

# **City of Lebanon Parks Master Plan**

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## **Capital Improvements Program**

**Report Prepared For:  
City of Lebanon**

**Prepared by:  
Community Planning Workshop**

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# Introduction

Lebanon is growing. As the population expands, new residents will create additional demand for parks and recreation facilities. The Lebanon Parks Master Plan is intended to guide development of the municipal parks system for the 20-year period between 2006 and 2026.

This 2006 Parks Master Plan is an update to the 1993 Parks Master Plan. A parks master plan is a long-term vision and plan of action for a community's park system. Currently, Lebanon has 20 parks facilities—15 developed and five undeveloped. The Parks Master Plan identifies strategies and techniques for operation and development of parks, land acquisition, and funding. Through the plan, the City of Lebanon intends to continue improving the level and quality of its parks to meet the needs of current and future residents.

This document, the Parks Capital Improvement Program, identifies specific projects and activities that implement the Parks Master Plan.

## Parks Capital Improvements Program (CIP)

Capital Improvement Programs (CIP) are often used as internal planning tools to identify proposed development projects and estimated costs for park development. The purpose of the CIP is to provide specific details for proposed improvements at the park level. Implementing these park projects will help the City of Lebanon fulfill its park system goals and objectives for the next twenty years. The CIP assists in the decision-making process and helps guide the City towards increased operational efficiencies. The CIP provides a strategy to enhance the City's ability to provide safe, healthy, and attractive recreation facilities and open space resources for its residents.

The 2006-2016 CIP reflects the input from three sources: (1) residents of Lebanon, gained through the community workshop, the youth workshop, and the household survey; (2) an inventory of existing parks and facilities, as well as discussions with public works staff; and (3) the Parks Committee/Tree Board, who provided feedback and refinement during two work sessions.

The CIP projects list are an extension of the recommended park improvements for existing facilities discussed in Chapter 3 and the park facility plan recommendations discussed in this chapter. The CIP provides a description of each project, estimated costs, and timeline for completion. The CIP focuses on improvement of parks based on meeting existing standards, developing facilities of high importance to residents, and improving connectivity within the City and park system.

### Systemwide Priorities

The following criteria are recommended for prioritizing projects in the capital improvement plan.

#### High priority

- Recreation facilities upgrade and maintenance projects should have the highest priority, since they will have an immediate impact.

- Trail development should be a high priority considering the lack of facilities and the high interest in trail related activities.
- Wherever possible, the joint use of public facilities should be encouraged.
- Facilities that generate economic return should be a high priority.

### **Medium priority**

- The acquisition of future park sites should have a medium to high priority because it is critical to preserve land while it is still available.
- New park development should have a medium priority. Those areas that do not have access to park and recreation facilities should be given the first priority.
- Preservation of open space should have a medium priority because of the minimal cost associated with acquisition and maintenance.
- Increasing riverfront opportunities should be given priority.

### **Low priority**

- The development of a regional park should be given a low to medium priority because of the positive influence of tourism on the local economy.

Table 1 summarizes park-specific projects, an intended timeline for implementation, cost estimates and sources, and potential funding methods. The timeline used in the capital improvement program consists of four priority periods:

- Immediate: Within 1 year
- High: 1 to 3 years
- Medium: 3 to 5 years
- Low: 5 to 10 years

Table 2 presents a prioritization schedule for park improvement projects and cost summaries. The prioritization schedule for improvements was developed using input from the Parks Commission and public works staff and from the needs assessment which identified priority improvements based on community needs and desires.

The improvements reflected in this plan represent what the commission considers a reasonable program given the City's financial capacity. A discussion of total costs for implementation and potential funding source is provided in Chapter 8. Implementation of these projects will help the city to work towards the goals outlined above so that the parks can better serve current and future residents.

