

**RANCHO LAS FLORES PARK EXPANSION | COUNCIL MEETING PRESENTATION
COACHELLA, CA**



MICRO BIKE HUB & MULTI-USE TRAIL

ENCLOSED SMALL & LARGE DOG PARK



CAFÉ & OUTDOOR EVENT CENTER



OUTDOOR FITNESS CENTER



STORMWATER BASIN & WILDLIFE OBSERVATION CENTER



GREAT LAWN & TENNIS COURTS



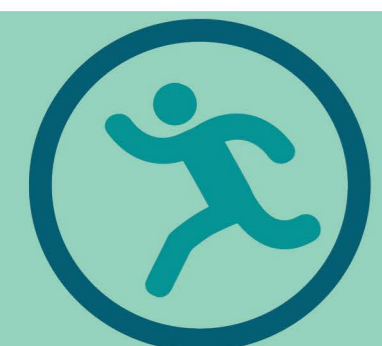
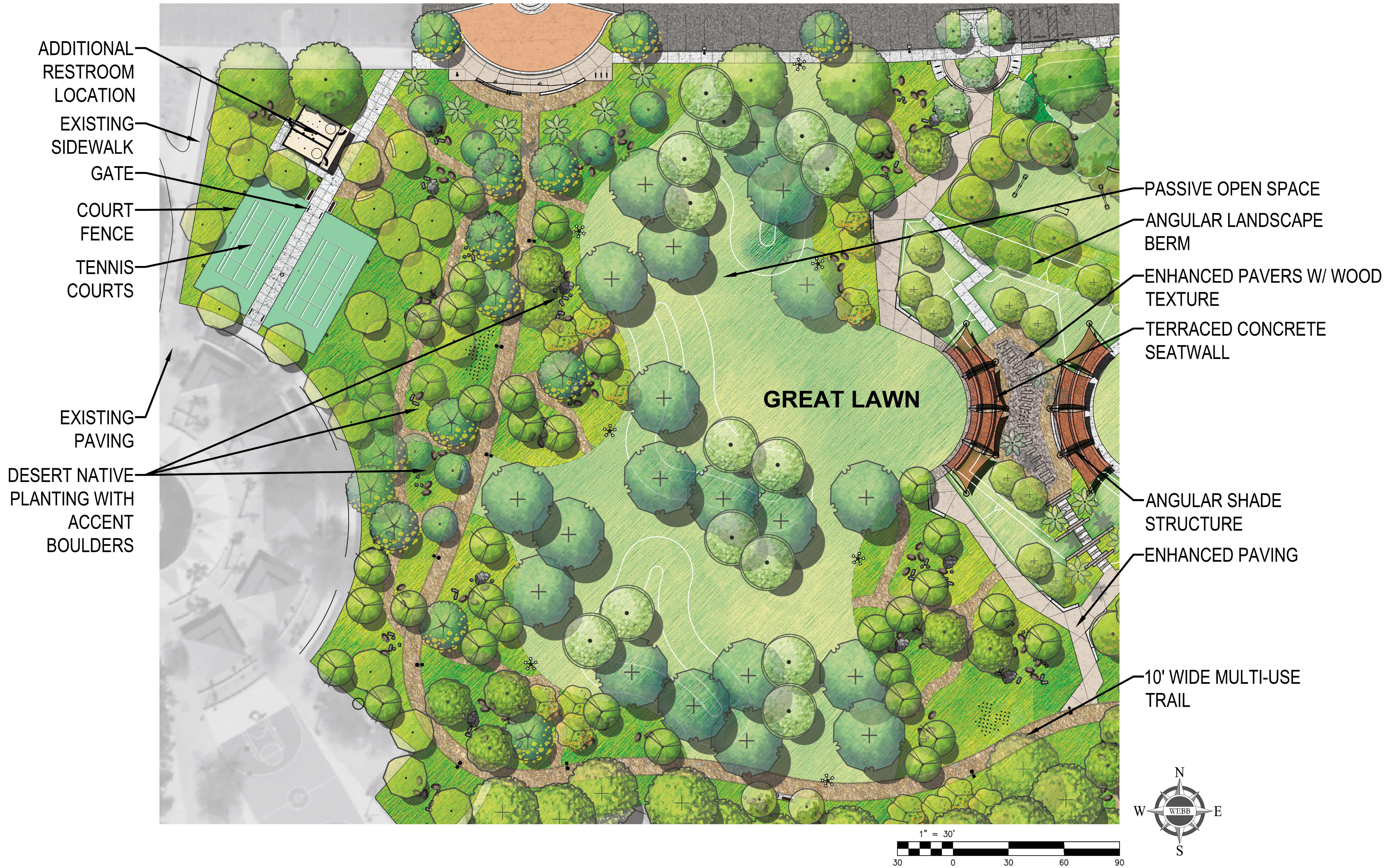
PLAYGROUND & SPLASH FEATURE



