

# TAYLOR COMMUNITY PARKS MASTER PLANS

May 2021



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# **Introduction | Executive Summary**

## **PURPOSE**

The purpose of this community parks master plan is to identify proposed improvements to meet the current and future needs of the community, potential phases of development with associated costs and potential funding opportunities. Bull Branch Park, Bull Branch Trail, Murphy Park and Fannie Robinson Park are the four community parks included in this plan (see location maps pg.3). Murphy and Fannie Robinson Parks received substantial improvements in 2008 with the assistance of a Texas Parks and Wildlife Recreational Grant. Additional improvements have been made to these parks over the last decade with City general funds and private donations. These four iconic city parks have received decades of use and wear resulting in the need for a master plan for each park to provide a clear direction and framework by which to enhance and improve these parks.

## **MASTER PLAN TIMELINE**

The master plan process began in November 2019 with an anticipated City Council adoption date of May 2020. Due to the unforeseen impact of the COVID-19 pandemic, this process was delayed substantially. The second public input phase was modified to include virtual public engagement as well as Parks Advisor Board and City Council updates. The project timeline included the following Phases:

- **PHASE 1: INVENTORY AND ASSESSMENT**  
November to December 2019
- **PHASE 2: PROGRAM DEVELOPMENT**
  - City Council, City Staff, Parks Board and Key Stakeholder Input**  
December 20, 2019 - January 15, 2020
  - Public Open House: Project Overview and Public Input**  
January 15 and 16, 2020
  - Master Plan Update to Parks Board**  
May 27, 2020
  - City Council Master Plan Update**  
June 25, 2020
- **PHASE 3: PARKS MASTER PLANNING AND CONSENSUS BUILDING**
  - Virtual Public Input: Preliminary Master Plans and Survey**  
August 16, 2020 - September 6, 2020
  - Final Master Plan Presentation to Parks Board**  
January 20, 2021
- **PHASE 4: IMPROVEMENT BUDGETS | FUNDING | RECOMMENDATION**
  - Final Master Plan Presentation | Adoption City Council**  
April 8, 2021



# Community Parks Location Maps





## **Phase 1 - Inventory | Assessment**

A detailed inventory and assessment was performed for each community park by the consulting team and City Parks and Recreation Staff in the Fall of 2019. The consulting team produced a composite overlay base map for each park consisting of current aerial imagery, topography, floodplain, utility, property and other available GIS data. The base map was then used to conduct on-site inventory and visual inspections of existing roadways/parking, building/pavilion structures, sports facilities, trails/walkways, furnishings, landscape, irrigation, lighting and other site specific amenities. The inventory was used to assess the existing conditions of each park to identify necessary improvements, constraints, opportunities, and establish parameters by which to facilitate public engagement.

### **BULL BRANCH PARK**

Necessary improvements identified were: restroom renovation or replacement, pavilion replacement, dock improvements, ballfield spectator/common area improvements, lighting improvements, and trash enclosure.



### **BULL BRANCH TRAIL**

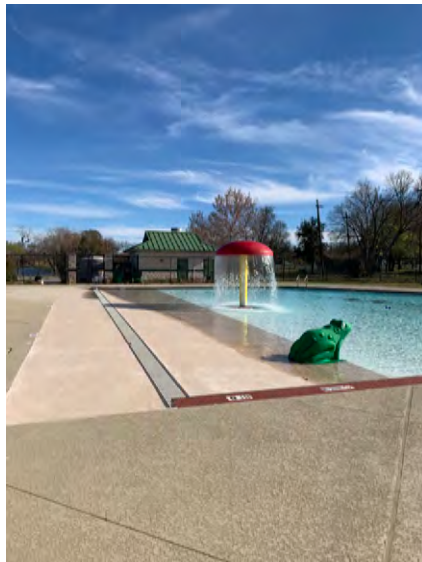
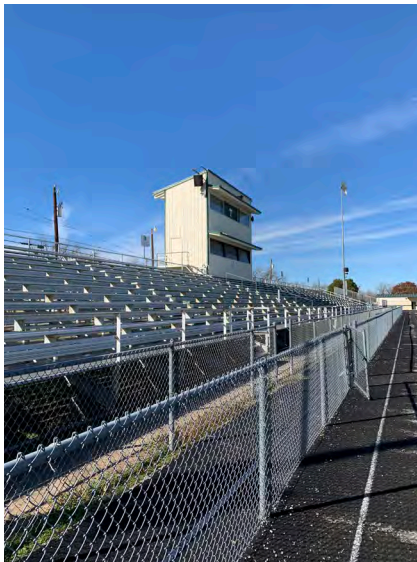
Necessary improvements identified were: trail replacement and lighting improvements.





## MURPHY PARK

Necessary improvements identified were: track repair or replacement/bleacher removal, pavilion renovation, roadway/parking repair or replacement, court resurfacing, pool replacement, ballfield spectator/common area improvements, and lighting improvements. Murphy Park also included an architectural assessment of the existing Memorial Field field house facility for possible re-purposing for the City's use, see *Appendix B - Field House Assessment*.





## FANNIE ROBINSON PARK

Necessary improvements identified were: additional parking, drainage improvements at splash pad/playground, pool/pool house repair or removal, ball field light upgrades, and lighting improvements.





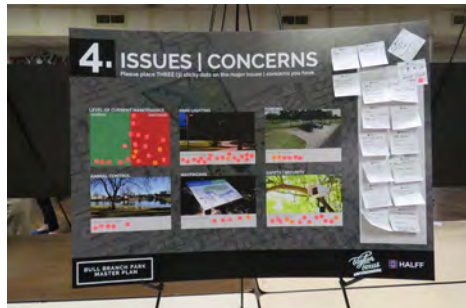
## Phase 2 - Program Development

### PUBLIC OUTREACH | INPUT

Upon completion of the Inventory | Assessment phase, the consulting team worked with City Staff and the Public Information Communications Department on in-depth public outreach. Public outreach included personal interview meetings with City Council members, Parks Advisory Board members, and key stakeholder/user groups to identify issues and opportunities. Two open house public meetings, one for Bull Branch Park and Murphy Park and one for Fannie Robinson Park, were provided allowing for additional community input. The goal of these meetings was to provide an overview of the current park conditions and allow the community an interactive opportunity to provide additional feedback on issues, future needs and ideas. The public open house presentation material is included in *Appendix C* of this summary report.

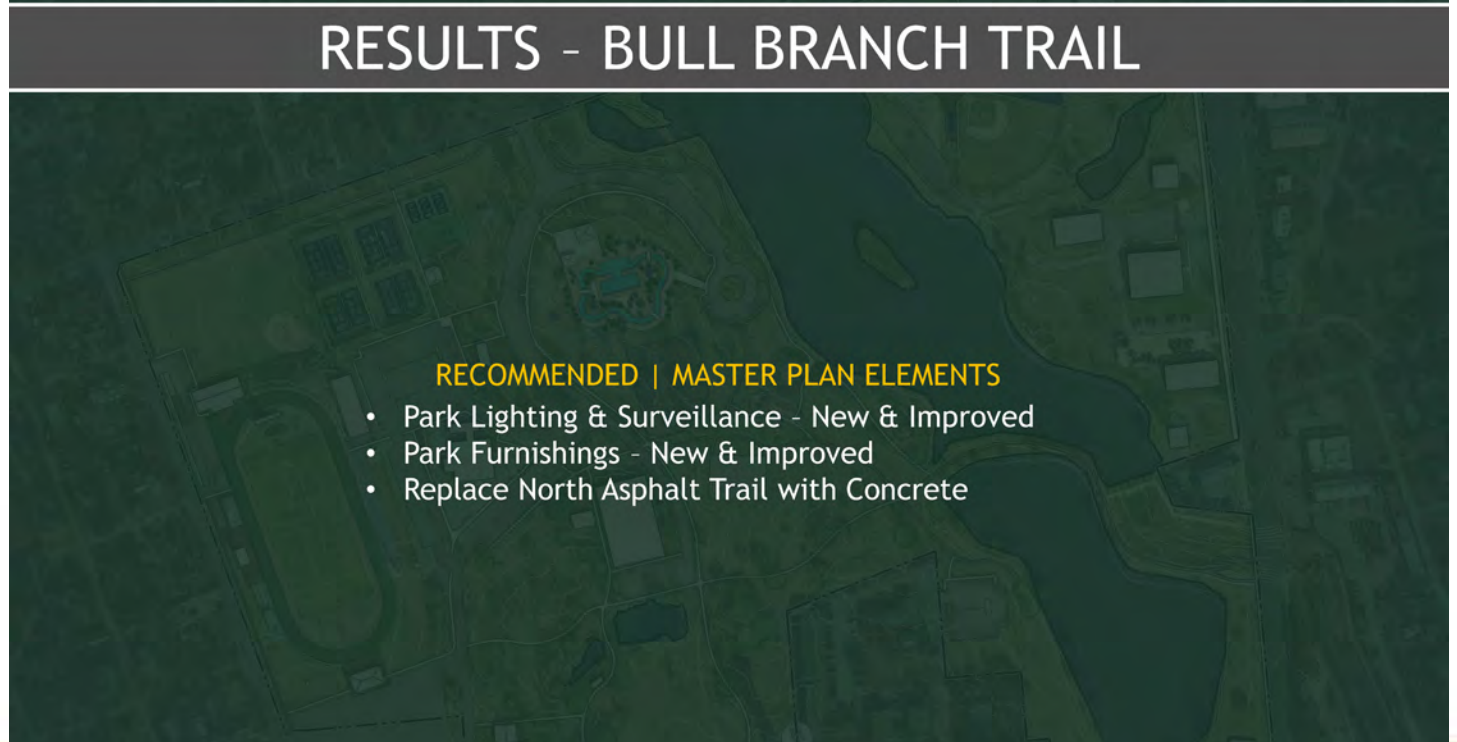
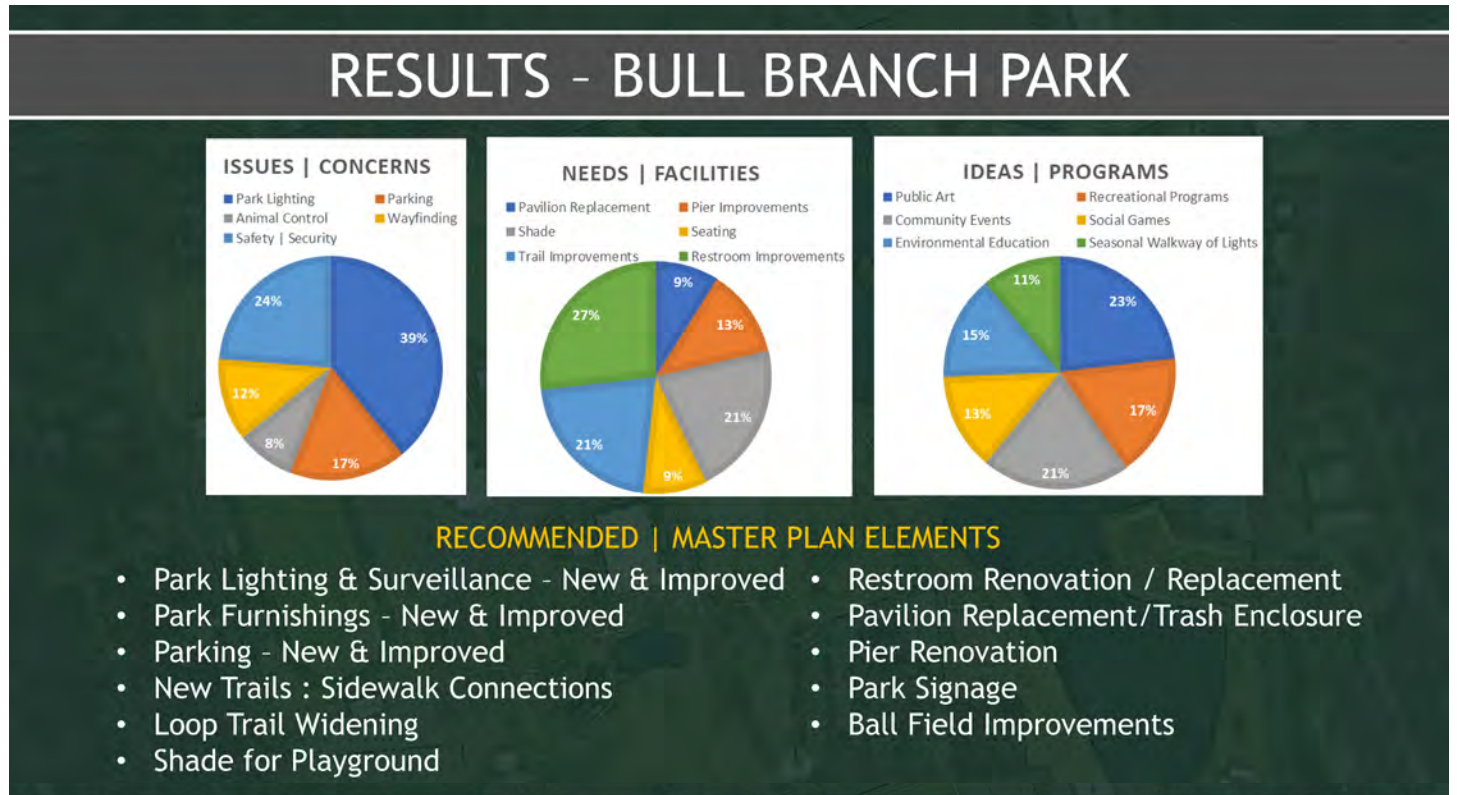
### Public Input Highlights:

- Over 50 participants attended meetings on January 15th (Bull Branch & Murphy Parks) and January 16th (Fannie Robinson Park).
- Participants expressed their gratitude for the opportunity to provide input and ideas.
- Many participants felt the input process was well organized and easy to navigate.
- Excellent feedback received on issues, future needs and ideas.

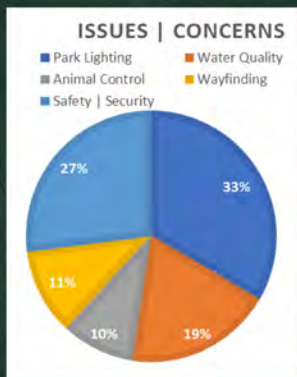




The results of initial stakeholder and public meetings were summarized and established a “community vision” or framework for each park. The consulting team reviewed the public input results with City staff and management to identify recommended improvements for each park. Several key items relevant to all four parks was the need and desire for new and improved lighting and surveillance. Following is a summary of public input results and list of recommended master plan elements specific to each park.



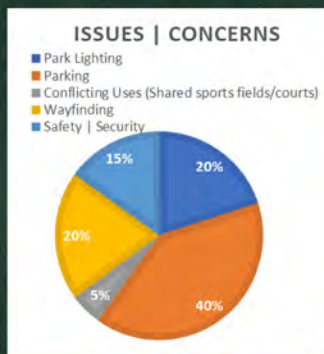
## RESULTS - MURPHY PARK



### RECOMMENDED | MASTER PLAN ELEMENTS

- Park Lighting & Surveillance - New & Improved
- Park Furnishings - New & Improved
- Parking - New & Improved
- New Trail : Sidewalk Connections
- Shade for Playground
- Pavilion Improvements - Paint/Lighting/Fencing
- Court Resurfacing
- Multi-purpose Court
- Park Signage/Wayfinding
- Stadium Track Resurfacing
- Ball Field Improvements

## RESULTS - FANNIE ROBINSON PARK



### RECOMMENDED | MASTER PLAN ELEMENTS

- Park Lighting & Surveillance - New & Improved
- Park Furnishings - New & Improved
- Parking - New & Improved
- New Trails : Sidewalk Connections
- Shade for Playground
- Re-purpose Pool Area - Inclusive Playground
- Art Plaza / Pavilion
- Juneteenth Pavilion
- Multi-purpose Court
- Youth Soccer/Multi-purpose Field
- Park Signage/Wayfinding
- Ball Field Improvements

### PRELIMINARY MASTER PLANS

Upon completion of the initial stakeholder and public input, the consulting team conducted follow-up site reconnaissance to further evaluate some of the recommendations as they relate to each park site. Preliminary master plans and preliminary lighting improvement plans were then created for each community park, see following graphics.





