









PARKS MASTER PLAN 2021



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Prepared for:



Prepared by:



Date of Adoption: January 5, 2021

EXECUTIVE SUMMARY

The Town of Gardnerville Parks Master Plan will guide the parks and open space over the next 30 years.

IMPROVING PARK STANDARDS

The list of goals and objectives will help to guide the Town in providing improved park standards for the residents and visitors as the town grows.



GOAL 1 - Provide long-term planning for recreation facilities.



GOAL 2 - Improve the quality of life for residents by providing facilities that promote healthy and active lifestyles for citizens of all ages.



GOAL 3 - Preserve and protect valuable environmental, historical and agricultural resources.



GOAL 4 - Secure and maintain long-term funding sources for recreational opportunities within the community.

GAPS ANALYSIS

A gaps analysis focusing on the Towns population, demographics, parks, and park amenities identified areas where the parks were succeeding and where the parks could be improved.



INDIVIDUAL PARK MASTER PLANS

Master Plans were developed for each park. The park improvements are the results of the gaps analysis and public comment received from residents. The final master plans are to be constructed over the next 30 years and can be viewed in the Master Plan.



PUBLIC INPUT

The public was invited to view and comment on the Individual Master Plans through an on-line survey and open house. The overall public response was positive.

1 INTRODUCTION

The Town of Gardnerville is an urban community with a rich history of rural agricultural farms and ranches located within the Carson Valley. The role of the Town of Gardnerville's parks and open space has become a vital part of the community as the Town has grown. These properties contribute to the overall quality of life and make the Town of Gardnerville a desirable place to live. Its parks provide recreational opportunities, while its open space preserves historic agricultural resources and improved vital habitat for wildlife; allowing residents to stay connected to nature and preserve the rural lifestyle that is cherished by the community. Gardnerville's parks and open space contribute to a more connected community through a growing network of pedestrian paths; connecting residential and commercial neighborhoods while encouraging and supporting healthy and active lifestyles for all ages. This master plan analyzes the importance of each of these parks, identifies their contribution to the community, and provides a plan to guide the Town over the next 30 years with the goal of improving its service to the residents, visitors, and wildlife within the Town of Gardnerville (Town).

Town of Gardnerville Parks

The Town of Gardnerville town limits include; four Town-owned parks, two Douglas County-owned parks, and approximately fifty-five acres of open space. Although the recreational facilities within the two Douglas County parks, (Lampe Park and Stodick Park) serve the residents of the Town, this Master Plan focuses on the four Town parks and the Martin Slough Open Space.

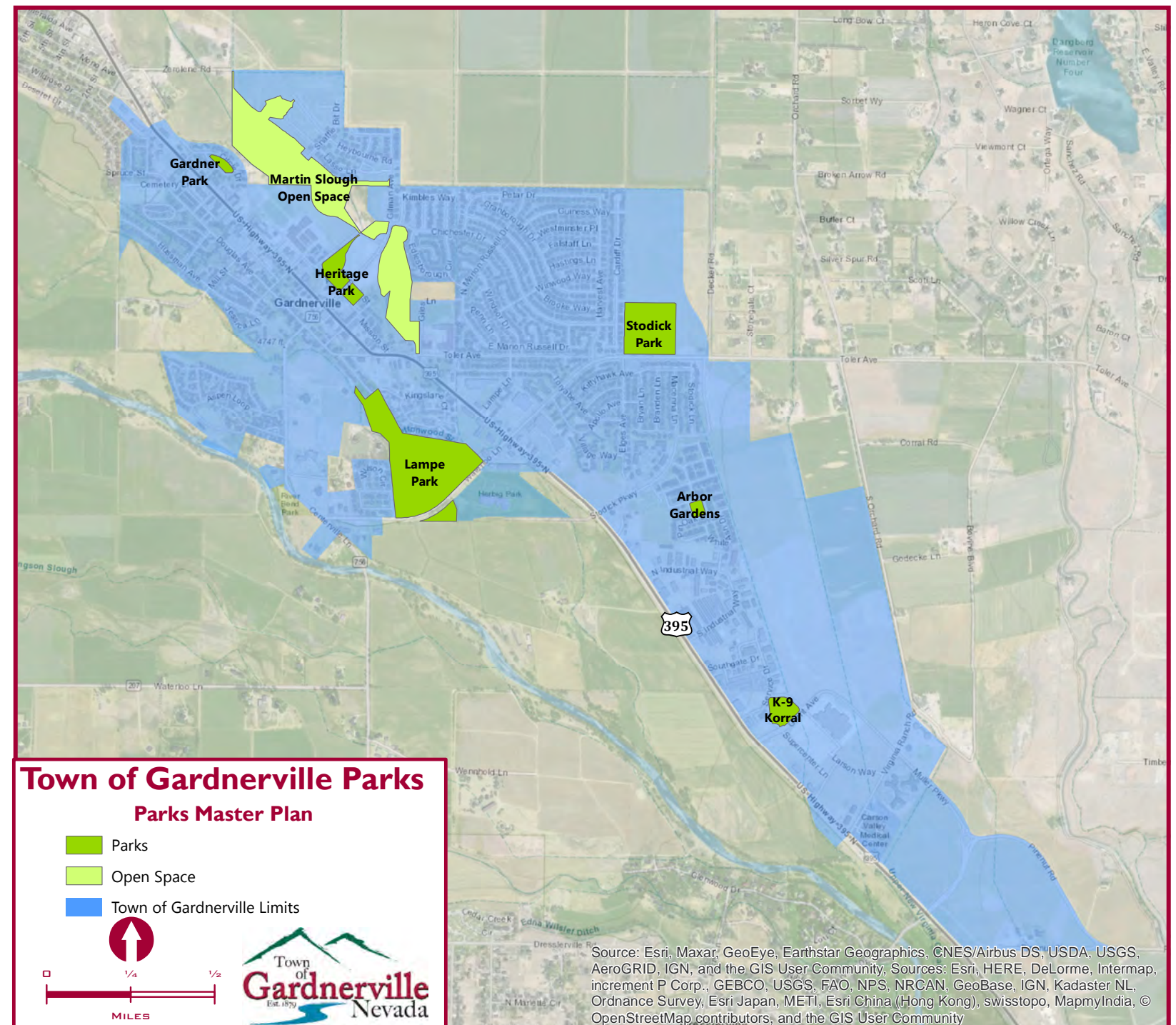


Figure 1 - Parks Master Plan

The parks within the Town boundary include:

Heritage Park: Heritage Park is a gathering place for the entire community. It is perhaps the most popular and most well-known park in the Town of Gardnerville. With its unique location north of downtown, it is an ideal setting for many public gatherings and events. The events are hosted year-round and include farmers markets and movies in the park during the summer months, as well as Christmas and holiday Celebrations in the winter months. These events define the community and make the Town of Gardnerville a unique place to live.

