

Towamencin

Grist Mill Playground – 3.27.24 – Board of Supervisors Meeting



SUMMARY

- August 2020 - Township wide Parks and Trails Evaluation Plan.
- 2021 - Township received \$250,000 DCNR grant for Grist Mill improvements.
- Several unsuccessful grant applications for match to DCNR funds.
- 2023 - Township moves ahead with match to DCNR grant
- Park & Open Space Board revises plan (remove pickleball & volleyball, larger playground & pavilion)
- SC develops 2 plan options, one within \$500k budget, one above budget - \$586k
- March 2024 - Park & Open Space Board votes to build \$586 plan
- Tonight, BOS approval sought to proceed to complete CDs
- Fall 2024 construction completion anticipated



Grist Mill Park-Option 1
Towamencin Township
Montgomery County, PA



SC 19003.10
06/01/20

Original DCNR Plan



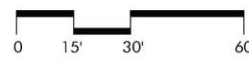
Plan provided with DCNR C2P2 Grant application

- ADA parking
- Walkway
- 1 Basketball Court
- 2 Pickleball Courts
- Sand Volleyball Court
- Pavilion
- Playground for ages 2-12

Estimated costs in 2021 - \$500K

Grist Mill Park - Phase 1 Improvements

DCNR Park Rehabilitation and Development Application Web ID 2002606
Towamencin Township, Montgomery County, Pennsylvania



SC # 21009.10
April 2021



Revised Plan - Playground



Playground elements

- Play structure - ages 5-12
- Cozy dome - ages 2-12 Inclusive
- Spinner ages - 2-12 Inclusive
- Bobbles(2) - ages 2-12
- Swings(1 infant, 1 child) - ages 2-12
- Oodle swing - ages 2-12 Inclusive
- Pour in Place safety material



Revised Plan – 2024 Estimated Costs

DCNR Park Rehabilitation and Development Grant

Grist Mill Park Phase 1 Improvements

Towamencin Township, Montgomery County PA March 8, 2024

Total Proposed Site Improvements	\$	476,200
Mobilization (1%)	\$	4,000
Construction Surveying (1%)	\$	4,000
Stormwater Management (G&S) (5%)	\$	22,900
Design and Engineering	\$	-
Construction Contingency (5%)	\$	23,900
Total Estimated Project Costs	\$	531,000

2024 Estimated Costs

All elements \$531,000

Design and engineering \$ 55,000

Total \$586,000

- This cost is \$86,000 over original \$500,000 DCNR Grant

- OSPAC has voted in approval for larger budget for the park

- Other cost savings could be included in bidding – Add Alts or CoStars Program

Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 9,000
	General Site Preparation	1 LS	\$ 9,000.00	\$ 9,000
Circulation				\$ 54,000
	Vehicular Asphalt Paving - Handicap Parking (ADA)	50 SY	\$ 50.00	\$ 2,500
	Handicap Symbol (ADA)	2 EA	\$ 65.00	\$ 130
	Handicap Parking Sign (ADA)	2 EA	\$ 290.00	\$ 580
	Handicap Stall Striping (ADA)	92 LF	\$ 5.00	\$ 460
	concrete pad for pavilion (ADA)	864 SF	\$ 15.00	\$ 12,960
	concrete pad outside of pavilion for game tables and ping pong table (1231 SF)	1,231 SF	\$ 15.00	\$ 18,465
	Asphalt Walkway - 8' Wide (443 LF) (ADA)	210 SY	\$ 45.00	\$ 9,500
	Asphalt Walkway - 6' Wide (345 LF) (ADA)	162 SY	\$ 45.00	\$ 7,300
	Asphalt Walkway - 4'6" Wide (ADA)	46.5 SY	\$ 45.00	\$ 2,100
Recreation Facilities				\$ 403,300
	Large Playground With Poured in Place Surface (4,565 SF) (ADA G&S)	1 LS	\$ 310,500.00	\$ 310,500
	Landscape Structures Playbooster as shown - Ages 5-12	1 EA	\$ 128,640.00	
	Omni Spinner - Inclusive Play - Ages 2-12	1 EA	\$ 10,465.00	
	Single Bobble Rider - Ages 2-12	2 EA	\$ 1,535.00	
	Cozy Dome - Inclusive Play - Ages Vary	1 EA	\$ 5,665.00	
	Swing - 1 belt seat, 1 bucket seat	1 EA	\$ 4,270.00	
	Oodle Swing - Inclusive Play - Ages Vary	1 EA	\$ 7,015.00	
	New Pavilion on Concrete Pad, w Electrical Service (ADA) 20X36	1 LS	\$ 30,000.00	\$ 30,000
	Outdoor Ping Pong Table	1 EA	\$ 8,500.00	\$ 8,500
	Outdoor Game Tables (ADA)	2 EA	\$ 2,130.00	\$ 4,260
	Basketball Court with Surface, Striping, Fencing, & Goals (ADA)	1 EA	\$ 45,000.00	\$ 45,000
	Concrete Corn Hole Court with concrete standing area	2 EA	\$ 2,500.00	\$ 5,000
Site Amenities				\$ 4,900
	DCNR Project acknowledgement plaque	1 EA	\$ 2,500.00	\$ 2,500
	Benches (ADA)	2 EA	\$ 1,200.00	\$ 2,400
Plantings				\$ 5,000
	Shade Trees (2-1/2 - 3" Caliper) (G&S)	10 EA	\$ 500.00	\$ 5,000

