

## Re-cap from the March Meeting:

- Buffer planting of abutters was presented with before/after images and discussed
- Alternatives for gatehouse and comfort station were presented and discussed
- The final preferred alternative was well received with questions & comments primarily on issues of materials & costs

## **Tonight's Agenda:**

### **Review of the Final Preferred Alternative:**

- **Development & Interpretation on Promenade**
- **Play & Gathering Spaces**
- **Storm Water Management**
- **BGSA Tree Donation & Planting**
- **Update on Noise Analysis (Cavanagh Tocci)**

### **Architectural Elements (Touloukian Touloukian)**

- **Conditions Assessment of Existing Gatehouse**
- **Preservation of Existing Gatehouse**
- **Options for New Comfort Station**

### **Budget Summary with Recommendations (kmdg)**



FISHER AVE

CHANNING RD

HYSLOP RD

HYSLOP RD EXT

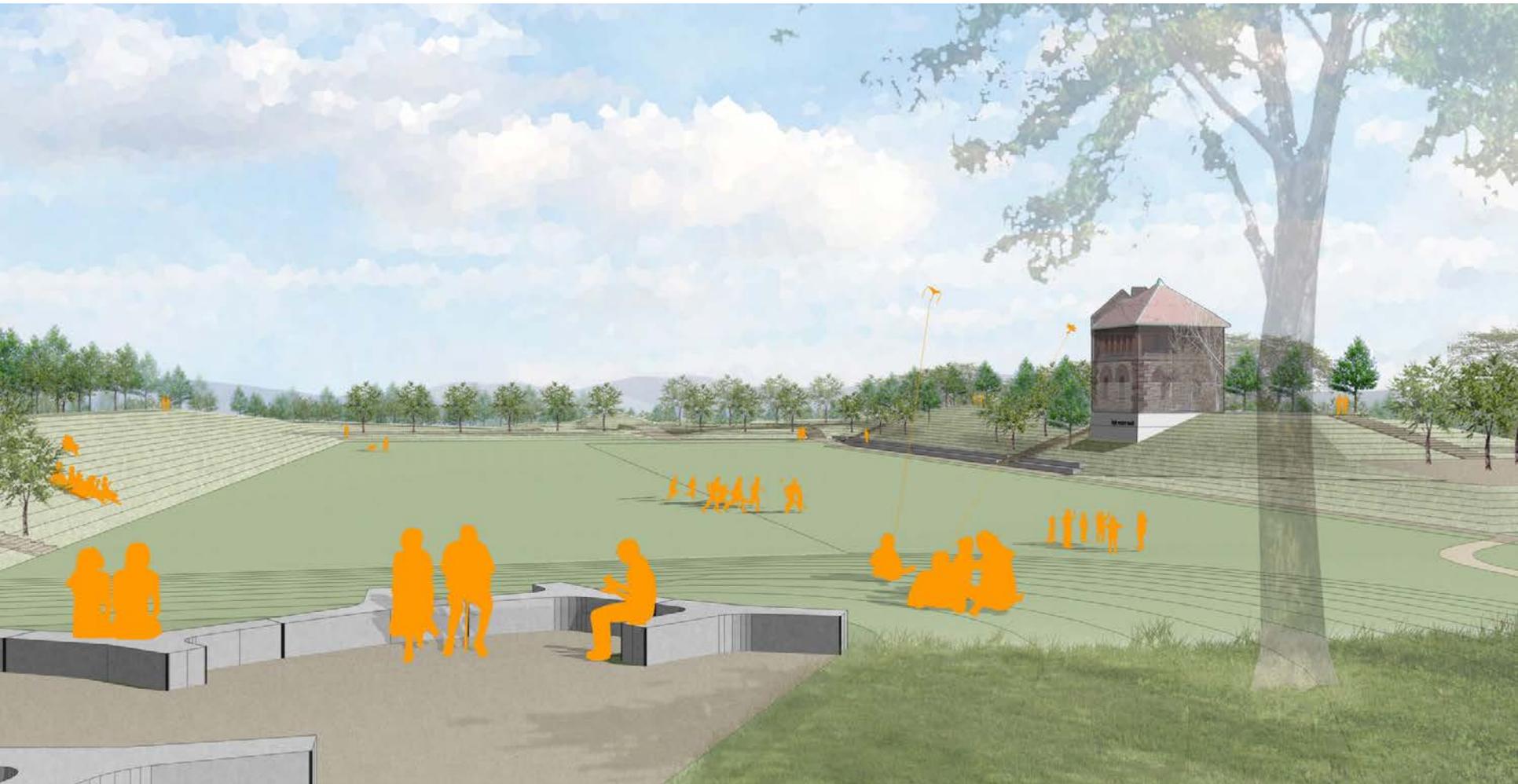
BAXTER RD

# Current Site Plan



**Open Field**

**Fisher Hill Reservoir, Brookline**  
Public Meeting #7 4 June 2012



**View from Hill**



Aerial looking south



**View into park from Fisher Ave**



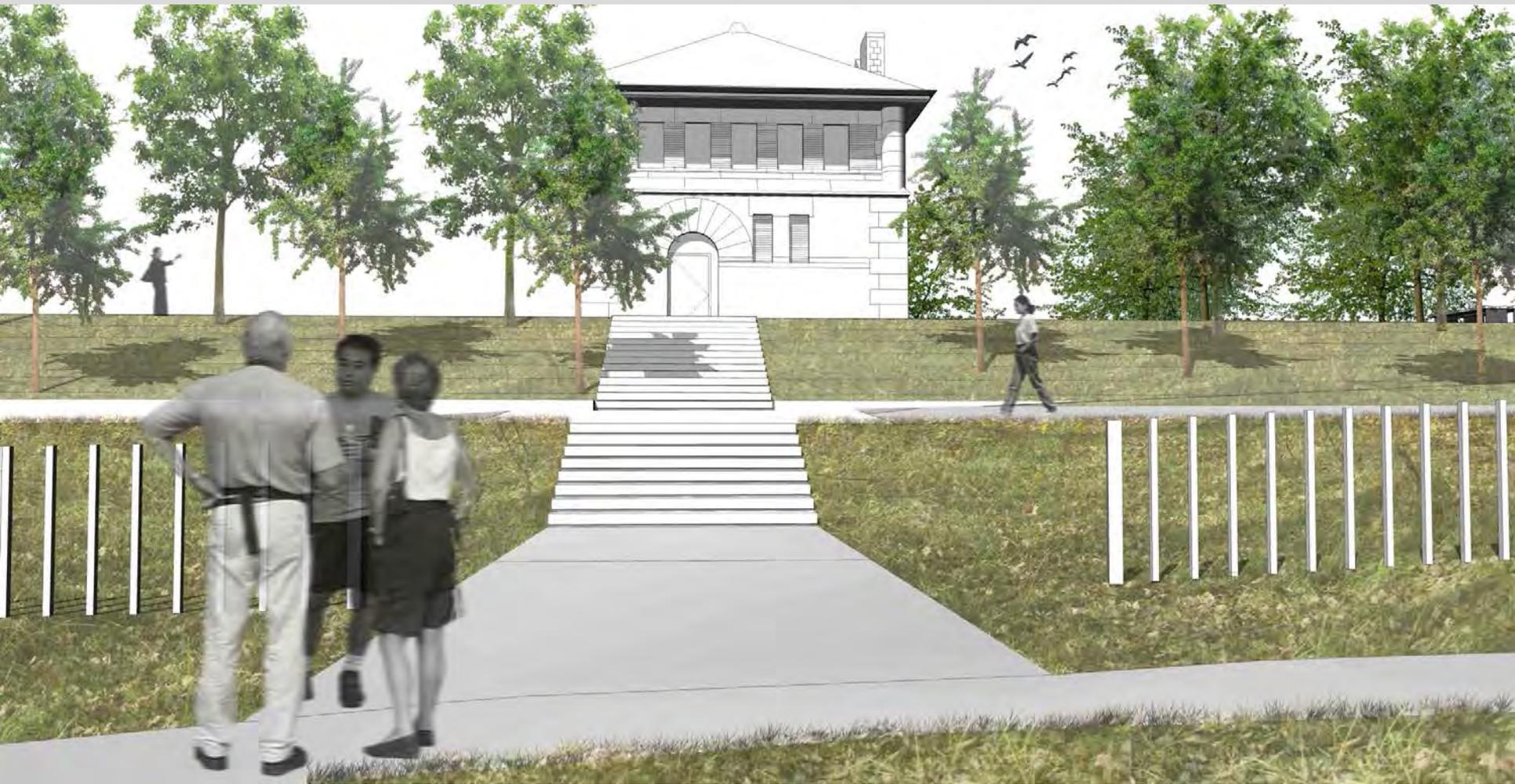
View north from meadow



# Promenade Plan

**Fisher Hill Reservoir, Brookline**

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Promenade—approach from Fisher Avenue



