



**Memorial Park Master Plan Report**  
Appendix C: Implementation of Conservation Alternate  
May 2023



## EXECUTIVE SUMMARY

Memorial Park Master Plan report offers a comprehensive vision to guide the City of El Paso on future improvements that will continue the legacy of the historic park while evolving to meet current challenges and the needs of the community at large, both currently and in the future. Understanding that at the time of implementation, the improvements will become design projects that will need to align with a defined budget, CID is offering an important alternative to consider when going through the process. This alternative presents a vision that follows the guiding principles that shaped the master plan design, through a lens that prioritizes conservation of both the historic resources and open green space in the park grounds.

Using the extensive historic assessment completed as part of the master plan report, improvements to the existing historic resources have been identified in each phase of implementation, to complement any improvements to the landscape and proposed new amenities. Landscape enhancements align with the master plan recommendation to implement sustainable and resource conscious planting communities in the park that enhance park character, provide various landscape experiences, and enhances habitat for local wildlife.

Appendix C is to be used in conjunction with the Master Plan report Chapter 5: Site Landscape Elements as well as with Appendix A: Historic Resource Evaluation and Assessment Report for greater context. This appendix serves as an alternative to Chapter 6: Implementation, and lists the immediate and recommended improvements in sequence and with an estimated cost breakdown for all phases to provide clear guidance.

MEMORIAL PARK



## INTRODUCTION

Memorial Park is one of the most significant parks in the region. The park's location is also significant, as it is situated in the heart of the city. The park's intent is to provide a beautiful and peaceful oasis in the midst of the city, where people can enjoy nature and participate in a variety of recreational and cultural activities. From its walking trails and sports fields to its picnic areas and playgrounds, Memorial Park offers something for everyone, reflecting Kessler's belief that parks should be accessible and welcoming to all members of the community. Kessler's principles continue to be a guiding force in the ongoing development and management of Memorial Park, ensuring that it remains a treasured resource for El Paso residents for generations to come.

*“Celebrating the story of Memorial Park and preserving it for future generations is essential for maintaining the cultural and natural heritage of our community.”*

MEMORIAL PARK

# PROPOSED CONSERVATION ALTERNATE MASTER PLAN DESIGN

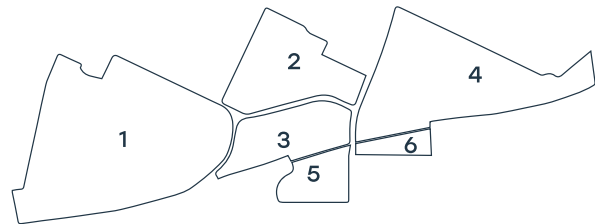
## OVERVIEW

The Master Plan for Memorial Park envisions restoring the landscape, preserving historical features, celebrating and continue telling the story of the park and it's role in El Paso's history , improving connections within the park, and improving and adding park amenities to better serve the community of today and the future.

Each portion of the park will be detailed in the plan and narrative format found in the Master Plan Report. The park is broken into six zones as illustrated below.



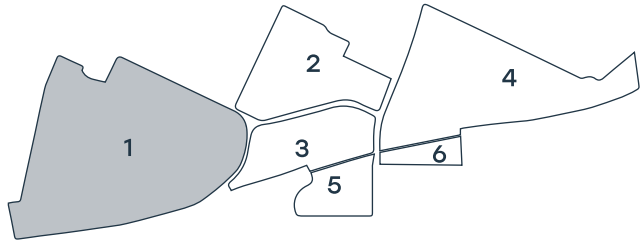
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## INTENT

The city is proposing an alternative implementation Appendix C for the park to preserve its open green space, recognizing the importance of maintaining natural areas and providing residents with access to nature. The proposed design seeks to balance the need for development with the preservation of the park's unique features, including its natural vegetation, wildlife habitat and scenic views. By adopting this approach, the city hopes to create a park that can serve as a model for sustainable urban design, one that provides recreational and cultural opportunities while preserving the natural environment for future generations.

MEMORIAL PARK

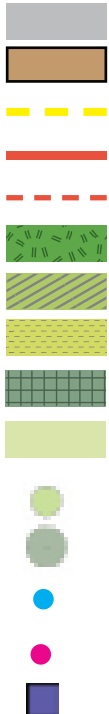


ZONE 1

WEST AREA

Zone 1 lies at the western edge of the site and offers passive community programming. The community expressed desire to maintain the western portion of the park as a natural, nature-immersive experience, while finding gentle opportunities to activate and add to this space with community-based gathering opportunities. This area of the site also has seen much loss of historical resources, and it is imperative to gently re-vision this area to protect the still extant features while restoring the landscape and providing for park users.

