



# City of Troy Parks and Recreation

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## Proposed Park Improvements Master Planning



November 2021

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# Prospect Park

## ABOUT THE PARK

### Conditions:

Prospect Park is one of Troy's largest and most valuable greenspaces. The park has a rich history and a diverse array of features, including tennis courts, a disc golf course, trails, fields, and more. While the park's terrain is an interesting and valuable feature, it also creates access challenges, particularly for nearby pedestrians. The park's wide array of infrastructure is generally quite dated, which includes a raised swimming pool that is likely beyond repair. Prospect Park has long suffered from mistreatment, perhaps due to its secluded nature, specifically from littering/dumping, driving on lawns, and drug use. Before the pandemic, it was not uncommon to visit Prospect Park in the middle of a nice day and not see another person. The disc golf course has been extremely successful in cleaning up an unused section of the park and bringing more people to enjoy it. The increased foot traffic improves the perceived safety of the space, while recent traffic pattern changes have curbed some of the lawn damage issues.

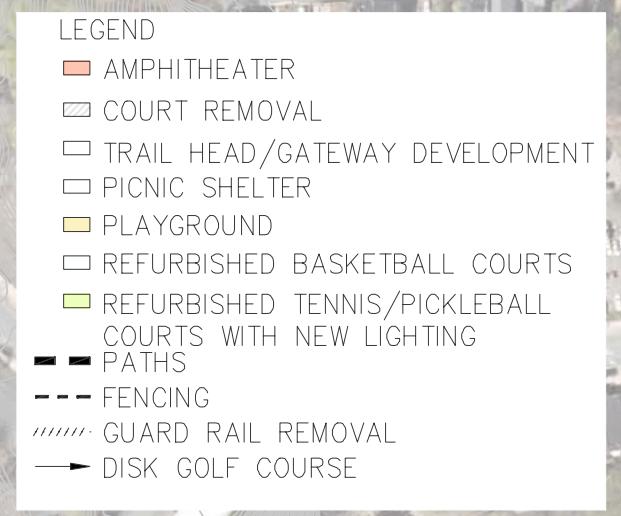
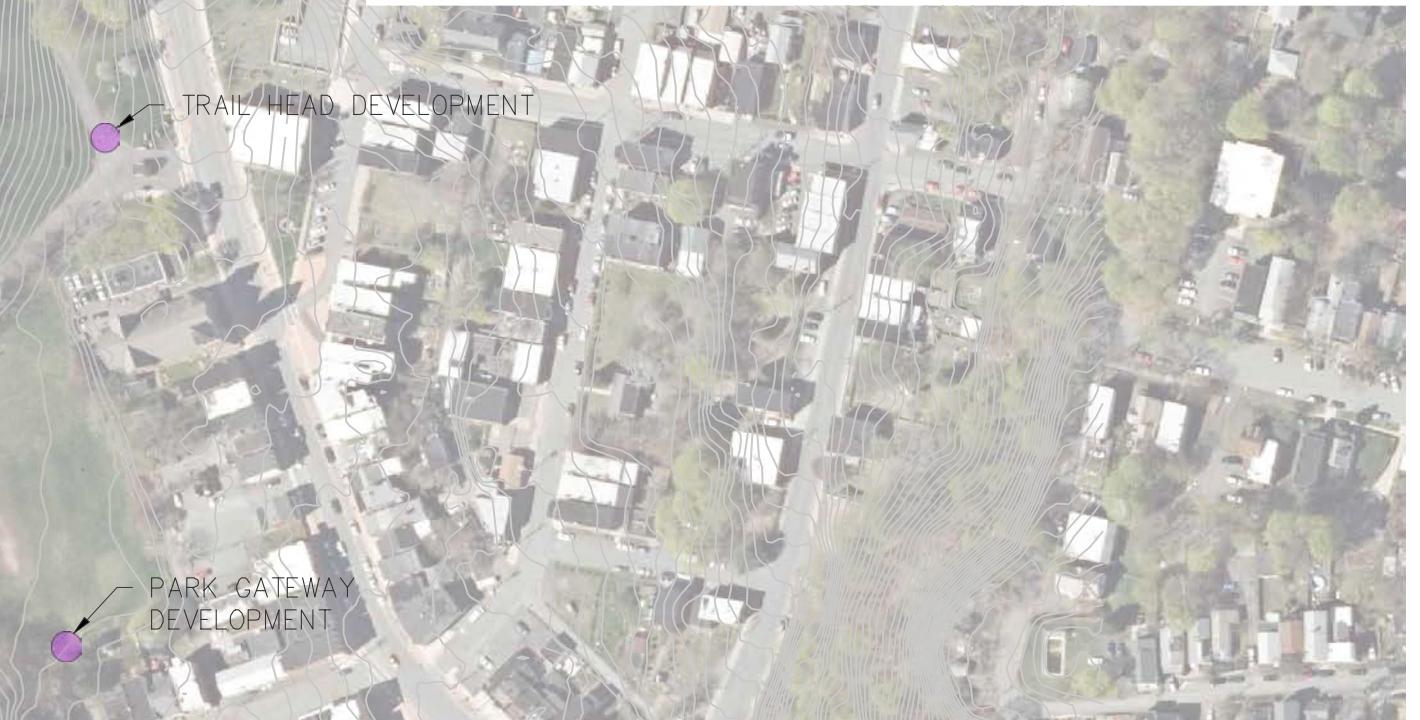
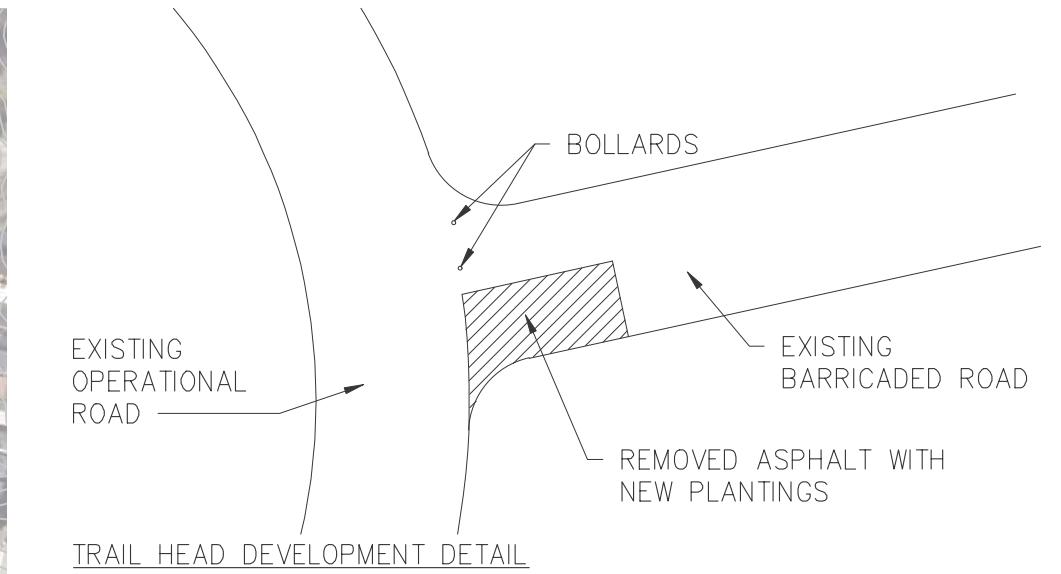
### Vision:

Reestablishing Prospect Park as a gem in Troy's crown starts with maintenance and activation. Existing infrastructure should be analyzed to determine its usefulness and condition. Amenities in-demand that need repair should be fixed or replaced. A space for music and events should be established, perhaps by reusing the pool structure. If reusing the pool is not feasible a long-term plan for the structure should be developed and another site for a stage should be identified. New access to the park, particularly near downtown should be established.

### Scope:

- Establish pedestrian connection to downtown
  - May include the "wall" area near Ferry St, where existing staircase is in disrepair
  - Coordination with RPI needed
- Create new "destination" playground area
- Analyze traffic flow
  - Restrict vehicle access where needed
  - Remove guide rail where not needed



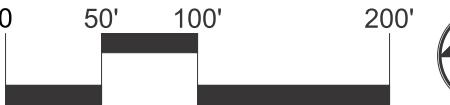




**City of Troy**

Prospect Park - Trail Connections to Ferry St

Troy, NY  
July, 2021



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## Prospect Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND</b>						
<b>1.0 - Addition of a Playground</b>						
1.01	Playground Equipment: Ages 3-5	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$100,000.00	\$100,000
1.02	Playground Equipment: Ages 5-10	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$150,000.00	\$150,000
<b>Sub Total Playground</b>						<b>\$250,000</b>
<b>PICNIC SHELTERS</b>						
<b>2.0 - Addition of Picnic Shelters</b>						
2.01	Small Picnic Shelter	~580 sq/ft structure including concrete pad	1	EA	\$40,000.00	\$40,000
2.02	Large Picnic Shelter	~1250 sq/ft structure including concrete pad	1	EA	\$85,000.00	\$85,000
2.03	Site Work	Clearing and grading	1	EA	\$1,500.00	\$1,500
<b>Sub Total Shelters</b>						<b>\$126,500</b>
<b>REFURBISHED BASKETBALL COURTS</b>						
<b>3.0 -Refurbished Existing Courts</b>						
3.01	Top Course	1.5" new asphalt top course	2	EA	\$5,000.00	\$10,000
3.02	Court Painting/Surfacing		2	EA	\$7,000.00	\$14,000
3.03	Basketball Hoops		4	EA	\$3,500.00	\$14,000
<b>Sub Total Basketball Courts</b>						<b>\$38,000</b>
<b>REFURBISHED TENNIS COURTS</b>						
<b>4.0 -Refurbished Existing Courts</b>						
4.01	Mill Courts	Mill existing tennis courts	82,000	SF	\$1.50	\$123,000
4.02	Top Course	1.5" new asphalt top course	9,100	SY	\$25.00	\$227,500
4.03	Court Painting/Surfacing	Tennis Court Acrylic Surfacing and Court Markings	13	COURT	\$12,000.00	\$156,000
4.04	Tennis Posts and Nets		13	COURT	\$2,500.00	\$32,500
4.05	Fencing	10' High Perimeter Chain Link Fencing w/Windscreens	1,750	LF	\$75.00	\$131,250
4.06	Lighting	High Mast LED Sports Lighting (13 Courts)	1	LS	\$650,000.00	\$650,000
<b>Sub Total Tennis Courts</b>						<b>\$1,320,250</b>
<b>SITE IMPROVEMENTS</b>						
<b>5.0 -Site Improvements</b>						
5.01	Removals	Demolish and remove (1) existing tennis court	1	LS	\$10,000.00	\$10,000
5.02	Remove Playground	Remove and dispose of existing playground equipment	1	LS	\$10,000.00	\$10,000
5.03	Remove Guard Rail	Remove and store existing guard rail	1	LS	\$5,000.00	\$5,000
5.04	Activation board	Activation board at splash pad	1	LS	\$20,000.00	\$20,000
5.05	Signage Allowance	Trail Heads/Entrance signs/Directional signage	1	LS	\$30,000.00	\$30,000
5.06	Lawn restoration		1	LS	\$20,000.00	\$20,000
<b>Sub Total Site Improvements</b>						<b>\$95,000</b>
<b>AMPHITHEATER</b>						
<b>6.0 -Addition of Amphitheater</b>						
6.01	Stage	20'x40' covered stage	1	LS	\$100,000.00	\$100,000
6.02	Seating area	Existing grass to be restored	1	LS	\$10,000.00	\$10,000
<b>Sub Total Site Amphitheater</b>						<b>\$110,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$1,939,750</b>
General Conditions (8%)						<b>\$155,180</b>
Design Contingency (10%)						<b>\$209,493</b>
<b>Total Construction Cost</b>						<b>\$2,304,423</b>
<b>Soft Costs</b>						
<b>8.0 - Anticipated soft costs</b>						
8.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$115,221
8.02	Anticipated Fees, FFE and Permitting			20%		\$460,885
8.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$576,106</b>
<b>Total Project Cost</b>						<b>\$2,880,529</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



## Prospect Park - Trail Connections

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>TRAIL IMPROVEMENTS - Prospect to 8th Ave/Ferry St</b>						
<b>1.0 - Addition of Trail Improvements</b>						
1.01	Trail Clearing	20' Width	0.7	ACRE	\$8,450.00	\$5,915
1.02	Gravel Path	5' Wide Path	142	SY	\$14.30	\$2,031
1.03	Gateway Signage	Singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Trail 1</b>						<b>\$7,946</b>
<b>TRAIL IMPROVEMENTS - Havermans Ave to Ferry St</b>						
<b>2.0 - Addition of Trail Improvements</b>						
2.01	Trail Clearing	20' Width	0.4	ACRE	\$575.00	\$230
2.02	Gravel Path	5' Wide Path	469	SY	\$14.30	\$6,707
2.03	Gateway Signage	Singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Trail 2</b>						<b>\$11,937</b>
<b>Sub-Total Construction Cost</b>						<b>\$19,882</b>
General Conditions (8%)						<b>\$1,591</b>
Design Contingency (10%)						<b>\$2,147</b>
<b>Total Construction Cost</b>						<b>\$23,620</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controlled for unforeseen conditions.	5%			\$1,181
3.02	Anticipated Fees, FFE and Permitting		20%			\$4,724
3.03	Escalation	To be determined when project is initiated	0%			\$0
<b>Sub Total Soft Costs</b>						<b>\$5,905</b>
<b>Total Project Cost</b>						<b>\$29,525</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Knickerbacker Park

## ABOUT THE PARK

### Conditions:

Knickerbacker Park is a major city park located in North Troy. The park is conveniently located adjacent to Knickerbacker Middle School and Lansingburgh High School, as well as the Uncle Sam Bikeway. The existing amenities within the park include baseball fields, basketball courts, hockey rink and indoor skating arena, playgrounds, soccer fields, track, and spray ground.

