

CITY OF DEER PARK

CDC 1-34

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING HELD AT THE DEER PARK COUNCIL CHAMBERS, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS, OCTOBER 24, 2016, AT 5:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

T.J. HAIGHT	PRESIDENT
GEORGETTE FORD	VICE-PRESIDENT
DOUG BURGESS	MEMBER
SCOTT SOTELO	MEMBER
SUE MAUK	MEMBER
JEFF LAWTHER	MEMBER
BRAD WELLS	MEMBER

OTHER OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	ACTING SECRETARY
DONNA TODD	ACTING TREASURER

1. MEETING CALLED TO ORDER – President T.J. Haight called the meeting to order at 5:30 p.m.
2. ANNOUNCEMENT OF RE-APPOINTMENTS TO THE BOARD OF DIRECTORS - Assistant City Manager Gary Jackson announced City Council re-appointed T.J. Haight, Position 2, Jeff Lawther, Position 4, and Brad Wells, Position 6, as members of the Deer Park Community Development Corporation for a term of two years.
3. ELECTION OF OFFICERS – President T.J. Haight called for nominations for the election of officers for President, Vice President, Secretary and Treasurer for the Deer Park Community Development Corporation Board of Directors.

Motion was made by Doug Burgess and seconded by Georgette Ford to elect T. J. Haight as President. Motion carried unanimously.

Motion was made by Doug Burgess and seconded by Georgette Ford to elect Jeff Lawther as Treasurer. Motion carried unanimously.

Motion was made by Doug Burgess and seconded by Georgette Ford to elect Brad Wells as Treasurer. Motion carried unanimously.

Motion was made by Doug Burgess and seconded by Jeff Lawther to elect Georgette Ford as Vice-President. Motion carried unanimously.

Motion was made by Doug Burgess and seconded by Georgette Ford to elect Sue Mauk as Secretary. Motion carried unanimously.

Motion was made by Georgette Ford and seconded by Doug Burgess to elect Donna Todd as Assistant Treasurer. Motion carried unanimously.

Motion was made by Georgette Ford and seconded by Doug Burgess to elect Sandra Watkins as Assistant Secretary. Motion carried unanimously.

4. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO A SCHEDULE OF EVENTS FOR THE PROPOSED SALE OF CERTIFICATES OF OBLIGATION FOR THE CONSTRUCTION OF DPCDC IMPROVEMENTS – John Rubuck of BOK Financial Securities presented a presentation of the next issuance of bonds to fund projects and highlighted the current bond market conditions, estimated debt service requirements and tentative schedule of events. (Exhibits A1-A4)
5. CONSIDERATION OF AND ACTION ON A RECOMMENDATION THAT THE DEER PARK CITY COUNCIL PROCEED WITH THE SALE OF CERTIFICATES OF OBLIGATION FOR THE CONSTRUCTION OF DPCDC IMPROVEMENTS, INCLUDING APPROVAL OF THE FINANCING PLAN AND PRO FORMA DEBT SERVICE SCHEDULE PRESENTED BY THE CITY'S FINANCIAL ADVISOR AND THE RECOMMENDATION THAT THE DEER PARK CITY COUNCIL APPROVE A NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION – Motion was made by Doug Burgess and seconded by Georgette Ford to approve the recommendation that the Deer Park City Council proceed with the sale of Certificates Of Obligation for the construction of DPCDC improvements, including approval of the financing plan and pro forma debt service schedule presented by the City's Financial Advisor and the recommendation that the Deer Park City Council approve a Notice of Intention to issue Certificates of Obligation. Motion carried unanimously.
6. APPROVAL OF MINUTES OF REGULAR MEETING ON JULY 25, 2016 – Motion was made by Georgette Ford and seconded by Sue Mauk to approve the minutes of the regular meeting on July 25, 2016. Motion carried unanimously.

7. CONSIDERATION OF AND ACTION ON THE QUARTERLY REPORT FOR THE PERIOD OF JULY 1, 2016 – SEPTEMBER 30, 2016 – Motion was made by Doug Burgess and seconded by Sue Mauk to approve the quarterly report for the period of July 1, 2016 – September 30, 2016. Motion carried unanimously.

