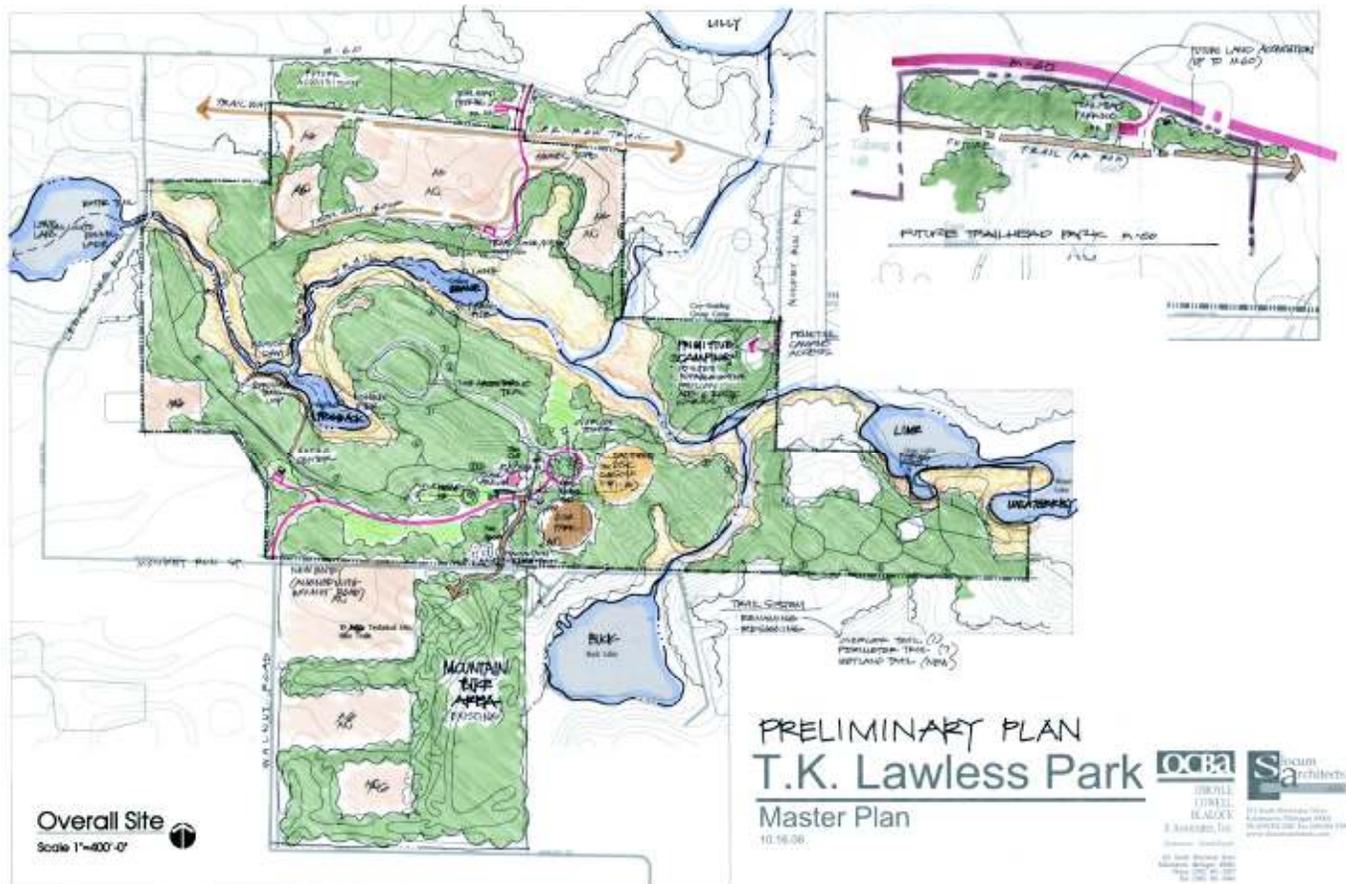


Dr. T.K. Lawless Park – Master Plan



Introduction

The master plan for the Dr. T.K. Lawless Park began with a review of the County’s Five Year Recreation Plan, discussions with the Parks and Recreation director about the park’s assets and liabilities, and a meeting with the Parks and Recreation Commission to discuss park improvement ideas. Following this initial research a one-day open house/workshop was held at the Road Commission offices to gather ideas from the public and begin to formulate development concepts for the park. Approximately fifty people attended this workshop and much of their valuable input has been incorporated into the final park master plan. Following the workshop session, design concepts were reviewed by the Parks and Recreation Commission and department staff to further refine and adjust facilities to complement the park’s outstanding natural resources.