Promenade—approach from parking



Promenade—water rill & strolling space



Promenade—water rill & seating



Promenade—water rill & cascade

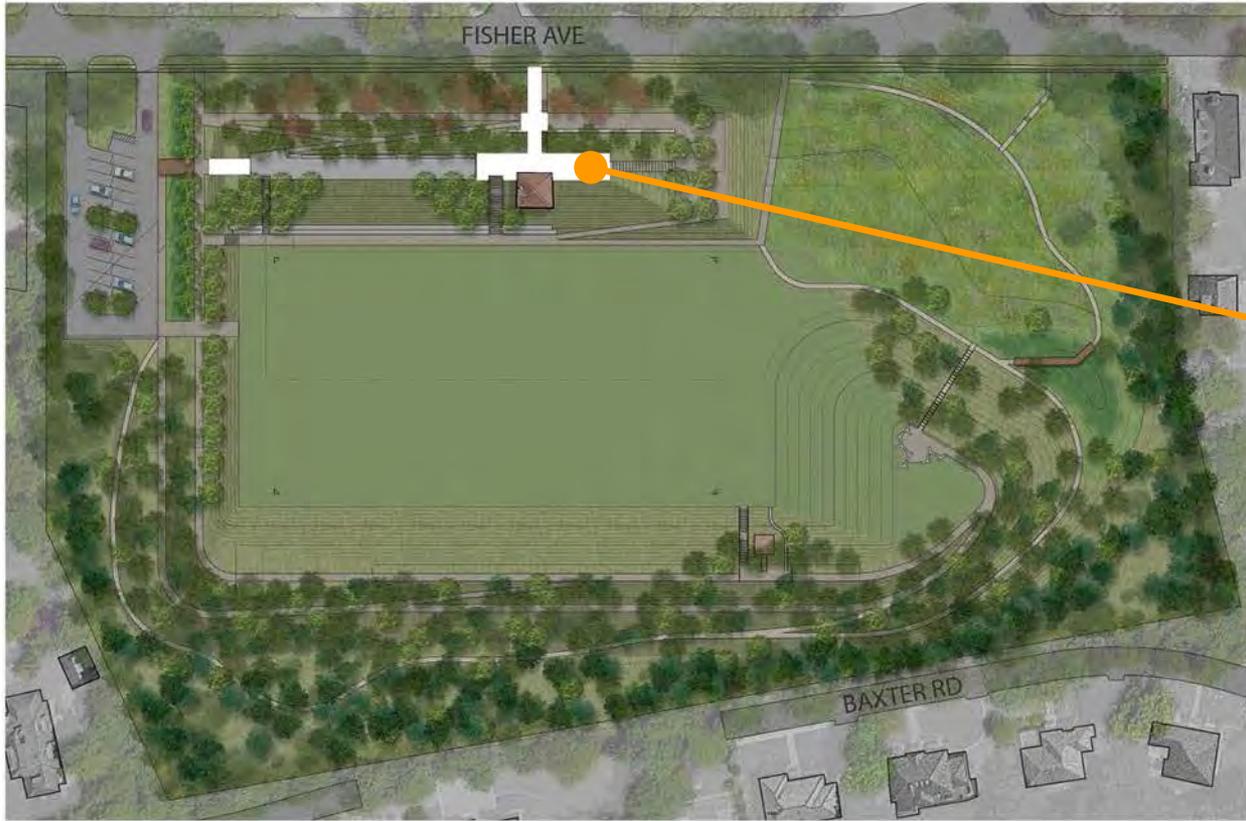


Promenade—stair & high water mark



Promenade—waterworks map

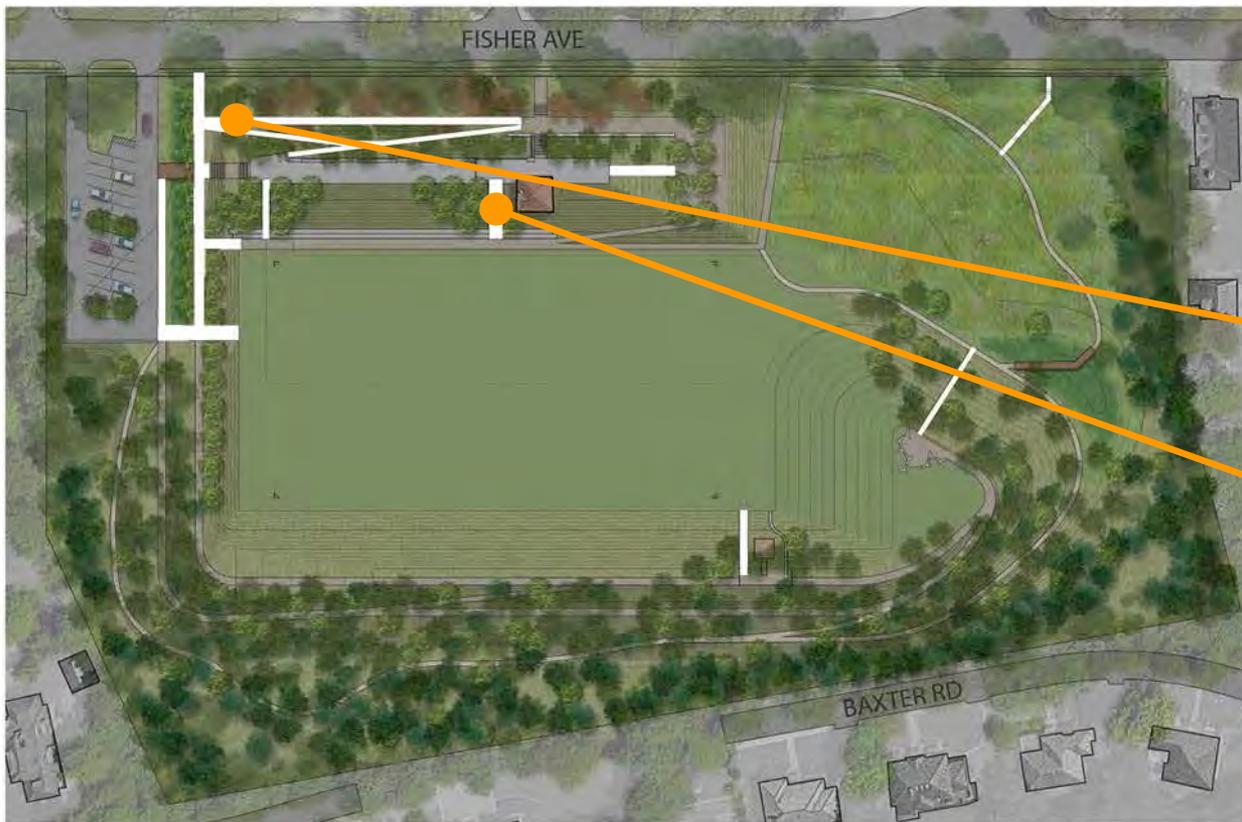




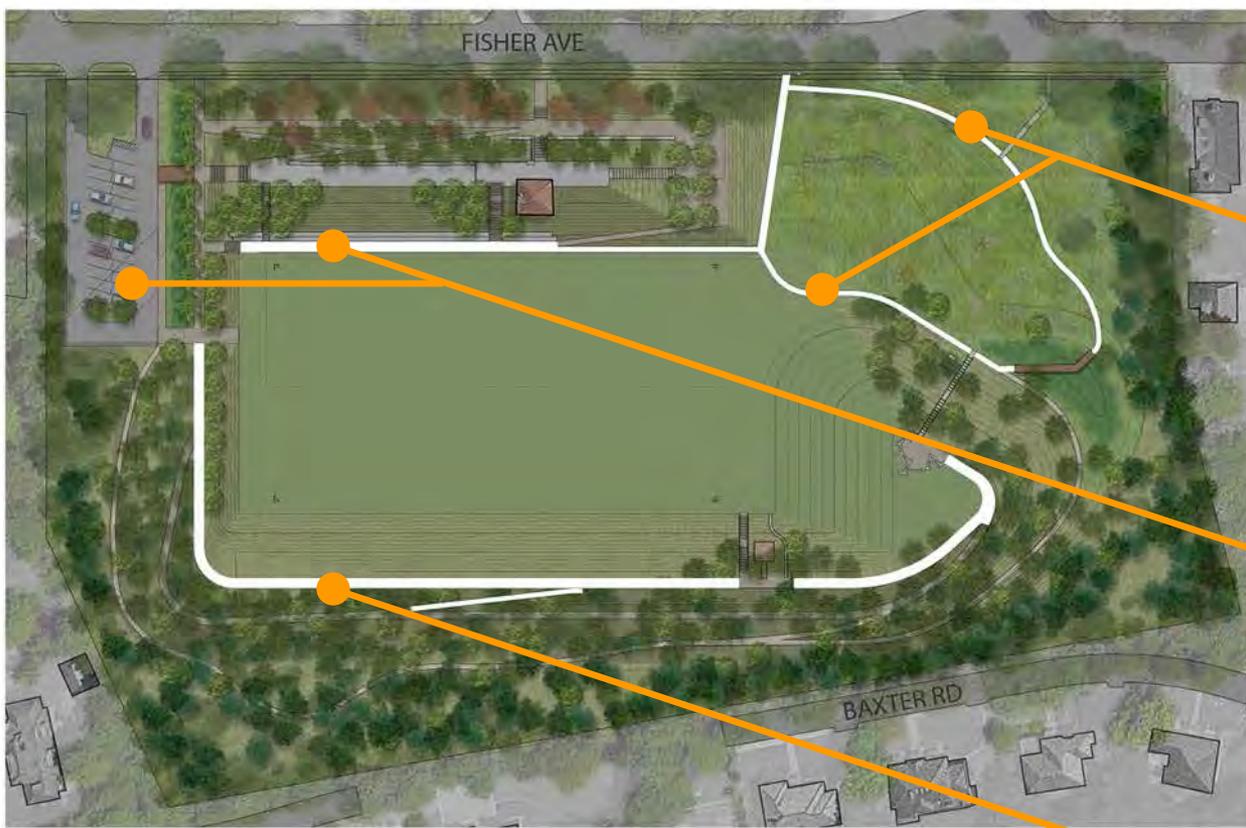
**Paths & Circulation—Promenade (stone pavers, stone stair)**



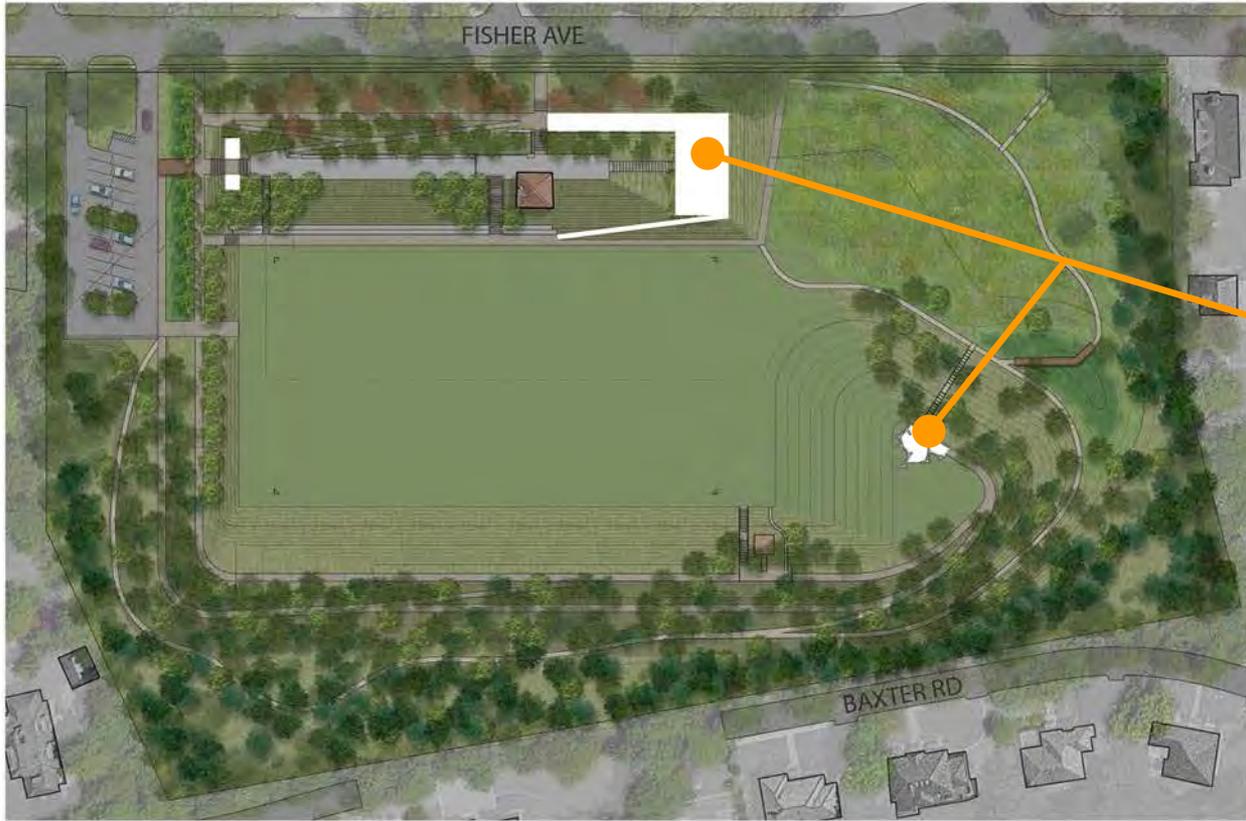
**Paths & Circulation—Promenade (concrete pavers)**