MICRO BIKE HUB & MULTI-USE TRAIL

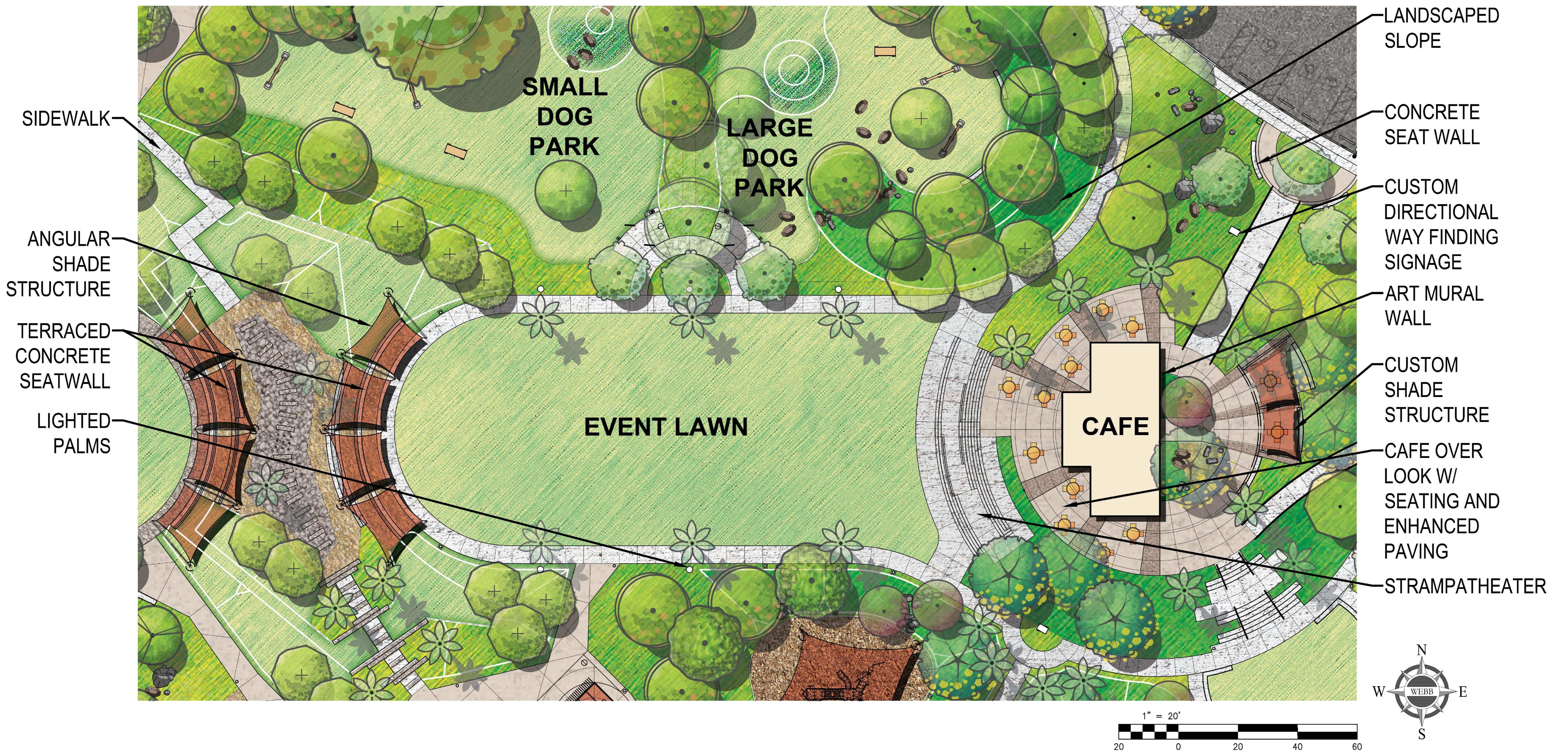


RANCHO LAS FLORES PARK EXPANSION | MASTER SITE PLAN





GREAT LAWN PERSPECTIVE





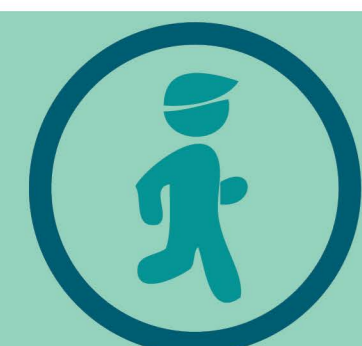
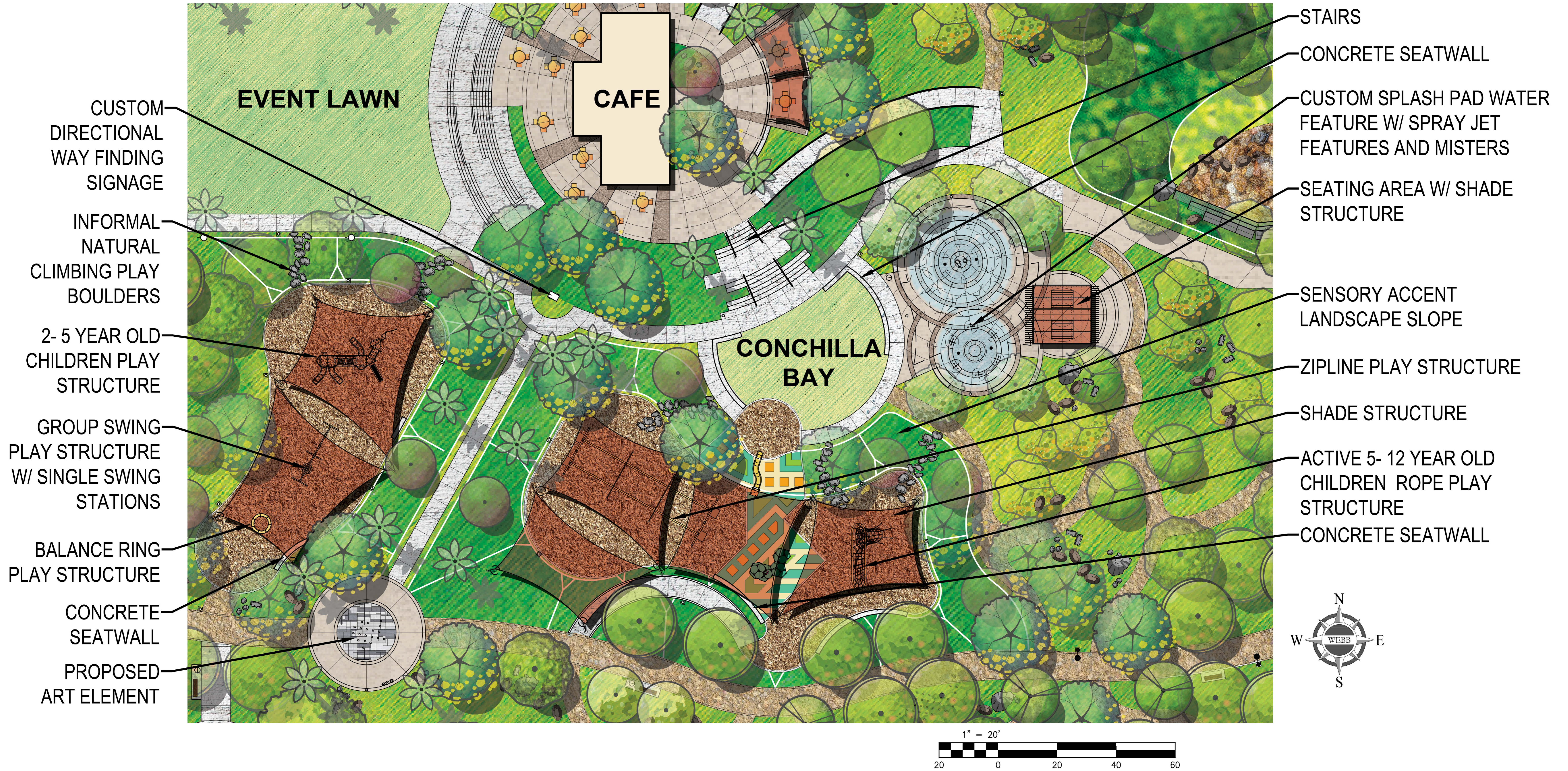
CAFE ENTRY PERSPECTIVE

