

ANGLETON FREEDOM PARK

FINAL MASTER PLAN

PREPARED BY BURDITT
August 26, 2021

BURDITT
LandPlace

THE HEART OF BRAZORIA COUNTY
ANGLETON

FREEDOM PARK | FINAL MASTER PLAN

PROGRAM SUMMARY:

Passive Recreation Zone (Detention Enhancements)

- Wet Detention
- Enhanced Dry Detention
- Nature Trails (0.89 MI)
- Accessible Loop Trail (0.65 MI)
- Pedestrian Bridge (100 FT)
- Educational Signage
- Beach
- Open/ Natural Spaces
- Wetland Edges
- Animal Habitat

Trails Recreation Zone (Linear Park)

- Pedestrian Trails (0.92 MI)
- Trail Lighting
- Educational Signage
- Seating/Picnic Stations
- Shade Trees

Family Recreation Zone

- Multi-Purpose Party Pavilion/Stage (40x40)
- Restrooms/Pavilion (30x60)
- Picnic Pavilion
- Splash Pad
- ADA Playground
- Family Gathering
- Picnic/Gathering
- Volleyball (2)
- Washers Station (2)

Active Recreation Zone

- New Parking (+/-85)
- 325' Baseball Field
- Shaded Bleachers
- Field Storage (30x40)
- Small Playground
- Covered Batting Cages
- Gathering Plaza
- 200' Baseball Fields (2)



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OVERALL MASTER PLAN

FREEDOM PARK | FINAL MASTER PLAN



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NORTH SIDE ENLARGED PLAN

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SOUTH SIDE ENLARGED PLAN

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs **\$559,643.50**

Item / Description	Total Costs
Site	\$10,000.00
Play Amenities/Hardscapes	\$387,600.00
Trails	
Mulch Trails	
Beach	
Pedestrian Bridge	
Signage - Wayfinding	
Furnishings	
Landscape	\$32,895.00
Reforestation	
Prairie	
Wetlands	
Landscape Beds, mulched	
Grass - Fine Grading, Seeded	
Subtotal	\$430,495.00
Contractor's OH/Markup	\$107,623.75
Contingency	\$21,524.75

INSPIRATION IMAGES



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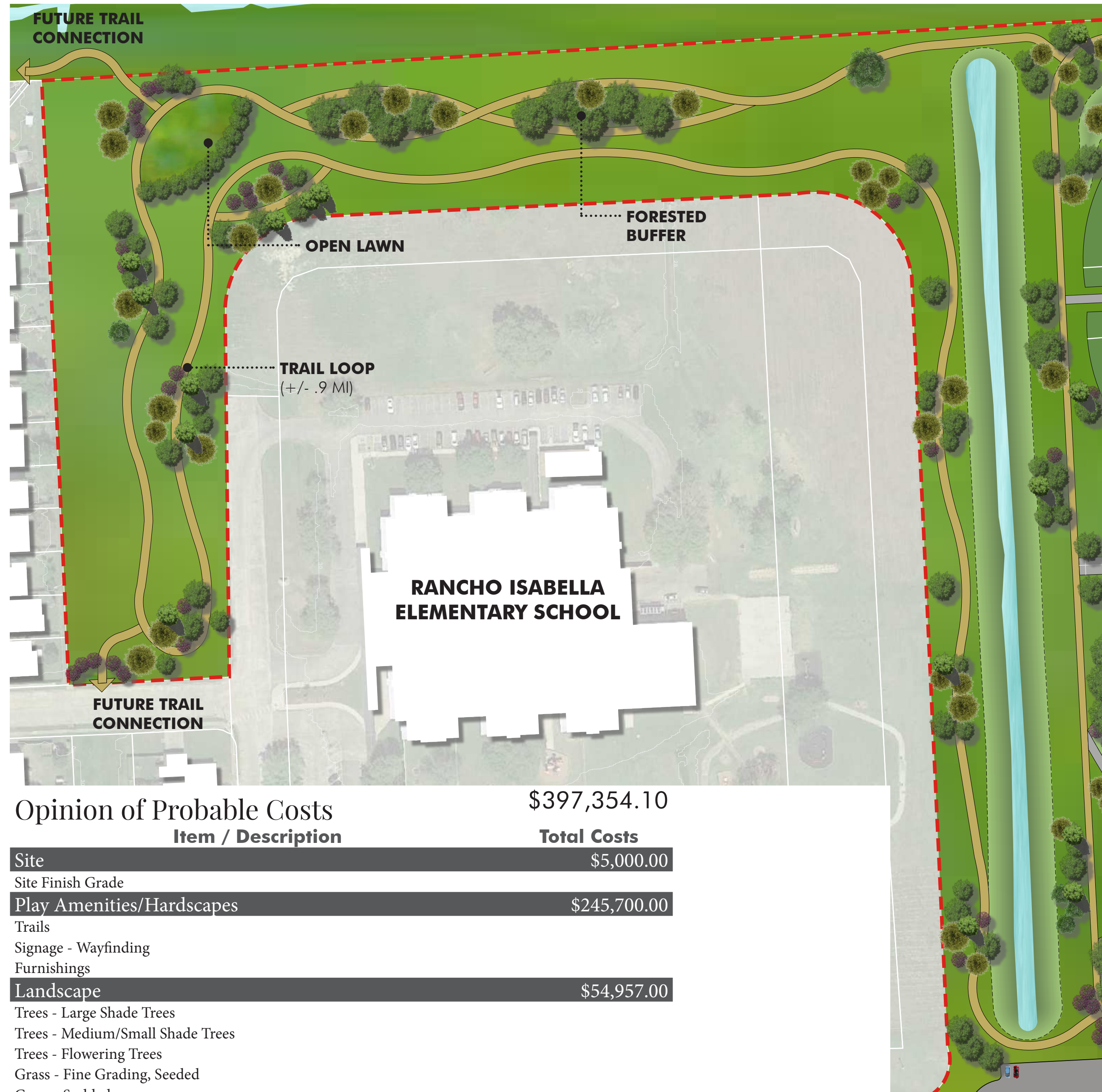
PASSIVE RECREATION ZONE (DETENTION ENHANCEMENTS)

