3 INVENTORY OF SITE CONDITIONS

The 22.5 acre site is shaped like a dumbbell with the 17.5 acres owned by the Seminole County Sanitary Waste Management Division (SCCSWM) being equally divided by the 5.0 acre Florida Department of Transportation (FDOT) property. The two larger land areas are connected along the southern boundary by a 100' and 800' land area. The 5.0 acre FDOT parcel is largely made up of wetlands marsh and a wetland/hardwood mix of vegetation. (See Section 1.4 Opportunities and Constraints / Vegetation and Figure 2 – Site Inventory)

The existing landfill site is characterized as a heavily vegetated site with sporadic clearings where no tree cover is present. The perimeter of the property is heavily wooded and there are only minor changes in topography relative to the adjacent surrounding lands.

Based on information contained within the April 1995, Preliminary Site Investigation of the Upsala Road Landfill prepared by Post, Buckley, Schuh and Jernigan, Inc., the estimated extent of waste was identified. This report indicates that the entire site needs to be treated as if it were an old closed landfill except for the wetland areas located on the FDOT site.

The entire northern boundary of the property is contiguous with SR 417. The only direct access into the property is within the central portion of the site from Cotton Court. Cotton Court is an east-west road with access off of Upsala Road to the east.

The property is located within Seminole County and is surrounded by properties of various land use all located within the City of Sanford. The City of Sanford's Derby Park is located to the west of the property, but is separated from having direct access to the subject property due to a large wetlands marsh area to the south and southwest and a drainage canal to the west. This canal also separates the 4.14 acre Daniels parcel, from being contiguous to the property. The Daniels property is a parcel that the County has asked the consultant to review regarding the feasibility of its purchase for inclusion in the overall site area.

The entire southern boundary of the property is contiguous with a large wetlands marsh/hardwood forest area that is contained within a conservation easement. Access to the residential developments, south of the wetland areas, is problematic without an extensive wetland boardwalk system.

The eastern boundary of the property is contiguous to residentially zoned County lands. These few residential lots separate the subject property from Upsala Road and a parcel owned by the Safehaven Christian Church. There is a 2.2 acre parcel known as the Edgemon property that

separates the northeastern corner of the property from being contiguous to Cotton Court. The County has asked the consultant to review the property regarding the feasibility of its purchase for inclusion in the overall site area.

SECTION 1.4 OPPORTUNITIES AND CONSTRAINTS

1. Vegetation

The subject property has several vegetative communities located on it, some of which are jurisdictional wetland areas that, if impacted, will have to be mitigated for. The cost of that mitigation will have to be evaluated relative to the economic benefit that it provides for Seminole County and whether or not the total cost of the mitigation and improvements is still less than the cost of purchasing another piece of property for the same recreational use somewhere else in the county. The vegetative communities located on the site are as follows:

434 Hardwood - Conifer Mixed

These are forested areas in which neither upland conifers nor hardwoods achieve a 66 percent crown canopy dominance.

630 Wetland Forested Mixed

These are mixed wetlands forest communities in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition.

641 Freshwater Marshes

The communities included in this category are characterized by having one or more of the following species predominate:

Sawgrass - *Cladium jamaicensis*

Cattail - *Typha domingensis*

Typha latifolia- *Typha angustifolia*

Arrowhead - *Sagittaria* sp.

Maidencane - *Panicum hemitomon*

Buttonbush - *Cephalanthus occidentalis*

Cordgrass - *Spartina bakeri*

Giant Cutgrass - *Zizaniopsis miliacea*

Switchgrass - *Panicum virgatum*

Bulrush - *Scirpus americanus*

Scirpus validus

Scirpus robustus

Needlerush - *Juncus effusus*

Common Reed - *Phragmites communis*

Phragmites australis

Arrowroot - *Thalia dealbata*

Thalia geniculata

If the community is 66 percent or more dominated by a single species by cover, one of the following Level IV classifications will be employed.

646 Treeless Hydric Savanna

These are typically dominated by wiregrass or cutthroat grass along with wetland plant associates.

2. Flood Plain Issues

The Seminole County Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (effective date April 17th 1995) for this area designates several areas as Zone A. This zone indicates areas which have been inundated by a 100 year storm event; however no base elevations were established at the time of the map preparation. Since April 1995, there have been major stormwater drainage improvements made in the region along with the construction of SR 417. If the County chooses to move forward with this project, a detailed stormwater study will be required as a part of the construction document process at which time the flood plain issues can be addressed with the appropriate jurisdictional agencies.