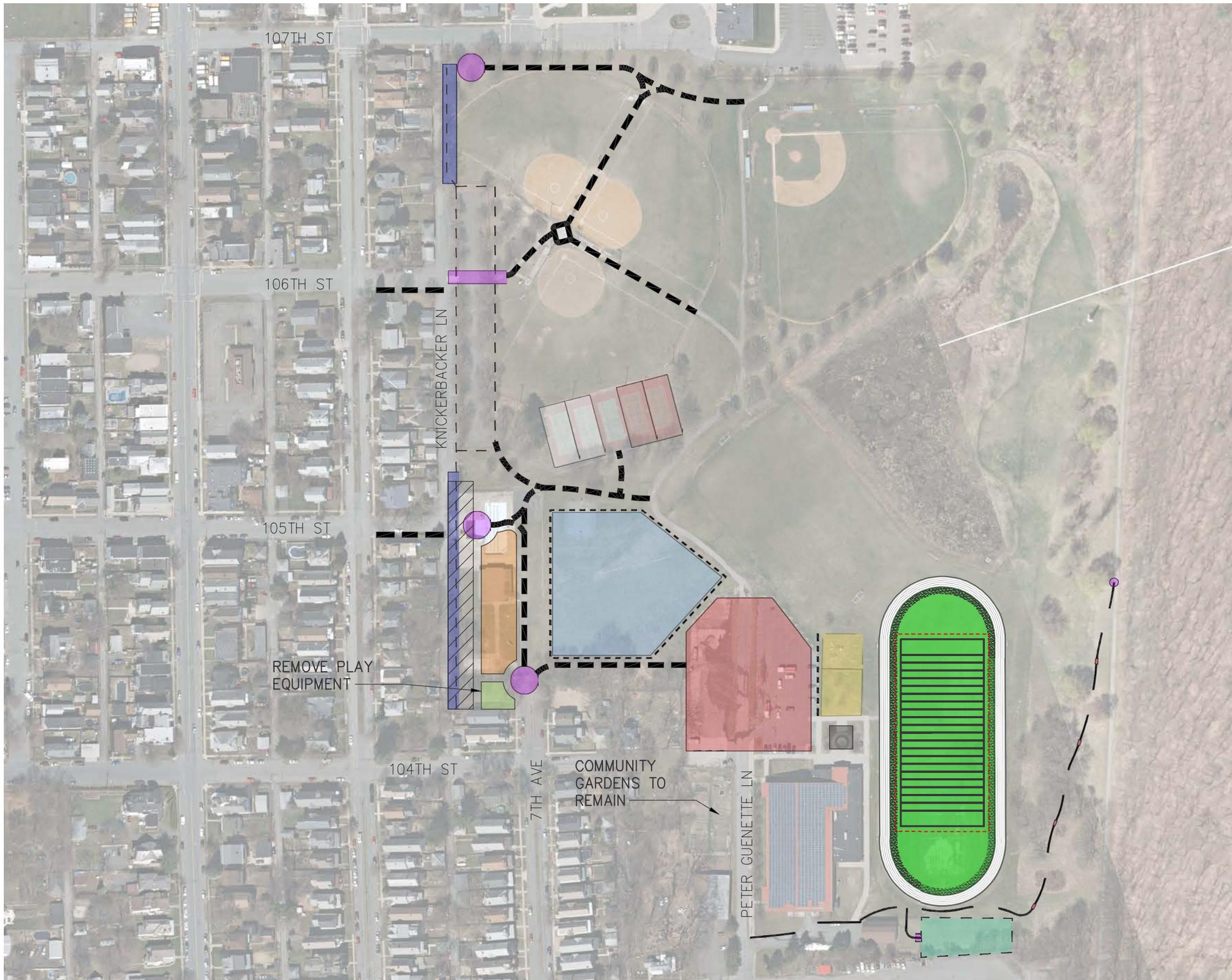
### Vision:

Knickerbacker Park should continue to expand upon its wide range of amenities that it offers its users wherever possible. Community interest in the addition of a dog park and a football field within the park should be explored. Connections to adjacent facilities should be taken advantage with additional points of access into the park.

### Scope:

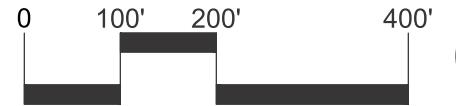
- Create a new football field within the infield of the existing track
- Addition of a concession/team support building to support the football field
- Create a dog park accommodating both large and small dogs
- Make a trail connection to the Uncle Sam Bikeway
- Additional Park improvements being made as part of a separate effort
  - Removal and replacement of pool and splash pad facilities
  - Re-organized parking space
  - Additional playground space
  - Relocated basketball court





**City of Troy**  
Knickerbacker Park

Troy, NY  
July, 2021





# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
October, 2021



**CITY OF  
TROY, NY**

## Knickerbocker Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>FOOTBALL FIELD</b>						
<b>1.0 - New football field in track infield</b>						
1.01	Sawcut and Remove Inside of Track		1	EA	\$20,000.00	\$20,000
1.02	New Natural Grass Infield	Including grading, sand base, topsoil, and sod lawn	1	EA	\$115,000.00	\$115,000
1.03	Irrigation System		1	EA	\$25,000.00	\$25,000
1.04	New Concession/Team Building		2,000	SF	\$300.00	\$600,000
<b>Sub Total</b>						<b>\$760,000</b>
<b>DOG PARK</b>						
<b>2.0 - Dog park for small and large dogs</b>						
2.01	Fencing		1	EA	\$6,600.00	\$6,600
2.02	Dog Park Amenities	Agility equipment, water station, benches etc.	1	EA	\$15,000.00	\$15,000
<b>Sub Total</b>						<b>\$21,600</b>
<b>TRAIL</b>						
<b>3.0 - Trail connection to existing rail trail</b>						
3.01	5' Asphalt Pathway		5,100	SF	\$7.00	\$35,700
3.02	Striping		250	LF	\$1.50	\$375
<b>Sub Total</b>						<b>\$36,075</b>
<b>COURT SPORTS</b>						
<b>4.0 - Court Sports</b>						
4.01	Removals	Remove and dispose of existing tennis courts, pulverize and re-use asphalt	1	LS	\$5,000.00	\$5,000
4.02	New Tennis courts	2 new tennis courts	2	EA	\$50,000.00	\$100,000
4.03	New Basketball courts	2 new basketball courts	2	EA	\$50,000.00	\$100,000
<b>Sub Total</b>						<b>\$205,000</b>
<b>AQUATICS FACILITY</b>						
<b>5.0 - Aquatics Facility</b>						
5.01	Pool and Splash Pad	Aquatics facility including new pool, splash pad, pool deck, and site improvements	1	LS	\$4,500,000.00	\$4,500,000
5.02	Aquatics Bathhouse		1	LS	\$1,425,000.00	\$1,425,000
<b>Sub Total</b>						<b>\$5,925,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>6.0 - Other site improvements</b>						
6.01	Sidewalks		12,100	SF	\$7.00	\$84,700
6.02	Park entrance signage	gates, sign, wayfinding	5	LS	\$20,000.00	\$100,000
6.03	New Parking Lot	Asphalt Parking	1	LS	\$840,000.00	\$840,000
6.04	Lawn restoration		1	LS	\$30,000.00	\$30,000
6.05	Clear and Re-grade slopes	Clear vegetation and regrade slopes along Knickerbocker Ln	1	LS	\$25,000.00	\$25,000
6.06	Park amenities	Grills, benches, picnic tables, etc	1	LS	\$15,000.00	\$15,000
6.07	Site landscaping		1	LS	\$25,000.00	\$25,000
6.08	Fence Removal	Remove fence and replace with boulders along Knickerbocker Ln	1	LS	\$25,000.00	\$25,000
<b>Sub Total</b>						<b>\$1,144,700</b>
<b>Sub-Total Construction Cost</b>						<b>\$8,092,375</b>
General Conditions (8%)						<b>\$647,390</b>
Design Contingency (10%)						<b>\$873,977</b>
<b>Total Construction Cost</b>						<b>\$9,613,742</b>
<b>Soft Costs</b>						
<b>8.0 - Anticipated soft costs</b>						
8.01	Construction Contingency	Owner controlled for unforeseen conditions			5%	\$480,687

# 112th Street Park

## ABOUT THE PARK

### Conditions:

112th St Park is in a prime location, at the center of Lansingburgh along the 112th St corridor, just blocks from the 112th St Bridge gateway.

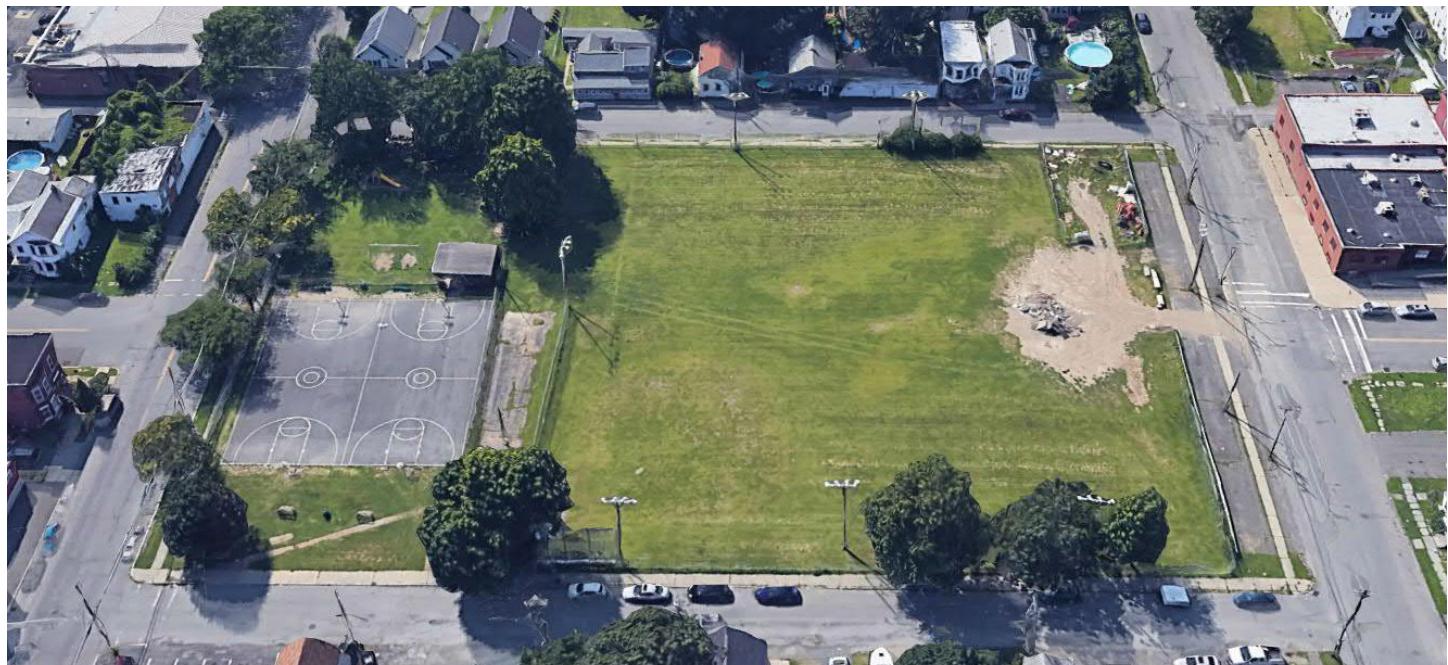
In its current state, the park lacks amenities, but has promising potential and few site constraints. The park currently consists of a massive grass area, basketball courts, and a playground. There have been reports of negative park use, including adults drinking and smoking in the afternoon. 112th St Park also lacks placemaking elements and pathways.

### Vision:

The existing park should be transformed into a vibrant common area for all of Lansingburgh to enjoy. A new sense of place should be established through walking paths, signage, seating, trees, and more. The park should feel balanced (not overflowing) with elements throughout.

### Scope:

- Relocate playground to NW corner, close to the Boys and Girls Club
  - Refurbish existing equipment
  - Add new elements
- Create walking paths from each end of the park, with a central meeting point in the center
  - Create a point of interest in the middle (e.g. art installation)
- Maintain a large lawn for passive play on the west side of the park
- Basketball courts and bathroom (existing structure to be removed, new structure to be constructed)
- Plant shade trees to create a comfortable picnic area on the east side of the park
- Provide seating (ADA) along walkways
- Add small-scale lighting
- Fencing
- Remove tall fencing from areas (other than where needed for sports, along basketball court and on west side)
  - Add short fencing around playground
  - Add decorative fencing around some of the other areas of the park, to emphasize entrances



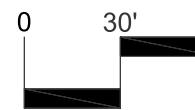


**City of Troy**

112th Street Park: Concept 1

Troy, NY

June 17, 2021





# City of Troy

## 112th Street Park: Concept 2

Troy, NY

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June, 2021



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## 112th Street Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>SHELTERS</b>						
<b>1.0 - Addition of Picnic Shelters</b>						
1.01	Picnic Shelters	~580 sq/ft structure including concrete pad	2	EA	\$40,000.00	\$80,000
1.02	Site Work	Clearing and grading	1	EA	\$1,500.00	\$1,500
<b>Sub Total Shelters</b>						<b>\$81,500</b>
<b>PLAYGROUND</b>						
<b>2.0 - Addition of a Playground</b>						
2.01	Playground Equipment	Funding provided by alternate source	0	EA	\$125,000.00	\$0
<b>Sub Total Playground</b>						<b>\$0</b>
<b>WATER FEATURES</b>						
<b>3.0 - Addition of a splash pad</b>						
3.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
<b>Sub Total Splash Pad</b>						<b>\$400,000</b>
<b>PARK GATEWAY/COMMUNITY ART DISPLAY</b>						
<b>4.0 - Addition of Gateways/Art Displays</b>						
4.01	Concrete Circles		1	EA	\$25,000.00	\$25,000
4.02	Park entrance gates	Pillars, gates, overhead sign	4	LS	\$15,000.00	\$60,000
<b>Sub Total Gateways/Art Displays</b>						<b>\$85,000</b>
<b>NEW BUILDING WITH RESTROOMS</b>						
<b>5.0 - Addition of restroom building</b>						
5.01	Building	~530 sq/ft	1	EA	\$185,000.00	\$185,000
5.02	Water service		1	EA	\$3,500.00	\$3,500
5.03	Electric service		1	EA	\$3,500.00	\$3,500
5.04	Sanitary sewer		1	EA	\$7,500.00	\$7,500
<b>Sub Total Restroom Building</b>						<b>\$199,500</b>
<b>REFURBISHED BASKETBALL COURTS</b>						
<b>6.0 -Refurbished Existing Courts</b>						
6.01	Top Course	1.5" new asphalt top course	2	EA	\$5,000.00	\$10,000
6.02	Court Painting/Surfacing		2	EA	\$7,000.00	\$14,000
6.03	Basketball Hoops		4	EA	\$3,500.00	\$14,000
<b>Sub Total Basketball Courts</b>						<b>\$38,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>7.0 -Site Improvements</b>						
7.01	Removals	Demolish and remove existing building and sports lighting	1	EA	\$10,000.00	\$10,000
7.02	Sidewalks		1	EA	\$60,000.00	\$60,000
7.03	Concrete Bleacher Pad	~750 sq/ft	1	EA	\$6,750.00	\$6,750
7.04	Fencing		1	EA	\$50,000.00	\$50,000
7.05	Landscaping		1	EA	\$50,000.00	\$50,000
7.06	Benches	Coated metal	15	EA	\$750.00	\$11,250
7.07	Picnic Tables	Coated metal	10	EA	\$1,200.00	\$12,000
7.08	Grills		10	EA	\$1,000.00	\$10,000
7.09	Lawn restoration		1	EA	\$20,000.00	\$20,000
7.10	Pedestrian Lighting		12	EA	\$4,000.00	\$48,000
<b>Sub Total Site Improvements</b>						<b>\$278,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$1,082,000</b>
<b>General Conditions (8%)</b>						<b>\$86,560</b>
<b>Design Contingency (10%)</b>						<b>\$116,856</b>
<b>Total Construction Cost</b>						<b>\$1,285,416</b>
<b>Soft Costs</b>						
<b>8.0 - Anticipated soft costs</b>						
8.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$64,271
8.02	Anticipated Fees, FFE and Permitting			20%		\$257,083
8.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$321,354</b>
<b>Total Project Cost</b>						<b>\$1,606,770</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Troy Rail Trail Improvements

## ABOUT THE PARK

### Conditions:

Formerly known as the Uncle Sam Bike Trail, the Troy Rail Trail (TRT) is an (approx.) 3 mile off-road, multi-use, asphalt trail. The TRT connects Middleburgh St from the south to Northern Drive and intersects with Ingalls, Gurley, and Cemetery. The trail also has access points at Garden Ct, Glen Ave (where it also connects to the MLK apartments), and Knickerbocker Park. These access points, along with other "desire paths" lack appropriate signage and formalization. The TRT has become a valued asset in the community, but struggles with ATV use, which makes other trail users feel unsafe and decreases use. Wayfinding signage is currently being fabricated (5/21) and will be installed, directing people to trailheads and formally branding the trail as the Troy Rail Trail. Current trail access points do not conform with ADA guidelines. Some sections of pavement, especially on the southernmost section, is quite deteriorated.