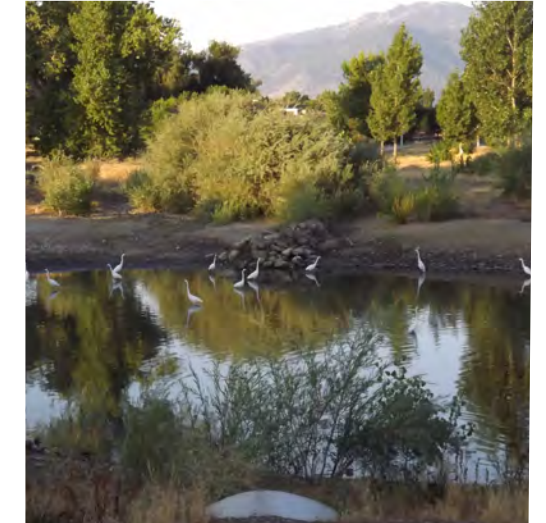


K-9 Korral: K-9 Korral is unique as it is the only park to allow dogs, offering a completely fenced and off-leash experience for dog owners to let their dogs run within the Town limits.



Gardner Park & Arbor Gardens: Gardner Park and Arbor Gardens provide additional recreation opportunities within the specific neighborhoods they serve. Gardner Park is one of the Town's oldest parks and is surrounded by large single family homes. Arbor Gardens is similar to Gardner Park, as it is surrounded by single family homes in a neighborhood comprised of many young families.

Martin Slough Open Space: The Martin Slough Open Space is an important natural feature located near the heart of the downtown. This open space protects the natural landscape; providing critical habitat for wildlife and native species in the Carson Valley, while providing the residents with outdoor activities such as fishing and hiking within the Town limits. The Martin Slough Open Space also provides important pedestrian connections to the surrounding residential neighborhoods, schools, and commercial business in the downtown area.



Lampe Park & Stodick Park: Lampe Park and Stodick Park are owned and operated by Douglas County. These parks contain most of the Town's sports facilities and playgrounds. Although both parks were included in the analysis, they are not owned or maintained by the Town of Gardnerville. Therefore, no improvements to Lampe and Stodick Park are proposed within this master plan.



2 GOALS & OBJECTIVES

The Town of Gardnerville has seen steady growth in recent years. In fact, according to U.S. Census data, the Town has grown steadily at an average rate of approximately 49.2 people per year over the last ten years. The goals and objectives below are intended to guide the Town as it grows, ensuring that parks and recreation needs of the community are being met.

► **Goal 1: Provide long-term planning for recreation facilities.**

Objective 1.1: Monitor Population Growth

Monitor population growth and encourage new developments to provide recreational amenities that uphold or increase current park standards.

Objective 1.2: Town Review of Future Developments

Encourage the Town Board to review new developments and encourage any recreational facilities to align with the Parks Master Plan.

Objective 1.3: Coordinate Investments

Cooperate with Douglas County and the Town of Minden to jointly plan and manage strategic trail connections and open space corridors.

Objective 1.4: Update Park Master Plans

Continually update each park master plan every five to ten years to reflect changes in the region or to provide other improvements that may have become more suitable.

► **Goal 2: Improve the quality of life for residents by providing facilities that promote healthy and active lifestyles for citizens of all ages.**

Objective 2.1: Prioritize New Park Projects

Prioritize the park improvements identified in the Parks Master Plan and develop a strategic plan to implement and construct each improvement.

Objective 2.2: Implement Master Plan Improvements

Encourage Town Staff to seek out and acquire funding sources to implement the improvements identified in the Parks Master Plan.

Objective 2.3: Maintain and Enhance Existing Parks

Maintain and enhance existing park facilities, planning for normal depreciation and replacement of facilities as necessary.

► **Goal 3: Preserve and protect valuable environmental, historical and agricultural resources.**

Objective 3.1: Identify Resources for Future Preservation

Identify natural, historic and agricultural resources within the Town limits for preservation and recreational use.

Objective 3.2: Sustain and Enhance Existing Resources

Encourage improvements to existing environmental, historic and agricultural resources maintained and operated by the Town.

Objective 3.3: Coordinate Improvements

Coordinate efforts with the Nevada Department of Wildlife, Nevada Department of Agriculture and other non-profits to develop programs and projects within existing areas of open space for recreation, prioritizing improvements identified within the Parks Master Plan.

► **Goal 4: Secure and maintain long-term funding sources for recreational opportunities within the community.**

Objective 4.1: Maximize Funding

Identify and plan for future improvements to the parks to increase the services provided by the Town.

Objective 4.2: Identify Additional Funding

Work with businesses, non-profits and other government agencies to match or increase funding sources for park improvements.



3 DEMOGRAPHICS & EXISTING INVENTORY

Town residents are the primary users of Gardnerville’s parks. Therefore, it is important to understand the Town’s demographic makeup, what types of groups use the parks, and how park amenities serve the members of the community. The Town of Gardnerville encompasses 1,520 acres and is home to 6,148 residents according to the most recent U.S. Census data (see the 2018 U.S. Census data in Appendix A). Development within the Town limits is urban mixed-use development with rural surroundings along the boundaries it shares with Douglas County. The Town hosts of a mix of uses; generally, residential units consisting of single family detached and multi-family residential surrounding a strip of commercial and retail along US 395.