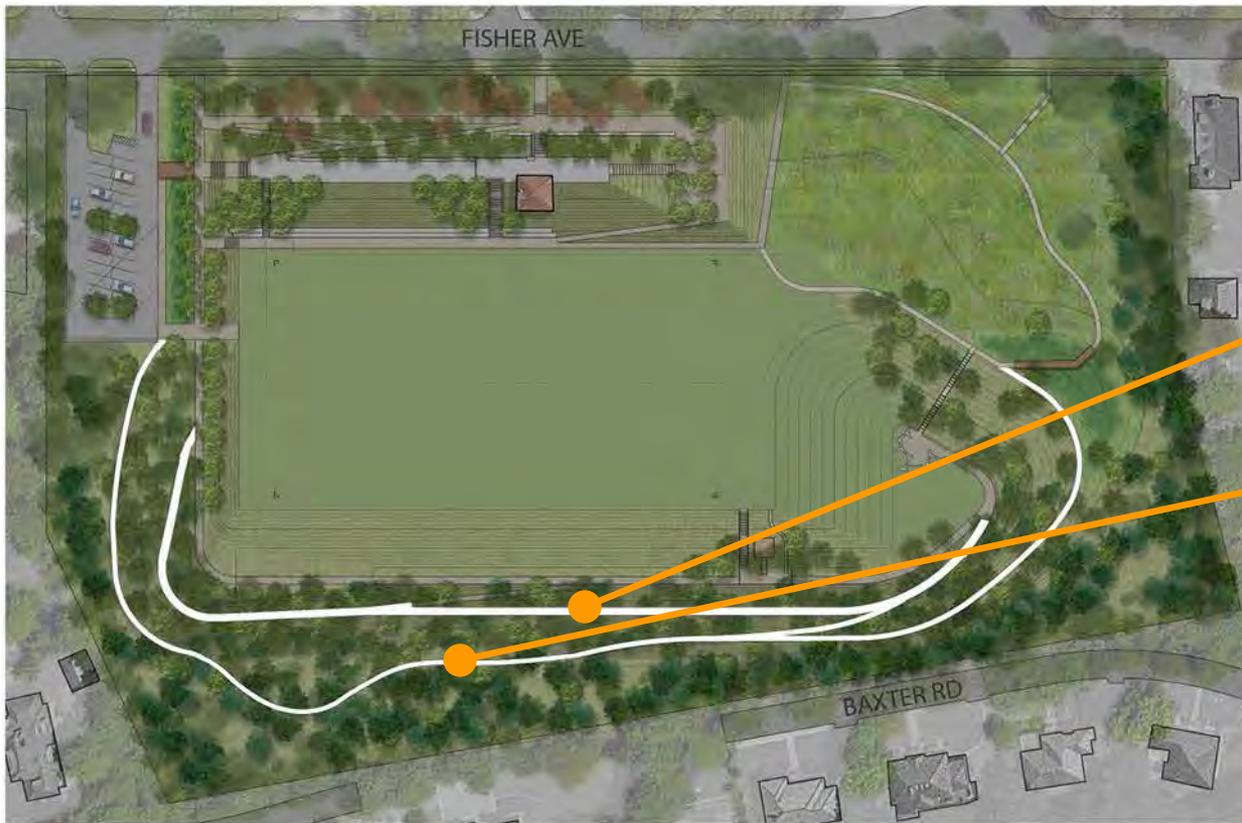
**Paths & Circulation—Sidewalks (concrete)**

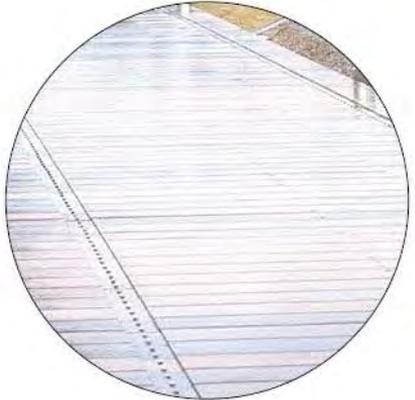
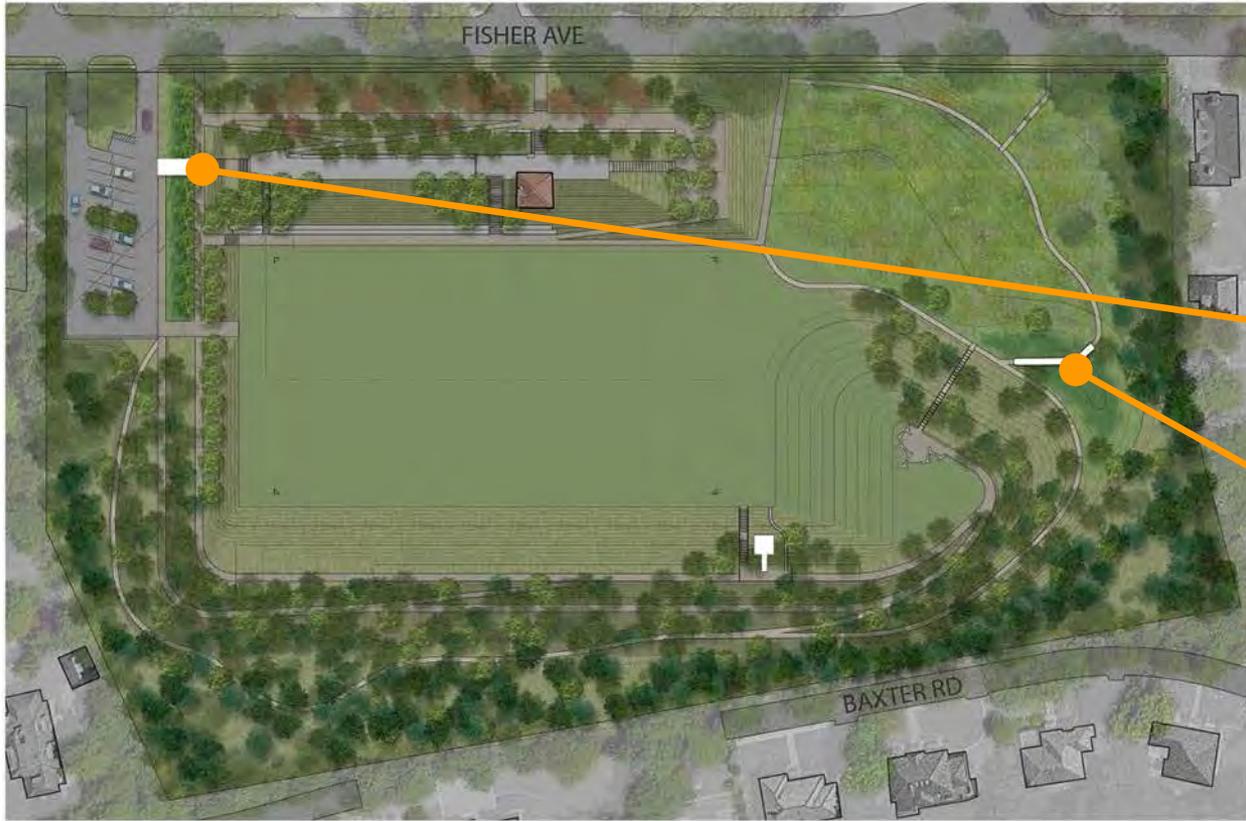


**Paths & Circulation—Main Park Paths (asphalt & chip | seal)**

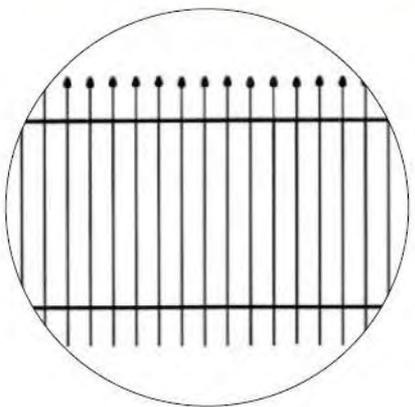


**Paths & Circulation—Secondary Paths ('Klingstone')**





**Paths & Circulation—Boardwalk, Bridge, Gathering (wood)**



Perimeter—Ornamental Metal Fence



Perimeter—Coated Chain Link Fence



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# Play & Gathering Spaces

**Fisher Hill Reservoir, Brookline**

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## Play & Gathering Spaces

Fisher Hill Reservoir, Brookline

Public Meeting #7 4 June 2012





# Play & Gathering Spaces

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# Play & Gathering Spaces

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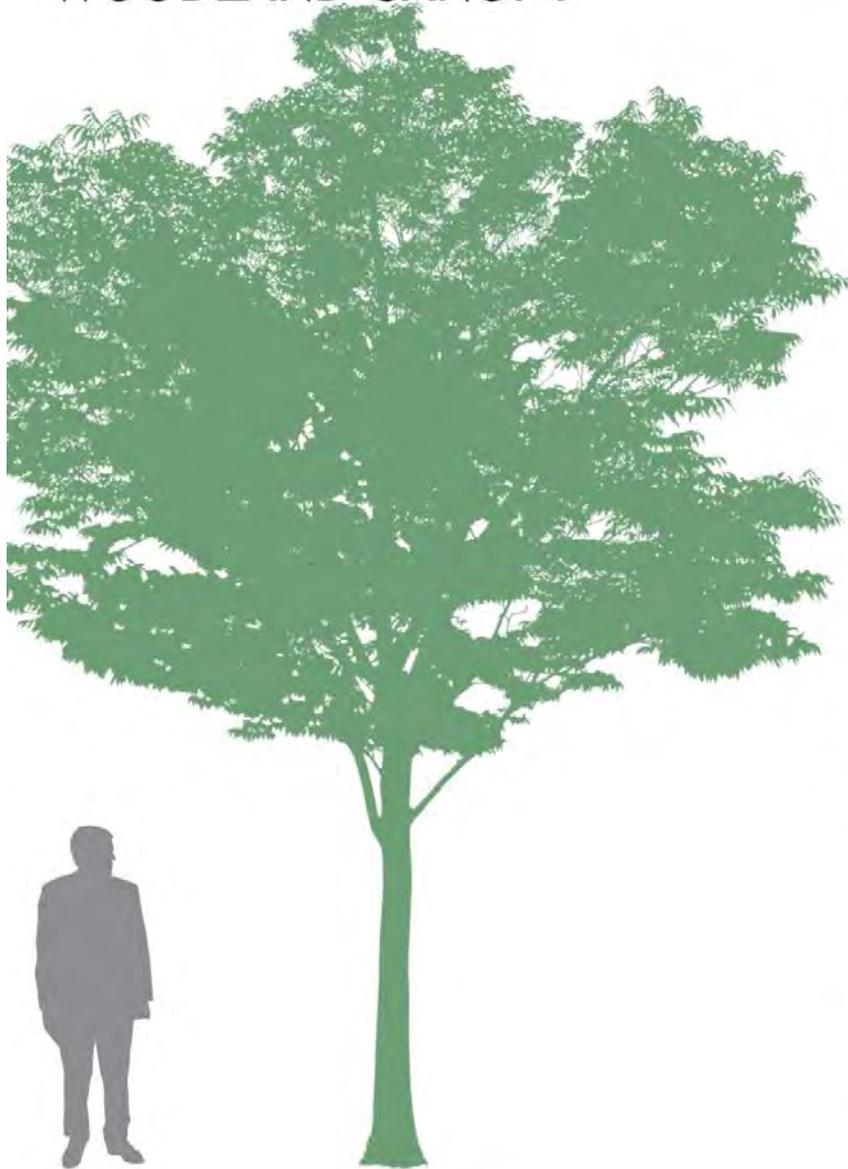
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Brookline Green Space Alliance\_preferred location

Fisher Hill Reservoir, Brookline

Public Meeting #7 4 June 2012

# WOODLAND CANOPY



beech



oak



birch



hickory



black gum



yellowwood



maple



ironwood



catalpa

- tallest species of woodland
- arrangement & density affects light permeability to lower layers
- mature trees important for many bird species
- dead & decaying trees also important habitat resource

# WOODLAND CANOPY



# WOODLAND UNDERSTORY



witch hazel



redbud



sassafras



dogwood



shadbush



hornbeam



- smaller trees and very large shrubs
- found beneath canopy level, especially at woodland edges or openings in canopy
- increases diversity of canopy structure
- provides cover and habitat for birds

