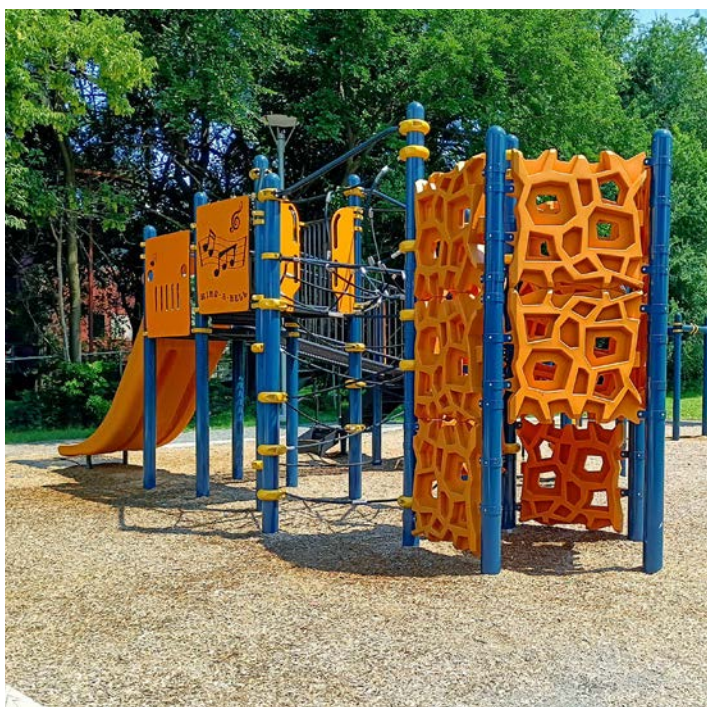
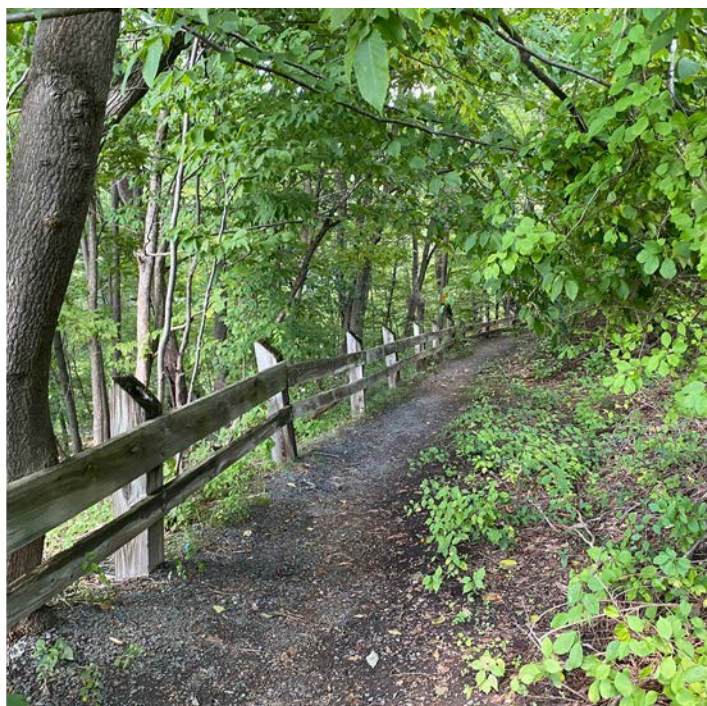




City of **Troy** Parks and Recreation

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

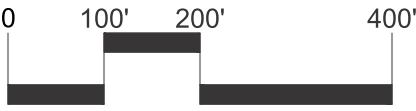


City of Troy



City of Troy
Prospect Park

Troy, NY
July, 2021



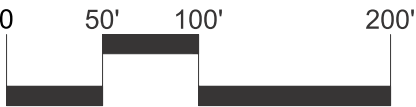


City of Troy

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
PLAYGROUND						
1.0 - Addition of a Playground						
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
Sub Total Playground						\$250,000
PICNIC SHELTERS						
2.0 - Addition of Picnic Shelters						
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
Sub Total Shelters						\$126,500
REFURBISHED BASKETBALL COURTS						
3.0 -Refurbished Existing Courts						
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
Sub Total Basketball Courts						\$38,000
REFURBISHED TENNIS COURTS						
4.0 -Refurbished Existing Courts						
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/Windscreen	1,750	LF	\$75.00	\$131,250
4.06	Lighting	High Mast LED Sports Lighting (13 Courts)	1	LS	\$650,000.00	\$650,000
Sub Total Tennis Courts						\$1,320,250
SITE IMPROVEMENTS						
5.0 -Site Improvements						
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
Sub Total Site Improvements						\$95,000
AMPHITHEATER						
6.0 -Addition of Amphitheater						
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
Sub Total Site Amphitheater						\$110,000
Sub-Total Construction Cost						\$1,939,750
General Conditions (8%)						\$155,180
Design Contingency (10%)						\$209,493
Total Construction Cost						\$2,304,423
Soft Costs						
8.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$576,106
Total Project Cost						\$2,880,529

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

Prospect Park - Trail Connections

Item	Description	Notes	Quantity	Unit	Cost	Total
TRAIL IMPROVEMENTS - Prospect to 8th Ave/Ferry St						
1.0 - Addition of Trail Improvements						
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
Sub Total Trail 1						\$7,946
TRAIL IMPROVEMENTS - Havermans Ave to Ferry St						
2.0 - Addition of Trail Improvements						
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
Sub Total Trail 2						\$11,937
Sub-Total Construction Cost						\$19,882
General Conditions (8%)						\$1,591
Design Contingency (10%)						\$2,147
Total Construction Cost						\$23,620
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled 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
Sub Total Soft Costs						\$5,905
Total Project Cost						\$29,525

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.

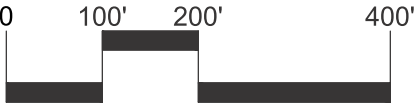
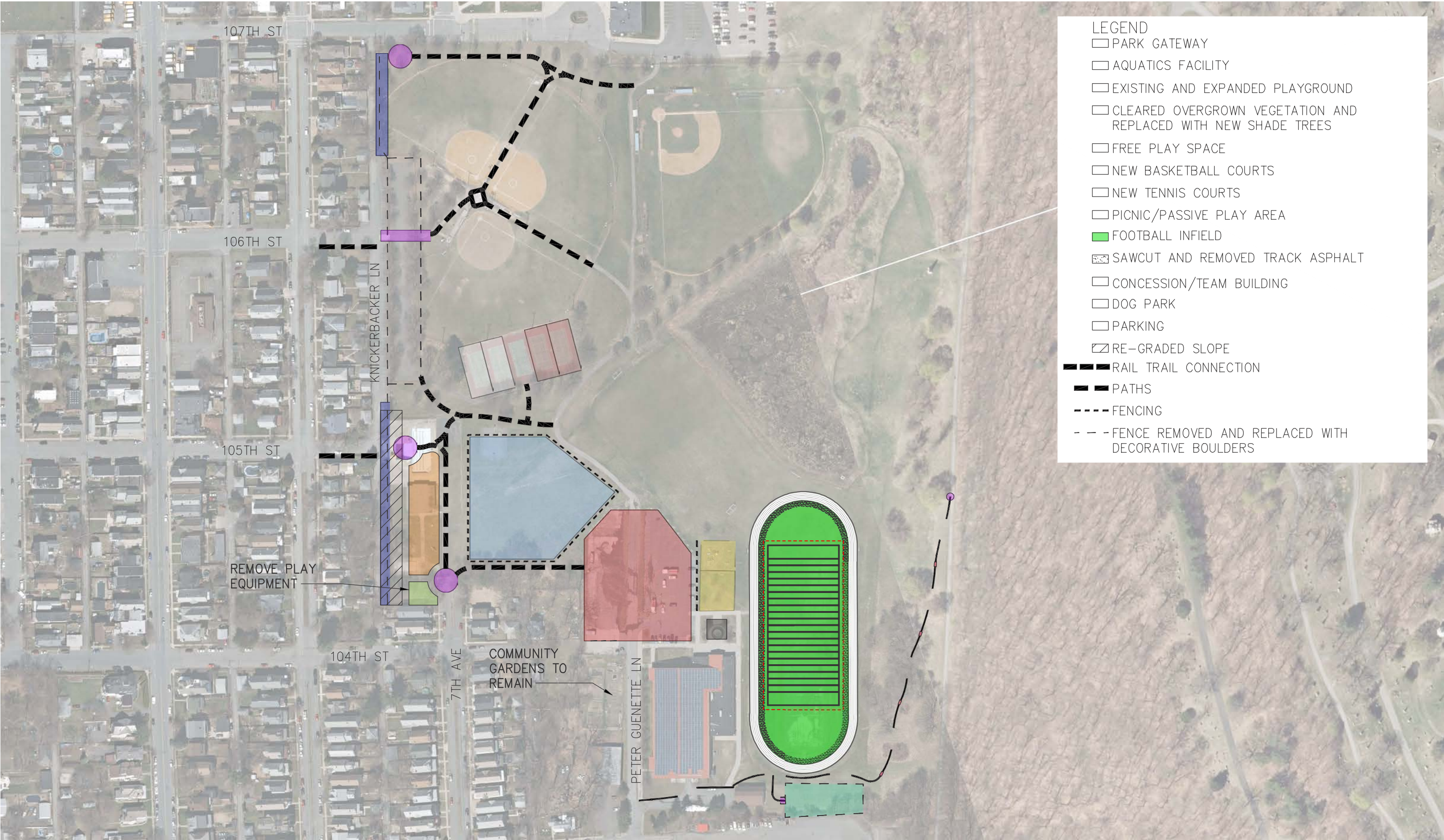
Vision:

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 Park Improvements

Troy, New York
Construction Cost Estimate
October, 2021



**CITY OF
TROY, NY**

Knickerbocker Park

Item	Description	Notes	Quantity	Unit	Cost	Total
FOOTBALL FIELD						
1.0 - New football field in track infield						
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
					Sub Total	\$760,000
DOG PARK						
2.0 - Dog park for small and large dogs						
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
					Sub Total	\$21,600
TRAIL						
3.0 - Trail connection to existing rail trail						
3.01	5' Asphalt Pathway		5,100	SF	\$7.00	\$35,700
3.02	Striping		250	LF	\$1.50	\$375
					Sub Total	\$36,075
COURT SPORTS						
4.0 - Court Sports						
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
					Sub Total	\$205,000
AQUATICS FACILITY						
5.0 - Aquatics Facility						
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
					Sub Total	\$5,925,000
SITE IMPROVEMENTS						
6.0 - Other site improvements						
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 Knickerbacker 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 Knickerbacker Ln	1	LS	\$25,000.00	\$25,000
					Sub Total	\$1,144,700
					Sub-Total Construction Cost	\$8,092,375
					General Conditions (8%)	\$647,390
					Design Contingency (10%)	\$873,977
					Total Construction Cost	\$9,613,742
Soft Costs						
8.0 - Anticipated soft costs						
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.

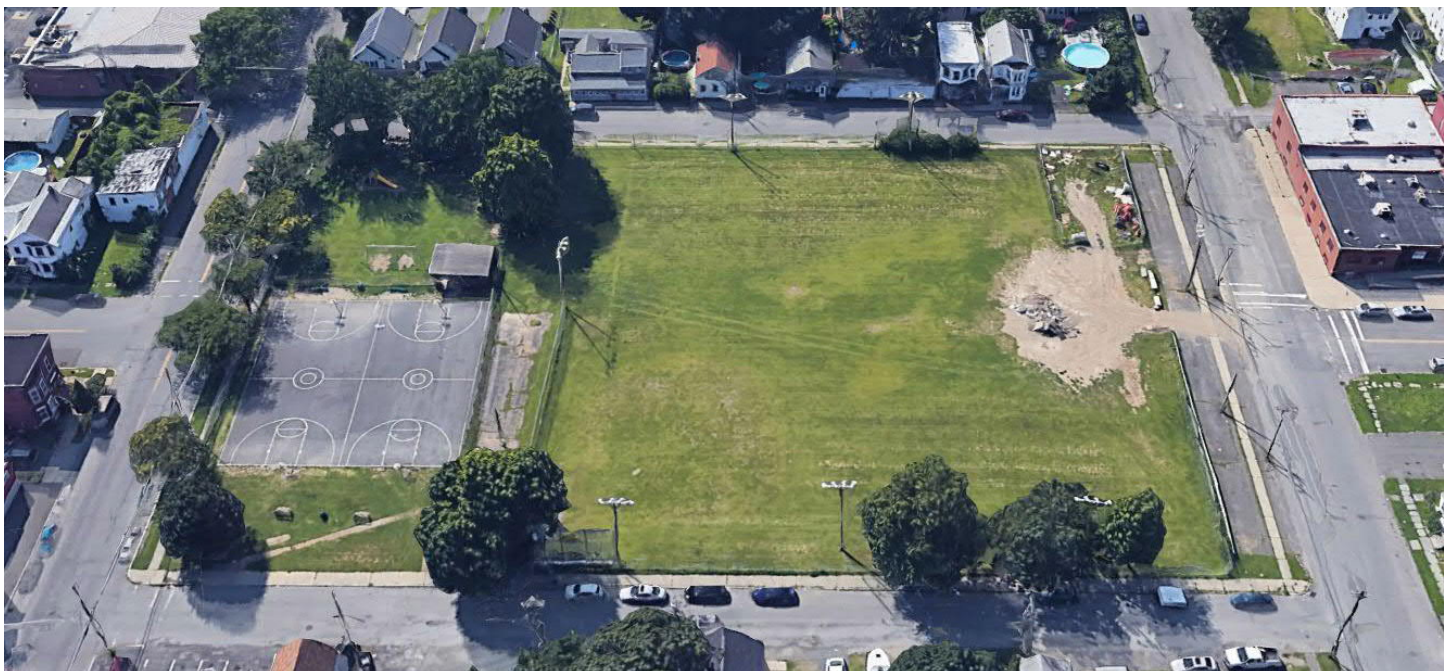
In its current state, the park lacks amenities, but has promising potential and few site constraints. The park currently consists of a massive grass area, basketball courts, and a playground. There have been reports of negative park use, including adults drinking and smoking in the afternoon. 112th St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

Vision:

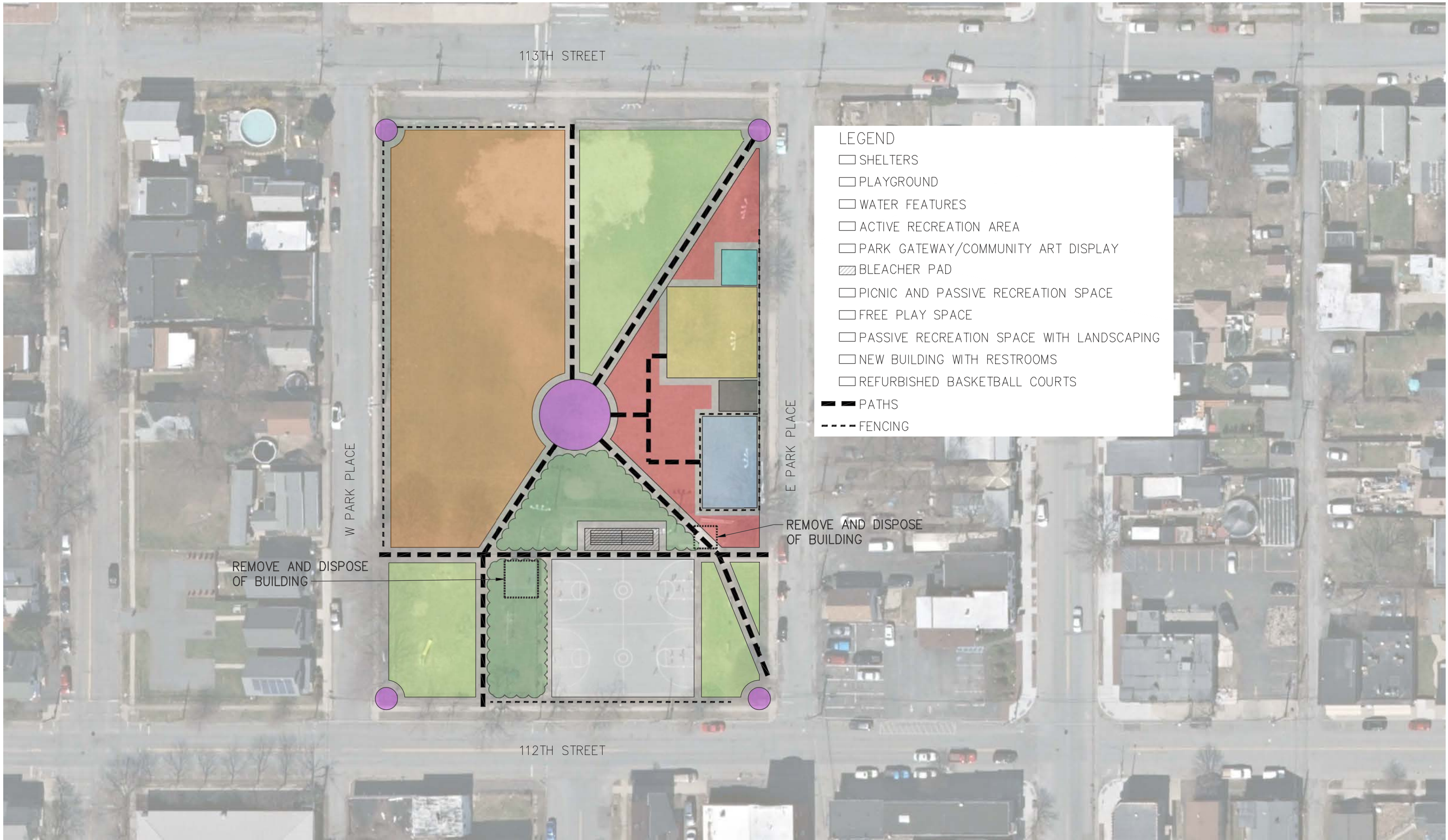
The existing park should be transformed into a vibrant common area for all of Lansingburgh to enjoy. A new sense of place should be established through walking paths, signage, seating, trees, and more. The park should feel balanced (not overflowing) with elements throughout.

