

Current Planning Process for the Centrally Located Indoor Aquatics Center

- (October 10, 2017) Presented information from the 2013 Masterplan Update to the Board of commissioners that detailed the need for a Centrally located pool in Jackson County
- (December 12, 2017) Don presented pool architects recommendations Three statements of qualifications were received (McMillian/Pazden/Smith, ClarkNexsen and Cope. We recommended ClarkNexsen.
- March 12, 2019 presented the 2013 masterplan update survey questions to the commissioners during a work session.
- (April 9, 2019) presented an indoor pool specific survey to the commissioners (approved survey) Created survey and distributed by email to all recreation center members and facebook post.
- (July 9, 2019) presented indoor pool survey results to the commissioners. 1,709 responses, 93% supported the indoor pool.
- (July 16, 2019) Don presented to commissioners Aquatics Addition and renovations proposal for programming and pre-design services from ClarkNexsen
- (August 29, 2019) Kick off meeting with ClarkNexsen/Councilman-Hunsaker to discuss key stake holders for the project. Identified:
 - Recreation staff
 - Swim team
 - Senior center
 - High School AD
 - Person trainers
 - RAB representative
 - Safe Kids Rep
 - Parent with different age children
 - Physical Therapy rep.
 - Handicapped individual
- (September 13, 2019) formed Friends of the indoor Pool Committee to discuss what is needed in the indoor pool.

- (September 2019-March 2020) Meet several times with both Friends of the indoor pool, ClarkNexsen and Councilman-Huksaker to brainstormed ideas and programming for the indoor pool.
- (December 10, 2019) Chad Roberson presented to commissioners an indoor pool update.
- (February 27, 2020) Presented to the commissioners the Indoor pool referendum.
- (March 10, 2020) Presented to commissioners Indoor Pool Referendum Process, Timeline & Costs
- (April 7, 2020) Heather Baker presented Bond Referendum Resolution to the commissioners.
- (July 10, 2020) Don presented bond orders for adoption.
- (September 15, 2020) I presented bond referendum questions to the board
- November 7, 2020) Don presented Indoor Pool timeline estimate
- (January 12, 2021) Don presented bond resolution results and architect contract
- (January 19, 2021) Certified and approved bond referendum results.
- (September 14, 2021) Chad Roberson presented to the commissioners an indoor pool update
- (January 4, 2022) Chad Roberson presented to the commissioners updated cost estimates



