

ORIGINAL TO GENERAL FILES

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**OFFICE OF DESIGN POLICY & SUPPORT
INTERDEPARTMENTAL CORRESPONDENCE**

FILE P.I. #0007636, 0008950 **OFFICE** Design Policy & Support
CSHPP-0007-00(636),
CSMSL-0008-00(950)
GDOT District 3 - Thomaston
Bibb County **DATE** November 9, 2011
Ocmulgee Heritage Trail - Amerson Water Works
Park, Old Bibb Mill, Otis Loop

FROM  for Brent Story, State Design Policy Engineer

TO SEE DISTRIBUTION

SUBJECT APPROVED REVISED CONCEPT REPORT

Attached is the approved Revised Concept Report for the above subject project.

Attachment

DISTRIBUTION:

Genetha Rice-Singleton, Program Control Administrator
Bobby Hilliard, State Program Delivery Engineer
Cindy VanDyke, State Transportation Planning Administrator
Angela Robinson, Financial Management Administrator
Glenn Bowman, State Environmental Administrator
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David Millen, District Engineer
Bill Rountree, District Preconstruction Engineer
Kerry Gore, District Utilities Engineer
Kevin Vanhouten, Project Manager
BOARD MEMBER - 8th Congressional District

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
REVISED PROJECT CONCEPT REPORT**

Project Number: CSSHPP-0007-00(636) & CSMSL-0008-00(950)
County: Bibb
P. I. Number: 0007636 & 0008950
Federal Route Number: None
State Route Number: None

Due to budget and right-of-way limitations, two of the original three locations within this proposed project have been eliminated and moved to a future project.

Submitted for approval:

DATE 7/28/2011

D. Scott Miller CRANSTON
ENGINEERING GROUP, PC
Design Consultant Name and Firm Name

DATE 7/26/2011

Robert A. B. Reichert
Local Government

DATE 9/16/2011

Bobby Hilliard
Office Head (Project Manager's Office)

DATE 8/9/2011

Ken B. McHout
Project Manager

Recommendation for approval:

DATE 10/4/2011

GLENN BOWMAN* EKP
State Environmental Administrator

DATE 10/12/2011

BEN RABUN* EKP
State Bridge Design Engineer

The concept as presented herein and submitted for approval is consistent with that which is included in the Regional Transportation Plan (RTP) and/or the State Transportation Improvement Program (STIP).

DATE 10-5-11

Cynthia R. Vaupe
State Transportation Planning Administrator

* - RECOMMENDATION ON FILE

REVISED PROJECT CONCEPT REPORT

Need and Purpose: The Ocmulgee Heritage Trail is a riverside trail and park system in Middle Georgia. The trail provides a recreational resource for the residents of Macon to walk, bike, and many other activities. It is easily accessible from Interstates 16 and 75 as well as downtown Macon, making it a serene escape from city life. The trail also provides a cultural resource in that many historic locations are accessible from the trail. The purpose of this phase of the trail system is to continue efforts to complete the Ocmulgee Heritage Trail system. Amerson Water Works Park is meant to be an endpoint of the Ocmulgee Trail system and serve the community with many facilities including boat and canoe access, pavilions, picnic areas, hiking trails, fishing, and other community facilities.

Project location: Amerson Water Works Park is located along the western bank of the Ocmulgee River at the end of North Pierce Avenue and lies within Land District 13; Land Lots 362, 369, 370, 371; and GMDs 483, 584, and 1085 in Bibb County, Georgia. This project includes trails and other amenities within an approximately 200-acre tract.

Description of the approved concept: *Due to the fact that portions of the proposed Ocmulgee Heritage Trail extensions are located separately from Amerson Water Works Park and have logical termini, we have listed the descriptions separately herein. Project 0008950 is included in the description for Amerson Water Works Park since it is located on the same property. The design and construction for this proposed project will be divided into the following four phases: Old Bibb Mill, Otis Redding Loop, Amerson Water Works Park Phase I, Amerson Water Works Park Phase II.*

Amerson Water Works Park

Amerson Water Works Park is planned as a passive activity park. A part of the Ocmulgee Heritage Trail, its focus will be providing the public with an extensive system of pedestrian and multi-use trails over a 180 acre tract with over two miles of river frontage. Access roads, parking, and other amenities and improvements will be made to support the trail users. As with the other sections of the Ocmulgee Heritage Trail, access to the river will be provided. A formal planning process including four public meetings was used to define the specific level of development in this park.