**Table CIP-1. 2006-2016 Capital Improvements Program (CIP)**

Park	Capital Improvement Projects	Quantity	Units	Unit Cost	Total Cost	Timing	Funding Options	Source of Cost Estimate	
<b>Academy Square Park</b>	Surface Grade Water Feature	1	ea	\$60,000.00	\$60,000	Medium	7, 10, 17, 12	City of Lebanon	
	Labyrinth (utilizing volunteer labor)	1	ea	\$5,000.00	\$5,000	Medium	7, 10, 17, 12	City of Lebanon	
	Entrance Sign	2	ea	\$1,000.00	\$2,000	Medium	7, 10, 17, 12	CPW	
	Drinking Fountain	1	ea	\$3,000.00	\$3,000	Medium	7, 10, 17, 12	CPW	
	Lighting - Steel pole, galvanized, 20'	5	ea	\$1,325.00	\$6,625	Medium	7, 10, 17, 12	RS Means	
	Park Bench - 8' with back, Douglas Fir, surface-mount	15	ea	\$628.00	\$9,420	Medium	7, 10, 17, 12	RS Means	
	Bicycle Rack - 10' long, permanent	1	ea	\$465.00	\$465	Medium	7, 10, 17, 12	RS Means	
	Trash Receptacles	4	ea	\$315.00	\$1,260	Medium	7, 10, 17, 12	RS Means	
	Paved Pathway System	29,000	sf	\$3.90	\$113,100	Medium	7, 10, 17, 12	City of Lebanon	
	Shade Trees	8	ea	\$410.00	\$3,280	Medium	7, 10, 17, 12	RS Means	
	Ornamental Trees	19	ea	\$360.00	\$6,840	Medium	7, 10, 17, 12	RS Means	
	Plant Bed Areas	6,500	sf	\$6.50	\$42,250	Medium	7, 10, 17, 12	CPW	
	Lawn Areas	70,000	sf	\$1.50	\$105,000	Medium	7, 10, 17, 12	CPW	
	<b>TOTAL BASE ESTIMATE</b>					<b>\$358,240</b>			
	<b>CONTINGENCY (15%)</b>				<b>\$53,736</b>				
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$411,976</b>				
<b>Bob Smith Memorial Park</b>	Picnic Shelter	1	ea	\$9,650.00	\$9,650	Medium	7, 10, 17, 12	Erwood Structures	
	Picnic Tables	4	ea	\$800.00	\$3,200	Medium	7, 10, 17, 12	RS Means	
	Landscape Improvements (along west edge)	20,000	sf	\$6.50	\$130,000	Medium	7, 10, 17, 12	CPW	
	Designated Parking (15 spaces)					Medium	7, 10, 17, 12		
	asphaltic concrete pavement	5,040	sf	\$1.87	\$9,425			RS Means	
	wheel stops, precast concrete, including dowels	15	ea	\$50.00	\$750			RS Means	
	parking stall paint, white	15	ea	\$8.70	\$131			RS Means	
	Paved Internal Pathway System	6,000	sf	\$3.90	\$23,400	Medium	7, 10, 17, 12	City of Lebanon	
	Multi-use Play Area	1	ea	\$25,000.00	\$25,000	Medium	7, 10, 17, 12	Colorado Park Planning Standards	
	Multi-use Paved Court	1	ea	\$30,000.00	\$30,000	Medium	7, 10, 17, 12	Colorado Park Planning Standards	
	<b>TOTAL BASE ESTIMATE</b>					<b>\$231,555</b>			
<b>CONTINGENCY (15%)</b>				<b>\$34,733</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$266,289</b>				
<b>Booth Park</b>	Improve Play Area					High	7, 10, 17, 12		
	play structure	1	ea	\$25,000.00	\$25,000			Columbia Cascade	
	surface material	2,540	sf	\$1.15	\$2,921			CPW	
	concrete border	985	sf	\$3.00	\$2,955			CPW	
	rubberized surface	175	sf	\$10.00	\$1,750			CPW	
	concrete pad for above	175	sf	\$2.75	\$481			CPW	
	storm drainage system for above	175	sf		\$5,500			CPW	
	Improve Baseball/Softball Field					High	7, 10, 17, 12		
	import loam, 1" @ infield	23	cy	\$20.00	\$460			CPW	
	fine grading and seeding	55,000	sf	\$0.82	\$45,100			RS Means	
	Paved Internal Trail/Pathway System	3,000	sf	\$3.90	\$11,700	High	7, 10, 17, 12	City of Lebanon	
	Landscape Improvements - Trees and Shrubs	10,000	sf	\$7.50	\$75,000	High	7, 10, 17, 12	CPW	
	Designated Parking - curbside (5 spaces)	1		\$75,000	\$75,000	High	7, 10, 17, 12		
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$245,867</b>			
<b>CONTINGENCY (15%)</b>				<b>\$36,880</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$282,747</b>				

