IV. FINAL MASTER PLAN

The final master plan for the Greenfield Terrace Park Improvements is a refinement of existing components and new park elements in the undeveloped portion of the park. The purpose of these park improvements is to expand the existing underdeveloped park into a community park utilizing the 25 undeveloped acres.

The Greenfield Terrace Park Master Plan is comprised of the following proposed park elements:

Public Structures

- Large Pavilion with Restrooms
- Two Medium Sized Picnic Shelters
- Pre-fabricated Storage Building

Active Sports Fields and Courts

- Two Tennis Courts
- Two Sand Volleyball Courts
- Youth Baseball Field
- Multi-Purpose Field
- Two Basketball Courts

Non-Structured Recreation

- Discovery Play Area
- Sprayground/Splash Pad

Large Pavilion

Volleyball Courts – Rocky Mount Recreation and Parks

Passive Recreation

- Free Play Open Space
- Walking Trail Expansion

Pedestrian & Vehicular Circulation

- ADA Accessible Sidewalks
- New Entrance Drive
- Parking Improvements/Expansion

Site Amenities

- Park Signage
- Bollards
- Site Lighting

Additional work components will include landscaping, earth work, utility upgrades and hardscaping elements including plazas. There will also be vehicular circulation control at the south entrance to the park to limit vehicular traffic there to City maintenance vehicles or patrons renting the Barnes-Ebron-Taft Building.

Natural Play Area – Charlotte, NC

Natural Play Area – Raleigh, NC

Recreational Programming

As part of the master plan phase, Recreation and Parks also addressed programming needs through design and planning. Opportunities for recreation programs were planned during the design process as follows:

1). A tentative partnership has been formed with the Pitt County Boys & Girls Club to house senior programs in their facility.

2). Recreation and Parks investigated the potential for afterschool programs and camps by exploring opportunities to program activities in the Barnes-Ebron-Taft Community Center, and by shared use of space with the Pitt County Boys & Girls Club.

3). With the addition of sports fields, a discovery play area, a splash pad, and tennis and basketball courts, the Recreation and Parks Department can provide activities geared towards the areas youth.

Pitt County Boys & Girls Club

Greenfield Terrace Park Final Master Plan

V. PHASING PLAN RECOMMENDATIONS

The Recreation and Parks Department created a strategic and comprehensive plan for the phased development of Greenfield Terrace Park. Based on this plan, future development can occur as funding becomes available. The phases are broken down into logical groupings that could be stand-alone projects. The park improvement phases are as follows:

Phase A – This phase concentrates on the development of the west side of the park, and implements the new entrance drive.

- Discovery Play Structure
- Medium Picnic Shelter
- Tennis Courts
- Sand Volleyball Courts
- Asphalt Drives and Parking Lot
- Site Amenities
- Landscaping
- A concrete sidewalk linking the Boys & Girls Club to the park.

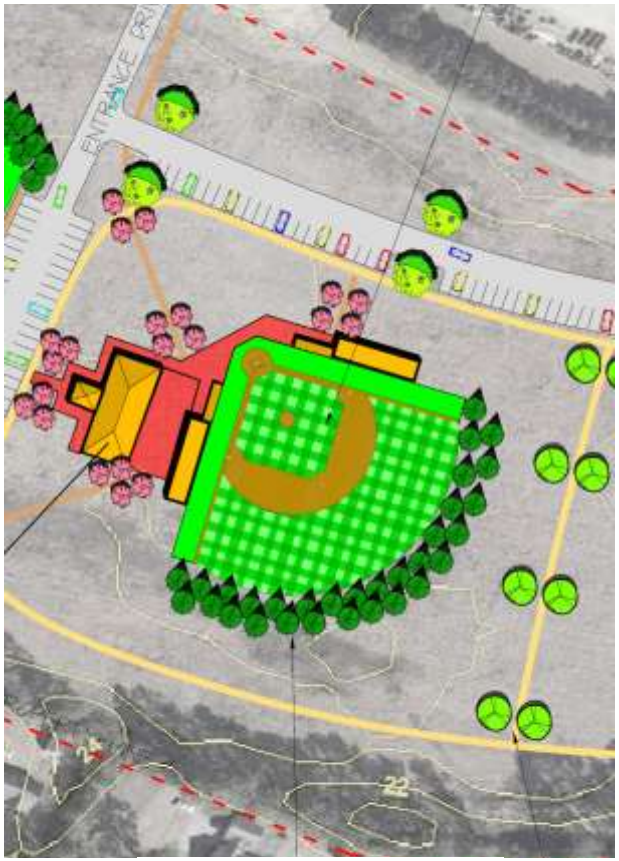
Refer to Appendix A for project costs associated with Phase A.