Immediately upon entering the Park, a Welcome/Interpretive Center will be located on the north side of the entry drive. The proposed building is 2500 square feet although the actual size of the building may vary depending on the ultimate requirements of the interpretive exhibits and displays. The main focus of the interpretive exhibits will be the history of the Federal Road. This important early nineteenth century road system traversed several sections of the current Ocmulgee Heritage Trail. The road was instrumental in the establishment of the city of Macon and was a critical transportation route for the settlement of the territory west of Georgia. The Welcome / Interpretive Center building will also provide maps and other information to the public to enhance their use of the park trail systems. The building will also include the park office, caretaker apartment, or other uses as may be deemed necessary to support the park

activities. One of the main trail heads will be adjacent to the building. A paved parking lot will serve both the Welcome/Interpretive Center and the trail head. A green open area adjacent to the parking lot is envisioned to function as overflow parking.

Three separate trail types are proposed. Each type trail is intended to provide the visitor with a distinct experience. The proposed trail features are:

- *The **River Trail** is a ten foot wide paved trail and is seen as an extension of the Ocmulgee Heritage Trail. The River Trail is intended to be accessible to the widest possible user group - walkers and joggers of all ages, bicyclists, baby strollers, roller-bladers, etc. In the sandy area running north-south through the oxbow it is anticipated that that River Trail will require a boardwalk and/or bridges to accommodate the existing conditions.*
- *The **Loop Trail** around the Great Lawn in the center of the Park is envisioned to be a paved trail as described above. This trail is to be located along the existing unpaved drive which currently circles this area.*
- ***Nature Trails** are intended to be unpaved with a minimum of improvements (i.e. culverts to facilitate existing drainage patterns, etc.). Nature Trails will be located along existing trails and paths which are unpaved, the width of which vary considerably. Newly constructed nature trails are envisioned to be narrow (+/-4') and unpaved. These trails should be field located to take maximum advantage of views, existing site features, and viewing of flora and fauna with a minimum of disturbance.*

The main day-use area is located just north of an existing bridge, which was constructed in 1994 as part of the abandoned Macon Water Authority facility. It has been centrally located due to the anticipated heavy usage. Activities and improvements proposed for the main day-use area include: trail head access to several major trails, permanent paved parking for 75 automobiles, a 4000+/- square foot playground, 8 picnic tables with grills, one picnic pavilion, one restroom facility, and an observation tower.

The observation tower is envisioned to be a minimum of 60 feet in height with three viewing platforms at 20 foot intervals. It will be either an all steel tower similar to a standard fire observation tower or a timber frame structure. The viewing platforms should be faced to provide maximum interest. The two lower viewing levels will have informational displays on historic topics relating to the property's history. The highest viewing platform is intended for viewing the Ocmulgee River and informational displays on other points of interest in the distances, i.e., the Ocmulgee National Monument, downtown Macon, and other areas of interest within Amerson Water Works Park.

The playground will be nestled within an existing stand of trees. The colors for the playground will be predominantly muted and earth-tone with a minimal amount of accent colors introduced. The use of muted/earth-tone colors is essential in order to blend and visually integrate the playground into the larger park. The playground will not be visible to most park users.

The pond area will be developed with trails and appropriate interpretive information. An open area east of the pond as well as its woodland edge are proposed as areas for habitat enhancement specifically for attracting additional bird species to the area. A nature trail which loops around the pond is proposed with markers which identify plants and wildlife habitat. The pond will be stocked with fish and managed to provide a sustainable fish population. A fishing pier is proposed on the western side of the pond. Seating areas are proposed at intervals around the pond to provide opportunities for wildlife viewing, sketching, etc.