**Table CIP-1. 2006-2016 Capital Improvements Program (CIP) (Cont.)**

Park	Capital Improvement Projects	Quantity	Units	Unit Cost	Total Cost	Timing	Funding Options	Source of Cost Estimate	
Christopher Columbus Park	Restroom	1	ea	\$110,000.00	\$110,000	High	7, 10, 17, 12	Biological Mediation Systems	
	Mini Skatepark	2,000	sf	\$20.00	\$40,000	High	7, 10, 17, 12	CPW	
	Sand Volleyball Court	1	ea	\$10,000.00	\$10,000	High	7, 10, 17, 12	Colorado Park Planning Standards	
	Multi-use Play Area	1	ea	\$30,000.00	\$30,000	High	7, 10, 17, 12	Colorado Park Planning Standards	
	Paved Pathway System	16,000	sf	\$3.90	\$62,400	High	7, 10, 17, 12	City of Lebanon	
	New Basketball Court	1	ea	\$30,000.00	\$30,000	High	7, 10, 17, 12	Colorado Park Planning Standards	
	Entrance Sign	1	ea	\$1,000.00	\$1,000	High	7, 10, 17, 12	CPW	
	Baseball/Softball Field	1	ea	\$90,000.00	\$90,000	High	7, 10, 17, 12	Colorado Park Planning Standards	
	Bleachers/Seating (30-50 people)	2	ea	\$2,000.00	\$4,000	High	7, 10, 17, 12	Colorado Park Planning Standards	
	Lighting - Steel pole, galvanized, 20'	10	ea	\$1,325.00	\$13,250	High	7, 10, 17, 12	RS Means	
	Drinking Fountain	1	ea	\$3,000.00	\$3,000	High	7, 10, 17, 12	CPW	
	Shade Trees	5	ea	\$410.00	\$2,050	High	7, 10, 17, 12	RS Means	
	Ornamental Trees	7	ea	\$360.00	\$2,520	High	7, 10, 17, 12	RS Means	
	Plant Bed Areas	2,300	sf	\$6.50	\$14,950	High	7, 10, 17, 12	CPW	
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$413,170</b>			
<b>CONTINGENCY (15%)</b>				<b>\$61,976</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$475,146</b>				
Gill's Landing	Improve River/Beach Access Area					High	7, 10, 17, 12		
	cut bank / grading	25,000	sf	\$3.00	\$75,000			CPW	
	material (4" gravel)	8,325	cf	\$0.85	\$7,076			CPW	
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$82,076</b>				
<b>CONTINGENCY (15%)</b>				<b>\$12,311</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$94,388</b>				
Had Irvine Park	Paved Pathway System	3,900	sf	\$3.90	\$15,210	High	12, 7, 10, 17	City of Lebanon	
	Trail System	500	lf	\$45.00	\$22,500	High	12, 7, 10, 17	City of Lebanon	
	Interpretive Shelters	3	ea	\$2,500.00	\$7,500	High	12, 7, 10, 17	CPW	
	Interpretive Signs/Panels	6	ea	\$500.00	\$3,000	High	12, 7, 10, 17	EnviroSigns	
	Designated Parking (5 spaces)					High	12, 7, 10, 17		
	asphaltic concrete pavement	2,000	sf	\$1.87	\$3,740			RS Means	
	wheel stops, precast concrete, including dowels	5	ea	\$50.00	\$250			RS Means	
	parking stall paint, white	5	ea	\$8.70	\$44			RS Means	
	Park Bench - 8' with back, Douglas Fir, surface-mount	2	ea	\$628.00	\$1,256	High	12, 7, 10, 17	RS Means	
	Drinking Fountain	1	ea	\$3,000.00	\$3,000	High	12, 7, 10, 17	CPW	
	Bicycle Rack - 10' long, permanent	1	ea	\$465.00	\$465	High	12, 7, 10, 17	RS Means	
	Trash Receptacles	2	ea	\$315.00	\$630	High	12, 7, 10, 17	RS Means	
	Entrance Plant Bed Areas	2,200	sf	\$6.50	\$14,300	High	12, 7, 10, 17	CPW	
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$71,895</b>			
	<b>CONTINGENCY (15%)</b>				<b>\$10,784</b>				
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$82,679</b>				
Jaycee Park	Automatic Irrigation System	27,050	sf	\$2.50	\$67,625	Low	12, 7, 10, 17	CPW	
	Landscape Improvements	5,000	sf	\$5.50	\$27,500	Low	12, 7, 10, 17	CPW	
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$95,125</b>				
	<b>CONTINGENCY (15%)</b>			<b>\$14,269</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$109,394</b>				
Mural Park	Paved Pathway System	1,750	sf	\$3.90	\$6,825	Low	7, 10, 17, 12	City of Lebanon	
	Remove East Wall	1	ea	\$4,000	\$4,000	Low	7, 10, 17, 12		
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$10,825</b>				
	<b>CONTINGENCY (15%)</b>			<b>\$1,624</b>					
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$12,449</b>				