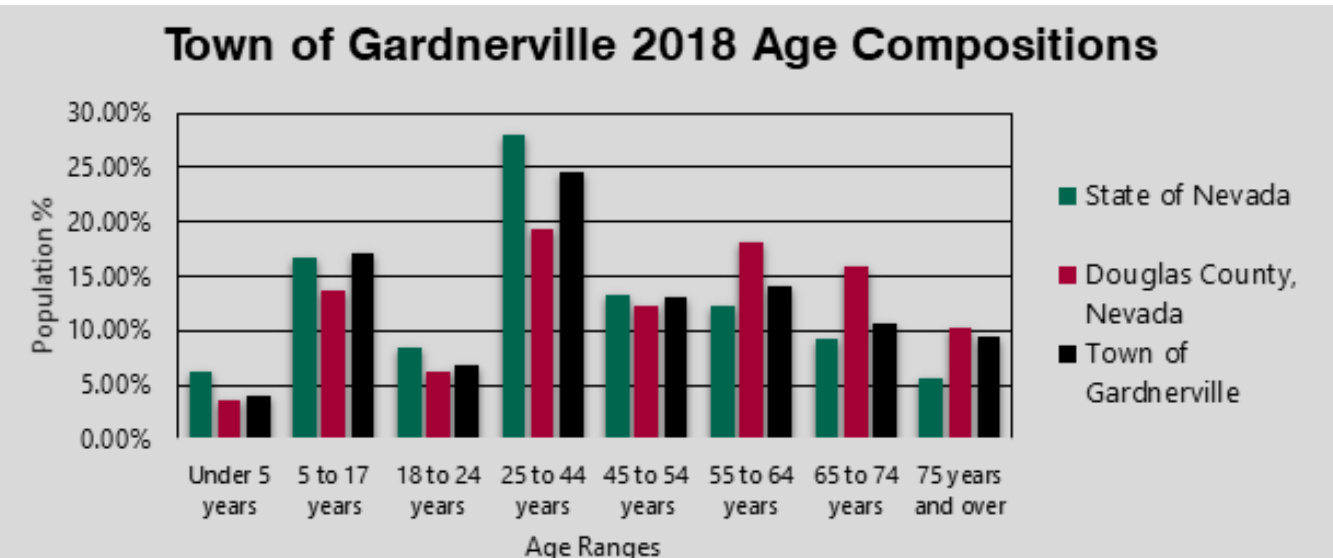


Figure 2 - Age Comparisons

There are three key demographics that are most important in understanding Gardnerville’s park users; age, race and household income. Comparing Town data to County and State demographics provides a better understanding of the population that makes up the Town of Gardnerville and what makes it unique. The analysis, as depicted on the following graphs, shows that the Town of Gardnerville is younger, more diverse and has less income than the surrounding Douglas County population.

2018 Median Household Income	
State of Nevada	\$58,646
Douglas County	\$61,176
Town of Gardnerville	\$47,435

With a median age of 42.0, the Town of Gardnerville is much younger than the Douglas County’s overall average age of 51.5 years. The Town’s two largest age groups are 25 to 44 years and 5 to 17 years, suggesting a majority of the population is made up of young families. Gardnerville’s higher number of young children and teenagers (than is found throughout Douglas County) is significant as these residents are more likely to be users of interactive park amenities such as playgrounds. Additionally, the Town’s median household income is lower than that of both the State of Nevada and Douglas County; another indication of a younger population.

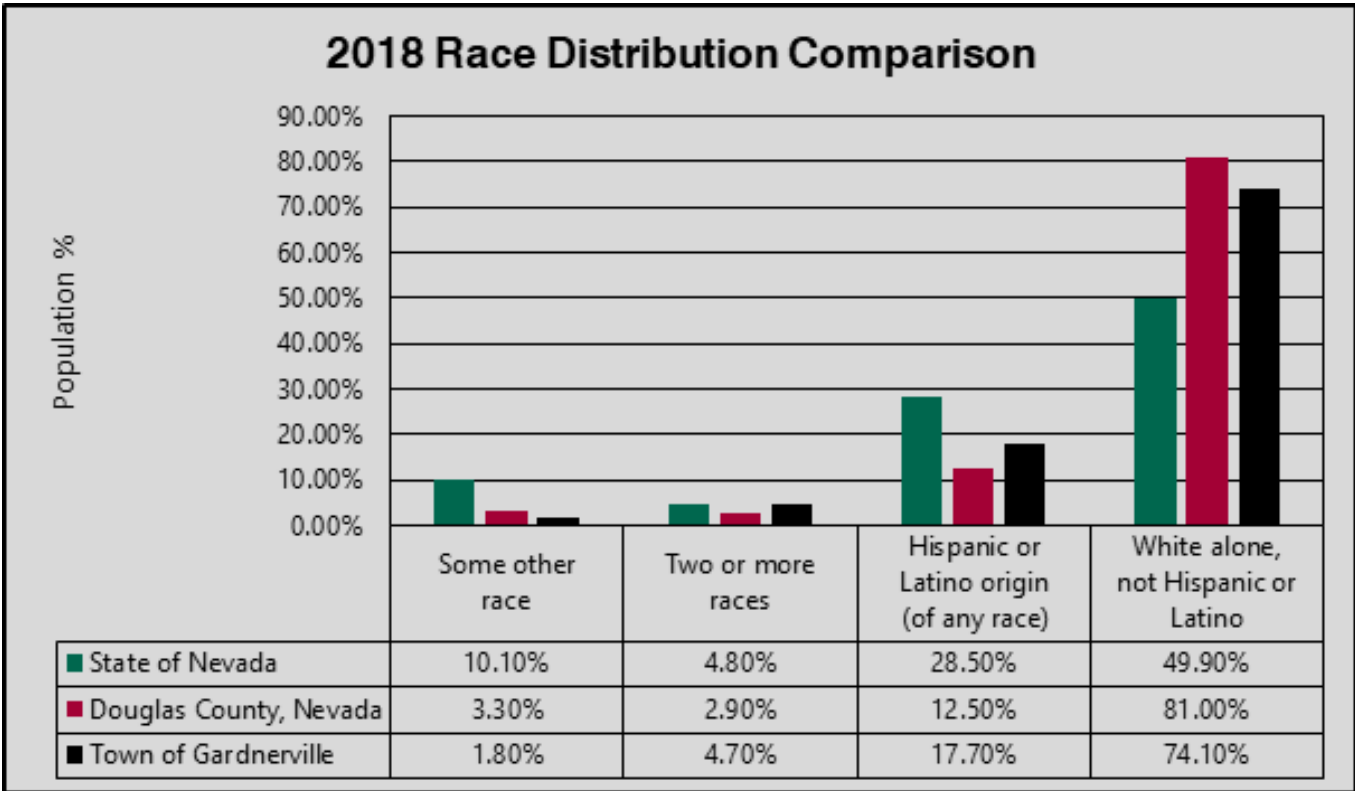


Figure 3 - Race Distribution Comparison

Park Inventory

Seven parks with a total of 65± acres of parks and 55± acres of open space are located within the Town of Gardnerville’s limits. The two larger parks within the Town of Gardnerville limits are Lampe Park and Stodick Park, owned and operated by Douglas County. These parks are generally considered Neighborhood/Community parks as they can serve a larger region of the population and typically have a mix of amenities, including recreation fields. These parks will continue to be planned by Douglas County and are not included within this master plan, other than noting the inventories of amenities they have that do serve the Town residents.