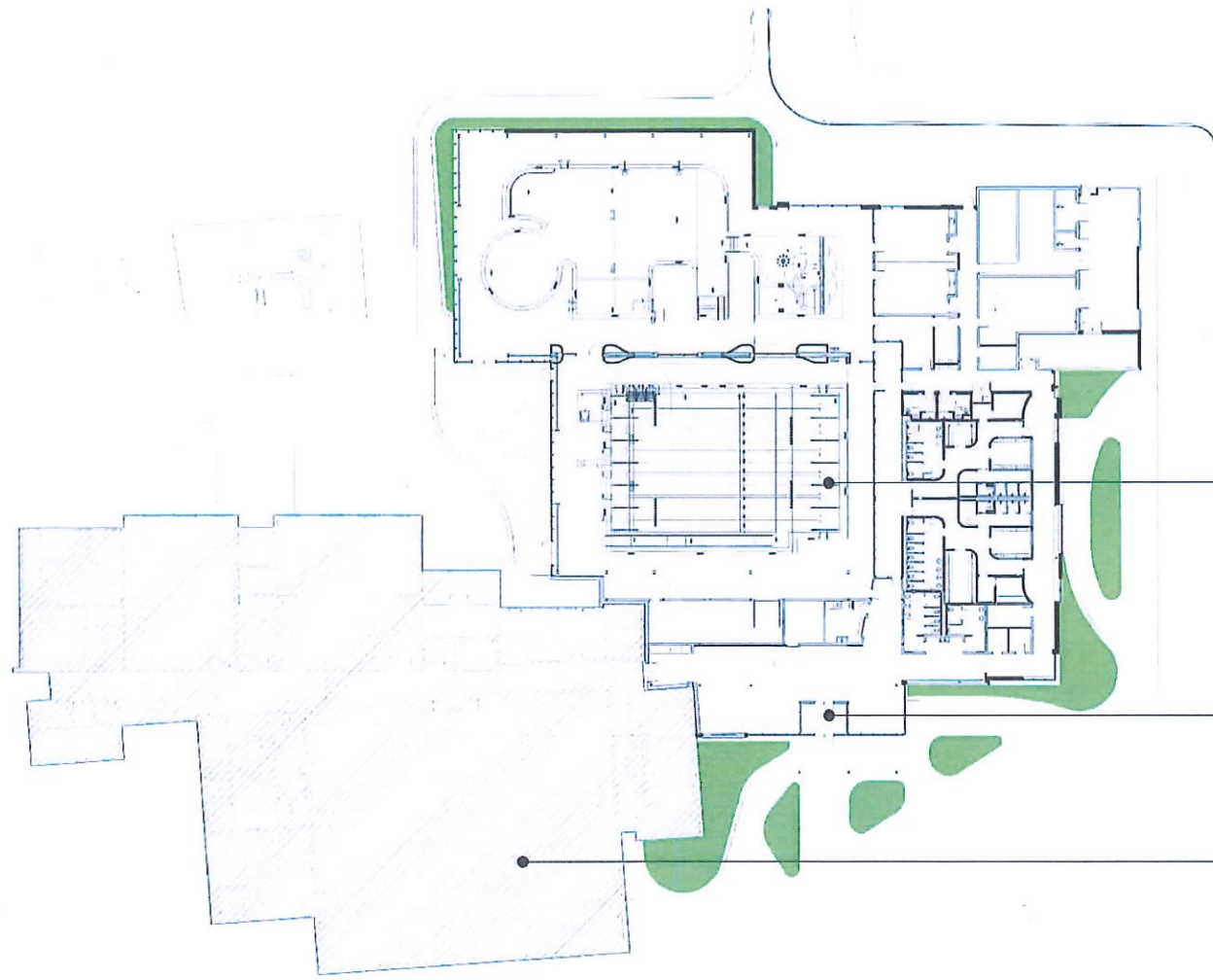
- ADDITIONAL PARKING
- EXISTING REC CENTER
- AQUATICS ADDITION
- NEW ENTRANCE
- DROP OFF LANE
- MAIN PARKING LOT

