



# City of Copperas Cove

## Parks Needs Assessment

April 11, 2011

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# ACKNOWLEDGEMENTS

The City of Copperas Cove, Texas would like to thank the following individuals for their assistance, involvement and support during the Parks Needs Assessment Development process.

## CITY COUNCIL

Mayor John Hull  
Place 1 - Council Member Cheryl Meredith  
Place 2 - Council Member Charlie Youngs  
Place 3 - Council Member Gary Kent  
Place 4 - Council Member Danny Palmer  
Place 5 - Council Member Kenn Smith  
Place 6 - Council Member Jim Schmitz  
Place 7 - Council Member Frank Seffrood, Mayor Pro Tem

## PARKS COMMITTEE

Lisa Wilson, Chairperson  
Teresa Hawkins  
Tammy Howard  
Patricia Thomas  
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## CITY OF COPPERAS COVE

Andrea Gardner, City Manager  
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## LUCK DESIGN TEAM, LLC

Brent Luck, Project Manager /  
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# EXECUTIVE SUMMARY

The City of Copperas Cove, Texas partnered with LUCK Design Team, LLC to prepare the City of Copperas Cove Parks Needs Assessment. The plan was developed between May 2010 and April 2011 by City Personnel and staff from LUCK Design Team. The City of Copperas Cove Parks Needs Assessment reflects a range of issues and levels of planning within the broad-scale contextual relationships of parks in the community.



The approach used for the planning and development of the Copperas Cove Parks Needs Assessment was one based on the tenet of numerous and varied amounts of communication and interaction with the public.

In May of 2010, the "City of Copperas Cove Parks and Recreation Needs Assessment Survey - 2010" was developed and distributed to the public. The focus of this questionnaire was to gather information from City residents regarding the City of Copperas Coves Park System and the questionnaire was available for completion through June 30, 2010.

At the same time the Parks Needs Assessment Survey was distributed, a complete inventory of the City's existing park system was also conducted. The facilities inventory cataloged recreational amenities at all eight of the City owned park facilities, including the Hills of Cove Golf Course. The quantity, condition, safety and accessibility of the amenities were recorded.

After both the data from the Needs Assessment Survey and the parks inventory were complete, staff from LUCK Design Team individually interviewed members of the Copperas Cove City Council and the City Manager to gather their input on what should be the future direction of the City's park system.

In September of 2010, the City conducted a public meeting for stakeholders in the community interested in the recreational future of the City. Representatives from the Copperas Cove Chamber of Commerce and other civic organizations attended the forum in another opportunity for the public to provide feedback on the City's park system.

As these various stages of public outreach were concluded, an order of priorities for the future development of facilities were developed. This was considered a very important step due to the current economic environment and the limited economic resources of the City.



From this list of priorities, the Parks Committee and City Staff identified five parks to program and master plan. These parks included: High Chaparral Park, Heritage Park, Highland Park, City Park and Ogletree Gap Park. Two parks were not slated for re-programming or master planning.



Because improvements were made to South Park in fiscal year 2010, it was not considered for future improvements. Kate Street Park is unique in that it resides in a utility easement. Per agreement with that utility company, when the lifespan of the existing park amenities at Kate Street have been exhausted they will not be replaced and the park will cease to exist.

Estimates of probable construction costs were developed for each of the five parks master planned.

In December of 2010, a joint workshop was held with City Council and local area teens. During this meeting, teens stressed the position of parks as a forum for socializations and the need for a diversity of recreational opportunities - not just athletic fields.

A proposed sequence of park improvements was developed in January of 2011 to illustrate to City Council the order and associated costs that best represent the priorities distilled from the planning process. This preliminary implementation plan was presented to City Council on February 1, 2011.

The items indicated in the "Proposed Sequence of Park Improvements" highlight the true direction received from Council for the City's parks and recreation future:

**"TAKE CARE OF WHAT WE CURRENTLY HAVE  
AND PLAN FOR THE FUTURE."**



The City has three great neighborhood parks in High Chaparral Park, Heritage Park and Highland Park; however, they need to be developed or renovated to maximize their potential. This allows the City to provide updated park and recreation facilities closer to home. These upgrades also enable the City to become compliant with Americans with Disabilities Act (ADA) regulations for accessibility.

The improvements to the neighborhood parks will take the least amount of construction dollars; this means that the City will be able to have significant updates to multiple parks while minimizing the construction costs. This is important because capital improvements monies are limited and the result will be taxpayers and residents seeing immediate improvements to their parks without an exorbitant amount of capital outlay.

The next two proposed action items, involving City Park and Ogletree Gap Phase 1, are closely tied together in their implementation timing. Many improvement items as shown on the perimeter of City Park may be done without disturbing the core function of the City Park ball fields. These items may be constructed without interrupting league schedules; however, prior to the ball fields at City Park being renovated, City Staff and the Parks Committee exhort the construction of the Phase 1

ball fields at Ogletree Gap Park. This would allow for the recreation leagues to transition to Ogletree Park while the fields at City Park are being renovated without a loss or interruption of their season.

The last two phases of the "Proposed Sequence of Park Improvements" continue the build out of Ogletree Gap Park. It should be noted that the Phase 3 costs (which entail the construction of a community recreation center) build upon the layout and estimates of probable construction costs as outlined in the "Community Recreation Complex Study in Ogletree Gap Park" dated May 17, 2007.

Following this sequence of implementation will allow the City to make park facility and infrastructure improvements on the smaller construction items now, and leave the larger construction items, such as the recreation center, till later when the economic climate will hopefully be improved.



# WHAT DID WE LEARN?

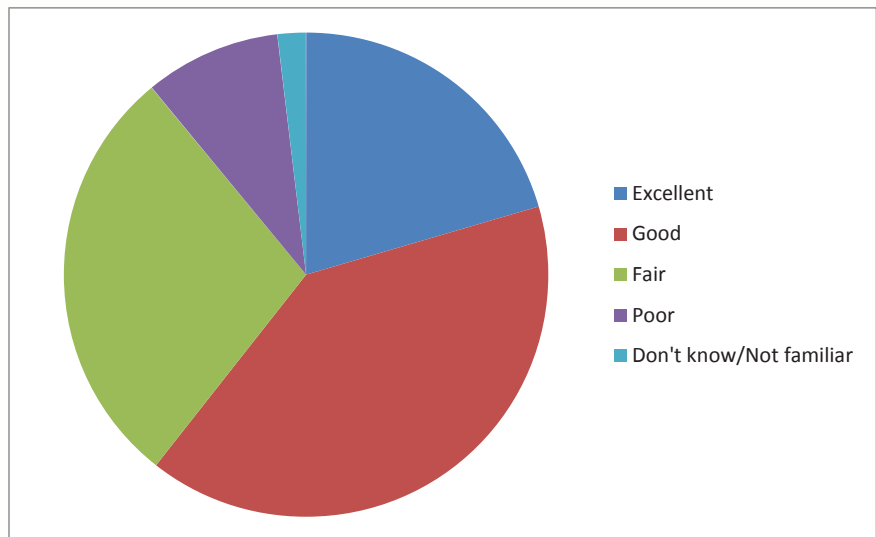
As part of the City’s outreach to the community, City Staff, the Copperas Cove Parks Committee and LUCK Design Team partnered to prepare the City of Copperas Cove Parks and Recreation Needs Assessment Survey- 2010. This survey was completed by over 266 citizens within the community.

Many observations were discovered from the results of these completed.

The first two questions focused on rating the physical condition of the City’s parks and rating the recreation program opportunities offered by the City. As the graphs below indicate, both queries revealed results where two-thirds of the respondents were very positive about the quality of the City’s parks and recreation opportunities. These response percentages were a little above average compared to similar questions asked to other municipalities in Texas.

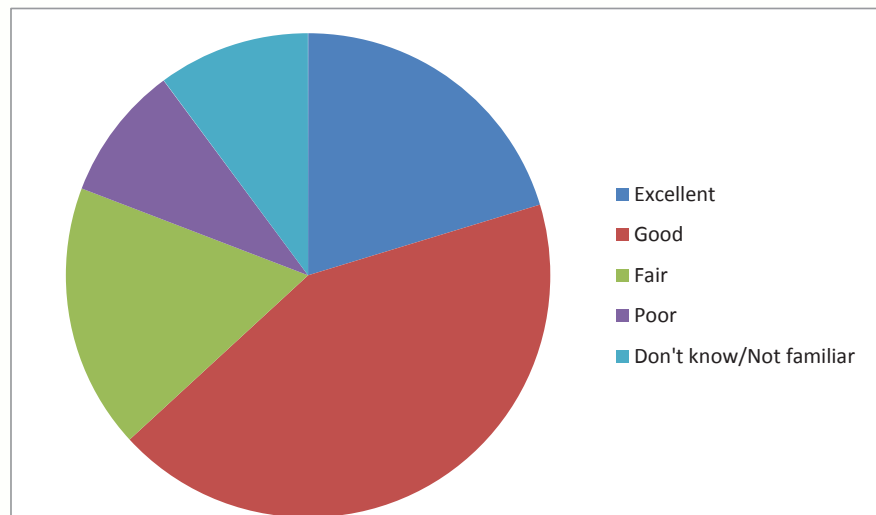
1) How would you rate the physical condition of the parks in Copperas Cove?

Excellent	54
Good	106
Fair	75
Poor	24
Don't know/Not familiar	5
<b>Total</b>	<b>264</b>



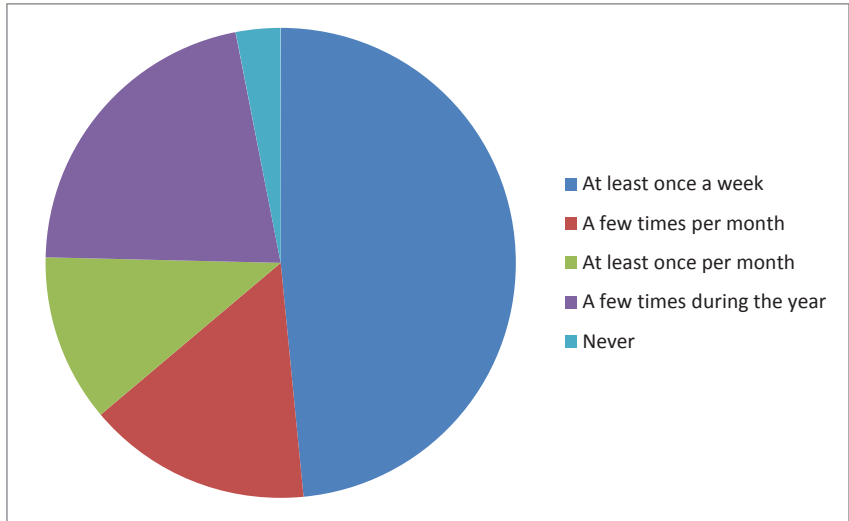
2) How would you rate the recreation program opportunities in Copperas Cove?

Excellent	54
Good	114
Fair	47
Poor	24
Don't know/Not familiar	27
<b>Total</b>	<b>266</b>



3) How often have you & members of your household visited Copperas Cove parks during the past year?

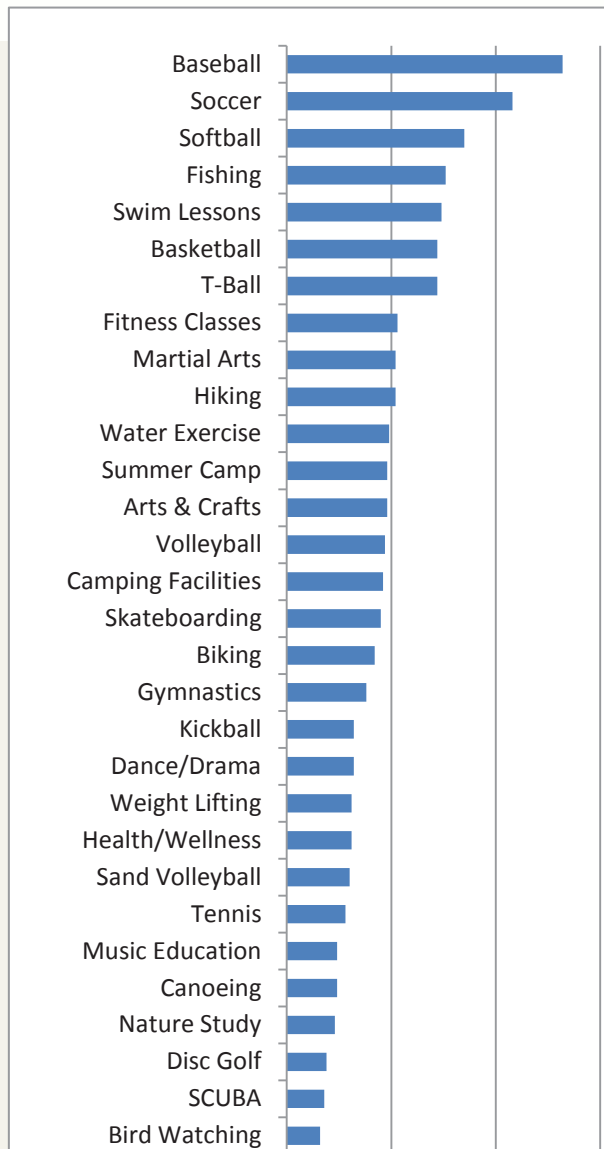
At least once a week	126
A few times per month	40
At least once per month	30
A few times during the year	56
Never	8
<b>Total</b>	<b>260</b>



4) In which recreation programs/activities would you or members of your household be most interested in participating?

Question number three as shown above indicated a moderately high level of park visitation with almost 50 % of respondents indicating they utilize the City's parks at least once per week.

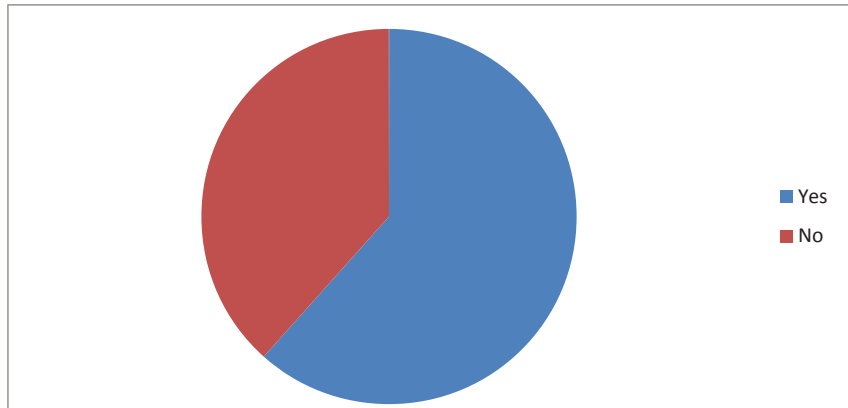
The answers to question number four listed to the right were in response to which programs residents would be interested in participating? While team athletics remain at the top of the residents recreational desires, the responses also indicate citizens desires for a diverse set of recreational activities and opportunities.





5) Would you be in favor of the City issuing bonds that may increase taxes to pay for new and added park facilities?

Yes	162
No	101
<b>Total</b>	<b>263</b>

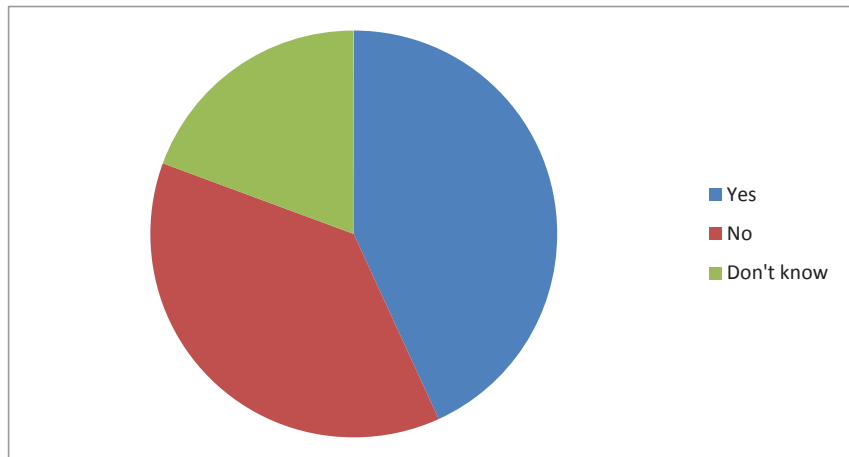


Questions five and nine as shown on this page provide a very interesting pulse on the community when reviewed together. As indicated above, 61% of the populace noted that they would be in favor of the City issuing bonds to pay for new park amenities; however, when queried if the City has enough parkland, the majority of people said 'Yes'.

This seems to indicate that residents are in favor of spending future monies on the development of existing park lands within the City (for example at Ogletree Gap Park and High Chaparral Park) that are either undeveloped or not maximized to the fullest or on the renovation of existing developed parks (City Park or Heritage Park). Residents do not want to see tax revenues used for the purchase of additional park land

9) Does the City have adequate parkland?