8. CONSIDERATION OF AND ACTION ON THE ANNUAL REVIEW AND AN ORDER TO ADOPT THE INVESTMENT POLICY FOR THE DEER PARK COMMUNITY DEVELOPMENT CORPORATION - Acting Treasurer Donna Todd advised the Board of the Texas Public Funds Investment Act, Government Code Ch. 2256 as amended (the "Act"). The Board has established an Investment Policy for the Deer Park Community Development Corporation (the "Corporation"). The Act requires that the Board, not less than annually, adopt a written instrument stating that it has reviewed the Investment Policy and investment strategies. The written instrument must record any changes made to the policy or strategies. Ms. Todd highlighted a significant change that policy previously named the Director of Finance as the Investment Officer and in the event that position is vacant, the City Manager was authorized to function in that capacity. To be more flexible, we named the City Manager and the Assistant City Manager as Investment Officers. The Policy has always listed our Broker/Dealers. I reviewed with the City Council and various Boards.

Motion was made by Georgette Ford and seconded by Sue Mauk to adopt the changes of the Investment Policy. Motion carried unanimously.

9. CONSIDERATION OF AND ACTION ON A RECOMMENDATION FOR THE ACCEPTANCE OF THE CONCEPTUAL DESIGN FOR THE RENOVATIONS OF THE GIRLS' SOFTBALL FACILITIES AT THE YOUTH SPORTS COMPLEX – Kolby Davidson with Halff Associates presented an overview of the conceptual design and probable construction cost which totals \$2,990,705.95. Mr. Davidson highlighted the recreation of the six existing fields, parking, main entrance, and batting cages. A list of additional items were provided by the stakeholders in which can be an a la carte type of items if the budget will allow. (Exhibits B1-B2)

Mr. Lawther questioned some of the budget cost to which Mr. Davidson advised the cost were pulled from recent similar projects.

President Haight asked, "Has Softball prioritized their wish list?"

Michael Grant, Board Member of Deer Park Girls Softball Association, commented, "There are things on here that we don't need. There are things that we definitely do need that are prioritized lower. When we came together at the meeting, we were asked what the things that we wanted are. We looked at that and said here are the things we really need to have and here are the things we would like to have. We haven't been charged with completely prioritizing that yet. Looking through the portable pitching mounds, we don't have pitching mounds. The

Bullpens are nice, but that is one more thing to maintain and not essential. Looking at one of the deficiencies that sticks out to me, if you want to talk about prioritizing, the first thing out of my mouth at the meeting was the batting cages. That's on the wish list and two hundred and forty thousand dollars for batting cages I can understand why we wouldn't want to build those. I mean, I don't know Jeff, can we build a 3000 square foot house for 340 thousand, maybe at cost? The first thing we ask for was to make sure we did have the batting cages. Right now, we have three for four fields. Ideally, you would have one or more per field, or at least one in between the fields. Having the bank of them together was a nice idea if they are going to be covered like what we have at Dow Park for the boys. We already have problems with rain issues on the field, more so than the boys do because we play on skinclay verses grass. So, the batting cages are fairly important. Not essential to game play on game days. The warm up areas are nice, but because we don't have designated warm up because of the soccer fields, there is plenty for warm up under the current setting. One of the things that has been expressed concerning the fields being as close as they are, is the issue of foul balls. Many of the facilities that we play at have netting over common areas like that. I know that is not in here. Conceptually, this looks great and we are excited about it. There is definitely some fine tuning that we hope to be a part of."

Ms. Ford commented, "Now there are people on this softball committee right?"

President Haight commented, "Yes. I think if we format the area differently, then went to the Girls Softball Association and expressed these ideas, we could put their ideas into the designs, is that right? What is taken in and what is taken out?"

Ms. Ford asks, "Are you saying you don't like the design?"

Mr. Grant responded, "No, it's beautiful. There are some things that are here that we can do without in lieu of other things. The only issue that comes up continuously is the parking. I know you had the chart for the parking. I don't have that list or spreadsheet that you had with the number of parking spaces per field. The addition of two additional fields and only 149 parking spaces seems inadequate. I remember thinking we have 160 now and for the four fields, we really needed more like 250."