### Vision:

As the TRT connects thousands of residents to a valuable recreation source, it should be invested in and improved to make residents feel safe and welcomed. TRT access points should be formalized with the addition of trailhead kiosks, landscaping, and other infrastructure. Trail users should be able to easily access Knickerbocker Park and navigate entrance ways. Trail access points should be assessed to ensure they are safely navigable.

### Scope:

- Determine trailhead/gateway treatments
- Improve and add landscaping at trail connections
- Install Fencing (on sides of trail entrance) - split rail
- Create ADA accessible trail connections with directional signage, lighting,
- Establish a new access point at Ives Ct.
- Establish navigable route between TRT and Knickerbocker Park
- Develop strategy to mitigate ATV use



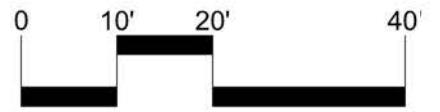
City of Troy





**Troy Rail Trail Connection - Ives Court**  
Concept 1

Troy, NY  
June, 2021

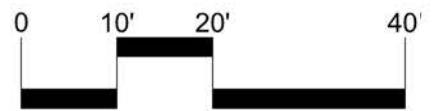




## Troy Rail Trail Connection - Winnie Ave

Concept 1

Troy, NY  
June, 2021



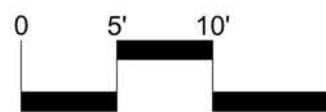


## Troy Rail Trail Connection - Ingalls Ave

Concept 1

Troy, NY

August, 2021



LEGEND  
■ GATEWAY SIGNAGE  
- - - FENCING



CHA

**Troy Rail Trail Connection - Gurley Ave**  
Concept 1

Troy, NY  
August, 2021

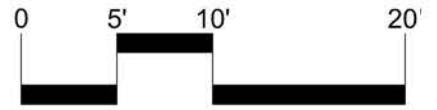
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**Troy Rail Trail Connection - Northern Dr**  
Concept 1

Troy, NY  
August, 2021





## Troy Rail Trail Connections

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>IVES COURT CONNECTION - SITE IMPROVEMENTS</b>						
<b>1.0 - Addition</b>						
1.01	Grading and Removals	Pavement, Stair and Railing, and Lawn Removal	1	EA	\$25,000.00	\$25,000
1.02	Trail Signage		2	EA	\$1,000.00	\$2,000
1.03	5' Asphalt Pathway	Trail connection recreational path	800	SF	\$7.00	\$5,600
1.04	Fencing	3 Rail Fencing	430	LF	\$100.00	\$43,000
1.05	Benches	Coated metal	1	EA	\$750.00	\$750
1.06	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
1.07	Landscaping		1	EA	\$10,000.00	\$10,000
<b>Sub Total Ives Court Site Improvements</b>						<b>\$90,350</b>
<b>WINNIE AVE - SITE IMPROVEMENTS</b>						
<b>2.0 -Site Improvements</b>						
2.01	Removals	Stair and Railing, and Lawn Removal	1	EA	\$15,000.00	\$15,000
2.02	Trail Signage		4	EA	\$1,000.00	\$4,000
2.03	5' Asphalt Pathway	Trail connection recreational path	5,100	SF	\$7.00	\$35,700
2.04	Striping		250	LF	\$1.50	\$375
2.05	Fencing	3 Rail Fencing	435	LF	\$100.00	\$43,500
2.06	Repurposed W Beam Fencing		382	LF	\$40.00	\$15,280
2.06	Bollards	Locking and Retracting Bollards	4	EA	\$3,000.00	\$12,000
2.07	Benches	Coated metal	2	EA	\$750.00	\$1,500
2.08	Pedestrian Lighting		2	EA	\$4,000.00	\$8,000
<b>Sub Total Winnie Ave Site Improvements</b>						<b>\$135,355</b>
<b>INGALLS AVE - SITE IMPROVEMENTS</b>						
<b>3.0 -Site Improvements</b>						
3.01	Removals	Stair and Railing, and Lawn Removal	1	EA	\$10,000.00	\$10,000
3.02	Trail Signage		1	EA	\$1,000.00	\$1,000
3.03	Fencing	3 Rail Fencing	100	LF	\$100.00	\$10,000
3.04	Bollards	Locking and Retracting Bollards	2	EA	\$3,000.00	\$6,000
3.05	Bench including pad	Coated metal - includes pad	1	EA	\$1,750.00	\$1,750
3.06	Grass area	Locking and Retracting Bollards	1	EA	\$1,500.00	\$1,500
<b>Sub Total Ingalls Ave Site Improvements</b>						<b>\$30,250</b>
<b>GURLEY AVE - SITE IMPROVEMENTS</b>						
<b>4.0 -Site Improvements</b>						
4.01	Removals	Stair and Railing, and Lawn Removal	1	EA	\$5,000.00	\$5,000
4.02	Trail Signage		1	EA	\$1,000.00	\$1,000
4.03	Fencing	3 Rail Fencing	150	LF	\$100.00	\$15,000
4.04	Bollards	Locking and Retracting Bollards	2	EA	\$3,000.00	\$6,000
<b>Sub Total Gurley Ave Site Improvements</b>						<b>\$27,000</b>
<b>NORTHERN DR - SITE IMPROVEMENTS</b>						
<b>5.0 -Site Improvements</b>						
5.01	Removals	Stair and Railing, and Lawn Removal	1	EA	\$5,000.00	\$5,000
5.02	Trail Signage		1	EA	\$1,000.00	\$1,000
5.03	Fencing	3 Rail Fencing	178	LF	\$100.00	\$17,800
5.04	Bollards	Locking and Retracting Bollards	3	EA	\$3,000.00	\$9,000
<b>Sub Total Northern Dr Site Improvements</b>						<b>\$32,800</b>
<b>Sub-Total Construction Cost</b>						<b>\$315,755</b>
General Conditions (8%)						\$25,260
Design Contingency (10%)						\$34,102
<b>Total Construction Cost</b>						<b>\$375,117</b>
<b>Soft Costs</b>						
<b>6.0 - Anticipated soft costs</b>						
6.01	Construction Contingency	Owner controled for unforseen conditions.		5%		\$18,756
6.02	Anticipated Fees, FFE and Permitting			20%		\$75,023
6.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$93,779</b>
<b>Total Project Cost</b>						<b>\$468,896</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Canal Avenue Park

## ABOUT THE PARK

### Conditions:

Canal Ave Park is a small neighborhood park at 3rd St and Canal Ave in South Troy. The park has a small playground, benches, and a grill. The park's layout and high, chain link fencing makes the space feel smaller and less welcoming. With one formal gate, oriented east on 3rd, the park can feel "full" or unwelcoming with few occupants. Just north of a 3 story structure, the lot is shady for a lot of the day. The City has used the adjacent roadway on Canal as a "cooling station" in previous summers. Canal Ave Park is the only publicly accessible greenspace in the area, where there are many residents, including families, in the neighborhood. It's proximity to the Poestenkill Canal offers an interesting opportunity to connect the park to natural elements and more residents. The park is directly across from the Osgood Fire House. For fire vehicle access, no parking is permitted along the park, which allows for more visibility.

### Vision:

The Canal Ave Park should be a valued asset for the immediate community, where residents of all ages feel welcome to spend time. While the existing equipment in the park appears to be in usable condition, its layout should be redesigned to better use the space. The existing fencing should be removed and replaced where needed, with a fence of more appropriate scale and form. The space on Canal Ave used for the cooling station should be permanently converted into park space. Connecting the cooling station elements and playground will allow for a zone tailored towards youth, while other elements of the park can be reimaged to accommodate residents of all ages.

### Scope:

- Remove existing fencing and replace where needed with 4 ft black aluminum fencing
- Remove and replace signage, add identification sign "Canal Ave Park" or other branding and sense of arrival
- Redesign and reorient park layout- Include section of Canal Ave, east of Franklin alley
- Refurb or replace equipment, as needed
- Maintain alley access and visibility



City of Troy







# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## Canal Park - All Improvements

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND</b>						
<b>1.0 - Addition of a Playground</b>						
1.01	Playground Equipment: Ages 2-5	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$100,000.00	\$100,000
1.02	Playground Equipment: Ages 5-10	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$125,000.00	\$125,000
<b>Sub Total Playground</b>						<b>\$125,000</b>
<b>WATER FEATURES</b>						
<b>2.0 - Addition of a splash pad</b>						
2.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
<b>Sub Total Splash Pad</b>						<b>\$400,000</b>
<b>PARK GATEWAY</b>						
<b>3.0 - Addition of Gateways/Art Displays</b>						
3.01	Park entrance gates	Pillars, gates, overhead sign	3	LS	\$15,000.00	\$45,000
<b>Sub Total Gateways</b>						<b>\$45,000</b>
<b>NEW BUILDING WITH RESTROOMS</b>						
<b>4.0 - Addition of restroom building</b>						
4.01	Building	~128 sq/ft	1	EA	\$100,000.00	\$100,000
4.02	Water service		1	EA	\$3,500.00	\$3,500
4.03	Electric service		1	EA	\$3,500.00	\$3,500
4.04	Sanitary sewer		1	EA	\$7,500.00	\$7,500
<b>Sub Total Restroom Building</b>						<b>\$114,500</b>
<b>SITE IMPROVEMENTS</b>						
<b>5.0 - Site Improvements</b>						
5.01	Removals	Pavement, Tree, and Fence Removal	1	EA	\$10,000.00	\$10,000
5.02	Sidewalks		1	EA	\$60,000.00	\$60,000
5.03	Park Fencing		1	EA	\$50,000.00	\$50,000
5.04	Canal Fencing		1	EA	\$50,000.00	\$50,000
5.05	Landscaping		1	EA	\$50,000.00	\$50,000
5.06	Planters		6	EA	\$6,000.00	\$36,000
5.07	Benches	Coated metal	5	EA	\$750.00	\$3,750
5.08	Picnic Tables	Coated metal	2	EA	\$1,200.00	\$2,400
5.09	Grills		2	EA	\$1,000.00	\$2,000
5.10	Lawn restoration - Canal Ave		1	EA	\$20,000.00	\$20,000
5.11	Lawn restoration - in park		1	EA	\$20,000.00	\$20,000
5.12	Pedestrian Lighting		4	EA	\$4,000.00	\$16,000
<b>Sub Total Site Improvements</b>						<b>\$320,150</b>
<b>Sub-Total Construction Cost</b>						<b>\$684,500</b>
General Conditions (8%)						<b>\$54,760</b>
Design Contingency (10%)						<b>\$73,926</b>
<b>Total Construction Cost</b>						<b>\$813,186</b>
<b>Soft Costs</b>						
<b>6.0 - Anticipated soft costs</b>						
6.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$40,659
6.02	Anticipated Fees, FFE and Permitting			20%		\$162,637
6.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$203,297</b>
<b>Total Project Cost</b>						<b>\$1,016,483</b>

Assumptions:

- 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



## Canal Park - Initial Improvements

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND</b>						
<b>1.0 - Addition of a Playground</b>						
1.01	Playground Equipment: Ages 2-5	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$100,000.00	\$100,000
1.02	Playground Equipment: Ages 5-10	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$125,000.00	\$125,000
<b>Sub Total Playground</b>						<b>\$125,000</b>
<b>PARK GATEWAY</b>						
<b>2.0 - Addition of Gateways/Art Displays</b>						
2.01	Park entrance gates	Pillars, gates, sign	3	LS	\$15,000.00	\$45,000
<b>Sub Total Gateways</b>						<b>\$45,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>3.0 - Site Improvements</b>						
3.01	Removals	Pavement, Tree, and Fence Removal	1	EA	\$10,000.00	\$10,000
3.02	Sidewalks		1	EA	\$60,000.00	\$60,000
3.03	Park Fencing		1	EA	\$50,000.00	\$50,000
3.04	Canal Fencing		1	EA	\$50,000.00	\$50,000
3.05	Landscaping		1	EA	\$25,000.00	\$25,000
3.06	Planters		6	EA	\$6,000.00	\$36,000
3.07	Benches	Coated metal	5	EA	\$750.00	\$3,750
3.08	Picnic Tables	Coated metal	2	EA	\$1,200.00	\$2,400
3.09	Grills		2	EA	\$1,000.00	\$2,000
3.10	Lawn restoration - Canal Ave		1	EA	\$20,000.00	\$20,000
3.11	Lawn restoration - in park		1	EA	\$20,000.00	\$20,000
3.12	Pedestrian Lighting		4	EA	\$4,000.00	\$16,000
<b>Sub Total Site Improvements</b>						<b>\$295,150</b>
<b>Sub-Total Construction Cost</b>						<b>\$150,000</b>
General Conditions (8%)						<b>\$12,000</b>
Design Contingency (10%)						<b>\$16,200</b>
<b>Total Construction Cost</b>						<b>\$178,200</b>
<b>Soft Costs</b>						
<b>6.0 - Anticipated soft costs</b>						
6.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$8,910
6.02	Anticipated Fees, FFE and Permitting			20%		\$35,640
6.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$44,550</b>
<b>Total Project Cost</b>						<b>\$222,750</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# 6th Avenue Dog Park

## ABOUT THE PARK

### Conditions:

The City of Troy is currently without a true dog park. There is an existing fenced area for dogs at Kinloch Park, but it is underutilized due to the location, orientation, and lack of amenities. The City has ample space for a more robust dog park or could establish a few, smaller dog parks that would be easily accessible for residents.

