MASTER PLAN

GREAT ISLAND COMMON

NEW CASTLE, N.H.

DECEMBER 1984

KIMBALL CHASE CO. INC. , PORTSMOUTH , N.H.

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GREAT ISLAND COMMON
MASTER PLAN

INTRODUCTION

Great Island Common was originally developed as a military base. Its roadways, grounds, and buildings were used by the military through the second world war. During the 1950's, the Common was turned over to the Town of New Castle and has since been used as a park. Much of the park is in disrepair and needs extensive revitilization.

Our plan calls for restoring and expanding the present buildings and recreational facilities, as well as providing more parking. The plan is designed to emphasize the sites natural beauty. Paths follow the landscape's curves, parking is directed away from waterviews, and recreational areas are screened for greater privacy. Wooden guardrails and signs preserve the site's rustic quality, while plantings such as Beach rose and Russian olive enhance its character as an oceanside park.

GENERAL SITE RECOMMENDATIONS

Park Entrance: The chain-link fence should be removed and replaced with a wooden guardrail. This is an aesthetic change that would greatly improve the image of Great Island Common. A new wooden entrance sign should also be installed along with two wooden post-and-beam vehicular control gates, one at each entrance. Finally, the gate house roof should be repaired.

Nature Trail: While it may need better maintenance, the nature trail appears to be in good condition. However, a sign should be installed at its entrance to make park users aware of its existence. Pine trees should also be planted to screen the trail from an abutting property.

Playground: The existing play equipment is in disrepair, and randomly placed in the North West corner of the Common. We recommend that a new playground be built in the same location. This new playground would have an asphalt walk defining the play areas. A new wooden climbing structure would be installed, and the existing playground equipment repaired and reset. The existing chain-link fence should be removed and replaced with wooden guardrails.

Restroom Facility: Due to the increased use of the park, the restroom facility should be expanded to accommodate two additional womens stalls and two additional mens urinals. A ramp would provide handicap access from the parking area. New plantings should be introduced around the building. (See Mechanical Electrical Section.)

Rock Jetty: The rock jetty is in good condition; however, there is persistent erosion to the north of it. Rip-Rap and fill would stabilize the area.

Water View: This stretch of roadway paralleling the ocean is one of the parks greatest assets. Benches and plantings at the water's edge would take advantage of the view. To prevent cars from parking along the shoulder of the roadway, a wooden guardrail should be introduced with openings for pedestrian access. A small parking area across the street would satisfy requirements for parking.

New-Shelters: The two new shelters are located in areas that are close to existing parking lots, and have panoramic views of the Piscataqua River as it joins the Atlantic Ocean. It is recommended that these new shelters be constructed exactly as the existing shelter. This insures a consistent shelter appearance.

New Parking Lots: The new gravel parking lots will alleviate some of the overcrowded parking conditions. These have been located so as to allow pedestrian movement to the most heavily used areas of the park. Plantings should be introduced to provide buffers between the parking and picnic areas.

New Ice Skating Rink & Tennis Courts: As a result of the high watertable, the existing tennis courts have deteriorated and are unusable. The existing tennis courts and concrete wall should be removed and replaced with an ice skating pond. This pond is curvalinear in shape to accentuate the existing landforms and character of the area.

The two new tennis courts are to be located in an open field to the south of the pond entrance. Plantings in this area should buffer the tennis courts from Wentworth Road.

For winter of

SITE RECOMMENDTIONS COST ESTIMATE

PARK ENTRANCE

Remove C.L. Fence	1000 LF @ $1/LF	$1,000
New Wood Guardrail (State Spec.)	1000 LF @ 8.50/LF	$8,500
New Wood Gate (State Spec.)	2 @ $1,000 EA	$2,000
Gate House Roof	1 @ $500	$ 500
Entrance Sign	1 @ $600	$ 600
Misc. Plantings	- @ $500	$ 500
		$13,100

TENNIS COURTS & GRAVEL PARKING

Excavate 12" (Parking)	350 CY @ $3/CY	$1,050
3/4" Gravel 12"	350 CY @ $8/CY	$2,800
Excavate 16" (Tennis)	780 CY @ $3/CY	$2,340
3/4" Gravel Base 12"	625 CY @ $8/CY	$5,000
1/4" Crushed Gravel 4"	156 CY @ $14/CY	$2,184
Hot Top (Base) 2"	1600 SY x 2 x .057 = 182 @ 40 Ton	$7,280
Hot Top (Wearing) 1"	1600 SY x 1 x .057 = 91 @ 40 Ton	$3,648
C.L. Fence (12' HT.)	650 LF @ $11 LF	$7,150
Surface Paint	2 @ $1,000 EA	$2,000
Nets	2 @ $800 EA	$1,600
Planting		$3,000
	TOTAL	$38,000