Mr. Burgess asked, "Is that the league play or tournament play?"

Mr. Grant replied, "Both. It more than fills the parking lot right now."

Mr. Davidson asked, "You are still using overflow over on the other side?"

Mr. Grant answered, "We are using overflow all the way down the pipeline easement. We have people parking on the street and using the Activity Center as well. You look at it and think about multiple games on a league night where you would have two games a night per

Field. If you had one game, the parking is efficient as it is, then the parking on the grass, but it wouldn't be a nightmare. When you have games that follow that, then you have overlap and that's where we have run into problems. People having to park on X Street. God forbid we have any rain, then our overflow of grass parking. The current situation right now, during fall we have two games per field. One of the football organizations is allowed to use the soccer fields, which adds cars. We have worked fairly well. If this is the appropriate number of parking spots, the only other issue I have about parking would be the flow. It is somewhat hard. It is like one way in and one way out. Parking from a stand point of game day activities, parking is the number one issue."

Ms. Ford asks, "What is your suggestion that we give up to add additional parking? We have a certain amount of money we can spend."

Mr. Grant asked, "One question I would have on the additional parking is if we could have gravel?"

Mr. Davidson replied, "That would be a permitting type of issue."

Mr. Sotelo commented, "With soccer it was deemed we could not use gravel for additional parking."

Ms. Mauk added, "It's an environmental thing. They don't want cars parking on gravel or grass just in case oil leaks or things like that."

Mr. Grant responded, "That's the way we have been forced to do it for decades."

Ms. Mauk commented, "I worry about the one child that slips away from the parents."

Mr. Grant commented, "Believe me, no more than we. We are in charge of those kids and it's tough, but what do you tell the people?"

Ms. Ford commented, "Right there at Minchen, if I go to Field of Dreams, I am walking way farther than if I had parked at the Theater and walked."

Mr. Grant continued to express his concerns of the additional parking at night, the overflow parking at the Activity Center, vegetative buffer, and the maintenance sheds."

President Haight suggested the Girls Softball Association prioritize their wish list and send to the Parks and Commission for consideration.

Motion was made by Doug Burgess and seconded by Georgette Ford to recommend to City Council for the acceptance of the conceptual design for the renovations of the girls softball facilities at the Youth Sports Complex. Motion carried unanimously.

10. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO APPROVE AUTHORIZATION TO SEEK BIDS FOR A CONTRACTOR TO CONSTRUCT THE DOW PARK PAVILIONS – Parks and Recreation Director Scott Swigert advised the Board that the next three agenda items relate to the Dow Park Pavilion project. Cristina Moon of Halff Associates gave an overview of the final pavilion concept. Motion was made by Georgette Ford and seconded by Sue Mauk to approve authorization to seek bids for a contractor to construct the Dow Park Pavilions. Motion carried unanimously.
11. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO APPROVE AN AGREEMENT WITH CORWORTH BUILDING SYSTEMS AND RESTROOM FACILITIES LTD. THROUGH THE BUYBOARD PURCHASING COOPERATIVE CONTRACT # 423-13 FOR DOW PARK PAVILION BUILDINGS - Motion was made by Jeff Lawther and seconded by Georgette Ford to approve the agreement with CorWorth Building Systems and Restroom Facilities LTD. through the BuyBoard Purchasing Cooperative Contract #423-13 for Dow Park Pavilion Buildings. Motion carried unanimously.
12. CONSIDERATION OF AND ACTION ON A RECOMMENDATION TO APPROVE AN AGREEMENT WITH PLAYWELL GROUP THROUGH THE BUYBOARD PURCHASING COOPERATIVE CONTRACT # 512-16 FOR DOW PARK PAVILION STRUCTURES - Motion was made by Doug Burgess and seconded by Sue Mauk to approve the agreement with Playwell Group through the Buyboard Purchasing Cooperative contract #512-16 for Dow Park Pavilion Structures. Motion carried unanimously.
13. ADJOURN – President Haight adjourned the meeting at 6:54 p.m.