Workshop Plan



Existing Campground Toilet Building

Master Plan Components

As part of the master plan, the following improvements have been proposed for Dr. T.K. Lawless Park:

1. Park Activity Center – The existing park activity center north of Monkey Run Street will remain the hub for group activities and will continue to serve as the primary access point for the park's trail system. Improvements to the activity center will include:

a. Lodge – A lodge building, named the “Discovery Lodge,” will be constructed along Monkey Run Street. This facility will include up to 100 individual rental rooms with full amenities.

The building will also offer meeting rooms, a lobby with fireplace, a kitchen, and dining facilities. The lodge will be sited to take advantage of the adjoining woodlot edge, will be constructed with sustainable products, and will incorporate geothermal heating and cooling to highlight its natural setting.

b. Maintenance building – A maintenance building will be constructed along Monkey Run Street adjacent to the park manager's residence. This building will include an office space and several vehicle bays for the repair and/or storage of equipment. The maintenance building will be served by a gated loop road accessible from both Monkey Run Street and the park entry drive.



Maintenance Building Example

Dr. T.K. Lawless Park – Master Plan (*Continued*)

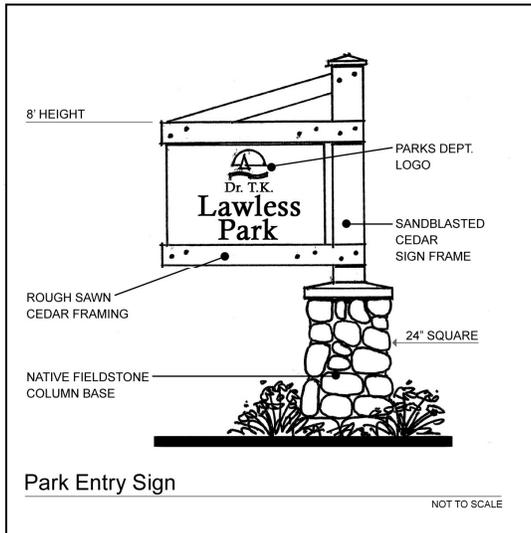


Russ Forest Park Fence

c. Entry Drive – The existing entry drive will be adjusted to provide for a smoother path of travel and new traffic islands will be constructed at the entry point to support a new park sign and gatehouse. The entry drive will be bordered with a whole log cedar fence (similar to the Russ Forest Park fence) to control access and enhance the entry experience. In addition, a native prairie will be established along the drive to reduce maintenance costs and begin to establish the park’s image as a strong natural resource-based facility.

native stone masonry to complement the park’s strong natural features. The new gatehouse will be somewhat larger than the existing facility to comply with the accessibility standards of the Americans with Disabilities Act (ADA).

d. Entry Sign and Gatehouse – A new entry sign and gatehouse will be constructed using rough sawn cedar framing and



e. Parking Improvements – The existing parking lot will be paved and expanded to accommodate increased demand and new parking lots will be constructed to serve the proposed dog park and nature center. Parking lots will incorporate eco-friendly stormwater management tools such as bio-swales and wet prairie seed mixes to clean and infiltrate the stormwater before it reaches the site’s existing wetlands and water features.



Dog Park Equipment

f. Dog Park – A dog park will be constructed east of the entry drive to provide a place for off-leash dogs to play and exercise. The park will be fenced with a double-gated entry to provide a secured access point. The dog park will include a variety of agility and exercise equipment as well as a shade structure, benches, waste receptacles, a waste bag station, a drinking fountain, and other amenities. The agility/exercise section of the park will be constructed with a crushed stone surface to

Dr. T.K. Lawless Park – Master Plan (*Continued*)

minimize erosion and facilitate cleaning of waste. Special dog exercise equipment such as ramps, teeter totters, and jump walls will be installed in this section of the park which will be approximately ¼ acre in size. Outside of this stone area, an accessible crushed stone path will meander through an open lawn to provide a space for unprogrammed play and interaction with other dogs and owners. Part of this path will loop through the adjoining woodlot to provide another type of environment for dogs and owners to enjoy. The entire dog park will be fenced to provide a secure place for off-leash play and socialization.