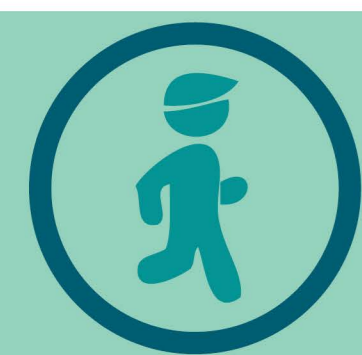


EVENT LAWN PERSPECTIVE - WEST

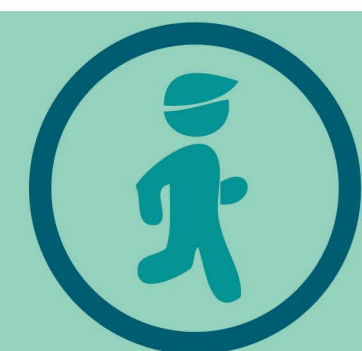


EVENT LAWN PERSPECTIVE - EAST





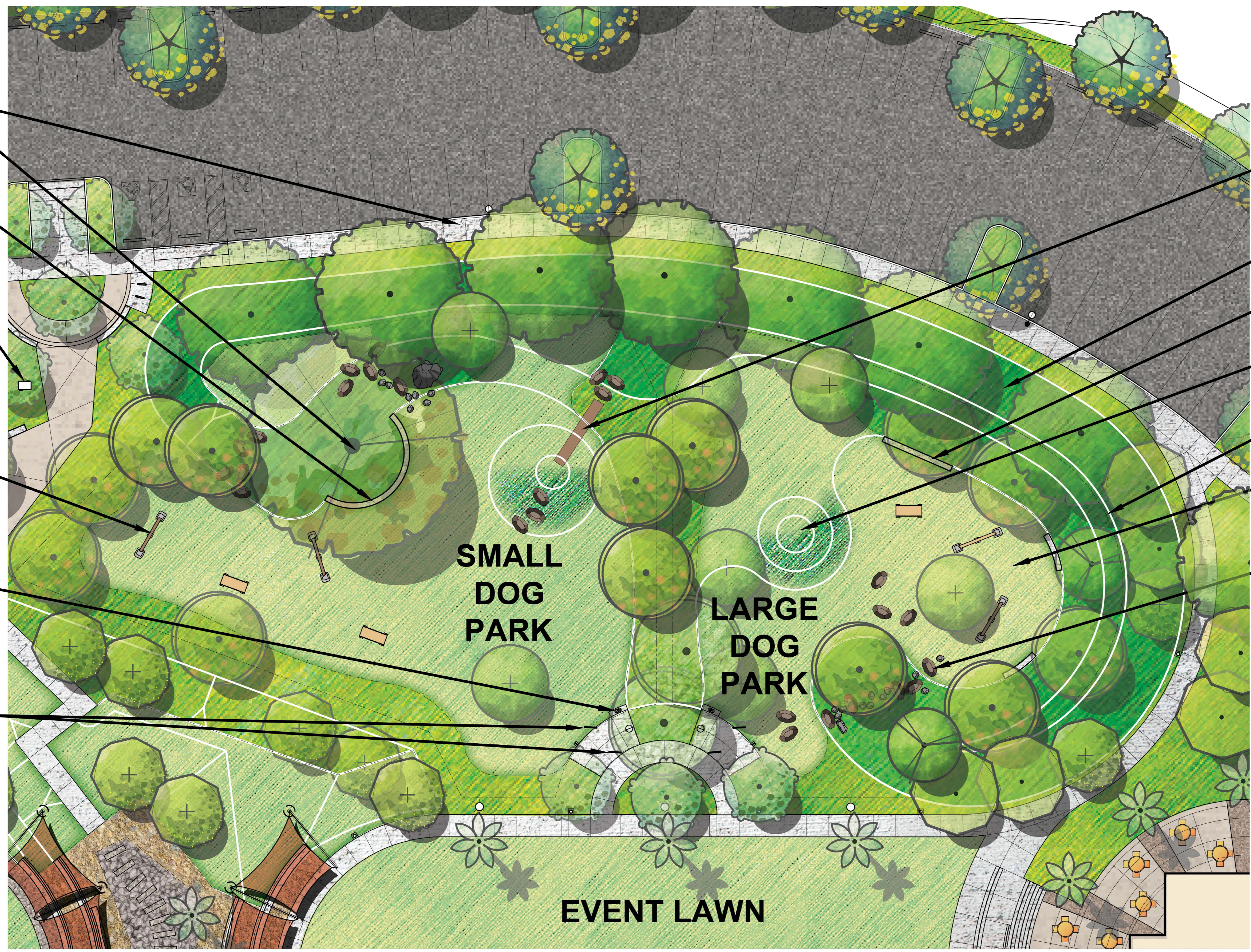
SPLASH PAD PERSPECTIVE



PLAY AREA PERSPECTIVE

SIDEWALK
 SPECIMEN
 SHADE TREE
 RAISED
 PLANTER
 WALL
 CUSTOM
 DIRECTIONAL
 WAY FINDING
 SIGNAGE
 DOG
 BALANCE
 BEAM
 WATER
 DRINKING
 FOUNTAIN
 ENTRANCE
 GATE

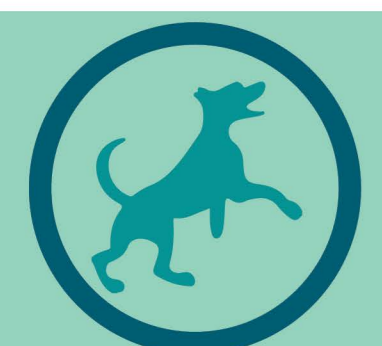
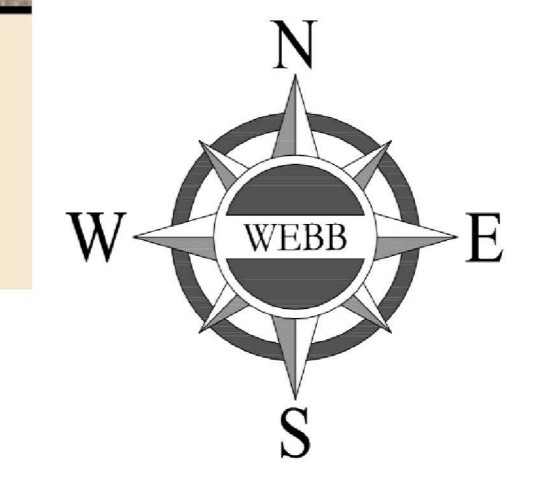
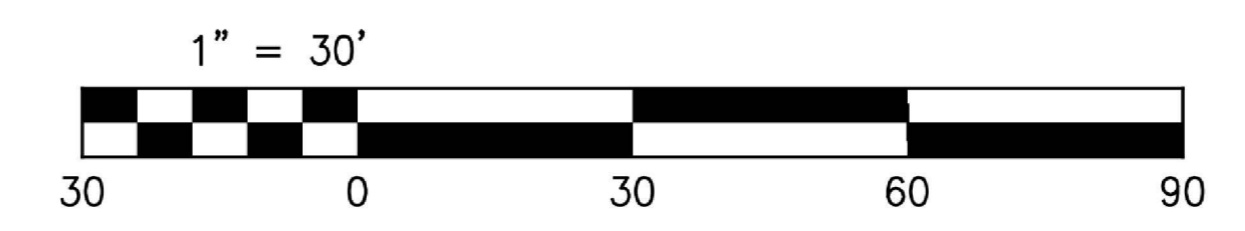
DOG CLIMB PLAY SITE
 FURNITURE
 LANDSCAPED SLOPE
 CONCRETE SEATWALL
 DOG PLAY MOUND
 DOG PARK FENCE
 OPEN LAWN
 AREA
 ACCENT DOG PLAY
 BOULDERS