ICE SKATING RINK

Demolish Tennis	1600 SY @ $2/SY	$3,200
Demolish Wall		$5,000
Escavate 24"	1600 CY @ $2 CY	$3,200
Planting associated w/this area		$2,000
Wood Benches	4 @ $400 EA	$1,600
Paths Associated w/this area	700 SY @ $5/SY	$3,500
		$18,500

PLAYGROUND

Remove C.L. Fence	250 LF @ $2/LF	$ 500
New Wood Guardrail	250 LF @ $8.50/LF	$2,125
Bit. Conc. Paths	400 SY @ $5/SY	$2,000
Wood Timber Climber	1 @ $2000 EA	$2,000
Repair & Reset (Existing Equipment)		$1,500
Sand		$1,000
Planting		$ 700
		$9,825

NEW GRAVEL PARKING (32 CARS)

Excavate 12"	500 CY @ $2/CY	$1,000
Demolish Conc. Slab		$2,000
3/4" Gravel 12"	500 CY @ $7/CY	$3,500
Planting		$1,000
		$7,500

RIP-RAP (SHORELINE PROTECTION)

Borrow	900 CY @ $6/CY	$5,400
Rip-Rap	300 CY @ $20/CY	$6,000
		$11,400

WATER VIEW AREA

Wood Guardrail	300 LF @ 8.50/LF	$2,550
Wood Benches	3 @ $500 ea	$1,500
New Parking		$1,000
Planting		$2,000
		$7,000

NEW WOOD SHELTERS	2 @ $7,000 ea	$14,000

SOFTBALL INFIELD

Remove 6" Base Path & Pitcher Mound	$1,000
Mix in 50% Stonedust & 50% Washed Sand	$1,000
Replace & Compact to a Density of 90%	$1,000
Define Edge & Reseed	$ 500
New Bases	$ 750
Team Benches	$ 800
Paint Backstop (Black)	$ 500
	$5,500

PICNIC AREA PARKING

Remove Steel Rail		$ 200
Wood Guardrail	70 LF @ $8.50/LF	$ 600
Remove & Reset Utility Pole		$1,500
Excavate 12" Gravel	75 CY @ $5/CY	$ 375
3/4" Gravel 12"	75 CY @ $8/CY	$ 600
Planting		$1,000
		$4,300
SUBTOTAL		$128,800
ENGINEERING & CONSTRUCTION CONTINGENCIES		$ 32,000
TOTAL		$161,000

RECREATION HALL AND RESTROOM FACILITY
ARCHITECTURAL

EXISTING CONDITIONS

INTRODUCTION

The New Castle Recreation Hall, at the Great Island Commons was built originally as a mess hall for Camp Langdon. It is currently used for organized indoor sports, the annual town meeting, and as a rental hall for private parties. Rental use has been curtailed lately because of inadequate restroom facilities, deficient electrical system, and its general state of disrepair. Films and theatrical productions have also been held here in the past. Practically uninsulated, the facility is little used in cold weather.

STRUCTURE

The hall is in good condition structurally as reported in the detailed structural analysis performed by Collopy Engineering Consultants dated September 11, 1984, and included herein. There are no signs of rot or decay in the foundation/floor structure or roof structure based on limited access visual inspection. The report recommends that work on the building foundation be concerned with insulation techniques only, as the structure is sound.

EXTERIOR

The building exterior is weathertight, but approaching the end of its functional life. The double hung windows are fitted with unsightly storm windows and the doors appear in poor condition. The rather ugly asphalt or asbestos siding with 11" to the weather and the deteriorated asphalt rolled roofing skirt are primary contributers to the building's overall character which is a plain, run down, utilitarian shelter.

INTERIOR

Interior finishes at the ceiling, walls, and floors, are all in physical or visual disrepair. Except for 3 - 5" of blown in insulation in the ceiling, the building is uninsulated. The windows appear inoperable because of interior protective screening from gym activity. The lighting, electrical, and heating systems are inadequate.