3. Drainage

Major drainage improvements have been made in the general proximity of the landfill site over the last 10 years and flooding has been minimized. As a part of the land development process that must be undertaken for this project as it moves forward, a stormwater plan must be developed that meets both the County and State stormwater management requirements.

4. Land Use and Zoning

The landfill site is currently identified on the Future Land Use Map as Public Utilities and the FDOT site is shown as Agriculture. The existing zoning is PLI – Public Lands and Institutions and the FDOT site is A-1- Agriculture. Neither the future land use nor the existing zoning is a constraint for the future development of the property as a park.

5. Utilities

Water, sewer and electricity are currently available in close proximity to the subject property and are not a constraint for the development of the property as a community park.

SECTION 1.5 PROGRAM OPPORTUNITIES

The primary purpose of this feasibility study is to assess the potential of recreational development scenarios against the physical opportunities and constraints of the existing and proposed property, given the fact that the property is a closed landfill. Discussions were held with, J. Suzie Goldman, Seminole County Director of Library and Leisure Services and Joe Gasparini, Seminole County Manager of Parks and Recreation, relative to the preparation of alternative concepts for the subject property as a multi-purpose recreational facility. The following three program scenarios were provided to the consultant by the County for development consideration. These programs were based solely on the gross capacity of the existing and proposed expansion acreage (28.7 gross acres) without consideration for the development opportunities and constraints of the existing and proposed properties.

Soccer Complex Concept

- 4 - soccer fields
- 6 - tennis courts
- 16 - handball courts
- 1 - Babe Ruth or Sr. League Ballfield
- 5 acre Dog Park
- Parking for 225 cars on 2.5 acres

All - Baseball Complex Concept

- 2 - Babe Ruth or Sr. League Ballfield
- 2 - Youth League up to Pony League or Sr. League
- 5 acre Dog Park
- Parking for 225 cars on 2.5 acres

Major Baseball Complex Concept

- 2 - Babe Ruth or Sr. League Ballfield
- Duplicated Sanford Field and Out Buildings
- 5 acre Dog Park
- Parking for 225 cars on 2.5 acres

Evaluation Concepts:

Based on the physical opportunities and constraints of the property discussed at the planning meetings with the County staff and as outlined in this feasibility report; it was agreed that the three program scenarios above were not feasible due to the existing site constraints. It was agreed that two alternative scenarios should be developed based on the existing site constraints for the subject property.

The only access to the site is from the northeast corner along a frontage road of SR417. During the initial conceptual study process, alternative access points were investigated and eliminated due to the substantial cost associated with the construction of bridges required to span wetland areas.

The acquisition of the Daniels property was ruled out because more than 60% of the property is wetlands and the only developable part of the property is at the west edge of the property. In addition, the only programmed use that fit within that developable area was the dog park and it was agreed upon that this location was too remote and inaccessible from parking areas and the general public.

It was also agreed that the park would better serve the public if it took on a specific recreational identity rather than that of a multiuse park, trying to be all things for all people. In addition, it was determined that from the park's operation, maintenance and scheduling perspective it would be better to have it developed as described above. That being said, the two alternative programs focused on the park either being a soccer facility or a baseball facility as its primary recreational use. Those concepts and their respective order of magnitude cost estimates are as follows:

Soccer Field Concept Program (See Figure 3) (Note: See Figure 4 for Cost Estimate)

- 2 – Lighted Soccer Fields
- 3 – Lighted Tennis Courts
- 1 – Lighted Basketball Court
- 2 – Age Group Playgrounds
- 0.3 acre Dog Park
- 3 – 30' x 30' Assembly Shelters
- 4 – 20' x 20' Shelters
- Nature Trails and Boardwalks
- Parking for 142 cars