SITE PLAN



CLARKNEXSEN





AQUATICS ADDITION

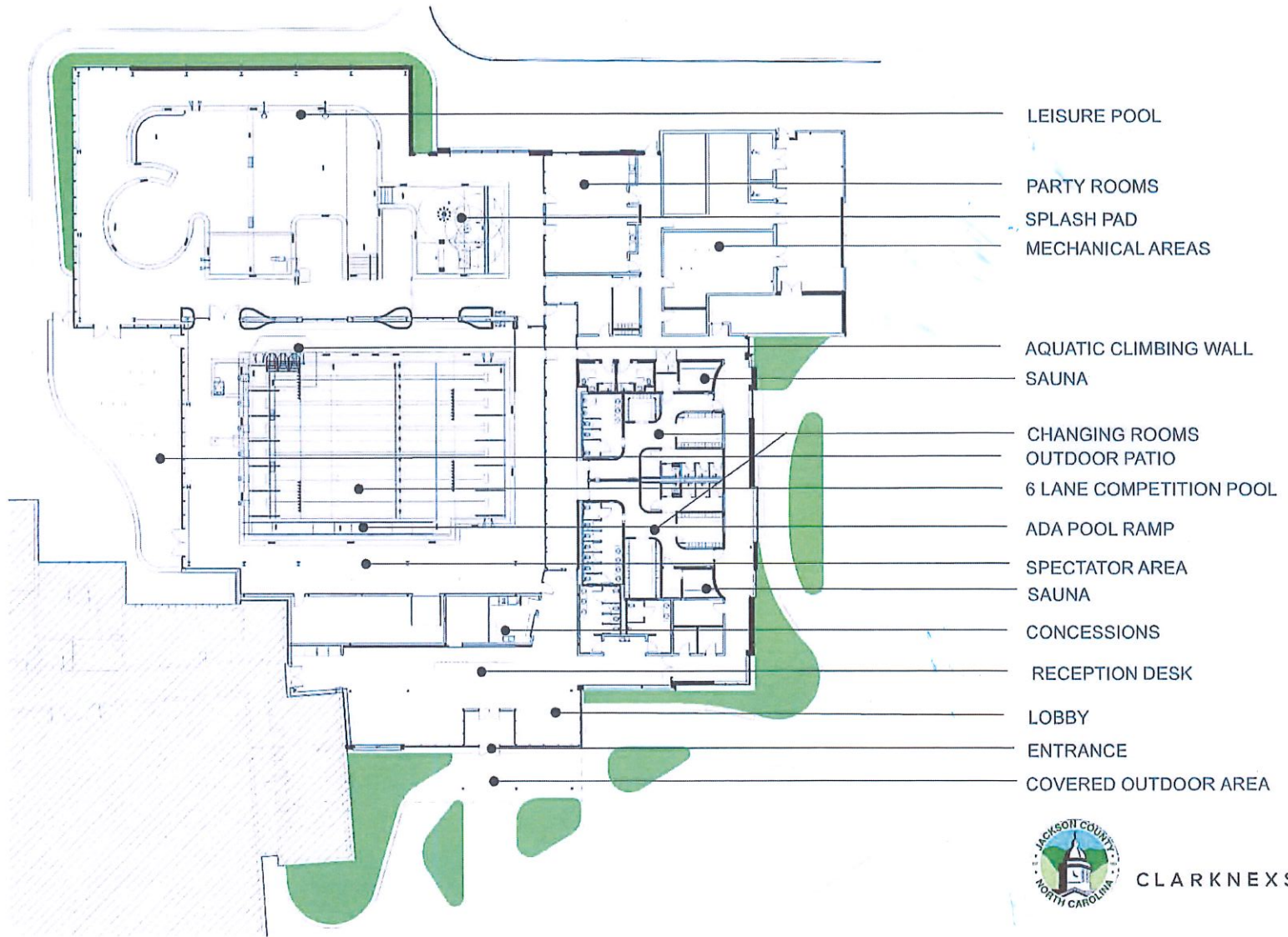
NEW ENTRANCE

EXISTING RECREATION CENTER

FLOOR PLAN



CLARKNEXSEN 



FLOOR PLAN



CLARKNEXSEN





MAIN ENTRY



PLAYING FIELD SIDE OF THE FACILITY



EVENT	SWIMMER	TIME	SPLIT	HEAT
1	1. JIM, GORR	34.73		177052
2	2. JIM, GORR	34.68		177473
3	3. JIM, GORR	32.17		177117
4	4. JIM, GORR	32.50		177052
5	5. JIM, GORR	32.52		177410
6	6. JIM, GORR	31.23		177150

COMPETITION POOL



LEISURE POOL

Recreation Needs

This project is one of two projects that are left in the 2013 Master Plan Update that have not been completed. This area of Jackson County is an area that is in much need of a small community park. The closest public park that is maintained by Jackson County is 10.7 miles away and as one resident responded in the survey "It would be nice to have recreation in this area for our kids as most are too far away to use regularly. The master plan update mimicked this sentiment and detailed the need for a small community park for the northern end (Whittier/Qualla) of Jackson County. This Community Park will serve not only northern Jackson county residents but also the Eastern band of Cherokee Indians residents of the Qualla Boundary. This park will be located approximately 3 miles south of the Cherokee Reservation boundary

The master plan update held several open houses and performed a public survey. The public survey identified the great need for recreation in Whittier/Qualla with 70% of respondents unsatisfied with the existing outdoor facilities, stating they travel to another municipality to use public spaces. Three out of every four respondents desired that a new facility be a large multi-use park.

Public Process

In addition to the open houses, a public survey was conducted. Below demonstrates a summary of the results:

Top 3 Desired Activities



Residents desired walking, running, and biking trails. Trails for exercise and to be able to explore



Residents desired a playground closer to them for their kids to play and have a park for the whole family.



Shaded picnic areas were highly desired as an additional amenity for passive recreation



Program Description

The main purpose of the park is to provide outdoor, multi-use recreation opportunities to the residents of Whittier/Qualla. The design of the park looks to the results of the survey and focuses design on providing a variety of opportunities for play, a variety of trails, and a picnic shelter, among other opportunities for respite and recreational.

Trails. The Master Plan proposes three trail typologies for a variety of users and uses. Close to the heart of the park is the accessible loop which is paved and maintains shallow grades. This wide path provides a comfortable user experience for users traveling at various speeds. A larger paved loop provides additional distance for runners and bikers and a natural surface trail network provides a more intimate experience as users can explore a multi-tiered picnic experience, places of respite, and a pollinator meadow.