Revised Plan Alternate



Simone Collins Landscape Architecture
119 East Lafayette Street
Norristown, PA 19401

RG RG PS

Grist Mill Park
Phase 1 Improvements
1611 Allentown Road
Lansdale, PA 19446

Towamencin Township
1090 Troxel Road
Lansdale, PA 19446

SC 22089.10



Plan Alternative

- ADA parking
- Walkways – reduced
- 1 Basketball Court
- 2 Cornhole Courts
- 2 Game Tables
- 1 Ping Pong Table
- Pavilion – smaller concrete patio
- Smaller Playground for ages 2-12 with fewer Inclusive Play Elements – Fibar safety surface
- Stormwater Management

Revised Plan Alternate – 2024 Estimated Costs

**DCNR Park Rehabilitation and Development Grant
Grist Mill Park Phase 1 Improvements - Alternative
Towamencin Township, Montgomery County PA March 8, 2024**

Total Proposed Site Improvements	\$	395,400
Mobilization (1%)	\$	4,000
Construction Surveying (1%)	\$	4,000
Stormwater Management (G&S) (5%)	\$	18,600
Design and Engineering	\$	-
Construction Contingency (5%)	\$	19,800
Total Estimated Project Costs	\$	441,800

2024 Estimated Costs

All elements	\$441,800
Design and engineering	\$ 55,000
Total	\$496,800

Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 9,000
1	General Site Preparation	1 LS	\$ 9,000.00	\$ 9,000
Circulation				\$ 47,700
	Vehicular Asphalt Paving - Handicap Parking (ADA)	50 SY	\$ 50.00	\$ 2,500
	Handicap Symbol (ADA)	2 EA	\$ 65.00	\$ 130
	Handicap Parking Sign (ADA)	2 EA	\$ 290.00	\$ 580
	Handicap Stall Striping (ADA)	92 LF	\$ 5.00	\$ 460
	concrete pad for pavilion (ADA)	864 SF	\$ 15.00	\$ 12,960
	concrete pad outside of pavilion for game tables/ping pong table	947 SF	\$ 15.00	\$ 14,205
	Asphalt Walkway - 8' Wide (443 LF) (ADA)	210 SY	\$ 45.00	\$ 9,500
	Asphalt Walkway - 6' Wide (345 LF) (ADA)	162 SY	\$ 45.00	\$ 7,300
Recreation Facilities				\$ 322,800
	Medium Playground with Fibar (3768 SF) (ADA G&S)	1 LS	\$ 230,000.00	\$ 230,000
	Landscape Structures Playbooster as shown - Ages 5-12	1 EA	\$ 128,640.00	
	Cozy Dome - Inclusive Play - Ages Vary	1 EA	\$ 5,665.00	
	Swing - 1 belt seat, 1 bucket seat	1 EA	\$ 4,270.00	
	Oodle Swing - Inclusive Play - Ages Vary	1 EA	\$ 7,015.00	
	New Pavilion on Concrete Pad, w Electrical Service (ADA) 20X36	1 LS	\$ 30,000.00	\$ 30,000
	Outdoor Ping Pong Table	1 EA	\$ 8,500.00	\$ 8,500
	Outdoor Game Tables (ADA)	2 EA	\$ 2,130.00	\$ 4,260
	Basketball Court with Surface, Striping, Fencing, & Goals (ADA)	1 EA	\$ 45,000.00	\$ 45,000
	Concrete Corn Hole Court with concrete standing area	2 EA	\$ 2,500.00	\$ 5,000
Site Amenities				\$ 10,900
	DCNR Project acknowledgement plaque	1 EA	\$ 2,500.00	\$ 2,500
	Benches (ADA)	3 EA	\$ 1,200.00	\$ 3,600
	Trash Receptacle	2 EA	\$ 1,200.00	\$ 2,400
	Recycling Receptacle	2 EA	\$ 1,200.00	\$ 2,400
Plantings				\$ 5,000
	Shade Trees (2-1/2 - 3" Caliper) (G&S)	10 EA	\$ 500.00	\$ 5,000