**Table CIP-1. 2006-2016 Capital Improvements Program (CIP) (Cont.)**

Park	Capital Improvement Projects	Quantity	Units	Unit Cost	Total Cost	Timing	Funding Options	Source of Cost Estimate
<b>Pioneer Cemetery Park</b>	Low Retaining Wall (East side)	275	lf	\$42.00	\$11,550	Low	17, 12, 7, 10	RS Means
	Informational Kiosk	1	ea	\$2,068.00	\$2,068	Low	17, 12, 7, 10	City of Lebanon
	Park Bench	1	ea	\$1,166.00	\$1,166	Low	17, 12, 7, 10	City of Lebanon
	Monument Repair	1	ea	\$5,863.00	\$5,863	Low	17, 12, 7, 10	City of Lebanon
	Replace Dr. Ballards Marker	1	ea	\$4,280.00	\$4,280	Low	17, 12, 7, 10	City of Lebanon
	Cyclone Fencing (South side)	440	lf	\$29.00	\$12,760	Low	17, 12, 7, 10	City of Lebanon
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$37,687</b>		
	<b>CONTINGENCY (15%)</b>			<b>\$5,653</b>				
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$43,340</b>			
<b>Ralston Square Park</b>	Small Gazebo (15' x 20')	1	ea	\$9,650.00	\$9,650	High	7, 10, 17, 12	Enwood Structures
	Paved Pathway System	1,100	sf	\$3.90	\$4,290	High	7, 10, 17, 12	City of Lebanon
	Trail System	400	lf	\$45.00	\$18,000	High	7, 10, 17, 12	City of Lebanon
	Improve Parking Area					High	7, 10, 17, 12	
	asphaltic concrete pavement	10,000	sf	\$1.87	\$18,700			RS Means
	parking stall paint, white	27	ea	\$8.70	\$235			RS Means
	Footbridge (80' span)	960	sf	\$62.00	\$59,520	High	7, 10, 17, 12	RS Means
	Park Bench - 8' with back, Douglas Fir, surface-mount	5	ea	\$628.00	\$3,140	High	7, 10, 17, 12	RS Means
	Lighting - Steel pole, galvanized, 20'	9	ea	\$1,325.00	\$11,925	High	7, 10, 17, 12	RS Means
	Lighting - Electrical System	1	ea	\$4,000.00	\$4,000	High	7, 10, 17, 12	City of Lebanon
	Drinking Fountain	1	ea	\$3,000.00	\$3,000	High	7, 10, 17, 12	CPW
	Bicycle Rack - 10' long, permanent	1	ea	\$465.00	\$465	High	7, 10, 17, 12	RS Means
	Trash Receptacles	4	ea	\$315.00	\$1,260	High	7, 10, 17, 12	RS Means
	Entrance Sign	1	ea	\$1,000.00	\$1,000	High	7, 10, 17, 12	CPW