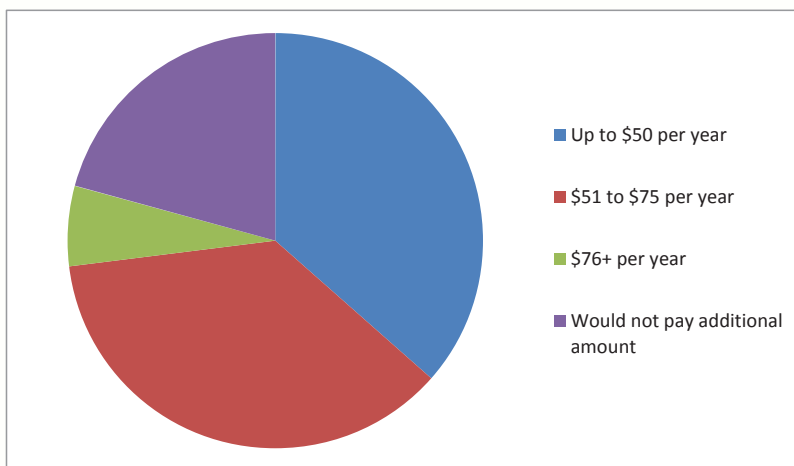
Yes	107
No	93
Don't know	48
<b>Total</b>	<b>248</b>



Data from question six below again gives a good gauge to residents' view towards spending on future parks. An overwhelming 79% responded that an increase in the amount per person that the City spends on parks would be acceptable up to certain limits. This answer should also be taken in context with the expectation that this money be used for park improvements or programs and not the purchase of additional lands.

6) On average the City of Copperas Cove spends \$45.10 (per person) per year for park system services. How much do you think they should spend?

Up to \$50 per year	88
\$51 to \$75 per year	88
\$76+ per year	15
Would not pay additional amount	50
<b>Total</b>	<b>241</b>



7&8) Combined results of Questions 7 & 8

	Needed	*3	Somewhat needed	*2	Not needed	*1	Average	Rank
<u>Multi-purpose center</u>	134	402	37	74	22	22	2.58	1
<u>Hike &amp; Bike Trails</u>	140	420	52	104	19	19	2.57	2
<u>Playground areas</u>	118	354	57	114	25	25	2.47	3
<u>Pavillions</u>	113	339	41	82	37	37	2.40	4
<u>Picnic Tables</u>	104	312	50	100	37	37	2.35	5
<u>Fishing/Access areas</u>	94	282	51	102	33	33	2.34	6
<u>Basketball Courts</u>	113	339	53	106	45	45	2.32	7
<u>Tennis Courts</u>	109	327	52	104	48	48	2.29	8
<u>Skateboard Park</u>	103	309	54	108	47	47	2.27	9
<u>Volleyball Courts</u>	103	309	60	120	49	49	2.25	10
<u>Natural/Open spaces</u>	92	276	56	112	44	44	2.25	11
<u>Senior Center</u>	87	261	57	114	46	46	2.22	12
<u>Soccer Fields</u>	99	297	49	98	60	60	2.19	13
<u>Botanic/Flower Garden area</u>	87	261	46	92	57	57	2.16	14
<u>Football Fields</u>	93	279	47	94	65	65	2.14	15
<u>Baseball Fields</u>	92	276	48	96	70	70	2.10	16
<u>Softball Fields</u>	78	234	50	100	71	71	2.04	17
<u>Community Gardens</u>	65	195	59	118	63	63	2.01	18
<u>In-line skate/Hockey rink</u>	65	195	61	122	64	64	2.01	19

Questions seven and eight combined asked residents to rate the need for different park facilities within the Copperas Cove community. The combined answers to this questions are noted above.

From the list noted on the previous page, the Copperas Cove Parks Committee and City staff developed a list of priorities and categorized them into high, medium or low priorities as follows:

**HIGH PARK PRIORITIES :**

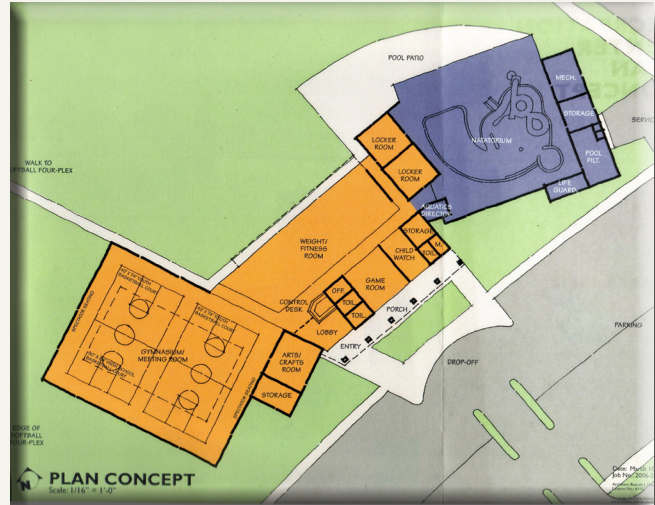
1. Multi-Purpose Center
2. Hike & Bike trails
3. Playground Areas
4. Pavilions

**MEDIUM PARK PRIORITIES :**

5. Picnic Tables
6. Fishing / Access Areas
7. Basketball Courts
8. Tennis Courts
9. Skateboard Park
10. Volleyball Courts
11. Natural / Open Spaces
12. Senior Center

**LOW PARK PRIORITIES:**

13. Soccer Fields
14. Botanic Flower / Garden Areas
15. Football Fields\*
16. Baseball Fields\*
17. Softball Fields\*
18. Community Gardens
19. In-Line Skate/ Hockey Rink



Recreation Center plan developed by F&S Partners in 2007.



Example of playground amenity.



Existing trail at South Park

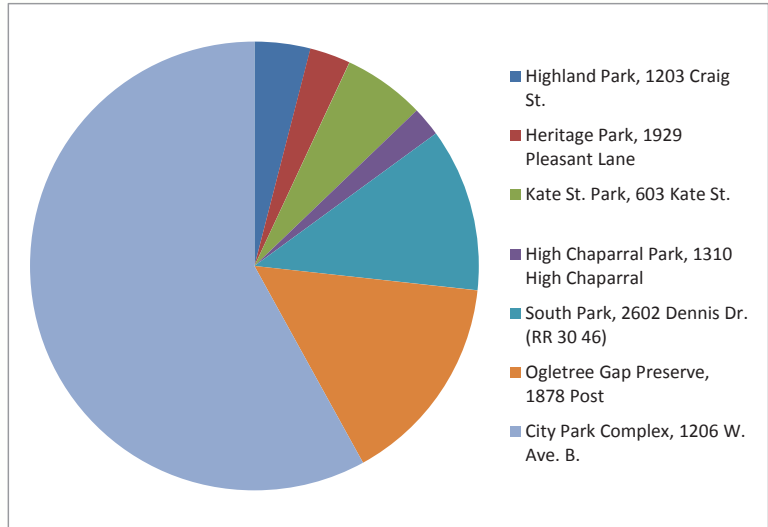


Example of covered shade pavilion.

It should be noted regarding this list that the Parks Committee overwhelmingly believed that the football, baseball and softball fields (Items 15,16, and 17) ranked too low in the resident needs assessment survey. It is for this reason that the 'Proposed Sequence of Implementation' as illustrated later in this document places a higher emphasis on the addition for more athletic facilities within the community.

**10) Which park facilities do you use?**

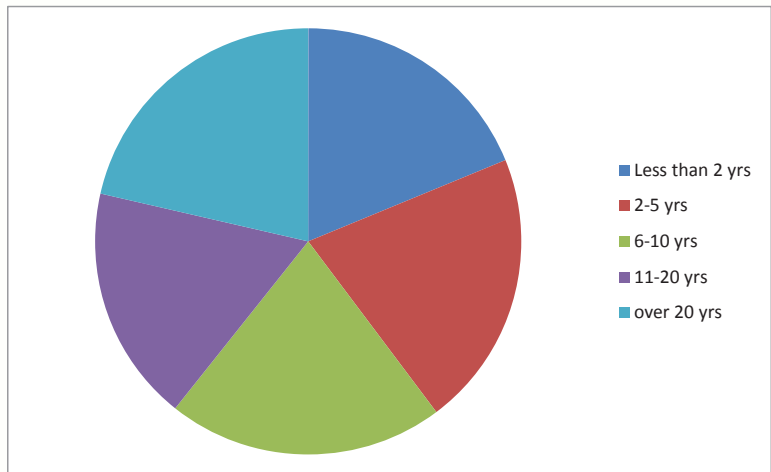
Highland Park, 1203 Craig St.	15
Heritage Park, 1929 Pleasant Lane	11
Kate St. Park, 603 Kate St.	22
High Chaparral Park, 1310 High Chaparral	8
South Park, 2602 Dennis Dr. (RR 30 46)	44
Ogletree Gap Preserve, 1878 Post	57
City Park Complex, 1206 W. Ave. B.	217
<b>Total</b>	<b>374</b>



An interesting revelation gathered from the responses to Question Ten as shown above is that when residents think of the Copperas Cove Parks System, they identify with City Park and Ogletree Gap Park. 73.26% replied they use these two facilities. This is particularly revealing when taking into consideration that the only park facilities located at Ogletree Gap Park is the large family pavilion.

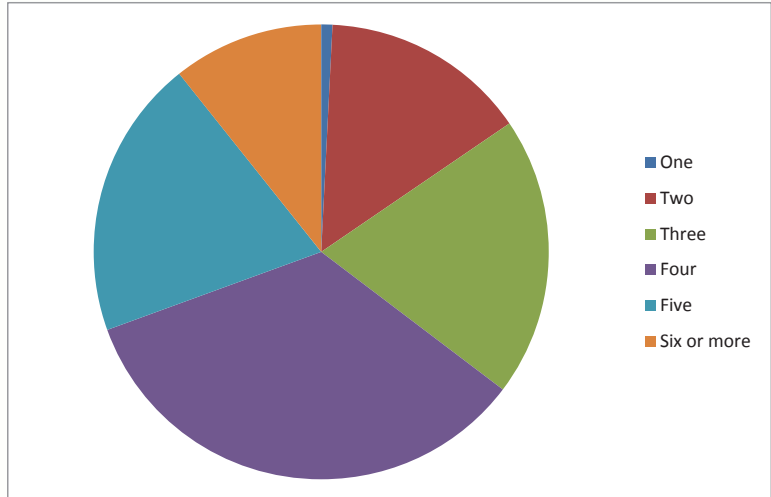
**11) How long have you been a resident of the City of Copperas Cove?**

Less than 2 yrs	43
2-5 yrs	48
6-10 yrs	48
11-20 yrs	41
over 20 yrs	49
<b>Total</b>	<b>229</b>



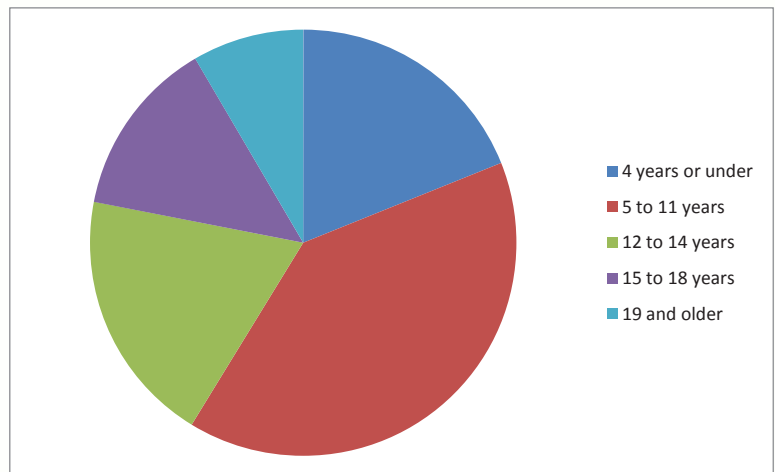
**12) How many persons, including yourself, reside within your household?**

One	2
Two	37
Three	50
Four	86
Five	50
Six or more	27
<b>Total</b>	<b>252</b>



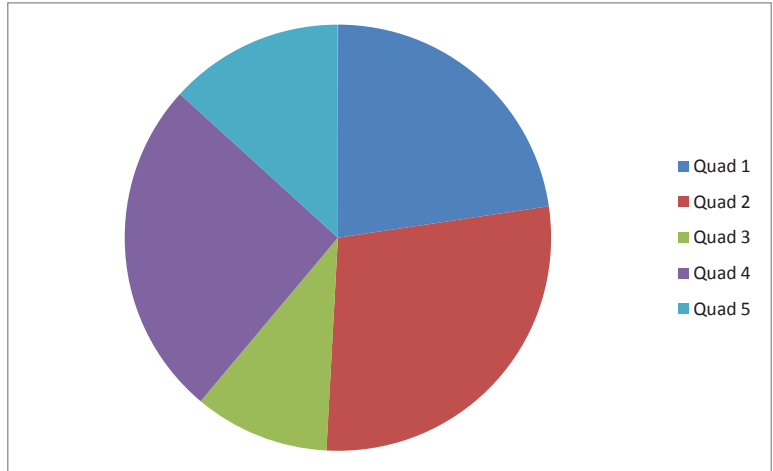
**13) How many children live with you in each of the following age groups?**

4 years or under	94
5 to 11 years	198
12 to 14 years	96
15 to 18 years	67
19 and older	42
<b>Total</b>	<b>497</b>

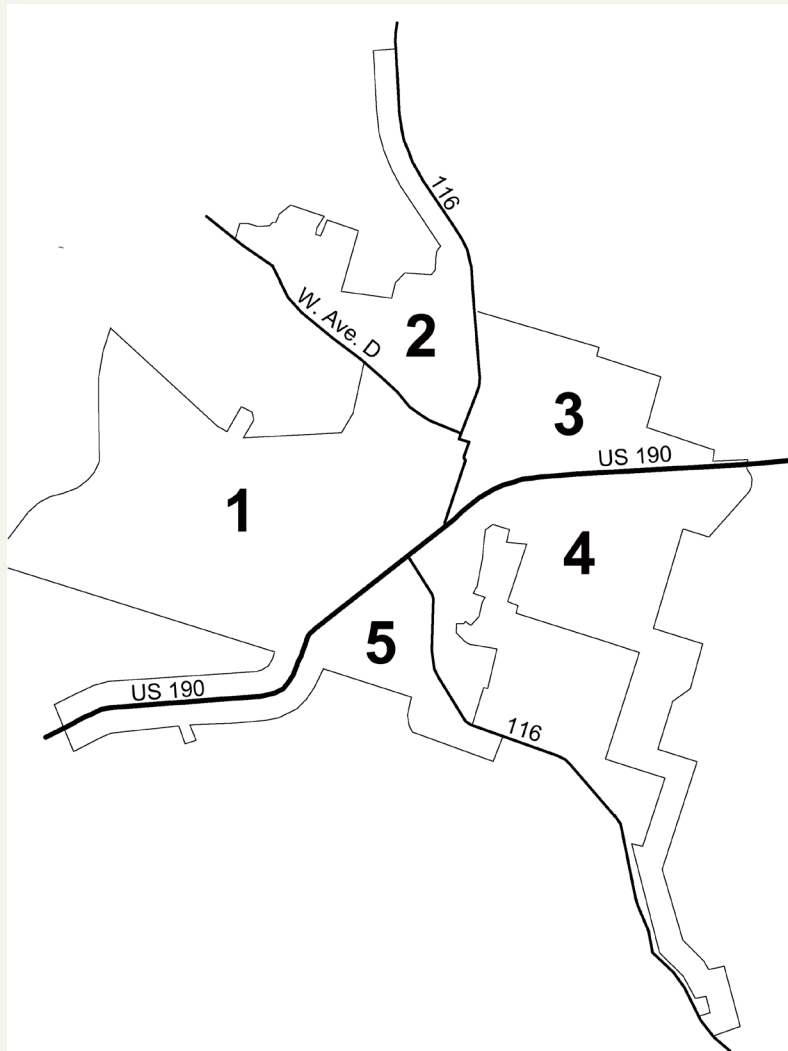


14) Which quadrant do you live in?

Quad 1	53
Quad 2	66
Quad 3	24
Quad 4	60
Quad 5	31
<b>Total</b>	<b>234</b>



Question Fourteen indicated a good ratio of respondents based on the geographic proximity of where they live in the City.



## DISCUSSIONS WITH CITY LEADERSHIP

In July of 2010, staff from LUCK Design Team had the opportunity to sit down with City Council members, including the Mayor John Hull and City Manager Andrea Gardner, to discuss their thoughts and opinions about the current and future direction of the City's park system. Below are some overriding themes from those discussions:

### *Update What You Got!!!*

This mantra was common to many of the council members interviewed. Copperas Cove has parks that have been well loved and sometimes overused throughout the years without a lot of infrastructure reinvestment into the parks themselves. City leadership exhorted updating the amenities at existing parks; take care of what you have before you invest in building new amenities.