# WOODLAND UNDERSTORY



# WOODLAND DECIDUOUS SHRUBS



fothergilla



blueberry



choke berry



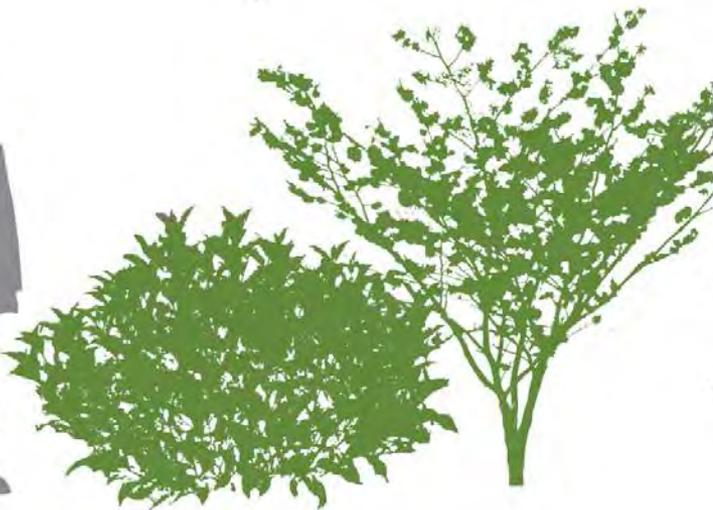
winterberry



viburnum



gray dogwood



- typically found along edges or in breaks in canopy
- provides shelter for wildlife including birds and rabbits
- many species produce berries that are important wildlife food source

# WOODLAND DECIDUOUS SHRUBS



# WOODLAND EVERGREEN SCREENING



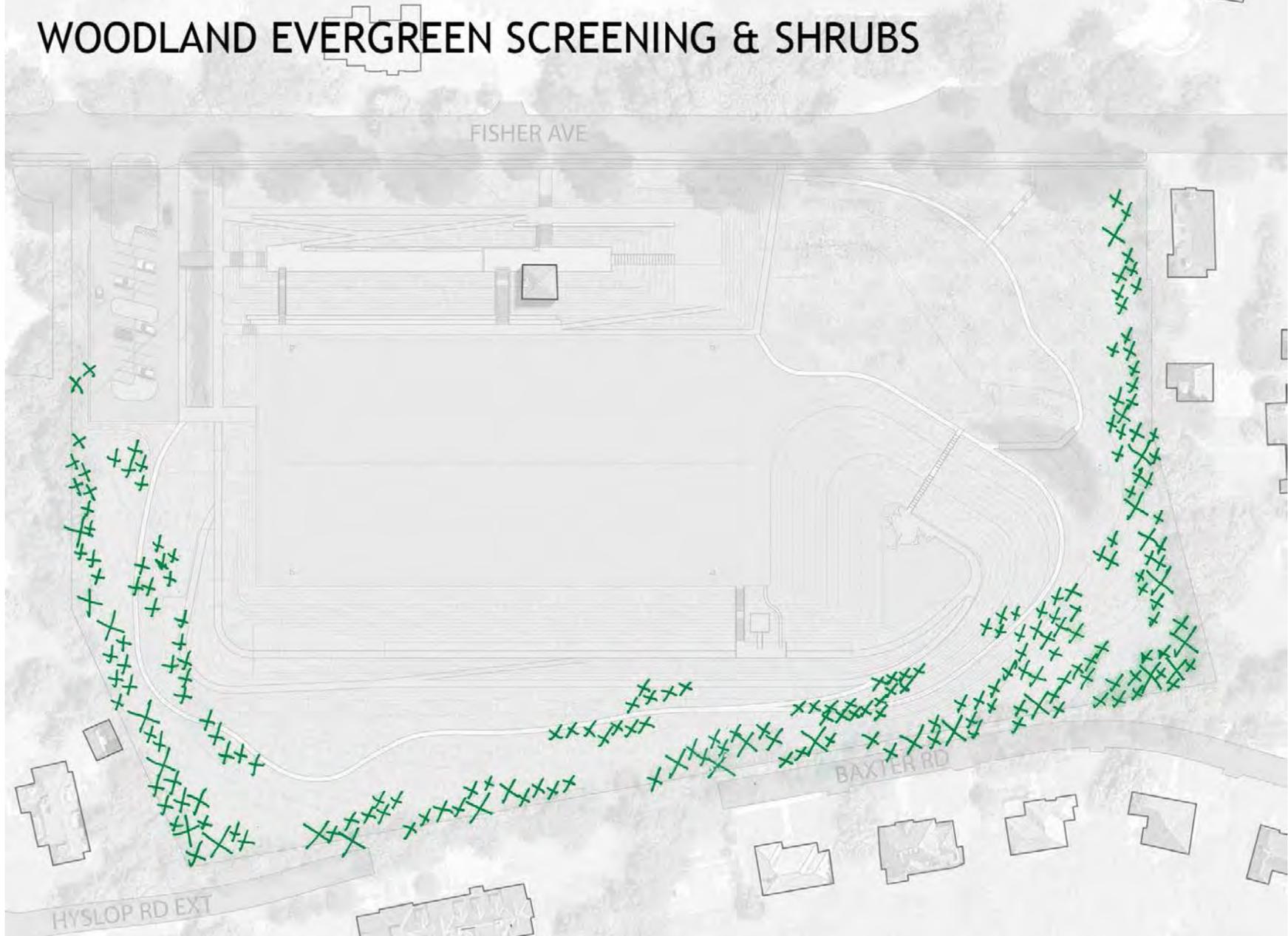
- evergreens provide cover and habitat for wildlife
- year-round visual screening at woodland park edges

# WOODLAND EVERGREEN SHRUBS



- provides shelter for wildlife including birds and rabbits
- year-round visual screening at woodland park edges

# WOODLAND EVERGREEN SCREENING & SHRUBS



# WOODLAND HERBACEOUS LAYER



cinnamon fern



sensitive fern



sedges



lady fern



wood aster



ostrich fern

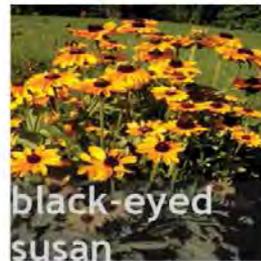


- found at woodland floor level
- shade tolerant
- contribute to visual interest at ground level

# WOODLAND HERBACEOUS LAYER



# MEADOW



black-eyed  
susan



bee balm



goldenrod



aster



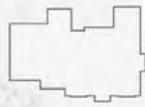
grasses



coneflower

- provides habitat for butterflies and meadow bird species
- increases diversity of habitat types
- colors and texture vary over seasons

MEADOW



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# WET MEADOW & BORDERING UPLAND



shadbush



viburnum



elderberry



swamp azalea



spicebush



summersweet



milkweed



rushes



joe-pye weed

- acts as environmental filter for stormwater
- cover and foraging habitat for birds and other wildlife
- increases diversity of habitat types in park

# WET MEADOW & BORDERING UPLAND



# SPECIMEN TREE



- visual focal point in open area
- mature trees provide habitat for birds

# SPECIMEN TREE

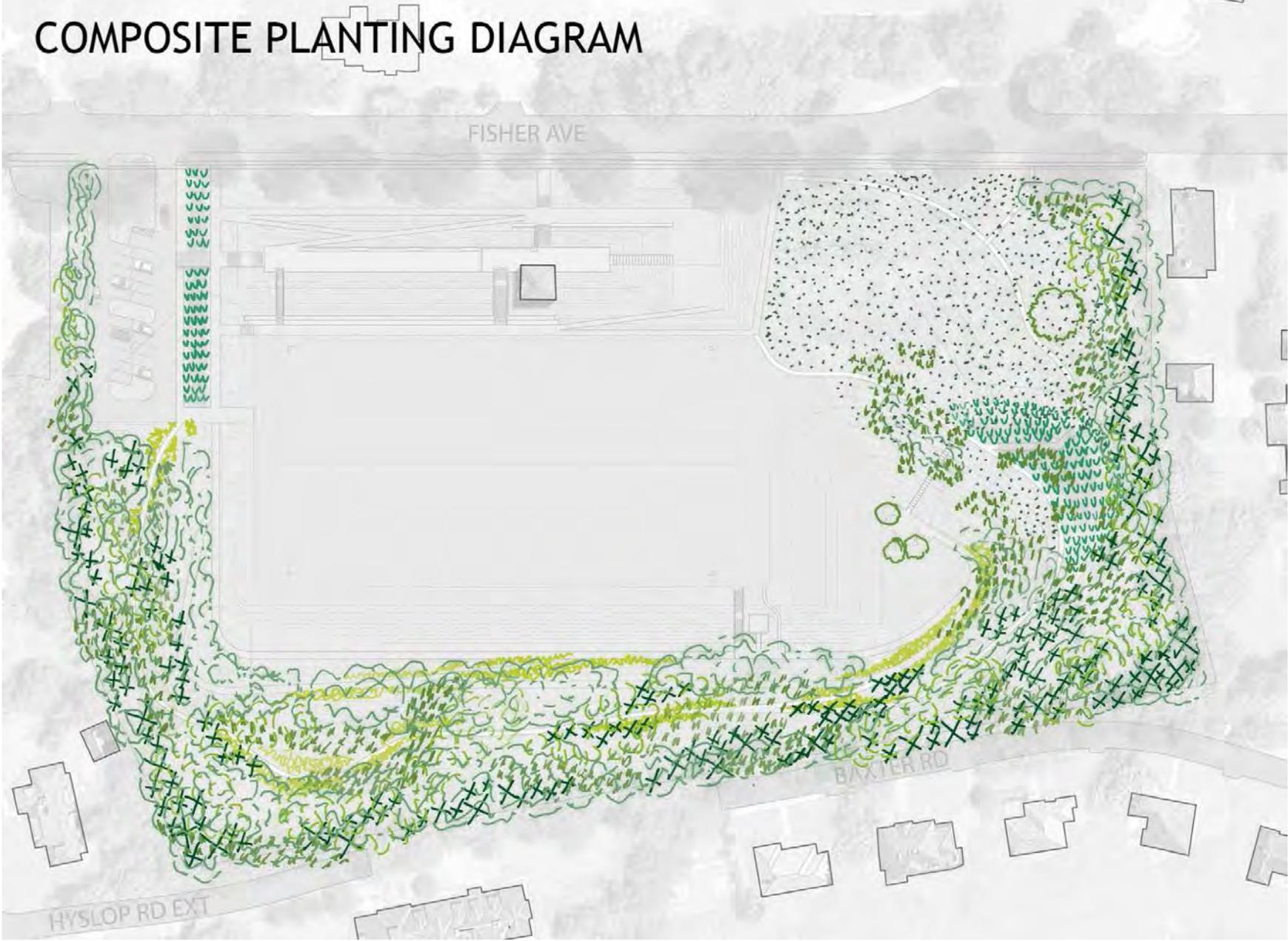


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# COMPOSITE PLANTING DIAGRAM



Planting Typology







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**Noise Analysis**



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## I. Building Existing Conditions Assessment

- Masonry, roof, exterior millwork, windows and interiors
- Overall history



## II. Building Exterior Improvement Options

### *Budgetary Approach*

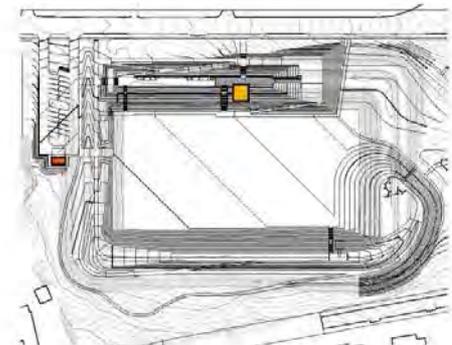
- Weatherization
- Stabilization
- Preservation