The corner of 6th Avenue and Peoples Avenue is a prime location in the city for a public dog park. It is located between downtown Troy and Hoosick Street. Existing amenities within this site consists of a small plaza area and pedestrian walk ways under shade deciduous trees. The site is also situated next to the John F. Kennedy Towers Senior Housing, whose residents heavily use the site.

### Vision:

A successful dog park in Troy must be accessible and well designed. It must be easy for residents to access it without a vehicle and must be visible enough for accountability, while not being a nuisance to nearby residents.

### Scope:

- Create large (approx 1 acre) fenced in area for dogs to exercise and socialize off-leash
- Create "double-gate" areas at all entrance/exits
- Install dog site furnishings including dog water fountains and waste stations
- Consider maintenance needs and access
- Install planting along 6th Ave to create a buffer between the sidewalk and dog park
- Maintain existing seating for those using paths
- Signage
- Trash Cans
- Maintenance Plan





**Troy 6th Ave Dog Park**  
Concept 1

Troy, NY  
July, 2021

0 15' 30' 60'



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## 6th Ave Dog Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>DOG PARK FEATURES</b>						
<b>1.0 - Addition</b>						
1.01	Dog Double Gates	Dog park double gates -3' gate- 8' between gates	1	EA	\$5,000.00	\$5,000
1.01	Maintenance Gate	Black vinyl chain link maintenance gate	1	EA	\$1,200.00	\$1,200
1.02	Dog Park Fencing	Black vinyl chain link fence	1	EA	\$81,500.00	\$81,500
1.03	Sculptural elements for wall	Elements incorporated in/next to fence	1	EA	\$5,000.00	\$5,000
1.04	Dog Water Fountains	1 dog water fountain per size (large dogs, small dogs)	2	EA	\$8,000.00	\$16,000
1.05	Dog Waste Stations	stations in dog park and on paths leading to park	2	EA	\$1,500.00	\$3,000
<b>Sub Total Dog Park Features</b>						<b>\$111,700</b>
<b>PARK GATEWAY</b>						
<b>2.0 - Addition of Gateways</b>						
2.01	Park entrance gates	gates, sign	1	LS	\$10,000.00	\$10,000
<b>Sub Total Park Gateway</b>						<b>\$10,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>7.0 - Site Improvements</b>						
3.01	Removals	Pavement	1	EA	\$10,000.00	\$10,000
3.02	Drain Grate		1	EA	\$800.00	\$800
3.03	Landscaping		1	EA	\$30,000.00	\$30,000
3.04	Benches	Coated metal - exterior of Dog Park	10	EA	\$750.00	\$7,500
3.05	Lawn restoration	Hardscape to Lawn	1	EA	\$9,000.00	\$9,000
3.06	Pedestrian Lighting		4	EA	\$4,000.00	\$16,000
<b>Sub Total Site Improvements</b>						<b>\$73,300</b>
<b>Sub-Total Construction Cost</b>						<b>\$195,000</b>
General Conditions (8%)						<b>\$15,600</b>
Design Contingency (10%)						<b>\$21,060</b>
<b>Total Construction Cost</b>						<b>\$231,660</b>
<b>Soft Costs</b>						
<b>4.0 - Anticipated soft costs</b>						
4.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%	\$11,583	
4.02	Anticipated Fees, FFE and Permitting			20%	\$46,332	
4.03	Escalation	To be determined when project is initiated		0%	\$0	
<b>Sub Total Soft Costs</b>						<b>\$57,915</b>
<b>Total Project Cost</b>						<b>\$289,575</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Beman Park

## ABOUT THE PARK

### Conditions:

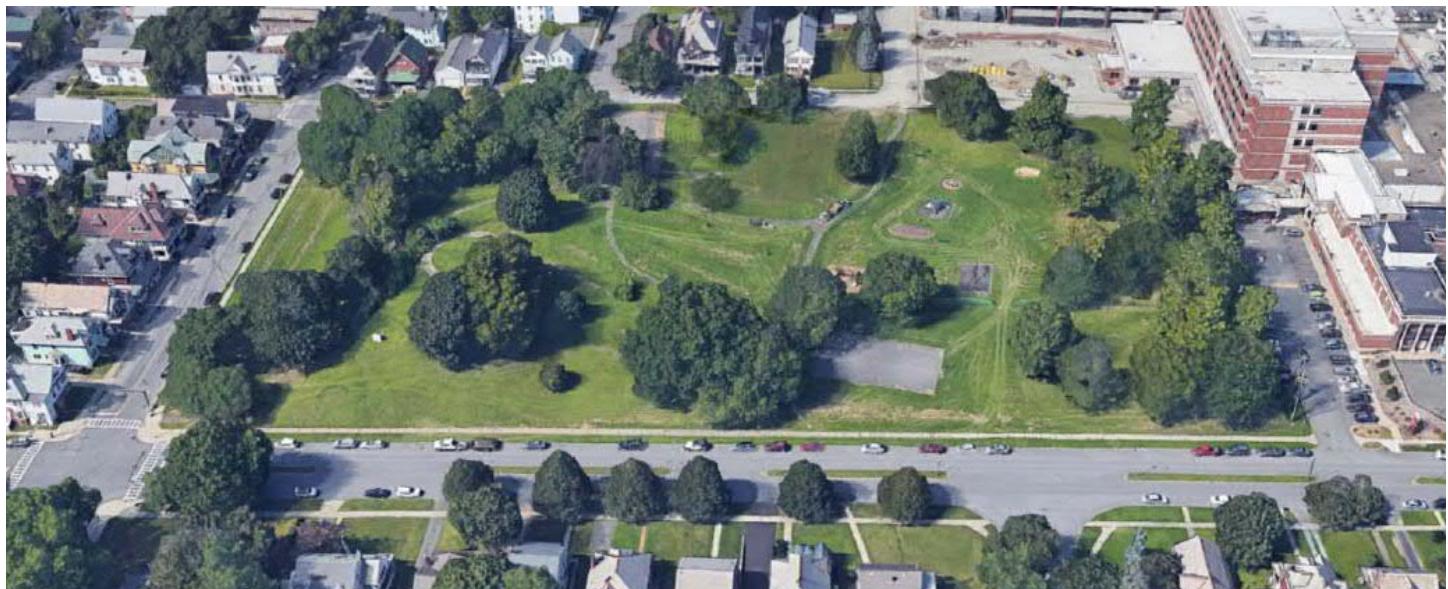
Beman Park is a larger greenspace at the corner of 15th St and Peoples Ave, connecting the Hillside South and RPI communities. The park is also adjacent to St. Peter's Hospital and Jacob St, where it is directly across from many dwellings. This location increases the prominence and potential of Beman Park, while providing areas that are quite visible and others that are more secluded. The park has no external fencing, but does have a fenced-in playground. The playground fencing does create an unnatural barrier in the center of the park, where a path may be desired. There are also some drainage issues in this area. Another feature of the park includes a point of high elevation- this may have been a valued feature in the past, but lacks a formal use or landscape today.

### Vision:

The neighboring community has shared valuable input on what the park's vision should include. It's valued presence and generally well-tended, pastoral landscape makes it a relatively good space as-is. The park would largely benefit from some spaces receiving more formalized treatments, namely the playground space, drainage area, and high elevation point. Also, by creating greater connections through the park and to the surrounding neighborhood along Jacob Street.

### Scope:

- Evaluate best location for playground and relocate
- Create intentional and useful walking route to connect the neighborhood
- Fencing around playground to be removed and reused for a fenced in dog park
- Address drainage issues -assess whether this can be accomplished with a rain garden
- Establish point of interest at top of hillside
- Remove dead trees, plant next generation
- Plant perennial flowers and mixes to encourage pollinators







## Beman Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND AND PLAY IMPROVEMENTS</b>						
<b>1.0 - Addition of a Playground and Improvements</b>						
1.01	Playground Equipment: Ages 2-5	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$100,000.00	\$100,000
1.02	Playground Equipment: Ages 5-10	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$125,000.00	\$125,000
1.02	Playground Fencing	Black vinyl chain link 4' fence	1	EA	\$44,200.00	\$44,200
1.03	Resurfacing Basketball Court	4000 sf court- resurface and stripe	1	EA	\$5,000.00	\$5,000
<b>Sub Total Playground</b>						<b>\$274,200</b>
<b>PARK GATEWAY</b>						
<b>2.0 - Addition of Gateways/Entrance Treatment</b>						
2.01	Park entrance gates	Pillars, gates, overhead sign	4	LS	\$15,000.00	\$60,000
2.02	Park entrance signs	singular sign	3	LS	\$5,000.00	\$15,000
2.03	Crosswalk	Into park/ new entry point	1	LS	\$15,000.00	\$15,000
<b>Sub Total Gateways</b>						<b>\$90,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>3.0 - Site Improvements</b>						
3.01	Removals	Playground, fence, brush and limbing trees	1	EA	\$15,000.00	\$15,000
3.02	Sidewalks	New Paths	7,240	SF	\$7.00	\$50,680
3.03	Small Plaza	At major path junctions	2,886	SF	\$7.00	\$20,202
3.04	Pollinator Meadow	Large circular area and plaza interiors	1	EA	\$4,000.00	\$4,000
3.05	Rain Garden	Plantings, stones	1	EA	\$40,000.00	\$40,000
3.06	Landscaping		1	EA	\$20,000.00	\$20,000
3.07	Benches	Coated metal	5	EA	\$750.00	\$3,750
3.08	Fence Removal, Relocate and Reinstall	Existing playground fence to be relocated around proposed dog park	468	LF	\$30.00	\$14,040
3.09	Dog Water Fountains	1 dog water fountain per size (large dogs, small dogs)	1	EA	\$8,000.00	\$8,000
3.10	Dog Waste Stations	Stations in dog park and on paths leading to park	2	EA	\$1,500.00	\$3,000
3.11	Dog Park Double Gate	Dog park double gates -3' gate- 8' between gates	1	EA	\$5,000.00	\$5,000
3.12	Contemplative Landscaped Seating Area	Landscape buffer, benches, small plazas, trees, shrubs, and perennial plantings	1	EA	\$56,490.00	\$56,490
3.13	Lawn restoration	Playground and open play area along Jacob St	1	EA	\$20,000.00	\$20,000
3.14	Pedestrian Lighting		5	EA	\$4,000.00	\$20,000
<b>Sub Total Site Improvements</b>						<b>\$280,162</b>
<b>Sub-Total Construction Cost</b>						<b>\$644,362</b>
<b>General Conditions (8%)</b>						<b>\$51,549</b>
<b>Design Contingency (10%)</b>						<b>\$69,591</b>
<b>Total Construction Cost</b>						<b>\$765,502</b>
<b>Soft Costs</b>						
<b>4.0 - Anticipated soft costs</b>						
4.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$38,275
4.02	Anticipated Fees, FFE and Permitting			20%		\$153,100
4.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$191,376</b>
<b>Total Project Cost</b>						<b>\$956,878</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# 6th Avenue Park

## ABOUT THE PARK

### Conditions:

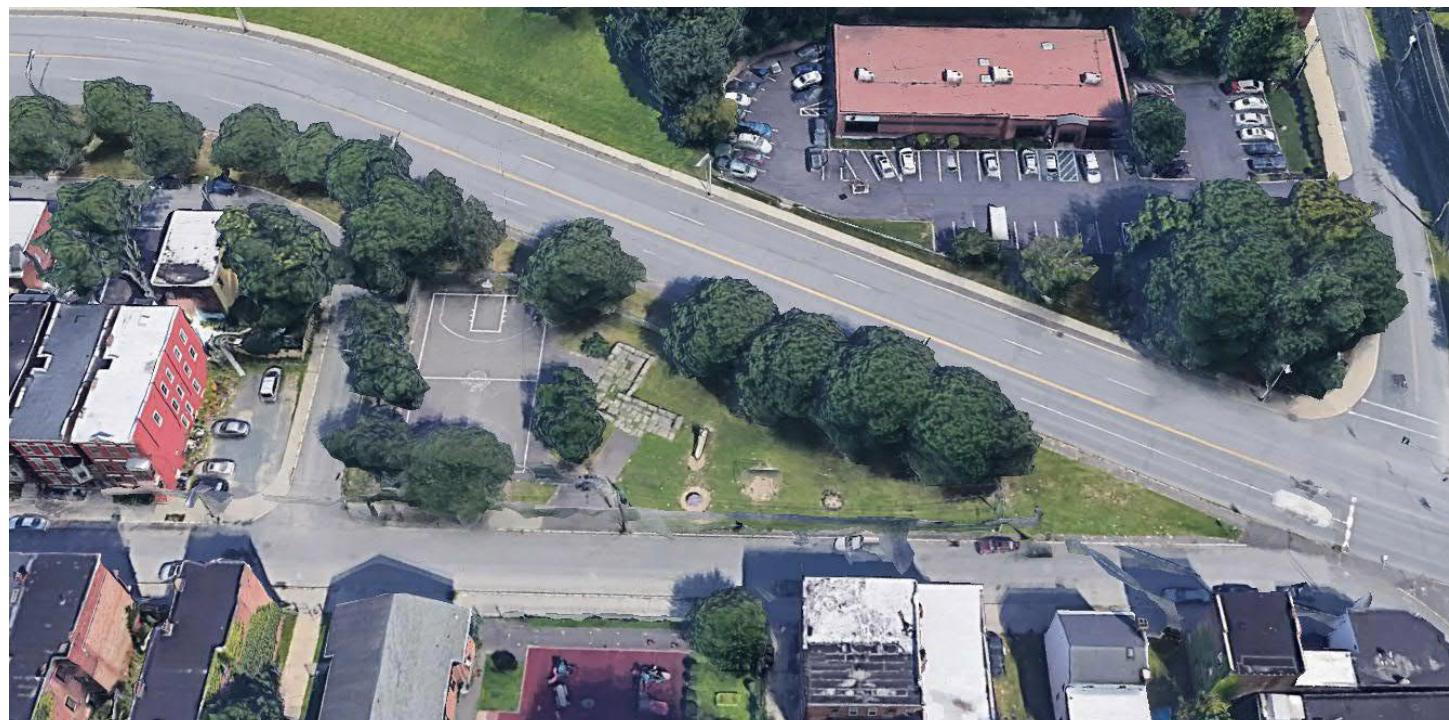
6th Ave Park is a small community park located between Old 6th Ave and 6th Ave. Existing amenities within the park include one basketball court and playground equipment. Due to the proximity of the park to the surrounding busy streets, the park lacks a sense of place and comfort.