Shannon Bennett  
Acting Secretary



T.J. Haight, President  
Deer Park Community Development Corporation

# DEER★PARK

*Birthplace of Texas®*

## City of Deer Park and Deer Park Community Development Corporation

### Schedule of Events Presentation

**\$2,700,000\* Certificates of Obligation, Series 2017**

**October 24, 2016**

\* Preliminary, subject to change.



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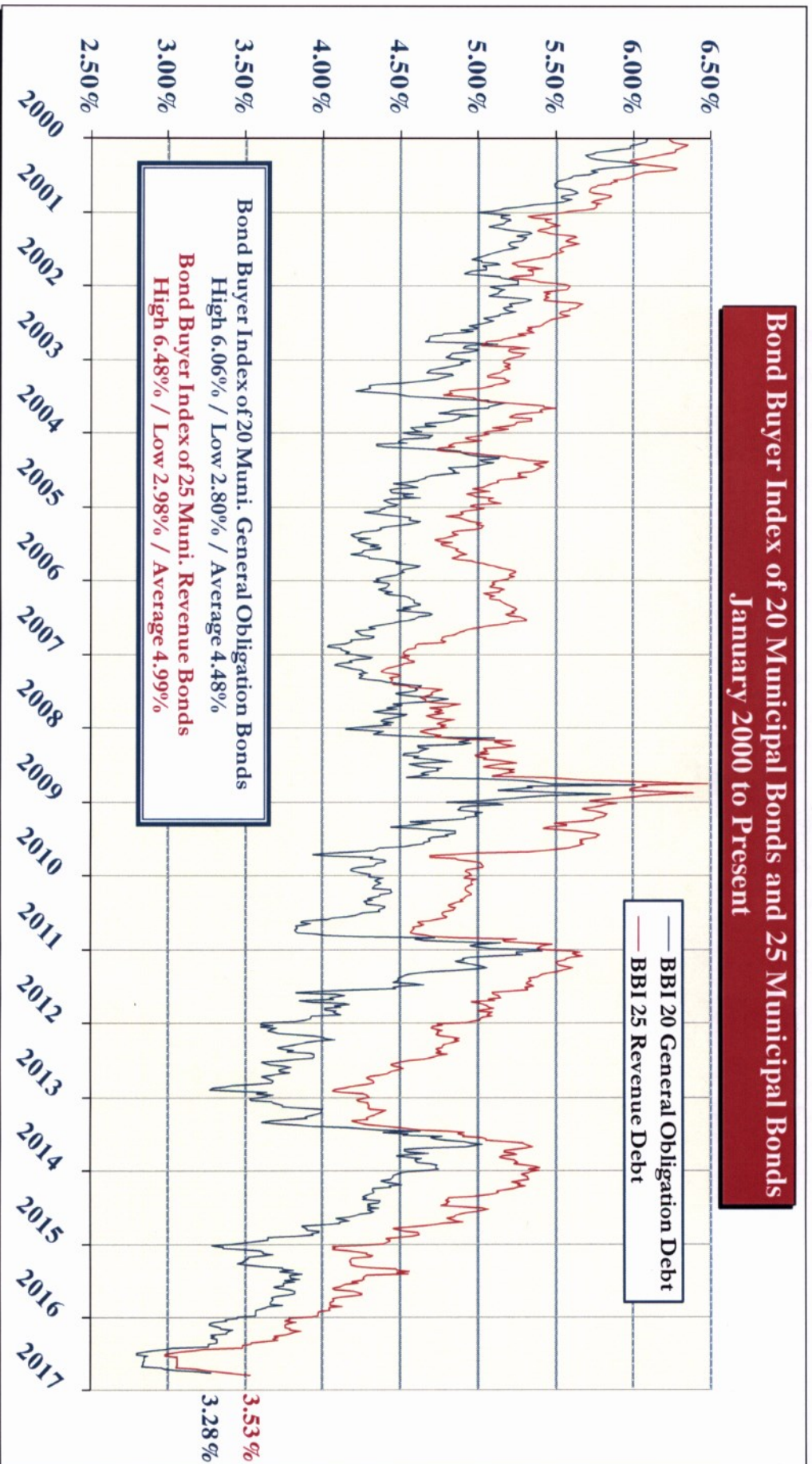




# Deer Park Community Development Corporation

## Current Market Conditions

**Bond Buyer Index of 20 Municipal Bonds and 25 Municipal Bonds  
January 2000 to Present**



The BBI 20 is published every Thursday. The rate consists of general obligation bonds maturing in 20 years with an average rating equivalent to Moody's "Aa2" and S&P's "AA." The BBI 25 is also published every Thursday. The rate consists of revenue bonds maturing in 30 years with an average rating equivalent to Moody's "A1" and S&P's "A+."