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs

\$397,354.10

Item / Description	Total Costs
Site	\$5,000.00
Site Finish Grade	
Play Amenities/Hardscapes	\$245,700.00
Trails	
Signage - Wayfinding	
Furnishings	
Landscape	\$54,957.00
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$305,657.00
Contractor's OH/Markup	\$76,414.25
Contingency	\$15,282.85

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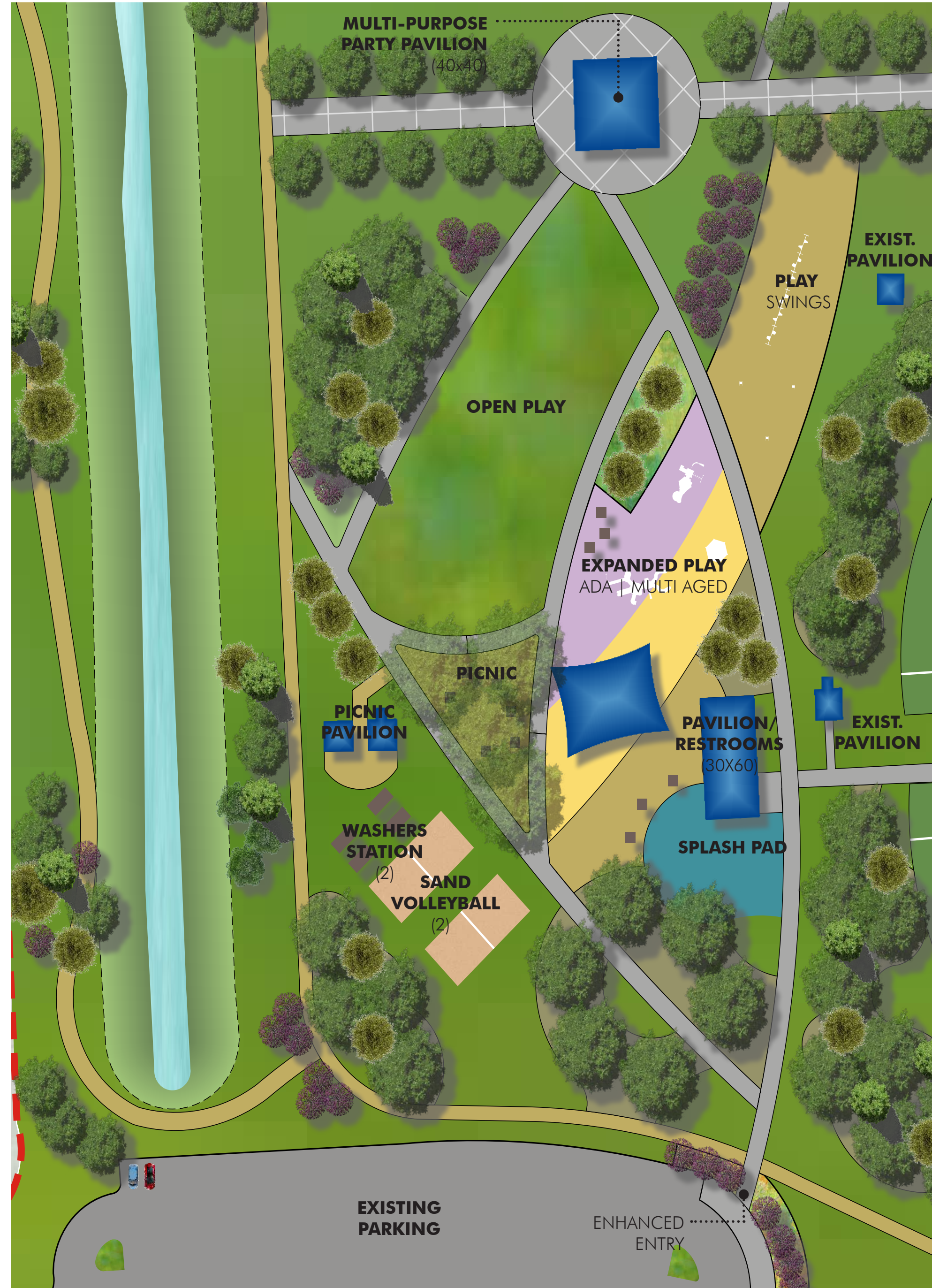
TRAILS RECREATION ZONE (LINEAR PARK)