### Vision:

Re-establish the park's sense of place by making it a more comfortable space to be in as well as refurbish and/or update existing park amenities.

### Scope:

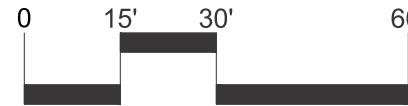
- Install planting along 6th Ave to create a buffer between the busy street and park users
- Refurbish existing basketball court
- Replace existing playground equipment and safety surfacing
- Replace fencing around park perimeter





**City of Troy**  
6th Avenue Park

Troy, NY  
July, 2021



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021

## 6th Ave Park



**CITY OF  
TROY, NY**

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND</b>						
<b>2.0 - Addition of a Playground</b>						
2.01	Playground Surfacing	Including earthwork, drainage, wood fiber safety surface and curbing	1	EA	\$10,000.00	\$10,000
2.02	Playground Equipment	Replace existing playground equipment	1	EA	\$150,000.00	\$150,000
<b>Sub Total Playground</b>						<b>\$160,000</b>
<b>REFURBISHED BASKETBALL COURTS</b>						
<b>6.0 -Refurbished Existing Courts</b>						
6.01	Top Course	1.5" new asphalt top course	2	EA	\$5,000.00	\$10,000
6.02	Court Painting/Surfacing		2	EA	\$7,000.00	\$14,000
6.03	Basketball Hoops		4	EA	\$3,500.00	\$14,000
<b>Sub Total Basketball Courts</b>						<b>\$38,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>7.0 -Site Improvements</b>						
7.01	Removals	Demolish and debris removal	1	EA	\$10,000.00	\$10,000
7.02	Fencing		1	EA	\$7,000.00	\$7,000
7.03	Landscaping		1	EA	\$8,000.00	\$8,000
<b>Sub Total Site Improvements</b>						<b>\$25,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$223,000</b>
General Conditions (8%)						<b>\$17,840</b>
Design Contingency (10%)						<b>\$24,084</b>
<b>Total Construction Cost</b>						<b>\$264,924</b>
<b>Soft Costs</b>						
<b>8.0 - Anticipated soft costs</b>						
8.01	Construction Contingency	Owner controled for unforseen conditions.		5%		\$13,246
8.02	Anticipated Fees, FFE and Permitting			20%		\$52,985
8.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$66,231</b>
<b>Total Project Cost</b>						<b>\$331,155</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Cragin Avenue Park

## ABOUT THE PARK

### Conditions:

Cragin Avenue Park is a neglected park space in North Troy with a lot of potential. This park is adjacent to the Troy Rail Trail (TRT) and baseball fields for Troy Central Little League along a dead end street. The existing basketball court has no hoops, is old and in disrepair, and the site's only amenity at present. Currently, the park is uninviting and has no active recreation for users or designed space for passive enjoyment.

### Vision:

Creating a path to the TRT connects this neighborhood to the rest of the city and gives trail users and residents a place to gather. Transforming this underutilized space into a vibrant greenspace with gardens, active play, and seating areas for local families will create a safer space for all.

### Scope:

- Create a more family oriented neighborhood space
- Create small playground for young children
- Remove existing basketball court surface
- Create a calm and peaceful setting
- Create spaces for neighborhood residents to gather
- Create walking paths to encourage movement into and through the site
- Establish an ADA accessible connection to TRT with directional signage





CHA

## CRAGIN AVE PARK

Concept 1

Troy, NY

August, 2021

0 10' 20' 40'





**CHA**

## CRAGIN AVE PARK

Concept 2

Troy, NY

August, 2021

0 10' 20' 40'





## Cragin Ave Park - Concept 1

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PARK IMPROVEMENTS</b>						
<b>1.0 - Addition</b>						
1.01	Playground	Ages 2-5	1	EA	\$100,000.00	\$100,000
1.02	Plaza Areas	Concrete	2,500	SF	\$10.00	\$25,000
1.03	6' Asphalt Pathway	Park paths	3,324	SF	\$7.00	\$23,268
1.04	Park Signage	Entance signage	1	EA	\$5,000.00	\$5,000
1.05	Fencing	3 Rail Fencing	180	LF	\$100.00	\$18,000
<b>Sub Total Park Improvements</b>						<b>\$171,268</b>
<b>TRAIL CONNECTION IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Trail Signage		2	EA	\$1,000.00	\$2,000
2.02	6' Asphalt Pathway	Trail connection recreational path	2,016	SF	\$7.00	\$14,112
2.02	Striping		336	LF	\$1.50	\$504
2.03	Bollards	Locking and Retracting Bollards	1	EA	\$3,000.00	\$3,000
<b>Sub Total Trail Improvements</b>						<b>\$19,616</b>
<b>SITE IMPROVEMENTS</b>						
<b>3.0 - Addition</b>						
3.01	Removals	Basketball Court, brush, light grading	1	EA	\$15,000.00	\$15,000
3.01	Brush Clearing	Removing overgrowth	0.22	AC	\$5,000.00	\$1,084
3.02	Benches	Coated metal	5	EA	\$750.00	\$3,750
3.03	Pedestrian Lighting		2	EA	\$4,000.00	\$8,000
3.04	Lawn Restoration		1	EA	\$5,000.00	\$5,000
3.05	Landscaping		1	EA	\$15,000.00	\$15,000
<b>Sub Total Site Improvements</b>						<b>\$47,834</b>
<b>Sub-Total Construction Cost</b>						<b>\$238,718</b>
<b>General Conditions (8%)</b>						<b>\$19,097</b>
<b>Design Contingency (10%)</b>						<b>\$25,782</b>
<b>Total Construction Cost</b>						<b>\$283,597</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$14,180	
3.02	Anticipated Fees, FFE and Permitting		20%		\$56,719	
3.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$70,899</b>
<b>Total Project Cost</b>						<b>\$354,497</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



## Cragin Ave Park - Concept 2

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PARK IMPROVEMENTS</b>						
<b>1.0 - Addition</b>						
1.01	Playground	Ages 2-5	1	EA	\$100,000.00	\$100,000
1.02	Plaza Areas	Concrete	2,512	SF	\$10.00	\$25,120
1.03	6' Asphalt Pathway	Park paths	2,016	SF	\$7.00	\$14,112
1.04	Park Signage	Entance signage	1	EA	\$5,000.00	\$5,000
1.05	Fencing	3 Rail Fencing	160	LF	\$100.00	\$16,000
<b>Sub Total Park Improvements</b>						<b>\$160,232</b>
<b>TRAIL CONNECTION IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Trail Signage		2	EA	\$1,000.00	\$2,000
2.02	6' Asphalt Pathway	Trail connection recreational path	1,998	SF	\$7.00	\$13,986
2.02	Striping		333	LF	\$1.50	\$500
2.03	Bollards	Locking and Retracting Bollards	1	EA	\$3,000.00	\$3,000
<b>Sub Total Trail Improvements</b>						<b>\$19,486</b>
<b>SITE IMPROVEMENTS</b>						
<b>3.0 - Addition</b>						
3.01	Removals	Basketball Court, brush, light grading	1	EA	\$15,000.00	\$15,000
3.01	Brush Clearing	Removing overgrowth	0.29	AC	\$5,000.00	\$1,450
3.02	Benches	Coated metal	5	EA	\$750.00	\$3,750
3.03	Pedestrian Lighting		2	EA	\$4,000.00	\$8,000
3.04	Lawn Restoration		1	EA	\$5,000.00	\$5,000
3.05	Landscaping		1	EA	\$15,000.00	\$15,000
<b>Sub Total Site Improvements</b>						<b>\$48,200</b>
<b>Sub-Total Construction Cost</b>						<b>\$227,918</b>
<b>General Conditions (8%)</b>						<b>\$18,233</b>
<b>Design Contingency (10%)</b>						<b>\$24,615</b>
<b>Total Construction Cost</b>						<b>\$270,766</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$13,538	
3.02	Anticipated Fees, FFE and Permitting		20%		\$54,153	
3.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$67,691</b>
<b>Total Project Cost</b>						<b>\$338,457</b>

## Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Kinloch Park

## ABOUT THE PARK

### Conditions:

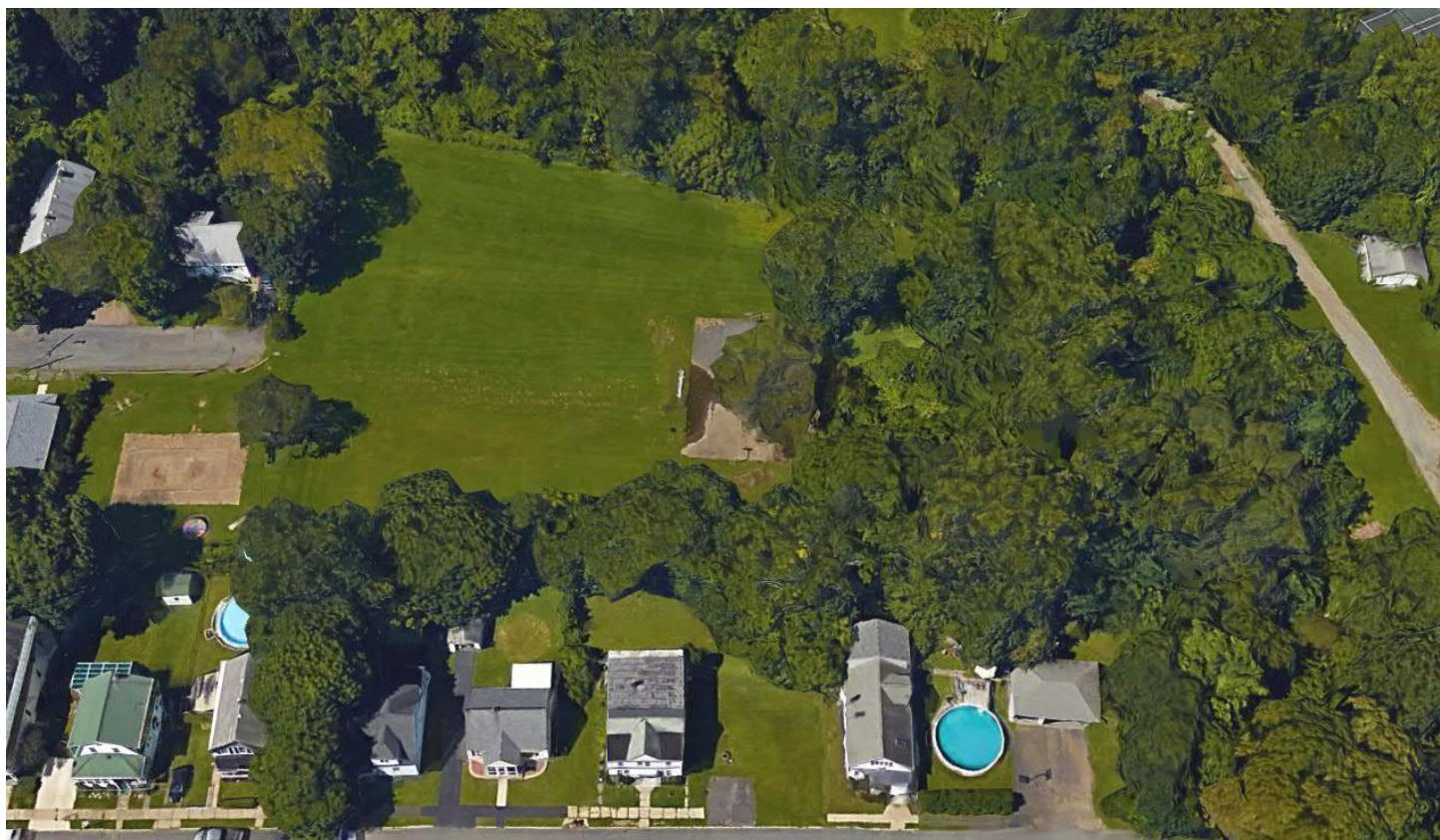
Kinloch Park is a community park located at the end of Parmenter Ave and adjacent to Emma Willard School. Amenities currently available within the park include a playground, 2 basketball courts, an open free play area, and a dog park. Due to the current drainage pattern at the park, there are significant drainage issues within the park. In its current state, the park amenities are dilapidated, and the park lacks connection to the surrounding community.

### Vision:

The existing park should be re-established as a community feature. Additional connection points should be made for more convenient access into the park from around the community. Existing park amenities such as the playground, basketball courts, and the dog park should be renovated and the drainage issues within the park should be addressed to allow proper use of the free play area to demonstrate care within community facilities.