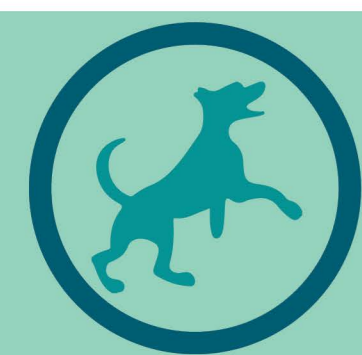


**SMALL
DOG
PARK**

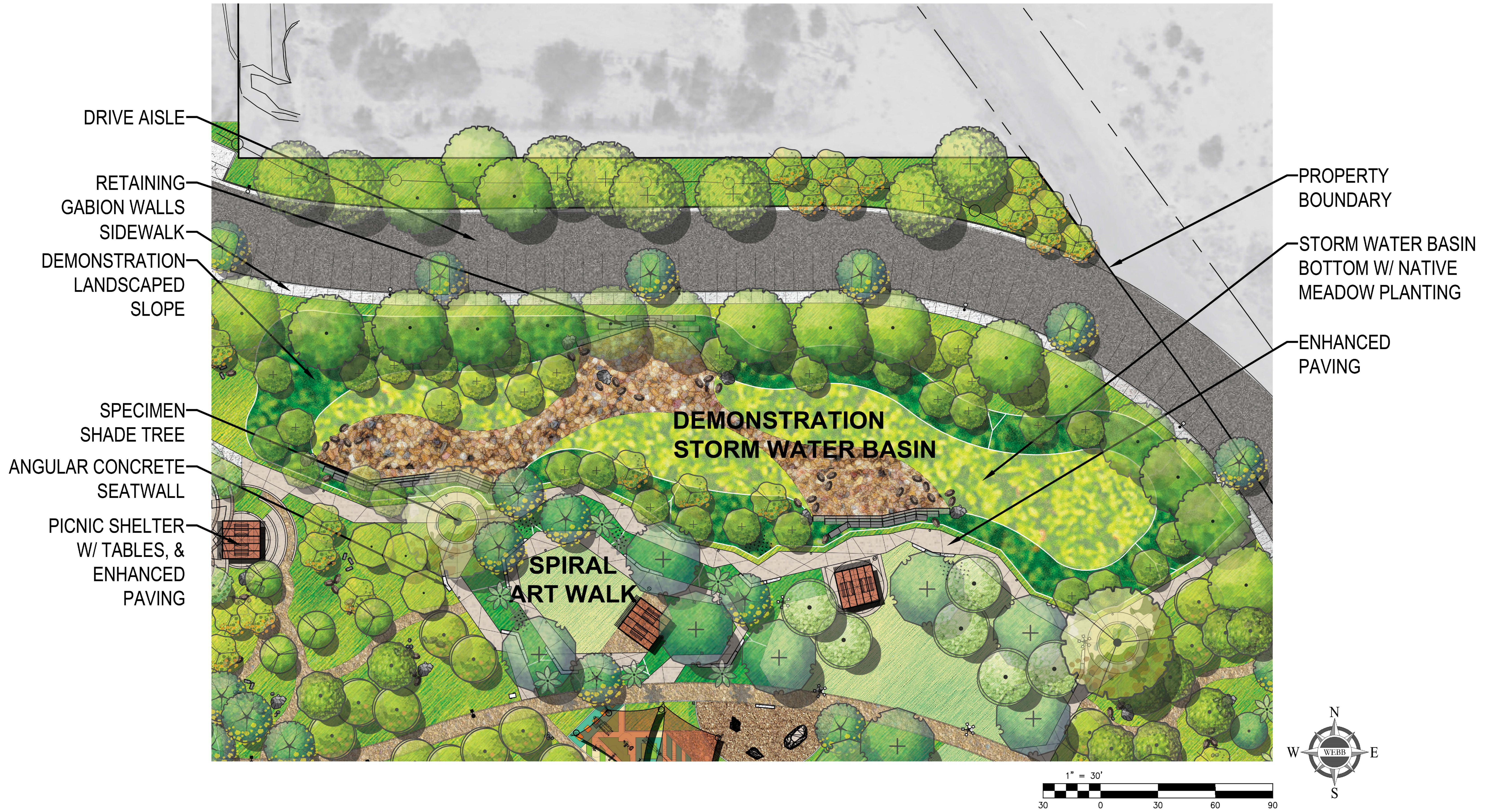
**LARGE
DOG
PARK**

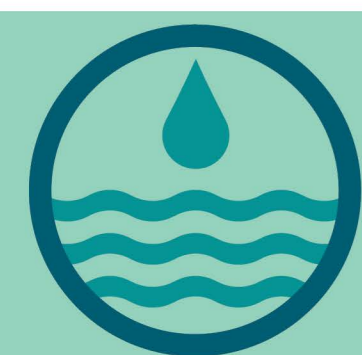
EVENT LAWN





ENCLOSED DOG PARK PERSPECTIVE





STORM A BASIN PERSPECTIVE

SPECIMEN SHADE TREE

SPIRAL ART WALK

ENHANCED PAVING

COOL DOWN LAWN AREA

10' WIDE MULTI-USE TRAIL

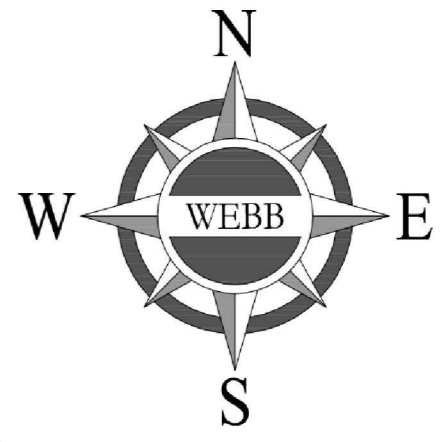
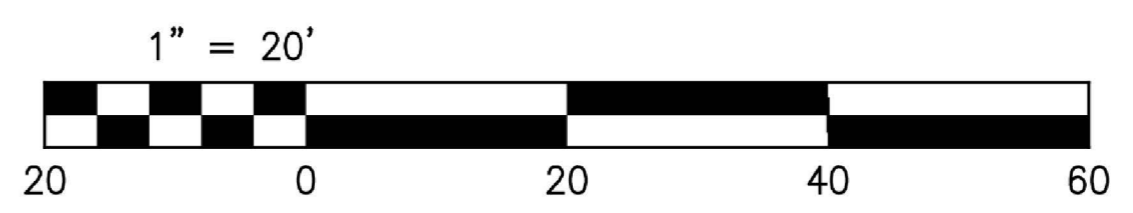
RUBBER SURFACE