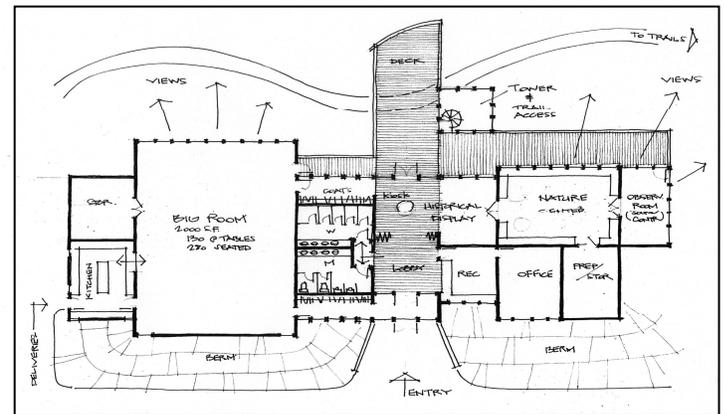
g. Play Area – A new children’s play area will be constructed near the existing playground to provide improved play opportunities that meet current safety and accessibility standards.

h. Nature Center – Following the entry drive northward, the proposed Nature Center will come into view. It will be situated along a bluff line with long views across the site’s central stream/wetland corridor. In the recent past this area was cleared by a tornado which provides for good views as well as an attractive habitat for wildlife. The Nature Center will be served by a drop-off entry drive and a 70-car parking lot. Additional overflow parking will be provided in the adjoining open field area. To accommodate construction of the access road and parking lot, one of the existing softball fields in this area will be removed and two disc golf holes will be relocated.



Proposed Nature Center

The Nature Center building contains three main functions within its approximate 6,000 square feet of enclosed area. A Visitor Center was incorporated to orient visitors to the facility as well as the park itself. This area will include a gift shop, reception and information kiosk, and historical displays illustrating the history of Cass County and Dr. T.K. Lawless.



Nature Center Floor Plan

The Nature Center portion of the facility will be oriented along the north exterior wall to take advantage of views toward the scenic wetlands. Incorporated into this area will be static and interactive displays, and an enclosed viewing area with an audio system providing the sounds of birds and other wildlife.

A deck running outside the north exterior wall will provide outdoor viewing and function as an indoor/outdoor connection. To provide a focal point, a tower feature will allow visitors to view nature from within the tree canopy. The Community Room is the third component of the facility. This room will provide seating for 130 occupants with a serving kitchen. It will function as a location for large public meetings, banquets, wedding receptions, and other gatherings.