- Legend
- Roadways & Parking Lots
  - Woonerf Roadway
  - On-Road Bike
  - Hard Surface Trails
  - Soft Surface Trails
  - Garden
  - Lawn
  - Desert Grass Lawn
  - Valley Garden
  - Low-Maintenance Landscape
  - New Trees
  - Existing Trees
  - Entry Gateway Monument
  - Way-finding Signage
  - Historic Resources
- \*Refer to Post Oak Appendix A



## DESIGN NARRATIVE

### Garden Center & Outdoor Garden Space

The currently underutilized Garden Center is to be renovated and transformed into a public park restroom facility with some rentable community space within. This provides park users with comfort elements in the west portion of the park, while preserving the historic building. To the north of the Garden Center, the existing parking lot is removed and turned into added green space for the park that is open and rentable event space for the community.

### Preservation/ Open Green Space

The intent of this project is to identify, document, and preserve the historical features within the park. This includes any structures, objects, landscapes, or other features that have significant cultural or historical value. The preservation effort should be guided by the principles of conservation, restoration, and interpretation to ensure that the historical features are protected, restored to their original condition, and made accessible and understandable to park visitors.

### Picnic Lawn Areas

Preserving open lawn for picnicking along Raynor Street continues to support this beloved activity, and creating a new landscape experience that is less maintenance-intensive along Copper Ave encourages a unique picnicking experience. Mown lawn pods within a desert-grass landscape immerse picnickers in a native landscape and supports a healthy ecosystem for native flora and fauna.

### Mesa & Valley Heritage Gardens

Restoring a lush landscape to the historic mesa within Memorial Park is a key component of this plan. Being cautious not to re-create history, but rather honor and remember it, this plan re-envision what Kessler's hilltop garden could look like in a modern world. In adding this amenity back to the park, resource sustainability and longevity are prioritized. To the East of the Mesa Heritage Garden is the Valley Garden. Situated in a naturally occurring valley, this site is subject to seasonal flooding. With the addition of native, rain-tolerant plants and added soil depth, this garden will evoke the character of the Mesa Heritage Garden with environmentally appropriate materials.

### Veteran and Memorial Honor Circle

The veteran memorial circle has opportunity to be enhanced and provided better access with new pathways, relocating the boulder memorial to the southern side of the circle, and envisioning a memorial wall that can feature artwork or narrative dedicated to the various memorial stories within the park. A feature like this will also help in creating a place of intention and formality where the community can reflect and respect.

### Children's Playground

The community is highly supportive of re-imagining the playground in the park to include nature-based play, nature-themed play, and taking advantage of the park's topography with hillside play that fits into the nature of the park.

### Flex Parking Plaza

The roundabout parking lot is to be re-paved and expanded in pavers to indicate a flexible space that can be used for seasonal or weekly markets, food truck events, or other events in the park.

### Woonerf

Grant Ave is transformed into a one-way road and raised and re-paved to become a woonerf, where cars are discouraged from heavy use, and pedestrians and bicyclists feel safer on and near the roadway. Long-term, the City can consider closing Grant to vehicular traffic completely.

### Off-Leash Dog Park

The design implementation for an off-leash dog park within the park master plan aims to create a safe, accessible, and enjoyable space for dogs and their owners to socialize and exercise. The implementation of the off-leash dog park provides a dedicated space for dogs and their owners to enjoy while promoting responsible pet ownership and community engagement. The proposed off-leash dog park enriches the park experience by providing a valuable amenity that enhances the well-being of dogs and promotes community interaction within the larger park setting. By integrating the off-leash dog park into the park master plan, it encourages a sense of inclusive and engagement among all park users.