### Scope:

- Address drainage problems within the free play area
- Create trail connection to Vista Ave
- Remove and install new playground equipment
- Refurbish the existing basketball courts
- Refurbish the existing dog park
- Install new picnic pavilion
- Install new splash pad equipment and required restroom/maintenance building
- Create parking within the park



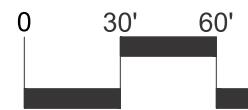


**City of Troy**

Kinloch Park: Concept 1

Troy, NY

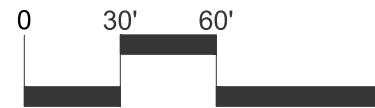
July, 2021





**City of Troy**  
Kinloch Park: Concept 2

Troy, NY  
July, 2021



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021  
Kinloch park



**CITY OF  
TROY, NY**

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>SHELTERS</b>						
<b>1.0 - Addition of Picnic Shelters</b>						
1.01	Picnic Shelters	~580 sq/ft structure including concrete pad	1	EA	\$40,000.00	\$40,000
1.02	Site Work	Clearing and grading	1	EA	\$1,500.00	\$1,500
<b>Sub Total Shelters</b>						<b>\$41,500</b>
<b>PLAYGROUND</b>						
<b>2.0 - Addition of a Playground</b>						
2.01	Playground Equipment	Funding provided by alternate source	1	EA	\$110,000.00	\$110,000
<b>Sub Total Playground</b>						<b>\$110,000</b>
<b>FIELD UNDERDRAINS</b>						
<b>2.0 - Drainage at open field</b>						
2.01	Underdrains		1	EA	\$80,000.00	\$80,000
<b>Sub Total Underdrains</b>						<b>\$80,000</b>
<b>BIORETENTION AREA</b>						
<b>2.0 - Stormwater Bioretention</b>						
2.01	Bioretention Basin		1	EA	\$40,000.00	\$40,000
<b>Sub Total Bioretention Area</b>						<b>\$40,000</b>
<b>WATER FEATURES</b>						
<b>3.0 - Addition of a splash pad</b>						
3.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
<b>Sub Total Splash Pad</b>						<b>\$400,000</b>
<b>NEW BUILDING WITH RESTROOMS</b>						
<b>5.0 - Addition of restroom building</b>						
5.01	Building	~530 sq/ft	1	EA	\$185,000.00	\$185,000
5.02	Water service		1	EA	\$3,500.00	\$3,500
5.03	Electric service		1	EA	\$3,500.00	\$3,500
5.04	Sanitary sewer		1	EA	\$7,500.00	\$7,500
<b>Sub Total Restroom Building</b>						<b>\$199,500</b>
<b>REFURBISHED BASKETBALL COURTS</b>						
<b>6.0 -Refurbished Existing Courts</b>						
6.01	Top Course	1.5" new asphalt top course	2	EA	\$5,000.00	\$10,000
6.02	Court Painting/Surfacing		2	EA	\$7,000.00	\$14,000
6.03	Basketball Hoops		4	EA	\$3,500.00	\$14,000
<b>Sub Total Basketball Courts</b>						<b>\$38,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>7.0 -Site Improvements</b>						
7.01	Removals		1	EA	\$10,000.00	\$10,000
7.01	Sidewalks		1	EA	\$23,000.00	\$23,000
7.01	Fencing		1	EA	\$2,000.00	\$2,000
7.01	Landscaping		1	EA	\$15,000.00	\$15,000
7.01	Benches	Coated metal	10	EA	\$750.00	\$7,500
7.01	Parking area	Asphalt Surface	1	EA	\$12,000.00	\$12,000
7.01	Large Rock Barriers		8	EA	\$1,000.00	\$8,000
7.01	Lawn restoration		1	EA	\$20,000.00	\$20,000
<b>Sub Total Site Improvements</b>						<b>\$97,500</b>
<b>Sub-Total Construction Cost</b>						<b>\$1,006,500</b>
General Conditions (8%)						<b>\$80,520</b>
Design Contingency (10%)						<b>\$108,702</b>
<b>Total Construction Cost</b>						<b>\$1,195,722</b>
<b>Soft Costs</b>						
<b>8.0 - Anticipated soft costs</b>						
8.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$59,786
8.02	Anticipated Fees, FFE and Permitting			20%		\$239,144
8.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$298,931</b>
<b>Total Project Cost</b>						<b>\$1,494,653</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Barker Park

## ABOUT THE PARK

### Conditions:

Barker Park is in a prime location, at the center of downtown Troy at the corner of State Street and 3rd Avenue. This park is very formal with geometric design of paths and seating areas. It also currently has a small fenced in playground located on its south east corner in between First Baptist Church on 3rd Street and St Anthony of Padua Church on State Street.

In its current state, the park does not feel very public, especially the playground. The entire park is enclosed with an ornamental fence and dense vegetation. Eyes on the park are limited to at the entrances, and your view is very narrow. The playground appears to users that it is private or part of one of the church properties.

### Vision:

The existing park should be transformed into a welcoming common area for all of Troy to enjoy. To make the park look and feel more public as well as an integral part of the surrounding urban fabric by removing the surrounding fence, removing dense mid-level plantings, and extending seating areas to the sidewalk.

The first concept aims to keep the existing park's overall form and structure. This design encourages residents into the park by extending the paving pattern out to the curb and opening the landscaping, and therefore eyes on the park. The under-used playground on the south end of the park has been turned into a playful labyrinth and areas with checker/chess tables surrounded by low shade plants.

Concept two aims to give even more purpose to the space by turning the whole park into a playground with small plaza spaces. Plaza areas provide parents a place to watch their kids playing and for families and friends to gather. This playground would have areas for children from age 2-5, 5-10, and for 10 and older.

### Scope:

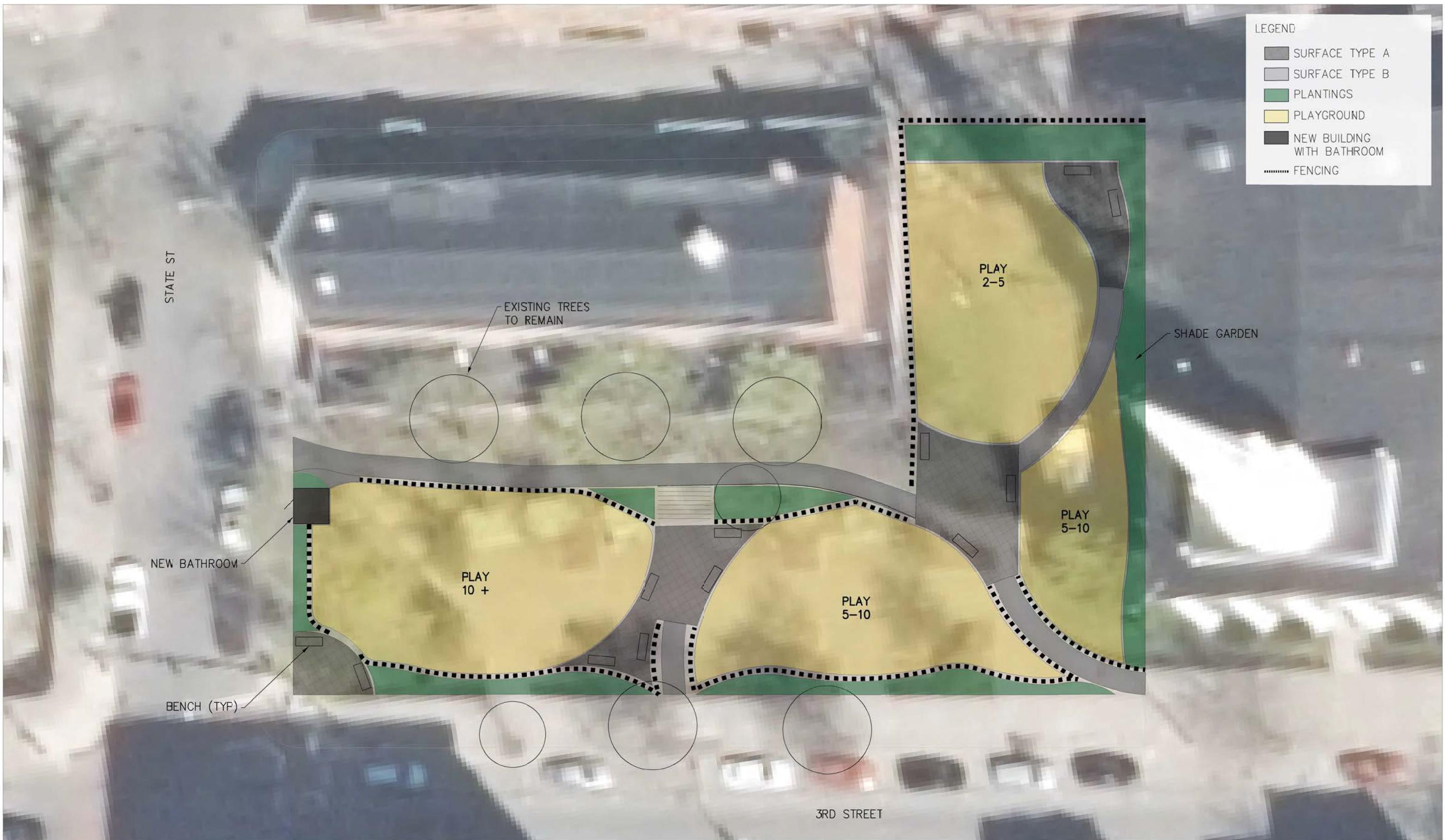
- Create a more family oriented public space in downtown Troy
- Create large playground for multiple age groups
- Create walking paths to encourage movement into and through the site
- Remove fencing that close off the space and only replace fencing around play areas that are adjacent to access to the street
- Install a public one stall restroom for park users and city residents



City of Troy







**CHA**

**Barker Park**  
Concept 2

Troy, NY  
August, 2021

0 5' 10' 20'





# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## Barker Park - Concept 1

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>LABRYNITH</b>						
<b>1.0 - Addition of Recreational Elements and Improvements</b>						
1.01	Labrynth paving	40' diameter pavement - colored concrete	1,257	SF	\$20.00	\$25,140
1.02	Labrynth striping	4" paint	3,137	LF	\$1.50	\$4,706
1.03	Labrynth curbing		84	LF	\$60.00	\$5,040
1.04	Plaza seating areas	Decorative pavers	2,772	SF	\$35.00	\$97,020
<b>Sub Total Recreation</b>						<b>\$131,906</b>
<b>PARK GATEWAY</b>						
<b>2.0 - Addition of Gateways/Entrance Treatment</b>						
2.01	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Gateways</b>						<b>\$5,000</b>
<b>SITE FURNISHINGS</b>						
<b>3.0 - Addition of Site Furnishings</b>						
3.01	Chess/Checkers Tables	Concrete tables and stools	6	EA	\$750.00	\$4,500
3.02	Benches	Coated metal	5	EA	\$750.00	\$3,750
3.03	Tables	Surface mounted metal	4	EA	\$1,200.00	\$4,800
3.04	Stool/Chairs	Surface mounted metal	28	EA	\$500.00	\$14,000
3.05	Litter Receptacles		2	EA	\$500.00	\$1,000
<b>Sub Total Gateways</b>						<b>\$28,050</b>
<b>SITE IMPROVEMENTS</b>						
<b>4.0 - Site Improvements</b>						
4.01	Removals	Playground, Fencing and Tree removal, tree limbing,	1	EA	\$10,000.00	\$10,000
4.02	Bathroom	8' X 8'	1	EA	\$40,000.00	\$40,000
4.03	Fencing	Black vinyl chain link 4' Fence	55	LF	\$100.00	\$5,500
4.04	Internal Sidewalks	Colored Concrete	5,533	SF	\$20.00	\$110,660
4.05	Pedestrian Lighting		4	EA	\$4,000.00	\$16,000
4.06	Landscaping		1	EA	\$30,000.00	\$30,000
<b>Sub Total Site Improvements</b>						<b>\$212,160</b>
<b>Sub-Total Construction Cost</b>						<b>\$377,116</b>
General Conditions (8%)						\$30,169
Design Contingency (10%)						\$40,728
<b>Total Construction Cost</b>						<b>\$448,013</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.		5%	\$22,401	
3.02	Anticipated Fees, FFE and Permitting			20%	\$89,603	
3.03	Escalation	To be determined when project is initiated		0%	\$0	
<b>Sub Total Soft Costs</b>						<b>\$112,003</b>
<b>Total Project Cost</b>						<b>\$560,017</b>

Assumptions:

- 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



## Barker Park - Concept 2

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PLAYGROUND AND PLAY IMPROVEMENTS</b>						
<b>1.0 - Addition of a Playground and Improvements</b>						
1.01	Playground 2-5		1	EA	\$100,000.00	\$100,000
1.02	Playground 5-10		1	EA	\$125,000.00	\$125,000
1.03	Playground 10+		1	EA	\$150,000.00	\$150,000
1.04	Play Fencing	Black vinyl chain link 4' Fence	533	LF	\$100.00	\$53,300
1.05	Plaza seating areas	Decorative pavers	1,675	SF	\$35.00	\$58,625
<b>Sub Total Playground</b>						<b>\$261,925</b>
<b>PARK GATEWAY</b>						
<b>2.0 - Addition of Gateways/Entrance Treatment</b>						
2.01	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Gateways</b>						<b>\$5,000</b>
<b>SITE IMPROVEMENTS</b>						
<b>3.0 - Site Improvements</b>						
3.01	Removals	Plaza area, existing playground, Fencing and Tree removal, tree limbing,	1	EA	\$20,000.00	\$20,000
3.02	Bathroom	8' X 8'	1	EA	\$40,000.00	\$40,000
3.03	Internal Sidewalks	Colored concrete walk	1,260	SF	\$20.00	\$25,200
3.04	Benches	Coated metal	12	EA	\$750.00	\$9,000
3.05	Landscaping		1	EA	\$10,000.00	\$10,000
3.06	Litter Receptacles		3	EA	\$500.00	\$1,500
3.07	Pedestrian Lighting		4	EA	\$4,000.00	\$16,000
<b>Sub Total Site Improvements</b>						<b>\$101,700</b>
<b>Sub-Total Construction Cost</b>						<b>\$368,625</b>
General Conditions (8%)						<b>\$29,490</b>
Design Contingency (10%)						<b>\$39,812</b>
<b>Total Construction Cost</b>						<b>\$437,927</b>
<b>Soft Costs</b>						
<b>4.0 - Anticipated soft costs</b>						
4.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$21,896
4.02	Anticipated Fees, FFE and Permitting			20%		\$87,585
4.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$109,482</b>
<b>Total Project Cost</b>						<b>\$547,408</b>

## Assumptions:

 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Hudson River Water Lobbies

## ABOUT THE PARK

### Conditions:

The shore of the Hudson river currently feels closed off from the public in north Troy. From 112th St to 123rd St along the rivers' edge on 1st Ave, there are multiple "water lobbies". These water lobbies are city owned land at the terminus of east-west streets will become special places where the city meets the river. These are public spaces adjacent to the water that are untended, but with great potential. Currently these areas are either empty lots, full of brush, or are being encroached upon by adjacent homeowners. They do not feel like public space meant for all to enjoy.

### Vision:

Opening the shore of the Hudson river to the people of Troy by creating spaces that are welcoming and active. Lots at the end of these public streets adjacent to the water's edge will be transformed into waterfront lobbies for improved enjoyment and access to the waterfront. These areas will provide places to sit, rest and view the waterfront and will be attractively landscaped with trees for shade.

### Scope:

- Create water lobbies along the Hudson River, spaces along the water's edge that are located at the end of public streets and provide opportunities for enhanced recreational enjoyment and public access to the waterfront
- Add benches and signage promoting these as public space
- Create paths and overlooks to get users closer to the water's edge
- Improve connection these areas to the surrounding neighborhood with proposed sidewalks and crosswalks.

