

Richardson Park Pricing Study Notes – December 2025

- **Phase 1 Price target = \$35-38 Million**
- **Phase 2 Price target = \$16-18 Million**

Value Engineering / Phased Construction Considerations

- **Phase 1 Sports fields + Parking**
 - i. **Remove Central Features \$1.5 mil**
 1. Concessions (Future phase)
 2. Play (Future phase)
 3. Shade shelters (Future phase)
 4. Plaza space (Future phase)
 - ii. **Convert Central and North Parking to gravel (South lot to remain as Asphalt)**
 1. Partial option (50% reduction of asphalt paved parking) **\$250k**
 2. Full option (100% reduction of asphalt paved parking) **\$500k**
 3. 50% reduction of curb and gutter (remove where not needed for storm management) **\$90k**
 - iii. **Remove batting cages (Future phased component) \$70k**
 - iv. **Field surfacing**
 1. Partial to natural option (2 east fields convert to natural turf) **\$1.3mil**
 2. 1 Champs field synthetic All others natural turf **\$2.3mil**
 3. Full to natural option (All fields natural turf) **\$3.3mil**
 - v. **Field lighting**
 1. Partial removal sports lighting (remove lighting 2 east fields) **\$1.5 mil**
 2. 1 Champs field with lights all other removed & reserved **\$2.25 mil**
 3. Full removal sports lighting (phase in later) **\$3.0 mil**
 - vi. **Field Features**
 1. Remove Shade Structure over spectators (Future Phased component) **\$250k**
 2. Convert High Visibility Protective Netting to Chain Link Backstops **\$250k**
- **Phase 1 Aquatic Complex**
 - vii. **Lazy River (Future phased component) +1.7 mil for river + Decking, excavation, pumping systems, coping, drains, ect.**
 - viii. **Slide Tower (Future phased component) \$2.0 mil**