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 parks, to emphasize entrances









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
SHELTERS						
1.0 - Addition of Picnic Shelters						
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
Sub Total Shelters						\$81,500
PLAYGROUND						
2.0 - Addition of a Playground						
2.01	Playground Equipment	Funding provided by alternate source	0	EA	\$125,000.00	\$0
Sub Total Playground						\$0
WATER FEATURES						
3.0 - Addition of a splash pad						
3.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
Sub Total Splash Pad						\$400,000
PARK GATEWAY/COMMUNITY ART DISPLAY						
4.0 - Addition of Gateways/Art Displays						
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
Sub Total Gateways/Art Displays						\$85,000
NEW BUILDING WITH RESTROOMS						
5.0 - Addition of restroom building						
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
Sub Total Restroom Building						\$199,500
REFURBISHED BASKETBALL COURTS						
6.0 -Refurbished Existing Courts						
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
Sub Total Basketball Courts						\$38,000
SITE IMPROVEMENTS						
7.0 -Site Improvements						
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
Sub Total Site Improvements						\$278,000
Sub-Total Construction Cost						\$1,082,000
General Conditions (8%)						\$86,560
Design Contingency (10%)						\$116,856
Total Construction Cost						\$1,285,416
Soft Costs						
8.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$321,354
Total Project Cost						\$1,606,770

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





LEGEND

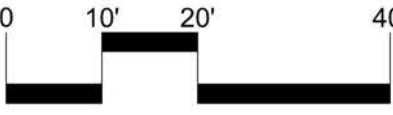
- PARK GATEWAY
- LANDING
- PATHS
- FENCING
- EXISTING TREE TO REMAIN



Troy Rail Trail Connection - Ives Court

Concept 1

Troy, NY
June, 2021







LEGEND

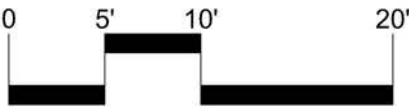
- GATEWAY SIGNAGE
- FENCING

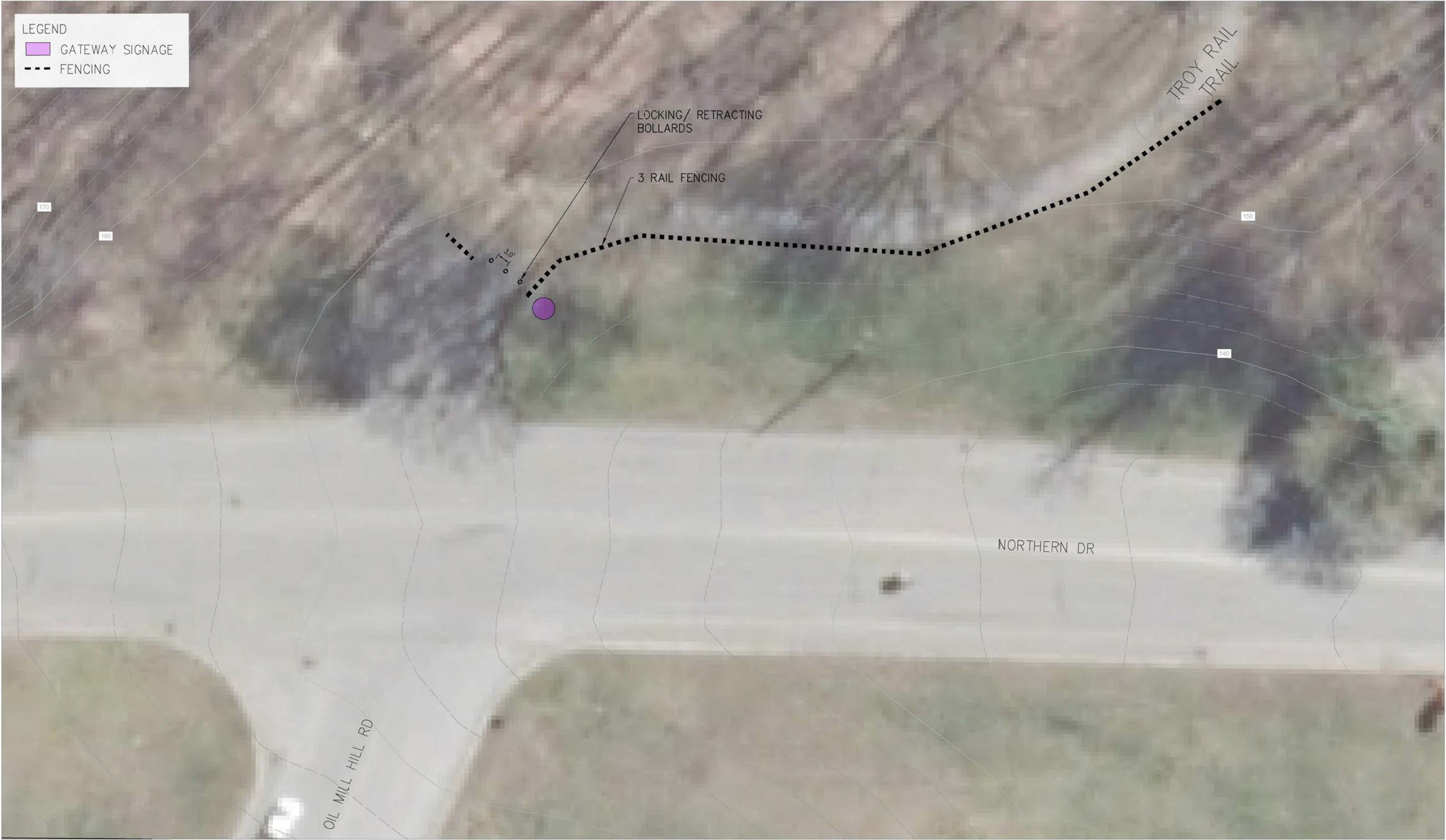


Troy Rail Trail Connection - Gurley Ave

Concept 1

Troy, NY
August, 2021

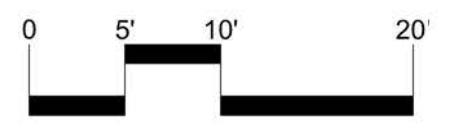




Troy Rail Trail Connection - Northern Dr

Concept 1

Troy, NY
August, 2021





City of Troy Park Improvements

Troy, New York
Construction Cost Estimate
August, 2021



**CITY OF
TROY, NY**

Troy Rail Trail Connections

Item	Description	Notes	Quantity	Unit	Cost	Total
IVES COURT CONNECTION - SITE IMPROVEMENTS						
1.0 - Addition						
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
Sub Total Ives Court Site Improvements						\$90,350
WINNIE AVE - SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Winnie Ave Site Improvements						\$135,355
INGALLS AVE - SITE IMPROVEMENTS						
3.0 -Site Improvements						
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
Sub Total Ingalls Ave Site Improvements						\$30,250
GURLEY AVE - SITE IMPROVEMENTS						
4.0 -Site Improvements						
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
Sub Total Gurley Ave Site Improvements						\$27,000
NORTHERN DR - SITE IMPROVEMENTS						
5.0 -Site Improvements						
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
Sub Total Northern Dr Site Improvements						\$32,800
Sub-Total Construction Cost						\$315,755
General Conditions (8%)						\$25,260
Design Contingency (10%)						\$34,102
Total Construction Cost						\$375,117
Soft Costs						
6.0 - Anticipated soft costs						
6.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$93,779
Total Project Cost						\$468,896

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 reimagined to accommodate residents of all ages.