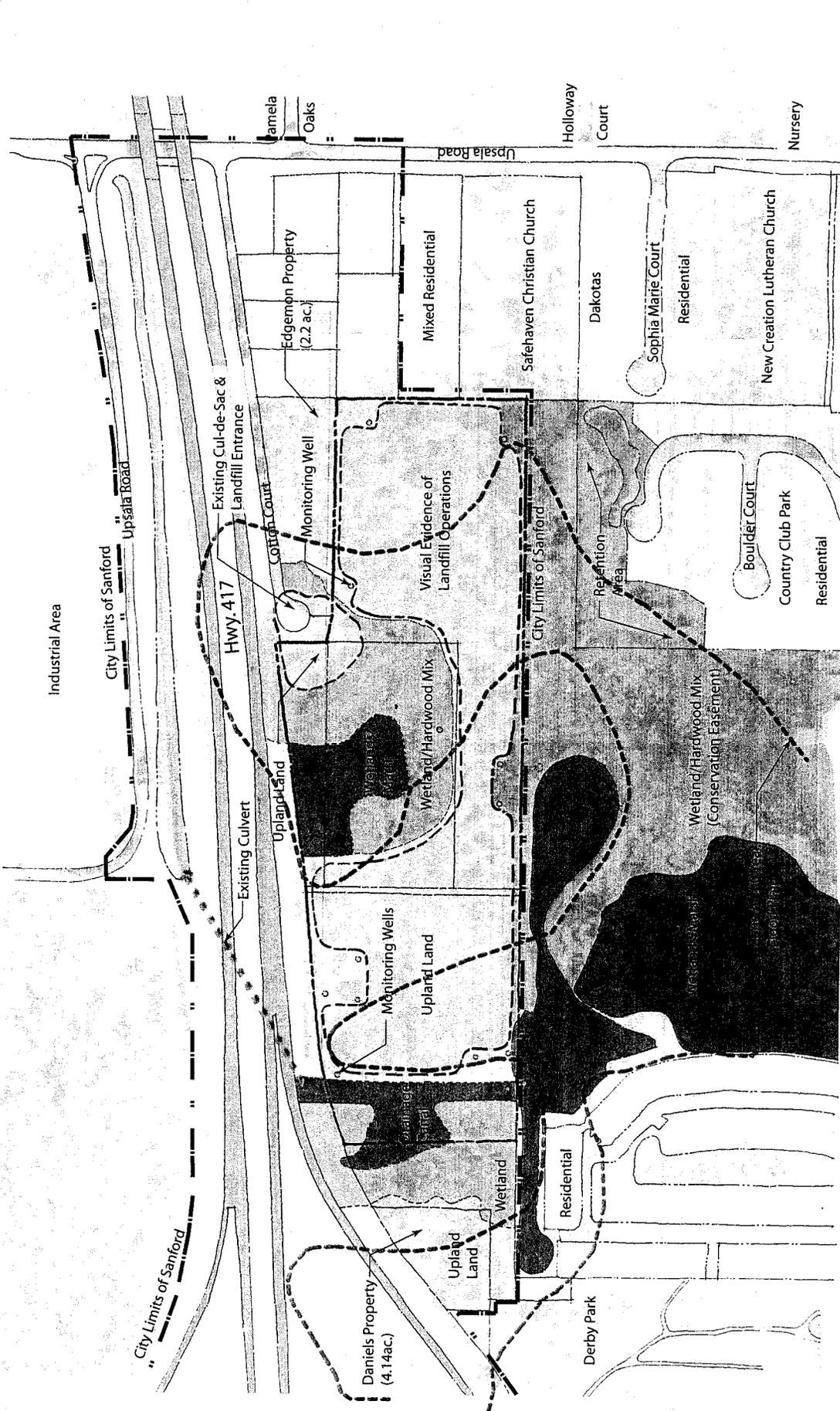
Baseball Field Concept Program (See Figure 5) (Note: See Figure 6 for Cost Estimate)

- 2 – Lighted 300' Ballfields
- 3 – Lighted Tennis Courts
- 1 – Lighted Basketball Court
- 2 – Age Group Playgrounds
- 0.3 acre Dog Park
- 3 – 30' x 30' Assembly Shelters
- 4 – 20' x 20' Shelters
- Nature Trails and Boardwalks
- Parking for 135 cars