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs \$1,841,885.11

Item / Description	Total Costs
Site	\$5,750.00
Site Finish Grade	
Tree Preservation/Protection	
Utilities	\$4,500.00
Water Connection to splash / pavilion	
Electric Connection to pavilion	
Structures	\$520,000.00
Party Pavilion	
Pavilion-Restroom	
Picnic Shelter	
Play Amenities/Hardscapes	\$818,500.00
Sidewalks	
Playground	
Splash Pad	
Sand Volleyball Court/ washers	
Granite Plaza	
Furnishings	
Landscape	\$68,084.70
Trees - Large Shade Trees	
Trees - Medium/Small Shade Trees	
Trees - Flowering Trees	
Mulch - Forested areas	
Grass - Fine Grading, Seeded	
Grass - Sodded	
Irrigation - Grass	
Irrigation - Trees	
Subtotal	\$1,416,834.70
Contractor's OH/Markup	\$354,208.68
Contingency	\$70,841.74

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FAMILY RECREATION ZONE

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs		\$1,100,604.70
Item / Description		Total Costs
Site		\$6,350.00
Site Finish Grade		
Tree Preservation/Protection		
Utilities		\$2,500.00
Electric Connection		
Play Amenities/Hardscapes		\$811,375.00
Sidewalks/Concrete		
200' Baseball Fields (2)		
Landscape		\$26,394.00
Trees - Large Shade Trees		
Trees - Medium/Small Shade Trees		
Trees - Flowering Trees		
Grass - Fine Grading, Seeded		
Grass - Sodded		
Irrigation - Grass		
Irrigation - Trees		
Subtotal		\$846,619.00
Contractor's OH/Markup		\$211,654.75
Contingency		\$42,330.95

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ACTIVE RECREATION ZONE FUTURE SPORTS FIELDS

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



CONCEPT PLAN



Opinion of Probable Costs		\$2,575,223.04
Item / Description		Total Costs
Site		\$11,000.00
Site Finish Grade		
Tree Preservation/Protection		
Parking		\$199,000.00
Pavement (parking lot and driveways, 6" conc fly ash/lime)		
Curb		
Stripping & Signage		
Parking Lot Lighting - single arm/fixture		
Structures		\$1,240,000.00
325' baseball field		
Covered Batting Cages		
Baseball Core Shade		
Large Pavilion		
Concession Upgrades		
Storage Shed		
Play Amenities/Hardscapes		\$449,750.00
Sidewalks		
Playground Small with fencing		
Granite Plaza		
Trails		
Signage - Wayfinding		
Furnishings		
Landscape		\$81,190.80
Trees - Large Shade Trees		
Trees - Medium/Small Shade Trees		
Trees - Flowering Trees		
Mulch - Forested areas		
Grass - Fine Grading, Seeded		
Grass - Sodded		
Irrigation - Grass		
Irrigation - Trees		
Subtotal		\$1,980,940.80
Contractor's OH/Markup		\$495,235.20
Contingency		\$99,047.04