## PRECEDENT IMAGERY



Rentable Garden Space



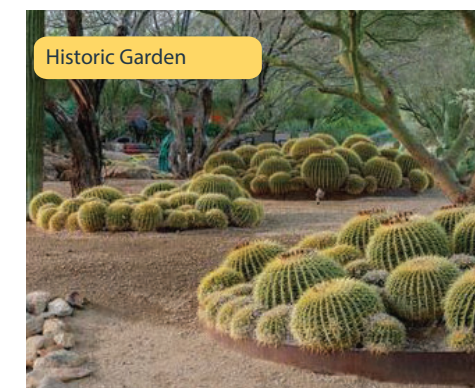
Off-Leash Dog Park



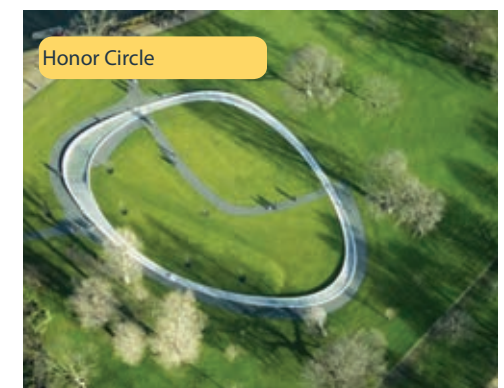
Picnic Lawn Areas



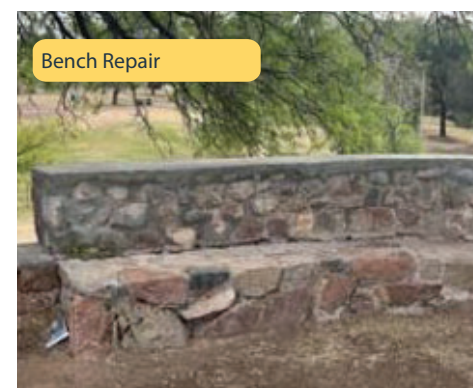
Historic Marker



Historic Garden



Honor Circle



Bench Repair



Playground



Nature Play

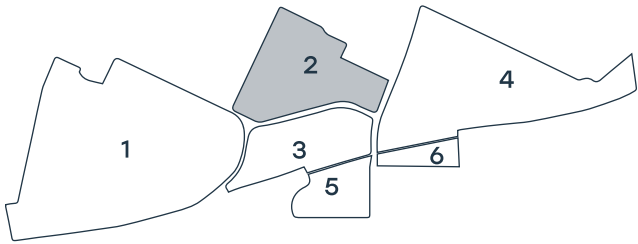


Flex Parking Plaza



Woonerf

MEMORIAL PARK



ZONE 2

**CENTRAL NORTH AREA**

Zone 2 lies north of Copper Avenue and features more active recreation and community-based recreation opportunities. By taking advantage of an opportune space for providing highly desired improved park amenities to the community, and renovating existing amenities to better serve the community, this portion of Memorial Park sees positive activation and works to serve all ages and members of the community.

Legend

- Roadways & Parking Lots
- Woonerf Roadway
- On-Road Bike
- Hard Surface Trails
- Soft Surface Trails
- Garden
- Lawn
- Desert Grass Lawn
- Valley Garden
- Low-Maintenance Landscape
  
- New Trees
- Existing Trees
- Entry Gateway Monument
- Way-finding Signage
- Historic Resources

\*Refer to Post Oak Appendix A





## DESIGN NARRATIVE

### Tennis Courts

The tennis courts today serve the community well and are well used. The tennis courts should be maintained in a quality state and preserved for continued community use.

### Aquatics Center Renovation and Expansion

It is desired from the community to see added features to the existing pool building, including expanding the building to the north and adding a second pool to be used as an indoor leisure pool adjacent to the existing lap pool. Additionally, the existing facility requires improvements and renovations to the restrooms and locker rooms/changing facilities to be upgraded and improved.

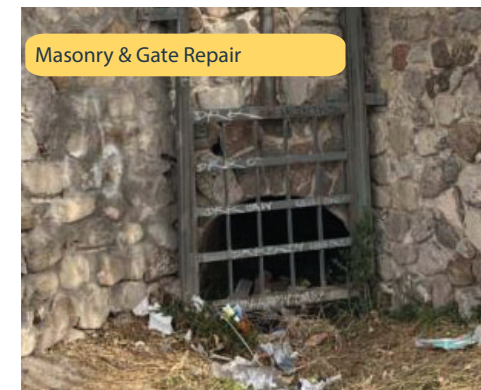
### Raised Pedestrian Crossings

The streetscape along Copper Ave and all roadways through and around the park should be enhanced with added trees, improved lighting, and added safe pedestrian crossings. Raised-table crossing with attentive painting and flashing signage and signaling indicates to motorists that they are within a park space, and should slow down and yield to pedestrians. These enhancements create a safer experience for pedestrians and bicyclists as they walk through the park. Raised pedestrian crossings can create a more pleasant environment for pedestrians, encouraging more people to walk and interact with their surroundings, which can help to build a stronger sense of community within the park. By forcing drivers to slow down, raised pedestrian crossings can reduce the overall speed of traffic going through the park, making the street safer for all users.