Existing pavilion at City Park.

### *Provide a diversity and equal distribution of activity or recreation opportunities; sprinkle in fresh ideas.*

The City's parks do not have to be parks as usual. Although athletic fields tend to provide the backbone for many park systems, cities need to provide a diversity of activities for kids that are not into team sports. Skate parks, water splash pads, and dog parks were some of the activities described to modernize the City's park system.



### *Neighborhood parks are important; they should receive some attention.*

City Park and Ogletree Park should rightfully receive amenity upgrades but so should the City's neighborhood parks. They are just as important to building community and in many cases are much more accessible to residents.

### *Market our parks! Most people do not know what we have.*

City staff does a tremendous job maintaining the parks with the little resources it has in both dollars and personnel. This story should be told to the public in concert with what amenities are offered to residents at the park sites.



Undeveloped parkland at High Chaparral Park

Our sister cities are investing in their parks. The City of Copperas Cove needs to do the same.

One particular comparison illustrated this concept: one council member compared moving to Central Texas in 1984. You could choose between Copperas Cove with its brand new parks, or the City of Harker Heights, which at that time had no real park amenities to offer residents. Copperas Cove was the obvious choice because of its parks system and the quality of life it offered residents at that time.

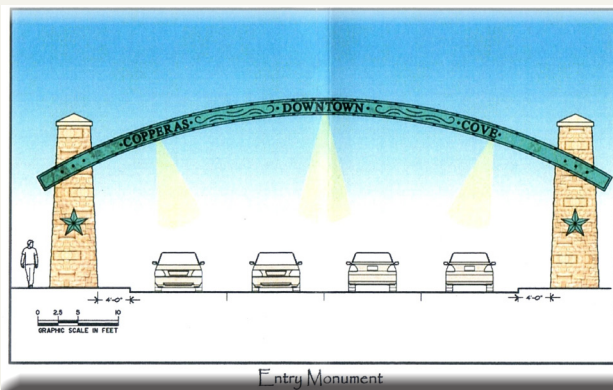
Now, compare those cities today: Harker Heights has invested five to eight million dollars worth of improvements in its park system over the last five years and Copperas Cove has invested very little. Now the City of Harker Heights is an obvious choice for potential home buyers. This has to change.



Newly constructed park in the City of Harker Heights

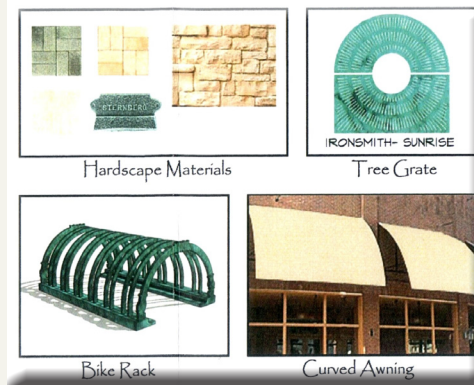
There is a great opportunity to tie the adopted "Downtown Improvements Master Plan 2008" with upgrades and new developments within the City's parks.

With any new improvements to the City's parks, effort should be made to tie into the materials and color palette illustrated in the "Downtown Improvements Master Plan 2008". This is especially true when visually and physically tying City Park to the historic downtown area.



Entry Monument

Source: Downtown Improvements Master Plan 2008



Hardscape Materials

Tree Grate

Bike Rack

Curved Awning

## DISCUSSIONS WITH KEY STAKEHOLDERS

On September 13, 2010 a meeting was held at the Copperas Cove Civic Center with key stakeholders in the community who are vested in youth recreation and community development. At that meeting, the preliminary priorities list (as shown on page 11) was presented. Attendees had the opportunity to voice their thoughts on important needs for the Copperas Cove Park System.

Below are the common points expressed at that meeting:

*Our parks need to be readily accessible.*

Accessibility as expressed by the group stressed the connectivity of the different parks not only to each other, but to neighborhoods and cultural amenities like the downtown area. Many in the City may not have the ability to drive a car to different parks, so the need to provide alternative means of transportation (more trails to and from parks) was emphasized.



*Both sizes of parks (neighborhood parks and community parks) need to be developed.*

Attendees at the meeting were asked if neighborhood parks or community parks were more important to the community? The consensus was that while improvements to City Park and Ogletree Gap Park were important, the neighborhood parks play an important role as well and should have just as much priority.

*Provide a diversity of activity or recreation opportunities.*

Echoing a theme expressed by City Council members, another action item derived from the stakeholders meeting was to accentuate a diversity of activities at the parks. The City needs to provide park infrastructure that will serve as a backbone for diverse recreation opportunities.

*Enhance partnership relationships.*

All attendees recognized that the Parks Needs Assessment was being conducted during a time when economic resources at the City were very low; thus, one of the goals of the group was to build partnering relationships within the community to pool talent and resources for the community good of the City. Potential partners include the independent school district, military officials, churches and other civic organizations, major employers and businesses in the area and local developers.

Stakeholders in attendance were also asked to identify what was the single most important issue to address for parks. The following items were identified:

- Multi-purpose center (over 1/2 of those in attendance stated this.)
- Connectivity thru Hike and Bike Trails
- Fill in the gaps with park activities.

*-Update what you have – plan for the future!!!*



Partnership and Outreach

## JOINT COUNCIL - YOUTH WORKSHOP

In early December of 2010 a final forum was held to gather input from a very important component of Copperas Cove: its youth! At this meeting, members from the City Council had an opportunity to hear what area teenagers felt were the most important things to be offered at the City's parks. From a variety of alternative recreation images presented to them, the teens were able to place dots on the items that were the most important to them. They were also able to list any items that were not represented by the images. The following list represents their top "Recreation" Priorities:

1. Ropes Course
2. Bowling
3. Skateboarding
4. Spray Parks
5. Dodge ball
6. Movies in the Park
7. Paint Ball
8. Ghengis Grill!!!

Council -Youth Workshop in the City Council Chambers.



As the list illustrates, it boils down to the teenagers wanting a variety of park amenities and different forums for socialization. Parks can facilitate this with the right type of infrastructure but most importantly with programmed activities within the parks themselves.

# GOALS OF THE PARKS NEEDS ASSESSMENT

City Staff and the Copperas Cove Parks Committee reviewed the parks and goals and objectives from the 2007 Comprehensive Plan Update. The following is a revised statement of those goals to guide the current and future direction of the Copperas Cove Parks and Recreation System.

1. Provide a wide range of recreational and leisure time opportunities for all residents of Copperas Cove.
2. Provide a full range of facilities for parks and recreation in safe and secure neighborhood parks , community parks and linear linkages that will accommodate the current and future needs of the City's residents and visitors.
3. Provide appropriate new facilities and redevelop existing ones.
4. Create a full service parks and recreation department.
5. Maintain and operate the parks, recreation and open space system in a cost effective manner.
6. Establish cooperative agreements and coordinated efforts with other governmental jurisdictions, school districts, private sector entities and civic organizations.
7. Anticipate the needs of the changing community and structure programs and facilities accordingly.
8. Promote a sense of community through recreation programming.
9. Build community support for parks and recreation.
10. Provide parkland and a variety of recreation facilities and programs to meet the changing recreational needs and desires of the City of Copperas Cove's population.
11. Maintain and manage the parks system to improve the image of the City of Copperas Cove.
12. Provide a planning tool to coordinate multi-jurisdictional efforts with adjacent cities and the local school district with respect to issues that affect recreational opportunities in the community.
13. Develop other funding mechanisms to help supplement the City's funding sources.



# PARK MASTER PLANS

After the parks inventories and public outreach were concluded, and the context of the park priorities were understood underneath the umbrella of the goals for the parks system, the design team began to develop preliminary master plans for the development and renovation of City-owned parks.

From this list of priorities, the Park Committee and City Staff identified five parks to program and master plan. These parks included: High Chaparral Park, Heritage Park, Highland Park, City Park and Ogletree Gap Park. Two parks were not slated for re-programming or master planning. Because improvements were made to South Park in fiscal year 2010, it was not considered for future improvements. Kate Street Park is unique in that it resides in a utility easement. Per agreement with that utility company, when the lifespan of the existing park amenities at Kate Street have been exhausted they will not be replaced and the park will cease to exist.

The preliminary park maser plans are illustrated on the following pages.



Parking Area  
Accommodating  
22 Vehicles

Practice U10  
Soccer Fields  
Approx. 100' x 140'

Tree Planting  
Buffer

Exercise Station -  
Typical

Accent  
Trees

Overlook  
Viewing Area

Restroom  
Building

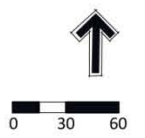
Tree Planting  
Buffer

Playground Structure  
w/ Family Pavilion

Family Pavilion with  
Picnic Tables

(2) Practice  
Baseball Fields

Loop Trail -  
1/3 mile



HIGH CHAPARRAL PARK MASTER PLAN - Preliminary

City of Copperas Cove

November 23, 2010





HIGHLAND PARK MASTER PLAN - Preliminary

City of Copperas Cove

January 24, 2011



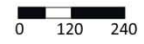
# CITY PARK MASTER PLAN - Preliminary

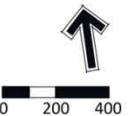
City of Copperas Cove

LUCK DESIGN TEAM



January 24, 2011





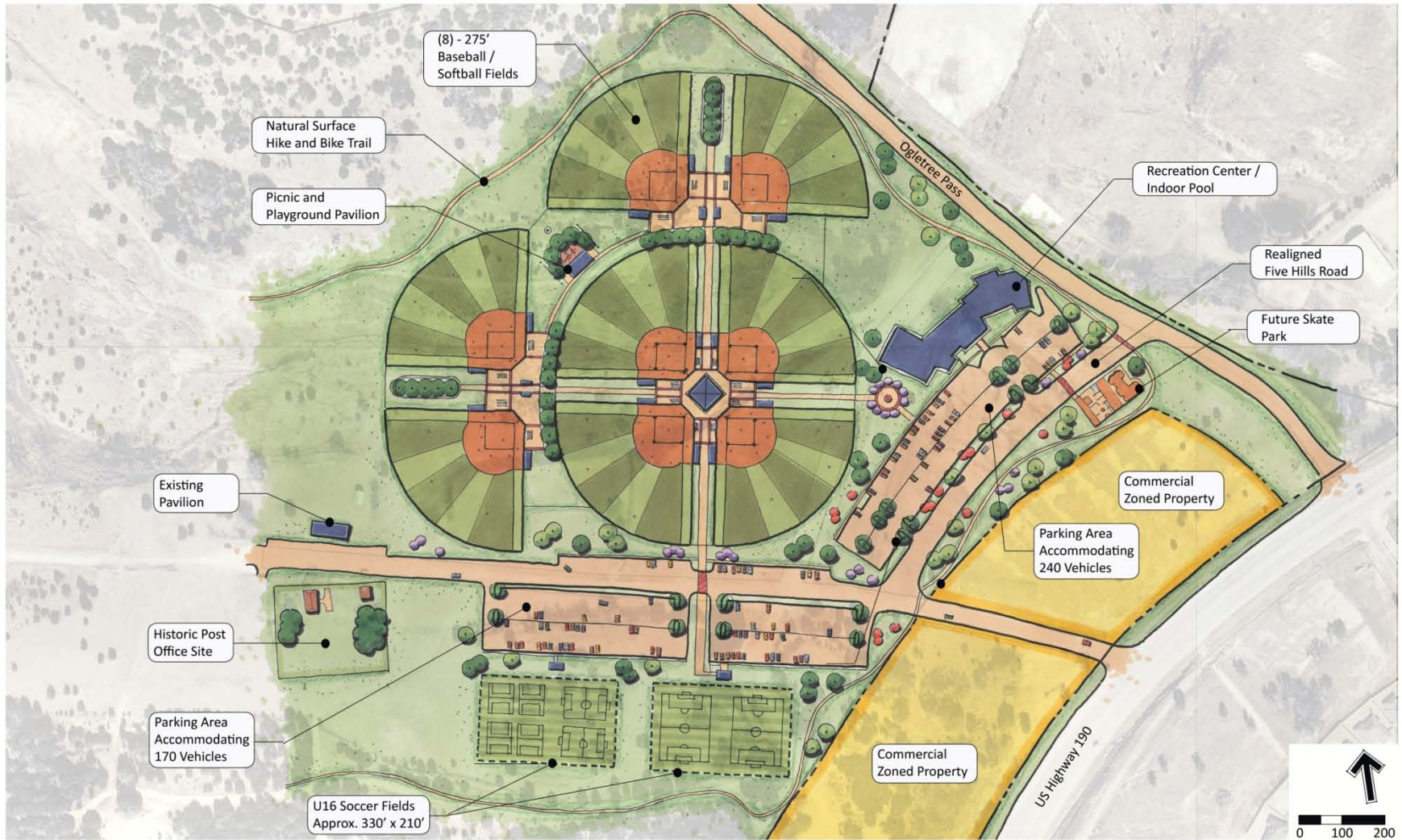
# OGLETREE GAP PARK MASTER PLAN - Preliminary

City of Copperas Cove

January 24, 2011

Note: This preliminary master plan builds upon the "Community Recreation Complex in Ogletree Gap Park - Park Plan 2010" originally prepared for the City of Copperas Cove by F&S Partners dated March 10, 2007. Per City direction, elements as shown in that original plan remained the same or were modified to the plan representation depicted on this graphic master plan.





# OGLETREE GAP PARK MASTER PLAN ENLARGEMENT - Preliminary

City of Copperas Cove

January 24, 2011

# PROPOSED SEQUENCE OF IMPLEMENTATION

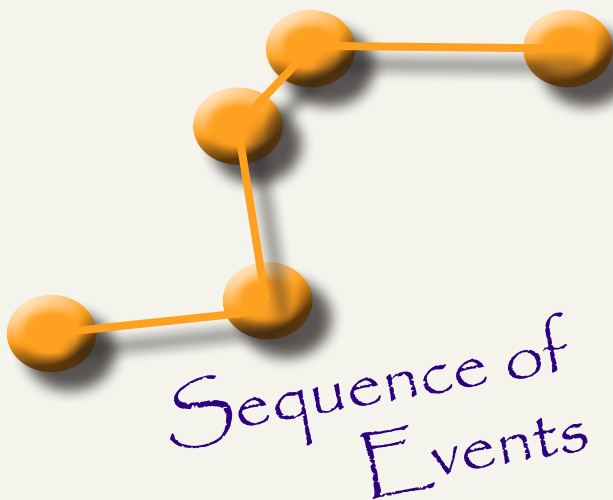
Upon review and approval of the preliminary master plans and their associated estimates of probable construction, City staff, members for the Parks Committee and personnel from LUCK Design Team prepared a "Proposed Sequence of Park Improvements". This outline (as indicated on the next page) game plans the timing and associated costs for improvements to the City's park system.

The first items indicated highlight the direction received from council: take care of what we currently have. The City has three great neighborhood parks in High Chaparral Park, Heritage Park and Highland Park; however, they need to be developed or renovated to maximize their potential. This allows the City to provide updated park and recreation facilities closer to home. These upgrades also enable the City to become compliant with Americans with Disabilities Act (ADA) regulations for accessibility.

The improvements to the neighborhood parks will take the least amount of construction dollars; this means that the City will be able to have significant updates to multiple parks while minimizing the construction costs. This is important because capital improvements monies are limited and the result will be taxpayers and residents seeing immediate improvements to their parks without an exorbitant amount of capital outlay.

The next two proposed action items, involving City Park and Ogletree Gap Phase 1, are closely tied together in their implementation timing. Many improvement items as shown on the perimeter of City Park may be done without disturbing the core function of the City Park ball fields. These items may be constructed without interrupting league schedules; however, prior to the ball fields at City Park being renovated, City Staff and the Parks Committee exhort the construction of the Phase 1 ball fields at Ogletree Gap Park. This would allow for the recreation leagues to transition to Ogletree Park while the fields at City Park are being renovated without a loss or interruption of their season.

The last two phases of the "Proposed Sequence of Park Improvements" continue the build out of Ogletree Gap Park. It should be noted that the Phase 3 costs (which entail the construction of a community recreation center) build upon the layout and estimates of probable construction costs as outlined in the "Community Recreation Complex Study in Ogletree Gap Park" dated May 17, 2007.