SECTION 1.6 CONCLUSIONS AND FUTURE ACTIONS

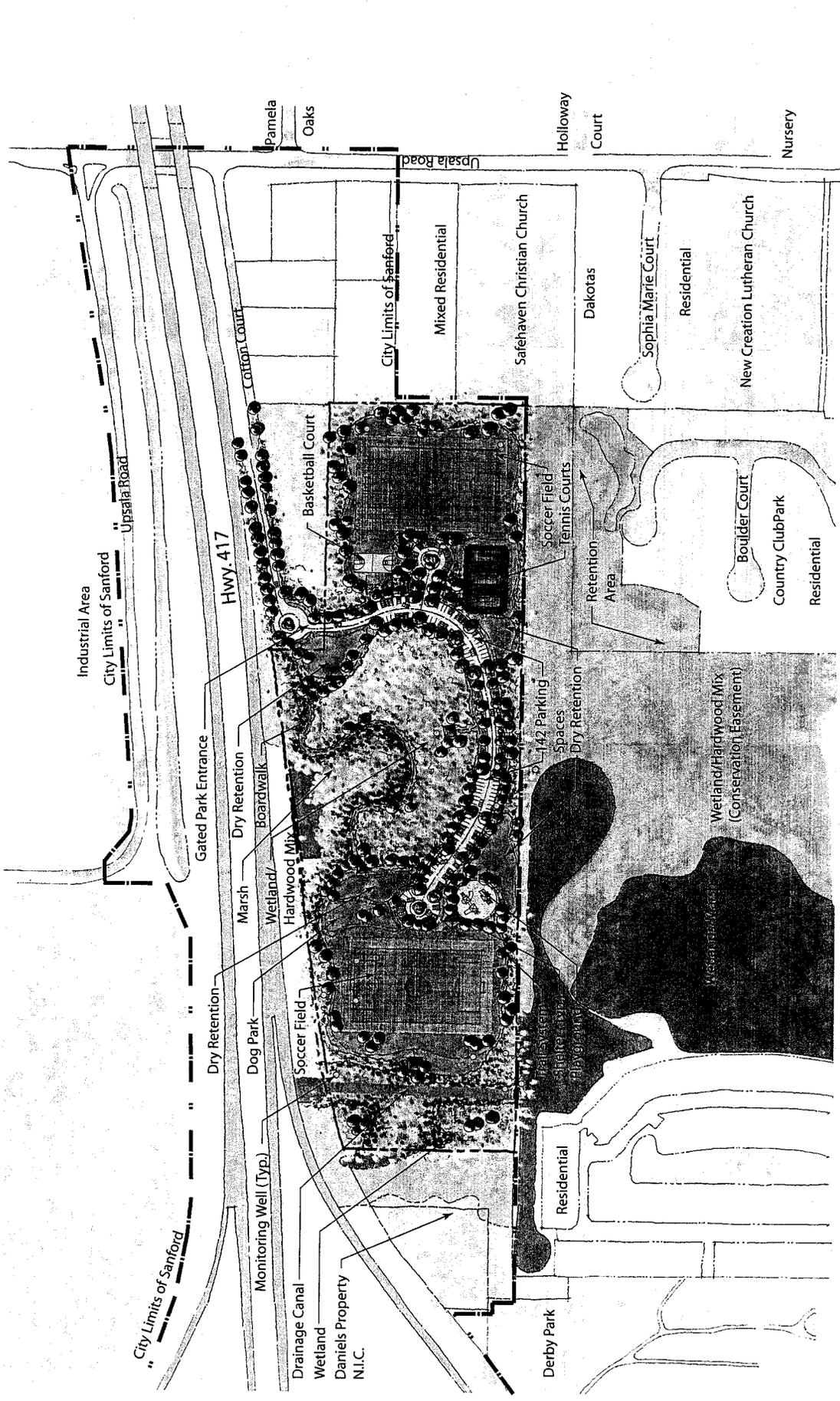
The following is a list of conclusions for consideration relative to the County taking any further action on this property.