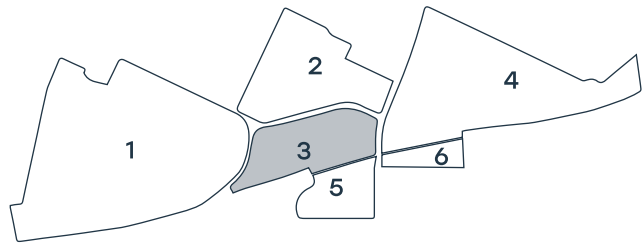
### Historical Elements Repair

Many of the existing historical features are currently in poor condition. Its important to include them as part of the master plan process to ensure that they are properly preserve and restored. The intent of including these elements is to honor and celebrate the park's history, while also creating a more enjoyable and engaging experience for visitors. By restoring and preserving these historical elements, the park can maintain its character and charm, while also providing educational opportunities for visitors to learn about the history and significance of the site. Additionally, incorporating these elements into the master plan process can help to create a cohesive and comprehensive vision for the park, which can guide future development and ensure that the park remains a valuable community asset for generations to come.

## PRECEDENT IMAGERY



MEMORIAL PARK

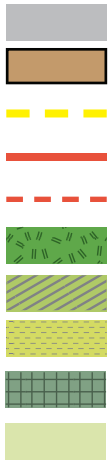


ZONE 3

**CENTRAL SOUTH AREA**

Zone 3 is located toward the center of the park and includes the library and rentable outdoor space. There is opportunity in this area to enhance outdoor programming and open these spaces up for greater public use.

- Legend**
- Roadways & Parking Lots
  - Woonerf Roadway
  - On-Road Bike
  - Hard Surface Trails
  - Soft Surface Trails
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  - Desert Grass Lawn
  - Valley Garden
  - Low-Maintenance Landscape
  - New Trees
  - Existing Trees
  - Entry Gateway Monument
  - Way-finding Signage
  - Historic Resources
- \*Refer to Post Oak Appendix A



## DESIGN NARRATIVE

### Outdoor Reading Garden

The open lawn space next to the library is underutilized and can be re-visioned as a community outdoor reading space, with an accessible pathway from the library leading to a shade-structure covered garden-esque space with various seating and lounging opportunities so library patrons can enjoy their materials outdoors. This space can contain group reading areas, individual areas, or space for a library sponsored outdoor event.

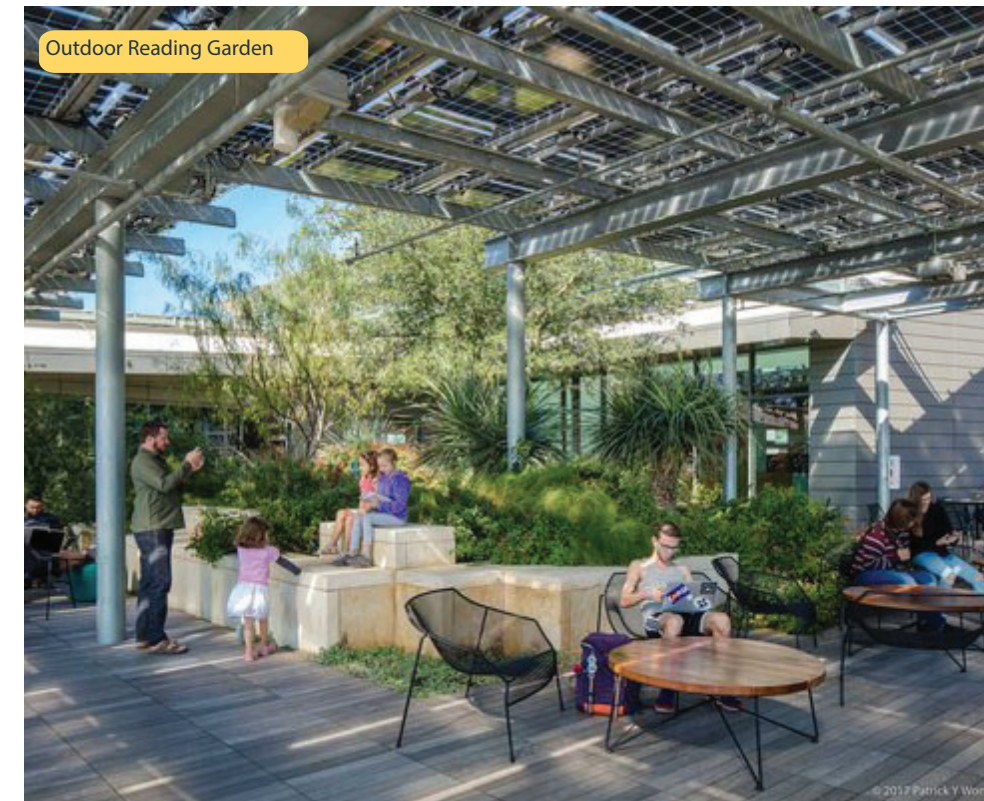
### Open Play Lawn with Rentable Shelters