# BULL BRANCH PARK MASTER PLAN

## PRELIMINARY MASTER PLAN



# BULL BRANCH PARK MASTER PLAN

## PRELIMINARY LIGHTING IMPROVEMENTS







#### PROPOSED PARK IMPROVEMENTS

- 1 TRAIL : 8 FT CONCRETE

NOTE :  
PROVIDE IMPROVED GENERAL PARK LIGHTING, CAMERA SURVEILLANCE, & ADDITIONAL/REPLACEMENT OF PARK FURNISHINGS.

#### EXISTING PARK AMENITIES

- A TRAILS : SIDEWALKS

05/27/2020



#### BULL BRANCH TRAIL MASTER PLAN

#### PRELIMINARY MASTER PLAN



#### PROPOSED PARK LIGHTING

- 1 PEDESTRIAN LIGHT (16 FT. POLE, LED FIXTURE)

#### EXISTING PARK LIGHTING

- A PEDESTRIAN LIGHT (LED FIXTURE UPGRADE)
- B PARKING / ROADWAY LIGHT (REPLACE WITH NEW 16 FT. POLE, LED FIXTURE)

05/27/2020



#### BULL BRANCH TRAIL MASTER PLAN

#### PRELIMINARY LIGHTING IMPROVEMENTS







- PROPOSED PARK IMPROVEMENTS**
- 1 PARKING (453 spaces)
  - 2 TRAILS / SIDEWALKS
  - 3 SHADE FOR PLAYGROUND
  - 4 PAVILION RENOVATION WITH FENCE
  - 5 TENNIS COURT RESURFACING
  - 6 PICKLEBALL COURTS
  - 7 BBQ AREA RENOVATION
  - 8 STADIUM: BLEACHER REMOVAL / RENOVATION, SCOREBOARD REPAIR, FENCE REMOVAL, TRACK CONVERSION / REPAIR
  - 9 FIELD HOUSE RENOVATION TO COMMUNITY ROOMS / PARKS & RECREATION OFFICES
  - 10 SWIMMING POOL REPLACEMENT
  - 11 BALL FIELDS: FENCING WITH MOWSTRIPS, DUGOUTS, SPECTATOR / COMMON AREA PAVEMENT IMPROVEMENTS & SHADE, RELOCATE BATTING CAGE
  - 12 BASKETBALL COURT LIGHTS (IN PROGRESS)
  - 13 PERCUSSION PLAYGROUND (IN PROGRESS)
  - 14 PUTT-PUTT RENOVATION (IN PROGRESS BY AMERICAN LEGION)
  - 15 PARK ENTRY SIGN WITH LANDSCAPING
  - 16 ROADWAY IMPROVEMENTS

**NOTE:**  
PROVIDE IMPROVED GENERAL PARK LIGHTING, CAMERA SURVEILLANCE, & ADDITIONAL REPLACEMENT OF PARK FURNISHINGS.

- EXISTING PARK AMENITIES**
- A TRAILS / SIDEWALKS
  - B TENNIS / PICKLEBALL COURTS
  - C SWIMMING POOL HOUSE
  - D PLAYGROUND
  - E BASKETBALL COURTS
  - F BASEBALL FIELD
  - G PRACTICE FIELD
  - H CONCESSION / RESTROOM BUILDING
  - I RESTROOM
  - J GARDEN CLUB PAVILION
  - K BANDSTAND PAVILION
  - L INTERPRETIVE AREA
  - M PAVILION

05/27/2020



MURPHY PARK  
MASTER PLAN

## PRELIMINARY MASTER PLAN



### PROPOSED PARK LIGHTING

- 1 PEDESTRIAN LIGHT (15 FT. POLE, LED FIXTURE)
- 2 PARKING / AREA LIGHT (25 FT. POLE, LED FIXTURE)
- 3 BASKETBALL COURT LIGHTING (25 FT. POLES, LED FIXTURES)
- 4 MULTI-PURPOSE COURT LIGHTING (25 FT. POLES, LED FIXTURES)
- 5 PARK SIGN LIGHTING (LED)

### EXISTING PARK LIGHTING

- A PEDESTRIAN LIGHT (NO UPGRADE)
- B PEDESTRIAN LIGHT (REPLACE WITH NEW 16 FT. POLE, LED FIXTURE)
- C PARKING / ROADWAY / AREA LIGHT (REPLACE WITH NEW 25 FT. POLE, LED FIXTURE)
- D RESTROOM / POOL HOUSE LIGHTING (UPGRADE WITH EXTERIOR LEDS)
- E PAVILION CANOPY LIGHTING (UPGRADE WITH EXTERIOR LEDS)
- F GARDEN CLUB PAVILION (NO UPGRADE)
- G POOL AREA LIGHTING (NO UPGRADE)
- H PUTT-PUTT (NO UPGRADE)
- I PARKING SPOTLIGHT (NO UPGRADE)
- J TENNIS / PICKLEBALL COURTS (NO UPGRADE)
- K MAINTENANCE / CONCESSION & RESTROOM (NO UPGRADE)
- L FIELD HOUSE (UPGRADE WITH EXTERIOR WALL LEDS)
- M STADIUM LIGHTING (NO UPGRADE)
- N BALLFIELD LIGHTING (NO UPGRADE)

05/27/2020



MURPHY PARK  
MASTER PLAN

## PRELIMINARY LIGHTING IMPROVEMENTS







#### PROPOSED PARK IMPROVEMENTS

- 1 PARKING (225 spaces)
- 2 TRAILS : SIDEWALKS
- 3 SHADE FOR PLAYGROUND : SPLASH PAD
- 4 INCLUSIVE PLAYGROUND
- 5 ART PLAZA : PAVILION
- 6 SEATWALL : DRAINAGE IMPROVEMENTS
- 7 JUNETEENTH PAVILION
- 8 RELOCATED HORSESHOE : WASHER PITS
- 9 TENNIS : PICKLEBALL COURTS
- 10 RESTROOM (IN PROGRESS)
- 11 BASKETBALL COURT LIGHTS (IN PROGRESS)
- 12 DICKEY GIVENS COMMUNITY CENTER (IN PROGRESS)
- 13 PARK ENTRY SIGN WITH LANDSCAPING
- 14 LANDSCAPE IMPROVEMENTS
- 15 YOUTH SOCCER FIELD / MULTIPURPOSE FIELD

NOTE:  
PROVIDE IMPROVED GENERAL PARK LIGHTING, CAMERA SURVEILLANCE, & ADDITIONAL REPLACEMENT OF PARK FURNISHINGS.

#### EXISTING PARK AMENITIES

- A TRAILS : SIDEWALKS
- B PAVILION
- C PLAYGROUND : SPLASH PAD
- D BASKETBALL COURTS
- E VOLLEYBALL COURT
- F SOFTBALL FIELD
- G RESTROOM

05/27/2020



FANNIE ROBINSON  
PARK MASTER PLAN

### PRELIMINARY MASTER PLAN



HALFF



#### PROPOSED PARK LIGHTING

- 1 PEDESTRIAN LIGHT (16 FT. POLE, LED FIXTURE)
- 2 PARKING / AREA LIGHT (25 FT. POLE, LED FIXTURE)
- 3 MULTI-PURPOSE COURT LIGHTING (25 FT. POLES, LED FIXTURES)
- 4 PARK SIGN LIGHTING (LED)

#### EXISTING PARK LIGHTING

- A PEDESTRIAN LIGHT (NO UPGRADE)
- B PARKING / ROADWAY LIGHT (REPLACE WITH NEW 25 FT. POLE, LED FIXTURE)
- C PARKING / STREET LIGHTING (NO UPGRADE)
- D PARKING LIGHT RELOCATION (NO UPGRADE)
- E RESTROOM LIGHTING (UPGRADE WITH EXTERIOR WALL LEDS)
- F PAVILION CANOPY LIGHTING (NO UPGRADE)
- G BASKETBALL COURT LIGHTING (UPGRADE IN PROGRESS)
- H BALLFIELD LIGHTING (UPGRADE)

05/27/2020



FANNIE ROBINSON  
PARK MASTER PLAN

### PRELIMINARY LIGHTING IMPROVEMENTS



HALFF



## **MASTER PLAN UPDATE**

The preliminary master plans were completed in the Spring of 2020 in the midst of the evolving COVID-19 pandemic. Due to the uncertainty of the virus, City officials transitioned from in-person engagement to virtual meetings in an effort to continue managing and conducting business within the community. The consultant provided a virtual master plan update to the Parks Advisory Board and City Council in the Summer of 2020. The update included a summary of the initial public input received, resulting program development and preliminary master plan concepts for each park. The preliminary concepts were approved with minimal revisions to proceed with Phase 3 - Park Master Planning and Consensus Building.

Due to state and local restrictions in response to the public health crisis, City Management and Council mandated that all subsequent public engagement be modified to virtual public meetings.

## **PUBLIC INPUT PLAN (PIP)**

The consulting team worked with City Staff and the Public Information Communications Department to develop a Public Input Plan (PIP) to develop an outreach plan to engage the community and complete the master plan process. The PIP was approved by City Council in the Summer of 2020 in an effort to receive virtual public input for the preliminary master plans. The PIP included the following tasks to notify the public and garner input:

- Digital presentation with embedded survey questions and comment options.
- Physical signage within the park/trail sites directing the public to the digital content.
- Use of the City's public information system/social media platforms to notify the public.
- Provide hard copies survey options for individuals with no/limited technology access.



## Phase 3 - Master Plan Refinement | Consensus Building

### VIRTUAL PUBLIC INPUT

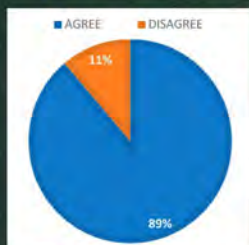
Upon approval of the Public Input Plan, the consulting team worked with City Staff and the Public Information Communications Department to develop a digital presentation and survey for public input, including a Spanish translation. The presentation included a summary of the initial stakeholder and public input received, recommended improvements and preliminary master plan graphics for each park followed by a survey for additional public input and comment. Hard copies of the presentation/survey were also available at City Hall, Parks and Recreation Department Office and Farmers Market. The virtual presentation is included in *Appendix D* of this summary report.

The virtual public input presentation and survey was available for three weeks with over 200 participants responding to the survey. The preliminary master plans were well received and overwhelmingly supported by a majority of the community.

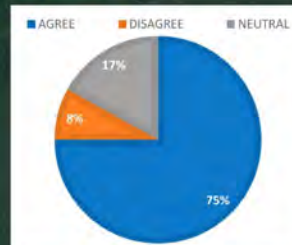
Following is a summary of the virtual survey results with added items and refined Final Master Plan graphics for each park. These results, Final Master Plan graphics and associated improvement budgets for each park were presented to the Parks Advisory Board in January 2021. See report Phase 4 section for budget details.

### VIRTUAL SURVEY RESULTS- BULL BRANCH PARK

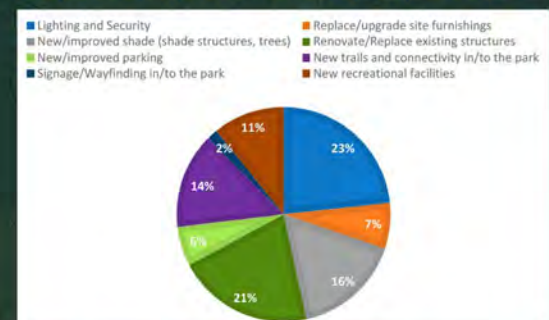
#### Agree / Disagree with proposed improvements?



#### Does Preliminary Master Plan meet expectations?



#### Proposed Improvements by Importance



#### ITEMS ADDED TO PLAN FROM VIRTUAL SURVEY

- More/Improved Accessible Parking
- More Seating at Playground
- Park Wayfinding/Signage
- Trail Distance Markers
- Additional Pavilion(s)
- Pedestrian Crossing improvements at North Lynn & Davis Streets
- Additional Shaded Benches
- Additional Trash Receptacles

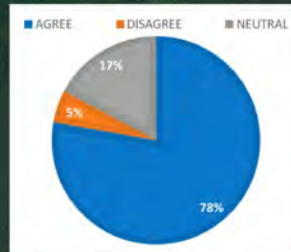


# VIRTUAL SURVEY RESULTS- BULL BRANCH TRAIL

Agree / Disagree with proposed improvements?



Does Preliminary Master Plan meet expectations?



Proposed Improvements by Importance

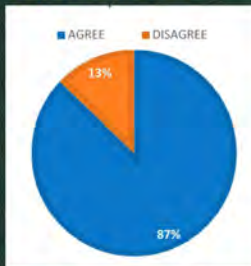


## ITEMS ADDED TO PLAN FROM VIRTUAL SURVEY

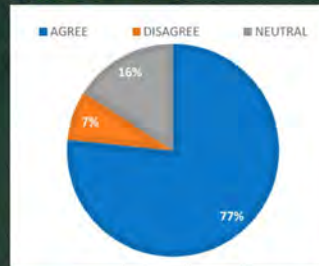
- Replace Asphalt & Decomposed Trails with Concrete
- Park Wayfinding/Signage
- Trail Distance Markers
- Additional Shaded Benches
- Additional Trash Receptacles

# VIRTUAL SURVEY RESULTS- MURPHY PARK

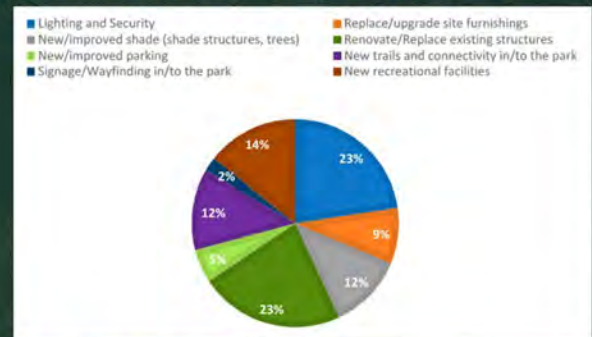
Agree / Disagree with proposed improvements?



Does Preliminary Master Plan meet expectations?



Proposed Improvements by Importance

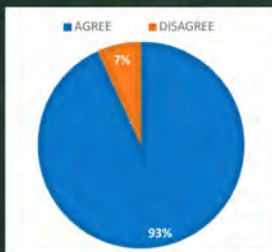


## ITEMS ADDED TO PLAN FROM VIRTUAL SURVEY

- Trail connection to existing trail at Washburn and Eleventh St.
- Add Trails on East side of lake
- Park Wayfinding/Signage
- Additional Shaded Benches
- Additional Trash Receptacles

# VIRTUAL SURVEY RESULTS- FANNIE ROBINSON PARK

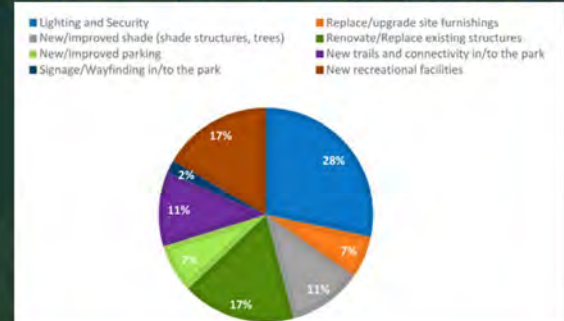
Agree / Disagree with proposed improvements?



