



RIO COMMUNITIES  
**PARKS MASTER PLAN**

PREPARED BY

MRWM

LANDSCAPE ARCHITECTS

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# INTRODUCTION

## Scope

In 2019, Rio Communities commissioned a Parks Master Plan to develop a vision and framework for parks and open space areas located within their boundaries. Currently, Rio Communities has no developed, community owned park facilities. Furthermore, there are limited parcels or tracts of land held by Rio Communities which can be developed into park facilities.

The plan aims to identify potential park sites and serve as a guide in creating a series of park and open space areas to serve the community. The Parks Master Plan establishes a range of facilities, including community parks, neighborhood parks, pocket parks, and trails. Each of these facilities serve a different need and offer a different set of amenities. The location and design will guide future park development.

This document includes an existing condition discussion, followed by design considerations, an implementation section with funding sources, and an Opinion of Probable Construction Cost for each of the proposed park/trail facilities.

## Overview

Rio Communities is located in the southern part of Valencia County and encompasses approximately 6.1 square miles. According to the Census (2010) it has an estimated population of 4,723.

Rio Communities is nestled along the Rio Grande Valley between the communities of Albuquerque and across from Belen on the east side of the river. It was founded in 2013 as a bedroom community and has since grown into a vibrant town.

The community has a number of park facilities which were developed initially as private parks, funded by the developer(s), and maintained financially by the established Homeowner's Associations (HOA). As the developers pulled out of the community, the HOA's were no longer able to maintain the park facilities and these sites now sit abandoned and in disrepair. This has created the need for a public park system that is maintained by the community serving its citizens to gather and recreate outdoors.

## Vision Statement

**Provide safe, attractive, inclusive and fun outdoor recreational spaces throughout the community that encourage a healthy lifestyle, meet the diverse needs of Rio Community residents, connect people to the outdoors, preserve the natural resources and open spaces, and highlight its cultural resources.**

FIGURE 1. CONTEXT MAP





# PUBLIC INVOLVEMENT

## Overview

Rio Communities has had strong interest in developing a park system to fill the demand for outdoor recreation. Individuals both within the community and municipal leadership are keenly focused on taking steps to implement a park system. The council has appointed a 'Park Committee' comprised of local citizens. Also, there have been investigations into funding sources, implementation of a public survey, and a tour of potential park site locations.

## Survey Summary

The Council issued a park survey to citizens prior to MRWM's involvement to get a sense of community needs. The survey results have been distilled down into concise objectives to meet goals, including but not limited to developing a safe community, creating an aesthetic community, and sustaining and improving infrastructure. The results are included in this document. The full survey is located in the Appendix.

## Site Visit

During this master planning exercise, there has been much discussion related to the first steps to obtaining and developing a park site. Due to numerous thoughts and opinions, it was decided to host a site tour of the 5 most suitable sites for park development. On this tour, the pros and cons of each site as related to its conceptual design were discussed.

### L2: Plan And Develop A Safe Community

2.13	Construct covered shelters at school and public bus stops.
2.14	Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.
2.15	Identify and mitigate all potentially dangerous intersections.

### L3: Create An Aesthetic Community

3.4	Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigates weeds. Encourage the planting of native plants and vegetation in vacant lots and open spaces.
3.7	Develop and implement a Highway Beautification Plan for roadways, medians, and intersections. Maintain and mow roadways and right-of-ways to property lines. Support the development of Neighborhood Beautification Programs.
3.10	Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.
3.11	Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.

### L4: Diversity Local Economy

4.6	Develop a city center concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.
4.7	Establish a cultural and tourism "Welcome" center in or around the new municipal multipurpose complex. Encourage arts in the center.

4.8	Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer's markets, and other activities that specifically promote local business.
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### L5: Sustain And Improve Infrastructure

5.4	Identify all city owned real property (to include all parks and open spaces, whether city or privately owned), and assets (e.g. vehicles, equipment, supplies, etc.)
5.5	Develop a plan for the potential development of all vacant land, parks, and open spaces.

### L6: Provide Quality Health Care Resources and Options

6.8	Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.
6.9	Establish exercise programs targeted to older adults.

### L8: Enhance Youth Activities

8.2	Establish a volunteer committee tasked with exploring, defining, and acquiring available large spaces for baseball, basketball, soccer, and other similar outdoor activities. Committee would also be responsible for establishing an equipment list based on space acquired.
8.4	Create a master plan for youth recreation.
8.5	Survey Rio Communities' youth population (5-8, 9-11,12-15 and older) about their interests and desires for recreation activities.

### L10: Improve Public Mobility And Transportation

10.2	Promote use of "Park and Ride" at Municipal Complex.
10.6	Connect bikeways between Rio Del Oro bikeway and UNM-VC. Research legal restrictions of moped use public bikeways.

10.8	Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.
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### L11: Create Recreational Activities

11.2	Sponsor bicycle weekend rides (e.g. Manzano, Hwy 47, and Hwy 304)
11.3	Support "Heart Healthy" events (e.g. family walks along established trails.)
11.9	Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance.
11.10	Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.
11.11	Develop trails for running, jogging, and walking either as stand-alone facilities or part of a recreational complex.
11.12	Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.
11.13	Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.
11.16	Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.
11.17	Work with Valencia County, Belen, and Tome to develop nature trails that benefit the entire region.

### L12: Preserve Our Cultural Heritage

12.1	Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.
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12.3	Provide the Municipal Multipurpose Complex City to support art and cultural activities.
12.5	Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.

### L13: Protect Natural Resources

13.2	Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.
13.3	Institute a Water Conservation and utilization program.
13.5	Activity support recycling efforts within Rio Communities. Research local trash hauling sources that are committed to recycling efforts.
13.6	Promote low-cost xeriscaping within Rio Communities by holding yearly beautification contests.
13.10	Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the city.
13.13	Preserve the night sky for viewing
13.14	Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.
13.15	Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using xeriscaping and low-flow fixtures.