The community has expressed a strong desire for more open and flexible play lawn space. The current rentable shelter space with lawn is underutilized, with a fence that prohibits public general use. Removing the fence and joining this space with the lawn space next to the library parking lot increases open lawn for the public to use freely. The historic structures can then be enjoyed by all, and the restrooms opened up for general park use in this central portion of the park. The storm swale can be re-configured as a feature that is re-planted with attractive plantings that frames the lawn space behind an added rentable shelter. The historic WPA-era footbridge is tied into a soft surface trail system to help the public re-discover historic elements within the park that have gone under-appreciated over time.

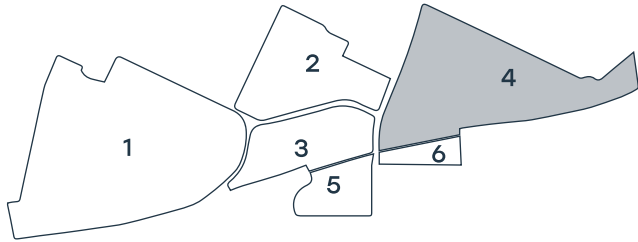
### Overlook Rock

Behind the library, a rock outcropping provides spectacular views of El Paso and Ciudad Juárez over the railroad tracks. This sweeping vista can be a sport where park users stumble across a small soft surface trail that leads one through the shrubbery to discover the views, and added signage that explains features off in the distance, as well as the railroad and its history and importance within the City.

## PRECEDENT IMAGERY



MEMORIAL PARK

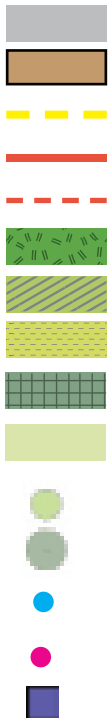


ZONE 4

**EAST AREA**

Zone 4 lies at the eastern edge and includes a mix of community and recreational programming. While not the existing softball field was recently renovated and will remain

- Legend
- Roadways & Parking Lots
  - Woonerf Roadway
  - On-Road Bike
  - Hard Surface Trails
  - Soft Surface Trails
  - Garden
  - Lawn
  - Desert Grass Lawn
  - Valley Garden
  - Low-Maintenance Landscape
  - New Trees
  - Existing Trees
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  - Historic Resources
- \*Refer to Post Oak Appendix A



## DESIGN NARRATIVE

### Pedestrian Bridge

A key component of improving connectivity and knitting the park together, while improving safety for pedestrians, is creating a new bridge over Copia Street. The roadway sits significantly lower in elevation than the adjacent land, and there is great opportunity and community support for a bridge. This pedestrian bridge should fit the character of the park, whether it takes influence from the industrial rail or the historic character of the masonry. The bridge must also respect the historic stone walls and features of the area and span enough as to not encroach upon the walls and threaten their integrity.

### Rose Garden Improvements

The rose garden is a beloved and highly maintained feature of El Paso thanks to its dedicated group of master gardener volunteers. This space sees casual visitors, weddings, and acts as a destination within the park. The addition of the pedestrian bridge over Copia will work to improve visitor volume to the park. Functionally, the rose garden has an opportunity to see an overhead canopy structure that can function as a community gathering space or additional rentable space within the rose garden near the portion of the garden closes to the Byron St/ Aurora St intersection.

Additionally, opening the restrooms at the ballpark facility during rose garden hours improved comfort elements for the rose garden and for park visitors and volunteers in this area of the park.

The parking lot at the rose garden is re-configured in this plan to facilitate better and safer flow, and to also facilitate a bridge plaza at the rose garden end of the bridge where park signage, way-finding, or artwork can be located.

### On-Leash Dog Park

The proposed on-leash dog park within the park master plan aims to create a shared space that accommodates both dog owners and other park activities. The design concept integrates the dog park seamlessly into the existing park layout while respecting the needs and safety of all park users. The shared space approach ensures that the park remains inclusive, fostering a sense of community and encouraging interaction among different park users. Adequate signage, designated pathways, and clear guidelines will be implemented to promote responsible dog ownership and ensure the safety and enjoyment of everyone by providing an opportunity for dog owners to engage in activities while respecting the needs and interests of all park users.

The open lawn space behind the ball-field is currently underutilized. Because this space is sometimes used for sports activities, keeping it open as a flexible space is prudent, but adding pathways and improved access to nearby park features is a must. This space can be used for general park users who desire open lawn space for picnicking, flying kites, or exercising, but can also be a welcome place for on-leash dogs to enjoy open lawn space without the excitement of an off-leash environment. It is recommended that the chain link fencing along the eastern side of N. Copia St. Is replaced with historically sensitive fencing resembling the fencing currently used on the western side of N. Copia St. across the street of this location.