■ LIST OF GARDNERVILLE PARKS:

- 1 Gardner Park (1.5 ± acres)
- 2 Heritage Park (5.5 ± acres)
- 3 Arbor Gardens (1.1 ± acres)
- 4 K-9 Korral (3.8 ± acres)
- 5 Martin Slough Open Space (55 ± acres)
- 6 Stodick Park (15.0 ± acres)*
- 7 Lampe Park (38.7 ± acres)*

* Stodick and Lampe Park are owned and maintained by Douglas County

Types of Parks					
Mini Parks	Acres	Neighborhood/Community Park	Acres	Open Space	Acres
Gardner Park	1.5	Stodick Park	15.0	Martin Slough	55.0
Heritage Park	5.5	Lampe Park	38.7		
Arbor Gardens	1.1				
K-9 Korral	3.8				
Totals	11.9		53.7		55.0

2020 Town of Gardnerville Parks Inventory					
Amenity		Active Recreation Facilities		Passive Recreation Facilities/Amenities	
	Count		Count		Count
Barbecue	3	Baseball/Softball Field*	10	Community Garden	1
Bike Rack	1	Batting Cages	2	Community Orchard	1
Concession Stand	2	Bocce Ball Courts	2	Outdoor Event Space	1
Gazebo	1	Horseshoes	1	Exercise/Par Course	1
Group Picnic Area	1	Open Play Area	6	Fishing Pond	1
Historic Building	3	Playground	2	Off-Leash Dog Park	1
Maintenance Structure	2	Skateboard Park	1	Trailhead	2
Parking Lot	5	Soccer Field*	4	Benches	37
Picnic Shelter	15	Football Field*	4	Trash Cans	75
Picnic Table	32	Tennis Courts	4	Drinking Fountains	14
Restroom	3	Volleyball Court	2	Dog Sanitary Stations	6
Shade Structure	2				
Notes: *Numbers accounted for the four mixed use fields located in Stodick Park					

Figure 5 - Parks Inventory

The other parks located within the Town of Gardnerville limits are typically considered mini-parks as they are smaller and serve more of the local population, usually those living within walking distance of that park. Also located within the Town limits, the Martin Slough Open Space, is identified as a unique opportunity for future recreation and connectivity enhancements for the Town.

Based on park type (see Figure 4), field data was gathered for each of the Town parks, as well as Stodick Park and Lampe Park. The data gathered included active and passive recreation facilities, as well as other amenities commonly found within the parks. Figure 5 is a table listing of those existing amenity and facility inventories.

4

GAPS ANALYSIS

Comparing the population with the existing parks inventory paints a picture of how well the parks are serving the community. It can also identify any gaps. A comparison of the Town of Gardnerville to the National Standards, as well as a comparison to the Douglas County Standards, was performed with park inventory results (Douglas County standards were taken from Chapter 11 within the 2011 Douglas County Master Plan). The general comparison, which can be seen in Figure 6, indicates that the Town of Gardnerville is meeting or, in many cases, exceeding the standards set by Douglas County as well as the National Standards. It should be noted that categories such as swimming pools and senior centers were excluded from the table below because the national and county standards were intended for much larger populations than that within the Town of Gardnerville.

Overview of the Town of Gardnerville Standards

Based on the comparisons from Figure 6, the Town of Gardnerville park size and number of parks are in-line with the national and county standards. Gardnerville currently exceeds standards for Open Play Areas/Soccer, Baseball/Softball, and Football; and is under-served on Hardcourts and Playgrounds.

Parks and Recreation Standards			
	National Recreation & Park Association	Douglas County	Town of Gardnerville
Park Acres	10 Acres per 1,000	10 Acres per 1,000	11.3 Acres per 1,000
Mini Park	1 per 1,000-5,000	N/A	1 per 1,500
Neighborhood/Community Park	1 per 4,000-20,000	1 per 4,000	1 per 3,000
Regional Park	1 per 50,000	1 per 35,000	N/A
Baseball/Softball	1 per 2,000-6,000	1 per 2,000	1 per 600
Football	1 per 20,000	1 per 10,000	1 per 1,500
Soccer	1 per 20,000	1 per 2,500	1 per 1,200
Tennis/Pickleball	1 per 2,000	1 per 3,000	1 per 1,500
Hardcourts (Basketball)	1 per 10,000	1 per 6,000	N/A
Playgrounds	1 per 5,000	1 per 2,500	1 per 3,000
Open Play	1 per 3,000	1 per 2,000	1 per 1,000
Covered Group Picnic Activity Area	1 per 3,000	1 per 3,000	1 per 6,000

Figure 6 - Park and Recreation Standards

Since standards vary between jurisdictions, this is just one way to review if gaps are evident in providing park amenities for a community. Each community is different and a more in-depth review of what amenities may or may not be appropriate for the various parks may be required. For instance, while the larger Douglas County parks, Lampe and Stodick, do provide recreation fields and serve a larger regional population, additional recreation fields may be necessary when looking at the larger Douglas County population. This is an area that should be included in future planning efforts by Douglas County.

The gaps analysis identified where parks were under-served by certain amenities or met/exceeded standards within in the Town of Gardnerville; however, this is only a comparison to general standards. As part of the gaps analysis, Town Staff, the Town Board, and the residents were engaged to better understand how the parks can be improved (see Appendix B for the Gaps Analysis).



Figure 7 - Proposed Park Amenities

On June 19, 2020 the gaps analysis and list of proposed amenities (Figure 7) were presented to the Town of Gardnerville Board Members to solicit feedback. The Board was also asked to identify parks and park areas that would be appropriate for the newly proposed amenities. The overarching recommendation was to replace some of the open turf areas, identified in the gaps analysis as having exceeded the standards, with amenities that would provide a range of new facilities for varying age groups and cover a spectrum of activity levels to help serve the age groups identified within the demographic analysis.