Does Preliminary Master Plan meet expectations?



Proposed Improvements by Importance



## ITEMS ADDED TO PLAN FROM VIRTUAL SURVEY

- Park Wayfinding/Signage
- Add Lighting along Bull Branch Trail to 3<sup>rd</sup> St.
- Additional Shaded Benches
- Additional Trash Receptacles













PROPOSED PARK IMPROVEMENTS

- 1 TRAIL : REPLACE ASPHALT AND DECOMPOSED TRAILS WITH 8FT CONCRETE
- 2 SHADED BENCHES
- 3 TRASH RECEPTACLES
- 4 PARK WAYFINDING/SIGNAGE
- 5 TRAIL DISTANCE MARKERS

EXISTING PARK AMENITIES

- A TRAILS : SIDEWALKS

MAY 2021



BULL BRANCH TRAIL  
MASTER PLAN

MASTER PLAN











- PROPOSED PARK IMPROVEMENTS**
- 1 PARKING (453 spaces / 9 accessible spaces)
  - 2 TRAILS : SIDEWALKS
  - 3 SHADE FOR PLAYGROUND
  - 4 PAVILION RENOVATION WITH FENCE
  - 5 TENNIS COURT RESURFACING
  - 6 MULTI-PURPOSE COURTS (TENNIS, PICKLEBALL, FUTSAL)
  - 7 BBQ AREA RENOVATION
  - 8 STADIUM: BLEACHER REMOVAL / RENOVATION, SCOREBOARD REPAIR, FENCE REMOVAL, TRACK CONVERSION / REPAIR
  - 9 FIELD HOUSE RENOVATION TO COMMUNITY ROOMS / PARKS & RECREATION OFFICES.
  - 10 SWIMMING POOL REPLACEMENT
  - 11 BALL FIELDS : FENCING WITH MOWSTRIPS, DUGOUTS, SPECTATOR / COMMON AREA PAVEMENT IMPROVEMENTS & SHADE, RELOCATE BATTING CAGE.
  - 12 BASKETBALL COURT LIGHTS (IN PROGRESS)
  - 13 PERCUSSION PLAYGROUND (IN PROGRESS)
  - 14 PUTT-PUTT RENOVATION (IN PROGRESS BY AMERICAN LEGION)
  - 15 PARK ENTRY SIGN WITH LANDSCAPING
  - 16 ROADWAY IMPROVEMENTS
  - 17 SHADED BENCHES
  - 18 TRASH RECEPTACLES
  - 19 PARK WAYFINDING / SIGNAGE
  - 20 TRAIL DISTANCE MARKERS
  - 21 TRAIL CONNECTION TO WASHBURN AT 11TH
  - 22 PLAYGROUND (SWINGS / SEESAW / SURFACING)

- EXISTING PARK AMENITIES**
- A TRAILS : SIDEWALKS
  - B TENNIS : PICKLE BALL COURTS
  - C SWIMMING POOL HOUSE
  - D PLAYGROUND
  - E BASKETBALL COURTS
  - F BASEBALL FIELD
  - G PRACTICE FIELD
  - H CONCESSION : RESTROOM BUILDING
  - I RESTROOM
  - J GARDEN CLUB PAVILION
  - K BANDSTAND PAVILION
  - L INTERPRETIVE AREA
  - M PAVILION

MURPHY PARK  
MASTER PLAN

MASTER PLAN

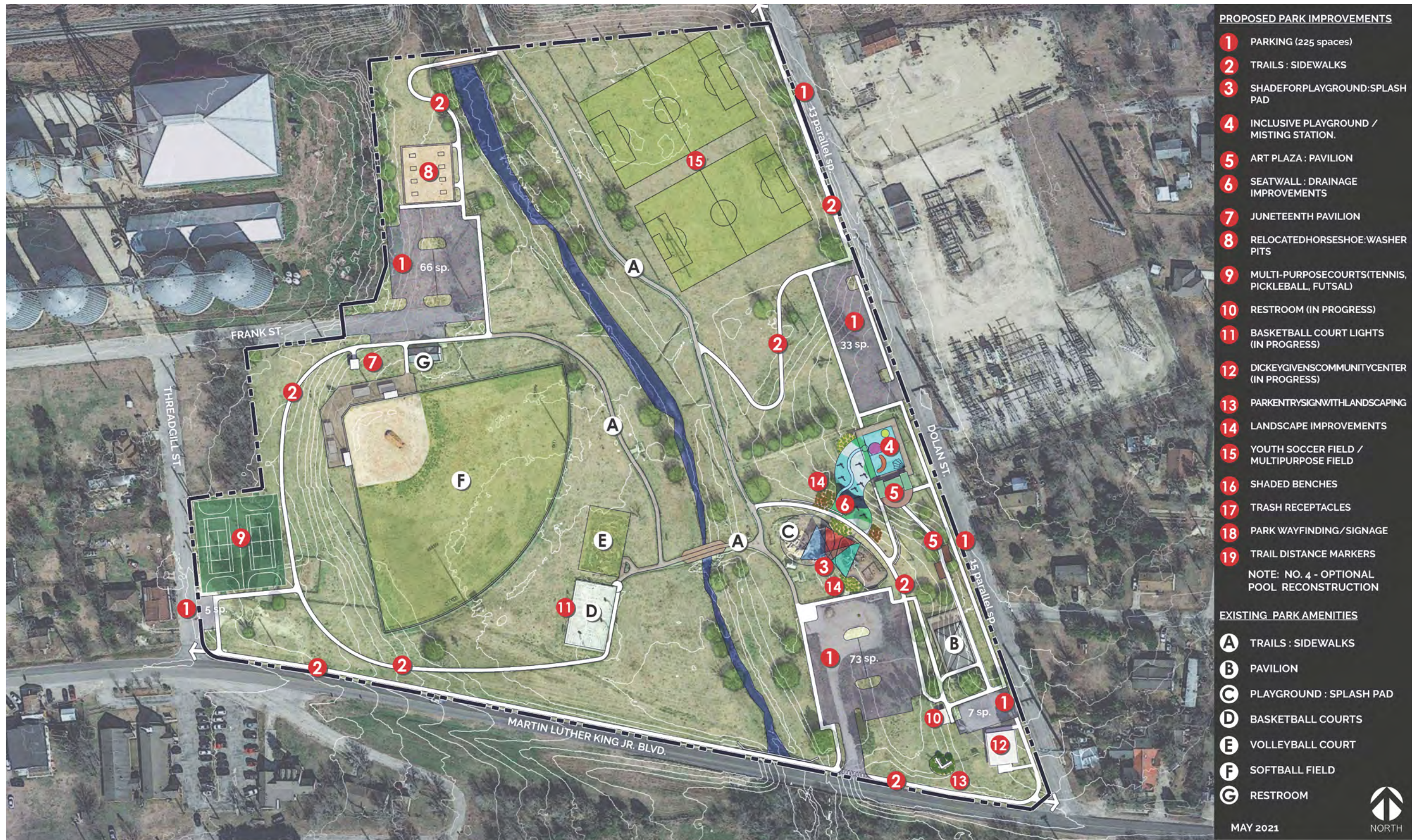


- PROPOSED PARK LIGHTING
 
  - 1 PEDESTRIAN LIGHT (16 FT. POLE, LED FIXTURE)
  - 2 PARKING / AREA LIGHT (25 FT. POLE, LED FIXTURE)
  - 3 BASKETBALL COURT LIGHTING (25 FT. POLES, LED FIXTURES)
  - 4 MULTI-PURPOSE COURT LIGHTING (25 FT. POLES, LED FIXTURES)
  - 5 PARK SIGN LIGHTING (LED)
- EXISTING PARK LIGHTING
 
  - A PEDESTRIAN LIGHT (NO UPGRADE)
  - B PEDESTRIAN LIGHT (REPLACE WITH NEW 16 FT. POLE, LED FIXTURE)
  - C PARKING / ROADWAY / AREA LIGHT (REPLACE WITH NEW 25 FT. POLE, LED FIXTURE)
  - D RESTROOM / POOL HOUSE LIGHTING (UPGRADE WITH EXTERIOR LEDS)
  - E PAVILION CANOPY LIGHTING (UPGRADE WITH EXTERIOR LEDS)
  - F GARDEN CLUB PAVILION (NO UPGRADE)
  - G POOL AREA LIGHTING (NO UPGRADE)
  - H PUTT-PUTT (NO UPGRADE)
  - I PARKING SPOTLIGHT (NO UPGRADE)
  - J TENNIS / PICKLEBALL COURTS (NO UPGRADE)
  - K MAINTENANCE / CONCESSION & RESTROOM (NO UPGRADE)
  - L FIELD HOUSE (UPGRADE WITH EXTERIOR WALL LEDS)
  - M STADIUM LIGHTING (NO UPGRADE)
  - N BALLFIELD LIGHTING (NO UPGRADE)
- NOTE: CAMERA SURVEILLANCE TO BE PROVIDED
 

NORTH
- MAY 2021







FANNIE ROBINSON  
PARK MASTER PLAN

## MASTER PLAN









# Phase 4 - Improvement Budgets | Funding | Recommendation

## IMPROVEMENT BUDGETS

Upon completion of the refined Final Master Plans, the consultant team produced a detailed Budget Opinion of Probable Construction Costs (OPCC) for each park, included in *Appendix A* of this summary report. Park improvements costs were then consolidated into various categories based on importance as indicated in the public virtual survey results. Following are the associated improvement budgets for each park.

### Bull Branch Park

Based on Importance of Virtual Survey Results

1) Lighting and Security (23%)	\$ 267,000
2) Renovate/Replace Existing Structures (21%)	
Restroom, Pavilion, Ballfields, Dumpster Enclosure	\$ 694,000
3) New/Improved Shade Structures (16%)	
Playground Shade, New Pavilion	\$ 262,000
4) New Trails and Connectivity in/to the Park (14%)	
Widen Interior Trail, Trails/Sidewalks, Crosswalk	\$ 410,000
5) New Recreational Facilities (11%)	none proposed
6) Replace/Upgrade Site Furnishings (7%)	
Shaded Benches, Benches, Trash Receptacles	\$ 35,000
7) New/Improved Parking (6%)	\$ 184,000
8) Signage/Wayfinding in/to the park (2%)	
Park Sign, Trail/Park Signage, Trail Markers	\$ 13,000

TOTAL \$1, 865,000

Note: Budget Includes 25% construction contingency due to master plan level of detail & soft costs for design services.

### Bull Branch Trail

Based on Importance of Virtual Survey Results

1) Lighting and Security (29%)	\$260,000
2) Replace Existing Trail (19%)	\$167,000
3) Replace/Upgrade Site Furnishings (7%)	
Shaded Benches, Benches, Trash Receptacles	\$ 30,000
4) Signage/Wayfinding (3%)	
Park Sign, Trail/Park Signage, Trail Markers	\$ 5,000

TOTAL \$462,000

Note: Budget Includes 25% construction contingency due to master plan level of detail & soft costs for design services.



## Murphy Park

Based on Importance of Virtual Survey Results

1) Lighting and Security (23%)	\$633,000
2) Renovate/Replace Existing Structures (23%)	
Pavilion, Tennis Resurface, BBQ Area, Stadium, Ballfields	\$485,000
3) New Recreational Facilities (14%)	
Multi-Purpose Court, Field House Renovation,	
Swimming Pool Replacement	\$7.0 M
4) New/Improved Shade Structures (12%)	
Playground Shade	\$ 55,000
5) New Trails and Connectivity in/to the Park (12%)	
Trails/sidewalks, Washburn St. connection	\$ 621,000
6) Replace/Upgrade Site Furnishings (9%)	
Shaded Benches, Benches, Trash Receptacles	\$ 51,000
7) New/Improved Parking (5%)	\$1.0 M
8) Signage/Wayfinding in/to the park (2%)	
Park Sign, Trail/Park Signage, Trail Markers	\$ 55,000

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TOTAL	\$9,910,000
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Note: Budget Includes 25% construction contingency due to master plan level of detail & soft costs for design services. Redevelopment of the putt-putt golf course is not included. Additional funds should be allocated to re-purpose this area as a social gathering space if an agreement between the City and an operator for the course is not in-place by January 2022, it is recommended that additional funds be allocated to redevelop this area into improved open space for social gatherings and events.

## Fannie Robinson Park

Based on Importance of Virtual Survey Results

1) Lighting and Security (28%)	\$323,000
2) Renovate/Replace Existing Structures (17%)	
Art Plaza/Pavilion, Playground Drainage Improvements.,	
Juneteenth Pavilion	\$199,000
3) New Recreational Facilities (17%)	
Inclusive Playground, Multi-purpose Court, Multi-purpose Field	\$1.3 M
4) New/Improved Shade Structures (11%)	
Playground/Splash Pad Shade, Landscape Improvements.	\$308,000
5) New Trails and Connectivity in/to the Park (11%)	\$683,000
6) Replace/Upgrade Site Furnishings (7%)	
Shaded Benches, Benches, Trash Receptacles	\$ 60,000
7) New/Improved Parking (7%)	\$434,000
8) Signage/Wayfinding in/to the park (2%)	
Park Sign, Trail/Park Signage, Trail Markers	\$ 22,000

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TOTAL	\$3,446,000
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Note: Budget Includes 25% construction contingency due to master plan level of detail & soft costs for design services. In-lieu of Inclusive Playground budget \$2 million for pool replacement.



FUNDING

Upon completion and evaluation of the park improvement budgets, the consulting team and City Staff collectively identified short and long term project goals as well as possible funding sources and opportunities. Funding sources considered include:

- General Funds - Capital Improvement Projects (annual Parks & Rec./Public Works budgets)
- Capital Improvement Plan (CIP) Projects
- Park User Fee's (rentals, league use)
- Parkland Dedication Funds
- Grants (State, Federal)
- Economic Development Corporation Funds
- P3 (Public-Private Partnerships)
- Certificates of Obligation
- General Obligation Bonds

City Staff further evaluated the improvement budgets to identify specific projects that could potentially be performed in-house by City Parks and Recreation and Public Works Departments. Projects identified are highlighted in the detailed Budget OPCC. See *Appendix A*. Following is a summary of the improvement budget and in-house project value for each park.

**Bull Branch Park**

Total Budget .....\$1,865,000  
In-House (20 projects) .....\$ 323, 125

**Bull Branch Trail**

Total Budget .....\$ 462,000  
In-House (8 projects) .....\$ 179,125

**Murphy Park**

Total Budget .....\$9,910,000  
In-House (21 projects).....\$ 441,625

**Fannie Robinson Park**

Total Budget .....\$3,446,000  
In-House (14 projects) .....\$ 208,750

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Total Park Projects ..... \$ 15,673,000  
In-House Projects .....\$ 1,152,625  
Minus In House.....\$ 14,520,375

Notes:  
Total Budget (Includes 25% construction contingency & soft costs)  
In-House (Included 25% construction contingency & NO soft costs)  
All projects are New/Improvement CIP projects that have no construction dollars.



**OPERATIONS | MAINTENANCE IMPACT**

The consulting team evaluated the operations and maintenance (OM) impact if all proposed improvements were completed for each community park. A detailed breakdown of estimated increase or decrease in maintenance and forecast of workforce needs (Full-Time Equivalent, FTE) per improvement is provided in the detailed Budget OPCC, *Appendix A*. The result of this evaluation indicates that an additional 1.2 staff members would be needed for operations and maintenance for these community parks alone.