A River Overlook and an overlook pavilion are proposed on the north side of the ox-bow. This overlook is currently under Bibb P.I. 0008950, but will eventually be under the same project as the remainder of Amerson Water Works Park (Bibb PI 0007636). This overlook is intended to provide visitors access to existing views north along the Ocmulgee River. The master plan recommends minimal disturbance in this area. A cantilevered overlook deck extending over the steep drop in grade down the River is proposed. The area is envisioned to be quiet contemplative space rather than a hub of activity. A small picnic area with eight tables and one picnic shelter is proposed 200 feet southeast of the River Overlook. Trail head access to the River Trail and nature trails is proposed. A covered overlook is to be constructed on the southeast side of the oxbow where the old waterworks intake is located. A boat dock will be built at the base of the overlook.

A canoe launch will be constructed toward the northern end of the site. This will serve as the most northern trail head for the River Trail. Support facilities proposed for the canoe launch site include: a permanent parking area for twenty-five automobiles, one unisex composting toilet, and three picnic tables. The main park road ends at the canoe launch parking area. A small cul-de-sac is provided to ease congestion by eliminating the need for casual drivers to use the canoe launch parking area as a turn around.

Another major trail head will be developed on the southern end of the park. Facilities to support trail users at this trail head will include a restroom, pavilion, seating and boat ramp. Permanent asphalt paved parking for 40 automobiles and 20 boat trailer spaces are proposed. An interpretive kiosk will provide trail directions as well as highlight the history of the site of the old water works facility. The nearby Corbin Avenue picnic area will be reconstructed. Additional parking for 24 cars will be provided. Just south of this picnic area adjacent to the River Trail, a seating and overlook area is proposed to take advantage of the nice river views to the north.

The master plan proposes to realign the main entrance to Amerson Water Works Park from North Pierce Avenue around the existing electric transmission line tower to the north, thereby eliminating the two 90-degree turns that meet visitors upon crossing the existing railroad tracks and greatly improving the sense of arrival. A new gated railroad crossing signal is proposed at the entrance to the park to improve visitor safety. A traffic circle is proposed approximately two hundred feet into the park. The traffic circle and its location are proposed to greatly lessen and/or eliminate impact to the adjacent neighborhood due to cars waiting to enter the park before the gates open. An access road to the southern trail head will originate here. Security gates with time locks are proposed at all vehicular entry points to the Park. A separate and

secured entrance to the Macon Water Authority (MWA) property is also proposed if desired by the MWA.

Access to the remainder of the park will be via the previously mentioned existing concrete bridge. The bridge has a standard GA DOT appearance, and a bridge enhancement is planned to improve its aesthetic appearance and function to allow pedestrian and bicycle access. The master plan proposes making two nine-foot automotive lanes and one four foot pedestrian bicycle lane. To improve the appearance of the concrete side walls, staining and sandblasting of the concrete is proposed to add color, interest and texture.

Minimal camping opportunities will be provided as the community input has indicates more interest in other activities and facilities. Camping is recommended on a limited basis: River accessible camping is an activity, which is occurring on the site, and has been for an extended period. Since access to the site via the Ocmulgee River is virtually impossible to control, we will provide two areas to accommodate the activity, one on each side of the ox-bow where the grades will allow. We recommend providing "Adirondack" style camping shelters and one communal fire pit in each area. The objective is to control existing behavior and to prevent damage to the natural resources of the site by discouraging user defined camping areas and multiple fire pits.

A small picnic and casual play area is to be provided in the existing pecan grove. A gravel parking area with twenty-two permanent parking spaces are to be provided. The parking area will also provide additional trail head access to the River Trail and mountain biking trails.

A maintenance building and fenced outdoor storage yard will be located approximately 350 feet west of the previously mentioned existing concrete bridge. Access will be provided by an unpaved drive. The proposed building has 500 square feet for secure storage and 1000 square feet of covered storage. Electricity and water will be provided.