Based on the gaps analysis, the initial proposed park amenities developed, and the feedback received from the Town Board; Individual Master Plan Concepts for each park were prepared. The Individual Master Plan Concepts were then presented to the public in the form of an on-line survey and an open house to solicit feedback.



Public Outreach

An open house was held on September 29, 2020 at the Douglas County Community and Senior Center to showcase the Individual Master Plan Concepts for the Town-owned parks and open spaces. The plans were displayed to provide graphic representation of the five parks and open space being addressed, as well as to showcase the changes and amenities currently being considered, intending to gage public interest on their potential inclusion. In addition to the public meeting, an on-line survey was advertised on the Town’s social media pages and was made available to the public for one month starting on September 16, 2020. The results are highlighted in Figure 8. A full public outreach report is provided in Appendix C.



Open House Public Meeting Sep. 2020

Most Desired Park Improvements	
Amenity Option	Participant Votes
Trails	31
Public Orchard	27
Splash Pad	27
Rose Garden	18
Pickle Ball Courts	16
Playgrounds (ages 5-12)	15
Fountain/Plaza	15
Other	12
Concrete Ping Pong/Foosball/Cornhole Table	13
Climbing Walls	11
Zip Line	9
Half-Court Basketball	8
Playgrounds (ages 2-5)	7
Par Course/Fitness Nodes	4
Group Picnic Shelter	2
Net Climbers	1

Figure 8 - Most Desired Park Improvements



Figure 9 - Public Comment

Generally, feedback was positive with approximately 75 responses from various members of the public through the on-line survey and open house. A review of the responses concluded:

- **All Park Concept Plans received a majority approval from survey participants.**
- **The two most popular Park Concept Plans were those proposed for Heritage Park (~35%) and Martin Slough Open Space (~32%).**
- **A majority of participants reported that they most frequently utilize (within Gardnerville) Heritage Park and the Martin Slough Open Space.**
- **The most popular reason for visiting a Town park included location, followed closely by Special Events.**
- **Gardnerville parks are primarily utilized by participants for Trail Walking/ Hiking, Community Events, Exercise, Dog Parks and Picnic/Group Gatherings and Playgrounds.**

5 INDIVIDUAL PARK MASTER PLANS

The plans following are intended to be a guiding plan for each of the Town parks over the next 30 years. Following the individual park master plans, an implementation plan is included that identifies potential costs for the various improvements. It is understood that these plans may be amended or modified through the design phases in order to meet current standards and/or to provide modern amenities as projects are implemented. These plans should be reviewed every five to ten years to ensure the proposed improvements meet current standards, and reflect the changes to the other Town guiding documents and plans.

Along with the Individual Park Master Plans the trails depicted in the Town of Gardnerville's 2007 Trails Master Plan were included as a part of this Parks Master Plan to ensure any trail connection on or through any of the parks or open space is identified. These trails are depicted in Figure 10.