### Community Garden

Buffering the existing senior community center where older adults using the senior center can exercise gardening skills, cultivate food for personal or center use, and help educate visitors about food systems. This garden can also feature pollinator garden aspects for environmental benefits, and be open to all members of the community for learning and working together in an outdoor environment.

### Senior Center

Our commitment to inclusivity and community engagement led us to prioritize the renovation of the senior center as an integral component of the overall project. By integrating the existing facility into the master plan, we ensure the continuation of vital services and programs for our valued senior community members, while also revitalizing the center to better meet their evolving needs. Recognizing the value and importance of the senior center within the community, we have embraced the opportunity to renovate and integrate it seamlessly into the broader vision of the master plan.

## PRECEDENT IMAGERY



Pedestrian Bridge



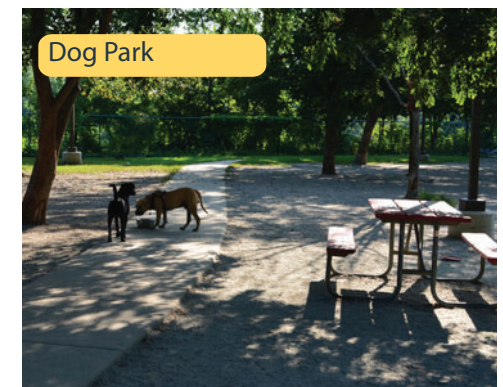
Pedestrian Bridge



On-Leash Dog Park



Rose Garden Gathering Space



Dog Park



Rose Garden



Rose Garden Gathering Space



Flexible Lawn Space



Streetscaping Experience

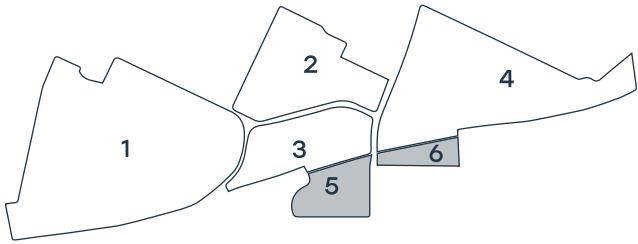


Historically Sensitive Fencing



Senior Center Improvements

MEMORIAL PARK



ZONES 5 & 6

**SOUTH OF RR TRACKS**

The two areas south of the rail tracks are often missed as park spaces relevant to Memorial Park. These spaces are important as open space opportunities for residents living south of the rail, and have great potential to become hubs of activity in the southern portion of the park.

- Legend**
- Roadways & Parking Lots
  - Woonerf Roadway
  - On-Road Bike
  - Hard Surface Trails
  - Soft Surface Trails
  - Garden
  - Lawn
  - Desert Grass Lawn
  - Valley Garden
  - Low-Maintenance Landscape
  - New Trees
  - Existing Trees
  - Entry Gateway Monument
  - Way-finding Signage
  - Historic Resources

\*Refer to Post Oak Appendix A



## DESIGN NARRATIVE

### Parking Lot & Ball-field Improvements

The parking lot next to the Alta Vista ball-field is in need of reconstruction and reconfiguration. With the re-visioning throughout the rest of Memorial Park, an opportunity is taken to reconfigure this parking lot to best suit the parcel. Additionally, the features supporting the ball-field such as the bleachers, fencing, and storage structures, should be renovated or replaced to best support community use of this ball-field. The fencing around this area must be replaced with historically sensitive fencing, such as the black decorative fencing currently around the rentable shelter space.

### Enhanced Pedestrian Experience along Copia Street

The pedestrian experience along Copia Street can be enhanced with artwork and lush landscaping along the historic walls to improve the safety and entry experience as one moves north into the park. Gateway monuments also provide a sense of arrival on this end of the park.

### Added Path and Future Parking Expansion

A small parcel of land east of Copia and south of the rail is unused, but is within the park boundaries. There is opportunity to provide a pathway at this location to connect residents of this neighborhood into the park through a freshly landscaped experience off of a roadway. There is also opportunity to add a small parking lot in this area for future parking expansion for park-related activities. Historically sensitive fencing will be required in this area to protect pedestrians from the rail line.