**RECOMMENDATION**

City Staff and Management evaluated the budgets and funding options for each community park to develop an implementation strategy for improvements.

Total Park Projects .....	\$ 15,673,000
In-House Projects .....	\$ 1,152,625
Adjustment to Base Budget (ATB) Request	
Range 5 year .....	\$230,525 per budget year
Range 10 year .....	\$115,263 per budget year

As a result, City Management recommends the following:

- 10 year project range budget requirement.
- \$ 75,000+ per year in the Parks Budget. Then gradually increase each year.
- \$116,000+ future years average to meet the 10 year goal.
- Implement new/improved initiatives to complete projects.
- Utilize parkland dedication funds to fund projects.
- Pursue other funding options for larger projects.

**END OF REPORT**



**Appendix A**

**DETAILED BUDGET OPINION OF PROBABLE CONSTRUCTION COSTS**



Taylor Parks Master Plan
Budget Opinion of Probable Construction Costs



May 2021

BULL BRANCH PARK							Funding		Operations   Maintenance Impact	
Plan Key Item No.	Item	Quantity	Unit	Unit Price	Amount	Item Sub-Total	Possible Funding Source	Priority Based on Public Survey	Increase (+) Decrease (-)	Full-Time Equivalent (FTE)
1	Parking (128 spaces)					\$122,000.00		7		
1.1	North Parking Area (striping and sign allowance for 43 spaces)	1	LS	2,000.00	2,000.00		General, Bond		+	0.008
1.2	South Parking Renovation Allowance at Ballfields (includes demo, asphalt paving and drives, curbs, striping and sign allowance for 72 sp.)	1	LS	110,000.00	110,000.00		Bond, Grant		no change	
1.3	Added Parking (includes new asphalt paving, curbs, striping and sign allowance for 13 sp.)	1	LS	10,000.00	10,000.00		General, Bond		+	0.008
2	Trails Replacement					\$141,500.00		4		
2.1	Demo 4 ft. trail	2,440	LF	10.00	24,400.00		Gen, Bond, Grant		no change	
2.2	8 ft. loop trail	2,440	LF	48.00	117,100.00		Grant , Bond		no change	
3	Trails : Sidewalks					\$152,600.00		4		
3.1	6 ft.	4,240	LF	36.00	152,600.00		Grant, Bond		no change	
4	Shade for Playground (3,900 sf)					\$90,000.00		3		
4.1	Fabric Shade Structure (60'x65')	1	EA	90,000.00	90,000.00		Grant, Bond		+	0.008
5	Restroom Renovation (600 sf)					\$65,000.00		2		
5.1	Restroom Demolition (roof, fixtures, etc.)	1	LS	5,000.00	5,000.00		General, Bond		-	-0.008
5.2	Restroom Renovation (roof, fixtures, finishing)	1	LS	60,000.00	60,000.00		Bond		-	-0.008
6	Pavilion Replacement (1,400 sf)					\$102,200.00		2		
6.1	Pavilion Demolition	1	LS	10,000.00	10,000.00		General, Bond		-	0.000
6.2	New Pavilion (slab, structure)	1	LS	85,000.00	85,000.00		Bond, Grant		-	-0.008
6.3	4 ft. ornamental fence	160	LF	45.00	7,200.00		General, Bond		+	0.008
6B	Pavilion New (1,400 sf)					\$92,200.00		3		
6B.1	New Pavilion (slab, structure)	1	LS	85,000.00	85,000.00		Bond, Grant		+	0.127
6B.2	4 ft. ornamental fence	160	LF	45.00	7,200.00		Gen, Bond, Grant		+	0.008
7	Pier Renovation					\$5,000.00		2		
7.1	Deck and Rail Repair Allowance	1	LS	5,000.00	5,000.00		General, Bond		-	-0.008
8	Dumpspter Enclosure					\$7,500.00		2		
8.1	Concrete pad	1	LS	3,000.00	3,000.00		General, Bond		no change	
8.2	Masonry Enclosure/Gate	1	LS	4,500.00	4,500.00		General, Bond		no change	
9	Park Entry Sign					\$5,500.00		8		
9.1	Sign	1	LS	2,500.00	2,500.00		General, Bond		+	0.008
9.2	Landscape/Irrigation Allowance	1	LS	3,000.00	3,000.00		General, Bond		+	0.038
10	Ballfields Improvements					\$316,000.00		2		
10.1	8 ft. Chainlink Fencing w/ mowstrips (3 fields)	2,300	LF	50.00	115,000.00		Bond, Grant		-	-0.089
10.2	Dugouts (3 fields)	6	EA	7,500.00	45,000.00		Bond, Grant		no change	
10.3	Common Area Pavement (south fields only)	11,000	SF	6.00	66,000.00		Bond, Grant		no change	
10.4	Spectator Shade (40'x15', 2 field, 3 per field)	6	EA	15,000.00	90,000.00		Bond, Grant		+	0.008
MA	Micellanouse Amentities					\$41,500.00				
11	Pedestrian Crossing Improvements Allowance (Pavement Painting, signage)	1	LS	5,000.00	5,000.00		General, Bond	4	+	0.008
12	Shaded Benches	5	EA	3,000.00	15,000.00		Gen, Bond, Grant	6	+	0.008
12.1	Benches	5	EA	900.00	4,500.00		General, Bond	6	+	0.008
13	Trash Receptacles	12	EA	500.00	6,000.00		General, Bond	6	+	0.034
14	Park Wayfinding / Signage	5	EA	500.00	2,500.00		Gen, Bond, Grant	8	+	0.008
15	Trail Distance Markers	5	EA	250.00	1,300.00		Gen, Bond, Grant	8	+	0.008
16.1	Picnic Tables (at pavilion replacement) - Complete	6	EA	0.00	0.00		COMPLETE	2	-	-0.008
16.2	Picnic Tables (at new pavilion)	6	EA	1,200.00	7,200.00		Gen., Bond, Grant	3	+	0.008
LS	Lighting/Security					\$191,000.00				
1	New Pedestrian Light (16 ft. pole, LED)	7	EA	5,000.00	35,000.00		Gen, Bond, Grant	1	+	0.000
2	New Parking Light (25 ft. pole, LED)	1	EA	7,000.00	7,000.00		Gen, Bond, Grant	1	+	0.008
3	New Court Light (25 ft. pole, 2 - LED)	1	EA	9,000.00	9,000.00		Gen, Bond, Grant	1	+	0.008
4.1	Replacement Pavilion - Lighting (4 LED canopy fixtures per pavilion)	4	EA	500.00	2,000.00		Gen, Bond, Grant	2	-	-0.008
4.2	New Pavilion Lighting (4 LED canopy fixtures per pavilion)	4	EA	500.00	2,000.00		Gen, Bond, Grant	3	+	0.008
5	New Restroom Lighting (Exterior Wall LED)	4	EA	500.00	2,000.00		Gen, Bond, Grant	2	+	0.008
6	New Park Sign Lighting (LED)	1	EA	1,000.00	1,000.00		Gen, Bond, Grant	1	+	0.008
A	Existing Pedestrian Light Upgrade (LED)	14	EA	2,500.00	35,000.00		Gen, Bond, Grant	1	-	-0.008
B	Existing Pedestrian Light Relocate/Upgrade (LED)	1	EA	3,000.00	3,000.00		Gen, Bond, Grant	1	-	-0.008
C	Existing Ballfield Lighting - NO UPGRADE	0	LS	0.00	0.00		Gen, Bond, Grant	1	no change	
	Secondary Site Electric Branch Circuits/Equipment Allowance	1	LS	45,000.00	45,000.00		Gen, Bond, Grant	1	no change	
	Camera/Surveillance Allowance (Throughout Park)	1	LS	50,000.00	50,000.00		General, Bond	1	+	0.017
OTHER PROJECT COSTS						\$532,800.00				
	*Construction Contingency - 25%			25%	333,000.00				FTE's	0.211
	Estimated Soft Costs - 12% (Professional Design Services, Design Survey, Geotechnical)			12%	199,800.00					
TOTAL ALL PROJECTS (INCLUDES CONTINGENCY & SOFT COSTS)						\$1,865,000.00				
IN-HOUSE PROJECTS (INCLUDES *25% CONTINGENCY, SOFT COSTS NOT INCLUDED)						\$323,125.00				

Disclaimers:
1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing;
Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.
2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.), based on 2020 pricing.
3) Off-site utility extensions to site not included.
4) \*25% Construction Contingency to cover unknown site development costs due to masterplan level of detail (unclassified demo, e/s controls,unclassified earthwork, general conditions of the contract, etc. unless otherwise noted).



Taylor Parks Master Plan  
Budget Opinion of Probable Construction Costs



May 2021

BULL BRANCH TRAIL IMPROVEMENTS							Funding		Operations   Maintenance Impact	
Plan Key Item No.	Item	Quantity	Unit	Unit Price	Amount	Item Sub-Total	Possible Funding Source	Priority Based on Public Survey	Increase (+) Decrease (-)	Full-Time Equivalent (FTE)
1	Trails Replacement					\$121,800.00		2		
1.1	Demo 8 ft. trail	2,100	LF	10.00	21,000.00		Gen.Bond, Grant		no change	
1.2	8 ft. trail	2,100	LF	48.00	100,800.00		Bond, Grant		no change	
MA	Micellanouse Amentities					\$25,800.00				
2	Shaded Benches	5	EA	3,000.00	15,000.00		Gen.Bond, Grant	3	+	0.008
2.1	Benches	5	LS	900.00	4,500.00		General, Bond	3	+	0.008
4	Trash Receptacles	5	LS	500.00	2,500.00		General, Bond	3	+	0.034
4	Park Wayfinding / Signage	5	LS	500.00	2,500.00		Gen.Bond,Grant	4	+	0.008
5	Trail Distance Markers	5	LS	250.00	1,300.00		Gen.Bond,Grant	4	+	0.008
LS	Lighting/Security					\$182,500.00		1		
1	New Pedestrian Light (16 ft. pole, LED)	13	EA	5,000.00	65,000.00		Gen.Bond,Grant		+	0.008
A	Existing Pedestrian Light Upgrade (LED)	7	EA	2,500.00	17,500.00		General,Bond		-	0.000
B	Existing Pedestrian Light Upgrade (LED)	5	EA	5,000.00	25,000.00		General,Bond		-	0.000
	Secondary Site Electric Branch Circuits/Equipment Allowance	1	LS	50,000.00	50,000.00		General,Bond		-	0.000
	Camera/Surveillance Allowance (Throughout Park)	1	LS	25,000.00	25,000.00		General,Bond		+	0.017
										0.093
	OTHER PROJECT COSTS					\$132,000.00				
	*Construction Contingency - 25%			25%	82,500.00				FTE's	0.093
	Estimated Soft Costs - 12% (Professional Design Services, Design Survey, Geotechnical)			12%	49,500.00					
TOTAL ALL PROJECTS (INCLUDES CONTINGENCY & SOFT COSTS)						\$462,000.00				
IN-HOUSE PROJECTS (INCLUDES *25% CONTINGENCY, SOFT COSTS NOT INCLUDED)						\$179,125.00				

**Disclaimers:**  
1) All Opinion of Probable Construction Costs(OPCO) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.  
2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.)based on 2020 pricing.  
3) Off-site utility extensions to site not included.  
4) \*25% Construction Contingency to cover unknown site development costs due to masterplan level of detail (unclassified demo, e/s controls,unclassified earthwork, general conditions of the contract, etc. unless otherwise noted).