# EXISTING CONDITIONS

## Land Use & Zoning

The community is comprised of predominantly residential uses with pockets of commercial areas. Most of the residential uses are zoned as Planned Development and Single-Family Low Density (R-1). There are a few areas zoned for Parks, Recreation & Open Space (PRO), most of which are located within the Planned Development (P-D) areas. Most of the commercial uses are Community Commercial (C-1).

## Land Ownership & Site Consideration

As mentioned previously, much of Rio Communities is currently privately owned and approximately half the land considered for park and trail facilities is also held privately. This requires the community to purchase the land before pursuing development.

FIGURE 2. ZONING



# OPPORTUNITIES

## Park Facilities

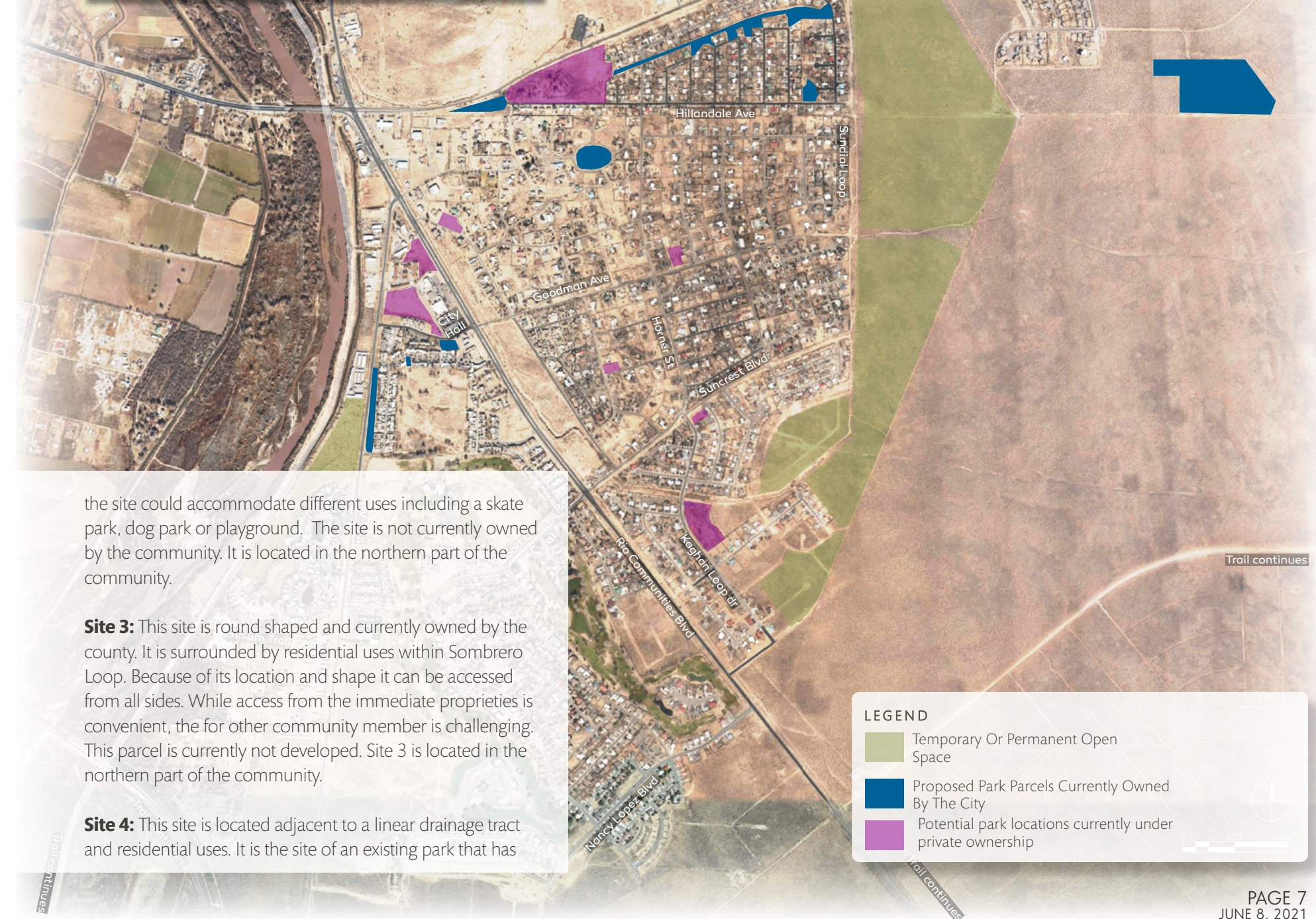
Taking into account the lands held by Rio Communities, looking at the existing abandoned park sites and identifying other parcels, there are several opportunities for park sites. These various sites are distributed across the community and have their distinct advantages and disadvantages for development.

**Site 1:** This site is a linear parcel currently owned by the community. It meanders between residential uses and connects

to an existing park at the confluence of Manzano Expy and Hillendale Ave. There are informal trails within the parcel. Because it is linear with pockets of larger areas, it could serve as a linear park and accommodate the adjacent residential uses. This parcel is currently not developed. Site 1 is located in the northern part of the community.

**Site 2:** This site is a corner tract designated as a park. The park has been abandoned and is in disrepair. There are some mature trees, a dilapidated picnic area, and parking. While oddly shaped,

FIGURE 3. LAND OWNERSHIP



the site could accommodate different uses including a skate park, dog park or playground. The site is not currently owned by the community. It is located in the northern part of the community.

**Site 3:** This site is round shaped and currently owned by the county. It is surrounded by residential uses within Sombrero Loop. Because of its location and shape it can be accessed from all sides. While access from the immediate proprietries is convenient, the for other community member is challenging. This parcel is currently not developed. Site 3 is located in the northern part of the community.

**Site 4:** This site is located adjacent to a linear drainage tract and residential uses. It is the site of an existing park that has





been abandoned by the HOA. It has a mature growth of trees, a concrete pad, dirt trail, and parking. This parcel is not currently owned by the community. It is located in the southern part of the community.