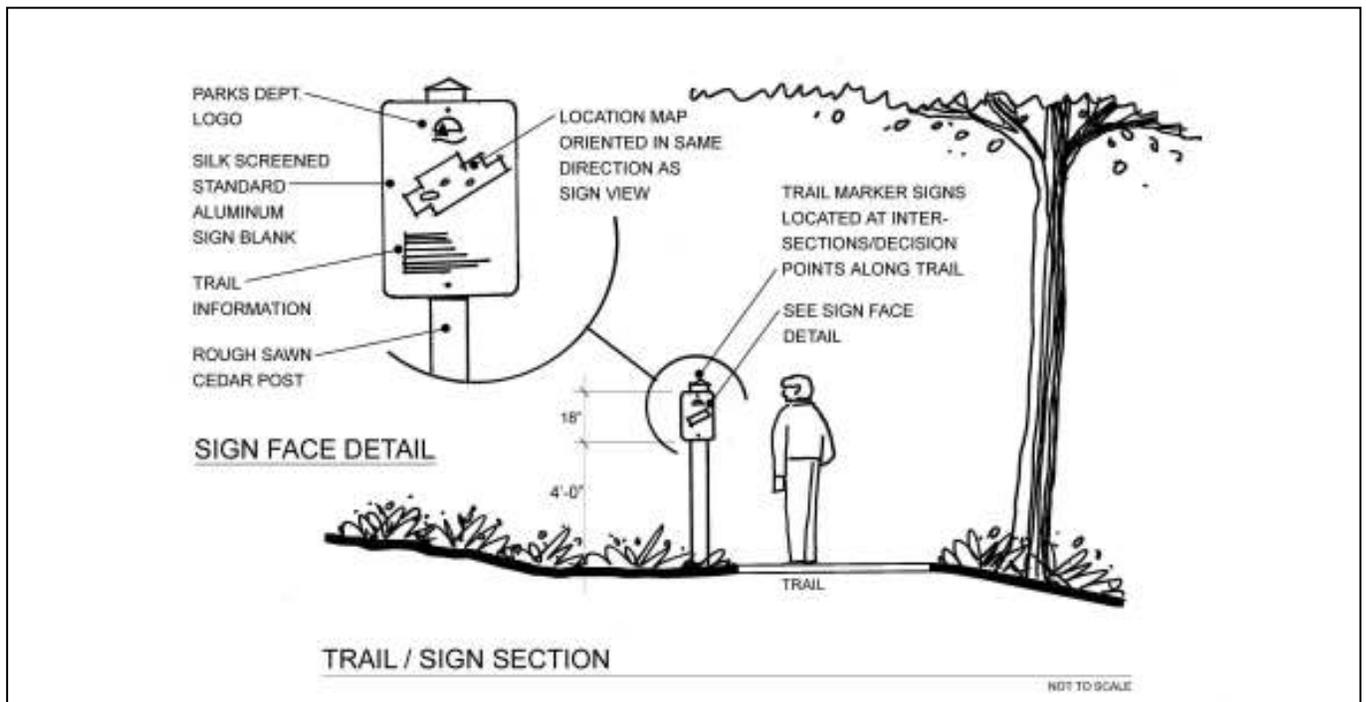
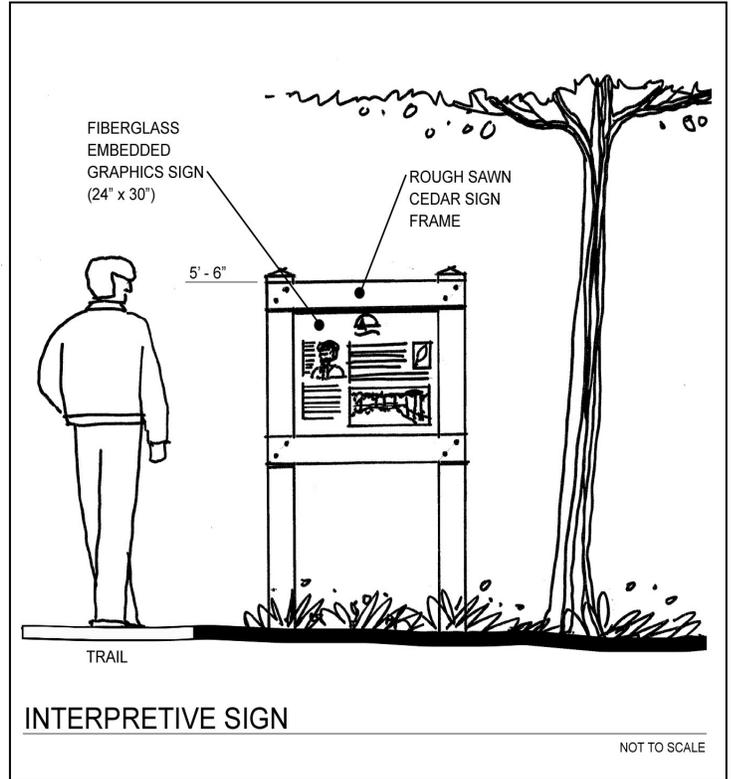
Dr. T.K. Lawless Park – Master Plan (Continued)

This new facility will incorporate sustainable design concepts including earth sheltering, geothermal heating/cooling, building management (controls) technologies and photovoltaic (solar) and wind turbine systems with a display station located within the building so visitors can monitor the energy generated.

2. **Trail Improvements** – The Park’s extensive network of trails provides access to a variety of habitats creating opportunities for interpretation and education. In a few areas with steep side slopes, sections of the trail have eroded. These areas will be repaired with native stone retaining walls. New trail markers and orientation signs will be added to direct visitors and new



Cabin Example



Dr. T.K. Lawless Park – Master Plan (*Continued*)

interpretive signs will illustrate and describe the park's natural features. Fishing piers will be added at Lime, Hogback, and Doane Lake and a new section of boardwalk will cross a wetland northeast of Doane Lake.