Taylor Parks Master Plan
Budget Opinion of Probable Construction Costs



May 2021

MURPHY PARK							Funding		Operations   Maintenance Impact		
Plan Key Item No.	Item	Quantity	Unit	Unit Price	Amount	Item Sub-Total	Possible Funding Source	Priority Based on Public Survey	Increase (+) Decrease (-)	Full-Time Equivalent (FTE)	
1	Parking (453 spaces)					\$924,000.00		7			
1.1	Interior Main Parking Lots/Drive Aisles (includes asphalt paving and drives, curbs, striping and sign allowance for 259 sp.)	1	LS	596,000.00	596,000.00		Bond		+	0.008	
1.2	West Parking Lots at Field House (includes asphalt paving and drives, curbs, striping and sign allowance for 35 sp.)	1	LS	65,000.00	65,000.00		Bond, Grant		+	0.008	
1.3	East Parking Lots at Ballfields (includes asphalt paving and drives, curbs, striping and sign allowance for 124 sp.)	1	LS	203,000.00	203,000.00		Bond		+	0.008	
1.4	South Parking Lot at Interpretive Area (includes asphalt paving and drives, curbs, striping and sign allowance for 35 sp.)	1	LS	60,000.00	60,000.00		Bond, Grant		+	0.008	
2	Trails : Sidewalks					\$420,000.00		5			
2.1	8 ft. (adjacent to lake and connecting trail from lake to stadium)	3,200	LF	48.00	153,600.00		Bond, Grant		+	0.008	
2.2	6 ft. (throughout park)	7,400	LF	36.00	266,400.00		Bond, Grant		+	0.008	
3	Shade for Playground					\$40,000.00		4			
3.1	Fabric Shade Structure (40'x40')	1	EA	40,000.00	40,000.00		Gen, Bond, Grant		+	0.008	
4	Pavilion Renovation					\$53,900.00		2			
4.1	Paint Allowance (structural steel)	1	LS	10,000.00	10,000.00		General, Bond		+	0.008	
4.2	Seatwalls (CMU at all four corners)	200	LF	90.00	18,000.00		General, Bond		+	0.008	
4.3	6 ft. vinyl coat chainlink fence	575	LF	45.00	25,900.00		General, Bond		+	0.008	
5	Tennis Court Resurfacing					\$20,000.00		2			
5.1	Prep and resurfacing for 2 court set	4	EA	5,000.00	20,000.00		General, Bond		+	0.008	
6	Multi-purpose Court (Tennis, Pickle Ball, Futsal)					\$178,000.00		3			
6.1	Court slab, surfacing	9,800	SF	15.00	147,000.00		Bond, Grant		+	0.008	
6.2	Perimeter Fence (8ft. Vinyl coat)	420	LF	50.00	21,000.00		Gen,Bond, Grant		+	0.008	
6.3	Equipment Allowance (Tennis/Pickle Ball posts & nets, futsal goals)	1	LS	10,000.00	10,000.00		General		+	0.008	
7	BBQ Area Renovation					\$28,000.00		2			
7.1	Pit roof repair	1	LS	1,000.00	1,000.00		General		-	-0.008	
7.2	Ornamental Fence - 6 ft.	300	LF	65.00	19,500.00		General, Bond		+	0.008	
7.3	Decomposed Granite Surfacing	2,500	SF	3.00	7,500.00		General, Bond		+	0.017	
8	Stadium					\$66,400.00		2			
8.1	Bleacher Removal Allowance	1	LS	20,000.00	20,000.00		Bond		-	-0.008	
8.2	Scoreboard Repair	1	LS	2,000.00	2,000.00		General,Donation		no change		
8.3	Fence Removal	550	LF	2.50	1,400.00		General		-	-0.008	
8.4	Track Repair/1.5" HMAC overlay by Public Works	4,300	SY	10.00	43,000.00		General,Bond		+	0.017	
9	Field House Renovation (4,400 sf.)					\$123,000.00		3			
9.1	Offices, restroom, 4 flex/rental spaces	1	LS	85,000.00	85,000.00		Gen, Bond, Grant		+	0.034	
9.2	Convert 2 flex spaces to offices/conference room	1	LS	38,000.00	38,000.00		Gen, Bond, Grant		+	0.034	
10	Swimming Pool Replacement					\$5,000,000.00		3			
10.1	Swim Center - lazy river, lap pool, kiddie area	1	LS	5,000,000.00	5,000,000.00		Bond, Grant		+	0.068	
11	Ballfields					\$199,000.00		2			
11.1	8 ft. Chainlink Fencing w/ mowstrips (2 fields)	1,500	LF	50.00	75,000.00		Bond, Grant		-	-0.135	
11.2	Dugouts (2 fields)	4	EA	7,500.00	30,000.00		Bond, Grant		no change		
11.3	Common Area Pavement	4,000	SF	6.00	24,000.00		Bond, Grant		+	0.008	
11.4	Spectator Shade (40'x15', 2 field, 2 per field)	4	EA	15,000.00	60,000.00		Bond, Grant		+	0.008	
11.5	Relocate Batting Cage	1	LS	10,000.00	10,000.00		Gen., Bond,Grant		no change		
12	Basketball Courts (In Progress)										
13	Percussion Playground (In Progress)										
14	Putt-Putt Renovation (In Progress by American Legion)										
15	Park Entry Sign					\$18,500.00		8			
16.1	Sign	3	EA	3,500.00	10,500.00		Gen, Bond		+	0.008	
16.2	Landscape/Irrigation Allowance	2	EA	4,000.00	8,000.00		Gen, Bond		+	0.008	
16	Roadway Improvements (Included with Interior Parking Improvements, Item 1.1)										
MA	Micellanouse Amentities					\$148,500.00					
17	Shaded Benches	10	EA	3,000.00	30,000.00		Gen, Bond, Grant	6	+	0.008	
17.1	Benches	10	EA	900.00	9,000.00		Gen, Bond, Grant	6	+	0.008	
18	Trash Receptacles	24	EA	500.00	12,000.00		Gen, Bond, Grant	6	+	0.034	
19	Park Wayfinding / Signage	20	EA	750.00	15,000.00		Gen, Bond, Grant	8	+	0.008	
20	Trail Distance Markers	10	EA	250.00	2,500.00		Gen, Bond, Grant	8	+	0.008	
21	Trail Connexion to Washburn at 11th Street Allowance (1,000 ft.)	1	LS	55,000.00	55,000.00		Bond, Grant	5	+	0.008	
22	Playground Allowance (Swings, Seesaw, Surfacing)	1	LS	25,000.00	25,000.00		Gen, Bond, Grant		+	0.008	
LS	Lighting/Security					\$519,000.00		1			
1	New Pedestrian Light (16 ft. pole, LED)	4	EA	5,000.00	20,000.00		Gen, Bond, Grant		+	0.008	
2	New Parking Light (25 ft. pole, LED)	10	EA	7,000.00	70,000.00		Bond, Grant		+	0.008	
3	New Basketball Court Light (25 ft.pole, LED)	6	EA	9,000.00	54,000.00		Bond, Grant		+	0.008	
4	New Multi-Purpose Court Light (25 ft.pole, LED)	4	EA	9,000.00	36,000.00		Bond, Grant		+	0.008	
5	New Park Sign Lighting (LED)	4	EA	1,000.00	4,000.00		Gen, Bond, Grant		8	+	0.008
A	Existing Pedestrian Light - NO UPGRADE	8	EA	0.00	0.00				no change		
B	Existing Pedestrian Light Upgrade (16 ft. pole, LED)	4	EA	5,000.00	20,000.00		Gen,Bond,Grant		-	-0.008	
C	Existing Parking / Roadway / Area Light Upgrade (25 ft. pole, LED)	14	EA	7,000.00	98,000.00		Bond, Grant		-	-0.008	
D	New Restroom / Pool House Lighting (Upgrade with LED)	8	EA	500.00	4,000.00		Gen,Bond,Grant		-	-0.008	
E	New Pavilion Canopy Lighting (Upgrade with LED)	20	EA	500.00	10,000.00		Gen,Bond,Grant		-	-0.008	
F	Garden Club Pavilion - NO UPGRADE	1	EA	0.00	0.00				no change		
G	Pool Area Lighting - NO UPGRADE	1	EA	0.00	0.00				no change		
H	Putt-Putt - NO UPGRADE	1	EA	0.00	0.00				no change		
I	Parking Spotlight - NO UPGRADE	1	EA	0.00	0.00				no change		
J	Tennis / Pickleball Courts - NO UPGRADE	1	EA	0.00	0.00				no change		
K	Maintenance / Concession & Restroom - NO UPGRADE	1	EA	0.00	0.00				no change		
L	Field House (Upgrade with LED)	6	EA	500.00	3,000.00				no change		
M	Stadium Lighting - NO UPGRADE	1	EA	0.00	0.00		Gen,Bond, Grant		3	-	-0.008
N	Existing Ballfield Lighting - NO UPGRADE	1	LS	0.00	0.00					no change	
	Secondary Site Electric Branch Circuits/Equipment Allowance	1	LS	125,000.00	125,000.00		Bond, Grant			+	0.008
	Camera/Surveillance Allowance (Throughout Park)	1	LS	75,000.00	75,000.00		Gen, Bond, Grant		+	0.017	
	OTHER PROJECT COSTS					\$3,095,300.00					
	*Construction Contingency - 25%			25%	1,934,600.00				FTE's	0.279	
	Estimated Soft Costs - 12% (Professional Design Services, Design Survey, Geotechnical)			12%	1,160,700.00						
TOTAL ALL PROJECTS (INCLUDES CONTINGENCY & SOFT COSTS)						\$9,910,000.00					
IN-HOUSE PROJECTS (INCLUDES *25% CONTINGENCY, SOFT COSTS NOT INCLUDED)						\$441,625.00					

Disclaimers:

1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.)based on 2020 pricing.

3) Off-site utility extensions to site not included.

4) \*25% Construction Contingency to cover unknown site development costs due to masterplan level of detail (unclassified demo, e/s controls,unclassified earthwork, general conditions of the contract, etc. unless otherwise noted)



Taylor Parks Master Plan
Budget Opinion of Probable Construction Costs



May 2021

FANNIE ROBINSON PARK							Funding		Operations   Maintenance Impact	
Plan Key Item No.	Item	Quantity	Unit	Unit Price	Amount	Item Sub-Total	Possible Funding Source	Priority Based on Public Survey	Increase (+) Decrease (-)	Full-Time Equivalent (FTE)
1	Parking (225 spaces)					\$301,500.00		7		
1.1	East Parallel Parking on Dolan St. (includes asphalt paving, curbs, striping and sign allowance for 41 spaces)	1	LS	34,000.00	34,000.00		Gen,Bond, Grant		+	0.008
1.2	East Parking Lots (includes asphalt paving, curbs, striping and sign allowance for 33 space and 7 space lots)	1	LS	70,000.00	70,000.00		Bond, Grant		+	0.008
1.3	South Parking Lot (includes asphalt paving and drives, striping and sign allowance for 73 sp.)	1	LS	105,000.00	105,000.00		Bond, Grant		+	0.008
1.4	West Parking of Threadgill St. (includes asphalt paving and drives, striping and sign allowance for 5 sp.)	1	LS	5,000.00	5,000.00		General, Bond		+	0.008
1.5	Northwest Parking Lot of Frank St. (includes asphalt paving and drives, striping and sign allowance for 66 sp.)	1	LS	87,500.00	87,500.00		Gen,Bond, Grant		+	0.008
2	Trails : Sidewalks					\$498,200.00		5		
2.1	6 ft. (throughout park)	5,100	LF	36.00	183,600.00		Bond, Grant		+	0.008
2.2	Low water crossing Bull Branch	1	LS	20,000.00	20,000.00		General, Bond		+	0.008
2.2	6 ft. along MLK Blvd.	1,100	LF	36.00	39,600.00		Bond, Grant		+	0.008
2.2	MLK Blvd. Pedestrian Bridge (170 ft. parallel to roadway, 8 ft. wide)	1	LS	255,000.00	255,000.00		General, Bond		+	0.008
3	Shade for Playground/Splash Pad					\$150,000.00		4		
3.1	Fabric Shade Sail Structures Allowance	1	LS	150,000.00	150,000.00		General,Bond		+	0.008
4	Inclusive Playground					\$600,000.00		3		
4.1	New Playground Equipment (includes surfacing, grading, drainage and landscape improvements)	1	LS	600,000.00	600,000.00		Gen,Bond,Grant		no change	
5	Art Plaza: Pavilion					\$100,000.00		2		
6.1	New Pavilion at Inclusive Playground (1,000 sf.)	1	LS	100,000.00	100,000.00		Gen, Bond, Grant		+	0.127
6	Seatwall: Drainage Improvements					\$30,000.00		2		
7.1	Seatwalls (includes grading and drainage improvements)	200	LF	150.00	30,000.00		Gen,Bond, Grant		+	0.008
7	Juneteenth Pavilion					\$15,000.00		2		
7.1	New Pavilion (15 ft. x 15 ft., slab, structure)	1	LS	15,000.00	15,000.00		Gen,Bond,Grant		+	0.127
8	Relocated Horseshoe: Washer Pits					\$15,000.00		7		
8.1	Relocation of all elements	1	LS	1,000.00	1,000.00		General		no change	
8.2	New concrete ribbon curb border (315 lf.), DG surface (5,500 sf)	1	LF	14,000.00	14,000.00		Gen,Bond, Grant		+	0.008
9	Multi-purpose Court (Tennis, Pickle Ball, Futsal)					\$320,000.00		3		
9.1	Court slab, surfacing	18,200	SF	15.00	273,000.00		Bond, Grant		+	0.008
9.2	Perimeter Fence (8ft. Vinyl coat)	540	LF	50.00	27,000.00		Bond, Grant		+	0.008
9.3	Equipment Allowance (Tennis/Pickle Ball posts & nets, futsal goals)	1	LS	20,000.00	20,000.00		General		+	0.008
10	Restroom (In Progress)									
11	Basketball Court Lights (In Progress)									
12	Dickey Givens Community Center (In Progress)									
13	Park Entry Sign					\$7,500.00		8		
14.1	Sign	1	LS	3,500.00	3,500.00		General		+	0.008
14.2	Landscape/Irrigation Allowance	1	LS	4,000.00	4,000.00		General		+	0.025
14	Landscape Improvements					\$75,000.00		4		
14.1	Miscellaneous landscape beds around Playground and Splashpad , Irrigation Allowance	1	LS	75,000.00	75,000.00		General, Bond		+	0.025
15	Youth Soccer Field / Multipurpose Field					\$25,000.00		3		
15	Soccer Fields (includes scarify soil/overseed, 4 goals, no topsoil or irrigation)	1	LS	25,000.00	25,000.00		General, Bond		+	0.025
MA	Micellanouse Amentities					\$50,500.00				
16	Shaded Benches	10	EA	3,000.00	30,000.00			6	+	0.008
16.1	Benches	10	EA	900.00	9,000.00		General,Bond	6	+	0.008
17	Trash Receptacles	10	EA	500.00	5,000.00		General,Bond	6	+	0.008
18	Park Wayfinding / Signage	6	EA	750.00	4,500.00		General,Bond	8	+	0.008
19	Trail Distance Markers	8	EA	250.00	2,000.00		General,Bond	8	+	0.008
LS	Lighting/Security					\$274,000.00				
1.1	New Pedestrian Light (16 ft. pole, LED)- within Park	15	EA	5,000.00	75,000.00		Gen, Bond, Grant	1	+	0.008
1.2	New Pedestrian Light (16 ft. pole, LED) - from Park along Bull Branch to 3rd Street	6	EA	5,000.00	30,000.00		General, Bond	1	+	0.008
2	New Parking Light (25 ft. pole, LED)	1	EA	7,000.00	7,000.00		General, Bond	1	+	0.008
3	New Multi-Purpose Court Light (25 ft.pole, LED)	4	EA	9,000.00	36,000.00		Gen, Bond, Grant	3	+	0.008
4	New Park Sign Lighting (LED)	2	EA	1,000.00	2,000.00		General	8	+	0.008
A	Existing Pedestrian Light - NO UPGRADE	0	EA	0.00	0.00			1	no change	
B	Existing Parking / Roadway / Area Light Upgrade (25 ft. pole, LED)	1	EA	7,000.00	7,000.00		General, Bond	1	-	-0.008
C	Parking/Street Lighting - NO UPGRADE	0	EA	0.00	0.00			1	no change	
D	Parking Light Relocation - NO UPGRADE	0	EA	0.00	0.00			1	no change	
E	Existing Restroom Lighting (Exterior Wall LED)	4	EA	500.00	2,000.00		General, Bond	1	-	-0.008
F	Existing Pavilion Canopy Lighting - NO UPGRADE	0	EA	0.00	0.00			1	no change	
G	Existing Basketball Court Lighting - (In Progress)	0	LS	0.00	0.00			1	+	0.008
H	Existing Ballfield Lighting - (In Progress)	0	LS	0.00	0.00			1	+	0.008
	Secondary Site Electric Branch Circuits/Equipment Allowance	1	LS	65,000.00	65,000.00			1	+	0.008
	Camera/Surveillance Allowance (Throughout Park)	1	LS	50,000.00	50,000.00		General, Bond	1	+	0.017
	OTHER PROJECT COSTS					\$984,700.00				
	*Construction Contingency - 25%			25%	615,400.00				FTE's	0.575
	Estimated Soft Costs - 12% (Professional Design Services, Design Survey, Geotechnical)			12%	369,300.00					
TOTAL ALL PROJECTS (INCLUDES CONTINGENCY & SOFT COSTS)						\$3,446,000.00				
IN-HOUSE PROJECTS (INCLUDES *25% CONTINGENCY, SOFT COSTS NOT INCLUDED)						\$208,750.00				

NOTE: In-lieu of Plan Key Item No. 04 - Inclusive Playground, Budget \$2 Million for pool replacement.

Disclaimers:

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2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of construction (i.e.- unknown subsurface conditions, etc.) based on 2020 pricing.

3) Off-site utility extensions to site not included.

4) \*25% Construction Contingency to cover unknown site development costs due to masterplan level of detail (unclassified demo, e/s controls,unclassified earthwork, general conditions of the contract, etc. unless otherwise noted)



**Appendix B**

**MEMORIAL FIELD STADIUM - FIELD HOUSE ASSESSMENT**





37182

## **Murphy Park Memorial Field Stadium - Field House Architectural Assessment**

Friday, May 8, 2020

Summary Report by: Halff Associates (Landscape Architects)  
Mode Design Company (Subconsultant Architect)

Assisted by City of Taylor Parks & Recreation Department

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### **Purpose:**

The Field House and Memorial Stadium were recently adopted by the City of Taylor from Taylor ISD for use as a public park facility in conjunction with the adjacent Murphy Park. An architectural assessment of the existing Field House was conducted to determine if the building could be occupied in its current condition and how to best re-purposed into a Parks and Recreation Office space with flexible community event space.

### **Assessment:**

A site assessment of the Field House was conducted by City Parks staff, Halff Associates and Mode Design Company. The assessment involved a visual interior and exterior observation and measurements of the existing structure, fixtures and utilities. An existing conditions floor plan was generated, and facility program developed on how to efficiently re-purpose and maximize the interior space of the building. Several options were presented to City staff resulting in a two phased approach to re-purpose and renovate the building for public use.