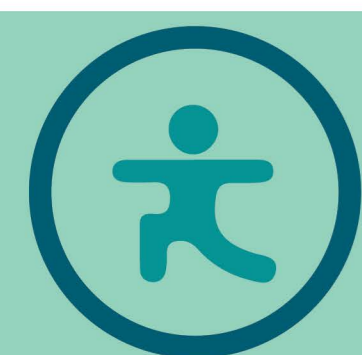
OUTDOOR FITNESS EQUIPMENT

ACTIVE ROCK CLIMBING FEATURE

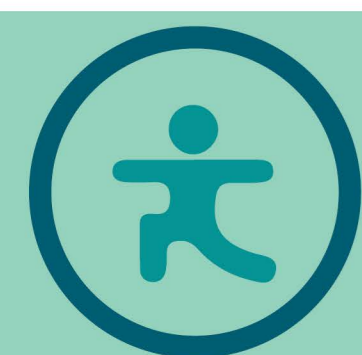
BENCH

PROPERTY BOUNDARY

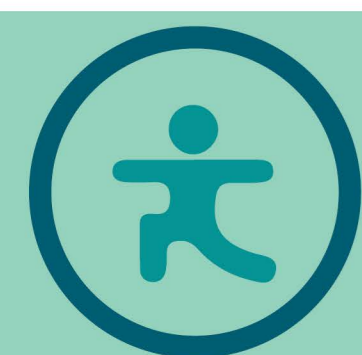




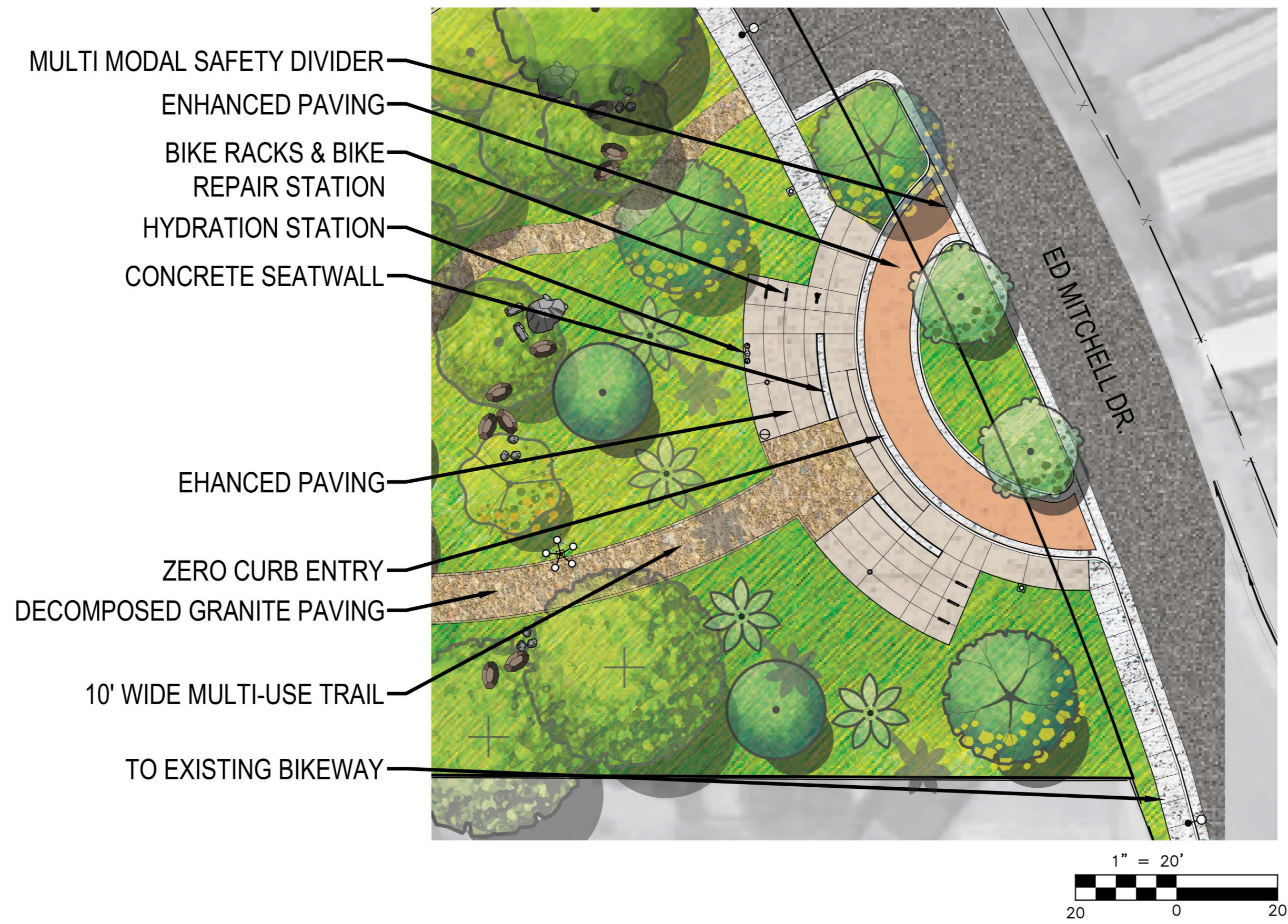
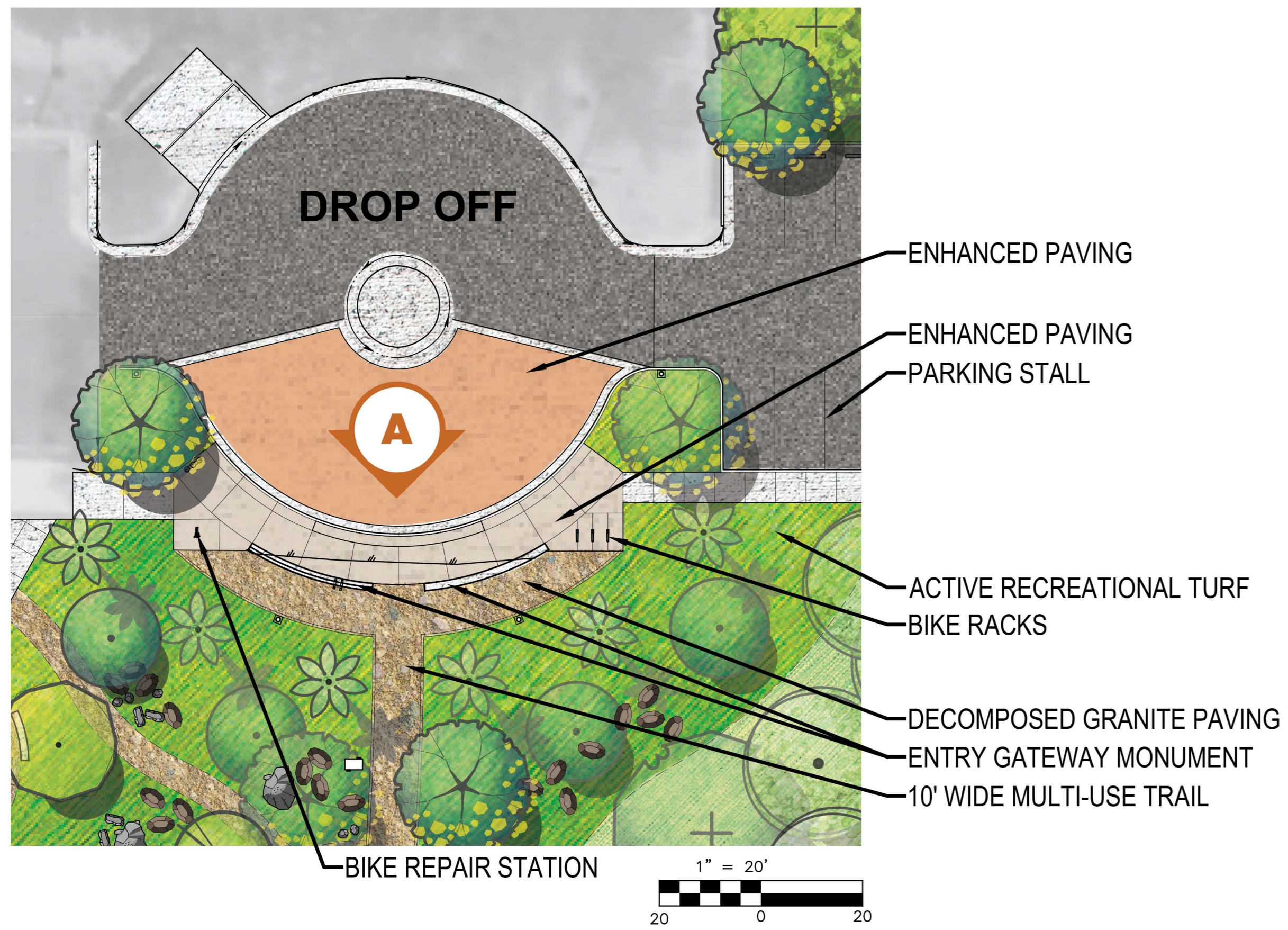
OUTDOOR FITNESS CENTER PERSPECTIVE