**Site 5:** This site is located on a corner lot adjacent to higher density residential uses, the senior center and city hall. The center includes commercial and civic uses. It is a smaller lot and is currently owned by the community. The site is not developed. Because of its size, it could be developed as a pocket park. It is located in the east part of the community.

**Site 6:** This site is located adjacent to the senior center, city hall, residential and commercial uses. It is bordered by 304 to the east and Horizon Vista Blvd to the west. It is one of the larger parcels currently owned by the community. The size, location and access of this site makes it suitable for a neighborhood park. This parcel is not currently owned by the community. It is located in the east part of the community.

**Site 7:** This site is located adjacent to Rio Communities Blvd, the main thoroughfare. It is located adjacent to the senior center, city hall, residential and commercial uses. Because of the location and visibility of this site it is well suited to be utilized as a park serving the community. The site is undeveloped and is not currently owned by the community. It is located in the east part of the community.

**Site 8:** This site is located at the developed edge of the community. Rio Communities boundaries reach beyond this site with future residential uses surrounding it. The land identified is currently used as informal open space. Residents utilize the area to walk, hike and run. Amenities could be added and trails formalized. It could serve as official open space for Rio Communities with the addition of parking and rest areas. This land is not currently owned by the community.

**Site 9:** This site is located in the eastern portion of Rio Community within an undeveloped area of residential uses. The site encompasses approximately 27 acres. This site could serve as a recreational complex and accommodate a number of soccer and / or baseball fields when fully developed. It could become a draw for all of Rio Communities and offer amenities that other parks lack.

All parks should be constructed to serve a wide range of users and be accessible. This means that parks should provide accessible walkways and ramps. All walkways should have a minimum width of 5 feet. All activity areas should accommodate users with special needs and be designed with their requirements in mind.

### Trail Facilities

Rio Communities is located along the proposed Rio Grande Trail that is anticipated to travel along the entire length of the State. The current proposed trail alignment switches from the east to the western river bank right before it enters Rio Communities. This would mean that the trail is less accessible to the community when constructed. Therefore the community should request to reconsider the alignment, to allow better access.

There are no other trails constructed within the boundaries of Rio Communities. The Opportunities map identifies locations for trail facilities. Wide sidewalks could also serve as trails.

Trails should be constructed to be accessible. This requires the trail surface to be smooth and the width to accommodate different type of users. It is best practice to allow 12 to 14 feet width for multi-use trails. A minimum width of 8 feet is recommended.





# DESIGN CONSIDERATIONS

## Overview

A park system is comprised of sites or facilities of different sizes/scales, functions, and with locations meant to give equitable access and opportunity for outdoor recreation to users in the community it serves. Therefore, it is necessary to create a system based on a hierarchy of scale, programming, and locations which eliminate duplicity of park amenities. This is guided by categorizing parks into 3 basic park types outlined below.

## Community Park

A Community Park is meant to serve a larger number and wider range of users with programming for varying amenities. The park should be centrally located and should offer ample parking. Community Parks include amenities such as developed parking areas, larger playgrounds, restroom facilities and infrastructure for events amongst others.

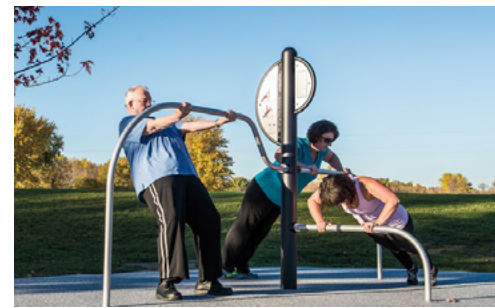
A community park generally serves an area within 1- to 2-mile radius. Approx. area - 5 Acre or larger



Play Equipment



Group pavilion



Fitness equipment

## Design Consideration

Due to its proximity to the Senior Center and City Hall, this park will be activated by users of all ages. Thusly, it is important to provide a range of fixed and flexible programming options that appeal to a broad age range. In addition to providing access from the existing parking and development on the east side of the park, it is also crucial to provide a reasonable amount of parking along the frontage of Highway 304 on the western edge of the site. The site slopes from east to west with a natural drainage feature along the southern edge of the parcel. The design works with the natural topographical patterns and drainage ways.

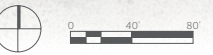
FIGURE 5. DESIGN CONSIDERATIONS - COMMUNITY PARK - SITE 6

### PROGRAM ELEMENTS

- > Centrally located near city services and major roadways.
  - > Larger capacity playground.
  - > Large group pavilion in addition to small picnic pavilions.
  - > Expanded fixed programming opportunities, i.E. Sport court and fitness equipment/exercise stations.
  - > Flexible turfgrass open spaces.
  - > Concrete walking path with shaded bench seating.
- Approximate full build-out  
Cost : \$1,200,000

### KEY NOTES

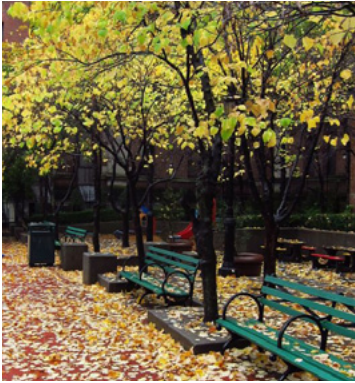
1. Proposed Parking Lot.
2. Play Area.
3. Family Picnic Pavilion.
4. Group Pavilion.
5. Bench Seating.
6. Proposed Basketball Court.
7. Exercise Station, Typ.
8. Open Play/ Flexible Space, Turfgrass.
9. Amphitheater.
10. Native/ Revegetation Area.
11. Dry Stream Bed/ Drainage Swale.
12. 6'-0" Wide Concrete Walking Path.







Play equipment



Shaded bench seating.



Small pavilion

## Neighborhood Park

The Neighborhood Park provides recreational and social functions to a neighborhood and serves the immediate community it is located within. The Neighborhood Park focuses on informal active and passive spaces that serve the neighborhoods' recreation needs. These parks are programmed to serve a wide range of users, with spaces for recreational activities such as field games, court games, picnicking, and playground areas. Athletic fields can also be integrated that serve the community athletic organizations, youth, and other stakeholders.