### **Assessment Results:**

- 1) **Current Condition Occupancy (Not Recommended):** Based on the current condition and not being occupied for many years, we do not recommend occupying the building. The City would need to verify the following items before considering occupancy of the building.
  - Verify existing mechanical systems and existing systems are capable of providing an environment that is not less than 68 degrees F at a point 3 ft above finish floor on the design heating day, and recommend cooling to max 75 degrees F / 50% RH in summer. If not possible, which is highly likely, increase insulation via spray foam and update or replace existing HVAC systems.
  - Ensure spaces are provided with natural light/windows of at least 8% of the floor area or artificial light at least 10 fc at 30" above finished floor. May need to add more lighting, and recommend upgrading all of the lights to LED.
  - Ensure existing plumbing in place is fully functional and operational for users.





(continued)

- Acquire asbestos survey to ensure no asbestos containing materials are contained in the space.
- Verify all doors, windows and respective locks are functional and adequate to provide safe environment, pest control and proper ingress and egress.
- Inspect building by pest control company to eliminate any current issues.
- Have a registered accessibility specialist or building official verify the building complies with current accessibility requirements (Texas Accessibility Standards). The current building does not have accessible parking or an accessible route that may be required prior to occupancy.

**2) Renovation – Phase 1 (Recommended):** Based on the current condition and potential investment to make the building occupiable in its current condition, we recommend the first phase of renovation occur to the field house. This investment will adequately and safely accommodate the building for public use and provide immediate return on investment with usable and rentable community space. Attached is the recommended first phase plan that will accommodate office space, accessible restroom facilities and two large flexible community rooms. Also included is a budget Opinion of Probable Construction Costs (OPCC) for Phase 1 improvements (\$85,000).

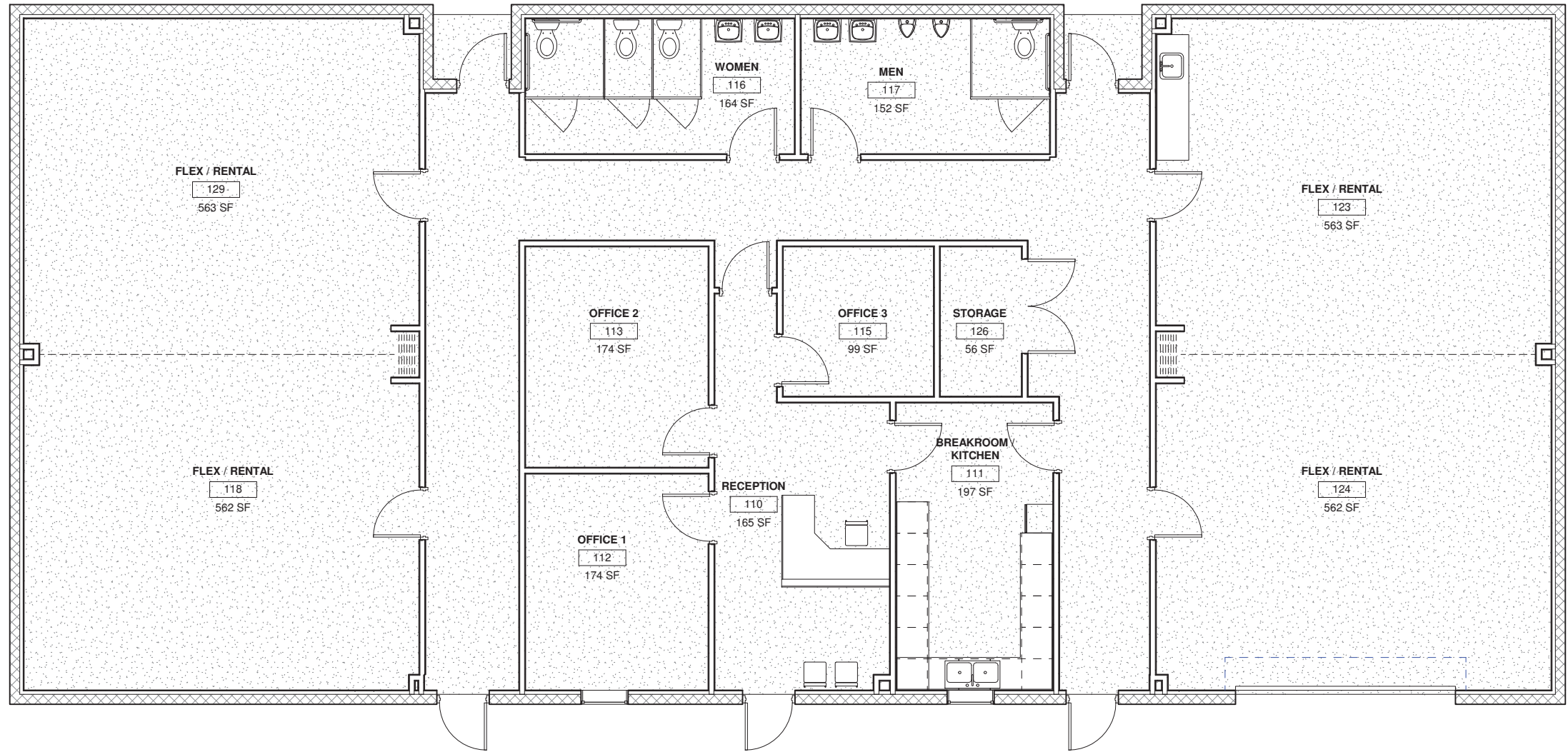
Note: The OPCC does not include the following:

- Exterior site/civil construction and associated design soft costs that may be necessary for accessibility compliance.
- Phase 1 Architectural and Engineering Fees. The A/E estimated fees for: Schematic Design, Construction Documents, Bidding & Permitting, Construction Observation and MEP Engineering including reimbursable expenses for TAS/TDLR Fees and Asbestos Survey is estimated at approximately \$22,000.

**3) Renovation – Phase 2:** This investment will convert the west flexible community room into an additional conference room and office space. Also included is a budget Opinion of Probable Construction Costs (OPCC) for Phase 2 improvements (\$38,000).

**End of Assessment**







**Taylor PARD Field Offices - PHASE 1**

Opinion of Probable Construction Costs

3/9/2020

Building Square Footage (enclosed)	4413
Total Cost/SF (with Site)	\$19.02
Total Cost/SF (Building Only)	\$19.02

	QTY	UNIT	UNIT COST	ITEM TOTAL
Division 2 - Sitework	1	LS	\$0.00	\$0.00
Division 3 - Concrete	1	SF	\$0.00	\$0.00
Division 4 - Masonry	1	SF	\$0.00	\$0.00
Division 5 - Metals				
Structural Steel	1	SF	\$0.00	\$0.00
Misc. Stair and Railings	1	LS	\$0.00	\$0.00
Misc. Metal Fabrications	1	LS	\$0.00	\$0.00
Division 6 - Rough Carpentry				
Rough Framing	1895	SF	\$10.00	\$18,950.00
Millwork	1	LS	\$6,000.00	\$6,000.00
Division 7 - Thermal & Moisture Protection				
Roofing	1	SF	\$0.00	\$0.00
Building Insulation / Flashing / Joint Sealant	1	SF	\$0.00	\$0.00
Division 8 - Openings				
Interior Doors and Frames	11	EA	\$1,200.00	\$13,200.00
Exterior Storefront	1	SF	\$0.00	\$0.00
Overhead Door - 14' X 8'	1	EA	\$3,500.00	\$3,500.00
Folding Partition	2	EA	\$5,000.00	\$10,000.00
Division 9 - Finishes				
Concrete patch and reseal	4413	SF	\$1.00	\$4,413.00
Painting	1	LS	\$5,000.00	\$5,000.00
Acoustic Ceilings	1	LS	\$3,500.00	\$3,500.00
Division 10 - Specialties				
Toilet Accessories	1	LS	\$1,250.00	\$1,250.00
Fire Extinguisher Cabinets	1	LS	\$750.00	\$750.00
Knox Box	1	LS	\$750.00	\$750.00
Division 12 - Furnishings				
By Owner			excluded	\$0.00
Division 21 - Fire Protection				
Not Required			excluded	\$0.00
Division 22 - Plumbing				
Plumbing - Repair allowance	1	LS	\$5,500.00	\$5,500.00



Division 23 - HVAC

Mechanical Equipment - Repair allowance	1	LS	\$2,500.00	\$2,500.00
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Division 26 - Electrical

Electrical - Repair allowance	1	LS	\$1,000.00	\$1,000.00
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Division 27 - Communications

By Owner			excluded	\$0.00
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Division 28 - Security

By Owner			excluded	\$0.00
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Subtotal				\$76,313.00
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Misc

Overhead & Profit	5%	Percent	\$76,313.00	\$3,815.65
Contingency	5%	Percent	\$76,313.00	\$3,815.65
Permitting	1	LS	\$0.00	\$0.00

TOTAL \$83,944.30

1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

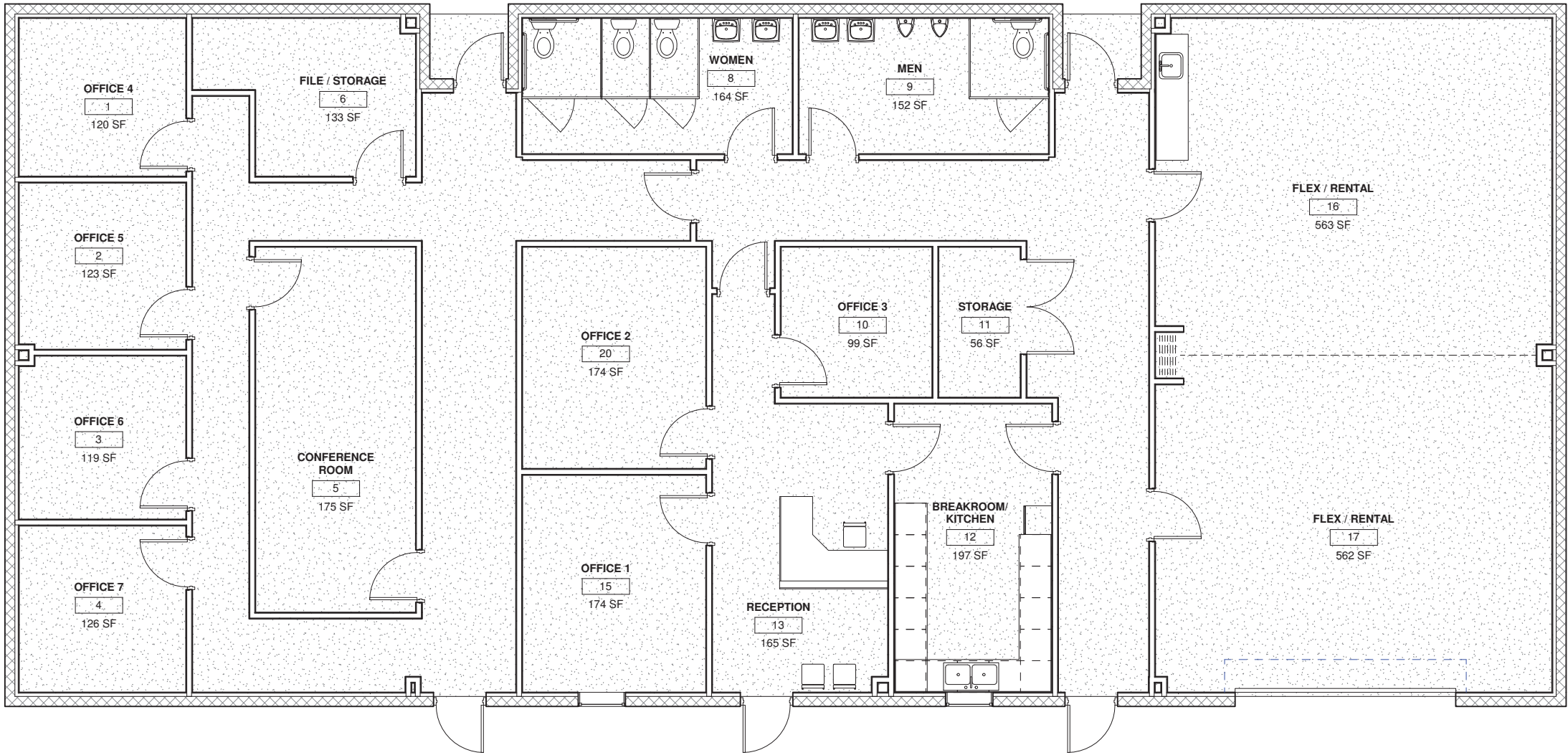
2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.-unknown subsurface conditions, etc.)

3) Professional Design Service fees are not included with this OPCC (i.e.- landscape architectural, civil, architectural, structural, MEP, etc.-design, permitting, bidding and construction observation services)

4) Site and utility improvements/adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to site are not included in this OPCC.

5) Projection of future construction costs should include a 10% annual increase at a minimum.







**Taylor PARD Field Offices - PHASE 2**

Opinion of Probable Construction Costs

3/9/2020

Building Square Footage (enclosed)	4413
Total Cost/SF (with Site)	\$8.52
Total Cost/SF (Building Only)	\$8.52

	QTY	UNIT	UNIT COST	ITEM TOTAL
Division 2 - Sitework	1	LS	\$0.00	\$0.00
Division 3 - Concrete	1	SF	\$0.00	\$0.00
Division 4 - Masonry	1	SF	\$0.00	\$0.00
Division 5 - Metals				
Structural Steel	1	SF	\$0.00	\$0.00
Misc. Stair and Railings	1	LS	\$0.00	\$0.00
Misc. Metal Fabrications	1	LS	\$0.00	\$0.00
Division 6 - Rough Carpentry				
Rough Framing	1179	SF	\$10.00	\$11,790.00
Millwork	1	LS	\$1.00	\$1.00
Division 7 - Thermal & Moisture Protection				
Roofing	1	SF	\$0.00	\$0.00
Building Insulation / Flashing / Joint Sealant	1	SF	\$0.00	\$0.00
Division 8 - Openings				
Interior Doors and Frames	7	EA	\$1,200.00	\$8,400.00
Exterior Storefront	0	SF	\$0.00	\$0.00
Overhead Door - 14' X 8'	0	EA	\$0.00	\$0.00
Folding Partition	0	EA	\$0.00	\$0.00
Division 9 - Finishes				
Concrete patch and reseal	0	SF	\$0.00	\$0.00
Painting	1	LS	\$2,500.00	\$2,500.00
Acoustic Ceilings	1	LS	\$3,500.00	\$3,500.00
Division 10 - Specialties				
Toilet Accessories	0	LS	\$0.00	\$0.00
Fire Extinguisher Cabinets	0	LS	\$0.00	\$0.00
Knox Box	0	LS	\$0.00	\$0.00
Division 12 - Furnishings				
By Owner			excluded	\$0.00
Division 21 - Fire Protection				
Not Required			excluded	\$0.00
Division 22 - Plumbing				
Plumbing - Repair allowance	0	LS	\$0.00	\$0.00



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Division 23 - HVAC

Mechanical Equipment	1	LS	\$5,500.00	\$5,500.00
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Division 26 - Electrical

Electrical	1	LS	\$2,500.00	\$2,500.00
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Division 27 - Communications

By Owner			excluded	\$0.00
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Division 28 - Security

By Owner			excluded	\$0.00
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Subtotal				\$34,191.00
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Misc

Overhead & Profit	5%	Percent	\$34,191.00	\$1,709.55
Contingency	5%	Percent	\$34,191.00	\$1,709.55
Permitting	1	LS	\$0.00	\$0.00

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			TOTAL	\$37,610.10
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1) All Opinion of Probable Construction Costs(OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of constuction (i.e.- unknown subsurface conditions, etc.)