# Deer Park Community Development Corporation

## Estimated Debt Service Requirements

### Deer Park Community Development Corporation

#### Actual Series 2016 and Proposed Series 2017 and Series 2018 Bond Issue

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Coverage Requirement 0 %	Existing Debt Requirements	Series 2017 Bonds		Series 2018 Bonds		Total Debt Requirements	Less: Pay as you Go Program	Remaining Funds
				Principal (b)	Interest (c)	Principal (d)	Interest (e)			
2016	\$2,300,000	\$2,300,000	\$87,231		\$63,000			\$87,231	\$1,550,000	\$662,769
2017	2,300,000	2,300,000	2,154,196		101,250			2,217,196	50,000	32,804
2018	2,300,000	2,300,000	1,883,986		94,781			2,170,974	50,000	79,027
2019	2,300,000	2,300,000	749,548	\$345,000	81,656	\$730,000	246,825	2,166,155	50,000	83,846
2020	2,300,000	2,300,000	753,856	355,000	68,063	760,000	213,300	2,163,812	50,000	86,188
2021	2,300,000	2,300,000	752,964	370,000	53,906	795,000	178,313	2,164,339	50,000	85,661
2022	2,300,000	2,300,000	751,914	385,000	39,188	830,000	141,750	2,162,570	50,000	87,430
2023	2,300,000	2,300,000	750,704	400,000	23,906	870,000	103,500	2,163,392	50,000	86,609
2024	2,300,000	2,300,000	754,296	415,000	8,063	910,000	63,450	2,166,652	50,000	83,348
2025	2,300,000	2,300,000	752,689	430,000		955,000	21,488	2,167,239		82,761
2026	2,300,000	2,300,000	750,923					750,923		1,549,077
			<b>10,142,306</b>	<b>2,700,000</b>	<b>533,813</b>	<b>5,850,000</b>	<b>1,154,363</b>	<b>20,380,481</b>	<b>2,000,000</b>	<b>2,919,519</b>

- (a) Estimated sales tax collections of \$2,300,000.
- (b) Generates \$2,700,000 in proceeds to the DPCDC. Sold and Delivered in February 2017.
- (c) Interest estimated at 3.75% for illustrative purposes only.
- (d) Generates \$5,850,000 in proceeds to the DPCDC. Sold and Delivered in January 2018.
- (e) Interest estimated at 4.50% for illustrative purposes only.





# Deer Park Community Development Corporation

## Tentative Schedule of Events

**\$2,700,000\***

### Certificates of Obligation, Series 2017

October - 2016						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

#### Date

Monday, October 24<sup>th</sup>

#### Action

CDC Board to Review Finance Plan, and Approve Recommendation for City Council to Approve Notice of Intent to Issue Certificates of Obligation (CO's)

#### Role

BOKFS, CDC, BC

November - 2016						
S	M	T	W	T	F	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Tuesday, December 6<sup>th</sup>

City Council to Approve Notice of Intent to Issue Certificates of Obligation

BOKFS, City, BC

Thursday, December 15<sup>th</sup>

Publish First Notice of Intent to Issue CO's

City

Thursday, December 22<sup>nd</sup>

Publish Second Notice

City

December - 2016						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Tuesday, December 27<sup>th</sup>

Prepare Private Placement Bid Form / Term Sheet

BOKFS, BC

Tuesday, January 3<sup>rd</sup>

Distribute Private Placement Bid Form / Term Sheet

BOKFS, City, BC

Tuesday, January 17<sup>th</sup>

Private Placement Bids Due

BOKFS, BC CDC, City

January - 2017						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Tuesday, February 14<sup>th</sup>

CO Sale: CDC Board and City Council to Approve  
Bond Closing / Funding

BOKFS, BC, CDC, City

### PARTICIPANTS

City – City of Deer Park

CDC – Deer Park CDC

BOKFS – BOK Financial Securities, Inc.