3. Coy Steidling Group Camp – The existing group camp which includes ten campsites, an amphitheatre, a fire bowl, a picnic shelter, vault toilets, and potable water will be improved with the addition of six rustic cabins. The cabins will be constructed with rough sawn timbers and/or logs and will be outfitted with two sets of bunk beds. A new vault toilet building will be added to accommodate expanded use of the camp.
4. M-60 Access Point – The park's existing narrow right-of-way off of M-60 provides access to the main park property and will be developed as a trailhead area. This trailhead will include a small parking lot, an orientation sign/kiosk, and a connector path to link the trailhead to the park's trail system.
5. Future Land Acquisition – In the future, the farmland between M-60 and the north park property line will be purchased to provide better access and visibility from M-60. This property borders an abandoned railroad right-of-way which has been proposed as a regional trail.

All of the work described above will be performed with the goal of preserving and enhancing the property's natural features while providing improved access and opportunities for education and interpretation.

Project Costs and Phasing

As with any ambitious master plan, the costs of improving Dr. T.K. Lawless Park are significant and will likely require a phased approach to be implemented over time. The construction costs outlined on the following pages are based on past experience with similar projects, but because construction details have not yet been developed they should be treated as budgetary estimates. As particular projects are selected for implementation, more specific plans should be developed to identify construction costs in greater detail.

To assist the County in its phasing decisions, construction costs have been broken down by project component. One of these components, earthwork/seeding, overlap many of the other components and could be subdivided if appropriate for the final phasing plan and budget identified by the County.



Existing Wetland Boardwalk

Dr. T.K. Lawless Park – Master Plan (*Continued*)

Opinion of Probable Costs

The following cost opinions include a lump sum cost for each major component which is followed by a quantity/unit cost breakdown of the work item. Each component cost includes a 10% contingency allowance to cover unforeseen costs.

Item	Qty.	Units	Unit Price	Total
Maintenance Building				\$ 310,000.00
Discovery Lodge				\$ 6,400,000.00
Park Entrance				\$ 141,000.00
Play Area				\$ 83,000.00
Nature Center				\$ 1,825,000.00
Marshall Schug Shelter Area				\$ 71,000.00
Dog Park				\$ 135,000.00
Fishing Piers, Boardwalks and Trails				\$ 113,000.00
Coy Steidling Group Camp				\$ 94,000.00
Earthwork/Seeding				\$ 107,000.00
			Project Total	\$ 9,279,000.00
Maintenance Building				
Site Preparation/Earthwork	1	Allowance	\$ 10,000.00	\$ 10,000.00
Bituminous Drive and Parking Lot- Standard Duty	1,334	SY	\$ 16.00	\$ 21,344.00
Evergreen Trees	5	EA	\$ 350.00	\$ 1,750.00
Maintenance Building, 2500 SF	1	Lump Sum	\$ 250,000.00	\$ 250,000.00
			Maintenance Building Subtotal	\$ 283,094.00
			10% Contingency	\$ 26,906.00
			Total	\$ 310,000.00
Discovery Lodge				
Site Preparation/Earthwork	1	Allowance	\$ 25,000.00	\$ 25,000.00
Parking Lot	4,000	SY	\$ 16.00	\$ 64,000.00
Concrete Walk	1,800	SF	\$ 4.00	\$ 7,200.00
Trees	20	Ea	\$ 350.00	\$ 7,000.00
Storm Drainage	1	Lump Sum	\$ 10,000.00	\$ 10,000.00
Lodge Building, (46,000 SF)	1	Allowance	\$ 5,750,000.00	\$ 5,750,000.00
Furniture, Fixtures and Equipment	1	Allowance	\$ 200,000.00	\$ 200,000.00
			Discovery Lodge Subtotal	\$ 6,063,200.00
			10% Contingency	\$ 336,800.00
			Total	\$ 6,400,000.00

Dr. T.K. Lawless Park – Master Plan (*Continued*)

Park Entrance

Site Preparation/Earthwork	1	Allowance	\$ 5,000.00	\$ 5,000.00
Entrance Drive- Bituminous Pavement	5,652	SY	\$ 16.00	\$ 90,432.00
Gatehouse	1	LS	\$ 15,000.00	\$ 15,000.00
Park Sign	1	LS	\$ 5,000.00	\$ 5,000.00
Entrance Fence	800	LF	\$ 15.00	\$ 12,000.00
Gate	1	EA	\$ 1,500.00	\$ 1,500.00
Park Entrance Subtotal				\$ 128,932.00
10% Contingency				\$ 12,068.00
Total				\$ 141,000.00