3) Professional Design Service fees are not included with this OPCC (i.e.- landscape architectural, civil, architectural, structural, MEP, etc.-design, permitting, bidding and construction observation services)

4) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to site are not included in this OPCC.

5) Projection of future construction costs should include a 10% annual increase at a minimum.



**Appendix C**

**PUBLIC OPEN HOUSE PRESENTATION BOARDS**



# WELCOME

## BULL BRANCH & MURPHY PARK MASTER PLANS



# 1. PURPOSE

Thank you for attending this open house public meeting for

## BULL BRANCH & MURPHY PARK

Your feedback is very important to help City officials and staff on how to best improve the City's park system, recreational facilities, and programming.

The intent of tonight's meeting is to provide an overview of the current park conditions and for **YOU** to provide additional feedback on issues, future needs and ideas.

This is an open house format. There is no formal presentation. Please provide your feedback as you walk around to each station number. City staff and the consultant team will be available to answer any questions.

**YOUR** time and participation are important to us!



# 2.

## WHERE DO YOU LIVE?

Please place a sticky dot where you live. If location is not on map place dot at the edge.



BULL BRANCH & MURPHY  
PARK MASTER PLANS

*Taylor*  
Texas  
TAYLOR MADE TEXAS

 HALFF



# 3. EXISTING PARK

- Pavilion
- Restroom
- Playground
- Fishing Pier
- Baseball Fields
- Trails



1



2



3



BULL BRANCH PARK  
MASTER PLAN

*Taylor  
Texas*  
TAYLOR MADE TEXAS

HALFF



# 4. ISSUES | CONCERNS

Please place THREE (3) sticky dots on the major issues | concerns you have.

## LEVEL OF CURRENT MAINTENANCE

SATISFIED

DISSATISFIED

PLACE DOT HERE

## PARK LIGHTING



PLACE DOTS HERE

## PARKING



PLACE DOTS HERE

## ANIMAL CONTROL



PLACE DOTS HERE

## WAYFINDING



PLACE DOTS HERE

## SAFETY | SECURITY



PLACE DOTS HERE

OTHER ISSUES | CONCERNS  
PLACE A STICKY NOTE





# 5. NEEDS | FACILITIES

Please place TWO (2) sticky dots on your preference for future park needs or facilities.

PAVILION REPLACEMENT



PLACE DOTS HERE

PIER IMPROVEMENTS



PLACE DOTS HERE

SHADE



PLACE DOTS HERE

SEATING



PLACE DOTS HERE

TRAIL IMPROVEMENTS



PLACE DOTS HERE

RESTROOM IMPROVEMENTS



PLACE DOTS HERE

OTHER NEEDS | FACILITIES  
PLACE A STICKY NOTE





# 6. IDEAS | PROGRAMS

Please place TWO (2) sticky dots on your preference for future park ideas and programs.

## PUBLIC ART



PLACE DOTS HERE

## RECREATIONAL PROGRAMS



PLACE DOTS HERE

## COMMUNITY EVENTS



PLACE DOTS HERE

## SOCIAL GAMES



PLACE DOTS HERE

## ENVIRONMENTAL EDUCATION



PLACE DOTS HERE

## SEASONAL WALKWAY OF LIGHTS



PLACE DOTS HERE

OTHER IDEAS | PROGRAMS  
PLACE A STICKY NOTE





# 3. EXISTING PARK

- Pools
- Tennis|Pickleball
- Football Stadium
- Track
- Basketball
- Baseball

- Playground
- Pavilion
- Event Area
- Trails
- BBQ Pits
- Picnic Areas



MURPHY PARK  
MASTER PLAN

*Taylor*  
Texas  
TAYLOR MADE TEXAS

HALFF



# 4. ISSUES | CONCERNS

Please place THREE (3) sticky dots on the major issues | concerns you have.

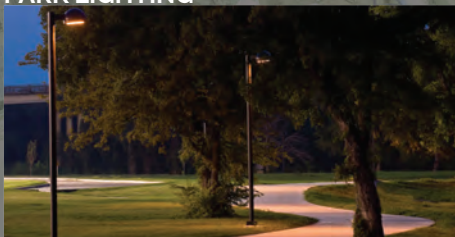
## LEVEL OF CURRENT MAINTENANCE

SATISFIED

DISSATISFIED

PLACE DOT HERE

## PARK LIGHTING



PLACE DOTS HERE

## WATER QUALITY



PLACE DOTS HERE

## ANIMAL CONTROL



PLACE DOTS HERE

## WAYFINDING



PLACE DOTS HERE

## SAFETY | SECURITY



PLACE DOTS HERE

OTHER ISSUES | CONCERNS  
PLACE A STICKY NOTE



MURPHY PARK  
MASTER PLAN

*Taylor  
Texas*  
TAYLOR MADE TEXAS

HALFF



# 5. NEEDS | FACILITIES

Please place TWO (2) sticky dots on your preference for future park needs or facilities.

## PAVILION IMPROVEMENTS | FENCING



PLACE DOTS HERE

## STADIUM REUSE FOR FIELD SPORTS



PLACE DOTS HERE

## SHADE



PLACE DOTS HERE

## COURT SPORT IMPROVEMENTS



PLACE DOTS HERE

## WATER ACTIVITIES



PLACE DOTS HERE

## TRAILS (LOOP)



PLACE DOTS HERE

OTHER NEEDS | FACILITIES  
PLACE A STICKY NOTE



MURPHY PARK  
MASTER PLAN

Taylor  
Texas  
TAYLOR MADE TEXAS

HALFF



# 6. IDEAS | PROGRAMS

Please place TWO (2) sticky dots on your preference for future park ideas and programs.

## PUBLIC ART



PLACE DOTS HERE

## RECREATIONAL PROGRAMS



PLACE DOTS HERE

## COMMUNITY EVENTS



PLACE DOTS HERE

## SOCIAL GAMES



PLACE DOTS HERE

## ENVIRONMENTAL EDUCATION



PLACE DOTS HERE

## SEASONAL WALKWAY OF LIGHTS



PLACE DOTS HERE

OTHER IDEAS | PROGRAMS  
PLACE A STICKY NOTE



MURPHY PARK  
MASTER PLAN

Taylor  
Texas  
TAYLOR MADE TEXAS

HALFF



# THANK YOU

**NEXT PUBLIC OPEN HOUSE FOR BULL BRANCH & MURPHY PARK - SPRING 2020**

**PRELIMINARY PARK CONCEPT PLANS WILL BE PRESENTED INCORPORATING  
COMMUNITY INPUT AND VISION FOR THE PARKS**

**FOR UPDATES CHECK THE CITY OF TAYLOR WEBSITE  
OR CALL THE COMMUNICATIONS OFFICE AT 512-352-5448**



**BULL BRANCH & MURPHY  
PARK MASTER PLANS**





# WELCOME

## FANNIE ROBINSON PARK MASTER PLAN





# 1. PURPOSE

Thank you for attending this open house public meeting for

## FANNIE ROBINSON PARK

Your feedback is very important to help City officials and staff on how to best improve the City's park system, recreational facilities, and programming.

The intent of tonight's meeting is to provide an overview of the current park conditions and for **YOU** to provide additional feedback on issues, future needs and ideas.

This is an open house format. There is no formal presentation. Please provide your feedback as you walk around to each station number. City staff and the consultant team will be available to answer any questions.

**YOUR** time and participation are important to us!



# 2. WHERE DO YOU LIVE?

Please place a sticky dot where you live. If location is not on map place dot at the edge.



FANNIE ROBINSON  
PARK MASTER PLAN





# 3. EXISTING PARK



- Softball Field
- Basketball Court
- Volleyball Court
- Playground
- Splash-pad
- Pavilion
- Pool
- Memorial
- Trails





# 4. ISSUES | CONCERNS

Please place THREE (3) sticky dots on the major issues | concerns you have.

## LEVEL OF CURRENT MAINTENANCE

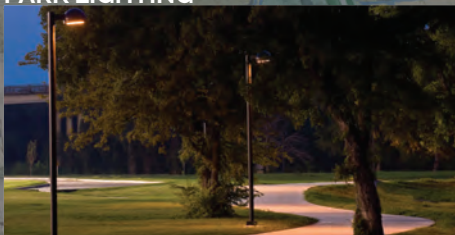
SATISFIED

DISSATISFIED

PLACE DOT HERE

FRANK

## PARK LIGHTING



PLACE DOTS HERE

## PARKING



PLACE DOTS HERE

## CONFLICTING USES



PLACE DOTS HERE

## WAYFINDING



PLACE DOTS HERE

## SAFETY | SECURITY



PLACE DOTS HERE

OTHER ISSUES | CONCERNS  
PLACE A STICKY NOTE





# 5. NEEDS | FACILITIES

Please place TWO (2) sticky dots on your preference for future park needs or facilities.

OTHER NEEDS | FACILITIES  
PLACE A STICKY NOTE

FIELD LIGHTING



PLACE DOTS HERE

ACTIVE FIELD SPORTS



PLACE DOTS HERE

SHADE



PLACE DOTS HERE

TENNIS | PICKLEBALL



PLACE DOTS HERE

DOG PARK



PLACE DOTS HERE

TRAILS (LOOP)



PLACE DOTS HERE





# 6. IDEAS | PROGRAMS

Please place TWO (2) sticky dots on your preference for future park ideas and programs.

OTHER IDEAS | PROGRAMS  
PLACE A STICKY NOTE

## PUBLIC ART



PLACE DOTS HERE

## RECREATIONAL PROGRAMS



PLACE DOTS HERE

## COMMUNITY EVENTS



PLACE DOTS HERE

## SOCIAL GAMES



PLACE DOTS HERE

## ENVIRONMENTAL EDUCATION



PLACE DOTS HERE

## COMMUNITY GARDENING



PLACE DOTS HERE





# THANK YOU

**NEXT PUBLIC OPEN HOUSE FOR FANNIE ROBINSON PARK - SPRING 2020**

**A PRELIMINARY PARK CONCEPT PLAN WILL BE PRESENTED INCORPORATING  
COMMUNITY INPUT AND VISION FOR THE PARK**

**FOR UPDATES CHECK THE CITY OF TAYLOR WEBSITE  
OR CALL THE COMMUNICATIONS OFFICE AT 512-352-5448**



**FANNIE ROBINSON  
PARK MASTER PLAN**





**Appendix D**

**VIRTUAL PRESENTATION | SURVEY**



## Taylor Parks Master Plan

Thank you for your interest in the Taylor Parks Master Plan. Your feedback is very important to help City officials and staff on how to best improve the City's park system, recreational facilities and programming. Bull Branch Park and Trail, Murphy Park and Fannie Robinson Park are the specific parks included in this presentation material and survey.

The purpose of this presentation is to:

- Summarize stakeholder and public input received for each park.
- Recommend improvements for each park based on public input.
- Present Preliminary Master Plans for each park.
- Provide a survey for additional stakeholder and public input.

### Directions

Please view each presentation page.

- A summary of stakeholder and public input and recommended improvements will be provided for each park. This will be followed by preliminary master plan graphics.
- At the end of each park presentation will be a survey and opportunity to provide additional comments.
- Four (4) park plans and surveys are included in this presentation. Please provide a survey response for all.

YOUR time and participation are important to us!

**The final day to turn in the survey and comments is Monday, September 14, 2020. You can return the survey to either of the following locations:**

**TAYLOR PARKS & RECREATION  
1424 N. Main.**

**TAYLOR PUBLIC LIBRARY  
(BOOK DROP)  
801 Vance Street**



# Taylor Parks Master Plan

## WELCOME

Welcome to the virtual presentation and survey for the Taylor Parks Master Plan.





# Taylor Parks Master Plan

## Virtual Public Input

### VIRTUAL PUBLIC INPUT

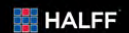
Thank you for attending this virtual presentation and survey for the Taylor Parks Master Plan. Your feedback is very important to help City officials and staff on how to best improve the City's park system, recreational facilities and programming. Bull Branch Park and Trail, Murphy Park and Fannie Robinson Park are the specific parks included in this project.

The purpose of this virtual presentation is to:

- Summarize stakeholder and public input received for each park.
- Recommend improvements for each park based on public input.
- Present Preliminary Master Plans for each park.
- Provide a survey for additional stakeholder and public input.



TAYLOR PARKS  
MASTER PLAN





# Taylor Parks Master Plan

## Timeline To Date





# Taylor Parks Master Plan

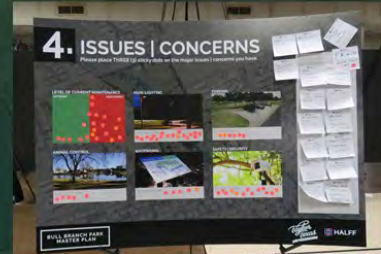
## Public Input Summary

### PUBLIC INPUT SUMMARY



#### GENERAL HIGHLIGHTS

- Over 50 participants attended public input meetings January 15<sup>th</sup> (Bull Branch & Murphy Parks) and 16<sup>th</sup> (Fannie Robinson Park).
- Participants expressed their gratitude for the opportunity to provide input and ideas.
- Many participants felt the input process was well organized and easy to navigate.
- Excellent feedback received on issues, future needs and ideas.



TAYLOR PARKS  
MASTER PLAN





# Taylor Parks Master Plan

## DIRECTIONS

- Please view each presentation page and click “**NEXT**” to move to the next page. If you would like to go back to the previous page click “**PREV**”.
- A summary of stakeholder and public input and recommended improvements will be provided for each park. This will be followed by preliminary master plan graphics.
- At the end of each park presentation will be a survey and opportunity to provide additional comments.
- Four (4) park plans and surveys are included in this presentation. Please provide a survey response for all.