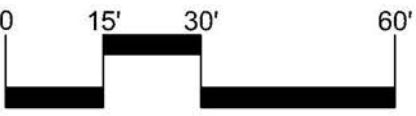
Scope:

- 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
PLAYGROUND						
1.0 - Addition of a Playground						
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
Sub Total Playground						\$125,000
WATER FEATURES						
2.0 - Addition of a splash pad						
2.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
Sub Total Splash Pad						\$400,000
PARK GATEWAY						
3.0 - Addition of Gateways/Art Displays						
3.01	Park entrance gates	Pillars, gates, overhead sign	3	LS	\$15,000.00	\$45,000
Sub Total Gateways						\$45,000
NEW BUILDING WITH RESTROOMS						
4.0 - Addition of restroom building						
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
Sub Total Restroom Building						\$114,500
SITE IMPROVEMENTS						
5.0 -Site Improvements						
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
Sub Total Site Improvements						\$320,150
Sub-Total Construction Cost						\$684,500
General Conditions (8%)						\$54,760
Design Contingency (10%)						\$73,926
Total Construction Cost						\$813,186
Soft Costs						
6.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$203,297
Total Project Cost						\$1,016,483

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**

Canal Park - Initial Improvements

Item	Description	Notes	Quantity	Unit	Cost	Total
PLAYGROUND						
1.0 - Addition of a Playground						
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
Sub Total Playground						\$125,000
PARK GATEWAY						
2.0 - Addition of Gateways/Art Displays						
2.01	Park entrance gates	Pillars, gates, sign	3	LS	\$15,000.00	\$45,000
Sub Total Gateways						\$45,000
SITE IMPROVEMENTS						
3.0 -Site Improvements						
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
Sub Total Site Improvements						\$295,150
Sub-Total Construction Cost						\$150,000
General Conditions (8%)						\$12,000
Design Contingency (10%)						\$16,200
Total Construction Cost						\$178,200
Soft Costs						
6.0 - Anticipated soft costs						
6.01	Construction Contingency	Owner controled 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
Sub Total Soft Costs						\$44,550
Total Project Cost						\$222,750

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.

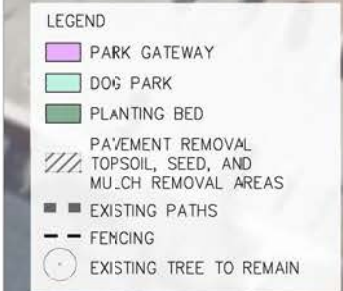
Vision:

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







City of Troy Park Improvements

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

6th Ave Dog Park

Item	Description	Notes	Quantity	Unit	Cost	Total
DOG PARK FEATURES						
1.0 - Addition						
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
Sub Total Dog Park Features						\$111,700
PARK GATEWAY						
2.0 - Addition of Gateways						
2.01	Park entrance gates	gates, sign	1	LS	\$10,000.00	\$10,000
Sub Total Park Gateway						\$10,000
SITE IMPROVEMENTS						
7.0 -Site Improvements						
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
Sub Total Site Improvements						\$73,300
Sub-Total Construction Cost						\$195,000
General Conditions (8%)						\$15,600
Design Contingency (10%)						\$21,060
Total Construction Cost						\$231,660
Soft Costs						
4.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$57,915
Total Project Cost						\$289,575

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







City of Troy Park Improvements

Troy, New York
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CITY OF
TROY, NY

Beman Park

Item	Description	Notes	Quantity	Unit	Cost	Total
PLAYGROUND AND PLAY IMPROVEMENTS						
1.0 - Addition of a Playground and Improvements						
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
Sub Total Playground						\$274,200
PARK GATEWAY						
2.0 - Addition of Gateways/Entrance Treatment						
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
Sub Total Gateways						\$90,000
SITE IMPROVEMENTS						
3.0 -Site Improvements						
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
Sub Total Site Improvements						\$280,162
Sub-Total Construction Cost						\$644,362
General Conditions (8%)						\$51,549
Design Contingency (10%)						\$69,591
Total Construction Cost						\$765,502
Soft Costs						
4.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$191,376
Total Project Cost						\$956,878

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:

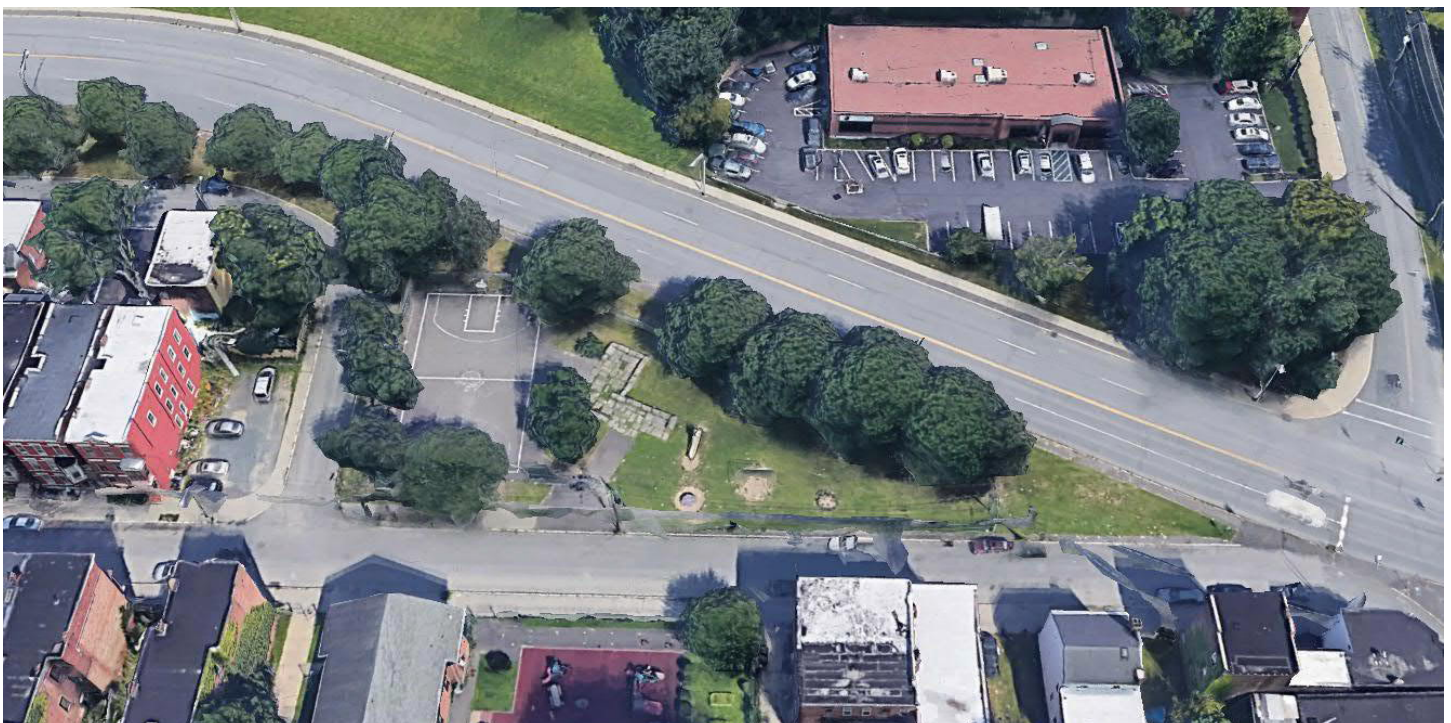
6th Ave Park is a small community park located between Old 6th Ave and 6th Ave. Existing amenities within the park include one basketball court and playground equipment. Due to the proximity of the park to the surrounding busy streets, the park lacks a sense of place and comfort.