PROPOSED PROGRAM

The Town of New Castle desires to upgrade the Recreation Hall, enhancing this unique town resource, and providing an income source to defray maintenance expenses. The Facility should accommodate the following potential uses:

Organized Interior Sports
Town Meeting
Concerts
Films
Rental Hall
Food Preparation
Dances
Drama
Exhibitions

BUILDING CODES

Applicable Codes, Town of New Castle:

National Building Code
1967 Edition, Abbreviated

State of New Hampshire
Barrier Free Design Code

Recommended Codes:

BOCA - Basic Building Code
BOCA - Mechanical Code
BOCA - Plumbing Code
National Electrical Code
NFPA - Life Safety Code

CODE CONCERNS

Occupancy Classification
NBC - Assembly
BOCA - A3 - Assembly

Occupancy Load
BOCA - 236 Persons

Required Toilet Fixtures

NBC - "There shall be a sufficient number of suitable and convenient water closets properly connected with the drainage system".

BOCA - Occupancy load from 200 - 500 persons (236)
6 sanitary fixtures (water closet or urinal) per sex.

Fire egress requirements are adequately met with the three double door exits.

Required Floor Loading Capacity

Assembly Areas (with movable seating)	100 lbs/sf
Stage Floors	150 lbs/sf

Existing Floor Loading Capacity

All Floors	80 lbs/sf

Entrance and toilet facilities must be made accessible to the physically handicapped.

Additional requirements would have to be met to once again use the room over the entry vestibule as a projection room.

REHABILITATION RECOMMENDATIONS

WEATHERIZING/WINTERIZING

Ceiling - Add 6" vapor barrier enclosed fiberglass batt insulation.
Walls - Add 3 1/2" vapor barrier enclosed fiberglass batt insulation.
Floor - Add 3 1/2" vapor barrier enclosed fiberglass batt insulation.

Caulk, seal, weatherstrip, and refinish doors and windows to minimize air infiltration. Provide new panic/escape hardware at doors.

Replace existing asphalt shingles with new architectural grade fiberglass shingles.

Provide a continuous vent along the eaves to increase attic ventilation.

Add a second set of double doors and one single door with new wood doors in metal frames.

STRUCTURE

Refer to collopy engineering consultants analysis for roof truss reinforcement recommendations.

INTERIOR FINISHES

Add a new painted gypsum wallboard ceiling providing a smooth surface between bottom chords of trusses with recessed lighting and heating system diffusers.

Replace interior wall paneling and trim to allow wall insulation and improve aesthetics.

Refinish and restripe wood floors.

Provide new wood trim and paint exposed roof truss members.

Use color to revive and unify the interior.
Consider alternatives to interior window screens for aesthetics and window operation. Suggest either more attractive wire screens or lexan plastic inner panel to preserve view.

Acoustical treatment, particularly of the ceiling area, will be necessary if drama and music productions are important program elements.

ALTERATIONS, ADDITIONS, AND DESIGN CONSIDERATIONS

Provide adequate toilet facilities accessible to the handicapped, by reclaiming the existing toilet, kitchen, and mechanical spaces at the east end of the building. The existing kitchen/toilet area at the Northeast corner will accommodate a women's toilet room with three water closets. The existing

mechanical space at the South East corner will accommodate a mens toilet room with one watercloset and one urinal, as well a s the new mechanical room. This is the minimum amount of toilet facilities which can be accommodated within these spaces without taking space from the gym or adding on to the building. While short of the required six sanitary fixtures per sex required by the BOCA Code, it is a significant improvement over the existing situation, and allowable under the governing National Building Code, subject to New Castle building official's interpretation of "sufficient number of suitable and convenient water closets".

Provide entry ramp to make main entrance accessible to the handicapped.

Provide a more pleasing main entry stoop and portico. New entry stairs and shelter at other exits.

Repair exterior siding with clapboards or cedar shakes including new window and door trim. The change in scale of the new siding will improve the building's character considerably.

Use color to accent the exterior.

Replace foundation enclosure with treated wood and a lattice work treatment.

Repair and repaint roof ventilators.

Consider replacing the windows with new thermally efficient windows which do not require storm windows.