# PROPOSED SEQUENCE OF PARK IMPROVEMENTS

	OPINION OF CONSTRUCTION COST*	CONSULTANT COSTS^	TOTAL COST	REMARKS
HIGH CHAPARRAL PARK	\$589,300	\$100,200	\$689,500	<div style="border: 1px solid black; padding: 5px;"> <p>LOCK IN A WIN!</p> <ul style="list-style-type: none"> <li>- "Take care of what you got!"</li> <li>- Make park amenities ADA compliant.</li> <li>- Show residents we heard what they said were their highest priorities.</li> </ul> </div>
HERITAGE PARK	\$181,900	\$31,000	\$212,900	
HIGHLAND PARK	\$156,000	\$26,500	\$182,500	
CITY PARK	\$5,768,500	\$980,700	\$6,749,200	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <p>EACH PLAN RELIES ON THE OTHER.</p> </div>
OGLETREE GAP - PHASE ONE	\$3,386,600	\$575,700	\$3,962,300	
OGLETREE GAP - PHASE TWO	\$4,953,000	\$842,000	\$5,795,000	
OGLETREE GAP - PHASE THREE	\$9,579,800	\$1,628,566	\$11,208,366	
<b>TOTALS</b>	<b>\$24,615,100</b>	<b>\$4,184,666</b>	<b>\$28,799,766</b>	

\* - This Opinion of Construction Costs is based on 2011 construction costs and does not include escalations for yearly cost increases.

^ - The consultants costs (including design/survey/environmental explorations/permitting) are shown as 15-17% of the "Opinion of Construction Cost". This is congruent with the methodologies used in the "Community Recreation Complex in Ogletree Gap Park - Park Plan 2019" originally prepared for the City of Copperas Cove by F&S Partners dated March 10, 2007.

# PARKS INVENTORY

An integral part in the development of a Parks Needs Assessment is the critical step of understanding the existing parks and facilities owned and maintained by the City. This is provided through on-site inventories and verification of existing park facilities currently owned and maintained by the City.

LUCK Design Team conducted such an inventory for each of the City of Copperas Cove parks. The result of each of these inventories is included on the following pages, complete with pictures of amenities located in each of the parks. The location, condition and quantity of the recreational amenities are also documented.



# CITY PARK 1206 WEST AVENUE B



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	REPLACE	
Baseball Fields	3			x	Yes
Basketball Courts	2		x		No
BBQ Grills	28			x	No
BBQ Smoker	1		x		No
Benches	11		x		No
Football Fields	2		x		No
Horseshoe / Washer Pits	4		x		No
Pavilions	10		x		Yes
Picnic Tables	80			x	Yes
Playgrounds	3		x		No
Soccer Fields	1	x			No
Softball Fields	3			x	No
Swimming Pools	1		x		Yes
Volleyball (Sand)	1			x	No

# CITY PARK 1206 WEST AVENUE B



# HERITAGE PARK 1929 PLEASANT LANE



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	REPLACE	
BBQ Grills	1			X	No
Benches	3			X	No
Picnic Tables	3			X	No
Playgrounds	1			X	No

NOTES:

# HIGH CHAPARRAL PARK

1310 HIGH CHAPARRAL



		CONDITION			
EXISTING AMENITIES	QUANTITY	GOOD	FAIR	REPLACE	ACCESSIBILITY
None on site					

NOTES:



# HIGHLAND PARK 1203 CRAIG STREET



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	REPLACE	
Picnic Tables	3			x	No
Playgrounds	1			x	No

**NOTES:**

The playground amenities at Highland Park include:

- (1) Swing Set
- (1) Slide
- (1) Climber
- (1) Merry-Go-Round
- (1) Horse Swing
- (1) Helix Climber
- (1) Set of Monkey Bars

# KATE STREET PARK 603 KATE STREET



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	REPLACE	
BBQ Grills	1		X		No
Benches	2		X		No
Picnic Tables	2		X		Yes
Playgrounds	1		X		No

NOTES:

# OGLETREE GAP PRESERVE

1878 POST OFFICE ROAD



		CONDITION			
EXISTING AMENITIES	QUANTITY	GOOD	FAIR	REPLACE	ACCESSIBILITY
None on site					

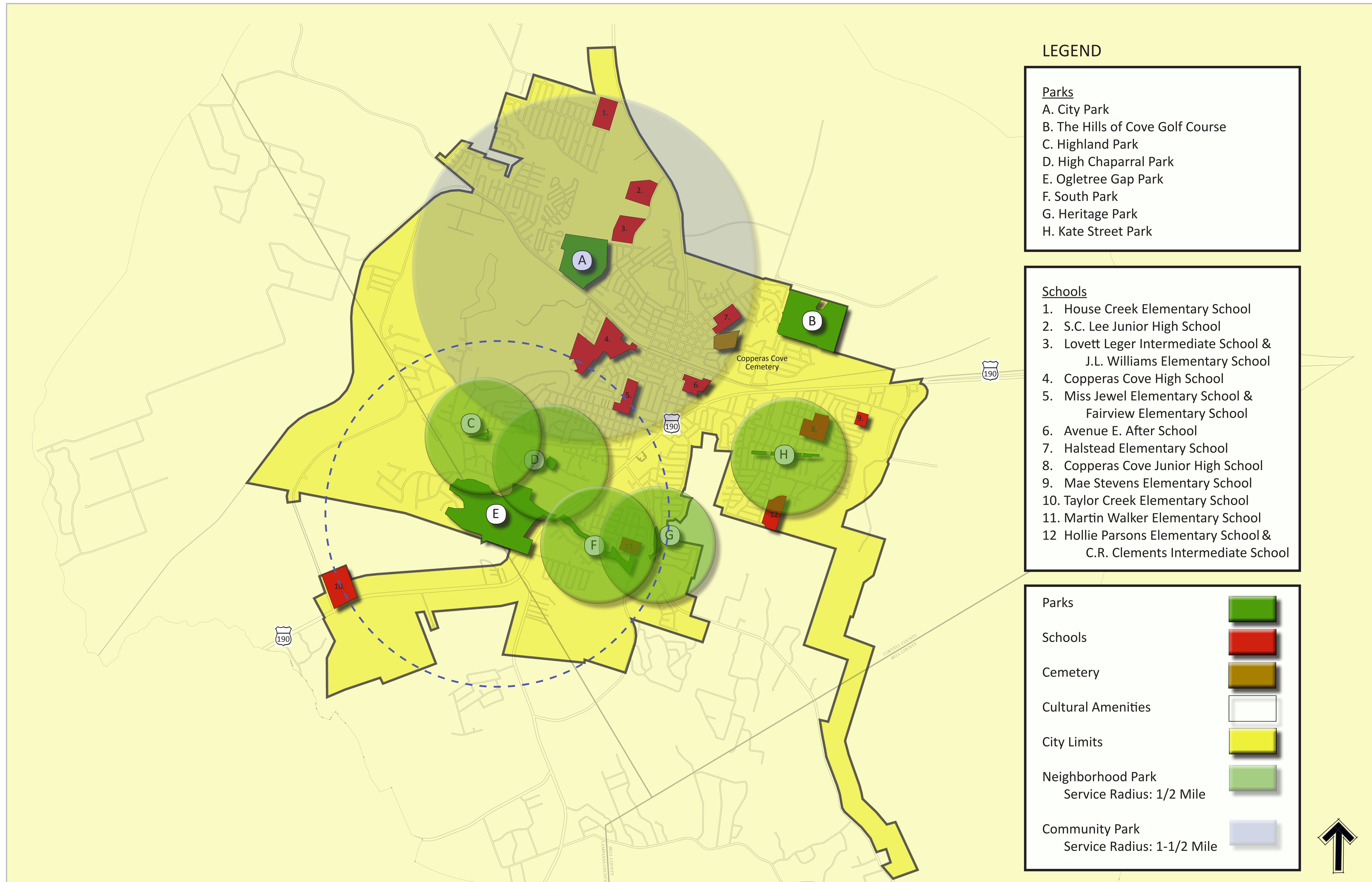
NOTES:

# SOUTH PARK 2602 DENNIS DRIVE(RR 3046)



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	REPLACE	
BBQ Grills	1		x		No
Benches	8		x		No
Horseshoe / Washer Pits	1		x		No
Pavilions	1		x		No
Picnic Tables	4		x		No
Playgrounds	1	x			No
Soccer Fields	2		x		No
Splash Pads	1	x			Yes
Swimming Pools	1	x			Yes

NOTES:



**PARKS AND OPEN SPACE MASTER PLAN - Parks Service Radius Map**

City of Copperas Cove

September 13, 2010

# City of Copperas Cove

## Parks and Recreation Needs Assessment Survey - 2010

The City of Copperas Cove from time to time surveys the citizens of Copperas Cove to determine what facilities, activities and programs you feel the City of Copperas Cove should implement in the future. The results of these surveys are used to develop a five (5) year plan and to make recommendations to the City Council for the development and implementation of new parks and recreation programs and facilities.

Please take a moment to voice your opinion on these issues that help us make decisions concerning the quality of life we all want in Copperas Cove. Thank you for being a part of this important process.

Complete the survey by circling or marking the answers that best reflect your attitudes and opinions.

Please return by **June 30, 2010** to:  
 Parks and Recreation Department  
 Attn: Danny Zincke, Assistant Director of Community Services  
 507 S. Main Street,  
 Copperas Cove, TX 76522

### About the Parks and Recreation Facilities in Copperas Cove

#### 1) How would you rate the physical condition of the parks in Copperas Cove?

*(please circle one answer)*

1- Excellent                      2-Good                      3- Fair                      4-Poor                      5-Don't know/Not Familiar

#### 2) How would you rate the recreation program opportunities in Copperas Cove?

*(please circle one answer)*

1- Excellent                      2-Good                      3- Fair                      4-Poor                      5-Don't know/Not Familiar

#### 3) How often have you & members of your household visited Copperas Cove parks during the past year?

*(please circle one answer)*

1-            At least once a week                      3-At least once a month  
 2-            A few times a month                      4-A few times during the year                      5-Never

### Recreation Programs in Copperas Cove

#### 4) In which recreation programs or activities would you or members of your household be most interested in participating? *(Circle those you would be most interested in participating in)*

Baseball	Sand Volleyball	Hiking	Nature Study
T-Ball	Volleyball	Arts and Crafts	Bird Watching
SCUBA	Camping Facilities	Canoeing	Dance/Drama
Water Exercise	Softball	Biking	Summer Camp
Music Education	Soccer	Disc Golf	Martial Arts
Agricultural (4H/FFA)	Gymnastics	Fishing	Health/Wellness
Weight Lifting	Basketball	In-Line Hockey	Swim Lessons
Fitness Classes	Tennis	Kickball	Skateboarding

Other: \_\_\_\_\_



**10) Which park facilities do you use?**

*(please circle all that apply)*

Highland Park, 1203 Craig St.

Heritage Park, 1929 Pleasant Lane

Kate St. Park, 603 Kate St.

High Chaparral Park, 1310 High Chaparral

South Park, 2602 Dennis Dr. (RR 30 46)

Ogletree Gap Preserve, 1878 Post Office Rd. (Hwy 190)

City Park Complex, 1206 W. Ave. B.

**Household Information**

**11) How long have you been a resident of the City of Copperas Cove?**

*(please circle one answer)*

Less than 2 years

2 to 5 yrs.

6 to 10 yrs.

11 to 20 yrs.

over 20 yrs.

**12) How many persons, including yourself, reside within your household?**

*(please circle one answer)*

One

Two

Three

Four

Five

Six or more

**13) How many children live with you in each of the following age groups?**

*(please circle one answer)*

\_\_\_\_\_ 4 years or under

\_\_\_\_\_ 5 to 11 yrs

\_\_\_\_\_ 12 to 14 yrs

\_\_\_\_\_ 15 to 18 yrs

\_\_\_\_\_ 19 and older

\_\_\_\_\_ Total children living at home

**14) Which quadrant do you live in?**

*(please circle one answer)*

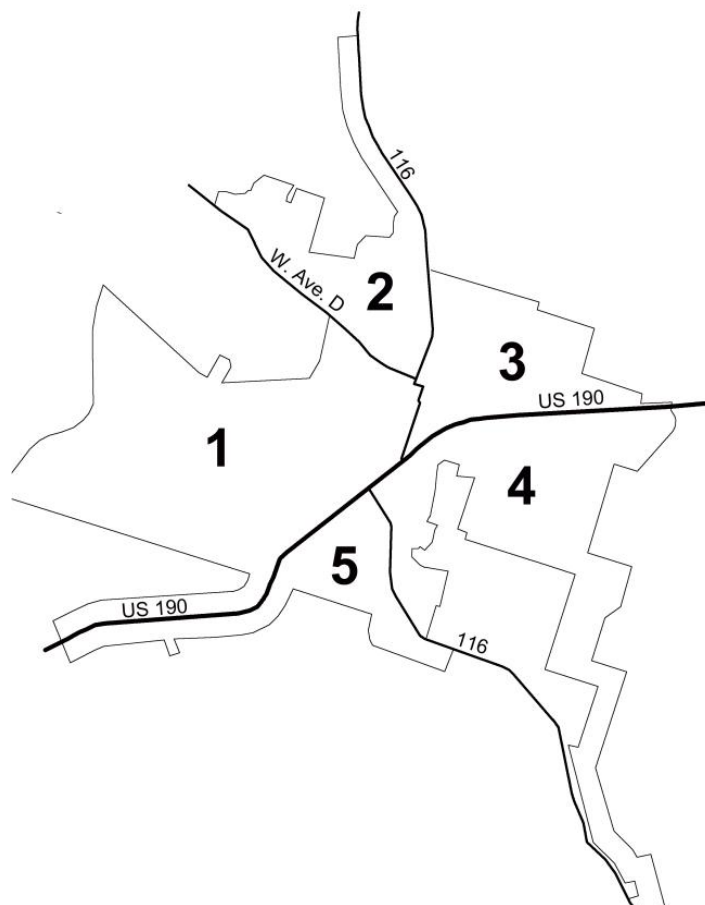
Quad 1

Quad 2

Quad 3

Quad 4

Quad 5





**15) What is the single most important issue or needs concerning Copperas Cove parks and recreation programs and facilities? (write in any comments)**

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**Thank you for your participation in this survey. Your input will help us develop the future vision of parks and recreation in the City of Copperas Cove!**

# CITY OF COPPERAS COVE PARKS AND RECREATION NEEDS ASSESSMENT SURVEY - 2010

Below are additional comments received from residents as part of Question 15 from the park needs assessment survey distributed to the public in May and June of 2010.

My family and I relocated to Copperas Cove from Illinois. The motto "City built for family living" has an important role in our selection of C.C. as our new home. We are somewhat disappointed by the fact that none of the parks are within walking distance from our house. We are trying to line "green" as much as possible and feel that riding our bikes along the City's streets is not safe. Most streets do not have continuous sidewalks for walking either.

We need running areas where cars aren't in the way. The park lacks this natural beauty and I think we can add a nature trail of some sort to express that.

Running in Copperas Cove is difficult without adequate trails. Running along the road is dangerous. I don't mean running in a circle either. It's nice to go out and see different areas as you run or bike. Sidewalks are needed too. Kids need to walk to school safely. Ask yourself: How many crosswalks are on Highway 190?

The parks aren't very attractive; therefore people choose not to visit the parks. Also, I think people will want to visit the parks if there were more activities such as running tracks.

I believe the city park needs a running track and trail.

Doors on stalls of bathrooms. Soap and towels in bathrooms, cleanliness in bathrooms (they are always totally filthy!). Cleaner ponds, recycling bins year-around, not just @ rabbit fest; public knowledge of where sports fees are spent, more free family/music events, adult leagues and working scoreboards.

Indoor recreation facilities - fitness areas that serve everyone - senior to child that can be used year around including a pool/ Water aerobics are one of the best attended programs but does not continue during inclement weather. The City does not address the fitness needs of children beyond organized sports teams.

The City needs to have an indoor pool.

Need an indoor swimming pool. Need summer swim league.

Copperas Cove needs a multi-purpose center that will accommodate residents as well as the CCHS swim team. Sufficient centers like the Killeen Water Park should be where the City looks to offer residents to stay within the City instead of being forced to elsewhere in their extra activities! 25 yard pool - 8 lanes- at minimum should be considered at least for our city.

I am a senior aged 72. Would like to go to CC planetarium with people my age. Need transportation would enjoy singing at the Senior Center. Need someone to play the piano once a week (on Wednesday). Take day trips - need transportation. Attend school plays and activities (we don't know when). Discount movies during the day at the theater, maybe some organization to sponsor activities. Thanks.

More parks and walking / running track

Expand south park trail along clear creek. We currently have only 1 mile walking / running trail. The trail is very nice and much used. The playground near the trail is used much as well and nice. I would like an expansion. Most people run/walk multiple loops. I would LOVE an extension of the trail by several miles. I know it would be much used. Also: add more sidewalks please. Running and walking trails will draw future citizens to Copperas Cove.

I believe we need a significant running /walking trail that isn't near the road and has shade. Preferably a mile or longer in length. Many in the community would benefit from that!!! Many do not like treadmills or walking by the road under the sun when they like to exercise/ The 1 mile trail in South Park is just not enough.

Nowhere to walk or run.

More Running / walking tracks.

Programs are generally too expensive unless you have discounted rates I don't know about.

Park events should be signed displayed with newspaper ads in both area newspapers.

Fields 7&8 are always flooded out when it rains. Also it needs pavement for the parking lots.

More publicity and information for available parks and programs.

That there is a better rec center with indoor pool for swim lessons or play thru out the year.