A neighborhood park generally serves an area within ¼ to ½ mile radius. Approx. area - 2 - 5 Acre

## Design Consideration

This park is proposed at the existing location of a park which contributed to the site selection. Some of the attributes that make this parcel suitable for a Neighborhood Park is its adjacency to an arroyo which could provide future opportunities for trail linkage. Additionally, the existing parking area can be re-constructed to serve the new park. The size of the site is also ideal for the typical amenities/programming associated with a Neighborhood Park.

FIGURE 6. DESIGN CONSIDERATIONS - NEIGHBORHOOD PARK - SITE 4







Paved trail



Bike trail

## Trails

Trails can come in different forms. They can be paved or unpaved, multi-use or geared toward a single user group. What type to choose depends on the intended use, location and extend. Trail amenities also depend on the type of trail and use. Furnishings, shade structure, interpretive signage, and landscape improvements are often implemented along shorter trails, directional signage and rest areas along longer trails. Dirt trails that are intended to have the smallest impact on their environment often come with reduced amenities to keep as much of the trail environment in its original state as possible.

## Design Consideration

This linear park site is referred to as 'The Sawtooth'. The site comprises a long and narrow parcel with areas that open up into wider spaces with access points throughout the neighborhood. This site is ideal for a trail, with would provide recreation opportunities and a link to the immediate neighborhood and potentially beyond. At the eastern end of the site, it offers a larger space where a pocket park could be installed. This space could include active and passive open space areas and on-street parking and serve the immediate neighborhood.

FIGURE 7. DESIGN CONSIDERATIONS - LINEAR PARK - SITE 1

### PROGRAM ELEMENTS

- > Pavement
- > Improved landscape
- > Trash receptacles
- > Benches & rest areas
- > Interpretive signage



### KEY NOTES

1. Primary trail access with parallel parking.
2. Play area with shaded bench seating.
3. 8'-0" Wide concrete hike/bike trail.
4. Secondary trail access.
5. Shaded bench seating @ 300' intervals typ.
6. Connection to park or trail along roadway.







Play ground with shaded bench seating.



## Pocket Park

A pocket park serves a concentrated population living in close proximity. Pockets parks have become popular in recent years as they can be installed in small areas and oddly shaped lots. They can also be geared towards a specific population or age group. Amenities include playgrounds, furnishings, gazebos, ornamental landscape features, and community garden areas, amongst others. A pocket park generally serves an area within a ¼ mile radius.

Approx. area - 0.5-2 Acre

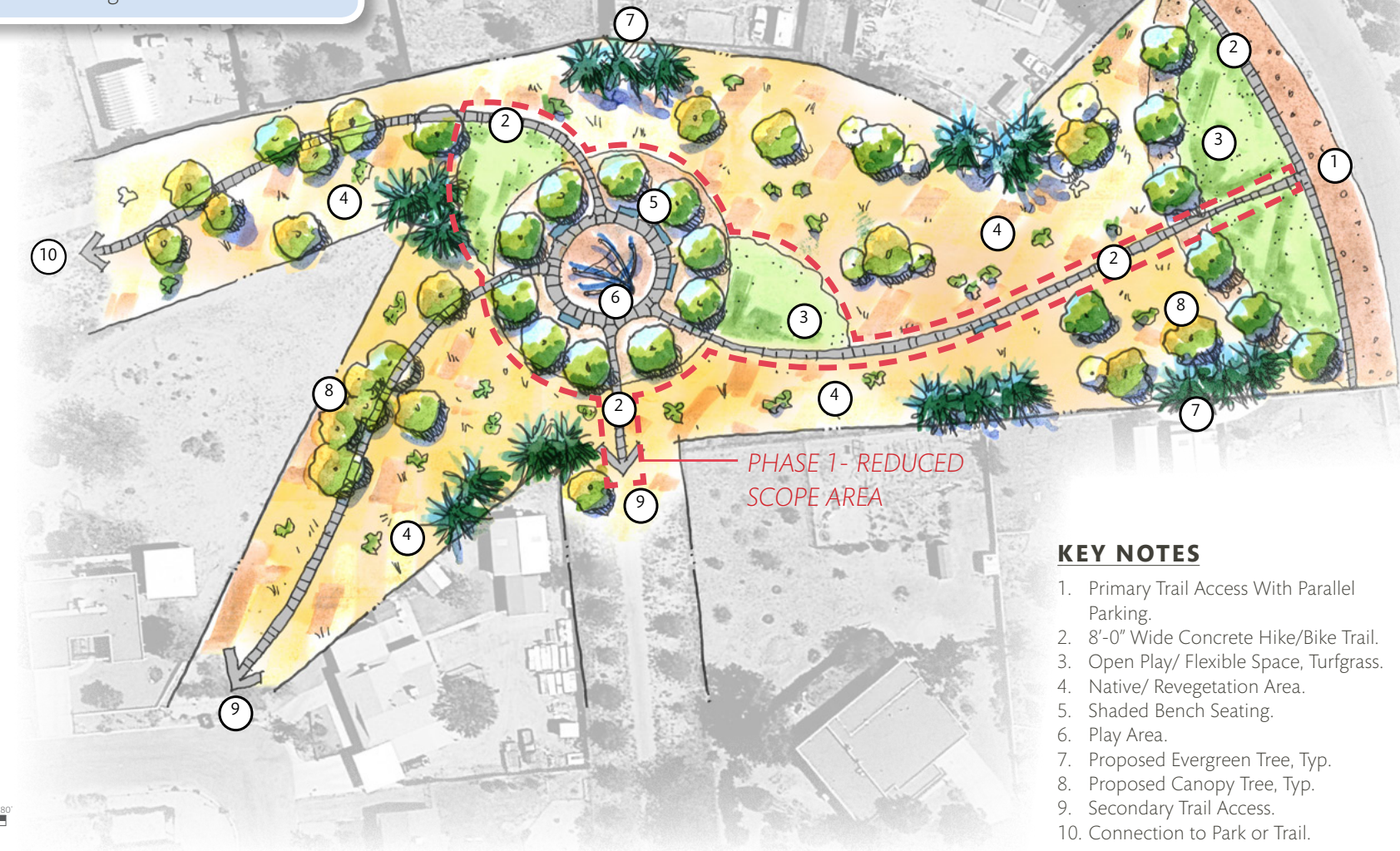
## Design Consideration

Typical of most Pocket Parks, this site is smaller and makes efficient use of space to provide a selected range of amenities that can be accessed by nearby residents. There are three 'immediate' access points into the site and a connection to the larger trail system in 'The Sawtooth'. This is an advantage as the Pocket Park can potentially be accessed by the wider community.