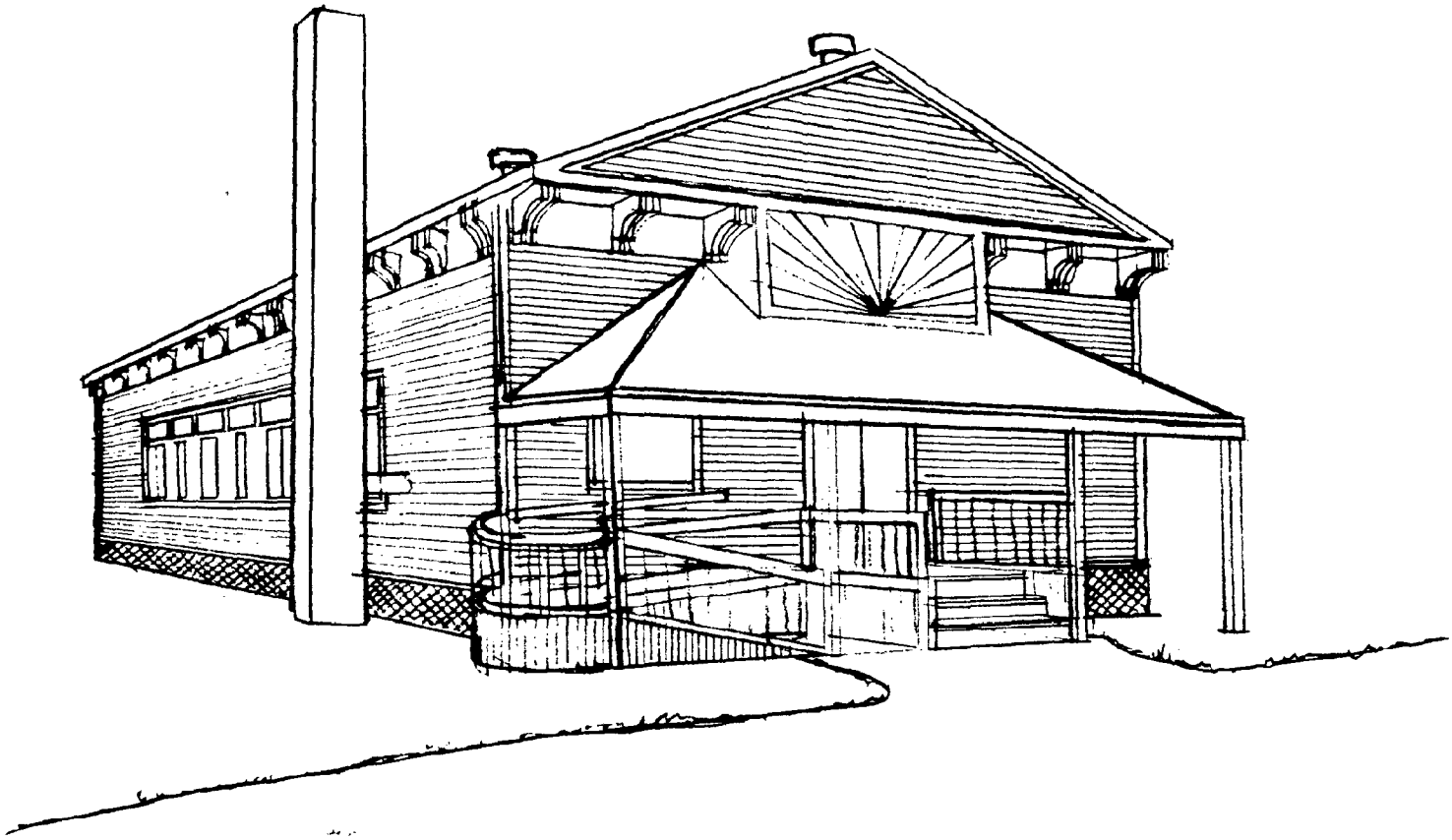
Consider accentuating the current exposed rafter/eave detail with the addition of decorative, curved brackets along with the new siding and a lattice treatment of the foundation skirt to create a summerhouse, park aesthetic.

Consider a kitchen/storage addition located along the south or north side of the building to accommodate food preparation and storage of tables and chairs. The current kitchen is inadequate and the space will be used to improve restrooms. Tables and chairs are currently stored inconveniently on the stage.

If serious stage productions are to be accommodated, consider a stage addition at the west end containing dressing rooms, toilet facilities, and storage area, allowing enlargement of the stage into the previous dressing room areas. An extensive lighting and PA system should also be considered.