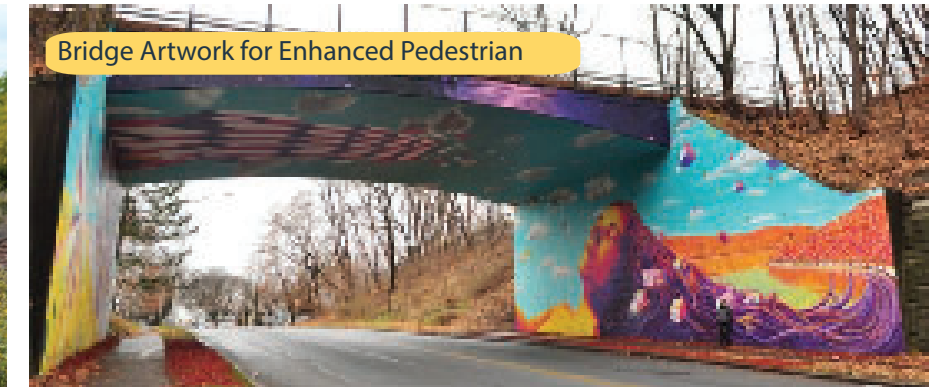
### Former Concession Building Options

A building to the West of the parking lot and ball-field used to serve as a concession stand for sporting events. While not currently in use, this building presents an opportunity to re-purpose this space for equipment storage or concession use. Alternatively, this building should be demolished and the area should be planted as a buffer or vegetative screen for the adjacent parking lot.

## PRECEDENT IMAGERY



Pathway neighborhood Connection



Bridge Artwork for Enhanced Pedestrian



Historically Sensitive Fencing



Bridge Lighting for Enhanced Pedestrian Experience

MEMORIAL PARK

# MASTER PLAN COST ANALYSIS

## Evaluating Financial Implications for Implementation Conservation Alternate

Appendix C Implementation presents a summary of the revised cost estimates for the master plan, which have been carefully recalibrate to align with the project’s adjusted scope of work and the incorporation of historical elements. Through meticulous analysis and evaluation, we have identified opportunities to optimize resources and enhance the financial feasibility of the plan.

By strategically reducing the scope of work, we have focused on prioritizing key elements that provide the greatest impact while ensuring cost- efficiency. This approach allows us to allocate resources effectively, ensuring that the master plan delivers its intended outcomes within a realistic budget framework.

Additionally, we have taken into consideration the significance of historical elements in the project. By integrating these elements into the cost estimates, we recognize the importance of preserving and honoring the cultural and historical heritage of the area. This addition enhances the overall richness and authenticity of the master plan, creating a harmonious blend of contemporary and historical elements that will resonate with the community and visitors.

Our cost estimates revisions reflect a balanced approach that maximizes the project’s potential within the available resources. We remain committed to delivering a master plan that not only meets the community’s aspirations but also demonstrates fiscal responsibility and long-term sustainability. By evaluating the cost implications and incorporating historical elements, we are confident that the revised cost estimate provide a solid foundation for the successful implementation of the master plan, ensuring a vibrant and enduring legacy for the project and the surrounding community.

Phase 1 Implementation	
Improvement	Cost
Remodel of Garden Center Building (HR 20)	\$ 1,271,700
Woonerf Roadway	\$ 559,455
Playground	\$ 1,550,965
Improved Parking Along Grant Ave	\$ 539,166
Dog Park off leash	\$ 250,000
Entry Gateway Monuments (3)	\$ 450,000
Irrigation	\$ 619,976
Trees (23)	\$ 23,000
Lighting	\$ 1,158,030
HR 18 Accessory Building	\$ 100,000
HR 21 Picnic Table (2)	\$ 20,000
<b>SUBTOTAL</b>	<b>\$ 6,542,292</b>
GENERAL CONDITIONS & REQUIREMENTS (15%)	\$ 981,344
OVERHEAD & PROFIT (5%)	\$ 327,115
<b>TOTAL</b>	<b>\$ 1,308,458</b>
DESIGN CONTINGENCY (20%)	\$ 261,692
10-YEAR ESCALATION CONTINGENCY (41%)	\$ 2,682,340
CONSTRUCTION MANAGER'S CONTINGENCY (3%)	\$ 196,269
PUBLIC ART (2%)	\$ 130,846
<b>TOTAL CONST. COSTS</b>	<b>\$ 12,430,355</b>
SOFT COSTS (30%)	\$ 3,729,106
CONTINGENCY	\$ 500,000
<b>TOTAL PROJECT COSTS</b>	<b>\$ 16,659,461</b>