Phase A Plan Enlargement

Phase B – This phase concentrates on the development of the youth baseball field, pavilion and entrance plaza. The construction entrance drive will be required for vehicular access. The improvements in this phase are as follows:

- Youth Baseball Field
- Entrance Plaza
- Asphalt Drive and Parking
- Concrete Sidewalks
- Large Pavilion with Restrooms
- Asphalt Walking Trail
- Landscaping
- Site Amenities

Refer to Appendix A for project costs associated with Phase B.

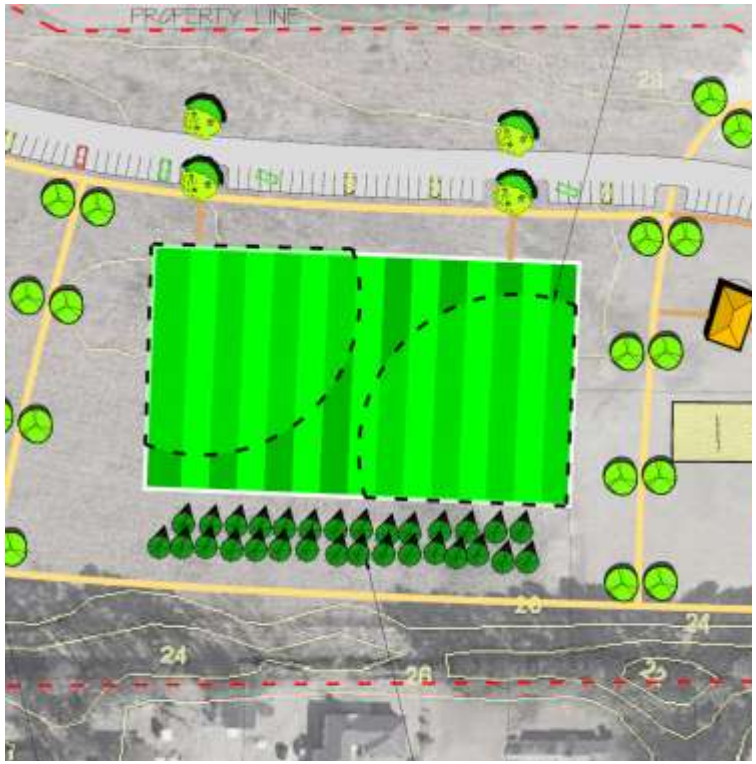


Phase B Plan Enlargement

Phase C – This phase concentrates on the development of the multipurpose field. There would be an economy of scale by combining phases B and C, which would complete the development of the “sports complex” portion of the park master plan. The improvements in this phase are as follows:

- Multipurpose Field
- Asphalt Drive and Parking Lots
- Asphalt Walking Trail
- Landscaping

Refer to Appendix A for project costs associated with Phase C.



Phase C Plan Enlargement

Phase D – This phase concentrates on the development of the park elements and amenities that will compliment the Barnes-Ebron-Taft Building. With the completion of this phase, development on the eastern side of the park will be at a maximum. The improvements in this phase are as follows:

- Medium Picnic Shelter
- Sand Volleyball Court
- Basketball Court
- Splash Pad
- Concrete Plaza
- Concrete Sidewalks
- Prefabricated Storage Building
- Asphalt Drive and Parking Lots
- Asphalt Walking Trail
- Landscaping
- Site Amenities

Refer to Appendix A for project costs associated

Phase D Plan Enlargement

Appendix A – Project Cost

GREENFIELD TERRACE MASTER PLAN
PROBABLE COST STATEMENT
January 27, 2011 #887868

Site Work	Qty.	Total Item Cost
Demolition: structure removal, Including clearing, grubbing, site grading and excavation	25 acres	$37,642
Asphalt Drives and Parking Lots: Including curb and gutter, site lighting and drainage / utilities	72,658 sq.ft.	$381,454
Asphalt Walking Trail: 10' wide paved trail with 2' shoulder on each side	41,050 sq. ft.	$123,150
Landscaping: 25 acres	1	$94,104
Concrete paver plazas: entry plazas at B.E.T. Building and new baseball field	7,840 sq. ft.	$39,200
Concrete sidewalks: 5' wide pedestrian circulation – ADA compliant	1,089 sq.ft.	$5,445
Subtotal Site Work		**$680,995**