## FIGURE 8. DESIGN CONSIDERATIONS - POCKET PARK - SITE 1

### PROGRAM ELEMENTS

- > Long continuously concrete hike/bike trail with multiple secondary trail accesses
- > Smaller capacity playground
- > Flexible turfgrass open spaces
- > Shaded bench seating



### KEY NOTES

1. Primary Trail Access With Parallel Parking.
2. 8'-0" Wide Concrete Hike/Bike Trail.
3. Open Play/ Flexible Space, Turfgrass.
4. Native/ Revegetation Area.
5. Shaded Bench Seating.
6. Play Area.
7. Proposed Evergreen Tree, Typ.
8. Proposed Canopy Tree, Typ.
9. Secondary Trail Access.
10. Connection to Park or Trail.







Play ground



Shade structure with seating

### Design Consideration

This site is adjacent to Rio Communities Blvd, a major roadways and the City Hall complex which makes this site particularly interesting. Shared parking opportunities exist in the adjacent parking area which supports City Hall and a local coffee shop. Furthermore, the coffee shop backs up to the park site and is near what will be the main access point to the park. This retail use is complimentary to the park and will provide a venue for refreshments to users and has the potential to attract coffee shop customers to use the park.

FIGURE 9. DESIGN CONSIDERATIONS - POCKET PARK - SITE 7



#### PROGRAM ELEMENTS

- > Walking path / Loop.
- > Smaller Capacity Playground.
- > Flexible Turfgrass Open Spaces.
- > Shaded Bench Seating.
- > Small Play Area.
- > Small Plaza Area.

#### KEYED NOTES

1. 6'-0" Wide concrete sidewalk
2. Ornamental tree
3. Shade tree
4. Bench seating
5. Revegetation seeding as required
6. Play area
7. Group pavilion
8. Turfgrass lawn
9. Crusher fines plaza area
10. 14'-0" Wide concrete walk
11. Property line