Phase 2 Implementation	
Improvement	Cost
Garden Space	\$ 70,000
Hard Surface Trails (repair existing and adding new)	\$ 696,710
Soft Surface Trails (new)	\$ 94,128
Memorial Space	\$ 324,000
Food Truck Plaza	\$ 340,000
Heritage Garden	\$ 1,398,325
Picnicing Lawns	\$ 240,578
Low Maintenance Hillside and Valley Landscaping	\$ 2,166,254
General Signage, Furnishings	\$ 750,000
Library Outdoor Reading Garden	\$ 99,450
Shade Structures	\$ 433,300
Irrigation	\$ 154,994
Trees (24)	\$ 24,000
Lighting	\$ 1,158,030
HR 1 Bridge Improvements	10000
HR 2 Estrella Bridge	5000
HR 3 Hillside Masonary Walls	5000
HR 4 Hilltop Masonary bench south	5000
HR 5 Hilltop Masonary bench North	5000
HR 6 Hilltop Ciircular Garden	5000
HR 7 Hilltop Circular Walk with flagpole	5000
HR 9 South Masonary Walls	5000
HR 11 Masonary Walls west of baseball field	5000
HR 12 Culvert	5000
HR 13 Culvert bridge	10000
HR 14 Copia Street drainage	20000
HR 15 Hilltop Entrance	30000
HR 16 North Copia street stairs	10000
HR 17 Concession Building	300000
HR 21 Picnic Tables (1)	10000
<b>SUBTOTAL</b>	<b>\$ 8,384,769</b>
GENERAL CONDITIONS & REQUIREMENTS (15%)	\$ 1,257,715
OVERHEAD & PROFIT (5%)	\$ 419,238
DESIGN CONTINGENCY (20%)	\$ 1,676,954
10-YEAR ESCALATION CONTINGENCY (41%)	\$ 3,437,755
CONSTRUCTION MANAGER'S CONTINGENCY (3%)	\$ 251,543
PUBLIC ART (2%)	\$ 167,695
<b>TOTAL CONST. COSTS</b>	<b>\$ 15,595,670</b>
SOFT COSTS (30%)	\$ 4,678,701
O&M	\$ 500,000
<b>TOTAL PROJECT COSTS</b>	<b>\$ 20,774,371</b>





Phase 3 Implementation	
Improvement	Cost
Aquatics Center Renovation and Expansion	\$ 4,595,000
Tennis Court Re-Paving/Repair	\$ 765,755
Utility Connections	\$ 1,666,586
Irrigation	\$ 154,994
Trees (24)	\$ 24,000
Lighting	\$ 579,015
HR 8 Northwest Masonary Walls	
HR 10 North Copia Street Walls	\$ 15,000
<b>SUBTOTAL</b>	<b>\$ 7,800,350</b>
GENERAL CONDITIONS & REQUIREMENTS (15%)	\$ 1,170,053
OVERHEAD & PROFIT (5%)	\$ 390,018
DESIGN CONTINGENCY (20%)	\$ 1,560,070
10-YEAR ESCALATION CONTINGENCY (41%)	\$ 3,198,144
CONSTRUCTION MANAGER'S CONTINGENCY (3%)	\$ 234,011
PUBLIC ART (2%)	\$ 156,007
<b>TOTAL CONST. COSTS</b>	<b>\$ 14,508,651</b>
SOFT COSTS (30%)	\$ 4,352,595
O&M	\$ 500,000
<b>TOTAL PROJECT COSTS</b>	<b>\$ 19,361,246</b>

Phase 4 Implementation	
Improvement	Cost
Senior Center Renovation	5,200,000.00
Senior Community Garden	116620
Copia Street Pedestrian Bridge	\$ 2,064,300
Entry Gateway Monuments (3)	\$ 450,000
Rose Garden Structure	\$ 224,255
Irrigation	\$ 309,988
Trees (24)	\$ 24,000
Lighting	\$ 579,015
HR 19 Rose Garden - this includes building inside the garden and masonry walls	\$ 100,000
<b>SUBTOTAL</b>	<b>\$ 9,068,178</b>
GENERAL CONDITIONS & REQUIREMENTS (15%)	\$ 1,360,227
OVERHEAD & PROFIT (5%)	\$ 453,409
DESIGN CONTINGENCY (20%)	\$ 1,813,636
10-YEAR ESCALATION CONTINGENCY (41%)	\$ 3,717,953
CONSTRUCTION MANAGER'S CONTINGENCY (3%)	\$ 272,045
PUBLIC ART (2%)	\$ 181,364
<b>TOTAL CONST. COSTS</b>	<b>\$ 16,866,811</b>
SOFT COSTS (30%)	\$ 5,060,043
O&M	\$ 500,000
<b>TOTAL PROJECT COSTS</b>	<b>\$ 22,426,854</b>

MEMORIAL PARK