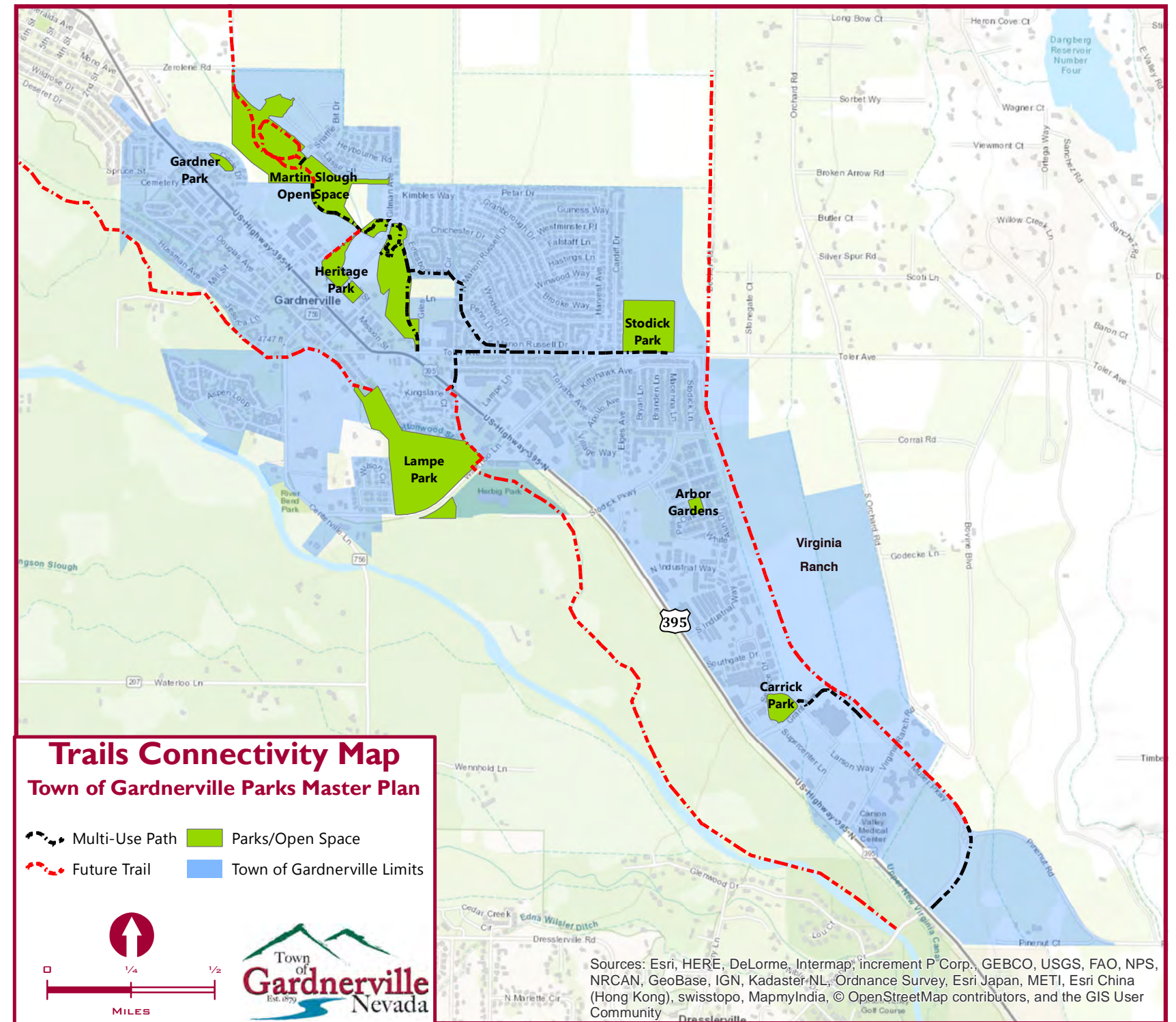


Figure 10 - Trails Connectivity Map

Arbor Gardens



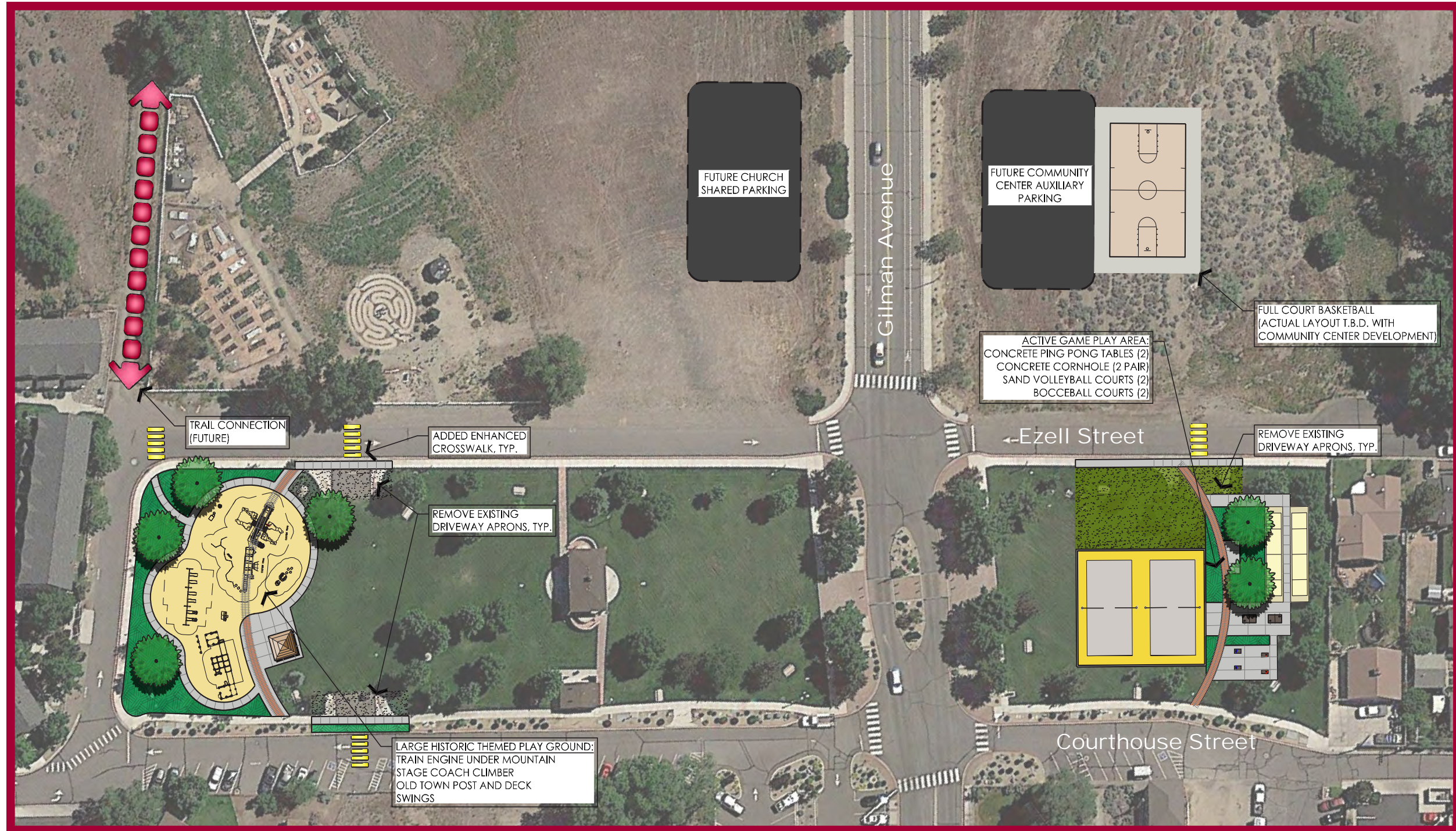
K-9 Korral



Gardner Park



Heritage Park



Martin Slough Open Space



Future Parks

The Town of Gardnerville is focused on improvements to the existing parks rather than the construction of new parks. As new development occurs, such as the Virginia Ranch Project, new parks to support the growth shall be constructed as part of those developments and dedicated to the Town of Gardnerville. New parks proposed by the future developments shall be reviewed by the Town of Gardnerville to ensure the park(s) and amenities are appropriate for the area and proposed development. Furthermore, all future developments should provide pedestrian connectivity to the trails and parks as identified within *Figure 10*, where possible.