Ocmulgee Heritage Trail- Old Bibb Mill

The trail route is to go on easement of private R/W to be obtained through a site referred to as the "Old Bibb Mill", and link from existing sidewalk at Coliseum Drive to Clinton Street, where it will extend on public R/W to the gate at Ocmulgee National Monument. A parking area for about twenty five (25) cars is proposed as trail head parking on property to be obtained by NewTown Macon. The proposed trail will have street trees and lighting setback 8 feet from the 25 MPH street.

The main trail materials will be concrete with special brick areas and will match the detail of the existing OHT. Benches and lighting to match OHT standard are proposed. All disturbed ground will be vegetated with drought tolerant grass and ornamental plant species.

Ocmulgee Heritage Trail - Otis Loop

This phase of the project, called the OHT Otis Loop is part of a larger section of trail that will extend south between Interstate 16 and the river to Walnut Creek, where it can connect to existing trails of the Ocmulgee National Monument.

This phase is on public property with easements granted from the Macon Water Authority and Georgia Power. The trail is to connect to the existing Ocmulgee Heritage Trail (OHT) along the river on the north side of the Otis Redding Bridge. The proposed trail will travel south under the bridge and then "loop" up to existing street level sidewalk at eastern limits of the Otis Redding Bridge. The trail will follow a maximum 5% grade.

The main trail material will be concrete, ten feet wide, and match the detail of the existing OHT. A continuation of light poles matching the existing lighting on the OHT is expected in this phase. The riverbank will not be graded within the 25 Foot Stream Bank Buffer. All disturbed areas will be vegetated with drought tolerant grass and ornamental plant species. Existing storm piping will be extended under the trail to a stabilized rip rap bank. The "loop" trail will be concrete and will circle up to the street level of the bridge and meet an existing accessible sidewalk.

Revisions to Concept Description:

Due to budget constraints and public input, some changes have been made to the overall schematic for Amerson Water Works Park. The previously proposed Interpretive/Welcome Center has been scaled down from a 2500 square foot building with exhibits to a smaller stone gateway structure with interpretive plaques on the walls. The building was also set to house a park office, but that has been eliminated at this time. Some trails may not be paved or boardwalk, but be constructed of compacted gravel screenings due to budget limitations. Also eliminated from the proposed park amenities are the observation tower and fishing pier. Additional picnic areas pavilions will also be provided throughout the park. Additionally, the River Overlook Project (formerly PI 0008950) has been integrated into the Amerson Water Works Park project (PI 0007636) since it is within its project limits. The money originally allocated for the Overlook project is now included with the funding for PI 0007636, but will still be used exclusively for the overlook area. This change was made for simplicity and was made effective in July 2011.

PDP Classification: Major _____ Minor X

Federal Oversight: Full Oversight (), Exempt (X), State Funded (), or Other ()

Functional Classification: N/A

U. S. Route Number(s): None

State Route Number(s): None

Traffic (AADT) as shown in the approved concept: N/A

Updated traffic data (AADT): N/A

Approved Programmed/Schedule:

P.E. Oct 2011 R/W: Mar 2012 Construction: May 2012

VE Study Required Yes () No (X)

Benefit/Cost Ratio _____

Is the project located in an Ozone Non-attainment area? Yes () No (X)

Is the project in a PM2.5 Non-Attainment area? Yes (X) No ()

The project concept as previously approved was exempt from PM_{2.5} hot spot requirements. None of the changes made to the project concept should change this determination.

Approved Features:

- **Project termini:** The approved concept includes 3 different locations within Bibb County. ¹⁾ Amerson Water Works Park is located along the western bank of the Ocmulgee River at the end of North Pierce Avenue. ²⁾ Otis Redding Loop is located east of Martin Luther King Jr. Boulevard (SR11/US80/US129) and Otis Redding Bridge and south of Interstate 16. ³⁾ Old Bibb Mill is located east of Coliseum Drive (SR87/US80/US129) and north of Interstate 16.
- **Right of way:** For the approved concept right-of-way would be acquired for the Otis Redding Loop and Old Bibb Mill sections of the proposed project. No right-of-way acquisition is anticipated for the Amerson Water Works Park portion.