Play. Continuing with the vision of a multi-user experience, the park plan offers natural play features in addition to a more structured playground. A structured playground is proposed in the upper portions of the park with a tot lot, while in the lower portion, the plan takes advantage of existing structures to provide less structured play with a culvert slide and natural play features.

Shelter. The park will also serve as a place to gather. A large shelter will open up to the magnificent 180-degree views. In addition several benches and picnic tables were strategically placed throughout the park in locations of shade and opportunities for views.

Other Amenities. In addition to serving the basic needs the community desires, the park will showcase some of its other beautiful features. While Beck Branch flows at the lower portions of the site, A creek access point will allow users to dip their toes. In addition the park plan offers a pollinator meadow taking advantage of the openness of the existing property.

Physical Needs

The property. This project will provide 10.50 acres for a community park located in the Whittier/Qualla community. Access will be gained off of Sunset Farms Road.

Utilities and Right-of-Ways (ROW). The existing 10.5-acre site has a utility corridor with associated ROW for a high voltage power line corridor (Duke Energy) just outside of the northern boundary, and an electrical distribution line (Duke Energy) running through the lower portion of the parcel near the creek.

Physical Needs: Physical needs will include the following:

- Paved Parking
- Picnic shelter
- Restrooms
- Structured playground
- Natural play
- ADA trail loop
- Additional paved trails
- Natural surface trails
- Picnic areas
- Pollinator meadow

Other Improvements. Water lines will be needed to provide water for restrooms. The park will be planted with native trees and shrubs and the parking is designed to minimize connected impervious surface to reduce runoff velocities and increase opportunities for stormwater treatment.

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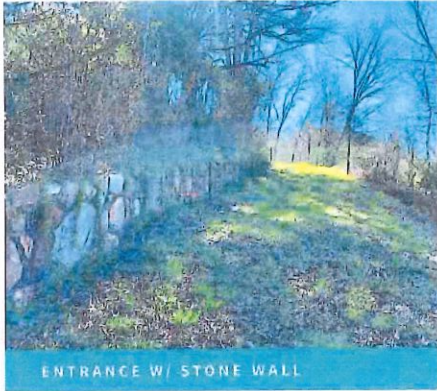
Concept A was chosen as the Master plan, as it beautifully reflected the vision of a park serving a diversity of users and user experiences. Upon driving into the park, the road turns into a one-way loop with parking split between a more solace and passive area and a more active area. Visually, this design assists in the cascading effect of the park with activities and moments occurring on levels following the natural contours of the land. This infrastructure layout serves many functions from stormwater runoff mitigation and habitat creation to use separation and comfortable circulation.