# RECOMMENDATIONS

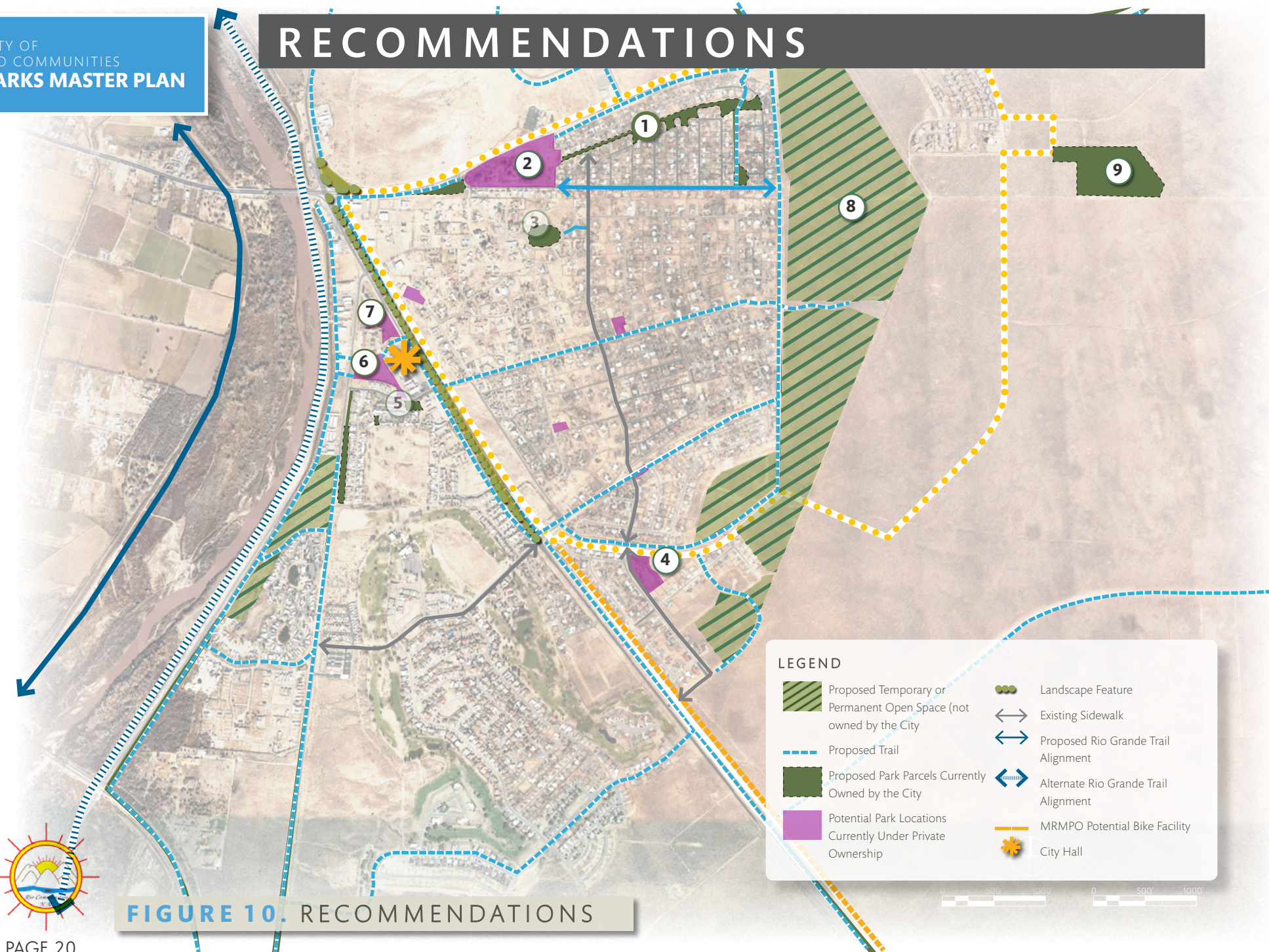


FIGURE 10. RECOMMENDATIONS

## Recommendations Summary

The master plan recommends that Rio Communities develop a range of outdoor, recreational spaces that meet the diverse needs of the community to encourage a healthy lifestyle. The community should prioritize parks, trails, and open space areas that serve the greatest number of people. While there is a great need for outdoor recreation facilities throughout the community, parks that are in close proximity to existing activity centers and are conveniently accessible should be developed first. This strategy supports the efficient use of limited maintenance resources and creates a highly visible “first step” to the development of a larger park system. Accordingly, this plan recommends acquiring and developing Site 7 first. When additional land is acquired, properties that provide benefits to the greatest number of residents should be prioritized.

## Action Matrix

TASK	ACTION	TIME FRAME	RESPONSIBILITY	FUNDING	
A	Acquire land and developed park to serve immediate needs of the community	<i>Acquire and Develop Site 7</i>	Short-term	Rio Communities	Utilize existing/available funding
B	Acquire land/sites for future park development	<i>Acquire Site 2, 4, 6</i>	Short-term	Rio Communities	Capital Outlay
C	Identify funding for future projects		Short-term / Long-term	Rio Communities	Capital Outlay
D	Develop park system	<i>Develop Site 2, 4, 6</i>	Long-term	Rio Communities	Capital Outlay
E	Develop Trail System	<ul style="list-style-type: none"> <li>&gt; Identify hierarchy of trails (Multi-use, paved, unpaved)</li> <li>&gt; Prioritize trail sections that have the potential for highest usage</li> <li>&gt; Utilize existing facilities, including drainage/utility easements, sidewalks)</li> <li>&gt; Make trails ADA accessible</li> </ul>	Long-term	Rio Communities	Capital Outlay
F	Formalize Open Space	<ul style="list-style-type: none"> <li>&gt; Adopt Use Agreement for Site 8</li> <li>&gt; Develop parking, rest area and trails</li> </ul>	Long-term	Rio Communities	Capital Outlay
G	Develop Recreational Complex	<ul style="list-style-type: none"> <li>&gt; Study site 9 capacity</li> <li>&gt; Develop program and site</li> </ul>	Long-term	Rio Communities	Capital Outlay



# IMPLEMENTATION

To implement a consistent parks and trail system, the community will have to invest resources and prioritize projects as funding becomes available. There are a number of funding sources that Rio Communities can tap, deepening on the type and scale of project.

## Funding Sources

### **GAMETIME PLAYGROUND GRANTS:**

Provides up to 100% matching funds on eligible play equipment.

### **VALENCIA SOIL & WATER CONSERVATION DISTRICT:**

Provides cost-share funding of up to \$5,000 in the form of tax reimbursements for each approved conservation initiative that can be incorporated into parks and trails. These include but are not limited to:

- > Rainwater harvesting;
- > Pollinator planting
- > Habitat restoration
- > Community gardens
- > Noxious weed control

### **NEW MEXICO STATE ECONOMIC GRANT**

Special projects and outdoor infrastructure fund grant:

- > \$5,000 -\$25,000 Award.
- > 50% Cash match required.

- > Up to 50% in-kind matching is allowed.
- > Shovel-ready plans required.

Eligible project types include but are not limited to:

- > Trails
- > River parks
- > Wildlife viewing areas

### **CAPITAL OUTLAY GRANTS**

Legislative Capital Outlay funding is utilized for the creation or improvement of a fixed asset that will last at least ten years. This funding can be used for purchasing equipment or land or making improvements to roads, water and sewer systems, and buildings.

Typical capital outlay projects includes the following amongst others:

- > Planning, designing, constructing, equipping and furnishing community centers, senior centers, fire stations, libraries, courthouses and other buildings;
- > Street improvements;
- > Park renovations or equipment;
- > Acequia improvements;
- > Water and wastewater systems.

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**OPINION OF PROBABLE CONSTRUCTION COST**  
**Full Build-Out Cost - Neighborhood Park - Site 4**

**Rio Communities - Neighborhood Park**  
**Opinion of Probable Construction Cost, August 2020**

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$35,000.00	\$35,000.00
Demolition	1	LS	\$10,000.00	\$10,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
<b>Subtotal : 65% Design</b>				<b>\$57,000.00</b>
10% Contingency				\$5,700.00
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$62,700.00</b>
7.8958% NMGR				\$4,950.67
<b>Total General Conditions</b>				<b>\$67,650.67</b>

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$15,000.00	\$15,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	12,690	SF	\$7.50	\$95,175.00
Crusher Fines w/ Binder	6,818	SF	\$2.50	\$17,045.00
Asphalt Paving	1,993	SY	\$25.00	\$49,825.00
Concrete Curbing	686	LF	\$15.00	\$10,290.00
Native Revegetation Seeding	42,500	SF	\$0.75	\$31,875.00
Shade Structures (approx 12'x16')	3	EA	\$15,000.00	\$45,000.00
Picnic Tables	3	EA	\$2,500.00	\$7,500.00
Benches	7	EA	\$1,500.00	\$10,500.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
<b>Subtotal : 65% Design</b>				<b>\$310,410.00</b>
10% Contingency				\$31,041.00
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$341,451.00</b>
7.8958% NMGR				\$26,960.29
<b>Total Hardscape</b>				<b>\$368,411.29</b>

Note: Prices are based on current market conditions and are subject to change.