Proposed Features:

- **Project termini:** The revised concept only includes 1 of the 3 previously approved locations - Amerson Water Works Park is located along the western bank of the Ocmulgee River at the end of North Pierce Avenue. The limits of the project at Amerson Water Works Park have not changed. The other two locations will be removed from this project and moved to a future project.
- **Right of way:** Right-of-way/easements will need to be acquired for Amerson Water Works Park. It was previously believed that there were no right-of-way/easement needs for this area; however, it has since been determined that they will be required. Since the Otis Loop and Bibb Mill areas have been removed from this project the right-of-way in those locations is no longer required for this project.

- **Historic resources:** There is a finding of No Historic Properties Affected (NHPA) for this project in accordance with 36 CFR 800.4(d)(1).
- **Endangered species:** Habitat is available for two federally endangered species which requires Informal Section 7 coordination.

- **Historic resources:** There are no additional historic resources associated with this change of concept since there has been no additional area added.
- **Endangered species:** There are no additional endangered species associated with this change of concept since there has been no additional area added.

- **Archaeological resources:** This project will not adversely affect any sites that are either eligible or potentially eligible for inclusion in the National Register of Historic Places.
- **Wetlands or open waters:** In a survey of the Old Bibb Mill site and the Otis Redding Loop site, no wetlands or open waters were found within the area of potential effect. The survey of the Amerson Waterworks Park site revealed no wetlands and three bodies of water.
- **Streams or their buffers:** In a survey of the Old Bibb Mill site and the Otis Redding Loop site, no streams were found within the area of potential effect. The survey of the Amerson Waterworks Park site revealed five streams. A buffer variance may be required.
- **Air quality:** In complying with these guidelines the Georgia Department of Transportation has completed an analysis on the effects of the proposed project on air quality.
- **Noise studies:** A noise study was performed and there will be no effects.
- **Archaeological resources:** There are no additional archaeological resources associated with this change of concept since there has been no additional area added.
- **Wetlands or open waters:** There are no additional wetlands or open water associated with this change of concept since there has been no additional area added. However, there may be a change to impacts due to proposed improvements to an existing pond.
- **Streams or their buffers:** There are no additional streams associated with this change of concept since there has been no additional area added. A buffer variance will be required for the proposed overlook and potentially for the canoe take-out, pond improvements, and various trail sections. In addition, a Corps permit may be required for the canoe take-out area.
- **Air quality:** There is no change in effects on air quality associated with this change of concept since there has been no additional area or use added.
- **Noise studies:** There is no change in effects on noise associated with this change of concept since there has been no additional area or use added.

Reason for Change:

These project changes have been made due to budget limitations and right-of-way schedule concerns. The eliminated sections involved private right-of-way needs whereas the right-of-way needs for Amerson Water Works Park involve public entities (Macon Water Authority and Macon-Bibb County Urban Development Authority that are in support of and involved with the planning for the park. This will allow for an abbreviated right-of-way process.

Potential Environmental Impacts of Proposed Revision:

There may be a change to impacts on open waters due to the proposed extension of an existing pond. A Corps permit may be necessary for the proposed canoe take-out area. A buffer variance will be required for the proposed overlook and potentially for the canoe take-out, pond improvements, and various trail sections. Environmental mitigation costs have not been determined yet. Due to the removal of the Otis Loop and Bibb Mill sections from this project, the project schedule should move quicker.

Have proposed Revisions Been Reviewed by Environmental Staff? () Yes (X) No
Environmental Responsibilities (Studies/Documents/Permits):

NEPA: *An environmental re-evaluation will be required.*

Ecology: *A buffer variance will be required, a Corps permit may be required, and there are changes to the impacts on State Waters.*

Archeology: *There will be no changes to archaeology.*

History: *There will be no changes to history.*

Air/Noise: *There will be no changes to air or noise.*

Public Involvement: *There will be no additional requirement for public involvement.*

Updated Cost Estimate	
Construction	\$ 6,205,520
<i>PROPERTY IMPROVEMENTS</i> Right-of-Way	\$ 1,175,000 <i>OKP</i>
<i>TOTAL CONSTRUCTION</i>	<i>\$ 7,380,520</i>
Mitigation	Not known at this time

Recommendation: Recommend that the proposed revision to the concept be approved for implementation.