7 Whittier Park | MASTER PLAN



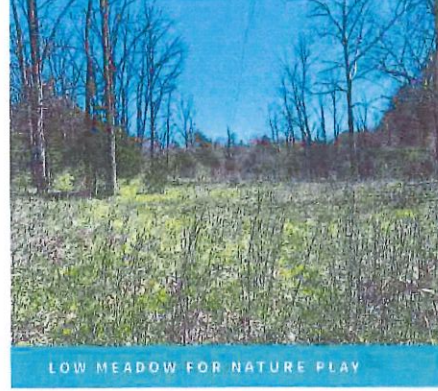
SITE IMAGERY / EXISTING CONDITIONS



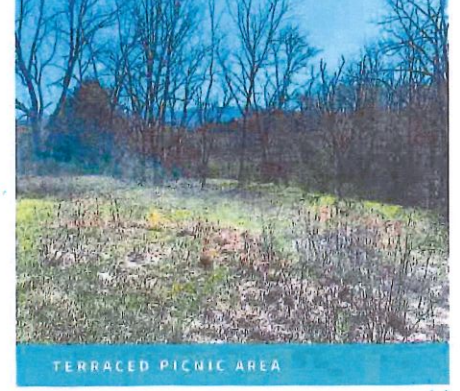
ENTRANCE W/ STONE WALL



STREAM ACCESS



LOW MEADOW FOR NATURE PLAY



TERRACED PICNIC AREA



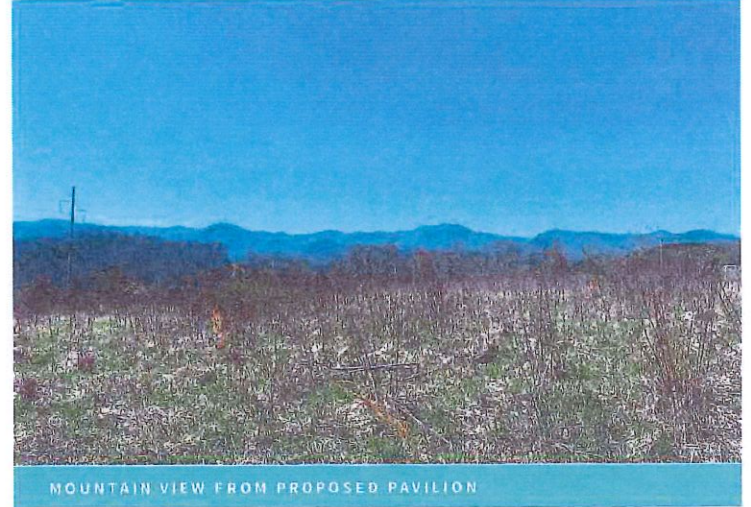
WELL HOUSE



WELL



CANNING CELLAR



MOUNTAIN VIEW FROM PROPOSED PAVILION

3 Whittier Park | MASTER PLAN



COST ESTIMATE

WHITTIER PARK - QUANTITIES & COSTS CONCEPTUAL DESIGN

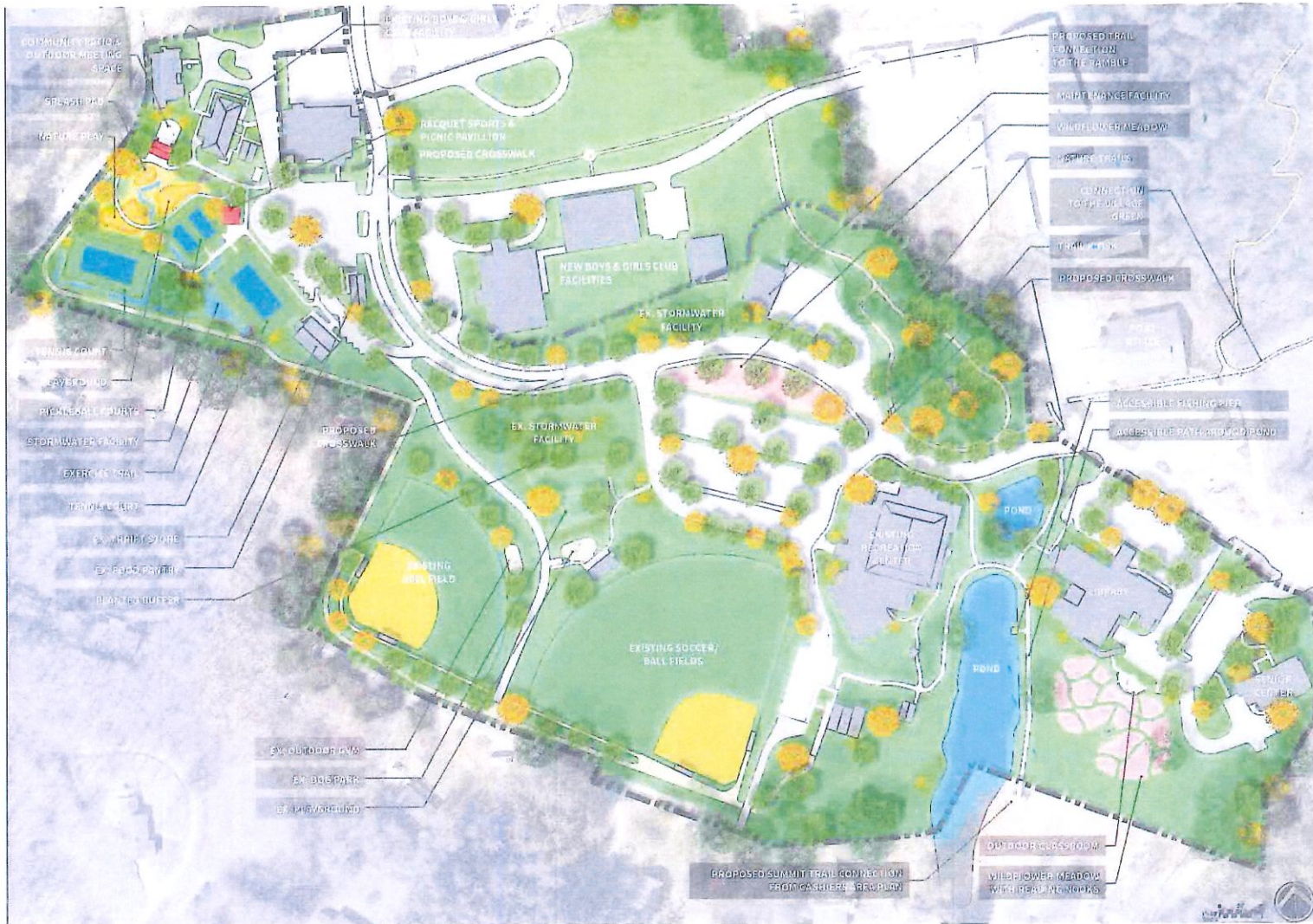


ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	MOBILIZATION	1	LS	\$20,000	\$20,000
2	CLEARING & GRUBBING (TOTAL DISTURBANCE: 4.0 AC)	1	LS	\$12,000	\$12,000
3	DEMO AND HAUL OFF (STRUCTURES AND DEBRIS)	1	LS	\$30,000	\$30,000
4	EARTHWORK/ROUGH GRADING	1,200	CY	\$29	\$34,300
5	FINE GRADING	7,000	SY	\$20	\$140,000
6	SOIL TESTING	5	DAY	\$500	\$2,500
7	TREE PROTECTION FENCE	700	LF	\$2	\$1,400
	EROSION CONTROL				
8	INLET PROTECTION	2	EA	\$150	\$300
9	OUTLET PROTECTION	2	EA	\$200	\$400
10	DITCH/OUTLET PROTECTION	4	EA	\$200	\$800
11	CONSTRUCTION ENTRANCE (MUDMAT)	1	SF	\$4,500	\$4,500
12	CONCRETE WASHOUT	1	EA	\$1,500	\$1,500
13	REINFORCED SILT FENCE	900	LF	\$4	\$3,600
14	REINFORCED SWALE (INCLUDES EROSION CONTROL MATTING, 3' WIDTH)	350	LF	\$6	\$2,100
15	EROSION CONTROL MATTING (100% BIODEGRADABLE, NORTH AMERICAN GREEN)	600	SF	\$1	\$600
16	ROCK CHECK DAMS	4	EA	\$300	\$1,200
17	TEMPORARY SEEDING (INCLUDES STRAW)	2.50	AC	\$5,500	\$13,750
					\$169,970
ITEM	PAVING & CIRCULATION	QUANTITY	UNIT		
18	PEDESTRIAN ASPHALT SURFACE (INCLUDES 8" DEPTH CABC (3/4" MAX AGGREGATE SIZE WITH FINES) AND 2" ASPHALT)	965	SY	\$60	\$57,900
19	VEHICULAR ASPHALT SURFACE (INCLUDES 8" DEPTH CABC (3/4" MAX AGGREGATE SIZE WITH FINES) AND 4" ASPHALT)	3,360	SY	\$80	\$268,800
20	CONCRETE CURB (6")	405	LF	\$35	\$14,175
21	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABC	775	SF	\$99	\$77,825