TOTAL PROJECT COST \$789,082.12

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$15,000.00	\$15,000.00
Irrigation	84,296	SF	\$1.50	\$126,444.00
Evergreen Trees	8	EA	\$175.00	\$1,400.00
Canopy Trees, 2" cal.	50	EA	\$350.00	\$17,500.00
Accent Trees	6	EA	\$175.00	\$1,050.00
Turfgrass Seeding	84,296	SF	\$0.75	\$63,222.00
<b>Subtotal : 65% Design</b>				<b>\$224,616.00</b>
10% Contingency				\$22,461.60
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$247,077.60</b>
7.8958% NMGR				\$19,508.75
<b>Total Landscape</b>				<b>\$266,586.35</b>

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$55,000.00	\$55,000.00
EWf surfacing	5,942	SF	\$3.00	\$17,826.00
<b>Subtotal : 65% Design</b>				<b>\$72,826.00</b>
10% Contingency				\$7,282.60
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$80,108.60</b>
7.8958% NMGR				\$6,325.21
<b>Total Play Equipment &amp; Surfacing</b>				<b>\$86,433.81</b>
Note: Prices are based on current market conditions and are subject to change.				
<b>Total Project Cost</b>				<b>\$789,082.12</b>

Note: Prices are based on current market conditions and are subject to change.

**OPINION OF PROBABLE CONSTRUCTION COST**  
**Phase 1 Reduced Scope Cost - Neighborhood Park - Site 4**

**Rio Communities - Neighborhood Park - PH1**  
**Opinion of Probable Construction Cost, August 2020**

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$5,500.00	\$5,500.00
Demolition	1	LS	\$2,500.00	\$2,500.00
Grading	1	LS	\$2,500.00	\$2,500.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
<b>Subtotal : 65% Design</b>				<b>\$11,500.00</b>
10% Contingency				\$1,150.00
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$12,650.00</b>
7.8958% NMGR				\$998.82
<b>Total General Conditions</b>				<b>\$13,648.82</b>

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	2,681	SF	\$7.50	\$20,107.50
Shade Structure (approx 12'x16')	1	EA	\$15,000.00	\$15,000.00
Picnic Table	1	EA	\$2,500.00	\$2,500.00
Benches	4	EA	\$1,500.00	\$6,000.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
<b>Subtotal : 65% Design</b>				<b>\$45,207.50</b>
10% Contingency				\$4,520.75
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$49,728.25</b>
7.8958% NMGR				\$3,926.44
<b>Total Hardscape</b>				<b>\$53,654.69</b>

Note: Prices are based on current market conditions and are subject to change.

TOTAL PHASE 1 COST \$135,116.48

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Irrigation	4,431	SF	\$1.50	\$6,646.50
Turfgrass Seeding	4,431	SF	\$0.75	\$3,323.25
<b>Subtotal : 65% Design</b>				<b>\$21,969.75</b>
10% Contingency				\$2,196.98
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$24,166.73</b>
7.8958% NMGR				\$1,908.16
<b>Total Landscape</b>				<b>\$26,074.88</b>

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$25,000.00	\$25,000.00
EWf surfacing	3,389	SF	\$3.00	\$10,167.00
<b>Subtotal : 65% Design</b>				<b>\$35,167.00</b>
10% Contingency				\$3,516.70
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$38,683.70</b>
7.8958% NMGR				\$3,054.39
<b>Total Play Equipment &amp; Surfacing</b>				<b>\$41,738.09</b>
Note: Prices are based on current market conditions and are subject to change.				
<b>Total Project Cost</b>				<b>\$135,116.48</b>

Note: Prices are based on current market conditions and are subject to change.

TOTAL PHASE 1 COST \$135,116.48



**OPINION OF PROBABLE CONSTRUCTION COST**  
**Full Build-Out Cost - Pocket Park - Site 1**

**Rio Communities - Pocket Park**  
**Opinion of Probable Construction Cost, August 2020**

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$18,000.00	\$18,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$5,000.00	\$5,000.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
<b>Subtotal : 65% Design</b>				<b>\$29,000.00</b>
10% Contingency				<b>\$2,900.00</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$31,900.00</b>
7.8958% NMGR				<b>\$2,518.76</b>
<b>Total General Conditions</b>				<b>\$34,418.76</b>

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$15,000.00	\$15,000.00
Concrete walks	7,940	SF	\$7.50	\$59,550.00
Gravel Mulch	3,351	SF	\$2.50	\$8,377.50
Crusher Fines w binder	11,392	SF	\$2.50	\$28,480.00
Native revegetation seeding	72,888	SF	\$0.75	\$54,666.00
Benches	5	EA	\$1,500.00	\$7,500.00
Post & Cable Fencing	227	LF	\$10.00	\$2,270.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
<b>Subtotal : 65% Design</b>				<b>\$187,443.50</b>
10% Contingency				<b>\$18,744.35</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$206,187.85</b>
7.8958% NMGR				<b>\$16,280.18</b>
<b>Total Hardscape</b>				<b>\$222,468.03</b>

Note: Prices are based on current market conditions and are subject to change.

TOTAL PROJECT COST \$333,846.84

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Evergreen Trees	19	EA	\$175.00	\$3,325.00
Canopy Trees, 2" cal.	40	EA	\$350.00	\$14,000.00
Accent Trees	7	EA	\$175.00	\$1,225.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
<b>Subtotal : 65% Design</b>				<b>\$39,149.75</b>
10% Contingency				<b>\$3,914.98</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$43,064.73</b>
7.8958% NMGR				<b>\$3,400.30</b>
<b>Total Landscape</b>				<b>\$46,465.03</b>

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWf surfacing	1,898	SF	\$3.00	\$5,694.00
<b>Subtotal : 65% Design</b>				<b>\$25,694.00</b>
10% Contingency				<b>\$2,569.40</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$28,263.40</b>
7.8958% NMGR				<b>\$2,231.62</b>
<b>Total Play Equipment &amp; Surfacing</b>				<b>\$30,495.02</b>
<b>Total Project Cost</b>				<b>\$333,846.84</b>

Note: Prices are based on current market conditions and are subject to change.