BC – Bracewell LLP

\* Preliminary, subject to change.



DeerPark Softball Complex  
Probable Construction Costs

## Schematic Opinion of



10.19.16

Item	Quantity	Unit	Unit Price	Amount	Cost per Field	Field QTY	Item Sub-Total
<b>STANDARD SOFTBALL FIELD WITH LIGHTING (208 FT-FIELDS 1,2,3,4)</b>					\$301,544.00	4	\$1,206,176.00
Field Turf (Bermuda TIF 419 Rolled Sod, 6" Top Soil)	3,244	SY	10.00	32,440.00			
Field Turf Irrigation (Full Coverage)	3,244	SY	6.00	19,464.00			
Skinned Infield (Clay with Turf)	1,032	SY	20.00	20,640.00			
8" Outfield and Foul Line w/ mow strip	850	LF	45.00	38,250.00			
12" Gates (6 ft. leaves)	2	EA	1,500.00	3,000.00			
25' Chainlink Backstop	125	LF	75.00	9,375.00			
Dugout (chainlink fencing, gate, bench w/ shelf, cover)	2	EA	15,000.00	30,000.00			
Scorekeeper Stand (table/bench/cover/electrical)	1	EA	3,500.00	3,500.00			
Scoreboard Conduit (from scorekeeper stand to board, Board by others)	225	LF	15.00	3,375.00			
Bleacher Area: (5 rows bleacher, 5" conc. pad, fabric shade structure)	2	EA	25,000.00	50,000.00			
Foul Poles (2)	2	EA	1,500.00	3,000.00			
Trench Drain: concrete ribbon curb, catch basins, etc.	220	LF	100.00	22,000.00			
Field Lighting (4 poles, fixtures, 50 ft infield/30 ft outfield - including primary electrical distribution, HID)	1	LS	100,000.00	100,000.00			
<b>STANDARD SOFTBALL - NO LIGHTING (208 FT-FIELDS 5,6)</b>					\$215,644.00	2	\$431,288.00
Field Turf (Bermuda TIF 419 Rolled Sod, 6" Top Soil)	3,244	SY	10.00	32,440.00			
Field Turf Irrigation (Full Coverage)	3,244	SY	6.00	19,464.00			
Skinned Infield (Clay with Turf)	1,032	SY	20.00	20,640.00			
8" Outfield and Foul Line w/ mow strip	850	LF	45.00	38,250.00			
12" Gates (6 ft. leaves)	2	EA	1,500.00	3,000.00			
25' Chainlink Backstop	125	LF	75.00	9,375.00			
Dugout (chainlink fencing, gate, bench w/ shelf, cover)	2	EA	15,000.00	30,000.00			
Scorekeeper Stand (table/bench/cover/electrical)	1	EA	3,500.00	3,500.00			
Scoreboard Conduit (from scorekeeper stand to board, Board by others)	225	LF	15.00	3,375.00			
Bleacher Area: (5 rows bleacher, 5" conc. pad, fabric shade structure)	2	EA	25,000.00	50,000.00			
Foul Poles (2)	2	EA	1,500.00	3,000.00			
Trench Drain: concrete ribbon curb, catch basins, etc.	220	LF	50.00	11,000.00			
<b>MISCELLANEOUS COMMON AREAS</b>							\$265,064.00
Concession/Restroom, 2 units/Pad	1	LS	250,000.00	250,000.00			
Playground Equipment	1	LS	90,000.00	90,000.00			
Maintenance Drive 8" Road Base	4,000	SF	6.00	24,000.00			
Walkways Concrete 4" thick	19,244	SF	6.00	115,464.00			
Walkways (Heavy Duty Pavement for Fire Access) 6" thick	3,805	SF	8.00	30,440.00			
<b>LANDSCAPE/IRRIGATION (COMMON WARM-UP AREA)</b>							\$47,548.00
Warm up Area (Hydro Mulch)	2,786	SY	1.15	3,203.90			
Warm up Area Irrigation (Full Coverage)	2,786	SY	6.00	16,716.00			
Hydro-mulch Common bermuda, w/ Temp. irrigation	24,025	SY	1.15	27,628.75			
<b>PARKING/SITE UTILITIES/DEMOLITION</b>							\$500,000.00
Paving (6" Concrete paving, subgrade prep., 200 sp.)	6,200	SY	50.00	310,000.00			
Drainage Allowance	1	LS	100,000.00	100,000.00			
Water/Wastewater Allowance	1	LS	10,000.00	10,000.00			
Electric Primary Allowance	1	LS	55,000.00	55,000.00			
Demolition Allowance	1	LS	75,000.00	75,000.00			
<b>SUB-TOTAL CONSTRUCTION COSTS</b>							\$2,353,628.65
<b>OTHER PROJECT COSTS</b>							
*Construction Contingency (15%)	1	LS	15%	353,044.30			
<b>OTHER PROJECT COSTS</b>							\$284,033.00
*Professional Design Fee	1	LS	284,033.00	284,033.00			
<b>TOTAL</b>							\$2,990,705.95