FURNISHINGS AND EQUIPMENT

2 Basketball Back Boards
Tables and Chairs
Kitchen Equipment
Public Address System
Theatrical Lighting



SOUTHEAST PERSPECTIVE

ARCHITECTURAL COST ESTIMATE

ITEM	QUANTITY	UNIT PRICE	RECOMMEND±
WEATHERIZING-WINTERIZING			
6" Ceiling Insulation	3700 SF	.56	2,075
3 1/2 Wall Insulation	3500 SF	.39	1,350
3 1/2" Floor Insulation	3700 SF	.39	1,450
Windows			
Caulk & Seal	375 LF	.95	356
Weatherstrip	26 EA	35	900
Replace Doors	4 EA		4,500
Replace Roof Shingles	40 SF	110	4,400
Continuous Eave Vent			1,000
Vestibule Doors			1,000
		TOTAL	12,700
STRUCTURE			
Reinforce Trusses	7 EA	215	1,500
		TOTAL	1,500
INTERIOR FINISHES			
New Ceiling	2900 SF	2.25	6,500
Replace Wall Paneling	2300 SF	4.00	9,200
Refinish Floor	3700 SF	.50	1,850
Restripe	2740 SF	.50	1,850
Truss Trim	7 EA	350	2,500
Window Screens	26 EA	25	650
Acoustical Treatment	2400 SF	1.20	2,880
Painting	2000 SF	.40	800
		TOTAL	26,000
ALTERATIONS, ADDITIONS			
AND DESIGN CONSIDERATIONS			
Restrooms			
Framing	30 LF	50	1,500
Ceramic Tile Floor	360 SF	6.00	2,160
Drywall	400 SF	1.50	600
Toilet Partitions	4 EA	250	1,000
Accessories			800
Painting	400 SF	.50	200
Doors	2 EA	250	500
Interior Trim			200
Entrance Ramp			4,000
Exterior Siding	4000 SF	2.25	9,000
Exterior Paint/Stain	4000 SF	.50	2,000
Foundation Enclosure/lattice	800 SF		2,400
New Eave and Gable Details			4,000
Kitchen Storage Addition	480 SF	40	19,200
SUBTOTAL			$47,600
TOTAL			$87,800
ENGINEERING & CONSTRUCTION CONTINGENCIES	25%		$21,950
	TOTAL		$109,700
(Optional Window Replacement	480 SF	40	$10,920)
SPACE ADDED TO TOILET PAVILION	100 SF	30 SF	$ 3,000
	TOTAL		$ 3,000

RECREATION HALL AND RESTROOM FACILITY
MECHANICAL AND ELECTRICAL

Plumbing

STATEMENT OF CONDITION

The main building has one working water closet, a lavoratory, and a kitchen sink. An upstairs toilet room is out of use and the room has been boarded up. There is evidence of an overflow, or a water line breakage at some time, which has damaged the kitchen ceiling below.

Plumbing fixtures in dressing rooms behind the stage have been removed, though waste and vent piping still remains.

A 1 1/2" water supply main feeds the building and is routinely shut off at an underground curb cock for the winter season to prevent freezeups.

The building is used infrequently during winter, the heating system is shut down most of the time and all plumbing is either drained, or filled with an anti-freeze solution to protect against breakage.

The existing plumbing equipment is old and inadequate for other than custodial occupancy.

The existing bath house plumbing fixtures are in fair condition. Due to the increase in number of persons using this facility, the present number of water closets and lavatories are inadequate.

PLUMBING RECOMMENDATIONS

It is recommended that in the main building toilet facilities be provided for both male and female use, including facilities for the physically handicapped, based on the maximum occupancy capacity of the building.

An occupancy of 236 persons would require for females: 6 water closets, 3 lavatories and a floor drain; for males: 3 water closets, 3 urinals, 3 lavatories, and a floor drain. See recommendations on Page 8.

A drinking fountain designed to accommodate the physically handicapped should be provided.

It is recommended that an additional drinking fountain with an adjacent cuspidor unit be provided for sports use.

It is recommended that small electric water heaters with extra heavy insulation be provided for public toilets.

It is recommended that if any showers are to be included, that the multiple shower head "column" type arrangement be considered for maximum utilization of space.

It is recommended that all plumbing fixtures be fitted with water saving flow restrictors, and self-closing faucet handles.

It is recommended that for the comfort station, 2 additional water closets for females and 2 urinals be provided for males. Two floor drains will also be required.