- Building either of the park scenarios on top of an existing landfill adds approximately \$1.16M to the development cost.
- The Phase I Environmental Site Assessment prepared for the FDOT out parcel states that there are no “recognized environmental conditions” that would keep the County from obtaining the property.
- The existing marsh area on the FDOT portion of the site appears to have been connected to the wetlands on the south of the site prior to it being used for a landfill operation,
- Site is bounded along the southern property line by an extensive marsh and storm water abatement area.
- The purchase of the Daniels property is not warranted based on its accessibility and location for either of the two scenarios.
- The purchase of the Edgemon property is required to facilitate the development of the park site if the County chooses to build the Baseball Field Concept Program. Its purchase is not required to build the Soccer Field Concept program.
- Site is shaped like a dumbbell and there is a narrow constriction at the southern property line due to a wetlands jurisdictional area that will limit the access through the property,
- To accommodate either of the development programs some of the existing monitoring wells may need to be relocated, however, this is not problematic nor does it require extensive permitting.
- Residential areas to the southeast and southwest are visible but not accessible due to the existing wetlands, therefore, access will be restricted without the use of boardwalks and bridges.
- Based on a preliminary examination of the site and an overview of the existing studies and evaluations that have been done for the property the issues typically associated with the engineering and development of a landfill to park conversation project appear to be typical and not problematic.
- Visual evidence of landfill operations is apparent throughout the site although existing trees have matured to fairly large sizes and the site appears not to have had an ongoing landfill operation. Therefore, additional and more detailed geotechnical studies will be needed relative to the exact location of the landfill waste before a final development plan can be prepared.
- The proposed entrance location appears adequate, however, if special events or competitions are held at the park site, interim traffic management may be required to handle peak loads.



Upsala Landfill to Park Conversion

Site Inventory
Figure 2



Graphic is shown for conceptual purposes only. Final design will adhere to landfill reclamation guidelines.

UPSALA TCC (UPSD) LANDFILL RECLAMATION

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Upsala Landfill to Park Conversion