Vision:

Re-establish the parks 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





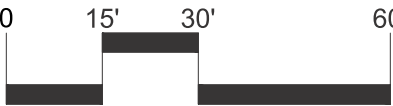
LEGEND

- PLAYGROUND SURFACING
- REFURBISHED BASKETBALL COURTS
- PASSIVE RECREATION SPACE WITH LANDSCAPING
- FENCING



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
PLAYGROUND						
2.0 - Addition of a Playground						
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
Sub Total Playground						\$160,000
REFURBISHED BASKETBALL COURTS						
6.0 -Refurbished Existing Courts						
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
Sub Total Basketball Courts						\$38,000
SITE IMPROVEMENTS						
7.0 -Site Improvements						
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
Sub Total Site Improvements						\$25,000
Sub-Total Construction Cost						\$223,000
General Conditions (8%)						\$17,840
Design Contingency (10%)						\$24,084
Total Construction Cost						\$264,924
Soft Costs						
8.0 - Anticipated soft costs						
8.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$66,231
Total Project Cost						\$331,155

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







LEGEND

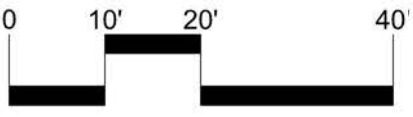
- PLAZA AREA
- PLAY AREA
- OPEN PLAY/GRASS
- LANDSCAPE AREA
- PARK GATEWAY
- LANDING
- REMOVE OVERGROWTH
- PATHS
- FENCING



CRAGIN AVE PARK

Concept 2

Troy, NY
August, 2021





City of Troy Park Improvements

Troy, New York
Construction Cost Estimate
August, 2021



CITY OF
TROY, NY

Cragin Ave Park - Concept 1

Item	Description	Notes	Quantity	Unit	Cost	Total
PARK IMPROVEMENTS						
1.0 - Addition						
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	Entrance signage	1	EA	\$5,000.00	\$5,000
1.05	Fencing	3 Rail Fencing	180	LF	\$100.00	\$18,000
Sub Total Park Improvements						\$171,268
TRAIL CONNECTION IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Trail Improvements						\$19,616
SITE IMPROVEMENTS						
3.0 - Addition						
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
Sub Total Site Improvements						\$47,834
Sub-Total Construction Cost						\$238,718
General Conditions (8%)						\$19,097
Design Contingency (10%)						\$25,782
Total Construction Cost						\$283,597
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$70,899
Total Project Cost						\$354,497

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

Cragin Ave Park - Concept 2

Item	Description	Notes	Quantity	Unit	Cost	Total
PARK IMPROVEMENTS						
1.0 - Addition						
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	Entrance signage	1	EA	\$5,000.00	\$5,000
1.05	Fencing	3 Rail Fencing	160	LF	\$100.00	\$16,000
Sub Total Park Improvements						\$160,232
TRAIL CONNECTION IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Trail Improvements						\$19,486
SITE IMPROVEMENTS						
3.0 - Addition						
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
Sub Total Site Improvements						\$48,200
Sub-Total Construction Cost						\$227,918
General Conditions (8%)						\$18,233
Design Contingency (10%)						\$24,615
Total Construction Cost						\$270,766
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$67,691
Total Project Cost						\$338,457

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:

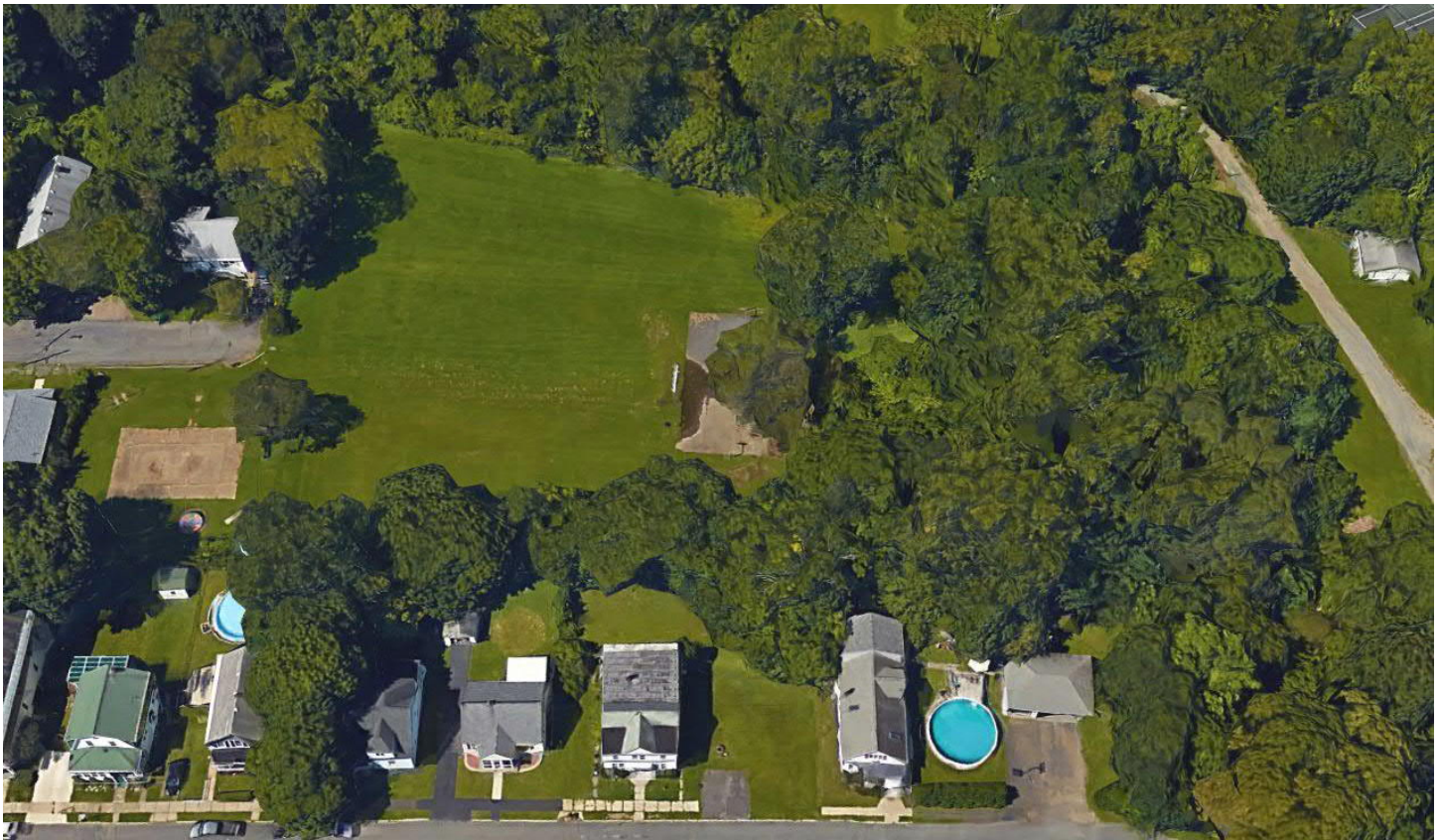
Kinloch Park is a community park located at the end of Parmenter Ave and adjacent to Emma Willard School. Amenities currently available within the park include a playground, 2 basketball courts, an open free play area, and a dog park. Due to the current drainage pattern at the park, there are significant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









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Kinloch park

Item	Description	Notes	Quantity	Unit	Cost	Total
SHELTERS						
1.0 - Addition of Picnic Shelters						
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
Sub Total Shelters						\$41,500
PLAYGROUND						
2.0 - Addition of a Playground						
2.01	Playground Equipment	Funding provided by alternate source	1	EA	\$110,000.00	\$110,000
Sub Total Playground						\$110,000
FIELD UNDERDRAINS						
2.0 - Drainage at open field						
2.01	Underdrains		1	EA	\$80,000.00	\$80,000
Sub Total Underdrains						\$80,000
BIORETENTION AREA						
2.0 - Stormwater Bioretention						
2.01	Bioretention Basin		1	EA	\$40,000.00	\$40,000
Sub Total Bioretention Area						\$40,000
WATER FEATURES						
3.0 - Addition of a splash pad						
3.01	Splash Pad	Including concrete pad, spray features, and all necessary piping and mechanical equipment	1	EA	\$400,000.00	\$400,000
Sub Total Splash Pad						\$400,000
NEW BUILDING WITH RESTROOMS						
5.0 - Addition of restroom building						
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
Sub Total Restroom Building						\$199,500
REFURBISHED BASKETBALL COURTS						
6.0 -Refurbished Existing Courts						
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
Sub Total Basketball Courts						\$38,000
SITE IMPROVEMENTS						
7.0 -Site Improvements						
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
Sub Total Site Improvements						\$97,500
Sub-Total Construction Cost						\$1,006,500
General Conditions (8%)						\$80,520
Design Contingency (10%)						\$108,702
Total Construction Cost						\$1,195,722
Soft Costs						
8.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$298,931
Total Project Cost						\$1,494,653

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:

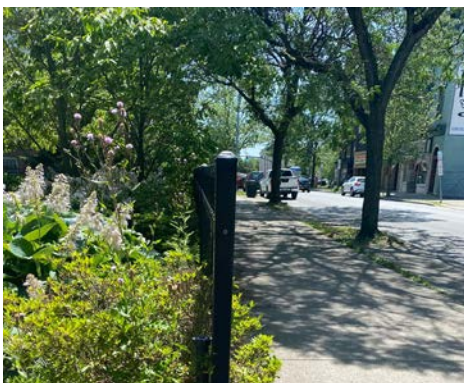
The existing park should be transformed into a welcoming common area for all of Troy to enjoy. To make the park look and feel more public as well as an integral part of the surrounding urban fabric by removing the surrounding fence, removing dense mid-level plantings, and extending seating areas to the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

The first concept aims to keep the existing parks 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.