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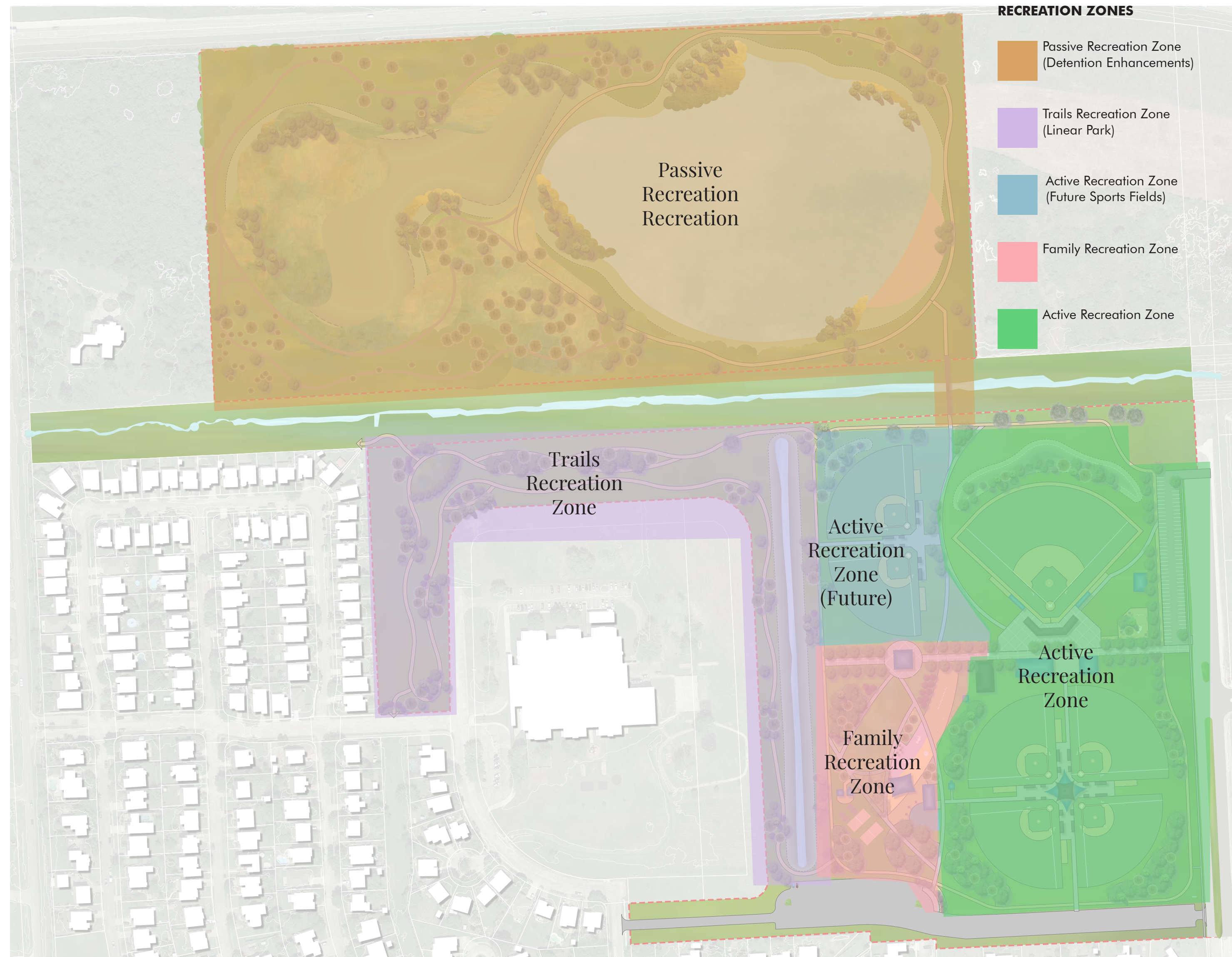
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ACTIVE RECREATION ZONE

FREEDOM PARK | FINAL MASTER PLAN

ZONE MAP



FREEDOM PARK MASTER PLAN PROPOSED BUDGET

Recreation Zones	Zoned Projected Construction Costs
Total Projected Costs	\$6,474,710.45
Recreation Zone Breakdowns	
Active Recreation (Future Fields)	\$1,100,604.70
Family Recreation	\$1,841,885.11
Active Recreation	\$2,575,223.04
Trails Recreation (Linear Park)	\$397,354.10
Passive Recreation (Detention Improvements)	\$559,643.50