## III. Program Options

### *Budgetary Approach*

- Renovate
- Reuse
- New Construction



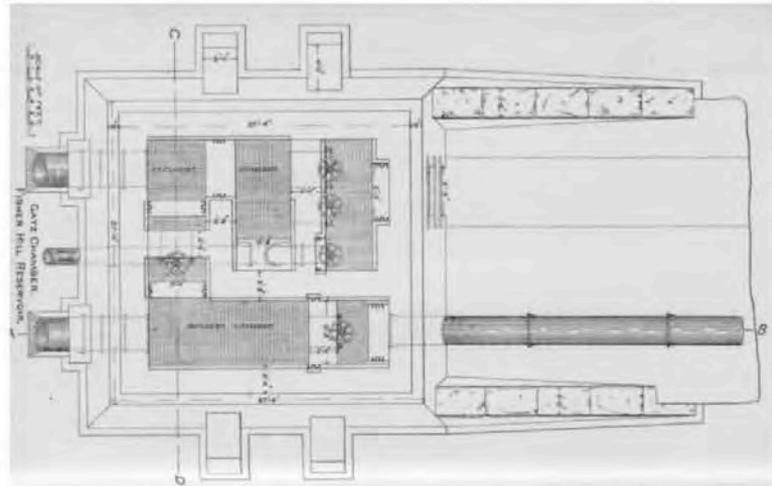
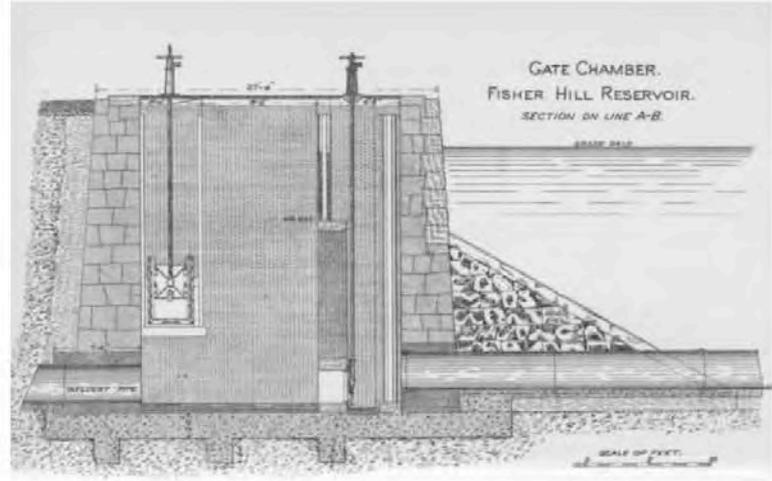
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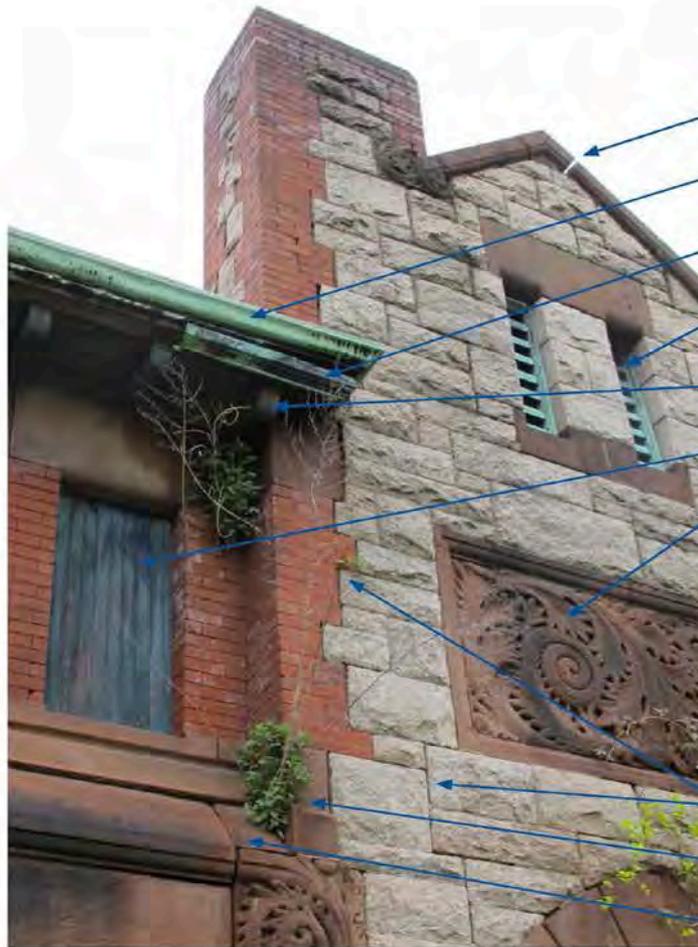
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- Loose Coping Stones
- Deteriorated Copper Gutters
- Missing Copper Leaders
- Unsecured Louver Vents
- Damaged Wood Brackets
- Missing Windows
- Decorative Plaque & Masonry Staining & Graffiti (elsewhere)
- Decorative Ridge Flashing
- Damaged Copper Step Flashing
- Loose & Missing Slate
- Open Masonry Joints
- Vegetation Infiltration
- Shifting Masonry Stones

**Areas of Assessment**

- Masonry
- Roof
- Exterior Millwork
- Windows
- Interiors



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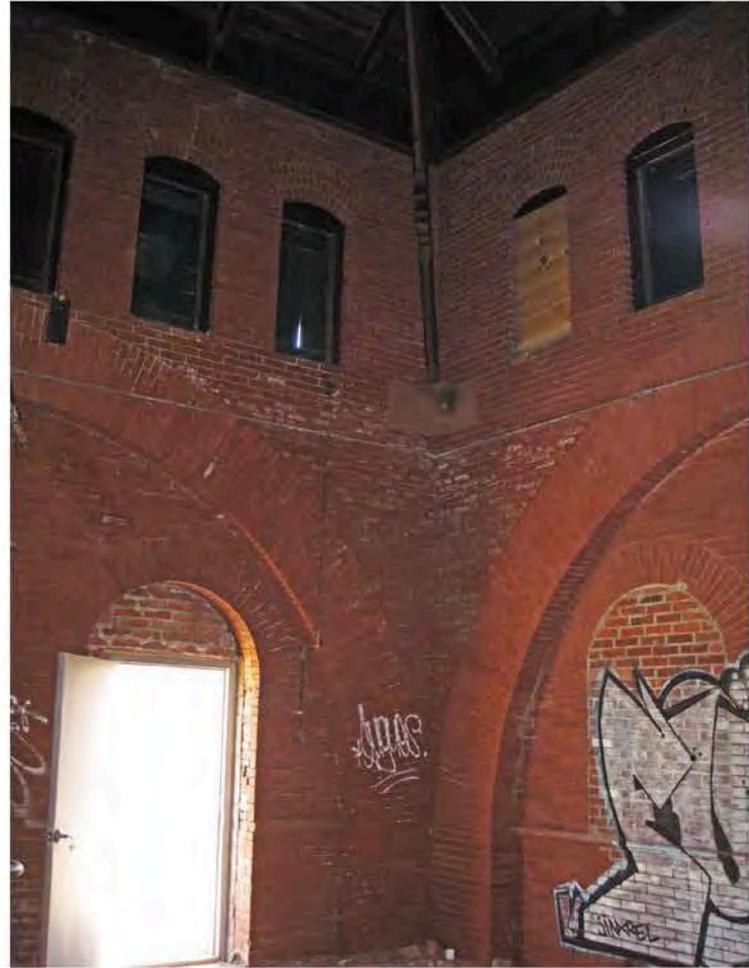
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Exterior

## Base Estimate Improvement Options

### *Minimal Stabilization*

#### Masonry

- Select re-pointing of open joints
- Stabilize shifting masonry
- Reinforce cracks

#### Roof

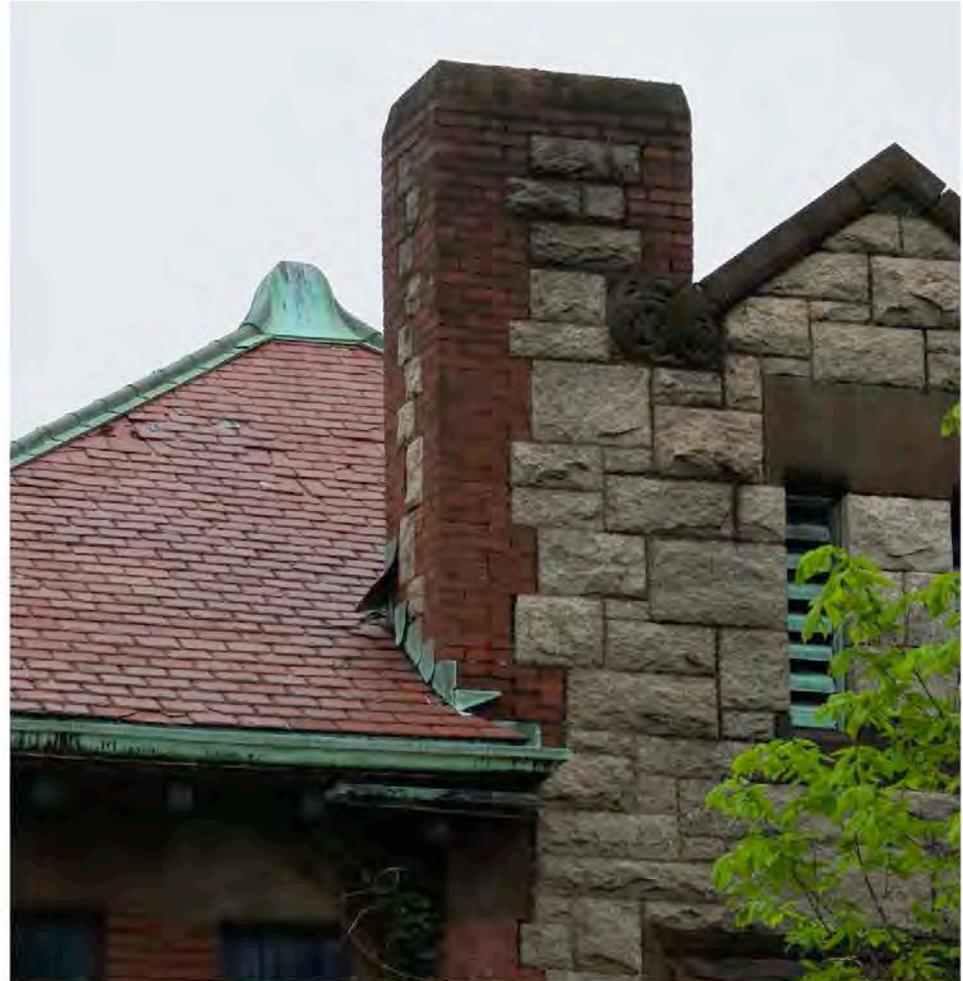
- Select repairs at slate roof and copper flashing
- Gutters and leaders to be functional

#### Exterior Millwork

- Minimal replacement of damaged and rotten soffit boards and paint

#### Windows

- Minimal replacement of damaged and rotten boards and paint



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## Level 1 Project Alternates

### *Stabilization and Weatherization*

Include base estimate improvement options  
**plus**

#### Masonry

- Increase amount of re-pointing of open joints
- Remove masonry from existing windows

#### Roof

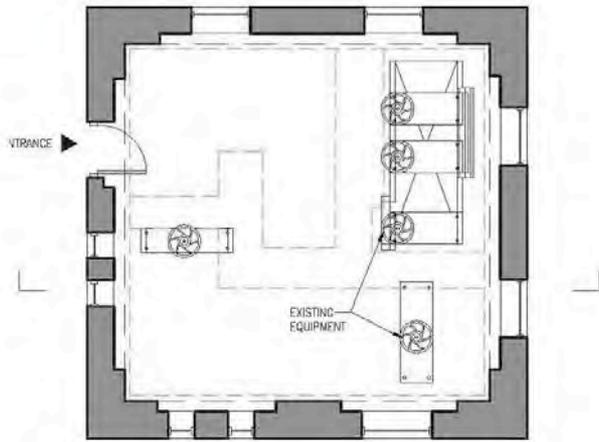
- Full slate roof and copper flashing repair
- Gutter and leader repair