ROCK WALL PERSPECTIVE

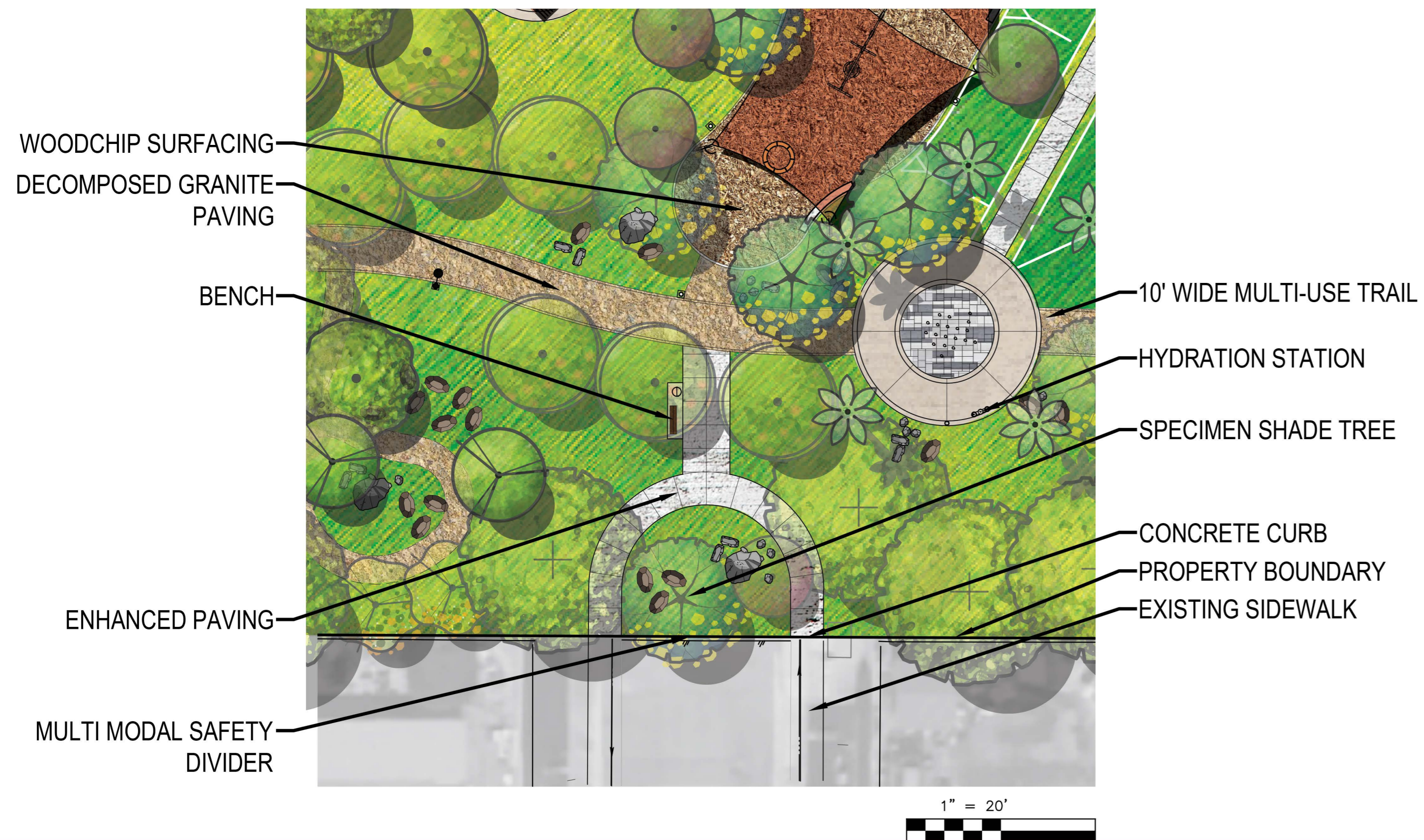


SPIRAL ART WALK



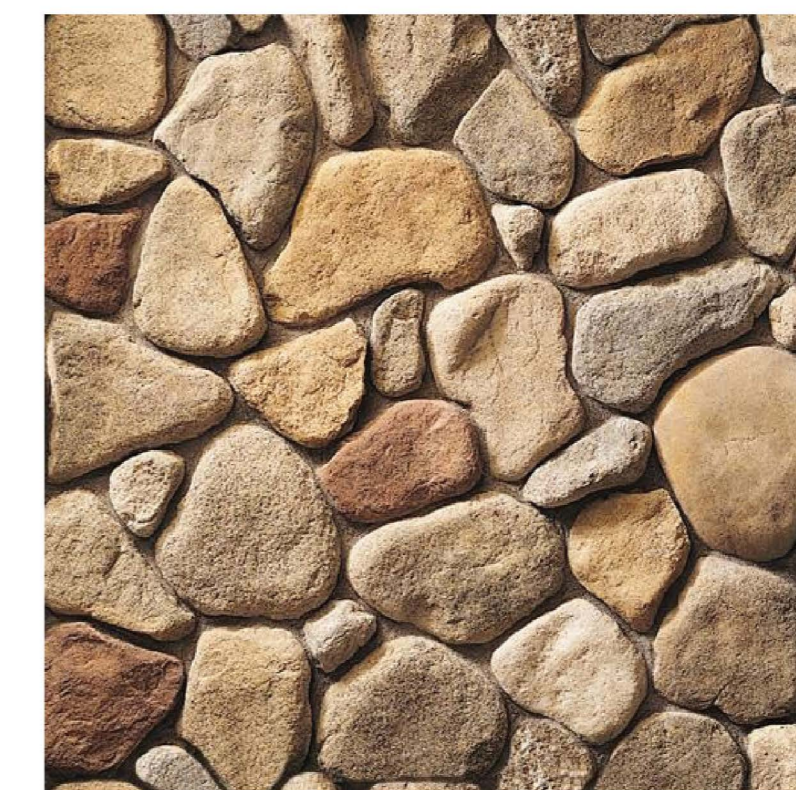
 **SITE PLAN | PEDESTRIAN DROP-OFF/
MICRO BIKE HUB**