Sports Fields and Courts		
Youth Baseball Field: Including bleachers, dugouts, sports lighting and irrigation.	1 L.S.	$329,333
Multi-purpose Field: Including irrigation, two backstops and bleachers	1 L.S.	$158,000
Sand Volleyball Court: two total including nets, sand and borders	1 L.S.	$13,000
Tennis Court: two total, including lighting, fencing and nets	1 L.S.	$37,000
Basketball Court: With asphalt, sports surfacing and striping	1 L.S.	$19,900
Subtotal Sports Fields and Courts		**$557,233**
Play Structures and Shelters		
Discovery Play Structure: Playground equipment, resilient surfacing, fencing and borders	1 L.S.	$85,000
Splash Pad: play equipment, filtration vault, concrete pad, water connection	1 L.S.	$358,000
Medium Picnic Shelter: Including concrete pad, two total	1. L.S.	$56,000
Large Pavilion w/Restroom: Including concrete pad, built-in grill	1 L.S.	$144,600
Site Amenities: Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	$20,500
Prefabricated Storage Building	1. L.S.	$12,500
Subtotal Play Structures and Shelters		**$676,600**

Engineering and Development		
Engineering: construction documents, surveying, materials testing (7% of Construction Cost)		$134,038
Contract General Conditions: Overhead and Profit, Bonding and Insurance (9% of Construction Cost)		$172,334
Project Contingency: 20% of construction during master planning phase		$382,966
Subtotal Engineering and Development		**$689,338**
GRAND TOTAL PROJECT COST		**$2,604,166**

Project Phasing Recommendations

PHASE A		
Discovery Play Structure: Playground equipment, resilient surfacing, fencing and borders	1 L.S.	$85,000
Medium Picnic Shelter: Including concrete pad	1. L.S.	$28,000
Sand Volleyball Court: Including nets, sand and borders	1 L.S.	$6,500
Tennis Court: two total, including lighting, fencing and nets	1 L.S.	$37,000
Asphalt Drives and Parking Lots: Including curb and gutter, site lighting and drainage / utilities	14,532 sq.ft.	$76,291
Site Amenities: Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	$5,000
Landscaping: 5 acres	1 L.S.	$18,821
Concrete sidewalks: 5' wide pedestrian circulation – ADA compliant	218 sq.ft.	$1,089
Total Phase A		**$257,701**

PHASE B		
Youth Baseball Field: Including bleachers, dugouts, sports lighting and irrigation.	1 L.S.	$329,333
Concrete paver plazas: entry plazas at new baseball field	6272 sq. ft.	$31,360
Asphalt Drives and Parking Lots: Including curb and gutter, site lighting and drainage / utilities	29,064 sq.ft.	$152,582
Concrete sidewalks: 5' wide pedestrian circulation – ADA compliant	218 sq.ft.	$1,089
Landscaping: 10 acres	1 L.S.	$37,642
Asphalt Walking Trail: 10' wide paved trail with 2' shoulder on each side	13,683 sq. ft.	$41,050
Large Pavilion w/Restroom: Including concrete pad, built-in grill	1 L.S.	$144,600
Site Amenities: Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	$5,000
Total Phase B		**$742,656**

PHASE C		
Multi-purpose Field: Including irrigation, two backstops and bleachers	1 L.S.	$158,000
Asphalt Drives and Parking Lots: Including curb and gutter, site lighting and drainage / utilities	29,064 sq.ft.	$152,582
Landscaping: 10 acres	1 L.S.	$37,642
Asphalt Walking Trail: 10' wide paved trail with 2' shoulder on each side	13,683 sq. ft.	$41,050
Total Phase C		**$389,274**

PHASE D		
Medium Picnic Shelter: Including concrete pad	1. L.S.	$28,000
Sand Volleyball Court: Including nets, sand and borders	1 L.S.	$6,500
Basketball Court: With asphalt, sports surfacing and striping	1 L.S.	$19,900
Landscaping: 5 acres	1 L.S.	$18,821
Asphalt Drives and Parking Lots: Including curb and gutter, site lighting and drainage / utilities	14,532 sq.ft.	$76,291
Splash Pad: play equipment, filtration vault, concrete pad, water connection	1 L.S.	$358,000
Prefabricated Storage Building	1. L.S.	$12,500
Concrete paver plazas: entry plazas at B.E.T. Building	1,568 sq. ft.	$7,840
Concrete sidewalks: 5' wide pedestrian circulation – ADA compliant	871 sq.ft.	$4,356
Site Amenities: Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	$5,000
Total Phase D		**$537,208**