	Plant Bed Areas	4,000	sf	\$6.50	\$26,000	High	7, 10, 17, 12	CPW
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$161,185</b>		
		<b>CONTINGENCY (15%)</b>			<b>\$24,178</b>			
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$185,363</b>			
<b>River Park</b>	Basketball Court	1	ea	\$30,000.00	\$30,000	Medium	7, 10, 17, 12	Colorado Park Planning Standards
	Sand Volleyball Court	1	ea	\$10,000.00	\$10,000	Medium	7, 10, 17, 12	Colorado Park Planning Standards
	Multi-use Play Area	1	ea	\$30,000.00	\$30,000	Medium	7, 10, 17, 12	Colorado Park Planning Standards
	Improve Baseball/Softball Field					Medium	7, 10, 17, 12	
	import loam, 1" @ infield	23	cy	\$20.00	\$460			CPW
	fine grading and seeding	55,000	sf	\$0.82	\$45,100			RS Means
	Paved Pathway System	40,000	sf	\$3.90	\$156,000	Medium	7, 10, 17, 12	City of Lebanon
	Trail System	3,500	lf	\$45.00	\$157,500	Medium	7, 10, 17, 12	City of Lebanon
	River Overlook Stations	2	ea	\$4,500.00	\$9,000	Medium	7, 10, 17, 12	CPW
	Asphaltic concrete pavement (Roads and parking)	49,000	sf	\$1.87	\$91,630	Medium	7, 10, 17, 12	RS Means
	Picnic Shelter - large (120' x 60')	1	ea	\$121,100.00	\$121,100	Medium	7, 10, 17, 12	Enwood Structures
	Picnic Shelter - small (15' x 20')	2	ea	\$9,650.00	\$19,300	Medium	7, 10, 17, 12	Enwood Structures
	Picnic Tables	12	ea	\$800.00	\$9,600	Medium	7, 10, 17, 12	RS Means
	Park Bench - 8' with back, Douglas Fir, surface-mount	15	ea	\$628.00	\$9,420	Medium	7, 10, 17, 12	RS Means
	Barbeque Grills	4	ea	\$300.00	\$1,200	Medium	7, 10, 17, 12	RS Means
	Bicycle Rack - 10' long, permanent	4	ea	\$465.00	\$1,860	Medium	7, 10, 17, 12	RS Means
	Trash Receptacles	10	ea	\$315.00	\$3,150	Medium	7, 10, 17, 12	RS Means
	Drinking Fountain	4	ea	\$3,000.00	\$12,000	Medium	7, 10, 17, 12	CPW
	Entrance Sign	1	ea	\$1,000.00	\$1,000	Medium	7, 10, 17, 12	CPW
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$708,320</b>		
	<b>CONTINGENCY (15%)</b>			<b>\$106,248</b>				
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$814,568</b>			