Security/police presence. Better uniforms for the sports teams. Better snack bar / variety.

Copperas Cove needs a multipurpose center like Abrams Gym on Fort Hood that provides a variety of sporting activities: swimming, weights, basketball, racquetball, aerobics, cardio equipment, volleyball, etc.

Parks already established should be accessible to all residents and I think Phase 5 needs a park facility for all residents in our neighborhood instead of having to travel elsewhere.

Two umpires need to be at every game. They also need to have more training. We need batting cages. When you put in a park and a swimming pool for area five People may be more favorable for other facilities. But spread the goodies around the City.

Batting cages. Rest room with doors.

I would like to see a City Recreation Center similar to Burnet or Killeen with an indoor pool large enough for lap swimming and diving (similar to Abrams on Fort Hood.)  
Uniforms.

More recognition.

Coaching need more seating.

Parks and rec to actually care. These kids are our future. Crimes start at a young age. Get the community more involved.

Hire more people whom care about the park.

Hire some people who care about the park.

Better uniforms, concessions, security; better ball fields.

City Park's duck pond desperately needs some beautification.

Having practice fields for children to play; having pavilions for parties, etc.

Too many excuse when issues are brought to someone's attention; i.e. ball fields in bad shape, distance between bases incorrect, pitching mound heights wrong. Always excuses, never action. When an issue comes up regarding a coach a "general email" seems the action of choice instead of addressing the issues head on. Many others but this survey won't change anything.

How cheap Mr. Wilson is. They (CC City) spend more money in the golf Course than in our future own children. No one in City hall cares for our children.

Sports complex. Senior Center. Bike-hike trails.

A new sports complex and senior center

Need an Olympic size swimming pool for adults. And it is ridiculous to have teenage girls on cell phones being life guards at South Park. They don't even pay attention have. "Kids" smoke pot in Kate Street Park after dark that should be stopped. It is not a "park" anyways but rather a playground.

The programs need serious overhaul. You have coaches kicked out of games and are still allowed to coach from outside the field. They should not be allowed to be on property. The coach attacked the other and he still can be out there! When you have kids refereeing these sports without adult supervision is crazy. CCPARD charges more than Killen for less (uniforms, referees, etc.) Soccer, the facilities are inadequate for the amount of kids playing. This is the one program that you have 11 v. 11 or 7 v. 7 games on fields that should be played 3 v. 3. Instead of having so many kids on the field, limit it to small amounts. I know coaches are a problem, offer to waive fee if they will coach. I do think CC PARD tries hard but it is sad to hear as so many people their kids to Killeen because of the quality

of the programs.

I love the fact that there is a park .I visited the park quite often when my children were young. Now that they're grown and gone I only visit on occasions.

Programs – Baseball/softball rules need to be changes to follow district rules. Stop with the Cove by-laws- they are not helping the children. Shad screens over the bleachers at the softball fields are needed. Have the concession stands open for all the games. Redo all fields pitcher's mound not lined up with home plate. Have a walking /bike trail. Belton, Killeen and Temple parks all have this .Make use of High Chaparral Park (empty field).

An indoor swim area for year around use. Maybe the school district could be in partnership so the swim team could also use it. Swimming is the one exercise those of "frail" health can do whether adult or child.

Bathrooms frequently unclean. They're so dark and dingy that my kids are often afraid to go in. The lack of privacy inside the bathrooms should be addresses as well. Shaded areas for the fields in the back, especially over the players' benches.

Better gear for catchers in softball and shade over the softball bleachers and not take softball bleachers on Rabbitfest when there are games all day at the field.

Kid's sports – need equipment! Pitching machines, etc. Need better organization with signing up and team rosters – no favoritism!

I feel there needs to handicapped swings and things for thee disables to do at the parks. There are a lot of disabled children and adults in Copperas Cove that would enjoy the park more if they could also participate.

Most of the facilities / classes available are geared towards team sports which while valuable are not the only need existing. If more walking or biking trails were available, especially in different neighborhoods. People would be more encouraged to walk. Some neighborhoods have inadequate sidewalks, leaving people to walk on the streets.

It would be nice to have disc golf park within this City. Right now we are driving to Temple and Harker Heights to use theirs. Also, a recreational facility (Burnet) for interior swimming pool and other sports activities would be nice.

I feel our City Park needs major improvements. The duck pond is dirty and polluted and an eye sore. I grew up in Cove and as a child the park seemed better; seemed more care was put into the park. The picnic areas need much improvement. Restroom facilities are not hygienic and unhealthy. I would like to see an improvement in walking /biking trails that are safe and secure. Animal waste bags would also be helpful. Perhaps look at Killeen's Andy K. Wells Hike and Bike trail or at the parks in Harker Heights for ideas. Thank you!

Copperas Cove does not have the classroom space for potential programs. There are fitness activities for senior citizens, but I have not seen anything offered for other residents. Children sports programs fill up with long waiting lists. Copperas Cove needs a multi-use recreation center with space for classrooms, and would be nice to.

Increase the number of playing fields for baseball, soccer, softball. Recreation Center and Swimming water park.

Most important issue" cove needs to be more organized with their activities, rules followed and available fields. May want to talk to Killeen Parks) needs concerning: there is no immediate access to 1st aid supplies! Referees need to be more consistent with the rules.

Shade covers for benches for kids/adults waiting to play.

Safety for kids; shorter survey.

Safety.

A skate park would be perfect; I'd be happy with that.

Not enough parks for children to play in. need pet parks.

Having a place for children to play.

Better bathrooms.

Pick up some of the things the Downtown Association used to do: garage sales; park and rec used to sponsor this a few years back.

More things for children to do and more swimming pools.

Not much to do.

BETTER MAINTENANCE OF WILDLIFE. Trash is overwhelming. Ducks and geese suffering from fishing line Crustaceans dying in creek from polluted ecosystem.

More sports.

Nicer bathrooms and doors!!!

Safety in the evenings.

Civic Center.

Clean/safe.

Better bathrooms.

Restroom facilities need help!

Safety.

Bathrooms need the most attention.

Privacy doors on the rest rooms.

Better upkeep and nicer fields are needed for especially soccer and softball.

Better upkeep of fields.

Clean updated rest rooms.

More events at the parks. BBQ.

More bathrooms, doors on all stalls, adequate toilet paper and soap.

Better bathrooms.

More things for kids to do to keep them out of trouble.

Need more police patrol.

Bathrooms stall doors & gym. Nets on the basketball goals.

The park is a very pleasant area. I think more water fountains could be in place.

Nothing wrong.

Skate park for all the boys who get in trouble skating in public business areas.

Need more stuff for the kids to do.

Early as possible practices and games during school days.

I would like wrestling.

Better organization of sports scheduling.

Stalls on bathroom doors in parks. Thank you.

Stall doors would be great and locks on women's bathrooms. Year around recycle containers for paper /aluminum. Cleaner ponds. Fair refs.

To see the \$85 spent to play football really go towards the kids having new equipment and able to keep jerseys.

Rest rooms need upgrade and clean.

Better funding.

Doors on bathrooms stalls. More bathrooms. More scheduled pond restocks.

Working scoreboards.

Improve walking /bike trails with workout stations.

More/better bathroom facilities in Copperas Cove City Park.

Better softball fields with parking.

People throwing trash in ducky pond.

Localize basketball.

Needs competitive leagues for girls. Need better officials. They are the only paid on the fields. They should be more involved with game and at least seen a game in their life. Golf course budget is too light.

Skateboard park. Biking trails. Bike lanes on City streets.

A nice civic center and multi-use facility with athletics and indoor pool, locker rooms – showers, classrooms, etc.

More events.

Bigger pool.

Doors on bathrooms.

Need to upgrade baseball/softball fields and supporting facilities. Cove is far inferior to surrounding are park, i.e. Killeen, Belton, Temple.

Baseball fields, more staffing.

More things for young kids to do. Skate park, hike trails.

There could be more shaded areas throughout.

Rest rooms need improvement.

Doors on bathrooms stalls.



Keeping kids off the street.

More fish are needed in the pond.

Nothing. I love the parks and recs.

Adequate fields and maintenance of fields and bathrooms.

More time to practice before seasons start. Try not to overlap sports too much. Frisbee golf course. Bike trails!

They are very good in everything.

Kids programs.

Bathrooms

New bathrooms. Weight lifting facilities.

Doors on stalls.

Bathroom doors on Rest rooms.

More ball fields.

Better bathrooms.

All year around youth programs.

Doors on bathroom stalls.

Competitive soccer program.

Lack of adequate sports venues.

I think the rest rooms should be monitored more frequently and that improvements need to be made on them. Officiating should be consistent (meaning all officials follow the same rules) I strongly feel that parks and rec should award trophies to the top three teams whether in tournament or standing for the season.

Bathrooms are always filthy. No lock on doors anymore – worked last year. The rest room by Field 6 is horrible. Disappointed in uniforms we receive. Quality is terrible. We requested a color and received completely different color.

Not enough activities for kids.

Do something for our children. There is hardly anything to do for them on the weekends.

Activities for all age groups.

More activities.

Beautification / landscaping.

The baseball pants are a waste of money. Better jerseys!!!!!!!

I think you shouldn't issue crappy baseball pants instead buy better jerseys.

Need better softball facilities.

The scoreboards need to be fixed. Also, some overhands for the bleachers would be great.

Better organization.

Working scoreboards.

Bathrooms / overhangs for bleachers.\

Rest rooms.

Rest rooms need a lot of work. Communication with staff and parents. I would like my son to play real t-ball next year like real baseball, can that be changed?

Need of more facilities for all sports.

The rest rooms in City Park definitely need more attention.

The rest rooms are very dirty. There are no doors on the rest room for privacy. There is never soap in the rest rooms.

The uniforms that were issued this year were cheap. They didn't have team names and the sizing wasn't appropriate. The jerseys were made in Mexico. When the City requires contractors to use USA materials then the parks and rec should follow the policy too. / The rest rooms at the City Park are terrible. The drinks at the concession stand are always hot. / The pants that were issued were cheap. We would rather spend the \$ on better jerseys.  
Better bathrooms. Lacrosse fields. Field hockey.

Do not issue baseball pants. Buy better jerseys made in America.

Field conditions. Concession areas –not enough. Rest rooms nasty. Issued equipment bad condition (baseball / football pants) pads for football – poor also.

Baseball fields are horrible! Don't spend the money on baseball pants; use it for better jerseys.

Communication between Parks and Rec staff and parents / coaches of athletic teams.

Need expanded little league programs that will allow our youngsters to develop into better athletes at the H.S. level.

You need somewhere that the kids can go and have things to do. Biking / Tennis Courts / Racquetball courts.

Courts – basketball, racquetball, tennis. / Trails – hike and bike.

I am attaching my mother's senior center web page (<http://www.ashlandseniorcenter.org>) which has "oodles" of information along with calendar showing interest for seniors. Cove's senior center has minimal activities and is in a POOR LOCATION for seniors here. Seniors would love some improvement in this area. Thank you for asking.

My local park – Morse Valley – is not maintained well – trash, graffiti, etc. Otherwise I enjoy the park and Parks & Rec programs.

Baseball fields need improvement as well as the program itself – Field 4 needs repairs, scoreboard needs fixed, fence by bleachers need repaired. Correct rules and how to play.

Playing sports with league correct rules / not "our" Cove rules = not teaching kids correct rules and how to play. Coaches go to training for each sports – not the one hour meeting that makes them "think" they know rules. Umps and score keepers training= they need - half don't know rules or how to keep scores.

Bathrooms. We would love a skate park in town.

Not updating web page on a timely basis. / Equip and uniforms not ordered on a timely basis. / Dog park needed (please). / Make South Park more user-friendly.

I feel the City needs to improve and utilize South Park soccer fields with lights, bleachers and pavilions. It would be nice to extend the hike/bike trail also and provide adequate trash cans and dog doo disposal bags. The end of the trail would also be ideal to place a dog park like the City of Colorado Springs, Georgetown, etc. have.

Rest rooms need redone.

Each coach should get at least one free kid for whatever sport they are coaching.

Better ball fields all around. Bleachers covered – concessions, working score boards – communications with coaches.

**City of Copperas Cove  
High Chaparral Park**

<b>Estimate of Probable CONTRACTOR Improvement Costs</b>						
Prepared for: City of Copperas Cove						
Updated: 012.14.10						
<b>Bid</b>	<b>Item Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Amount</b>	<b>Remarks</b>
<b>Item</b>						
<b>A Paving</b>						
1	Parking Lot (include sub grade, base, pavement)	SY	1,083.00	25.00	27,075.00	150' x 65' For 22 spaces and 2 entries
2	18" Ribbon Curb	LF	600.00	12.90	7,740.00	
3	Wheel stops	EA	22.00	120.00	2,640.00	
4	Parking Lot Accessible Park Signs	LS	2.00	200.00	400.00	
5	Vehicular Signage	LS	2.00	500.00	1,000.00	
6	Concrete by Restroom	LF	400.0	21.00	8,400.00	along parking to playground
7	6' wide decomposed granite path	LF	1,742.0	21.60	37,627.20	1/2 mile, 6' wide no edge
8	Playground Transfer Station	SF	160.0	5.00	800.00	
9	Slab Under Pavilions	SF	1,800.0	5.00	9,000.00	For 30' x 60' pavilion
					<b>94,682.20</b>	
<b>B Playground Area</b>						
1	Play Apparatus #1	EA	1.0	55,000.00	55,000.00	Burke Manufacturer
2	Play Apparatus #2	EA	1.0	9,498.00	9,498.00	Burke Manufacturer
3	Play Apparatus #3	EA	1.0	5,600.00	5,600.00	Burke Manufacturer
4	Play Apparatus #4	EA	2.0	5,600.00	11,200.00	Burke Manufacturer
5	Playground Surface, Wood Fiber 12" thick	SY	550.0	11.16	6,138.00	
6	Equipment Installation	LS	1.0	16,500.00	16,500.00	
7	Equipment Delivery	LS	1.0	6,000.00	6,000.00	
8	Concrete Banding (playground edge)	LF	210.0	21.00	4,410.00	6' concrete walkway
					<b>114,346.00</b>	
<b>C Site Furnishings</b>						
1	Picnic Tables	EA	8.0	800.00	6,400.00	
2	ADA Picnic Tables	EA	2.0	900.00	1,800.00	
3	Soccer Goals	EA	2.0	800.00	1,600.00	
4	Exercise Stations	EA	5.0	800.00	4,000.00	
5	Benches	EA	6.0	500.00	3,000.00	
6	Trash Can	EA	4.0	500.00	2,000.00	
7	Bike Rack	EA	1.0	500.00	500.00	
					<b>19,300.00</b>	
<b>D Buildings</b>						
1	Restroom / Storage Building	SF	875.0	125.00	109,375.00	25' x 35'
2	Pavilion (30'x60')	EA	1.0	45,000.00	45,000.00	
					<b>154,375.00</b>	
<b>E Landscaping</b>						
1	Turf - Hydromulch	SF	200,000.0	0.05	10,000.00	4.8 acres
2	Grading	LS	1.0	10,000.00	10,000.00	Allowance
3	Planting Allowance	LS	1.0	12,700.00	12,700.00	Trees, shrubs, steel edging
4	Irrigation	LS	1.0	8,000.00	8,000.00	Drip to trees only
					<b>40,700.00</b>	

**City of Copperas Cove  
High Chaparral Park**

Bid	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>Item</b>						
<b>F</b>	<b>Miscellaneous</b>					
1	Park Entry Sign	LS	1.0	5,000.00	5,000.00	
2	Backstop	LF	148.0	45.00	6,660.00	Chain link, 15' high; (2) total
3	Playground Parking - Area Lighting	EA	6.0	3,500.00	21,000.00	
4	Electrical Infrastructure	LS	1.0	25,000.00	25,000.00	Transformers, panels, wiring
5	Wet Utilities	LS	1.0	10,000.00	10,000.00	50 linear feet each
					<b>67,660.00</b>	
	<b>Subtotal Phase 1</b>					
	<b>20 Percent Estimate Contingency</b>				491,063.20	
	<b>TOTAL CONTRACTOR COST</b>				98,212.64	
					<b>589,275.84</b>	
<b>NOTES:</b>						
1	This is an estimate of probable construction cost for a typical neighborhood park and is for budget purposes only.					
2	This Opinion of Costs does not include escalations for yearly cost increases					
3	This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Contractor Cost"					