Soccer Field Concept
Figure 3

Soccer Field Concept Program and Order of Magnitude Cost Estimate

Upsala Community Park Line Items

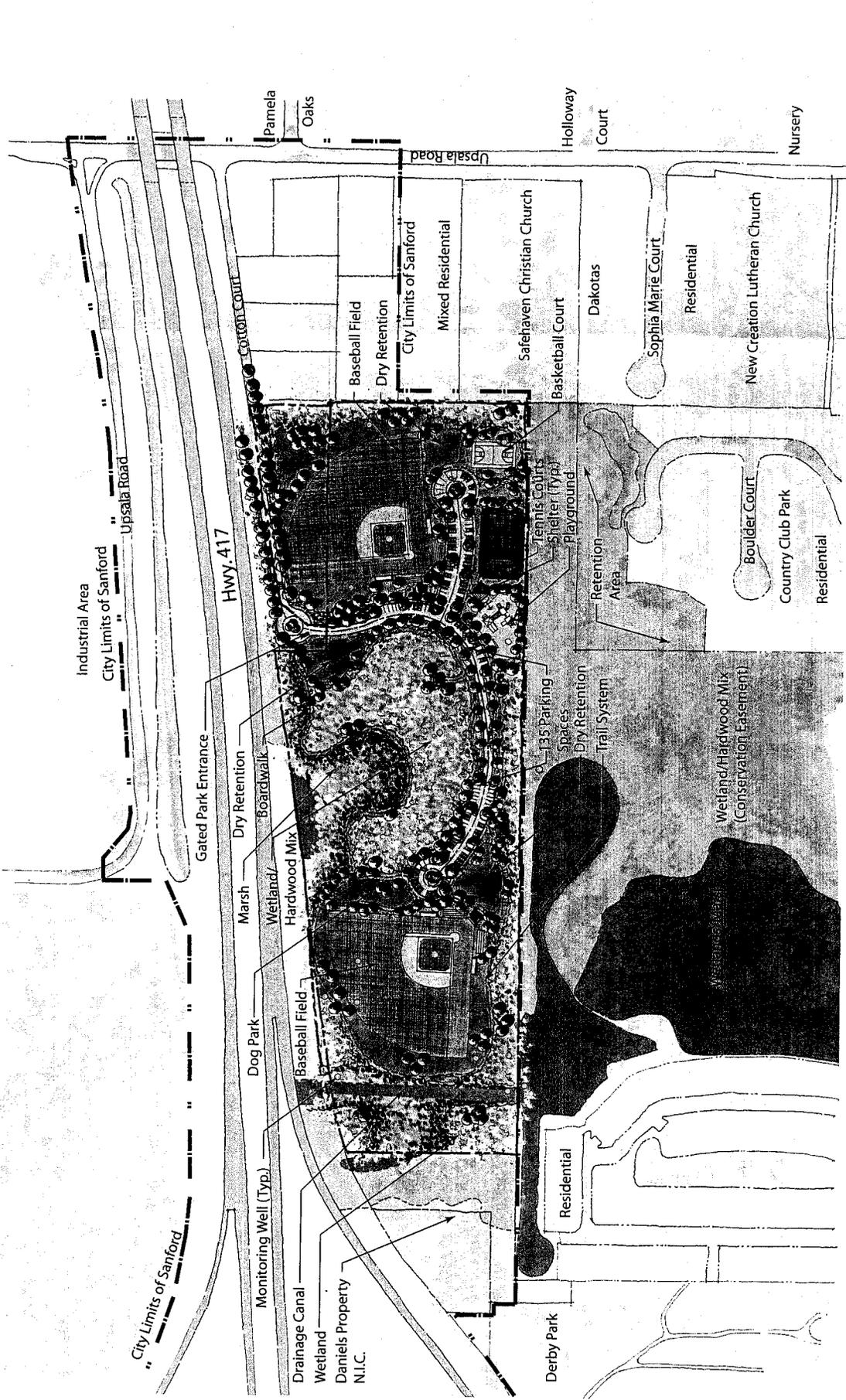
Item No.	Description	Qty.	Unit	Unit Price	Extended Amount
1	Clearing and Grubbing	16	Acre	\$5,000.00	\$80,000.00
2	Rough Grading	16	Acre	\$5,000.00	\$80,000.00
3	Soccer Fields (high school regulation: 195'x330')	2	EA.	\$125,000.00	\$250,000.00
4	Soccer Field Lighting (unit cost per field)	2	EA.	\$500,000.00	\$1,000,000.00
5	Basketball Court (collegiate regulation: 50'x94', Lighting Incl.)	1	EA.	\$50,000.00	\$50,000.00
6	Tennis Court (Fencing, Lighting Incl.)	3	EA.	\$50,000.00	\$150,000.00
7	Parking (142 spaces @200 SF. EA)	28,400	SF.	\$2.00	\$56,800.00
8	Vehicular Paving	67,000	SF.	\$2.00	\$134,000.00
9	Trail (8' wide)	60,000	SF.	\$2.00	\$120,000.00
10	Boardwalk (8' wide)	7200	SF.	\$65.00	\$468,000.00
11	Dog Park (Fencing Incl.)	12,000	SF.	\$2.00	\$24,000.00
12	Playground Surfacing (mulched or sand)	175	CY.	\$40.00	\$7,000.00
13	Playground (2-5 yr. olds)	1	EA.	\$30,000.00	\$30,000.00
14	Playground (5-12 yr olds)	1	EA.	\$50,000.00	\$50,000.00
15	30'x30' shelter	4	EA.	\$50,000.00	\$200,000.00
16	20'x20' shelter	4	EA.	\$25,000.00	\$100,000.00
17	Landscaping	1	Allow	\$200,000.00	\$200,000.00
18	Sod	350,000	SF.	\$0.20	\$70,000.00
19	Irrigation	1	Allow	\$200,000.00	\$200,000.00
20	Parking Lot Lighting	25	EA.	\$4,000.00	\$100,000.00
21	Pedestrian Lighting	40	EA.	\$3,000.00	\$120,000.00
22	Benches	20	EA.	\$1,500.00	\$30,000.00
23	Picnic Tables	16	EA.	\$2,000.00	\$32,000.00
24	Waste Receptacles	20	EA.	\$800.00	\$16,000.00
25	Entrance Sign	1	Allow	\$5,000.00	\$5,000.00
26	Dumpster Enclosure and Pad	1	Allow	\$7,500.00	\$7,500.00
Park Estimated Subtotal					\$3,580,300.00

Upsala Landfill Line Items

27	Final Cover	72,500	CY.	\$15.00	\$1,087,500.00
28	Drainage Structures	4	EA.	\$5,000.00	\$20,000.00
29	Environmental Monitoring (Gas and Groundwater)	1	LS.	\$50,000.00	\$50,000.00
Landfill Estimated Subtotal					\$1,157,500.00

Overall Subtotal \$4,737,800.00
 Contingency @ 15% \$710,670.00
Estimated Total **\$5,448,470.00**

The Consultant has no control over the costs of labor, materials, or equipment. Other factors outside the Consultant's control include the contractor's methods of determining prices, competitive market conditions, and other bidding circumstances. Each of these factors may affect the actual cost of constructing this project. The opinions of probable costs, as provided here, are made on the basis of the Consultant's experience and qualifications and represents the Consultant's judgement as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions of probable construction costs prepared for the owner.