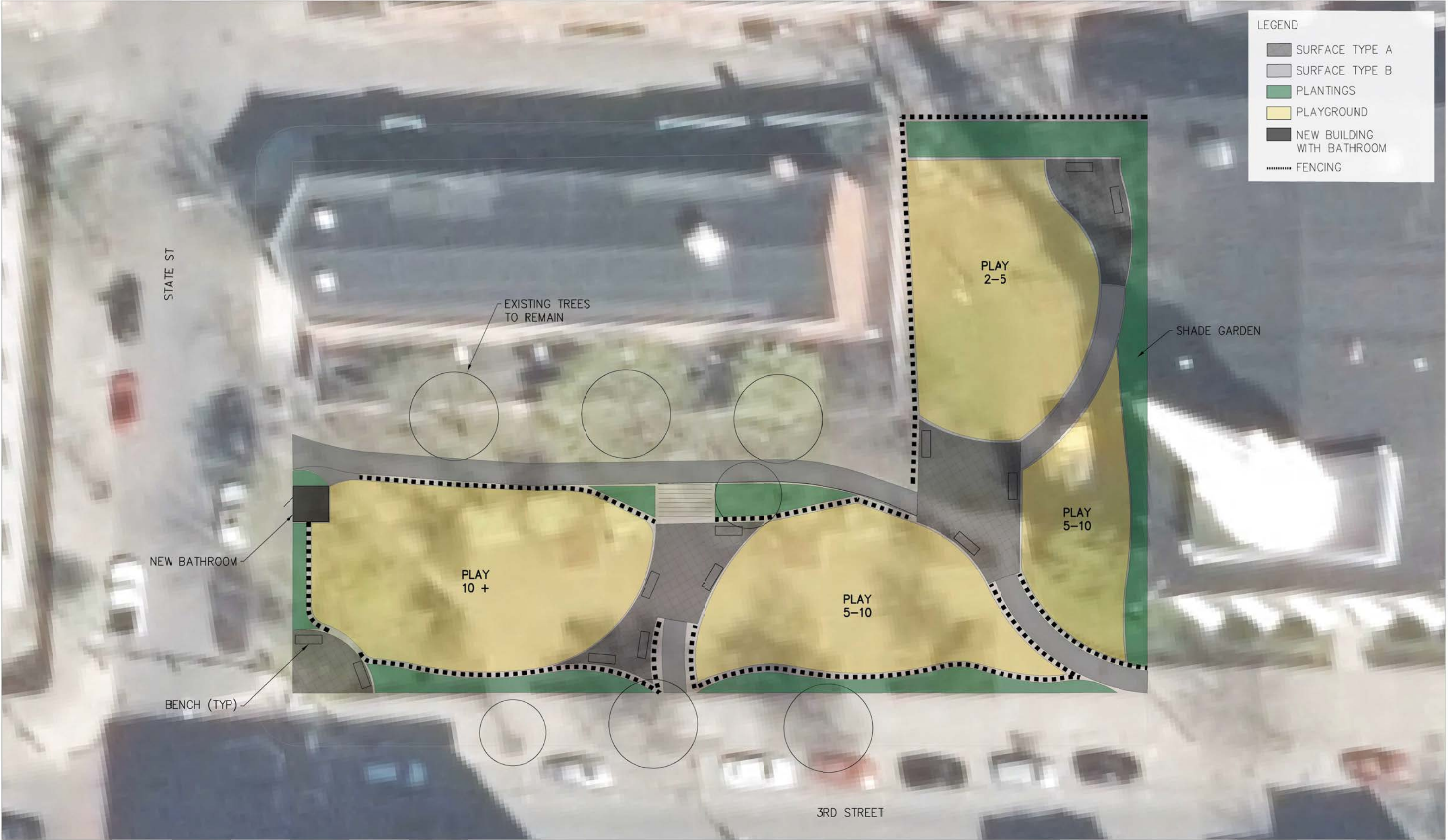
Concept two aims to give even more purpose to the space by turning the whole park into a playground with small plaza spaces. Plaza areas provide parents a place to watch their kids playing and for families and friends to gather. This playground would have areas for children from age 2-5, 5-10, and for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









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Barker Park - Concept 1

Item	Description	Notes	Quantity	Unit	Cost	Total
LABRYNITH						
1.0 - Addition of Recreational Elements and Improvements						
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
Sub Total Recreation						\$131,906
PARK GATEWAY						
2.0 - Addition of Gateways/Entrance Treatment						
2.01	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
Sub Total Gateways						\$5,000
SITE FURNISHINGS						
3.0 - Addition of Site Furnishings						
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
Sub Total Gateways						\$28,050
SITE IMPROVEMENTS						
4.0 -Site Improvements						
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
Sub Total Site Improvements						\$212,160
Sub-Total Construction Cost						\$377,116
General Conditions (8%)						\$30,169
Design Contingency (10%)						\$40,728
Total Construction Cost						\$448,013
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled for unforeseen 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
Sub Total Soft Costs						\$112,003
Total Project Cost						\$560,017

Assumptions:

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



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Barker Park - Concept 2

Item	Description	Notes	Quantity	Unit	Cost	Total
PLAYGROUND AND PLAY IMPROVEMENTS						
1.0 - Addition of a Playground and Improvements						
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
Sub Total Playground						\$261,925
PARK GATEWAY						
2.0 - Addition of Gateways/Entrance Treatment						
2.01	Park entrance signs	singular sign	1	LS	\$5,000.00	\$5,000
Sub Total Gateways						\$5,000
SITE IMPROVEMENTS						
3.0 -Site Improvements						
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
Sub Total Site Improvements						\$101,700
Sub-Total Construction Cost						\$368,625
General Conditions (8%)						\$29,490
Design Contingency (10%)						\$39,812
Total Construction Cost						\$437,927
Soft Costs						
4.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$109,482
Total Project Cost						\$547,408

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:

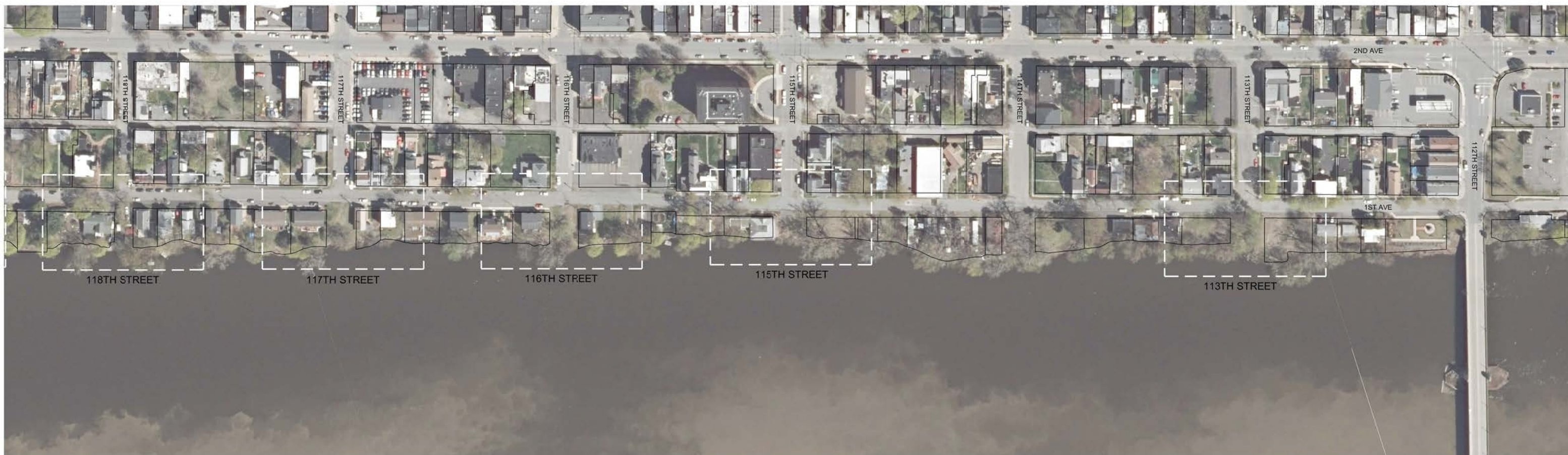
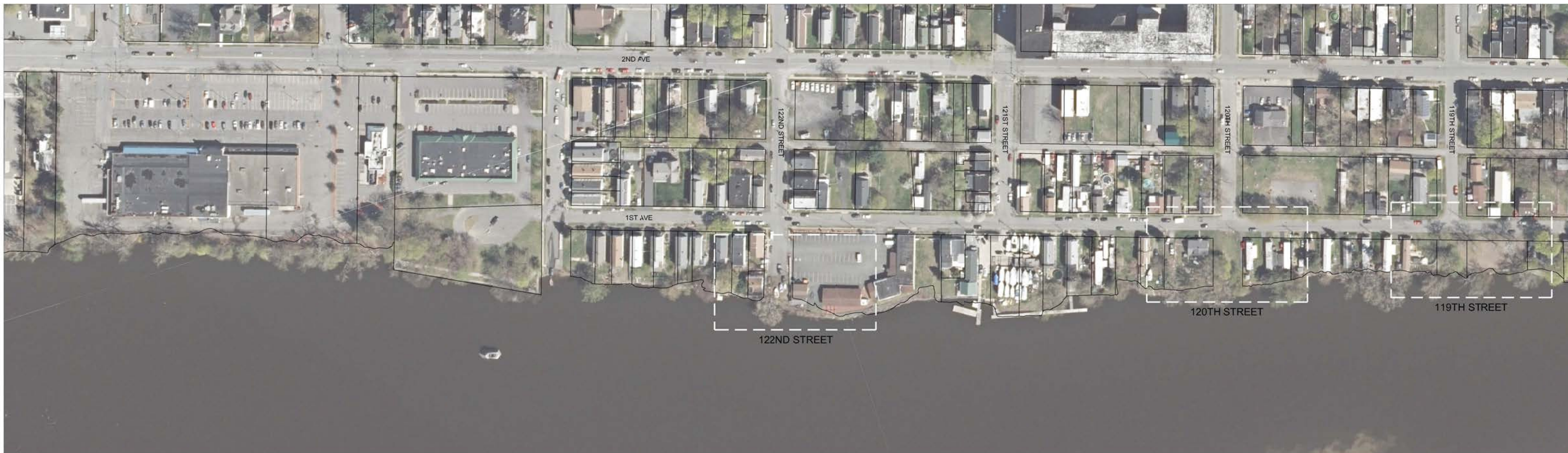
- Create water lobbies along the Hudson River, spaces along the water's edge that are located at the end of public streets and provide opportunities for enhanced recreational enjoyment and public access to the waterfront
- Add benches and signage promoting these as public space
- Create paths and overlooks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



Google Earth

Image Landsat / Copernicus

City of Troy

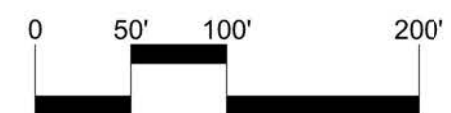


Water Lobbies

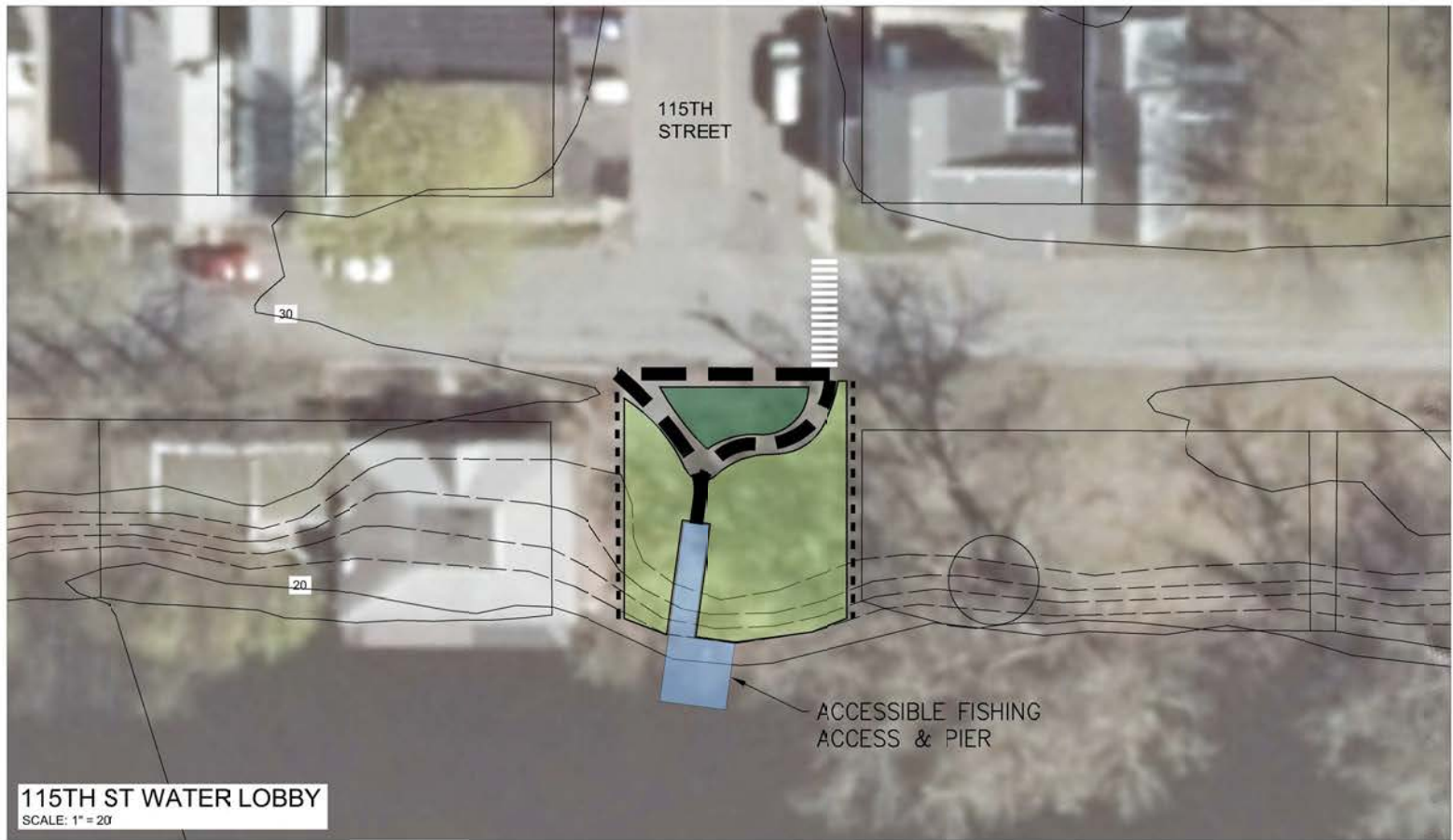
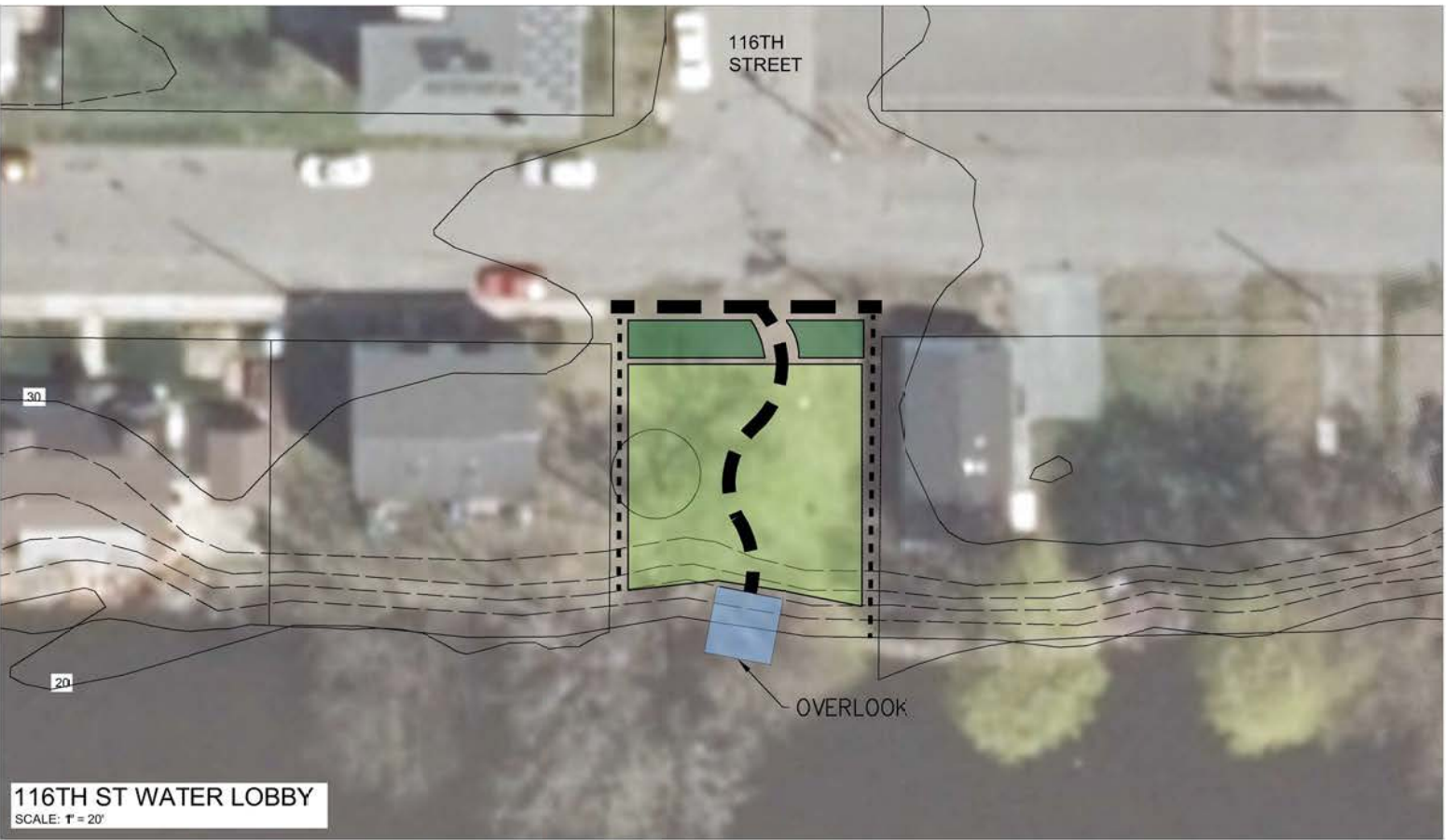
Key Map