**YOUR** time and participation are important to us!



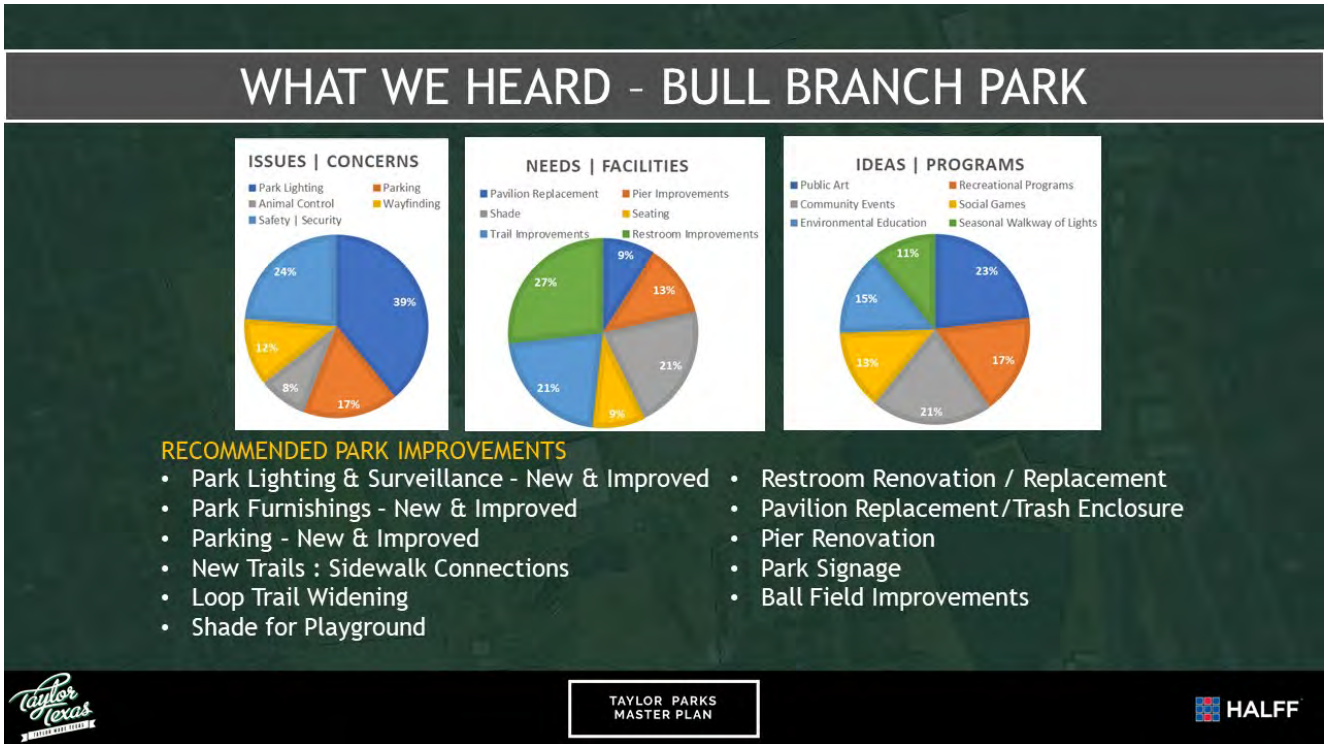
TAYLOR PARKS  
MASTER PLAN





# Taylor Parks Master Plan

## What We Heard - Bull Branch Park





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





## Taylor Parks Master Plan

### Bull Branch Park Survey

1. Did you attend a public open house meeting in January 2020? (Check all that apply)

- ☐ Bull Branch and Murphy Park (January 15, 2020)
- ☐ Fannie Robinson Park (January 16, 2020)
- ☐ Other stakeholder meetings (December 10, 2019 – January 15, 2020)
- ☐ None of the above

2. Based on the public input received, do you agree or disagree with the recommended improvements?

- ☐ Agree
- ☐ Disagree

3. If you put "Disagree" on the previous question, what are the specific items that you disagree with?

4. Does the Preliminary Master Plan meet your expectations?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree



5. If you answered "Neutral" or "Disagree" on the previous question, what was the plan missing?

6. Which proposed improvements are most important to you? (Select two)

- ☐ Lighting and Security
- ☐ Replace/upgrade site furnishings
- ☐ New/improved shade (shade structures, trees)
- ☐ Renovate/Replace existing structures (pavilions, restrooms, trail surfaces, etc.)
- ☐ New/improved parking
- ☐ New trails and connectivity in/to the park
- ☐ Signage/Wayfinding in/to the park
- ☐ New recreational facilities (sport courts, play fields, pool, etc.)

7. If the park received all proposed improvements would you use the park \_\_\_\_\_?

- ☐ More
- ☐ About the same
- ☐ Less

8. Additional Comments




# Taylor Parks Master Plan

## What We Heard - Bull Branch Trail

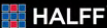
WHAT WE HEARD - BULL BRANCH TRAIL

RECOMMENDED | TRAIL ELEMENTS

- Park Lighting & Surveillance - New & Improved
- Park Furnishings - New & Improved
- Replace North Asphalt Trail with Concrete



TAYLOR PARKS  
MASTER PLAN





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





## Taylor Parks Master Plan

### Bull Branch Trail Survey

9. Did you attend a public open house meeting in January 2020? (Check all that apply)

- ☐ Bull Branch and Murphy Park (January 15, 2020)
- ☐ Fannie Robinson Park (January 16, 2020)
- ☐ Other stakeholder meetings (December 10, 2019 – January 15, 2020)
- ☐ None of the above

10. Based on the public input received, do you agree or disagree with the recommended improvements?

- ☐ Agree
- ☐ Disagree

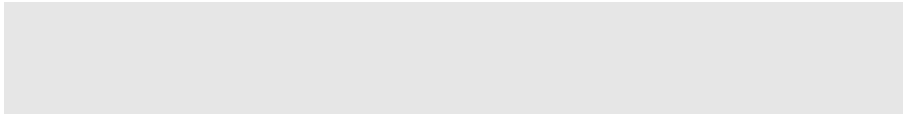
11. If you put "Disagree" on the previous question, what are the specific items that you disagree with?

12. Does the Preliminary Master Plan meet your expectations?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree



13. If you answered "Neutral" or "Disagree" on the previous question, what was the plan missing?



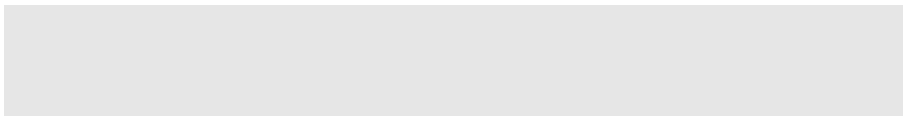
14. Which proposed improvements are most important to you? (Select two)

- ☐ Lighting and Security
- ☐ Replace/upgrade site furnishings
- ☐ New/improved shade (shade structures, trees)
- ☐ Renovate/Replace existing structures (pavilions, restrooms, trail surfaces, etc.)
- ☐ New/improved parking
- ☐ New trails and connectivity in/to the park
- ☐ Signage/Wayfinding in/to the park
- ☐ New recreational facilities (sport courts, play fields, pool, etc.)

15. If the park received all proposed improvements would you use the park \_\_\_\_\_?

- ☐ More
- ☐ About the same
- ☐ Less

16. Additional Comments

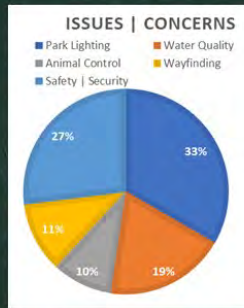




# Taylor Parks Master Plan

## What We Heard - Murphy Park

### WHAT WE HEARD - MURPHY PARK

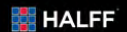


#### RECOMMENDED PARK IMPROVEMENTS

- Park Lighting & Surveillance - New & Improved
- Park Furnishings - New & Improved
- Parking - New & Improved
- New Trail : Sidewalk Connections
- Shade for Playground
- Pavilion Improvements - Paint/Lighting/Fencing
- Court Resurfacing
- Multi-purpose Court
- Park Signage/Wayfinding
- Stadium Track Resurfacing
- Ball Field Improvements



TAYLOR PARKS  
MASTER PLAN





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





## Taylor Parks Master Plan

### Murphy Park Survey

17. Did you attend a public open house meeting in January 2020? (Check all that apply)

- ☐ Bull Branch and Murphy Park (January 15, 2020)
- ☐ Fannie Robinson Park (January 16, 2020)
- ☐ Other stakeholder meetings (December 10, 2019 – January 15, 2020)
- ☐ None of the above

18. Based on the public input received, do you agree or disagree with the recommended improvements?

- ☐ Agree
- ☐ Disagree

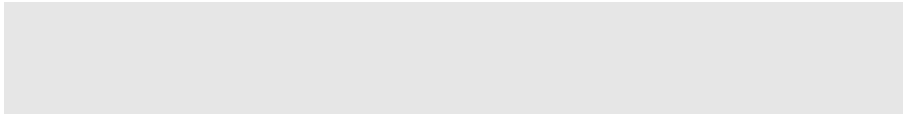
19. If you put "Disagree" on the previous question, what are the specific items that you disagree with?

20. Does the Preliminary Master Plan meet your expectations?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree



21. If you answered "Neutral" or "Disagree" on the previous question, what was the plan missing?



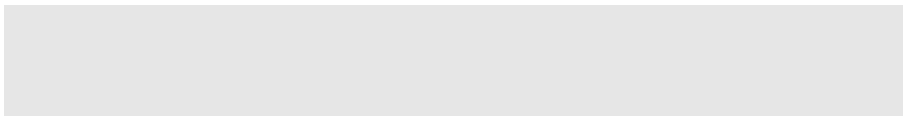
22. Which proposed improvements are most important to you? (Select two)

- ☐ Lighting and Security
- ☐ Replace/upgrade site furnishings
- ☐ New/improved shade (shade structures, trees)
- ☐ Renovate/Replace existing structures (pavilions, restrooms, trail surfaces, etc.)
- ☐ New/improved parking
- ☐ New trails and connectivity in/to the park
- ☐ Signage/Wayfinding in/to the park
- ☐ New recreational facilities (sport courts, play fields, pool, etc.)

23. If the park received all proposed improvements would you use the park \_\_\_\_\_?

- ☐ More
- ☐ About the same
- ☐ Less

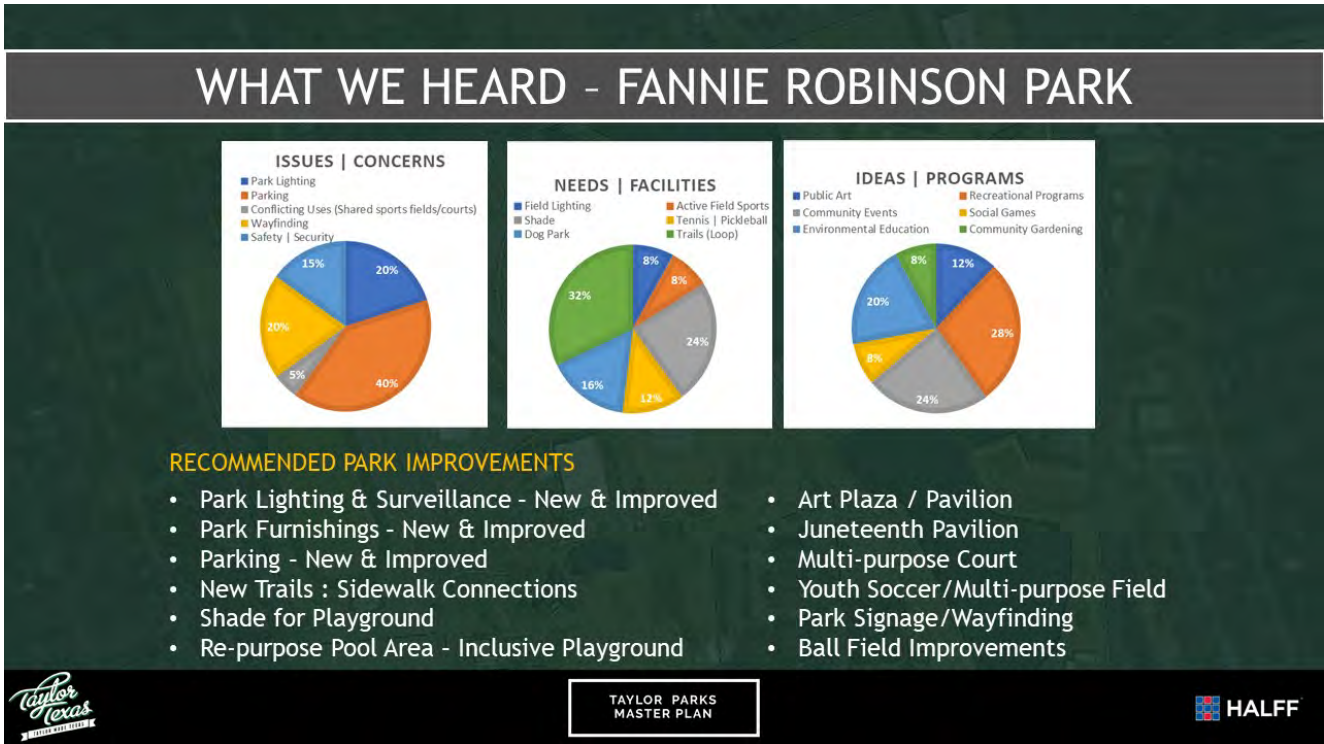
24. Additional Comments





# Taylor Parks Master Plan

## What We Heard - Fannie Robinson Park





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





# Taylor Parks Master Plan

Please use the following link to download full versions of the park plans > [Master Plan Images](#)





## Taylor Parks Master Plan

### Fannie Robinson Park Survey

25. Did you attend a public open house meeting in January 2020? (Check all that apply)

- ☐ Bull Branch and Murphy Park (January 15, 2020)
- ☐ Fannie Robinson Park (January 16, 2020)
- ☐ Other stakeholder meetings (December 10, 2019 – January 15, 2020)
- ☐ None of the above

26. Based on the public input received, do you agree or disagree with the recommended improvements?

- ☐ Agree
- ☐ Disagree

27. If you put "Disagree" on the previous question, what are the specific items that you disagree with?

28. Does the Preliminary Master Plan meet your expectations?

- ☐ Agree
- ☐ Neutral
- ☐ Disagree



29. If you answered "Neutral" or "Disagree" on the previous question, what was the plan missing?

30. Which proposed improvements are most important to you? (Select two)

- ☐ Lighting and Security
- ☐ Replace/upgrade site furnishings
- ☐ New/improved shade (shade structures, trees)
- ☐ Renovate/Replace existing structures (pavilions, restrooms, trail surfaces, etc.)
- ☐ New/improved parking
- ☐ New trails and connectivity in/to the park
- ☐ Signage/Wayfinding in/to the park
- ☐ New recreational facilities (sport courts, play fields, pool, etc.)

31. If the park received all proposed improvements would you use the park \_\_\_\_\_?

- ☐ More
- ☐ About the same
- ☐ Less

32. Additional Comments


# Taylor Parks Master Plan

## Parks Maintenance

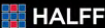
### PARKS MAINTENANCE QUESTIONS

The following survey questions are for the entire park and trail system within the City of Taylor. These questions will assist with parks operation and maintenance.

**YOUR** time and participation are important to us!



TAYLOR PARKS  
MASTER PLAN





## Taylor Parks Master Plan

### Parks Maintenance Survey

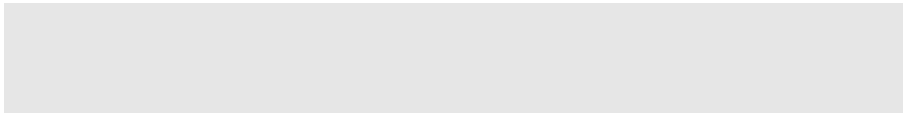
33. How important is the overall maintenance of these parks to you?

- ☐ Verry Important
- ☐ Important
- ☐ Not Important

34. The current levels of maintenance for these City of Taylor Community Parks that are being master planned meets my expectations.

- ☐ Agree
- ☐ Neutral
- ☐ Disagree

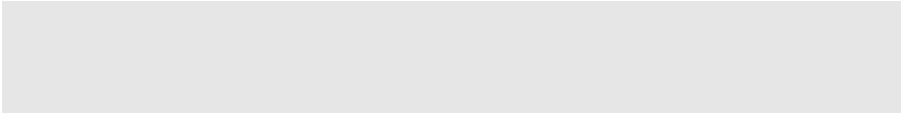
35. What specific maintenance practices meet and/or not meet your expectations?



36. With regards to mowing, which of the following statements best meets your expectations?

- ☐ Parks should be completely mown on a regular basis. Tall grass is unsightly and full of pests.
- ☐ Parks should be natural. Tall grass and wildflowers provide habitat and take less resources to maintain.
- ☐ Parks should have the appropriate levels of maintenance applied to different areas. Native grasses and wildflowers are acceptable in some areas but others need to be mown on a regular basis.

### 37. Additional comments





# Taylor Parks Master Plan

## Next Steps

### NEXT STEPS

Refine Park Master Plans based on stakeholder and public input survey.

Virtual Public Presentation : Refined Park Master Plans  
DATE / FORMAT TO BE DETERMINED

Present Refined Park Master Plans to Parks Board and City Council for Adoption  
DATE / FORMAT TO BE DETERMINED



TAYLOR PARKS  
MASTER PLAN



# Taylor Parks Master Plan

End of Presentation and Survey







HALFF

Project No. 37182