We also recommend that 2 showers be provided and a drinking fountain suitable for use by the physically handicapped.

HEATING & VENTILATION

STATEMENT OF CONDITION

The main building has an old oil-fired hot air furnace and blower which circulates through a ductwork system to ceiling registers.

A space thermostat and timer controls the heating unit to allow for conservation of fuel.

This heating system is partly uninsulated, and due to its age and poor condition, is bound to be inefficient.

The forced air blower has an outdoor air intake concentration, fitted with a manual damper set in a position which may be allowing an inordinate amount of outside air with respect to the varying occupancy.

The hot-air furnace and blower unit are in disrepair and are of such age an inefficient design that they should be replaced with efficient and modern units.

The existing chimney appears to be in satisfactory condition as does the above-ground oil storage tank.

HEATING AND VENTILATION RECOMMENDATIONS

It is recommended that the existing hot air furnace and blower unit be removed and scrapped.

It is recommended that all existing ductwork be provided with additional glass fiber insulation and fire retardant jacket, sealed tight with staples and duct tape.

A new oil-fired furnace unit should be installed, and the outside air intake duct be fitted with a low-leakage design motorized damper section, to be controlled so as to be regulated from an adjustable setting knob mounted near the space thermostat.

The space thermostat should be replaced with a modern unit incorporating a timer and clock which can be programmed for automatic night setback. Fire dampers shall be provided at all penetrations of rated walls.

All toilet room spaces without windows should be provided with mechanical ventilation and controlled through spring-return timer switches to provide a maximum operational cycle of 5 minutes.

An exhaust system should be provided for the main hall space, with 2-speed drive motor.

ELECTRICAL

STATEMENT OF CONDITION

The main building is fed with a 120/220 volt, single phase, 60 hertz, 100 ampere service, through a meter on the front of the building.

The existing panel boards are very old, and the wiring is a mixture of non-metallic sheathed cable and metal sheathed cable.

The main hall lighting fixtures are for incandescent lamps; which are too low in efficiency to be in use at this time.

The stage lighting fixtures are bare lamp incandescents.

The condition of the building wiring panelboards, lighting fixtures, and wiring services in such that all should be considered too frail to endure any renovation.

ELECTRICAL RECOMMENDATIONS

It is recommended that the building wiring be removed where possible, or disconnected and abandoned completely.

It is recommended that for the main hall, new metal halide lighting fixtures fitted with auxiliary quartz lamps on dimmer controls be provided to provide up to 30 foot candles lighting intensity at 2.5 feet above floor level.

It is recommended that other than the stage, all other building spaces be provided with vandal resistant fluorescent fixtures.

Stage lighting should be selected to satisfy the minimum requirements for dimming, and row selection to meet the Town's needs.

All electrical work shall comply with the National Electric Code, and the Town Wiring Inspector's requirements.

It is recommended that all new wiring be run in metal wireways, or be of the metal-sheathed cable type.

It is recommended that a new main service of 200 ampere size be provided.

It is recommended that the building be provided with an automatic fire alarm system consisting of smoke detectors of the photo-electric type heat detectors of the combination fixed temperature and rate-of-rise type, ductwork smoke detectors, manual pull stations at egress points, and alarm horn and light units.

It is recommended that the building fire alarm system be a Class A type, with fully supervised circuits, run in metal tubing throughout.

It is recommended that the building fire alarm system either be connected to the municipal fire alarm circuits through a compatible transmitter unit and Master Box, or an automatic telephone dialer unit be provided to alert designated Town personnel.

NEW CASTLE REC. BLDG. HEAT LOSS EST. 12/13/84 RHM

RECOMMENDED RENOV. 68° INDOOR, - 5°F OUTDOORS

Glass:	24 x 12 FT^2 x .50 x 73° AT =	10,512 BTUH
Doors:	2 x 35 FT^2 x .46 x 73° AT =	2,351 BTUH
	1 x 35 FT^2 x .46 x 63° AT =	1,014 BTUH
Walls:	2823 FT^2 x .08 x 73° AT =	16,486 BTUH
Ceiling:	3528 FT^2 x .04 x 73° AT =	10,302 BTUH
Floor:	3528 FT^2 x .10 x 73° AT =	35,754 BTUH

Ventilation: 230 Occupants @ 5 CFM = 1150 CFM
(Say) 1200 CFM x 1.08 x 85° AT = 110,160 BTUH

176,579
x 1.25

Max. Furnace Output: 220,724 BTUH

.7 EFF.