**OPINION OF PROBABLE CONSTRUCTION COST**  
**Phase 1 Reduced Scope Cost - Pocket Park - Site 1**

**Rio Communities - Pocket Park - PH1**  
**Opinion of Probable Construction Cost, August 2020**

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$7,500.00	\$7,500.00
Demolition	1	LS	\$1,500.00	\$1,500.00
Grading	1	LS	\$300.00	\$300.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
<b>Subtotal : 65% Design</b>				<b>\$10,300.00</b>
10% Contingency				<b>\$1,030.00</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$11,330.00</b>
7.8958% NMGR				<b>\$894.59</b>
<b>Total General Conditions</b>				<b>\$12,224.59</b>

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	3,517	SF	\$7.50	\$26,377.50
Crusher Fines w binder	6,618	SF	\$2.50	\$16,545.00
Benches	3	EA	\$1,500.00	\$4,500.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
<b>Subtotal : 65% Design</b>				<b>\$49,022.50</b>
10% Contingency				<b>\$4,902.25</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$53,924.75</b>
7.8958% NMGR				<b>\$4,257.79</b>
<b>Total Hardscape</b>				<b>\$58,182.54</b>

Note: Prices are based on current market conditions and are subject to change.

TOTAL PHASE 1 COST \$129,505.04

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Canopy Trees, 2" cal.	10	EA	\$350.00	\$3,500.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
<b>Subtotal : 65% Design</b>				<b>\$24,099.75</b>
10% Contingency				<b>\$2,409.98</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$26,509.73</b>
7.8958% NMGR				<b>\$2,093.15</b>
<b>Total Landscape</b>				<b>\$28,602.88</b>

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWf surfacing	1,898	SF	\$3.00	\$5,694.00
<b>Subtotal : 65% Design</b>				<b>\$25,694.00</b>
10% Contingency				<b>\$2,569.40</b>
<b>Subtotal 65% Design w/ Contingency</b>				<b>\$28,263.40</b>
7.8958% NMGR				<b>\$2,231.62</b>
<b>Total Play Equipment &amp; Surfacing</b>				<b>\$30,495.02</b>
<b>Total Project Cost</b>				<b>\$129,505.04</b>

Note: Prices are based on current market conditions and are subject to change.





**OPINION OF PROBABLE CONSTRUCTION COST**  
**Full Build-Out Cost - Pocket Park - Site 7**

**Opinion of Probable Construction Cost, March 2021**

<b>General Conditions</b>				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$30,000.00	\$30,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$47,000.00</b>
20% Contingency				<b>\$9,400.00</b>
<b>Subtotal</b>				<b>\$56,400.00</b>
7.8958% NMGR				<b>\$4,453.23</b>
<b>Total General Conditions</b>				<b>\$60,853.23</b>

Note: Prices are based on current market conditions and are subject to change.

<b>Hardscape</b>				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	7,059	SF	\$7.50	\$52,942.50
Crusher Fines w/ Binder	1,720	SF	\$2.50	\$4,300.00
Shade Structure (incl. slab)	1	EA	\$27,000.00	\$27,000.00
Picnic Tables	6	EA	\$1,750.00	\$10,500.00
Benches	8	EA	\$1,500.00	\$12,000.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
<b>Subtotal</b>				<b>\$144,942.50</b>
20% Contingency				<b>\$28,988.50</b>
<b>Subtotal</b>				<b>\$173,931.00</b>
7.8958% NMGR				<b>\$13,733.24</b>
<b>Total Hardscape</b>				<b>\$187,664.24</b>

Note: Prices are based on current market conditions and are subject to change.

<b>Landscape</b>				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Bubbler Irrigation for Trees	45	EA	\$150.00	\$6,750.00
Turf Irrigation	14,180	SF	\$1.50	\$21,270.00
Temp Irrigation for Native Revegetation Seeding	17,000	SF	\$0.75	\$12,750.00
Canopy Trees, 2" cal.	18	EA	\$350.00	\$6,300.00
Accent Trees	27	EA	\$175.00	\$4,725.00
Turfgrass Seeding	14,180	SF	\$0.75	\$10,635.00
Native Revegetation Seeding (in disturbed areas)	17,000	SF	\$0.75	\$12,750.00
<b>Subtotal</b>				<b>\$87,180.00</b>
20% Contingency				<b>\$17,436.00</b>
<b>Subtotal</b>				<b>\$104,616.00</b>
7.8958% NMGR				<b>\$8,260.27</b>
<b>Total Landscape</b>				<b>\$112,876.27</b>

Note: Prices are based on current market conditions and are subject to change.

<b>Play Equipment &amp; Surfacing</b>				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$28,000.00	\$28,000.00
EWV surfacing	3,350	SF	\$3.00	\$10,050.00
<b>Subtotal</b>				<b>\$38,050.00</b>
20% Contingency				<b>\$7,610.00</b>
<b>Subtotal</b>				<b>\$45,660.00</b>
7.8958% NMGR				<b>\$3,605.22</b>
<b>Total Play Equipment &amp; Surfacing</b>				<b>\$49,265.22</b>

Note: Prices are based on current market conditions and are subject to change.

<b>Design</b>				
Item	Quantity	UNIT	Unit Cost	Total
Design Fees - Construction Documents	1	LS	\$33,000.00	\$33,000.00
<b>Subtotal</b>				<b>\$33,000.00</b>
20% Contingency				<b>\$6,600.00</b>
<b>Subtotal</b>				<b>\$39,600.00</b>
7.875% NMGR				<b>\$3,118.50</b>
<b>Total Design</b>				<b>\$42,718.50</b>


Note: Prices are based on current market conditions and are subject to change.

<b>Total Project Cost</b>				<b>\$453,377.47</b>
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MRWM

LANDSCAPE ARCHITECTS