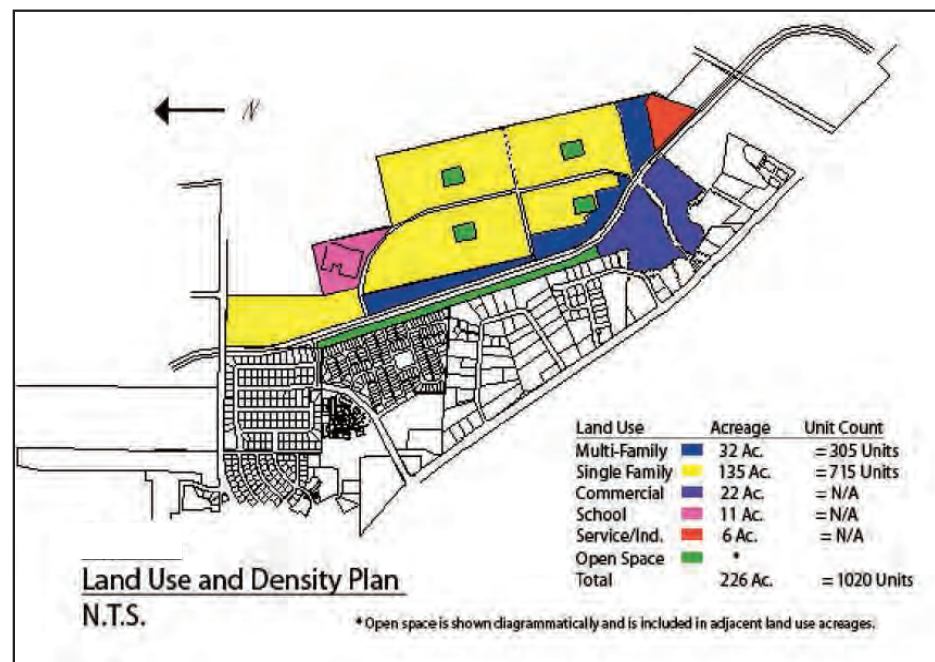


Figure 11 - Virginia Ranch Specific Plan Land Use Map

Virginia Ranch Park: As part of the proposed Virginia Ranch Development, four central parks ranging in size from 1.2 to 1.5 acres are proposed throughout the development. The parks are proposed in the center of the four main single-family developments as identified in the Land Use and Density Plan in the *Virginia Ranch Specific Plan*. The plan also states that the parks will be constructed by the developer but will be maintained by the Town of Gardnerville upon completion.

To further meet the Goals and Objectives outlined in this master plan, it is recommended that the four parks be combined to one central park ranging in size from 5 to 6 acres. The single park should connect to the surrounding community through a system of pedestrian trails and contain the same amenities outlined within the *Virginia Ranch Specific Plan* with the addition of a maintenance shed.

Virginia Ranch Park recommended amenities:

- Children's play areas and an interactive water feature
- Passive area with outdoor rooms and space for intimate and small social gatherings
- Large active use open common space bordered by large shade trees and planters with seating
- Small amphitheater for local community activities
- A maintenance shed for the Town maintenance needs

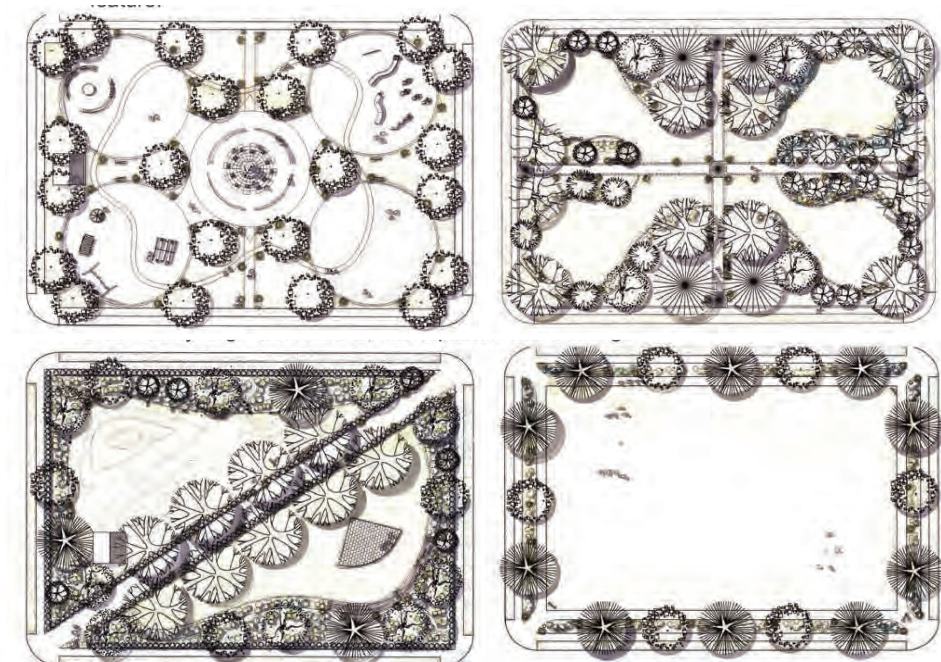


Figure 12 - Proposed Amenities Identified in the Virginia Ranch Specific Plan

6 IMPLEMENTATION

The individual park master plans will be constructed as funding and resources become available over the next 30 years. The order in which each improvement is constructed will be determined based on the public input received from the public outreach, the Town Staff, and the Town Board. To guide these decisions through the life of the master plan, a cost and analysis for each park has been conducted as part of this master plan. As the complexity of each improvement varies based on the actual size, materials required, construction costs and various other factors, these approximations are intended to be a rough estimate of the average cost of each improvement during the time this master plan was written. These should be updated every five-ten years to account for any changes.



The Costs and Analysis are as follows:

Preliminary - Engineer’s Estimate for
Arbor Gardens Concept Master Plan
Gardnerville, Nevada

ITEM				
NO. DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL
1. Site Preparation				
1 Mobilization	1	LS	\$5,000.00	\$5,000.00
2 Demolition, Removal & Disposal	1	LS	\$2,500.00	\$2,500.00
Site Preparation Subtotal				\$7,500.00
2. Site Improvements				
1 Concrete Flatwork	2,200	SF	\$15.00	\$33,000.00
2 Pickleball Court (including netting, fencing and surfacing)	1	EA	\$30,000.00	\$30,000.00
3 16x16 Shade Structure	1	EA	\$30,000.00	\$30,000.00
4 Picnic Tables	2	EA	\$3,000.00	\$6,000.00
5 Benches	2	EA	\$1,500.00	\$3,000.00
6 Concrete Mowcurb	41	LF	\$12.00	\$492.00
7 Existing Landscape Renovation (Plants & Irrigation)	3,350	SF	\$5.00	\$16,750.00
Site Improvements Subtotal				\$119,242.00
Subtotal				\$126,742.00
Contingency	10%			\$12,674.20
Estimated Cost of Construction (2020 \$)				\$139,416.20
Engineering & Design (20%)				\$27,883.24
Construction Administration (10%)				\$13,941.62
Estimated Project Cost				\$181,241.06

**Preliminary - Engineer's Estimate for
K-9 Korral Concept Master Plan**
Gardnerville, Nevada

ITEM						
NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL	
1. Site Preparation						
1	Mobilization	1	LS	\$5,000.00	\$5,000.00	
2	Demolition, Removal & Disposal	1	LS	\$2,500.00	\$2,500.00	
Site Preparation Subtotal					\$7,500.00	
2. Site Improvements						
1	Concrete Flatwork	700	SF	\$15.00	\$10,500.00	
2	Adult Fitness Station	3	EA	\$8,000.00	\$24,000.00	
3	Decompose Granite paving	1,600	SF	\$4.00	\$6,400.00	
4	Fabric Shade Sail	1	EA	\$50,000.00	\$50,000.00	
5	Dog Agility Course	1	LS	\$20,000.00	\$20,000.00	
6	Fenceing Renovation	100	LF	\$25.00	\$2,500.00	
Site Improvements Subtotal					\$113,400.00	
Subtotal					\$120,900.00	
Contingency					10%	\$12,090.00
Estimated Cost of Construction (2020 \$)					\$132,990.00	
Engineering & Design (20%)					\$26,598.00	
Construction Administration (10%)					\$13,299.00	
Estimated Project Cost					\$172,887.00	