Play Area

Site Preparation/Earthwork	1	Allowance	\$ 3,000.00	\$ 3,000.00
Site Furniture	1	Allowance	\$ 2,500.00	\$ 2,500.00
Play Area Equipment, Surfacing and Edging	1	Allowance	\$ 70,000.00	\$ 70,000.00
Play Area Subtotal				\$ 75,500.00
10% Contingency				\$ 7,500.00
Total				\$ 83,000.00

Nature Center

Site Preparation/Earthwork	1	Allowance	\$ 20,000.00	\$ 20,000.00
Parking Lot	3527	SY	\$ 16.00	\$ 56,432.00
Concrete Walk	1473	SF	\$ 4.00	\$ 5,892.00
Playground	1	Lump Sum	\$ 75,000.00	\$ 75,000.00
Trees	15	EA	\$ 350.00	\$ 5,250.00
Storm Drainage	1	Lump Sum	\$ 7,500.00	\$ 7,500.00
Nature Center Building	1	Lump Sum	\$ 1,342,000.00	\$ 1,342,000.00
Ground Floor - 6,268 SF				
Deck/Tower - 1,772 SF				
Partial Basement - 640 SF				
Furniture, Fixtures and Equipment	1	Allowance	\$ 150,000.00	\$ 150,000.00
Nature Center Subtotal				\$ 1,662,074.00
10% Contingency				\$ 162,926.00
Total				\$ 1,825,000.00

Marshall Schug Shelter Area

Site Preparation/Earthwork	1	Allowance	\$ 3,000.00	\$ 3,000.00
Bituminous Parking Lot	3178	SY	\$ 16.00	\$ 50,848.00
Bituminous Pavement Path w/ Base	205	SF	\$ 2.00	\$ 410.00
Trees	9	EA	\$ 350.00	\$ 3,150.00
Storm Drainage	1	Lump Sum	\$ 7,000.00	\$ 7,000.00
Marshall Schug Shelter Area Subtotal				\$ 64,408.00
10% Contingency				\$ 6,592.00
Total				\$ 71,000.00

Dr. T.K. Lawless Park – Master Plan (*Continued*)

Dog Park

Site Preparation/Earthwork	1	Allowance	\$ 5,000.00	\$ 5,000.00
Parking Lot	715	SY	\$ 16.00	\$ 11,440.00
Stone at Agility Training	28618	SF	\$ 1.50	\$ 42,927.00
Stone Path	994	SF	\$ 1.50	\$ 1,491.00
Fence- 5' Height	1522	LF	\$ 10.00	\$ 15,220.00
Agility Equipment	1	Allowance	\$ 32,000.00	\$ 32,000.00
Shade Structure	1	Allowance	\$ 15,000.00	\$ 15,000.00
Dog Park Subtotal				\$ 123,078.00
10% Contingency				\$ 11,922.00
Total				\$ 135,000.00

Fishing Piers, Boardwalks and Trails

Fishing Piers (12' X 60')	3	EA	\$ 18,000.00	\$ 54,000.00
Boardwalk (80' X 8')	640	SF	\$ 45.00	\$ 28,800.00
Trails Repair	1	Allowance	\$ 5,000.00	\$ 5,000.00
Interpretive Signs and Trail Markers	1	Allowance	\$ 5,000.00	\$ 5,000.00
Trail Repairs/Stone Walls	1	Allowance	\$ 10,000.00	\$ 10,000.00
Fishing Piers, Boardwalks and Trails Subtotal				\$ 102,800.00
10% Contingency				\$ 10,200.00
Total				\$ 113,000.00

Coy Steidling Group Camp

Site Preparation/Earthwork		Allowance	\$ 10,000.00	\$ 10,000.00
Rustic Cabins	6	EA	\$ 9,000.00	\$ 54,000.00
Vault Toilet	1	EA	\$ 18,000.00	\$ 18,000.00
Furniture and Fixtures	1	Allowance	\$ 3,000.00	\$ 3,000.00
Coy Steidling Group Camp Subtotal				\$ 85,000.00
10% Contingency				\$ 9,000.00
Total				\$ 94,000.00

Earthwork/Seeding

Earthwork	1	Allowance	\$ 30,000.00	\$ 30,000.00
Spread Topsoil/ Fine Grade	11,300	SY	\$ 1.50	\$ 16,950.00
Wildflower Seeding	11	Acres	\$ 4,000.00	\$ 44,000.00
Turf Seeding	3	Acres	\$ 3,500.00	\$ 8,750.00
Earthwork and Seeding Subtotal				\$ 99,700.00
10% Contingency				\$ 7,300.00
Total				\$ 107,000.00