#### Window

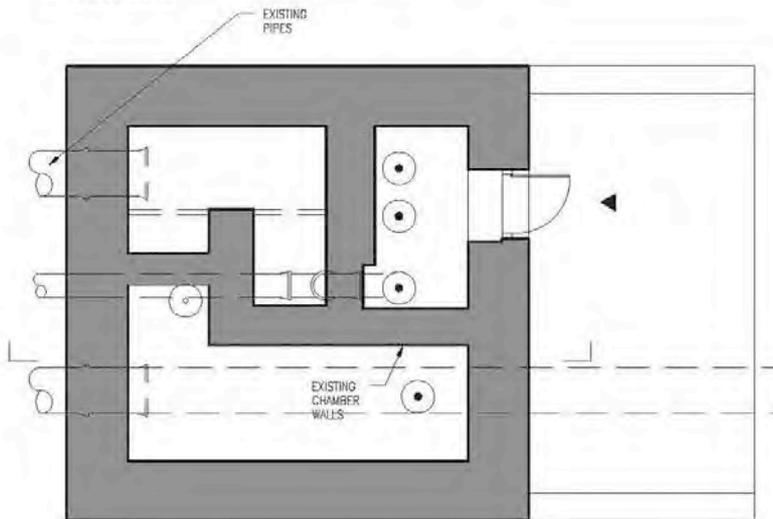
- New painted wood paneling at existing window openings
- New front door



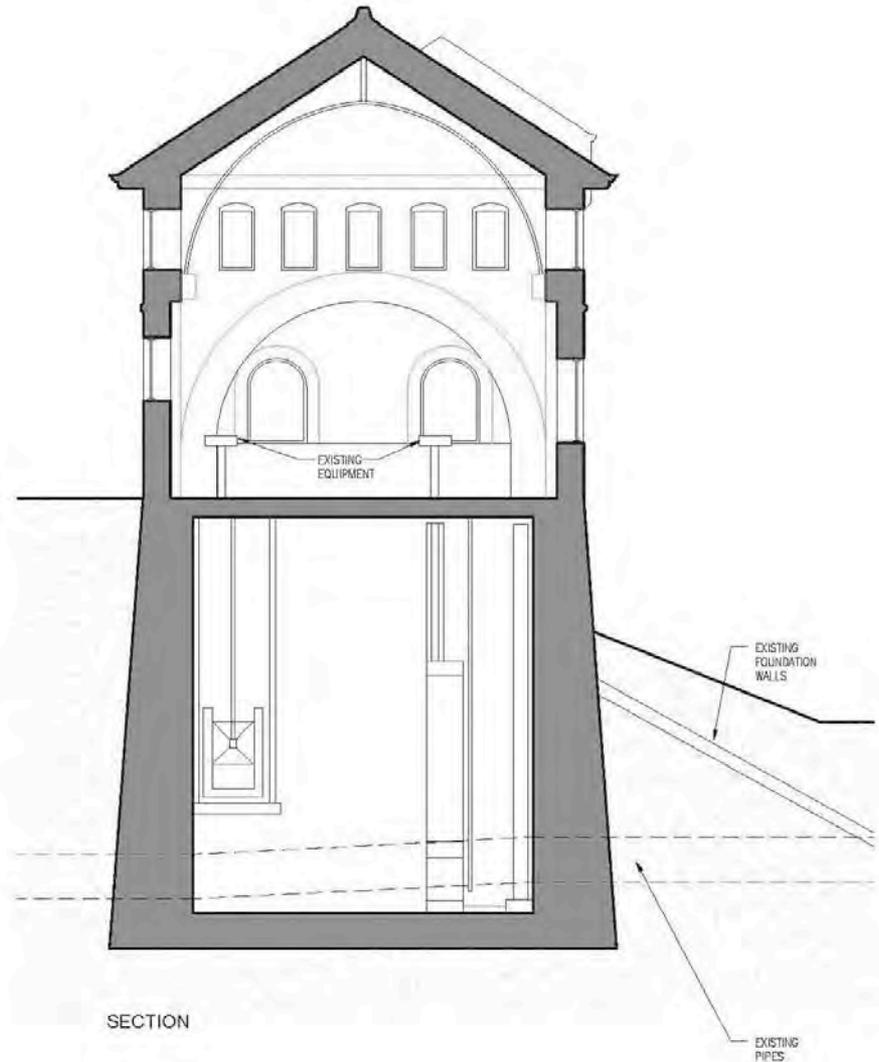
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MAIN LEVEL



LOWER LEVEL



SECTION

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## Level 2 Project Alternatives

### *Full Preservation*

#### **Masonry**

- Full masonry restoration and preservation

#### **Roof**

- Full roof restoration and preservation

#### **Windows**

- Painted new historic or modern windows and doors

#### **Exterior Millwork**

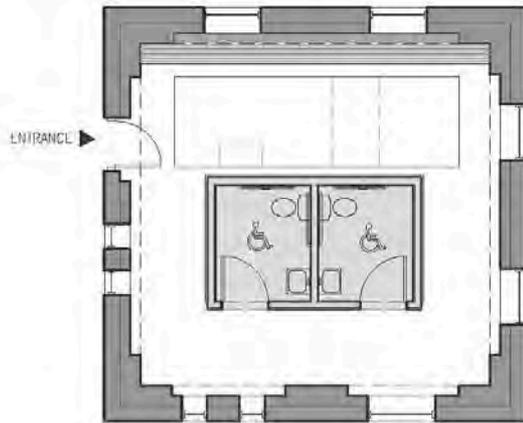
- Full restoration and preservation

#### **Interior**

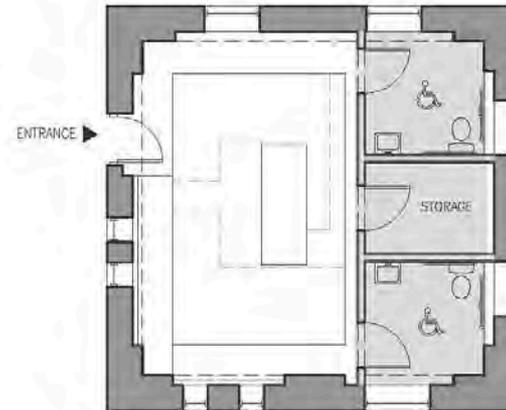
- Provide gallery quality interior displays with new lighting and floor finishes
- Interior masonry and millwork to be washed and cleaned



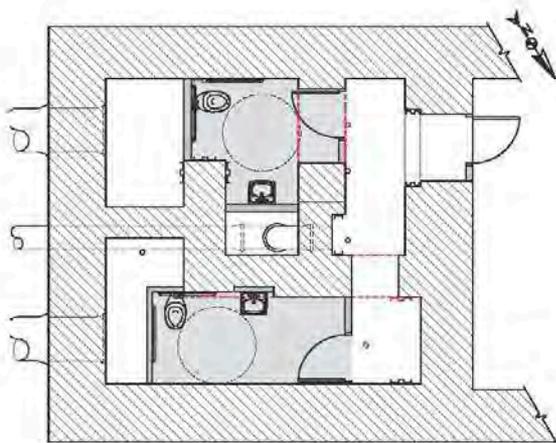
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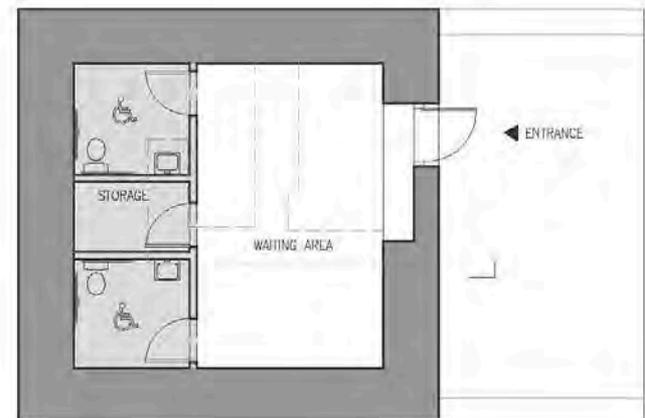
MAIN LEVEL: CENTER