Graphic is shown for conceptual purposes only.
Final development will adhere to landfill
reclamation guidelines.



Upsala Landfill to Park Conversion

Baseball Field Concept
Figure 5

Baseball Field Concept Program and Order of Magnitude Cost Estimate

Upsala Community Park Line Items

Item No.	Description	Qty.	Unit	Unit Price	Extended Amount
1	Clearing and Grubbing	18	acre	\$5,000.00	\$90,000.00
2	Rough Grading	18	acre	\$5,000.00	\$90,000.00
3	Baseball Field (300' - fencing, dugout, backstop, bleachers, scorer's tower)	2	EA.	\$175,000.00	\$350,000.00
4	Baseball Field Lighting (unit cost per field)	2	EA.	\$500,000.00	\$1,000,000.00
5	Basketball Court (collegiate regulation: 50'x94', Lighting Incl.)	1	EA.	\$50,000.00	\$50,000.00
6	Tennis Court (Fencing, Lighting Incl.)	3	EA.	\$50,000.00	\$150,000.00
7	Parking (135 spaces @200 SF. EA)	27,000	SF.	\$2.00	\$54,000.00
8	Vehicular Paving	68,000	SF.	\$2.00	\$136,000.00
9	Trail (8' wide)	60,000	SF.	\$2.00	\$120,000.00
10	Boardwalk (8' wide)	7200	SF.	\$65.00	\$468,000.00
11	Dog Park (Fencing Incl.)	13,000	SF.	\$2.00	\$26,000.00
12	Playground Surfacing (mulched or sand surface)	260	CY.	\$40.00	\$10,400.00
13	Playground (2-5 yr. olds)	1	EA.	\$30,000.00	\$30,000.00
14	Playground (5-12 yr olds)	1	EA.	\$50,000.00	\$50,000.00
15	30'x30' shelter	3	EA.	\$50,000.00	\$150,000.00
16	20'x20' shelter	4	EA.	\$25,000.00	\$100,000.00
17	Landscaping	1	Allow	\$200,000.00	\$200,000.00
18	Sod	450,000	SF.	\$0.20	\$90,000.00
19	Irrigation	1	Allow	\$240,000.00	\$240,000.00
20	Parking Lot Lighting	30	EA.	\$4,000.00	\$120,000.00
21	Pedestrian Lighting	40	EA.	\$3,000.00	\$120,000.00
22	Benches	20	EA.	\$1,500.00	\$30,000.00
23	Picnic Tables	16	EA.	\$2,000.00	\$32,000.00
24	Waste Receptacles	20	EA.	\$800.00	\$16,000.00
25	Entrance Sign	1	Allow	\$5,000.00	\$5,000.00
26	Dumpster Enclosure and Pad	1	Allow	\$7,500.00	\$7,500.00
Park Estimated Subtotal					\$3,734,900.00

Upsala Landfill Line Items

27	Final Cover	72,500	CY.	\$15.00	\$1,087,500.00
28	Drainage Structures	4	EA.	\$5,000.00	\$20,000.00
29	Environmental Monitoring (Gas and groundwater)	1	LS	\$50,000.00	\$50,000.00
Landfill Estimated Subtotal					\$1,157,500.00

Overall Subtotal **\$4,892,400.00**
 Contingency @ 15% **\$733,860.00**
Estimated Total **\$5,626,260.00**

The Consultant has no control over the costs of labor, materials, or equipment. Other factors outside the Consultant's control include the contractor's methods of determining prices, competitive market conditions, and other bidding circumstances. Each of these factors may affect the actual cost of constructing this project. The opinions of probable costs, as provided here, are made on the basis of the Consultant's experience and qualifications and represents the Consultant's judgement as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions of probable construction costs prepared for the owner.

The estimated cost of the landfill reclamation is \$1,157,500 and may be funded from either the Solid Waste or General Funds. The Parks development would be funded from the General Fund.

The estimated costs of the two development concepts are as follows:

Soccer Field Concept	\$3,580,300
Landfill Reclamation	<u>1,157,500</u>
	\$4,737,800
Contingency @15%	<u>710,670</u>
	\$5,448,470

Baseball Field Concept	\$3,734,900
Landfill Reclamation	<u>1,157,500</u>
	\$4,892,400
Contingency @15%	<u>733,860</u>
	\$5,626,260