<b>Optional Add On Items</b>							\$1,183,929.00
Maintenance Shed	1	LS	50,000.00	50,000.00			
Additional Parking Paving (6" Concrete paving, subgrade prep., 80 sp.)	3,500	SY	63.00	220,500.00			
Dense Vegetative Buffer	23,210	SF	6.00	139,260.00			
Shade Trees and Bubblers (dense vegetative buffer not included)	50	EA	500.00	25,000.00			
Ornamental Trees and Bubblers (dense vegetative buffer not included)	62	EA	300.00	18,600.00			
Bull Pen (Fencing: w/ mow strip, gate, clay skinned surfacing)	12	EA	5,000.00	60,000.00			
Portable Pitching Mound	1	EA	2,500.00	2,500.00			
Batting Cages - 4 Lane: slab, chainlink fencing, netting)	4	LS	60,000.00	240,000.00			
25' Backstop Net (25 ft. h x 220 ft. marine grade netting and fasteners)	220	LF	50.00	11,000.00			
Synthetic Turf Infield (includes subsurface drainage)	9,295	SF	7.00	65,065.00			
Dugout Enhancement (chainlink fencing, gate, bench, cubbies, masonry walls, covered)	12	EA	30,000.00	360,000.00			
Dugout Extension (for field grooming/chaulk equipment/dry storage)	12	EA	3,500.00	42,000.00			

## Assumptions/Disclaimers:

1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgement as professionals, familiar with the construction industry and current available unit pricing; Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual project costs will not vary from its Opinion of Probable Construction Costs. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