MAIN LEVEL: BACK

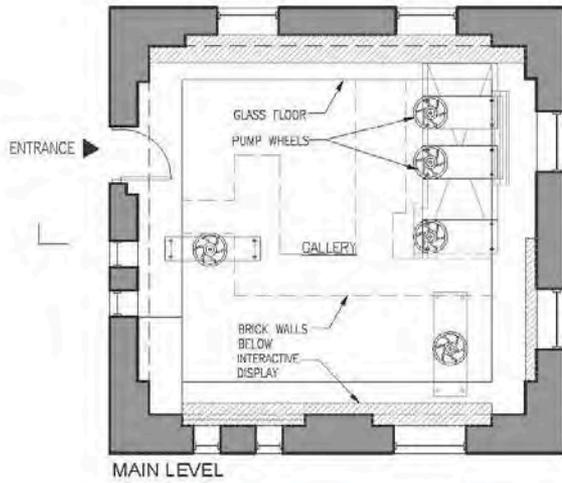


LOWER LEVEL: WITH CHAMBER WALLS

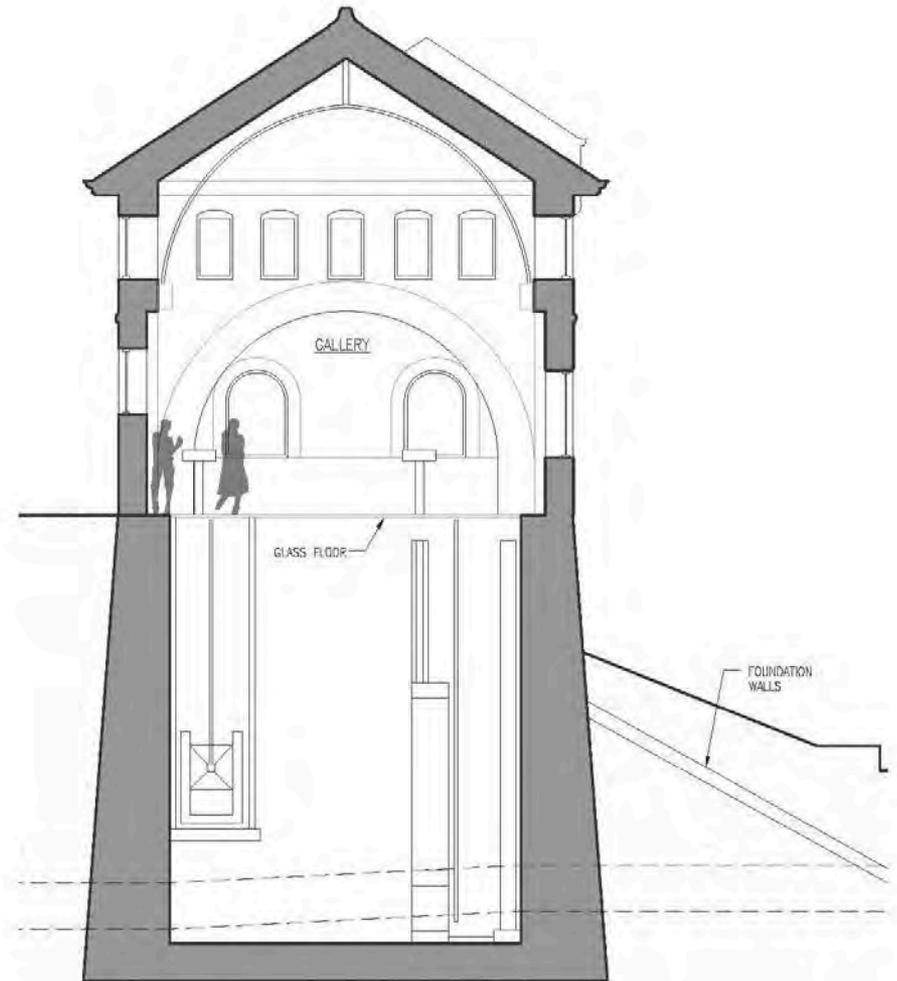


LOWER LEVEL: BACK

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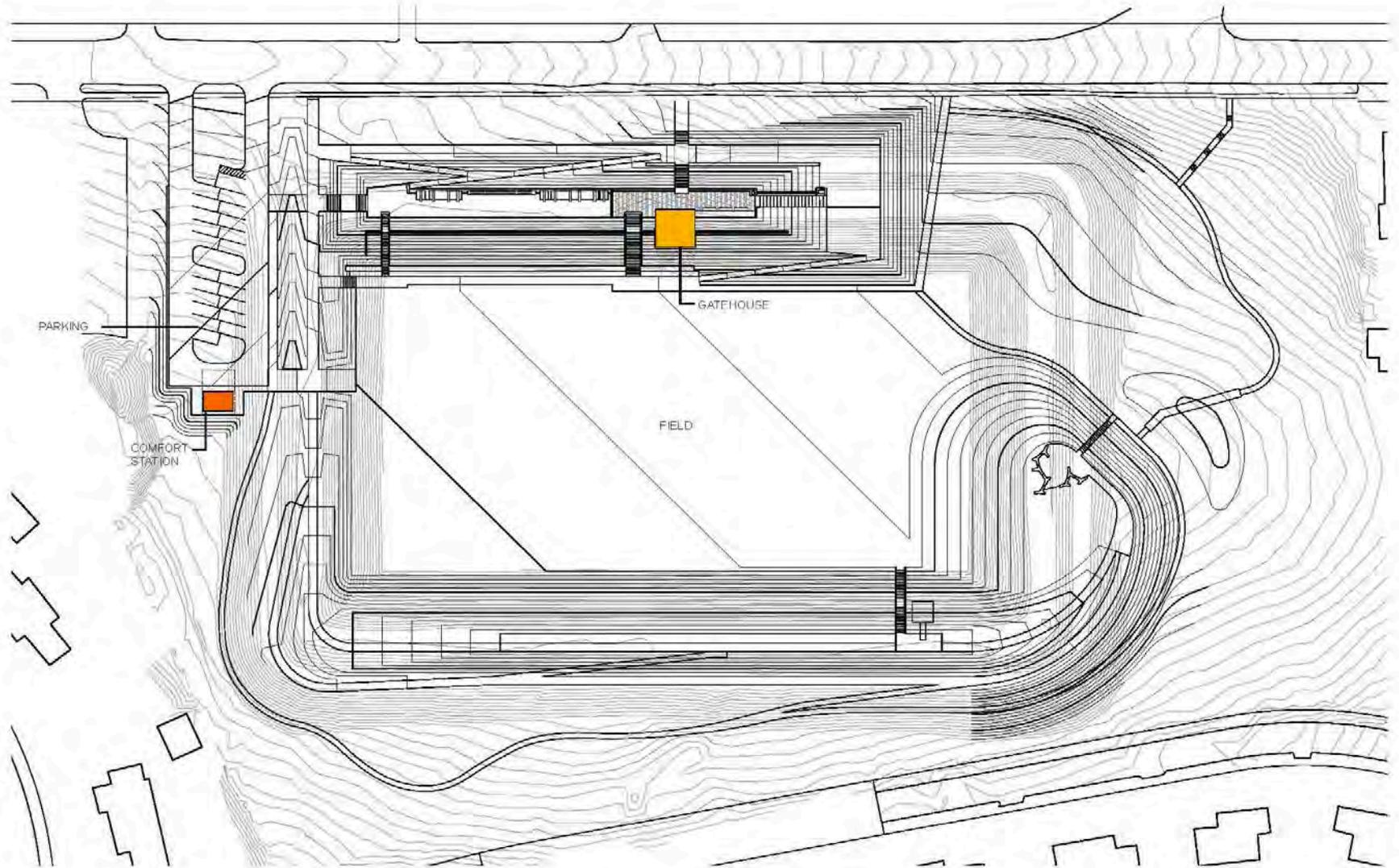


PRECEDENT IMAGE

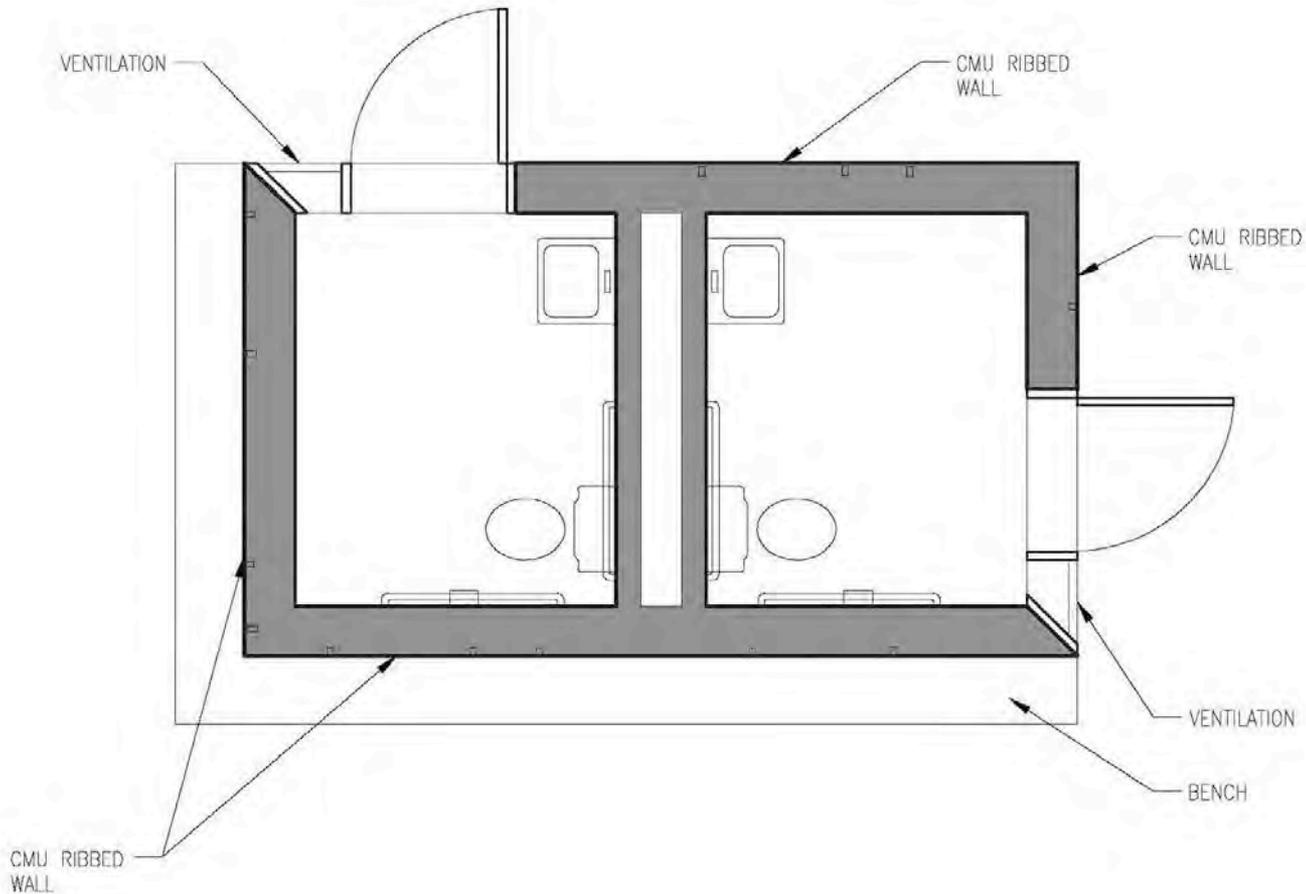


SECTION

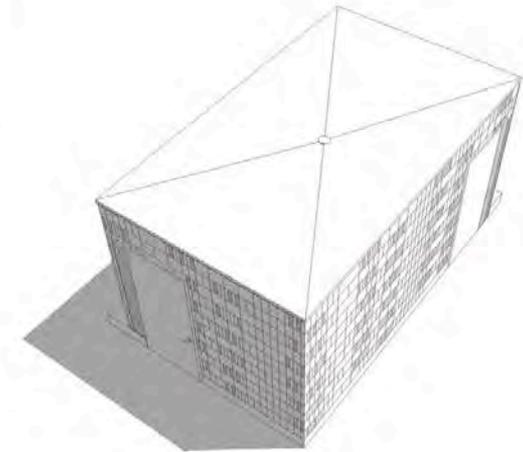
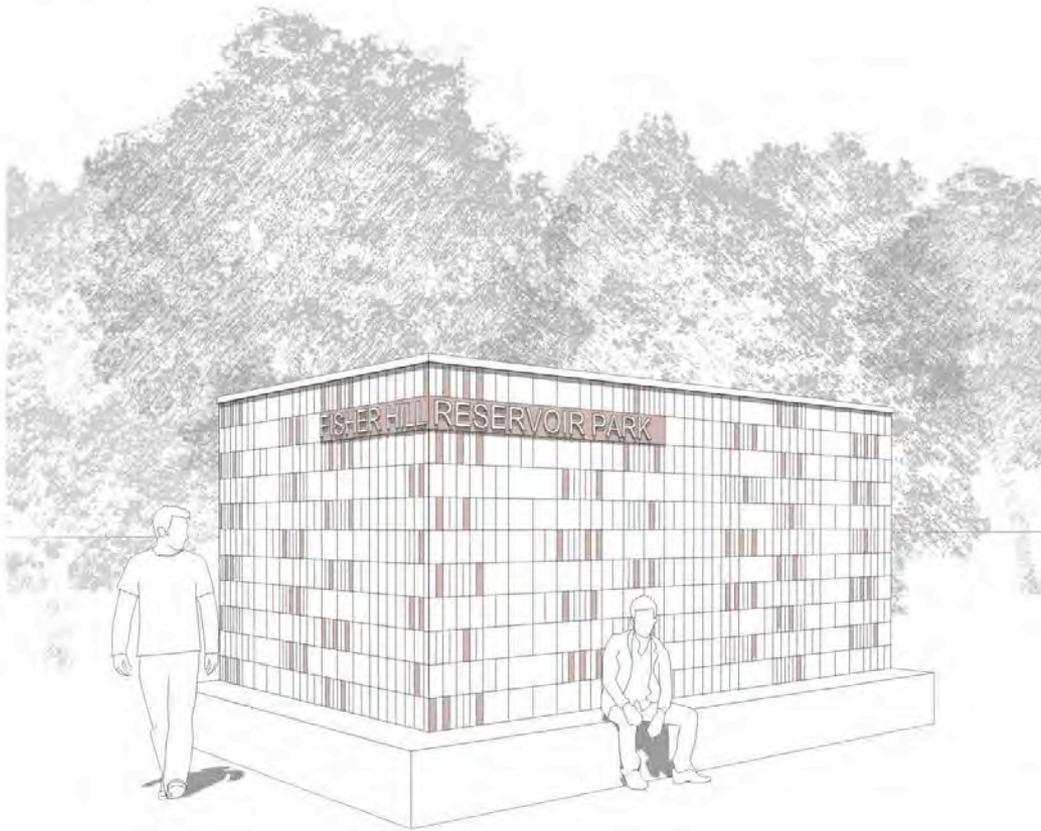
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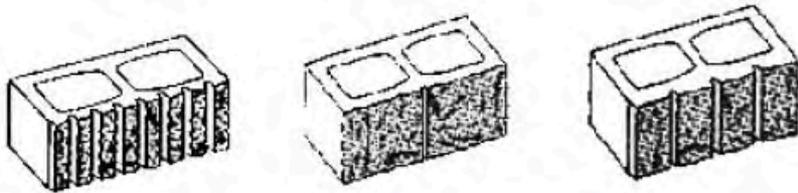
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TEXTURE SAMPLES