Troy, NY

July, 2021







Water Lobbies

Concepts

Troy, NY
July, 2021





City of Troy Park Improvements

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Water Lobbies - Overall

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER LOBBY IMPROVEMENTS						
1.0 - Addition of a Playground and Improvements						
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
Sub Total Site Improvements						\$559,725
Sub-Total Construction Cost						\$559,725
General Conditions (8%)						\$44,778
Design Contingency (10%)						\$60,450
Total Construction Cost						\$664,953
Soft Costs						
2.0 - Anticipated soft costs						
2.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$166,238
Total Project Cost						\$831,192

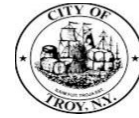
Assumptions:

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



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Water Lobbies - 122nd Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$52,010
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$84,010
General Conditions (8%)						\$6,721
Design Contingency (10%)						\$9,073
Total Construction Cost						\$99,804
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$24,951
Total Project Cost						\$124,755

Assumptions:

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



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Water Lobbies - 120th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$38,505
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$70,505
General Conditions (8%)						\$5,640
Design Contingency (10%)						\$7,615
Total Construction Cost						\$83,760
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled for unforeseen 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
Sub Total Soft Costs						\$20,940
Total Project Cost						\$104,700

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

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Water Lobbies - 119th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$24,300
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$56,300
General Conditions (8%)						\$4,504
Design Contingency (10%)						\$6,080
Total Construction Cost						\$66,884
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled for unforeseen 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
Sub Total Soft Costs						\$16,721
Total Project Cost						\$83,606

Assumptions:

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



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Water Lobbies - 118th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$32,545
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$37,000
Sub-Total Construction Cost						\$69,545
General Conditions (8%)						\$5,564
Design Contingency (10%)						\$7,511
Total Construction Cost						\$82,619
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled for unforeseen 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
Sub Total Soft Costs						\$20,655
Total Project Cost						\$103,274

Assumptions:

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



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Water Lobbies - 117th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$33,150
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$65,150
General Conditions (8%)						\$5,212
Design Contingency (10%)						\$7,036
Total Construction Cost						\$77,398
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controled for unforeseen 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
Sub Total Soft Costs						\$19,350
Total Project Cost						\$96,748

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 - 116th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$66,745
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$98,745
General Conditions (8%)						\$7,900
Design Contingency (10%)						\$10,664
Total Construction Cost						\$117,309
Soft Costs						
3.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$29,327
Total Project Cost						\$146,636

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 - 115th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$20,400
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$52,400
General Conditions (8%)						\$4,192
Design Contingency (10%)						\$5,659
Total Construction Cost						\$62,251
Soft Costs						
3.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$15,563
Total Project Cost						\$77,814

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

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**CITY OF
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Water Lobbies - 113th Street

Item	Description	Notes	Quantity	Unit	Cost	Total
WATER ACCESS IMPROVEMENTS						
1.0 - Addition of Water Access						
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
Sub Total Water Access						\$31,070
SITE IMPROVEMENTS						
2.0 -Site Improvements						
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
Sub Total Site Improvements						\$32,000
Sub-Total Construction Cost						\$63,070
General Conditions (8%)						\$5,046
Design Contingency (10%)						\$6,812
Total Construction Cost						\$74,927
Soft Costs						
3.0 - Anticipated soft costs						
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
Sub Total Soft Costs						\$18,732
Total Project Cost						\$93,659

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:

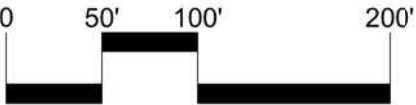
- Improve parking lot by regrading and resurfacing
- Install a park sign for motorists traveling west along Linden Ave
- Install wayfinding trail signage and a trail head
- Create a large overlook plaza space for users to gather and enjoy the water from
- Improve existing trails





Poestenkill Gorge Park
Phased Improvements Key Map

Troy, NY
August, 2021





Poestenkill Gorge Park

Phase 1 Concept

Troy, NY
August, 2021





City of Troy Park Improvements

Troy, New York
Construction Cost Estimate
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Poestenkill Gorge Park



**CITY OF
TROY, NY**

Item	Description	Notes	Quantity	Unit	Cost	Total
PHASE 1						
PARKING LOT IMPROVEMENTS						
1.0 -Parking Lot Improvements						
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
					Sub Total Parking Lot	\$97,280
TRAIL IMPROVEMENTS						
2.0 - Addition of Trail Improvements						
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
					Sub Total Trail	\$139,850
					Sub-Total Construction Cost	\$237,130
					General Conditions (8%)	\$18,970
					Design Contingency (10%)	\$25,610
					Total Construction Cost	\$281,710
Soft Costs						
3.0 - Anticipated soft costs						
3.01	Construction Contingency	Owner controlled for unforeseen 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
					Sub Total Soft Costs	\$70,428
					Total Project Cost	\$352,138

PHASE 2 - SIDEWALK CONNECTION TO SPRING AVE						
PEDESTRIAN IMPROVEMENTS						
1.0 - Addition of Pedestrian Improvements						
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
Sub Total Trail						\$33,665
Sub-Total Construction Cost						\$33,665
General Conditions (8%)						\$2,693
Design Contingency (10%)						\$3,636
Total Construction Cost						\$39,994
Soft Costs						
2.0 - Anticipated soft costs						
2.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$9,999
Total Project Cost						\$49,993



City of Troy Park Improvements

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Poestenkill Gorge Park



CITY OF
TROY, NY

Item	Description	Notes	Quantity	Unit	Cost	Total
PHASE 3 - NORTHERN TRAIL CONNECTION						
TRAIL IMPROVEMENTS						
1.0 - Addition of Trail Improvements						
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
Sub Total Trail						\$16,735
Sub-Total Construction Cost						\$16,735
General Conditions (8%)						\$1,339
Design Contingency (10%)						\$1,807
Total Construction Cost						\$19,881
Soft Costs						
2.0 - Anticipated soft costs						
2.01	Construction Contingency	Owner controlled for unforeseen 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
Sub Total Soft Costs						\$4,970
Total Project Cost						\$24,851

Assumptions:

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