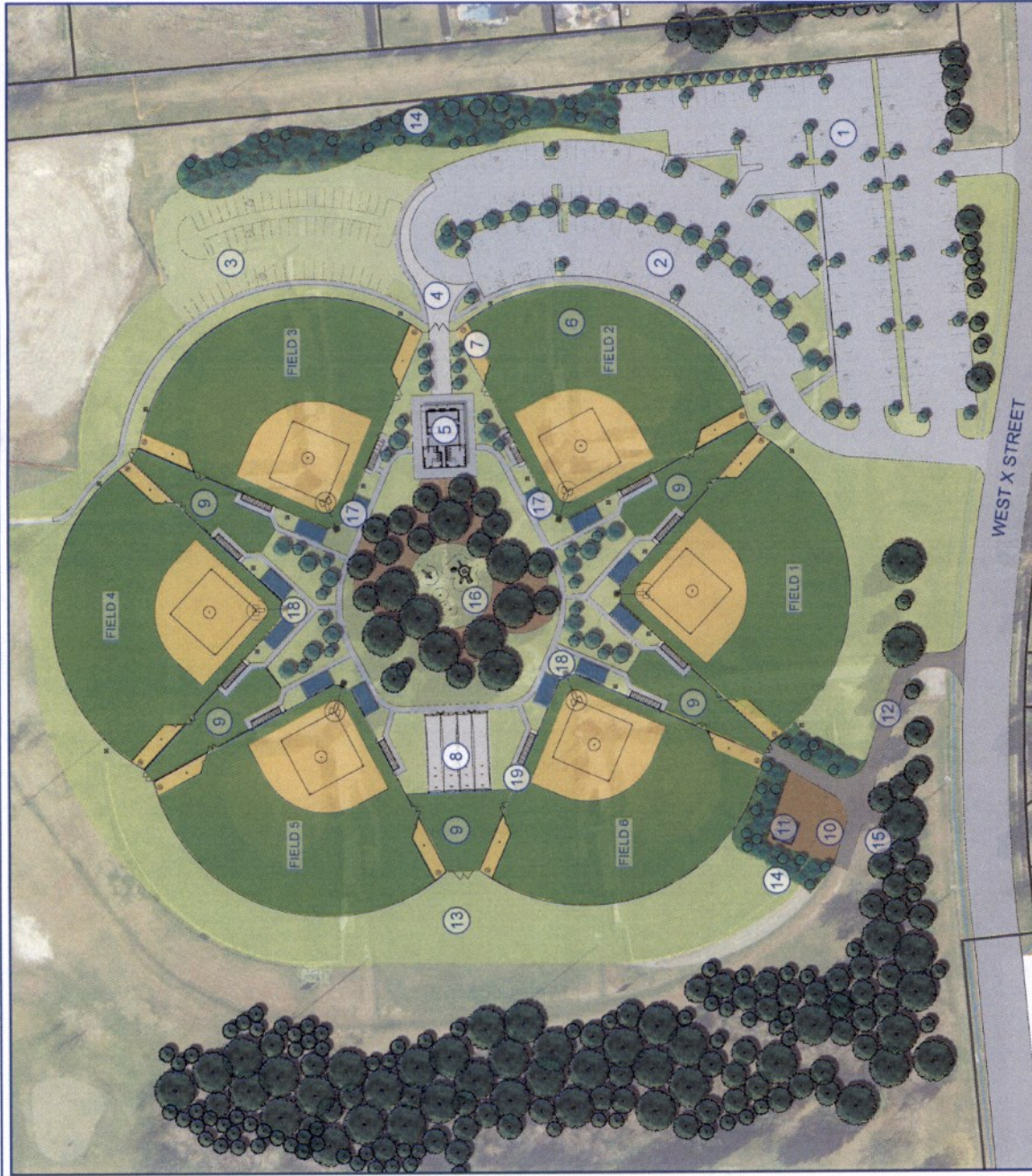
2) Unit pricing is based on average cost statewide and do not account for any site specific determinates that would effect costs of construction (i.e. - unknown subsurface conditions, etc.)

3) \*20% Construction Contingency covers but is not limited to: general conditions, mobilization, entry signage/wayfinding, wet/dry utilities, erosion/sed. controls, reveg., drainage apertures (subsurface or surface), unclassified earthwork, etc. due to masterplan level of detail.

4) Water, sanitary sewer, electric and communication utility lines and distribution to the site are not accounted for in this OPCC.

5) Professional Design Service fees not included in OPCC.





- KEY
- 1 EXISTING PARKING
  - 2 FUTURE PARKING
  - 3 AREA RESERVED FOR ADDITIONAL PARKING
  - 4 FIRE DEPARTMENT ACCESS
  - 5 CONCESSIONS AND RESTROOMS
  - 6 200' SOFTBALL FIELD
  - 7 BULLPEN
  - 8 BATTING CAGES
  - 9 WARM UP AREA
  - 10 MAINTENANCE YARD
  - 11 MAINTENANCE SHED
  - 12 MAINTENANCE DRIVE
  - 13 RE-VEGETATION AREA
  - 14 DENSE VEGETATIVE BUFFER
  - 15 DUMPSTER
  - 16 PLAYGROUND
  - 17 BLEACHERS AND SHADE STRUCTURES
  - 18 SCORE KEEPER TABLE
  - 19 DUGOUT EXTENSION FOR FIELD EQUIPMENT



SCALE: 1" = 100'