22	PRECAST CONCRETE WHEEL STOPS	30	EA	\$75	\$2,250
23	PAINTING & STRIPING (PARKING SPACES, ARROW STRIPING, STOP BARS)	1	LS	\$5,000	\$5,000
	NATURAL SURFACE TRAIL	925	LF	\$6	\$5,550
	PLAY SURFACE	4150	SF	\$27	\$112,050
	12" DEPTH PEA GRAVEL UNDER PLAY SURFACE	460	SY	\$15	\$6,900
24	ALTERNATE DRIVEWAY (Additional earthwork, asphalt, and stormwater cost if the Alternative is selected)	1	LS	\$75,000	\$75,000
					\$611,350
ITEM	SITE ELEMENTS	QUANTITY	UNIT		
25	BIKE RACK	1	LS	\$1,000	\$1,000
26	BOULDER (LANDSCAPE)	10	TON	\$95	\$950
	pavilion picnic tables	6	ea	\$1,800	\$10,800
27	PICNIC TABLES	7	EA	\$1,800	\$12,600
	GRILLS	2	EA	\$1,800	\$3,600
	PLAY BENCHES	3	EA	\$3,000	\$9,000
28	BENCHES	4	EA	\$3,000	\$12,000
	NATURAL PLAY	1	LS	\$12,500	\$12,500
29	PLAYGROUND	1	LS	\$90,000	\$90,000
	TRAFFIC SIGNAGE (INSTALLED PER SPEC, INTERPRETATION & WAYFINDING)				
30	ENTRANCE SIGN	1	LS	\$500	\$5,000
31	PLAYGROUND SIGN	2	LS	\$1,400	\$2,800
32	EXIT (K-2900)	1	EA	\$300	\$300
33	ADA PARKING SIGN (K-1449)	2	EA	\$1,400	\$2,800
34	DIRECTIONAL SIGNAGE	3	EA	\$200	\$600
35	INTERPRETIVE SIGNAGE (GENERAL)	1	LS	\$2,000	\$2,000
	ACCESSIBILITY ELEMENTS				
36	DETECTABLE WARNING PLATE (2' WIDTH)	18	LF	\$80	\$1,420
37	ACCESSIBLE RAMPS	2	EA	\$5,000	\$10,000
					\$176,770
ITEM	STRUCTURES	QUANTITY	UNIT		
38	PAVILION (PRE-FABRICATED)	1	LS	\$97,000	\$107,690
39	RESTROOM (BUILT-IN-HOUSE)	1	LS	\$130,000	\$130,000
					\$237,690
ITEM	UTILITY SERVICES	QUANTITY	UNIT		
40	WATER CONNECTION	1	LS	\$8,000	\$8,000
41	SEPTIC CONNECTION	1	LS	\$8,000	\$8,000
42	ELECTRICAL	1	LS	\$16,000	\$16,000
					\$32,000
ITEM	PLANTING	QUANTITY	UNIT		
43	SITE PLANTING (S311 CONSERVATION MIX / GRASS SEED MIX (ERNHX-114), 1 GALL ON PERENNIALS, 3 & 5 GALLON SHRUBS)	4.75	AC	\$19,000	\$90,250
44	SWALES (MC MOUNTAINS RIPARIAN BUFFER MIX (ERNHX-204))	0.25	AC	\$3,000	\$750