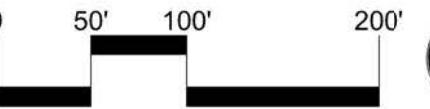


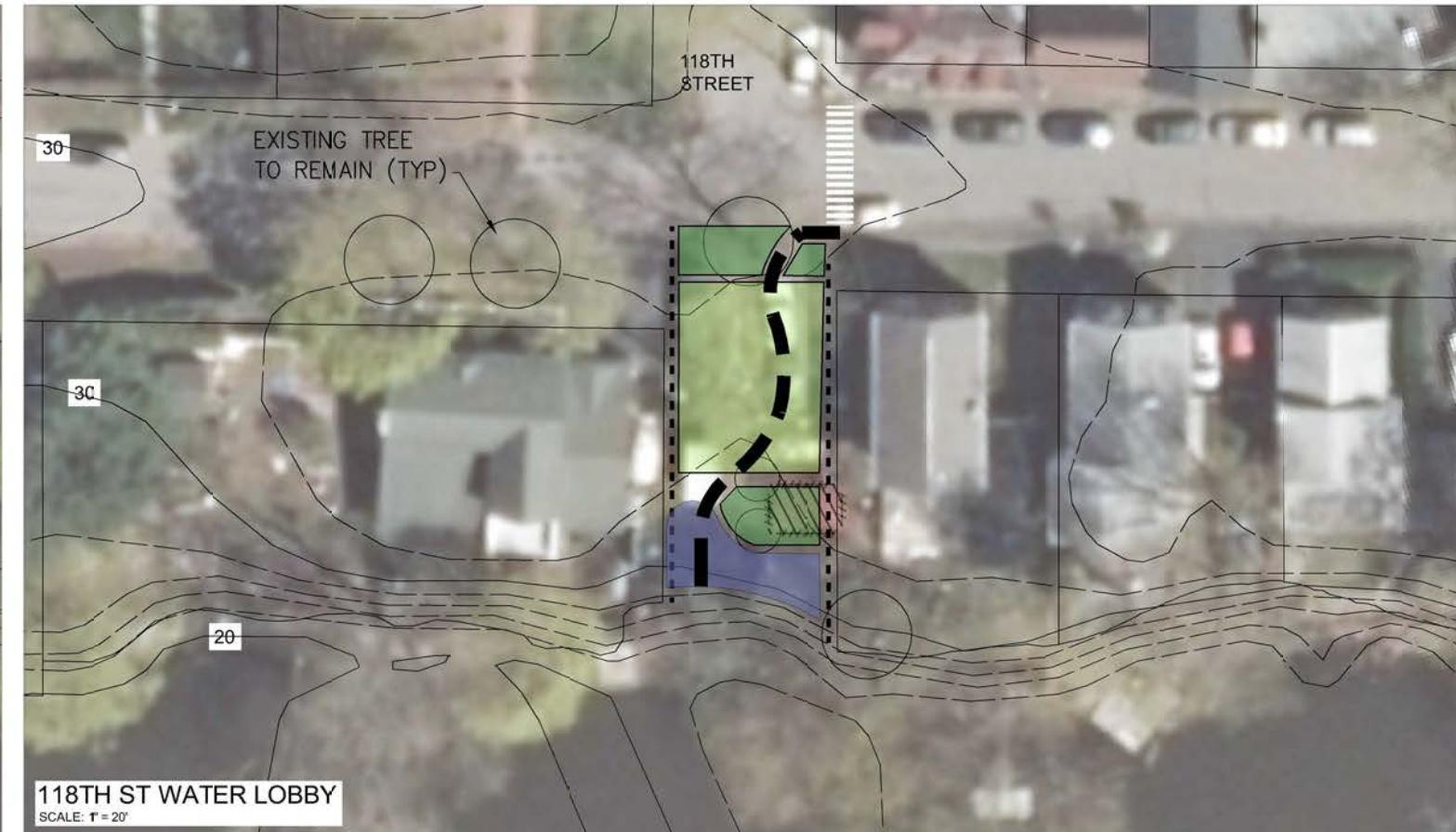


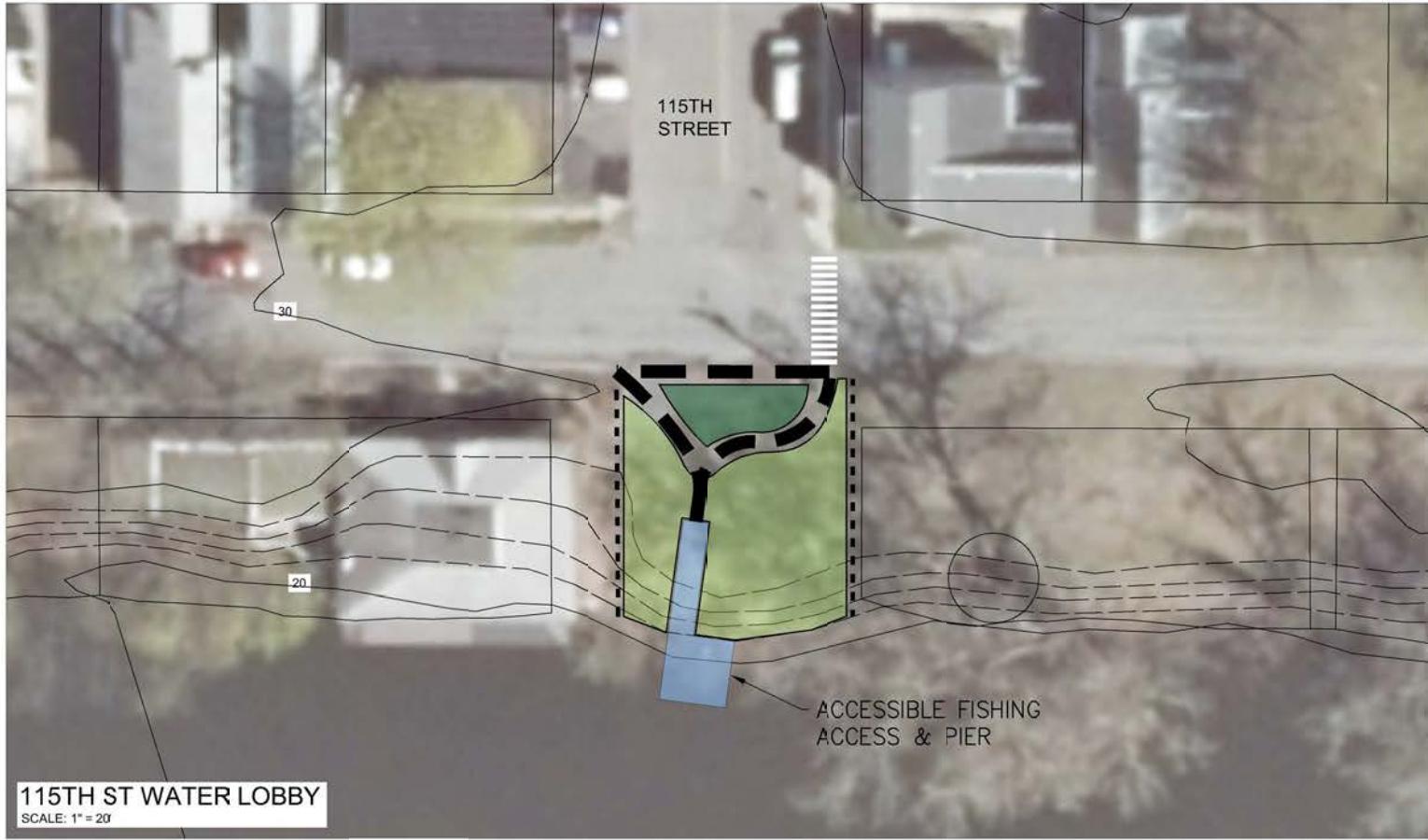
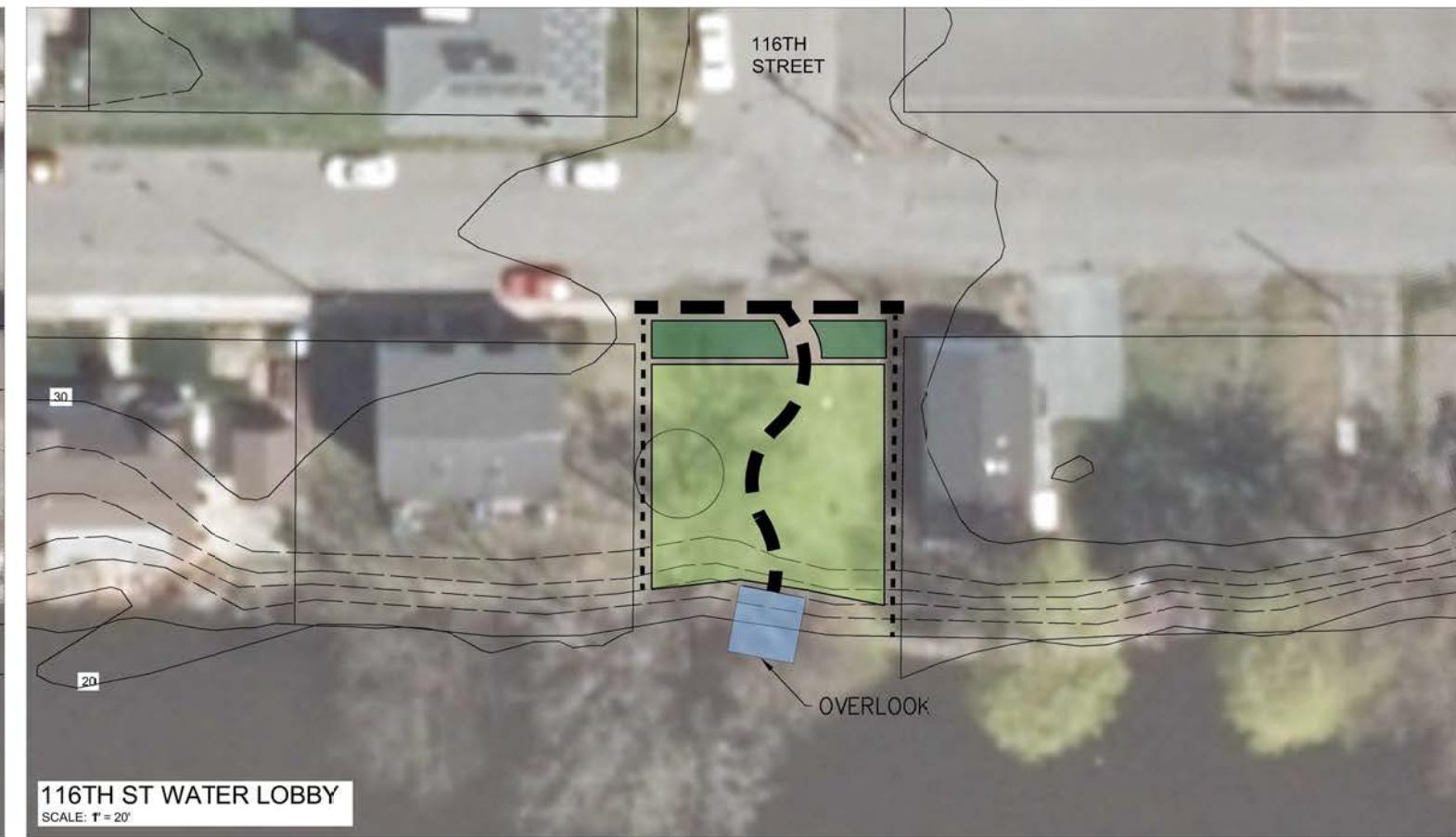
## Water Lobbies

Key Map

Troy, NY  
July, 2021









# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## Water Lobbies - Overall

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER LOBBY IMPROVEMENTS</b>						
<b>1.0 - Addition of a Playground and Improvements</b>						
1.01	122nd St		1	EA	\$84,010.00	\$84,010
1.02	120th St		1	EA	\$70,505.00	\$70,505
1.03	119th St		1	EA	\$56,300.00	\$56,300
1.04	118th St		1	EA	\$69,545.00	\$69,545
1.05	117th St		1	EA	\$65,150.00	\$65,150
1.06	116th St		1	EA	\$98,745.00	\$98,745
1.07	115th St		1	EA	\$52,400.00	\$52,400
1.08	113th St		1	EA	\$63,070.00	\$63,070
<b>Sub Total Site Improvements</b>						<b>\$559,725</b>
<b>Sub-Total Construction Cost</b>						<b>\$559,725</b>
General Conditions (8%)						\$44,778
Design Contingency (10%)						\$60,450
<b>Total Construction Cost</b>						<b>\$664,953</b>
<b>Soft Costs</b>						
<b>2.0 - Anticipated soft costs</b>						
2.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$33,248	
2.02	Anticipated Fees, FFE and Permitting		20%		\$132,991	
2.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$166,238</b>
<b>Total Project Cost</b>						<b>\$831,192</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



**CITY OF  
TROY, NY**

## Water Lobbies - 122nd Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Overlook	15' x 15'	225	SF	\$175.00	\$39,375
1.02	Sidewalks	Asphalt sidewalk	305	SF	\$7.00	\$2,135
1.03	Fencing	4' black vinyl chain link	40	LF	\$100.00	\$4,000
1.04	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.05	Seating		1	LS	\$1,500.00	\$1,500
<b>Sub Total Water Access</b>						<b>\$52,010</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals	Asphalt and brush	1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$84,010</b>
General Conditions (8%)						\$6,721
Design Contingency (10%)						\$9,073
<b>Total Construction Cost</b>						<b>\$99,804</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$4,990	
3.02	Anticipated Fees, FFE and Permitting		20%		\$19,961	
3.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$24,951</b>
<b>Total Project Cost</b>						<b>\$124,755</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
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August, 2021



**CITY OF  
TROY, NY**

## Water Lobbies - 120th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Sidewalks	Asphalt sidewalk 5' wide	715	SF	\$7.00	\$5,005
1.02	Fencing	4' black vinyl chain link	220	LF	\$100.00	\$22,000
1.03	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.04	Seating		1	LS	\$1,500.00	\$1,500
1.05	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$38,505</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals	Trees and brush	1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$70,505</b>
General Conditions (8%)						<b>\$5,640</b>
Design Contingency (10%)						<b>\$7,615</b>
<b>Total Construction Cost</b>						<b>\$83,760</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.		5%	\$4,188	
3.02	Anticipated Fees, FFE and Permitting			20%	\$16,752	
3.03	Escalation	To be determined when project is initiated		0%	\$0	
<b>Sub Total Soft Costs</b>						<b>\$20,940</b>
<b>Total Project Cost</b>						<b>\$104,700</b>

Assumptions:

- 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
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**CITY OF  
TROY, NY**

## Water Lobbies - 119th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Grading for Informal Kayak Launch		1	EA	\$10,000.00	\$10,000
1.02	Sidewalks	Asphalt sidewalk 5' wide	690	SF	\$7.00	\$4,830
1.03	Fencing	4' black vinyl chain link	128	LF	\$100.00	\$12,800
1.04	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.05	Seating		1	LS	\$1,500.00	\$1,500
1.06	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$24,300</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals	Fencing, soil material, brush	1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$56,300</b>
General Conditions (8%)						<b>\$4,504</b>
Design Contingency (10%)						<b>\$6,080</b>
<b>Total Construction Cost</b>						<b>\$66,884</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.		5%	\$3,344	
3.02	Anticipated Fees, FFE and Permitting			20%	\$13,377	
3.03	Escalation	To be determined when project is initiated		0%	\$0	
<b>Sub Total Soft Costs</b>						<b>\$16,721</b>
<b>Total Project Cost</b>						<b>\$83,606</b>