315,320 BTUH = 2.3 Gal/Hr Burner
No 2 Oil: 138,000 BTU/GAL

MINOR RENOV. - FLOOR INSUL. ONLY

Walls: 2823 FT^2 x .33 x 73° AT = 68,007 BTUH
- 16,486
Add. Loss: 51,520 BTUH

Ceiling: 3528 FT^2 x .08 x 73° AT = 20,837 BTUH
- 10,302
10,000 BTUH
Extra Heat Loss Rate = 61,520 BTUH

$$E = \frac{61,520 \times 7400 \times 24}{73 \times .065 \times 138,000} \times .62 = 1670 \text{ Gal/Season}$$
More Oil Consp.

NEW CASTLE RECREATION BUILDING

PLUMBING COST ESTIMATE
(Excluding a Kitchen Installation)

3 Water Closets @	$526.00	=	$1578.00
2 Urinals @	$587.00	=	$1174.00
2 Lavatories @	$430.00	=	$ 860.00
2 Floor Drains @	$240.00	=	$ 480.00
2 Drinking Fountains @	$476.00	=	$ 952.00
1 Cuspidor Unit @	$400.00	=	$ 400.00
2 Elec. HW Heaters @	$167.00	=	$ 334.00
			$5,778.00
	= $1.64/SF		3,528.00 FT^2

CARRY $7,000

HEATING & VENTILATION COST ESTIMATE
(Excluding a Kitchen Installation)

Removals	$ 480.00
New Furnace Unit	$1235.00
New Ductwork	$ 800.00
Temperature Controls	$ 600.00
Additional Duct Installation	$1200.00
Staging	$ 300.00
Flue Piping	$ 160.00
Fuel Oil Piping	$ 100.00
Service Contract	$ 300.00
Exhaust Fans	$2120.00
	$7295.00
	3,528 FT^2

= $2.06/SF

CARRY $9,000

ELECTRICAL COST ESTIMATE
(Excluding Special Stage Lighting)

3528 FT^2 @ $4.54/$FT^2$ = $16,000

TOTAL MECHANICAL AND ELECTRICAL:	$32,000
ENGINEERING & CONSTRUCTION CONTINGENCIES 25%	6,000
TOTAL	$40,000

COMFORT STATION

PLUMBING
(Excluding Slab Excavation)

2 Water Closets @	$526.00	=	$1052.00
2 Urinals @	$587.00	=	$1174.00
0 Lavatories			
1 Drinking Fountain (for Physically Handicapped) @	$476.00	=	$ 476.00
2 Showers @	$540.00	=	$1080.00
2 Floor Drains @	$240.00		$ 480.00
			$4262.00

CARRY $4500

CARRY	$4,500.00
ENGINEERING & CONSTRUCTION CONTINGENCIES 25%	$1,125.00
TOTAL	$5,625.00

(WITHOUT SHOWERS AND DRINKING FOUNTAIN
CARRY $3,000.00)

COST ESTIMATE SUMMARY

SITE MASTERPLAN

Park Entrance	$13,100	
Tennis Courts & Gravel Parking	$38,000	
Ice Skating Rink	$18,500	
Playground	$ 9,825	
New Gravel Parking (32 Cars)	$ 7,444	
Rip-Rap (Shoreline Protection)	$11,400	
Water View Area	$ 7,000	
New Wood Shelters	$14,000	
Softball Infield	$ 5,500	
Picnic Area Parking	$ 4,300	
SUBTOTAL	$129,000	
ENGINEERING & CONSTRUCTION CONTINGENCIES 25%	$161,500	TOTAL

RECREATION HALL

Weatherizing/Winterizing	$12,700	
Structure	$ 1,500	
Interior Finishes	$26,000	
Alterations, Additions	$47,600	
Electrical and Mechanical	$32,000	
SUBTOTAL	$119,800	
ENGINEERING & CONSTRUCTION CONTINGENCIES 25%	$ 30,000	
TOTAL	$149,800	

NEW BUILDING	4200 SF @ 60/SF	$252,000	TOTAL

RESTROOM FACILITY

Architectural	$ 3,000	
Mechanical & Electrical	$ 4,500	
SUBTOTAL	$7,500	
ENGINEERING & CONSTRUCTION CONTINGENCIES 25%	$1,875	
TOTAL	$9,375	