45	TREES	30	EA	\$950	\$28,500
46	MULCH (SHREDDED HARDWOOD)	35	CY	\$35	\$1,225
					\$117,725
ITEM	STORMWATER & DRAINAGE	QUANTITY	UNIT		
47	VEGETATED SWALE WITH ROCK CHECKS/DROPS	400	LF	\$60	\$24,000
48	UNDERDRAINS AND POP-UP EMITTERS	1	LS	\$15,000	\$15,000
49	POCKET SCMs, INCLUDES SOIL MIX AND PREPARATION (3,565 SF)	1	LS	\$30,000	\$30,000
					\$69,000
	Sub Total				\$1,412,405
ITEM	ADDITIONAL SOIL TESTING	QUANTITY	UNIT		
50	SOIL TESTING AND MONITORING- If needed	5	DAY	\$500	\$2,500
ITEM	DESIGN	QUANTITY	UNIT		
51	DESIGN, SURVEY, PERMITTING FEES, CONSTRUCTION OBSERVATION	1	LS	\$95,500	\$95,500
					\$98,000
	Sub Total				\$1,510,405
	30% Contingency				\$453,122
	Conceptual Design Cost Estimate				\$1,963,527

DISCLAIMER: EQUINOX IS FURNISHING THIS COST ESTIMATE AS REQUESTED BY THE CLIENT. PLEASE NOTE THAT ESTIMATED COSTS ARE SUBJECT TO CHANGE BASED ON DESIGN, FIELD CONDITIONS, LOCAL OR REGIONAL DIFFERENCES, DEVELOPMENT OF PLANS, CHANGES TO THE PLANS, AND/OR CHANGES IN UNIT COSTS. COST ESTIMATES ARE PROVIDED FOR USE IN BUDGETING, BUT IN NO WAY SHOULD THIS ESTIMATE BE CONSTRUED AS A FINAL COST FOR THE PROJECT. FINAL COSTS ARE CONTINGENT ON ACTUAL BIDS FROM CONTRACTORS. EQUINOX WILL NOT BE HELD RESPONSIBLE FOR DIFFERENCES BETWEEN THIS COST ESTIMATE AND BID COSTS.