FREEDOM PARK MASTER PLAN PROJECTED O&M BUDGET

Freedom Park Maintenance Cost Estimate

Maintenance Task	Area	SF/Hour	Rate	Total Time (per)	Total Cost (Visit)	# of Visits	Total Annual Hours	Total Annual Cost
Sports Field Maintenance			\$ 180.00	30	\$ 900.00	91	574.00	\$ 17,220
Finish Cut Mowing	367,626	33,000						
Aerate		4 per year						
Fertilize		3 per year						
Weed Control		3 per season						
Overseeding		1 per year						
Skinned Area Repairs		1 per visit						
General Park Maintenance			\$ 80.00	45	\$ 1,275.00	156	1820.00	\$ 51,300
Common Area Mowing	1,565,115	51,750						
Landscape & Irrigation		Per Visit						
Restrooms & Trash		Per Visit						
Trail Maintenance (DG/Nat.)		Per Visit						
Expendables			\$ 1,060	3	\$ 1,060.00	105		\$ 4,120
Chemical, Materials, Etc		Annual Allowance						
Fuel		Per Visit						
General Maintenance		Per Visit						
Total								\$ 72,640

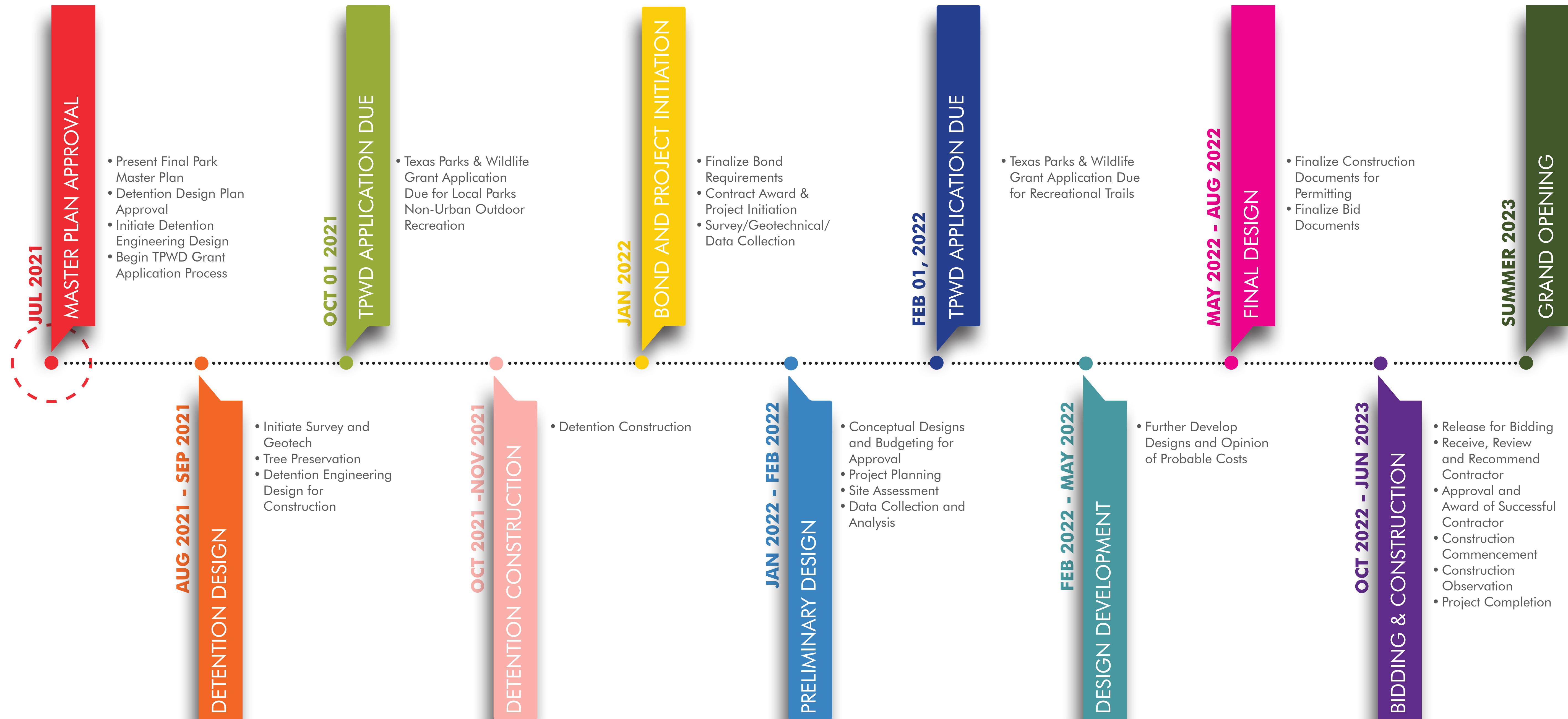
Annual FTE 1.197

OVERALL TOTAL PROJECTED COSTS

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PROJECTED PROJECT TIMELINE