Attachments:

1. Schematic Map
2. Cost Estimate

Exempt projects

Concur: *Bill R McManis*
Director of Engineering

Approve: *Deemba*
Chief Engineer

Date: *11-7-11*



OHT, AWWP, P.I.#'s 0007636 & 0008950				
Revised June 2011				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT COST	BASE BID
General				
Utilities	1	LS	\$75,000.00	\$75,000.00
Clearing & Grubbing (not including trails)	1	LS	\$60,000.00	\$60,000.00
Privet Eradication	1	LS	\$75,000.00	\$75,000.00
Temporary Grassing	1	LS	\$12,500.00	\$12,500.00
Erosion & Sediment Control	1	LS	\$100,000.00	\$100,000.00
Trails and Bridges (Includes clearing, grubbing, grading and drainage)				
River Trail (Porter Pavilion to Sheridan Overlook, 10' wd. Concrete)	7,375	LF	\$100.00	\$737,500.00
Loop Trails (Along river around pond, 8' wd. Concrete)	5,150	LF	\$90.00	\$463,500.00
Connection Trails (8' wd. Concrete)	4,115	LF	\$80.00	\$329,200.00
Loop Trails (Around Great Lawn & connections, 6' wd. Gravel)	3,830	LF	\$20.00	\$76,600.00
Loop Trails (Around Pond and connections, 6' wd. Gravel)	5,900	LF	\$20.00	\$118,000.00
Boardwalks at Pond	570	LF	\$300.00	\$171,000.00
Bridge over sand river (+/-120 LF)	1	EA	\$240,000.00	\$240,000.00
South End River Trail (Porter to Boat Take-out, 10' wd. Concrete)	550	LF	\$100.00	\$55,000.00
Entrance (Entry to Existing Bridge to Bowman Creek)				
Grading & Drainage	1	LS	\$150,000.00	\$150,000.00
Remove old vault near Bowman Creek (Approximately 14,000 CY)	1	LS	\$75,000.00	\$75,000.00
Asphalt Road, 24' wd. (Entry to Existing Bridge to Bowman Creek)	10,133	SY	\$25.00	\$253,333.33
Lighting	1	LS	\$75,000.00	\$75,000.00
Decorative Fence & Gates	1	LS	\$75,000.00	\$75,000.00
Entrance Gateway	1	LS	\$150,000.00	\$150,000.00
Walkways and Walls at Porter Pavilion	1	LS	\$75,000.00	\$75,000.00
Asphalt Parking at Entrance Gateway (13 Spaces)	1,100	SY	\$25.00	\$27,500.00
Asphalt Parking at Porter Pavilion (40 Spaces)	1,750	SY	\$20.00	\$35,000.00
Asphalt Parking near Bowman Creek (15 Spaces)	900	SY	\$20.00	\$18,000.00
Canoe Take-Out at Bowman Creek	1	LS	\$45,000.00	\$45,000.00
Stone Curbs at 3 Parking areas	1,600	LF	\$35.00	\$56,000.00
Stone shoulder and islands at traffic circle	1	LS	\$75,000.00	\$75,000.00
Landscaping & Irrigation (Entry to Bowman Creek)	1	LS	\$150,000.00	\$150,000.00