**City of Copperas Cove  
Heritage Park**

<b>Estimate of Probable CONTRACTOR Improvement Costs</b>						
Prepared for: City of Copperas Cove						
Updated: 012.31.10						
<b>Bid</b>	<b>Item Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Amount</b>	<b>Remarks</b>
<b>Item</b>						
<b>A Paving</b>						
1	Parking Lot (include sub grade, base, pavement)	SY	1,083.00	25.00	27,075.00	150' x 65' For 22 spaces and 2 entries
2	18" Ribbon Curb	LF	600.00	12.90	7,740.00	
4	Parking Lot Accessible Park Signs	LS	2.00	200.00	400.00	
5	Vehicular Signage	LS	2.00	500.00	1,000.00	
6	6' wide decomposed granite path	LF	200.0	21.60	4,320.00	6' wide no edge
7	Playground Transfer Station	SF	160.0	5.00	800.00	
8	Slab Under Pavilions	SF	400.0	5.00	2,000.00	For 16' x 16' pavilion
					<b>43,335.00</b>	
<b>B Playground Area</b>						
1	Play Apparatus #1	EA	1.0	15,000.00	15,000.00	
2	Play Apparatus #2	EA	1.0	9,498.00	9,498.00	
3	Play Apparatus #3	EA	1.0	5,600.00	5,600.00	
4	Play Apparatus #4	EA	1.0	5,600.00	5,600.00	
5	Playground Surface, Wood Fiber 12" thick	SY	550.0	11.16	6,138.00	
6	Equipment Installation	LS	1.0	16,500.00	16,500.00	
7	Equipment Delivery	LS	1.0	6,000.00	6,000.00	
8	Concrete Banding (playground edge)	LF	210.0	21.00	4,410.00	6' concrete walkway
					<b>68,746.00</b>	
<b>C Site Furnishings</b>						
1	Picnic Tables	EA	2.0	800.00	1,600.00	
2	ADA Picnic Tables	EA	1.0	900.00	900.00	
3	Benches	EA	1.0	500.00	500.00	
4	Trash Can	EA	2.0	500.00	1,000.00	
5	Bike Rack	EA	1.0	500.00	500.00	
					<b>4,500.00</b>	
<b>D Buildings</b>						
1	Pavilion (16'x16')	EA	1.0	20,000.00	20,000.00	For 16' x 16' pavilion
					<b>20,000.00</b>	
<b>E Landscaping</b>						
1	Turf - Hydromulch	SF	200,000.0	0.05	10,000.00	4.8 acres
					<b>10,000.00</b>	

**City of Copperas Cove  
Highland Park**

<b>Estimate of Probable CONTRACTOR Improvement Costs</b>						
Prepared for: City of Copperas Cove						
Updated: 012.31.10						
<b>Bid</b>	<b>Item Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Amount</b>	<b>Remarks</b>
<b>Item</b>						
<b>A</b>	<b>Paving</b>					
1	6' wide decomposed granite path	LF	400.0	21.60	8,640.00	1/2 mile, 6' wide no edge
2	Playground Transfer Station	SF	160.0	5.00	800.00	
3	Slab Under Pavilions	SF	1,800.0	5.00	9,000.00	For 30' x 60' pavilion
					<b>18,440.00</b>	
<b>B</b>	<b>Playground Area</b>					
1	Play Apparatus #1	EA	1.0	20,000.00	20,000.00	
2	Play Apparatus #2	EA	1.0	9,498.00	9,498.00	
3	Play Apparatus #3	EA	1.0	5,600.00	5,600.00	
4	Play Apparatus #4	EA	1.0	5,600.00	5,600.00	
5	Play Apparatus #5	EA	1.0	5,600.00	5,600.00	
6	Playground Surface, Wood Fiber 12" thick	SY	550.0	11.16	6,138.00	
7	Equipment Installation	LS	1.0	16,500.00	16,500.00	
8	Equipment Delivery	LS	1.0	6,000.00	6,000.00	
9	Concrete Banding (playground edge)	LF	210.0	21.00	4,410.00	6' concrete walkway
					<b>79,346.00</b>	
<b>C</b>	<b>Site Furnishings</b>					
1	Picnic Tables	EA	2.0	800.00	1,600.00	
2	ADA Picnic Tables	EA	1.0	900.00	900.00	
3	Benches	EA	2.0	500.00	1,000.00	
4	Trash Can	EA	2.0	500.00	1,000.00	
5	Bike Rack	EA	1.0	500.00	500.00	
					<b>5,000.00</b>	
<b>D</b>	<b>Buildings</b>					
1	Pavilion (16'x16')	EA	1.0	16,000.00	16,000.00	
					<b>16,000.00</b>	
<b>E</b>	<b>Landscaping</b>					
1	Turf - Hydromulch	SF	23,800.0	0.05	1,190.00	.5 acres
2	Grading	LS	1.0	5,000.00	5,000.00	Allowance
					<b>6,190.00</b>	

**City of Copperas Cove  
Highland Park**

Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>F</b>	<b>Miscellaneous</b>					
1	Park Entry Sign	LS	1.0	5,000.00	5,000.00	
					<b>5,000.00</b>	
	<b>Subtotal Phase</b>					
	<b>20 Percent Estimate Contingency</b>				129,976.00	
	<b>TOTAL CONTRACTOR COST</b>				25,995.20	
					<b>155,971.20</b>	
<b>NOTES:</b>						
1	This is an estimate of probable construction cost for a typical neighborhood park and is for budget purposes only.					
2	This Opinion of Costs does not include escalations for yearly cost increases					
3	This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Contractor Cost"					



**City of Copperas Cove  
City Park Renovations**



<b>Opinion of Cost</b>						
Prepared for: INTERNAL USE ONLY						
Updated: 2011.01.02						
Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>A Demolition &amp; Site Preparation</b>						
1	Mobilization	LS	1.0	72,000.00	72,000	2%
2	Temporary Sediment Control Fence, Installed	LF	1,200.0	3.75	4,500	
3	Construction Exit	EA	1.0	2,500.00	2,500	
4	Tree/Vegetation Removal (Allowance)	LS	1.0	5,000.00	5,000	
5	Tree Protection (Allowance)	LS	1.0	0.00	0	
6	Demolition - Remove Existing RR - 438 off Beckman Parkway	LS	1.0	30,000.00	30,000	Closer to Entrance by Picnic Tables
7	Demolition - Remove Existing RR	LS	1.0	30,000.00	30,000	By Basketball Court
8	Demolition - Remove Existing West RR - 486	LS	1.0	30,000.00	30,000	By Field 6
9	Demolition - Remove Existing East RR - 308	LS	1.0	30,000.00	30,000	By Existing Soccer Field
					<b>204,000</b>	
<b>B Site work &amp; Paving</b>						
1	Entry Drive, HMAC on base- Parking Area A	SY	5866	27	158,382	240' x 220'
2	Entry Drive Curb & Gutter-- Parking Area A	LF	1280	12.9	16,512	240' x 220'
3	Entry Drive, HMAC on base- Parking Area B	SY	1733	27	46,791	65' x 240'
4	Entry Drive Curb & Gutter-- Parking Area B	LF	530	12.9	6,837	65' x 240'
5	Entry Drive, HMAC on base- Parking Area C	SY	3466	27	93,582	130' x 240'
6	Entry Drive Curb & Gutter-- Parking Area C	LF	1060	12.9	13,674	130' x 240'
7	Entry Drive, HMAC on base- Parking Area D	SY	3466	27	93,582	130' x 240'
8	Entry Drive Curb & Gutter-- Parking Area D	LF	1060	12.9	13,674	130' x 240'
9	Asphalt Existing Soccer Field Parking Area	SY	200	27	5,400	1.5"
10	Asphalt Existing RV Road	SY	398	27	10,746	1.5"
11	RV Expansion - Roadways	SY	3202	27	86,454	1310' x 22'
12	Grading	LS	1	250000	250,000	Allowance
13	Plaza Concrete Paving	SF	12000	4.5	54,000	
					<b>849,634.00</b>	
<b>C Dry Utilities</b>						
1	Sports Lighting	EA	18.0	13,500	243,000	For all non-softball fields
2	Parking A - Area Lighting	EA	12.0	3,500	42,000	average 8 poles / 100 spaces
3	Parking B - Area Lighting	EA	4.0	3,500	14,000	average 8 poles / 100 spaces
4	Parking C - Area Lighting	EA	6.0	3,500	21,000	average 8 poles / 100 spaces
5	Parking D - Area Lighting	EA	6.0	3,500	21,000	average 8 poles / 100 spaces
6	RV Expansion - Area Lighting	EA	6.0	3,500	21,000	
7	Underground Existing Lighting in Improvements Area	LS	1.0	150,000	150,000	Allowance
8	Electrical Infrastructure	LS	1.0	200,000	200,000	Allowance
					<b>712,000</b>	
<b>D Storm Drainage</b>						
1	24" HDP	LF	600.0	40	24,000	
2	7 inlets	EA	7.0	2,000	14,000	Allowance
3	Outlet	EA	2.0	30,000	60,000	
					<b>98,000</b>	
<b>E Water Utilities</b>						
1	Water Meter with Vault	EA	1	2500	2500	Allowance
2	Double Detector Check Valve	EA	1	2500	2500	Allowance
3	Connection to Existing Water Main	LS	1	2500	2500	Allowance
4	2" Tap	EA	1	2000	2000	Allowance
5	PVC Water Line with Fittings	LF	500	30	15000	Allowance
6	4" pipe	LF	500	28	14000	Allowance
					<b>38,500</b>	
<b>F Wastewater Utilities</b>						
1	Wastewater Line	LF	500	23	11500	
2	Manholes	EA	3	2500	7500	
3	Connection to Sewer	LS	1	2500	2500	
					<b>21,500</b>	

**City of Copperas Cove  
City Park Renovations**



Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>G Playground Area /Awards Terrace Area</b>						
1	Playground Equipment (Allowance)	LS	1.0	70,000	70,000	
2	Playground Safety Surface	SY	2,000.0	25	50,000	
3	Playground Concrete Banding	LF	1,000.0	10	10,000	
4	Shade Canopy	EA	3.0	100,000	300,000	Allowance
					<b>430,000</b>	
<b>H Site Furniture</b>						
1	Picnic Tables (Allowance)	EA	20.0	1,000	20,000	
2	Trash Receptacles (Allowance)	EA	20.0	800	16,000	
					<b>36,000</b>	
<b>I Existing Softball Field Improvements</b>						
1	Backstop Fencing	LF	740	55	40,700	20' high chain link fence - 6 ga.
2	10' Perimeter Fencing @ Dugout	LF	200	35	7,000	10' high chain link fence - 9 ga.
3	6' Perimeter Fencing	LF	4105	25	102,625	6' high chain link fence - 9 ga.
4	8' Dugout Fencing	LF	240	28	6,720	8' high chain link fence - 9 ga.
5	New Sports Field Lighting	EA	26.0	13,500.00	351,000	
					<b>508,045</b>	
<b>J Football Fields</b>						
1	Topsoil	CY	688	8	5,504	4" Depth for Fields
2	Scoreboard	EA	1	15000	15,000	
3	Bleachers concrete paving	SF	600	6	3,600	
4	Bleachers	EA	1	15000	15,000	21' -15 Row with Guard Rail
5	Turf	SF	55800	0.05	2,790	sprigging; 360' x 155'
6	Automatic Irrigation System	SF	55800	0.35	19,530	360' x 155'
					61,424	per field
	<b>Total for Two Fields</b>				<b>122,848</b>	
<b>K Soccer Fields 1 &amp; 2</b>						
1	Topsoil	CY	895	8	7,160	4" Depth for Fields
2	Scoreboard	EA	1	15000	15,000	
3	Bleachers concrete paving	SF	720	6	4,320	
4	Bleachers	EA	2	3700	7,400	15' -5 Row with Guard Rail
5	Turf	SF	72600	0.05	3,630	sprigging; 330' x 220'
6	Automatic Irrigation System	SF	72600	0.35	25,410	330' x 220'
					62,920	per field
	<b>Total for Two Fields</b>				<b>125,840</b>	
<b>L Soccer Field 3</b>						
1	Topsoil	CY	445	8	3,560	4" Depth for Fields
2	Scoreboard	EA	1	15000	15,000	
3	Bleachers concrete paving	SF	720	6	4,320	
4	Bleachers	EA	2	3700	7,400	15' -5 Row with Guard Rail
5	Turf	SF	36000	0.05	1,800	sprigging; 240' x 150'
6	Automatic Irrigation System	SF	36000	0.35	12,600	240' x 150' - U12
					<b>44,680</b>	per field
<b>M Buildings</b>						
1	Restroom Concession Building #1 - Soccer West	SF	1764	200	352,800	42' x 42'
2	Restroom Concession Building #2 - Soccer East	SF	1764	200	352,800	42' x 42'
2	Restroom Building #1 - By Existing Basketball Court	SF	900	200	180,000	30' x 30'
2	Restroom Building #2 - Off Beckman Parkway	SF	900	200	180,000	30' x 30'
					<b>1,065,600</b>	
<b>N Landscaping</b>						
1	Turf - Hydroseed (Allowance)	SF	217,800.0	0.05	10,890	5 acres
2	Trees (Allowance)	EA	24.0	450	10,800	
3	Accent Trees (Allowance)	EA	24.0	300	7,200	
4	Automatic Irrigation System(Allowance)	LS	1.0	30,000	30,000	Drip
					<b>58,890</b>	

**City of Copperas Cove  
City Park Renovations**



Bid	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
Item						
<b>0 Miscellaneous</b>						
1	Hike and Bike Trail	LF	3,000.0	28	84,000	8' wide - DG - \$3.5 / sf
2	Pond Area Improvements	LS	1.0	400,000	400,000	Swag
3	Dumpster Pad & Enclosure	LS	1.0	7,500	7,500	
					<b>491,500</b>	
	<b>Subtotal</b>				4,807,037	
	<b>20 Percent Opinion of Cost Contingency</b>				961,407	
	<b>TOTAL OPINION OF COST</b>				<b>5,768,444</b>	
<b>NOTES</b> This is an opinion of cost and is for budget purposes only.						
This Opinion of Costs does not include escalations for yearly cost increases						
This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Opinion of Cost"						

**City of Copperas Cove  
Ogletree Gap Park - Phase 1**



<b>Opinion of Cost</b>						
Prepared for: INTERNAL USE ONLY						
Updated: 2011.01.02						
Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>A Demolition &amp; Site Preparation</b>						
1	Mobilization	LS	1.0	70,000.00	70,000	2%
2	Temporary Sediment Control Fence, Installed	LF	1,200.0	3.75	4,500	
3	Construction Exit	EA	1.0	2,500.00	2,500	
4	Tree/Vegetation Removal (Allowance)	LS	1.0	5,000.00	5,000	
5	Tree Protection (Allowance)	LS	1.0	0.00	0	
6	Demolition and Removal of Five Hills Road	LS	1.0	100,000.00	100,000	SWAG, Not in F&S Report
7	Demolition and Removal of Portion of Post Office Road	LS	0.0	100,000.00	0	Phase 2
					<b>182,000</b>	
<b>B Sitework &amp; Paving</b>						
1	Parking Lot (include sub grade, base, pavement)	Space	297.0	1,100.00	326,700.00	\$1,100/space
2	Entry Drive, HMAC on base- New Five Hills Road	SY	3400	27	91,800	36' x 850'
3	Entry Drive Curb & Gutter-- New Five Hills Road	LF	1700	12.9	21,930	36' x 850'
4	Entry Drive, HMAC on base- New Post Office Road	SY	0	27	-	36' x 1700'; Phase 2
5	Entry Drive Curb & Gutter-- New Post Office Road	LF	0	12.9	-	36' x 1700'; Phase 2
6	Grading	LS	1	400000	400,000	Allowance
7	Plaza Concrete Paving	SF	1500	4.5	6,750	
					<b>847,180.00</b>	
<b>C Dry Utilities</b>						
1	Sports Lighting	EA	20.0	13,500.00	270,000	
2	Parking - Area Lighting	EA	24.0	3,500.00	84,000	average 8 poles / 100 spaces
3	Electrical Infrastructure	LS	1.0	150000.00	150,000	Allowance
					<b>504,000</b>	
<b>D Storm Drainage</b>						
1	24" HDP	LF	300.0	40.00	12,000	
2	7 inlets	EA	4.0	2,000.00	8,000	Allowance
3	Outlet	EA	1.0	30,000.00	30,000	
					<b>50,000</b>	
<b>E Water Utilities</b>						
1	Water Meter with Vault	EA	1	2500	2500	Allowance
2	Double Detector Check Valve	EA	1	2500	2500	Allowance
3	Connection to Existing Water Main	LS	1	2500	2500	Allowance
4	2" Tap	EA	1	2000	2000	Allowance
5	PVC Water Line with Fittings	LF	600	30	18000	Allowance
6	4" pipe	LF	250	28	7000	Allowance
					<b>34,500.00</b>	
<b>F Wastewater Utilities</b>						
1	Wastewater Line	LF	750	23	17250	
2	Manholes	EA	8	2500	20000	
3	Connection to Sewer	LS	1	2500	2500	
					<b>39750</b>	
<b>G Playground Area /Awards Terrace Area</b>						
1	Playground Equipment (Allowance)	LS	0.0	120,000.00	0	Phase 2
2	Playground Safety Surface	SY	0.0	25.00	0	Phase 2
3	Playground Concrete Banding	LF	0.0	10.00	0	Phase 2
4	Shade Canopy	EA	0.0	100,000.00	0	Phase 2
5	Picnic Tables	LF	0.0	800.00	0	Phase 2
					<b>0</b>	