**Preliminary - Engineer's Estimate for
Gardner Park Concept Master Plan**
Gardnerville, Nevada

ITEM					
NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL
1. Site Preparation					
1	Mobilization	1	LS	\$5,000.00	\$5,000.00
2	Demolition, Removal & Disposal	1	LS	\$2,500.00	\$2,500.00
Site Preparation Subtotal					\$7,500.00
2. Site Improvements					
1	Concrete Flatwork	7,000	SF	\$15.00	\$105,000.00
2	Community Orchard (Trees & Irrigation)	1	LS	\$5,000.00	\$5,000.00
3	Decompose Granite paving	7,800	SF	\$4.00	\$31,200.00
4	Decorative Fountain	1	EA	\$20,000.00	\$20,000.00
5	Picnic Tables	2	EA	\$3,000.00	\$6,000.00
6	Existing Landscape Renovation (Plants & Irrigation)	13,600	SF	\$5.00	\$68,000.00
Site Improvements Subtotal					\$235,200.00
Subtotal					\$242,700.00
Contingency		10%			\$24,270.00
Estimated Cost of Construction (2020 \$)					\$266,970.00
Engineering & Design (20%)					\$53,394.00
Construction Administration (10%)					\$26,697.00
Estimated Project Cost					\$347,061.00

**Preliminary - Engineer's Estimate for
Heritage Park Concept Master Plan**
Gardnerville, Nevada

ITEM						
NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL	
1. Site Preparation						
1	Mobilization	1	LS	\$5,000.00	\$5,000.00	
2	Demolition, Removal & Disposal	1	LS	\$10,000.00	\$10,000.00	
Site Preparation Subtotal					\$15,000.00	
2. Site Improvements						
1	Standard Concrete Flatwork	7,000	SF	\$15.00	\$105,000.00	
2	Stamped, Colored Concrete Flatwork (Railroad)	1,200	SF	\$20.00	\$24,000.00	
3	Bocce Ball Courts	2	EA	\$12,000.00	\$24,000.00	
4	Concrete Cornhole	2	EA	\$3,000.00	\$6,000.00	
5	Concrete Table Tennis	2	EA	\$10,000.00	\$20,000.00	
6	Sand Volleyball Courts (including netting and surfacing)	2	EA	\$20,000.00	\$40,000.00	
7	Fullsize Basketball Court (including equipemnt and surfacing)	1	EA	\$60,000.00	\$60,000.00	
8	16x16 Shade Structure	1	EA	\$30,000.00	\$30,000.00	
9	Historic Themed Play Ground	1	LS	\$300,000.00	\$300,000.00	
10	Containment Curb (at Play Area)	400	LF	\$20.00	\$8,000.00	
11	Fiber Mulch (at Play Area)	320	CY	\$40.00	\$12,800.00	
12	Concrete Mowcurb	30	LF	\$12.00	\$360.00	
13	Existing Landscape Renovation (Plants & Irrigation)	14,200	SF	\$5.00	\$71,000.00	
Site Improvements Subtotal					\$701,160.00	
Subtotal					\$716,160.00	
Contingency					10%	\$71,616.00
Estimated Cost of Construction (2020 \$)					\$787,776.00	
Engineering & Design (20%)					\$157,555.20	
Construction Administration (10%)					\$78,777.60	
Estimated Project Cost					\$1,024,108.80	

**Preliminary - Engineer's Estimate for
Martin Slough Open Space Concept Master Plan**
Gardnerville, Nevada

ITEM					
NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL
1. Site Preparation					
1	Mobilization	1	LS	\$5,000.00	\$5,000.00
2	Demolition, Removal & Disposal	1	LS	\$15,000.00	\$15,000.00
3	Grading	1	LS	\$15,000.00	\$15,000.00
Site Preparation Subtotal					\$35,000.00
2. Site Improvements					
1	Civil Improvements (includes ~ items below)	0.4	AC	\$600,000.00	\$240,000.00
	~ Utilities to proposed restroom				
	~ AC paving for Parking				
	~ Raised Curb for Parking				
	~ Striping for Parking				
2	Restroom Building (~600 SF)	1	LS	\$200,000.00	\$200,000.00
3	Concrete Flatwork	8,650	SF	\$15.00	\$129,750.00
4	10' Multi-use AC Trail	2,700	LF	\$65.00	\$175,500.00
5	Pond Amenities (Floating Dock, 10' AC Trail, Benches & Beach Area)	1	LS	\$155,000.00	\$155,000.00
6	12x12 Shade Structure	1	EA	\$25,000.00	\$25,000.00
7	Picnic Tables	2	EA	\$3,000.00	\$6,000.00
8	Concrete Mowcurb	475	LF	\$12.00	\$5,700.00
9	Turf Install (Hydroseed & Irrigation)	50,300	SF	\$2.50	\$125,750.00
10	Rose Garden (Specialty Roses, Irrigation & DG surfacing)	1,200	SF	\$10.00	\$12,000.00
11	New Landscape Install (Trees, Shrubs, Groundcover & Irrigation)	86,850	SF	\$5.00	\$434,250.00
Site Improvements Subtotal					\$1,508,950.00
Subtotal					\$1,543,950.00
Contingency		10%			\$154,395.00
Estimated Cost of Construction (2020 \$)					\$1,698,345.00
Engineering & Design (20%)					\$339,669.00
Construction Administration (10%)					\$169,834.50
Estimated Project Cost					\$2,207,848.50

Conclusion

The Town of Gardnerville has been able to keep up with the growing population and provide park standards that meet or exceed the Douglas County and National Park Standards throughout the years. However, the gaps analysis was able to identify areas where these standards can be improved. The individual park master plans were well received by the general public and the cost analysis will help the Town plan a funding strategy over the life of this master plan. Following the goals and objectives, as well as the information provided in this plan will better serve the residents and visitors to the Town of Gardnerville over the next 30 years.