OHT, AWWP, P.I.#'s 0007636 & 0008950				
Revised June 2011				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT COST	BASE BID
Main Day Use Area (Existing Pavilion & Playground)				
Grading & Drainage	1	LS	\$100,000.00	\$100,000.00
Asphalt Roads, 22' wd. (bridge to playground & Sheridan Overlook)	4,644	SY	\$25.00	\$116,111.11
Lighting	1	LS	\$50,000.00	\$50,000.00
Restroom Building (4 men & 4 women) and Enhancements to Pavilion	1	LS	\$125,000.00	\$125,000.00
Asphalt Parking at Playground (70 Spaces)	4,150	SY	\$20.00	\$83,000.00
Asphalt Parking off Loop Road (62 Spaces)	1,928	SY	\$20.00	\$38,560.00
Walkways at Pavilion	3,000	SF	\$8.00	\$24,000.00
Stone Curbs at 2 Parking areas	1,600	LF	\$35.00	\$56,000.00
Landscaping & Irrigation	1	EA	\$150,000.00	\$150,000.00
Great Lawn				
Cap with 4" topsoil	4,000	CY	\$12.00	\$48,000.00
Power for Performance Stage	1	LS	\$7,500.00	\$15,000.00
Seed Great Lawn	14	AC	\$3,500.00	\$49,000.00
Concrete and Debris Removal	1	LS	\$15,000.00	\$15,000.00
Tall Native Grasses	1	LS	\$50,000.00	\$50,000.00
Sheridan Overlook (funds from 0008950 are to be used here)				
Overlook Pavilion	1	LS	\$250,000.00	\$250,000.00
Picnic Pavilion 1 (20' x 30')	1	LS	\$75,000.00	\$75,000.00
Picnic Pavilion 2 and Terrace (20' x 30')	1	LS	\$100,000.00	\$100,000.00
Steps to river's edge	490	LF	\$150.00	\$73,500.00
Protective fence at bluff	250	LF	\$75.00	\$18,750.00
Landscaping	1	LS	\$40,000.00	\$40,000.00
Pond Area				
Beach Improvements	1	LS	\$20,000.00	\$20,000.00
Grading	1	LS	\$50,000.00	\$50,000.00
Wetland Grasses	1	LS	\$40,000.00	\$40,000.00
Fishing Pier (Separate from boardwalks)	70	LF	\$400.00	

OHT, AWWP, P.I.#'s 0007636 & 0008950				
Revised June 2011				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT COST	BASE BID
Canoe / Boat Launch				
Asphalt Road 20' wd. (from main entry road for 700' distance)	1,555	SY	\$27.00	\$41,985.00
Gravel Road Upgrade 18' wd. (portion not paved to canoe launch)	5,400	SY	\$7.50	\$40,500.00
New Boat / Canoe Launch	1	LS	\$125,000.00	\$0.00
Graded Aggregate Base Parking	2,950	SY	\$7.50	\$22,125.00
Enhancements to Canoe Launch Area Including Landscaping	1	LS	\$50,000.00	\$50,000.00
Restroom Building (single unisex facility)	1	LS	\$25,000.00	\$25,000.00
Seeding	1	LS	\$5,000.00	\$5,000.00
Signage, and Furnishings				
Directional Signage	1	LS	\$30,000.00	\$30,000.00
Park ID Sign (visible from I-75)	1	LS		
Interpretive Signage	1	LS	\$75,000.00	\$75,000.00
Benches and Trash Receptacles	1	LS	\$50,000.00	\$50,000.00
Picnic Tables	1	LS	\$50,000.00	\$50,000.00
Pecan Grove Upgrades				
Clearing and seeding	1	LS	\$10,000.00	\$10,000.00
Maintenance Facility				
Small Building, Gravel Drive	1	LS	\$40,000.00	\$40,000.00
Concrete Bridge Enhancement				
Veneer and Cap	800	LF	\$200.00	\$160,000.00
6' wd. Sidewalk on bridge with Drainage	400	LF	\$65.00	\$26,000.00
9" Curb with Drainage	400	LF	\$25.00	\$10,000.00
Bridge Approach Repairs (roadway and gaurdrail)	1	LS	\$30,000.00	\$30,000.00
Property and Improvements				
General	1	LS	\$1,175,000.00	\$1,175,000.00
In-Kind Match				
Permitting, Engineering, Surveying	1	LS	\$179,855.56	\$179,855.56
			Total	\$7,380,520.00