RENDERED MASTER PLAN



Cashiers-Glenville Recreation Center

Probable Cost Estimate for Master Plan 2021

Cost estimates are preliminary and subject to change

	Units	Quantity	Cost Per Unit	Costs
Mobilization				
Mobilization (includes mobilization for all work)	LS	1.0	2% of Construction Cost	\$33,004
			SUB-TOTAL	\$33,004
Site Preparation				
Clearing and Grubbing	AC	2.5	\$8,000.00	\$20,000
Earthwork (Rough Grading)	AC	2.5	\$27,000.00	\$67,500
Removal and Demolition of Pool House and Pool	LS	1.0	\$60,000.00	\$60,000
Storm Drainage/SCMs	LS	1.0	\$30,000.00	\$30,000
Erosion Control	AC	2.5	\$23,000.00	\$57,500
			SUB-TOTAL	\$235,000
Hard Surface and Trails				
Concrete Pathways (4')	SY	2707.0	\$80.00	\$216,560
Community Space Patio (Pavers)	SF	996.0	\$10.00	\$9,960
Outdoor Classroom Patio (Pavers)	SF	1185.0	\$10.00	\$11,850
Natural Surface Trail	LF	4055.0	\$8.00	\$32,440
			SUB-TOTAL	\$270,810
Structures				
Racquet Sports Pavilion (20 X 20) Prefabricated	EA	1.0	\$52,200.00	\$52,200
Community Pavilion (20 X 30) Prefabricated	EA	1.0	\$52,200.00	\$52,200
			SUB-TOTAL	\$104,400
Traffic Control				
High Visibility Crosswalk	EA	3.0	\$2,300.00	\$6,900
			SUB-TOTAL	\$6,900
General Site Amenities				
Nature Playground	LS	1.0	\$64,000.00	\$64,000
Playground (Prefabricated)	LS	1.0	\$75,000.00	\$75,000
Wayfinding signage (on site, off site not included)	LS	1.0	\$5,000.00	\$5,000
Kiosk	LS	1.0	\$12,000.00	\$12,000
Tennis Court	LS	1.0	\$115,000.00	\$115,000
Pickle Ball Court	LS	2.0	\$115,000.00	\$230,000
Exercise Equipment	LS	1.0	\$14,446.00	\$14,446
Picnic Tables	EA	8.0	\$1,200.00	\$9,600
Trash & Recycle Receptacles	EA	6.0	\$2,100.00	\$12,600
General Plantings	AC	0.5	\$70,000.00	\$35,000
Meadow	AC	0.3	\$25,000.00	\$7,500
Benches	EA	6.0	\$1,200.00	\$7,200
SPLASH PAD				
Equipment, Mechanical System, Engineering/Construction Drawings (Includes 2 Arch Jets, 1 Bubbler, 1 Stone Boulder, 1 Stone Pillar, 1 Tot Mushroom Dome)	LS	1	\$140,361.00	\$140,361
FOB	LS	1	\$21,800.00	\$21,800
Installation	LS	1	\$250,000.00	\$250,000
Canopy/Shade Sail	EA	1	\$19,158	\$19,158
Benches	EA	3	\$860.00	\$2,580
Fencing	LF	240	\$60.00	\$14,400
Gate	EA	1	\$360.00	\$360
			SUB-TOTAL	\$1,033,112
Units:	Sub-Total Cost			\$1,683,226
EA= each	5% Contingency (maximum allowable for PARTF)			\$84,161
LS= lump sum	Design/Engineering/Permitting (maximum allowable for PARTF)			\$200,000
LF= linear foot	Total Cost			\$1,967,388
TN= ton				
SY= square yard				



Notes on the Preliminary Cost Estimate (Master Plan)

All cost estimates are based on the best available data at the time of creation. Such data includes similar park bids and construction estimates from contractors. Use of cost estimates for funding or other uses should be updated after August 2022.

This is a 30% level cost estimate only provided as part of the Master Planning effort. The cost estimate should be updated and refined as part of the development of any Construction Documents. A contingency of 20-30% is recommended but since this cost estimate was prepared in guidance with PARTF requirements a 5% contingency was used. A budget of \$2,188,000 would be suggested.



**WEBSTER PARK - PICNIC SHELTER AND PLAYGROUND
CONCEPT PLAN**

JACKSON COUNTY
 PARKS AND RECREATION
 NOVEMBER 2022