**City of Copperas Cove  
Ogletree Gap Park - Phase 1**



Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>H Site Furniture</b>						
1	Picnic Tables (Allowance)	EA	4.0	1,000.00	4,000	
2	Benches (Allowance)	EA	4.0	1,000.00	4,000	
3	Trash Receptacles (Allowance)	EA	6.0	800.00	4,800	
					<b>12,800</b>	
<b>I Softball Fields</b>						
1	Backstop Fencing	LF	148	55	8,140	20' high chain link fence - 6 ga.
2	10' Perimeter Fencing @ Dugout	LF	40	35	1,400	10' high chain link fence - 9 ga.
3	6' Perimeter Fencing	LF	821	25	20,525	6' high chain link fence - 9 ga.
4	8' Dugout Fencing	LF	48	28	1,344	8' high chain link fence - 9 ga.
5	Plates (set)	EA	1	350	350	Plates, Pegs
6	Topsoil	CY	1333.25	8	10,666	4" Depth for Fields
7	Clay Infield	CY	586	20	11,720	
8	Soil master Soil conditioner	CY	48	120	5,760	
9	Scoreboard	EA	1	15000	15,000	
10	Dugout framing, roof	EA	2	4000	8,000	
11	Dugout concrete paving	SF	512	5	2,560	
12	Benches in dugouts	EA	6	440	2,640	
13	Bleachers	EA	2	3700	7,400	15' - 5 Row with Guard Rail
14	Scorer's Table	EA	1	750	750	
15	Foul Poles (set)	EA	1	2850	2,850	
16	Turf	SF	80000	0.05	4,000	sprigging
17	Automatic Irrigation System	SF	80000	0.3	24,000	
					127,105	per field
	<b>Total for Four Fields</b>				<b>508,420</b>	
<b>J Buildings</b>						
1	Rec Building Phase 1	SF	0	155	-	Per F&S: 2010-02-13; Phase 3
2	Leisure Pool	SF	0	286	-	Per F&S: 2010-02-13; Phase 3
3	Restroom Concession Building #1 - Softball	SF	1764	200	352,800	42' x 42'
4	Restroom Concession Building #2 - Softball	SF	0	200	-	30' x 30'; Phase 2
5	Restroom Concession Building #3 - Softball	SF	0	200	-	30' x 30'; Phase 2
6	Restroom Concession Building #4 - Soccer	SF	0	200	-	42' x 42'; Phase 2
					<b>352,800</b>	
<b>K Landscaping</b>						
1	Turf - Hydroseed (Allowance)	SF	20,000.0	0.05	1,000	
2	Trees (Allowance)	EA	25.0	450.00	11,250	
3	Accent Trees (Allowance)	EA	40.0	300.00	12,000	
4	Landscape Beds (Allowance)	LS	1.0	10,000.00	10,000	
5	Automatic Irrigation System(Allowance)	LS	1.0	25,000.00	25,000	
					<b>59,250</b>	
<b>L Miscellaneous</b>						
1	Skate Park	LS	0.0	400,000.00	-	F&S has \$300,000; Phase 3
2	Amphitheater	LS	0.0	800,000.00	-	Per F&S: 2010-02-13; Phase 2
3	Hike and Bike Trail	LF	11,200.0	20.00	224,000	8' wide
4	Dumpster Pad & Enclosure	LS	1.0	7,500.00	7,500	
					<b>231,500</b>	
	<b>Subtotal</b>				2,822,200	
	<b>20 Percent Estimate Contingency</b>				564,440	
	<b>TOTAL CONTRACTOR COST</b>				<b>3,386,640</b>	
<b>NOTES</b> This is an opinion of cost and is for budget purposes only.						
	F&S Opinion of Costs (with design fees, etc.)					
	Phase 1- 8,046,914 (2009)					
	Phase 2- 9,864,022 (2014)					
	Phase 3- 4,530,724 (2019)					
	Total=22,441,680					
	F&S All three phases in 2009 dollars= 16,075,433					
	F&S all three phases in 2009 dollars- design fees= 13,342,610					
	This Opinion of Costs does not include escalations for yearly cost increases					
	This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Contractor Cost"					

**City of Copperas Cove  
Ogletree Gap Park - Phase 2**



<b>Opinion of Cost</b>						
Prepared for: INTERNAL USE ONLY						
Updated: 2011.01.02						
Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>A Demolition &amp; Site Preparation</b>						
1	Mobilization	LS	1.0	103,000.00	103,000	2%
2	Temporary Sediment Control Fence, Installed	LF	1,200.0	3.75	4,500	
3	Construction Exit	EA	1.0	2,500.00	2,500	
4	Tree/Vegetation Removal (Allowance)	LS	1.0	5,000.00	5,000	
5	Tree Protection (Allowance)	LS	1.0	0.00	0	
6	Demolition and Removal of Five Hills Road	LS	0.0	100,000.00	0	SWAG, Not in F&S Report; Ph. 1
7	Demolition and Removal of Portion of Post Office Road	LS	1.0	100,000.00	100,000	Phase 2
					<b>215,000</b>	
<b>B Sitework &amp; Paving</b>						
1	Parking Lot (include sub grade, base, pavement)	Space	338.0	1,100.00	371,800.00	\$1,100/space
2	Entry Drive, HMAC on base- New Five Hills Road	SY	0	27	-	36' x 850'; Phase 1
3	Entry Drive Curb & Gutter-- New Five Hills Road	LF	0	12.9	-	36' x 850'; Phase 1
4	Entry Drive, HMAC on base- New Post Office Road	SY	6800	27	183,600	36' x 1700'; Phase 2
5	Entry Drive Curb & Gutter-- New Post Office Road	LF	3400	12.9	43,860	36' x 1700'; Phase 2
6	Grading	LS	1	150000	150,000	Allowance
7	Plaza Concrete Paving	SF	4500	4.5	20,250	
					<b>769,510.00</b>	
<b>C Dry Utilities</b>						
1	Sports Lighting	EA	16.0	13,500.00	216,000	
2	Parking - Area Lighting	EA	24.0	3,500.00	84,000	average 8 poles / 100 spaces
3	Electrical Infrastructure	LS	1.0	50000.00	50,000	Allowance
					<b>350,000</b>	
<b>D Storm Drainage</b>						
1	24" HDP	LF	300.0	40.00	12,000	
2	7 inlets	EA	3.0	2,000.00	6,000	Allowance
3	Outlet	EA	1.0	30,000.00	30,000	
					<b>48,000</b>	
<b>E Water Utilities</b>						
1	Water Meter with Vault	EA	1	2500	2500	Allowance
2	Double Detector Check Valve	EA	1	2500	2500	Allowance
3	Connection to Existing Water Main	LS	1	2500	2500	Allowance
4	2" Tap	EA	1	2000	2000	Allowance
5	PVC Water Line with Fittings	LF	600	30	18000	Allowance
6	4" pipe	LF	250	28	7000	Allowance
					<b>34,500.00</b>	
<b>F Wastewater Utilities</b>						
1	Wastewater Line	LF	750	23	17250	
2	Manholes	EA	8	2500	20000	
3	Connection to Sewer	LS	1	2500	2500	
					<b>39750</b>	
<b>G Playground Area /Awards Terrace Area</b>						
1	Playground Equipment (Allowance)	LS	1.0	120,000.00	120,000	Phase 2
2	Playground Safety Surface	SY	2,000.0	25.00	50,000	Phase 2
3	Playground Concrete Banding	LF	1,000.0	10.00	10,000	Phase 2
4	Shade Canopy	EA	4.0	100,000.00	400,000	Phase 2
5	Picnic Tables	LF	16.0	800.00	12,800	Phase 2
					<b>592,800</b>	

**City of Copperas Cove  
Ogletree Gap Park - Phase 2**



Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>H Site Furniture</b>						
1	Picnic Tables (Allowance)	EA	0.0	1,000.00	0	Phase 1
2	Benches (Allowance)	EA	0.0	1,000.00	0	Phase 1
3	Trash Receptacles (Allowance)	EA	0.0	800.00	0	Phase 1
					<b>0</b>	
<b>I Softball Fields</b>						
1	Backstop Fencing	LF	148	55	8,140	20' high chain link fence - 6 ga.
2	10' Perimeter Fencing @ Dugout	LF	40	35	1,400	10' high chain link fence - 9 ga.
3	6' Perimeter Fencing	LF	821	25	20,525	6' high chain link fence - 9 ga.
4	8' Dugout Fencing	LF	48	28	1,344	8' high chain link fence - 9 ga.
5	Plates (set)	EA	1	350	350	Plates, Pegs
6	Topsoil	CY	1333.25	8	10,666	4" Depth for Fields
7	Clay Infield	CY	586	20	11,720	
8	Soil master Soil conditioner	CY	48	120	5,760	
9	Scoreboard	EA	1	15000	15,000	
10	Dugout framing, roof	EA	2	4000	8,000	
11	Dugout concrete paving	SF	512	5	2,560	
12	Benches in dugouts	EA	6	440	2,640	
13	Bleachers	EA	2	3700	7,400	15' - 5 Row with Guard Rail
14	Scorer's Table	EA	1	750	750	
15	Foul Poles (set)	EA	1	2850	2,850	
16	Turf	SF	80000	0.05	4,000	sprigging
17	Automatic Irrigation System	SF	80000	0.3	24,000	
					127,105	per field
	<b>Total for Four Fields</b>				<b>508,420</b>	
<b>J Buildings</b>						
1	Rec Building Phase 1	SF	0	155	-	Per F&S: 2010-02-13; Phase 3
2	Leisure Pool	SF	0	286	-	Per F&S: 2010-02-13; Phase 3
3	Restroom Concession Building #1 - Softball	SF	0	200	-	42' x 42'; Phase 1
4	Restroom Concession Building #2 - Softball	SF	900	200	180,000	30' x 30'; Phase 2
5	Restroom Concession Building #3 - Softball	SF	900	200	180,000	30' x 30'; Phase 2
6	Restroom Concession Building #4 - Soccer	SF	1764	200	352,800	42' x 42'; Phase 2
					<b>712,800</b>	
<b>K Landscaping</b>						
1	Turf - Hydroseed (Allowance)	SF	20,000.0	0.05	1,000	
2	Trees (Allowance)	EA	25.0	450.00	11,250	
3	Accent Trees (Allowance)	EA	40.0	300.00	12,000	
4	Landscape Beds (Allowance)	LS	0.0	10,000.00	-	
5	Automatic Irrigation System(Allowance)	LS	1.0	25,000.00	25,000	
					<b>49,250</b>	
<b>L Miscellaneous</b>						
1	Skate Park	LS	0.0	400,000.00	-	F&S has \$300,000; Phase 3
2	Amphitheater	LS	1.0	800,000.00	800,000	Per F&S: 2010-02-13; Phase 2
3	Hike and Bike Trail	LF	0.0	20.00	-	8' wide
4	Dumpster Pad & Enclosure	LS	1.0	7,500.00	7,500	
					<b>807,500</b>	
	<b>Subtotal</b>				4,127,530	
	<b>20 Percent Estimate Contingency</b>				825,506	
	<b>TOTAL CONTRACTOR COST</b>				<b>4,953,036</b>	
<b>NOTES</b> This is an opinion of cost and is for budget purposes only.						
	F&S Opinion of Costs (with design fees, etc.)					
	Phase 1- 8,046,914 (2009)					
	Phase 2- 9,864,022 (2014)					
	Phase 3- 4,530,724 (2019)					
	Total=22,441,680					
	F&S All three phases in 2009 dollars= 16,075,433					
	F&S all three phases in 2009 dollars- design fees= 13,342,610					
	This Opinion of Costs does not include escalations for yearly cost increases					
	This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Contractor Cost"					

**City of Copperas Cove  
Ogletree Gap Park - Phase 3**



<b>Opinion of Cost</b>						
Prepared for: INTERNAL USE ONLY						
Updated: 2011.01.02						
Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>A Demolition &amp; Site Preparation</b>						
1	Mobilization	LS	1.0	188,000.00	188,000	2%
2	Temporary Sediment Control Fence, Installed	LF	1,200.0	3.75	4,500	
3	Construction Exit	EA	1.0	2,500.00	2,500	
4	Tree/Vegetation Removal (Allowance)	LS	1.0	5,000.00	5,000	
5	Tree Protection (Allowance)	LS	1.0	0.00	0	
6	Demolition and Removal of Five Hills Road	LS	0.0	100,000.00	0	SWAG, Not in F&S Report; Ph. 1
7	Demolition and Removal of Portion of Post Office Road	LS	0.0	100,000.00	0	Phase 2
					<b>200,000</b>	
<b>B Sitework &amp; Paving</b>						
1	Parking Lot (include sub grade, base, pavement)	Space	51.0	1,100.00	56,100.00	\$1,100/space
2	Entry Drive, HMAC on base- New Five Hills Road	SY	0	27	-	36' x 850'; Phase 1
3	Entry Drive Curb & Gutter-- New Five Hills Road	LF	0	12.9	-	36' x 850'; Phase 1
4	Entry Drive, HMAC on base- New Post Office Road	SY	0	27	-	36' x 1700'; Phase 2
5	Entry Drive Curb & Gutter-- New Post Office Road	LF	0	12.9	-	36' x 1700'; Phase 2
6	Grading	LS	1	50000	50,000	Allowance
7	Plaza Concrete Paving	SF	0	4.5	-	Phase 1 & 2
					<b>106,100.00</b>	
<b>C Dry Utilities</b>						
1	Sports Lighting	EA	0.0	13,500.00	0	
2	Parking - Area Lighting	EA	4.0	3,500.00	14,000	average 8 poles / 100 spaces
3	Electrical Infrastructure	LS	1.0	15000.00	15,000	Allowance
					<b>29,000</b>	
<b>D Storm Drainage</b>						
1	24" HDP	LF	0.0	40.00	0	Covered in Phase 1 & 2
2	7 inlets	EA	0.0	2,000.00	0	Covered in Phase 1 & 2
3	Outlet	EA	0.0	30,000.00	0	Covered in Phase 1 & 2
					<b>0</b>	
<b>E Water Utilities</b>						
1	Water Meter with Vault	EA	0	2500	0	Covered in Phase 1 & 2
2	Double Detector Check Valve	EA	0	2500	0	Covered in Phase 1 & 2
3	Connection to Existing Water Main	LS	0	2500	0	Covered in Phase 1 & 2
4	2" Tap	EA	0	2000	0	Covered in Phase 1 & 2
5	PVC Water Line with Fittings	LF	0	30	0	Covered in Phase 1 & 2
6	4" pipe	LF	0	28	0	Covered in Phase 1 & 2
					<b>0.00</b>	
<b>F Wastewater Utilities</b>						
1	Wastewater Line	LF	0	23	0	Covered in Phase 1 & 2
2	Manholes	EA	0	2500	0	Covered in Phase 1 & 2
3	Connection to Sewer	LS	0	2500	0	Covered in Phase 1 & 2
					<b>0.00</b>	
<b>G Playground Area /Awards Terrace Area</b>						
1	Playground Equipment (Allowance)	LS	0.0	120,000.00	0	Phase 2
2	Playground Safety Surface	SY	0.0	25.00	0	Phase 2
3	Playground Concrete Banding	LF	0.0	10.00	0	Phase 2
4	Shade Canopy	EA	0.0	100,000.00	0	Phase 2
5	Picnic Tables	LF	0.0	800.00	0	Phase 2
					<b>0</b>	