 **SITE PLAN | FREDERICK ST
TRAIL MICRO BIKE HUB**

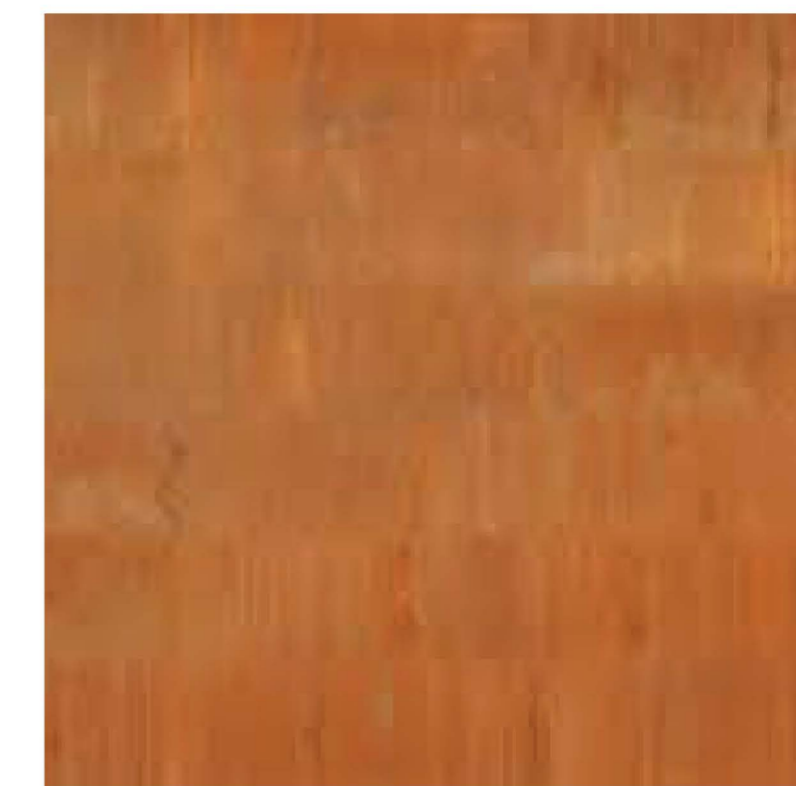


 **SITE PLAN | NEIGHBORHOOD
MICRO BIKE HUB**

MATERIAL IMAGERY



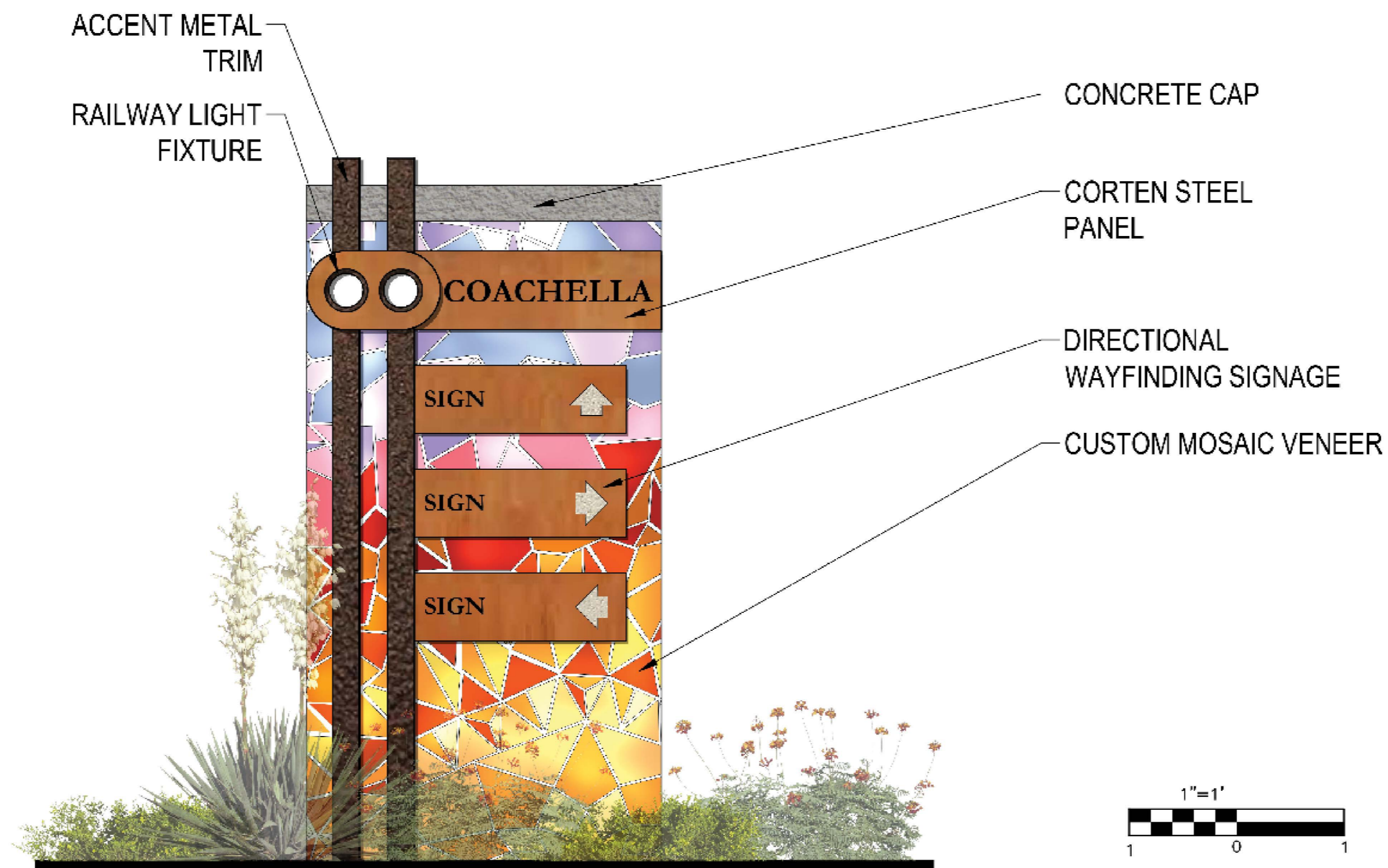
STONE VENEER - TO MATCH EXISTING



CORTEN STEEL PANELS



POWDERCOATED STEEL ACCENTS



DIRECTIONAL WAY-FINDING PARK SIGNAGE



ELEVATION A | DECONSTRUCTED COACHELLA MOSAIC MOUNTAIN ENTRY MONUMENT



RANCHO LAS FLORES PARK EXPANSION |
ENTRY PARK MONUMENT PERSPECTIVE



5TH ST PASEO DESERT SCAPE

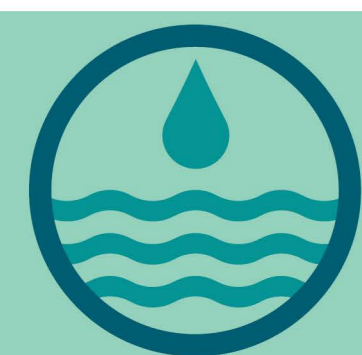


NORTH SHORE COMMUNITY PARK DESERT SCAPE

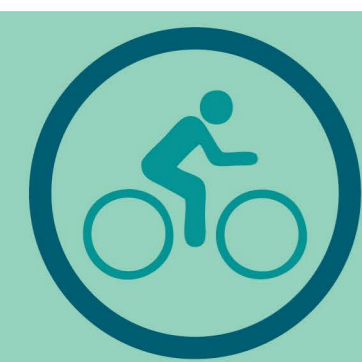


OASIS DEL DESIERTO PARK DESERT SCAPE

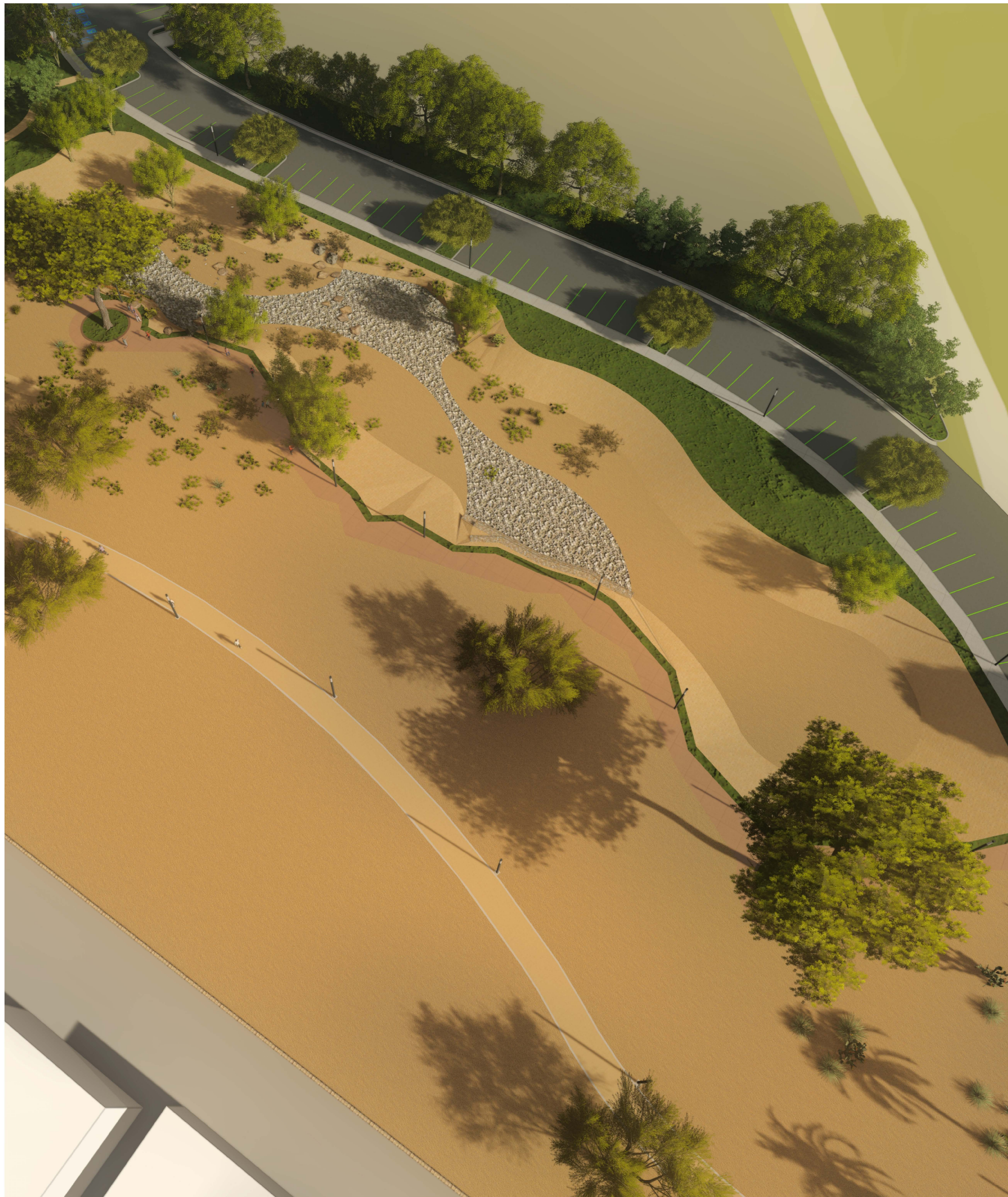
RANCHO LAS FLORES PARK EXPANSION |
ALTERNATIVE DESERT SCAPE CONCEPT



DESERT SCAPE STORM A BASIN PERSPECTIVE



DESERT SCAPE NEIGHBORHOOD MICRO BIKE HUB



MOBILIZATION.....	\$100,000
SOIL PREP.....	\$50,000
SITE AMENITIES.....	\$655,000
METAL EDGING.....	\$21,462
BOULDERS.....	\$57,000
PAVING.....	\$283,000
SITE FURNISHINGS.....	\$23,000
GABION/SEATWALLS.....	\$54,000
LIGHTING.....	\$150,000
IRRIGATION.....	\$500,000
PLANTING.....	\$125,000
EAST PARKING LOT.....	\$269,442

TOTAL COST REDUCTION \$2,287,904

ALTERNATIVE 1 PROJECT TOTAL COSTS:

MOBILIZATION	\$800,000
GRADING/DEMOLITION	\$584,408
AMENITIES	\$4,468,200
EDGING	\$556,317
FENCE/GATES	\$97,265
BOULDERS	\$169,889
CONCRETE AND TRAILS	\$2,356,956
UNIT PAVING	\$377,319
SITE FURNISHINGS	\$77,880
WALLS	\$431,570
LIGHTING	\$2,000,0000
IRRIGATION	\$1,422,915
LANDSCAPE	\$654,215
EAST PARKING LOT	\$269,442

SUB TOTAL = \$14,266,377

CONTINGENCY 10% = \$1,426,638

TOTAL PROJECT ESTIMATE = \$15,693,014

DESERT SCAPE PROJECT TOTAL COSTS:

MOBILIZATION	\$700,000
GRADING/DEMOLITION	\$534,408
AMENITIES	\$3,813,200
EDGING	\$556,317
FENCE/GATES	\$97,265
BOULDERS	\$112,889
CONCRETE AND TRAILS	\$2,073,956
UNIT PAVING	\$377,319
SITE FURNISHINGS	\$54,880
WALLS	\$377,570
LIGHTING	\$1,850,000
IRRIGATION	\$922,915
LANDSCAPE	\$529,215
EAST PARKING LOT	\$0

SUB TOTAL = \$11,978,473

CONTINGENCY 10% = \$1,197,848

TOTAL PROJECT ESTIMATE = \$13,176,321

ALTERNATIVE 1 PROJECT TOTAL COSTS:

TOTAL PROJECT ESTIMATE = \$15,693,014

FUNDING SOURCES:

GRANT FUNDS: \$8,000,000

PARK DIF: \$3,000,000

GENERAL FUND: \$4,693,014

DESERT SCAPE PROJECT TOTAL COSTS:

TOTAL PROJECT ESTIMATE = \$13,176,321

FUNDING SOURCES:

GRANT FUNDS: \$8,000,000

PARK DIF: \$3,000,000

GENERAL FUND: \$2,176,321



RANCHO LAS FLORES PARK EXPANSION |
THANK YOU