STONE BLOCK SAMPLE



COLOR SAMPLES



STONE BLOCK SAMPLE

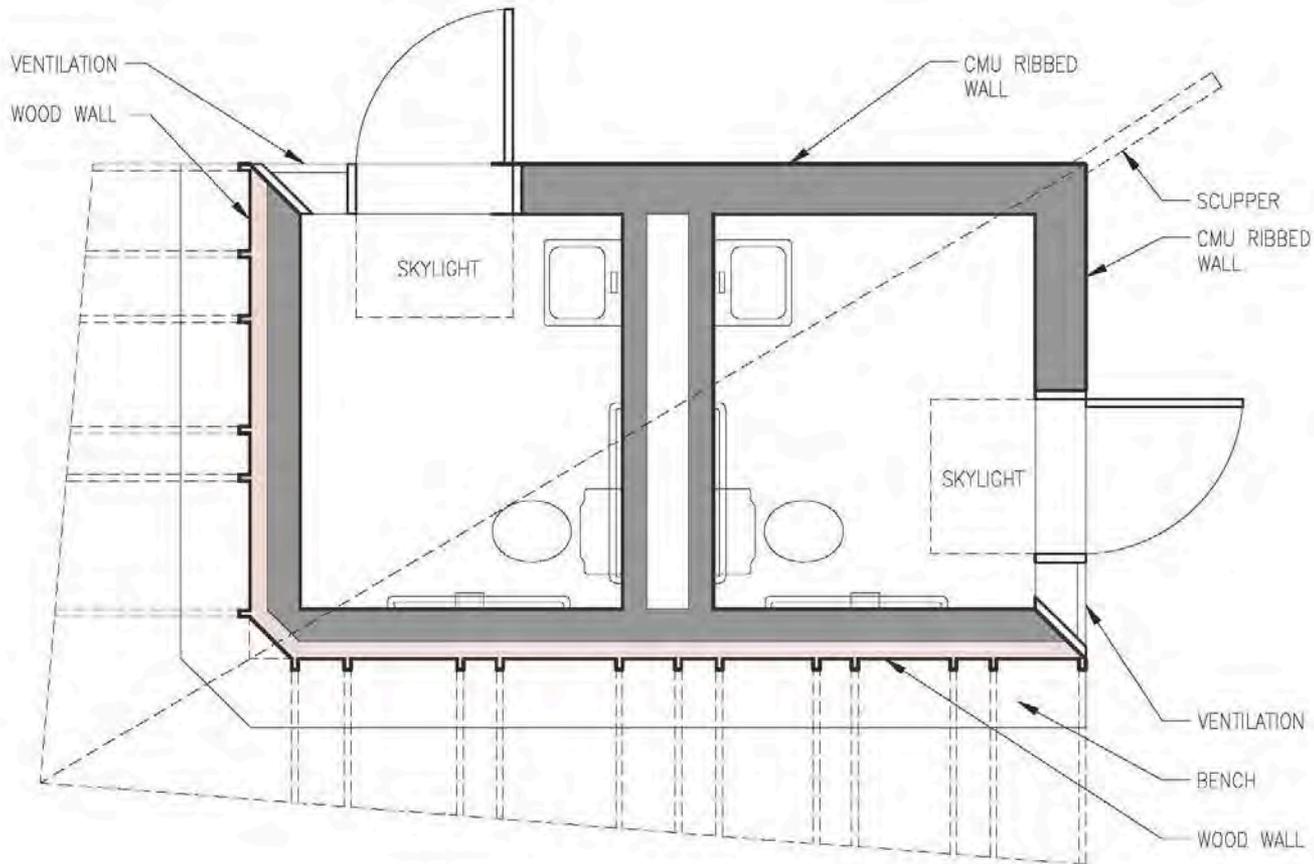


PRECEDENT 1

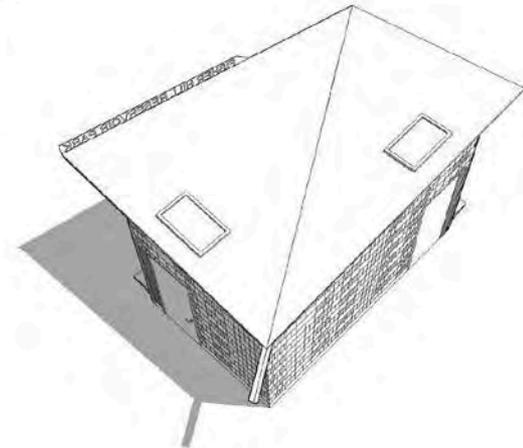


PRECEDENT 2

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<b>Demolition and Site Preparation</b>			
	Subtotal Demolition + Site Prep		\$164,683



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	Subtotal Demolition + Site Prep		\$164,683
<b>Earthwork</b>			
	Subtotal Earthwork		\$731,858



<b>Demolition and Site Preparation</b>			
	Subtotal Demolition + Site Prep		\$164,683
<b>Earthwork</b>			
	Subtotal Earthwork		\$731,858
<b>Pavements, Surfaces, Walls</b>			
	Subtotal Pavements Surfaces and Walls		\$360,005



<b>Demolition and Site Preparation</b>		
Subtotal Demolition + Site Prep		\$164,683
<b>Earthwork</b>		
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<b>Architecture</b>		
Stabilize Gatehouse	\$100,000	



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<b>Architecture</b>		
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Freestanding Comfort Station	\$150,000	
Subtotal Pavements Surfaces and Walls		\$250,000



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<b>Furnishing &amp; Site Amenities</b>		
Subtotal Furnishings and Site Amenities		\$72,400



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<b>Utilities</b>		
Subtotal Utilities		\$306,000



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Subtotal Furnishings and Site Amenities		\$72,400
<b>Utilities</b>		
Subtotal Utilities		\$306,000
<b>Fences &amp; Gates</b>		
Subtotal Fences and Gates		\$110,610



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<b>Utilities</b>		
Subtotal Utilities		\$306,000
<b>Fences &amp; Gates</b>		
Subtotal Fences and Gates		\$110,610
<b>Planting</b>		
Subtotal Planting		\$1,169,509



<b>Demolition and Site Preparation</b>		
Subtotal Demolition + Site Prep		\$164,683
<b>Earthwork</b>		
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Subtotal Utilities		\$306,000
<b>Fences &amp; Gates</b>		
Subtotal Fences and Gates		\$110,610
<b>Planting</b>		
Subtotal Planting		\$1,169,509
<b>Subtotal for Base Bid New Surface Work:</b>		<b>\$3,165,066</b>



<b>Demolition and Site Preparation</b>		
Subtotal Demolition + Site Prep		\$164,683
<b>Earthwork</b>		
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Subtotal Fences and Gates		\$110,610
<b>Planting</b>		
Subtotal Planting		\$1,169,509
<b>Subtotal for Base Bid New Surface Work:</b>		<b>\$3,165,066</b>
20% Contingency		\$633,013
<b>Total for Base Bid New Surface Work:</b>		<b>\$3,798,079</b>



# Cost Estimate & Budget Analysis



Level 1 Park Project Alternates						
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000	

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000



Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971

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	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000

Level 1 Park Project Alternates					
Gatehouse Stabilization Additional - Exterior				\$100,000	\$100,000
Comfort Station Upgrade				\$100,000	\$100,000
Ornamental Picket Fence on Fisher Avenue					\$129,060
Promenade Materials Upgrade					\$189,971
20% Increase for Planting Package					\$265,000
Benches on Promenade	10	EA		\$2,200	\$22,000
Overlook Platform, Slide & Play Features					\$95,240
Subtotal Level 1 Alternates					\$901,271

<b>Level 1 Park Project Alternates</b>					
Gatehouse Stabilization Additional - Exterior				\$100,000	\$100,000
Comfort Station Upgrade				\$100,000	\$100,000
Ornamental Picket Fence on Fisher Avenue					\$129,060
Promenade Materials Upgrade					\$189,971
20% Increase for Planting Package					\$265,000
Benches on Promenade	10	EA		\$2,200	\$22,000
Overlook Platform, Slide & Play Features					\$95,240
Subtotal Level 1 Alternates					\$901,271
20% Contingency					\$180,254
<b>Total Level 1 Alternates</b>					<b>\$1,081,525</b>

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
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Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000
	Additional 20% Increase for Planting Package				\$265,000

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000
	Additional 20% Increase for Planting Package				\$265,000
	Gatehouse Full Preservation - Exterior			\$350,000	\$350,000
	Gatehouse Full Preservation - Interior			\$200,000	\$200,000

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000
	Additional 20% Increase for Planting Package				\$265,000
	Gatehouse Full Preservation - Exterior			\$350,000	\$350,000
	Gatehouse Full Preservation - Interior			\$200,000	\$200,000
	Additional Benches on Promenade	7	EA	\$2,200	\$15,400
	Bench Type C	5	EA	\$3,500	\$17,500
	Steel Shade Structure			\$80,000	\$80,000

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000
	Additional 20% Increase for Planting Package				\$265,000
	Gatehouse Full Preservation - Exterior			\$350,000	\$350,000
	Gatehouse Full Preservation - Interior			\$200,000	\$200,000
	Additional Benches on Promenade	7	EA	\$2,200	\$15,400
	Bench Type C	5	EA	\$3,500	\$17,500
	Steel Shade Structure			\$80,000	\$80,000
	Subtotal Level 2 Alternatives				\$1,252,900

Level 1 Park Project Alternates					
	Gatehouse Stabilization Additional - Exterior			\$100,000	\$100,000
	Comfort Station Upgrade			\$100,000	\$100,000
	Ornamental Picket Fence on Fisher Avenue				\$129,060
	Promenade Materials Upgrade				\$189,971
	20% Increase for Planting Package				\$265,000
	Benches on Promenade	10	EA	\$2,200	\$22,000
	Overlook Platform, Slide & Play Features				\$95,240
	Subtotal Level 1 Alternates				\$901,271
	20% Contingency				\$180,254
	Total Level 1 Alternates				\$1,081,525

Level 2 Park Project Alternates					
	Fountain/ Water Rill System	1	LS	\$325,000	\$325,000
	Additional 20% Increase for Planting Package				\$265,000
	Gatehouse Full Preservation - Exterior			\$350,000	\$350,000
	Gatehouse Full Preservation - Interior			\$200,000	\$200,000
	Additional Benches on Promenade	7	EA	\$2,200	\$15,400
	Bench Type C	5	EA	\$3,500	\$17,500
	Steel Shade Structure			\$80,000	\$80,000
	Subtotal Level 2 Alternatives				\$1,252,900
	20% Contingency				\$250,580
	Total Level 2 Alternatives				\$1,503,480

<b>Total for Base Bid New Surface Work:</b>						<b>\$3,798,079</b>
<b>Total Level 1 Alternates</b>						<b>\$1,081,525</b>
<b>Total Level 2 Alternatives</b>						<b>\$1,503,480</b>
<b>Total Master Plan</b>						<b>\$6,383,084</b>

# discussion & questions