**City of Copperas Cove  
Ogletree Gap Park - Phase 3**



Bid Item	Item Description	Unit	Quantity	Unit Cost	Total Amount	Remarks
<b>H Site Furniture</b>						
1	Picnic Tables (Allowance)	EA	0.0	1,000.00	0	Phase 1
2	Benches (Allowance)	EA	0.0	1,000.00	0	Phase 1
3	Trash Receptacles (Allowance)	EA	0.0	800.00	0	Phase 1
					<b>0</b>	
<b>I Softball Fields</b>						
1	Backstop Fencing	LF	0	55	-	20' high chain link fence - 6 ga.
2	10' Perimeter Fencing @ Dugout	LF	0	35	-	10' high chain link fence - 9 ga.
3	6' Perimeter Fencing	LF	0	25	-	6' high chain link fence - 9 ga.
4	8' Dugout Fencing	LF	0	28	-	8' high chain link fence - 9 ga.
5	Plates (set)	EA	0	350	-	Plates, Pegs
6	Topsoil	CY	0	8	-	4" Depth for Fields
7	Clay Infield	CY	0	20	-	
8	Soil master Soil conditioner	CY	0	120	-	
9	Scoreboard	EA	0	15000	-	
10	Dugout framing, roof	EA	0	4000	-	
11	Dugout concrete paving	SF	0	5	-	
12	Benches in dugouts	EA	0	440	-	
13	Bleachers	EA	0	3700	-	15' - 5 Row with Guard Rail
14	Scorer's Table	EA	0	750	-	
15	Foul Poles (set)	EA	0	2850	-	
16	Turf	SF	0	0.05	-	sprigging
17	Automatic Irrigation System	SF	0	0.3	-	per field
					-	
	<b>Total for Four Fields</b>				-	
<b>J Buildings</b>						
1	Rec Building Phase 1	SF	25248	155	3,913,440	Per F&S: 2010-02-13; Phase 3
2	Leisure Pool	SF	11544	286	3,301,584	Per F&S: 2010-02-13; Phase 3
3	Restroom Concession Building #1 - Softball	SF	0	200	-	42' x 42'; Phase 1
4	Restroom Concession Building #2 - Softball	SF	0	200	-	30' x 30'; Phase 2
5	Restroom Concession Building #3 - Softball	SF	0	200	-	30' x 30'; Phase 2
6	Restroom Concession Building #4 - Soccer	SF	0	200	-	42' x 42'; Phase 2
					<b>7,215,024</b>	
<b>K Landscaping</b>						
1	Turf - Hydroseed (Allowance)	SF	10,000.0	0.05	500	
2	Trees (Allowance)	EA	0.0	450.00	-	
3	Accent Trees (Allowance)	EA	0.0	300.00	-	
4	Landscape Beds (Allowance)	LS	0.0	10,000.00	-	
5	Automatic Irrigation System(Allowance)	LS	1.0	25,000.00	25,000	
					<b>25,500</b>	
<b>L Miscellaneous</b>						
1	Skate Park	LS	1.0	400,000.00	400,000	F&S has \$300,000; Phase 3
2	Amphitheater	LS	0.0	800,000.00	-	Per F&S: 2010-02-13; Phase 2
3	Hike and Bike Trail	LF	0.0	20.00	-	8' wide
4	Dumpster Pad & Enclosure	LS	1.0	7,500.00	7,500	
					<b>407,500</b>	
	<b>Subtotal</b>				7,983,124	
	<b>20 Percent Estimate Contingency</b>				1,596,625	
	<b>TOTAL CONTRACTOR COST</b>				<b>9,579,749</b>	
<b>NOTES</b> This is an opinion of cost and is for budget purposes only.						
	F&S Opinion of Costs (with design fees, etc.)					
	Phase 1- 8,046,914 (2009)					
	Phase 2- 9,864,022 (2014)					
	Phase 3- 4,530,724 (2019)					
	Total=22,441,680					
	F&S All three phases in 2009 dollars= 16,075,433					
	F&S all three phases in 2009 dollars- design fees= 13,342,610					
	This Opinion of Costs does not include escalations for yearly cost increases					
	This Opinion of Costs does not include consultants design costs (including design/survey/environmental explorations/permitting); these fees usually run from 15-17% of "Total Contractor Cost"					



City Council Workshop  
February 1, 2011

# City of Copperas Cove

Parks Needs Assessment

# What have we been doing the last eight months?

May- June 2010 –A Needs Assessment Survey was Conducted with City Residents.

June 2010 – An Inventory was Completed for all Eight of the City's Parks.

July 2010 – We had Interviews with all the City Council Members, the Mayor and the City Manager.

# What have we been doing the last eight months?

September 13, 2010 – A Public Meeting was facilitated with Key Parks and Recreation Stakeholders.

December 7, 2010 – A Joint Council / Resident Teens Workshop was held to discuss youth needs in parks.

May 2010 thru January 2011 – Eight Meetings have been held with members of the Parks Committee and City Staff.

# What did we learn... from residents?

## High Park Priorities :

1. Multi-Purpose Center
2. Hike & Bike trails
3. Playground Areas
4. Pavilions



# What did we learn... from residents?

## Medium Park Priorities :

5. Picnic Tables
6. Fishing / Access Areas
7. Basketball Courts
8. Tennis Courts
9. Skateboard Park
10. Volleyball Courts
11. Natural / Open Spaces
12. Senior Center



# What did we learn... from residents?

## Low Park Priorities:

13. Soccer Fields
14. Botanic Flower  
Garden Areas
15. Football Fields\*
16. Baseball Fields\*
17. Softball Fields\*
18. Community Gardens
19. In-Line Skate/ Hockey Rink



Your Parks Committee overwhelmingly believes that football, baseball and softball fields ranked too low in the resident needs assessment survey.

# What did we learn... from residents?

61.6% Favor issuing bonds that may increase taxes for new and added park facilities.

When questioned if the City has enough parkland?

43.15% replied "Yes"

37.50% replied "No"

19.35% replied "Don't Know"

When residents think of Copperas Cove Parks they identify with City Park and Ogletree Gap Park.

73.26% replied they use these two facilities.

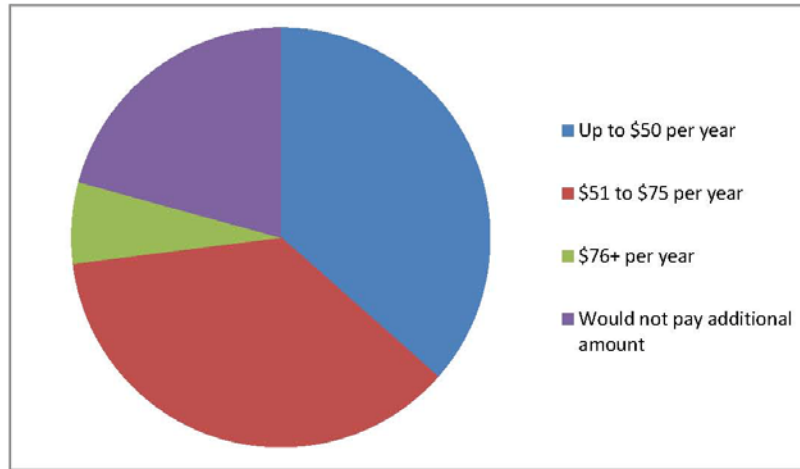




# What did we learn... from residents?

6) On average the City of Copperas Cove spends \$45.10 (per person) per year for park system services. How much do you think they should spend?

Up to \$50 per year	88
\$51 to \$75 per year	88
\$76+ per year	15
Would not pay additional amount	50
<b>Total</b>	<b>241</b>



# What did we learn... from City Leadership?

“Update What You Got!!!”

Provide a diversity and equal distribution of activity or recreation opportunities; sprinkle in fresh ideas.

Neighborhood parks are important; they should receive some attention.

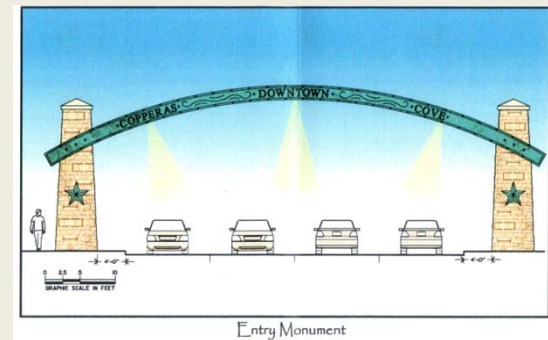
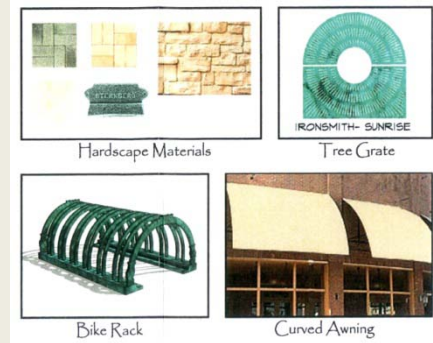
Market our parks! Most people do not know what we have.

# What did we learn... from City Leadership?

Our sister cities are investing in their parks. The City of Copperas Cove needs to do the same.

Comparison:           Cove v. Harker Heights 1984  
                                  Cove v. Harker Heights 2011

There is a great opportunity to tie the adopted Downtown Improvements Master Plan 2008 with upgrades and new developments within the City's parks.



# What did we learn... from our Youth Workshop?

They want variety and a forum  
for socialization!

## Top “Recreation” Priorities:

1. Ropes Course
2. Bowling
3. Skateboarding
4. Spray Parks
5. Dodge ball
6. Movies in the Park
7. Paint Ball
8. **Ghengis Grill!!!**



# What did we learn... from Key Stakeholders?

Our parks need to be readily accessible.

Both sizes of parks (Neighborhood Parks and Community Parks) need to be developed.

Provide a Diversity of activity or recreation opportunities.

Enhance partnership relationships:

Schools

Churches

Businesses

Military Officials

Major Employees in the Area

Developers

# What did we learn... from Key Stakeholders?

Single most important issues:

- Multi-purpose Center

(over ½ of those in attendance stated this.)

- Connectivity thru Hike and Bike Trails

- Fill in the gaps with park activities.

- Update what you have – plan for the future!!!

# Where do we go from here?

“Update what you have – plan for the future!!!”

We outlined a vision for the following parks:

- High Chaparral Park
- Heritage Park
- Highland Park
- City Park
- Ogletree Gap Park

- South Park was not included in the visioning because it was renovated in the summer of 2010.
- Kate Street Park was not included because there is an agreement with the utility company that this use as a park will expire when the existing park equipment needs to be replaced.

Parking Area  
Accommodating  
22 Vehicles

Practice U10  
Soccer Fields  
Approx. 100' x 140'

Tree Planting  
Buffer

Exercise Station -  
Typical

Accent  
Trees

Overlook  
Viewing Area

Restroom  
Building

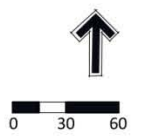
Tree Planting  
Buffer

Playground Structure  
w/ Family Pavilion

Family Pavilion with  
Picnic Tables

(2) Practice  
Baseball Fields

Loop Trail -  
1/3 mile



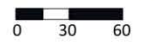
HIGH CHAPARRAL PARK MASTER PLAN - Preliminary

City of Copperas Cove

November 23, 2010







**HIGHLAND PARK MASTER PLAN - Preliminary**

City of Copperas Cove

January 24, 2011



LUCK DESIGN TEAM



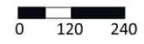
# CITY PARK MASTER PLAN - Preliminary

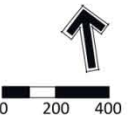
City of Copperas Cove

LUCK DESIGN TEAM



January 24, 2011



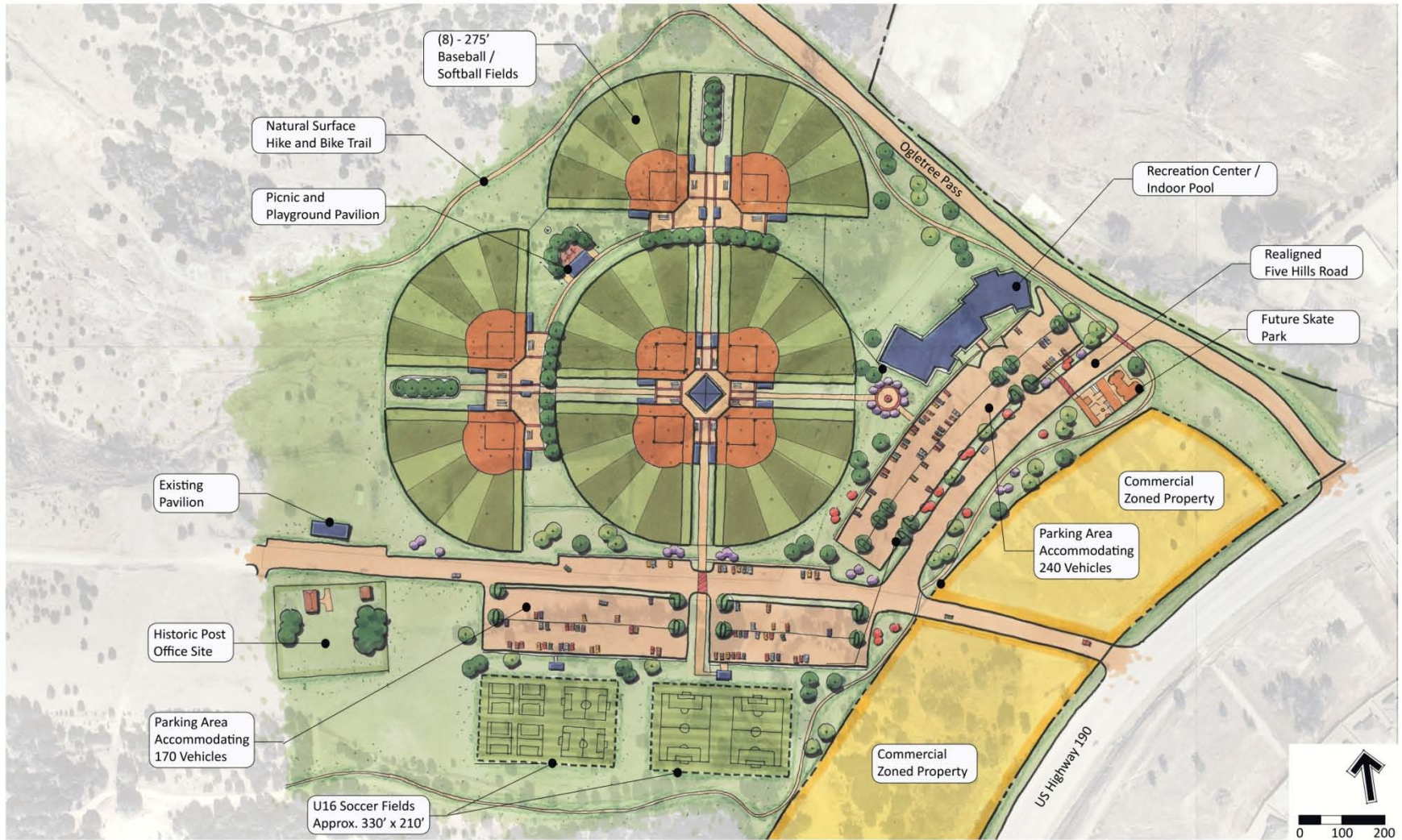


# OGLETREE GAP PARK MASTER PLAN - Preliminary

City of Copperas Cove

January 24, 2011

Note: This preliminary master plan builds upon the "Community Recreation Complex in Ogletree Gap Park - Park Plan 2010" originally prepared for the City of Copperas Cove by F&S Partners dated March 10, 2007. Per City direction, elements as shown in that original plan remained the same or were modified to the plan representation depicted on this graphic master plan.



# OGLETREE GAP PARK MASTER PLAN ENLARGEMENT - Preliminary

City of Copperas Cove

January 24, 2011

# PROPOSED SEQUENCE OF PARK IMPROVEMENTS

	OPINION OF CONSTRUCTION COST*	CONSULTANT COSTS^	TOTAL COST	REMARKS
HIGH CHAPARRAL PARK	\$589,300	\$100,200	\$689,500	<div style="border: 1px solid black; padding: 5px;"> <p>LOCK IN A WIN!</p> <ul style="list-style-type: none"> <li>- "Take care of what you got!"</li> <li>- Make park amenities ADA compliant.</li> <li>- Show residents we heard what they said were their highest priorities.</li> </ul> </div>
HERITAGE PARK	\$181,900	\$31,000	\$212,900	
HIGHLAND PARK	\$156,000	\$26,500	\$182,500	
<hr/>				
CITY PARK	\$5,768,500	\$980,700	\$6,749,200	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <p>EACH PLAN RELIES ON THE OTHER.</p> </div>
OGLETREE GAP - PHASE ONE	\$3,386,600	\$575,700	\$3,962,300	
OGLETREE GAP - PHASE TWO	\$4,953,000	\$842,000	\$5,795,000	
OGLETREE GAP - PHASE THREE	\$9,579,800	\$1,628,566	\$11,208,366	
<b>TOTALS</b>	<b>\$24,615,100</b>	<b>\$4,184,666</b>	<b>\$28,799,766</b>	

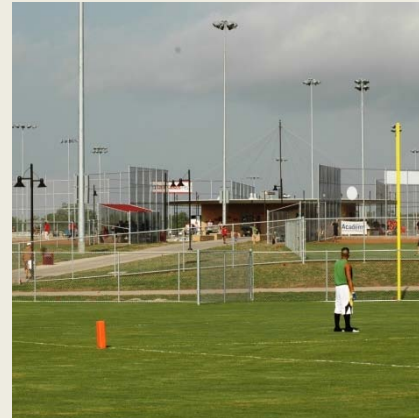
\* - This Opinion of Construction Costs is based on 2011 construction costs and does not include escalations for yearly cost increases.

^ - The consultants costs (including design/survey/environmental explorations/permitting) are shown as 15-17% of the "Opinion of Construction Cost". This is congruent with the methodologies used in the "Community Recreation Complex in Ogletree Gap Park - Park Plan 2019" originally prepared for the City of Copperas Cove by F&S Partners dated March 10, 2007.

Thank you for your review and comments tonight.

We are excited about the future growth of the City of Copperas Cove Parks system and what it means for the overall quality of life for its residents!

City Council Workshop  
February 1, 2011



# City of Copperas Cove

Parks Needs Assessment



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