Assumptions:

- 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
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**CITY OF  
TROY, NY**

## Water Lobbies - 118th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Sidewalks	Asphalt sidewalk 5' wide	485	SF	\$7.00	\$3,395
1.02	Fencing	4' black vinyl chain link	169	LF	\$100.00	\$16,900
1.03	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.04	Seating		1	LS	\$2,250.00	\$2,250
1.05	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$32,545</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals	Neighbor's shed and brush	1	EA	\$15,000.00	\$15,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$37,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$69,545</b>
<b>General Conditions (8%)</b>						<b>\$5,564</b>
<b>Design Contingency (10%)</b>						<b>\$7,511</b>
<b>Total Construction Cost</b>						<b>\$82,619</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.		5%		\$4,131
3.02	Anticipated Fees, FFE and Permitting			20%		\$16,524
3.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$20,655</b>
<b>Total Project Cost</b>						<b>\$103,274</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
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**CITY OF  
TROY, NY**

## Water Lobbies - 117th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Sidewalks	Asphalt sidewalk 5' wide	1,100	SF	\$7.00	\$7,700
1.02	Fencing	4' black vinyl chain link	132	LF	\$100.00	\$13,200
1.03	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.04	Seating		1	LS	\$2,250.00	\$2,250
1.05	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$33,150</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals		1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$65,150</b>
<b>General Conditions (8%)</b>						<b>\$5,212</b>
<b>Design Contingency (10%)</b>						<b>\$7,036</b>
<b>Total Construction Cost</b>						<b>\$77,398</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.		5%		\$3,870
3.02	Anticipated Fees, FFE and Permitting			20%		\$15,480
3.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$19,350</b>
<b>Total Project Cost</b>						<b>\$96,748</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
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**CITY OF  
TROY, NY**

## Water Lobbies - 116th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Overlook	15' x 15'	225	EA	\$175.00	\$39,375
1.02	Sidewalks	Asphalt sidewalk 5' wide	1,310	SF	\$7.00	\$9,170
1.03	Fencing	4' black vinyl chain link	132	LF	\$100.00	\$13,200
1.04	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$66,745</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals	Asphalt and brush	1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$98,745</b>
General Conditions (8%)						<b>\$7,900</b>
Design Contingency (10%)						<b>\$10,664</b>
<b>Total Construction Cost</b>						<b>\$117,309</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$5,865
3.02	Anticipated Fees, FFE and Permitting			20%		\$23,462
3.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$29,327</b>
<b>Total Project Cost</b>						<b>\$146,636</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.



# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
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**CITY OF  
TROY, NY**

## Water Lobbies - 115th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Accessible Fishing Access & Pier		368	SF	\$175.00	\$64,400
1.02	Sidewalks	Asphalt sidewalk 5' wide	650	SF	\$7.00	\$4,550
1.03	Fencing	4' black vinyl chain link	104	LF	\$100.00	\$10,400
1.04	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.05	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$20,400</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals		1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$52,400</b>
General Conditions (8%)						<b>\$4,192</b>
Design Contingency (10%)						<b>\$5,659</b>
<b>Total Construction Cost</b>						<b>\$62,251</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controlled for unforeseen conditions.		5%		\$3,113
3.02	Anticipated Fees, FFE and Permitting			20%		\$12,450
3.03	Escalation	To be determined when project is initiated		0%		\$0
<b>Sub Total Soft Costs</b>						<b>\$15,563</b>
<b>Total Project Cost</b>						<b>\$77,814</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
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**CITY OF  
TROY, NY**

## Water Lobbies - 113th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>WATER ACCESS IMPROVEMENTS</b>						
<b>1.0 - Addition of Water Access</b>						
1.01	Overlook	15' x 15'	225	SF	\$175.00	\$39,375
1.02	Sidewalks	Asphalt sidewalk 5' wide	610	SF	\$7.00	\$4,270
1.03	Fencing	4' black vinyl chain link	168	LF	\$100.00	\$16,800
1.04	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
1.05	Crosswalk		1	LS	\$5,000.00	\$5,000
<b>Sub Total Water Access</b>						<b>\$31,070</b>
<b>SITE IMPROVEMENTS</b>						
<b>2.0 - Site Improvements</b>						
2.01	Removals		1	EA	\$10,000.00	\$10,000
2.02	Landscaping		1	EA	\$8,000.00	\$8,000
2.03	Lawn Restoration		1	EA	\$10,000.00	\$10,000
2.04	Pedestrian Lighting		1	EA	\$4,000.00	\$4,000
<b>Sub Total Site Improvements</b>						<b>\$32,000</b>
<b>Sub-Total Construction Cost</b>						<b>\$63,070</b>
General Conditions (8%)						<b>\$5,046</b>
Design Contingency (10%)						<b>\$6,812</b>
<b>Total Construction Cost</b>						<b>\$74,927</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controlled for unforeseen conditions.			5%	\$3,746
3.02	Anticipated Fees, FFE and Permitting				20%	\$14,985
3.03	Escalation	To be determined when project is initiated			0%	\$0
<b>Sub Total Soft Costs</b>						<b>\$18,732</b>
<b>Total Project Cost</b>						<b>\$93,659</b>

Assumptions:

1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.

# Poestenkill Gorge Park

## ABOUT THE PARK

### Conditions:

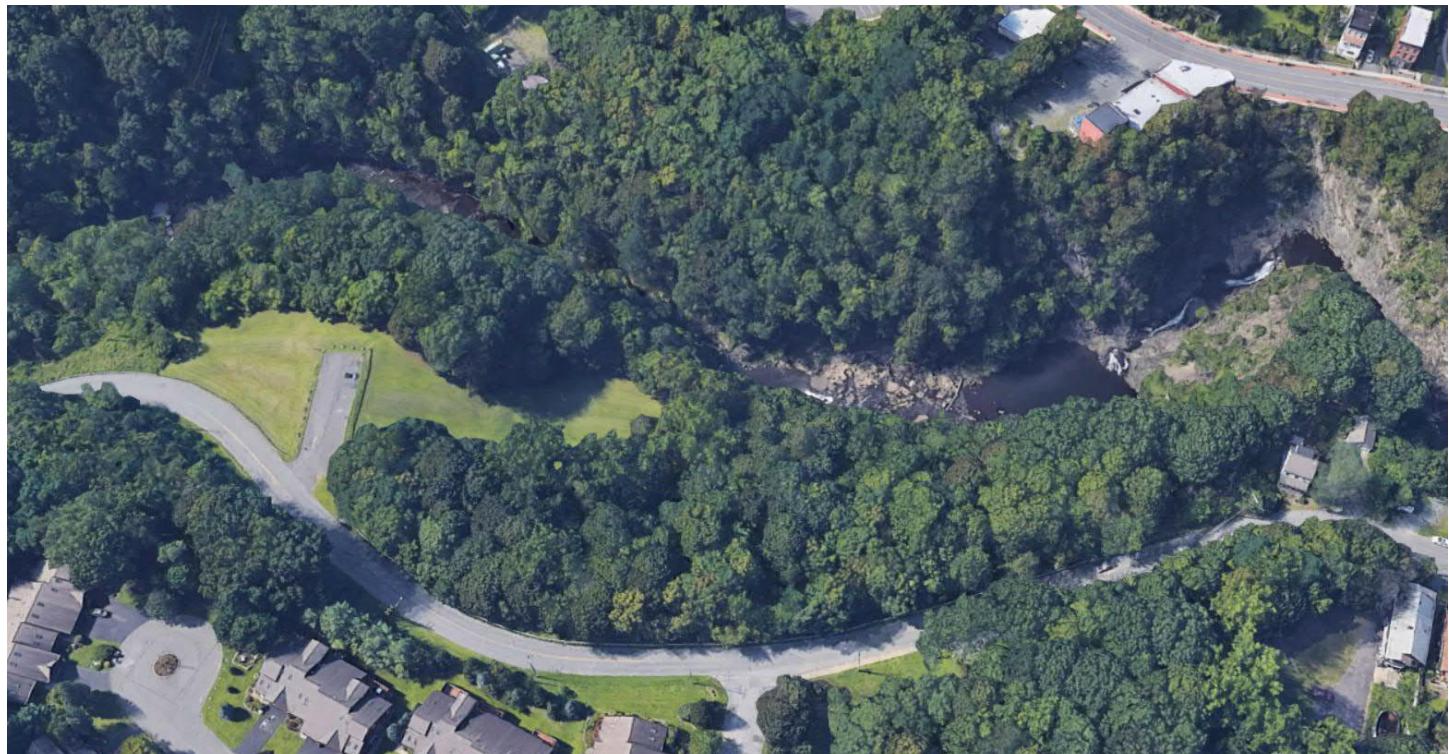
The Poestenkill Gorge Park is a unique natural amenity to the City of Troy. The current trails in the park are in need of repairs, new railings, and additional clearing. The current trail system was terminated near the Gorge years ago, but the old infrastructure still remains and does not deter users from trespassing past in attempts to traverse down to the Gorge. This route to the water is very steep and unsafe for park users.

### Vision:

Turning the southern side of the Gorge into a gathering and viewing area will allow users to enjoy this great water resource safely. Improving the trails that are currently on site will encourage walkers and runners to come to the site. Future plans include connecting the park to the rest of the city through a sidewalk connection down to Spring Ave and eventual connection to the northern side of the gorge.

### Scope:

- Improve parking lot by regrading and resurfacing
- Install a park sign for motorists traveling west along Linden Ave
- Install wayfinding trail signage and a trail head
- Create a large overlook plaza space for users to gather and enjoy the water from
- Improve existing trails





**Poestenkill Gorge Park**  
Phased Improvements Key Map

Troy, NY

August, 2021

0 50' 100' 200'







# City of Troy Park Improvements

Troy, New York  
Construction Cost Estimate  
August, 2021



CITY OF  
**TROY, NY**

## Poestenkill Gorge Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PHASE 1</b>						
<b>PARKING LOT IMPROVEMENTS</b>						
<b>1.0 -Parking Lot Improvements</b>						
1.01	Parking Lot Regrading	raise lower end up 2'	163.0	CY	\$60.00	\$9,780
1.02	Parking Lot Pavement Renovation	Full depth reconstruction	15	EA	\$3,500.00	\$52,500
1.03	Stormwater treatment	Full depth reconstruction	1	EA	\$30,000.00	\$30,000
1.04	Gateway Signage	Singular sign	1	LS	\$5,000.00	\$5,000
<b>Sub Total Parking Lot</b>						<b>\$97,280</b>
<b>TRAIL IMPROVEMENTS</b>						
<b>2.0 - Addition of Trail Improvements</b>						
2.01	Trail Clearing	20' Width	0.4	ACRE	\$575.00	\$230
2.02	Gravel Path	5' Wide Path	1,108	SY	\$15.00	\$16,620
2.03	Railing replacement	42" high board railing	500	LF	\$100.00	\$50,000
2.04	Small overlook area	10' x 16' area, asphalt millings and interpretive signage	1	LS	\$8,000.00	\$8,000
2.05	Larger Overlook Area	20' diameter area with large stone barrier and decorative fencing	1	LS	\$35,000	\$35,000
2.06	Trail washout repairs	remove existing trailhead area and restore to grass	1	LS	\$10,000.00	\$10,000
2.07	Trailhead Development	kiosk sign benches and landscape	1	LS	\$20,000.00	\$20,000
<b>Sub Total Trail</b>						<b>\$139,850</b>
<b>Sub-Total Construction Cost</b>						<b>\$237,130</b>
General Conditions (8%)						\$18,970
Design Contingency (10%)						\$25,610
<b>Total Construction Cost</b>						<b>\$281,710</b>
<b>Soft Costs</b>						
<b>3.0 - Anticipated soft costs</b>						
3.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$14,086	
3.02	Anticipated Fees, FFE and Permitting		20%		\$56,342	
3.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$70,428</b>
<b>Total Project Cost</b>						<b>\$352,138</b>

<b>PHASE 2 - SIDEWALK CONNECTION TO SPRING AVE</b>						
<b>PEDESTRIAN IMPROVEMENTS</b>						
<b>1.0 - Addition of Pedestrian Improvements</b>						
1.01	Trail Clearing	10' width	0.2	ACRE	\$575.00	\$115
1.02	Sidewalk	5' Wide Concrete walk	3,355	SF	\$10.00	\$33,550
1.03			0	LF	\$100.00	\$0
1.04			0	LS	\$8,000.00	\$0
<b>Sub Total Trail</b>						<b>\$33,665</b>
<b>Sub-Total Construction Cost</b>						<b>\$33,665</b>
General Conditions (8%)						\$2,693
Design Contingency (10%)						\$3,636
<b>Total Construction Cost</b>						<b>\$39,994</b>
<b>Soft Costs</b>						
<b>2.0 - Anticipated soft costs</b>						
2.01	Construction Contingency	Owner controled for unforseen conditions.	5%		\$2,000	
2.02	Anticipated Fees, FFE and Permitting		20%		\$7,999	
2.03	Escalation	To be determined when project is initiated	0%		\$0	
<b>Sub Total Soft Costs</b>						<b>\$9,999</b>
<b>Total Project Cost</b>						<b>\$49,993</b>

# City of Troy Park Improvements

Troy, New York  
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TROY, NY**

## Poestenkill Gorge Park

Item	Description	Notes	Quantity	Unit	Cost	Total
<b>PHASE 3 - NORTHERN TRAIL CONNECTION</b>						
<b>TRAIL IMPROVEMENTS</b>						
<b>1.0 - Addition of Trail Improvements</b>						
1.01	Trail Clearing	20' Width	0.2	ACRE	\$575.00	\$115
1.02	Gravel Path	5' wide	1,108	SY	\$15.00	\$16,620
1.03			0	LF	\$100.00	\$0
1.04			0	LS	\$8,000.00	\$0
						<b>Sub Total Trail</b>
						<b>\$16,735</b>
						<b>Sub-Total Construction Cost</b>
						<b>\$16,735</b>
						General Conditions (8%)
						\$1,339
						Design Contingency (10%)
						\$1,807
						<b>Total Construction Cost</b>
						<b>\$19,881</b>
<b>Soft Costs</b>						
<b>2.0 - Anticipated soft costs</b>						
2.01	Construction Contingency	Owner controled for unforseen conditions.	5%			\$994
2.02	Anticipated Fees, FFE and Permitting		20%			\$3,976
2.03	Escalation	To be determined when project is initiated	0%			\$0
						<b>Sub Total Soft Costs</b>
						<b>\$4,970</b>
						<b>Total Project Cost</b>
						<b>\$24,851</b>

Assumptions:

- 1) All costs are based on August 2021 dollars and should be escalated to the mid-point of anticipated construction.