**Table CIP-1. 2006-2016 Capital Improvements Program (CIP) (Cont.)**

Park	Capital Improvement Projects	Quantity	Units	Unit Cost	Total Cost	Timing	Funding Options	Source of Cost Estimate	
<b>Porter Street Park</b>	Paved Pathway System	5,000	sf	\$3.90	\$19,500	Low	7, 10, 17, 12	City of Lebanon	
	Picnic Shelter - small (15' x 20')	2	ea	\$9,650.00	\$19,300	Low	7, 10, 17, 12	Enwood Structures	
	Multi-use Play Area	1	ea	\$30,000.00	\$30,000	Low	7, 10, 17, 12	Colorado Park Planning Standards	
	Picnic Tables	2	ea	\$800.00	\$1,600	Low	7, 10, 17, 12	RS Means	
	Park Bench - 8' with back, Douglas Fir, surface-mount	2	ea	\$628.00	\$1,256	Low	7, 10, 17, 12	RS Means	
	Bicycle Rack - 10' long, permanent	1	ea	\$465.00	\$465	Low	7, 10, 17, 12	RS Means	
	Drinking Fountain	1	ea	\$3,000.00	\$3,000	Low	7, 10, 17, 12	CPW	
	Entrance Sign	1	ea	\$1,000.00	\$1,000	Low	7, 10, 17, 12	CPW	
	Street Trees	11	ea	\$410.00	\$4,510	Low	7, 10, 17, 12	RS Means	
	Ornamental Trees	5	ea	\$360.00	\$1,800	Low	7, 10, 17, 12	RS Means	
	Plant Bed Areas	1,000	sf	\$6.50	\$6,500	Low	7, 10, 17, 12	CPW	
	Lawn Areas	64,000	sf	\$1.50	\$96,000	Low	7, 10, 17, 12	CPW	
	<b>TOTAL PROJECT ESTIMATE</b>					<b>\$184,931</b>			
	<b>CONTINGENCY (15%)</b>				<b>\$27,740</b>				
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$212,671</b>				
<b>Santiam Riverfront</b>	Construct Nature Trail (soft-surface)	3,500	lf	\$7.00	\$24,500	Low	7, 10, 17, 12	Iowa Trails Dept.	
	Park Bench - 8' with back, Douglas Fir, surface-mount	1	ea	\$628.00	\$628	Low	7, 10, 17, 12	RS Means	
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$3,769</b>	<b>\$25,128</b>			
	<b>CONTINGENCY (15%)</b>								
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$28,897</b>				

Project	Capital Improvement Projects	Quantity	Units	Unit Cost	Total Cost	Timing	Funding Options	Source of Cost Estimate	
<b>Trail System</b>	Paved, 12 feet wide (30 miles)	158,500	lf	\$45.00	\$7,132,500	NA	17, 12, 7, 10	City of Lebanon	
	Soft-surface, 12 feet wide (15 miles)	79,000	lf	\$7.00	\$553,000	NA	17, 12, 7, 10	Iowa Trails Dept.	
	<b>TOTAL PROJECT ESTIMATE</b>				<b>\$1,152,825</b>	<b>\$7,685,500</b>			
	<b>CONTINGENCY (15%)</b>								
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$8,838,325</b>				

Notes: All prices represent costs as if work were done by professional contractors. The City may achieve considerable savings by doing improvements in-house.

Source: Community Planning Workshop (CPW), 2006

**Table CIP-2. Project Prioritization Schedule**

<b>Project</b>	<b>Cost (\$)</b>
<b>High Priority (1-3 years)</b>	
Booth Park	\$282,747
Christopher Columbus Park	\$475,146
Gill's Landing	\$94,388
Had Irvine Park	\$82,679
Ralston Square Park	\$185,363
<b>Subtotal Cost</b>	<b>\$1,120,322</b>
<b>Medium Priority (3-5 years)</b>	
Academy Square Park	\$411,976
Bob Smith Memorial Park	\$266,289
River Park	\$814,568
<b>Subtotal Cost</b>	<b>\$1,492,833</b>
<b>Low Priority (6-10 years)</b>	
Jaycee Park	\$109,394
Mural Park	\$12,449
Pioneer Cemetery Park	\$43,340
Porter Street Park	\$212,671
Santiam Riverfront	\$28,897
<b>Subtotal Cost</b>	<b>\$406,750</b>
<b>Total Cost</b>	<b>\$3,019,905</b>

Source: Community Planning Workshop (CPW), 2006