

Adams Park Master Plan & Implementation Plan

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Introduction

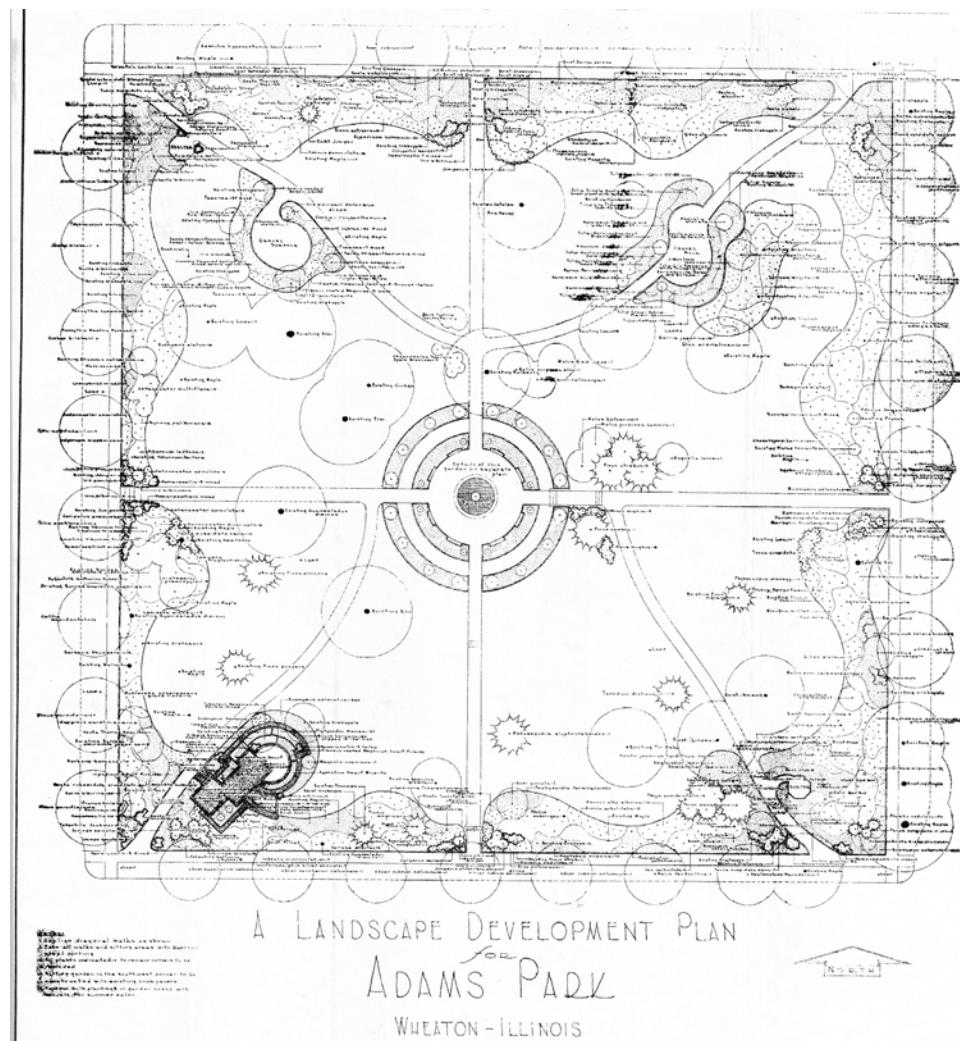
Background

Adams Park was donated to the City of Wheaton by Katherine Adams Wells in her will. As part of the donation, the home standing on the site was demolished to create a new park for Wheaton. The City took possession in 1943 and hired Annette Hoyt Flanders, a landscape architect, to design and oversee the construction of the park which commenced immediately. In 1970, the site was updated with a new master plan created by landscape architect, Anthony Tyznik, and implemented with City crews under the direction of Yvonne Burt.

Most recently, the City hired an ADA audit of the site along with a tree survey. The ADA audit confirmed the need for accessibility improvements to meet both Federal and State ADA standards. The City then undertook a professional services qualifications request and hired Upland Design Ltd to gather community input and develop an updated master plan. The goal of the master plan was to address ADA inefficiencies as highlighted by an ADA audit and create a definable plan for future improvements as well as maintenance.

Process

The six month master planning began in the spring of 2018. The process started with a review of the site history and current site conditions. Two online surveys along with stakeholders meetings and a public open house were held to garner input from the public. The first stakeholder meetings reviewed existing site features and potential new amenities. The public open house included presentation of three different concepts for the park. The community chose a concept that simplified the existing paths and landscape beds and addressed drainage concerns while maintaining the charm and history of the site. Enclosed is a summary of the process, the detailed master plan along with an phased implementation plan.



1970 Masterplan
completed by Anthony
Tynznik, Landscape
Architect

Existing Conditions

Site Inventory

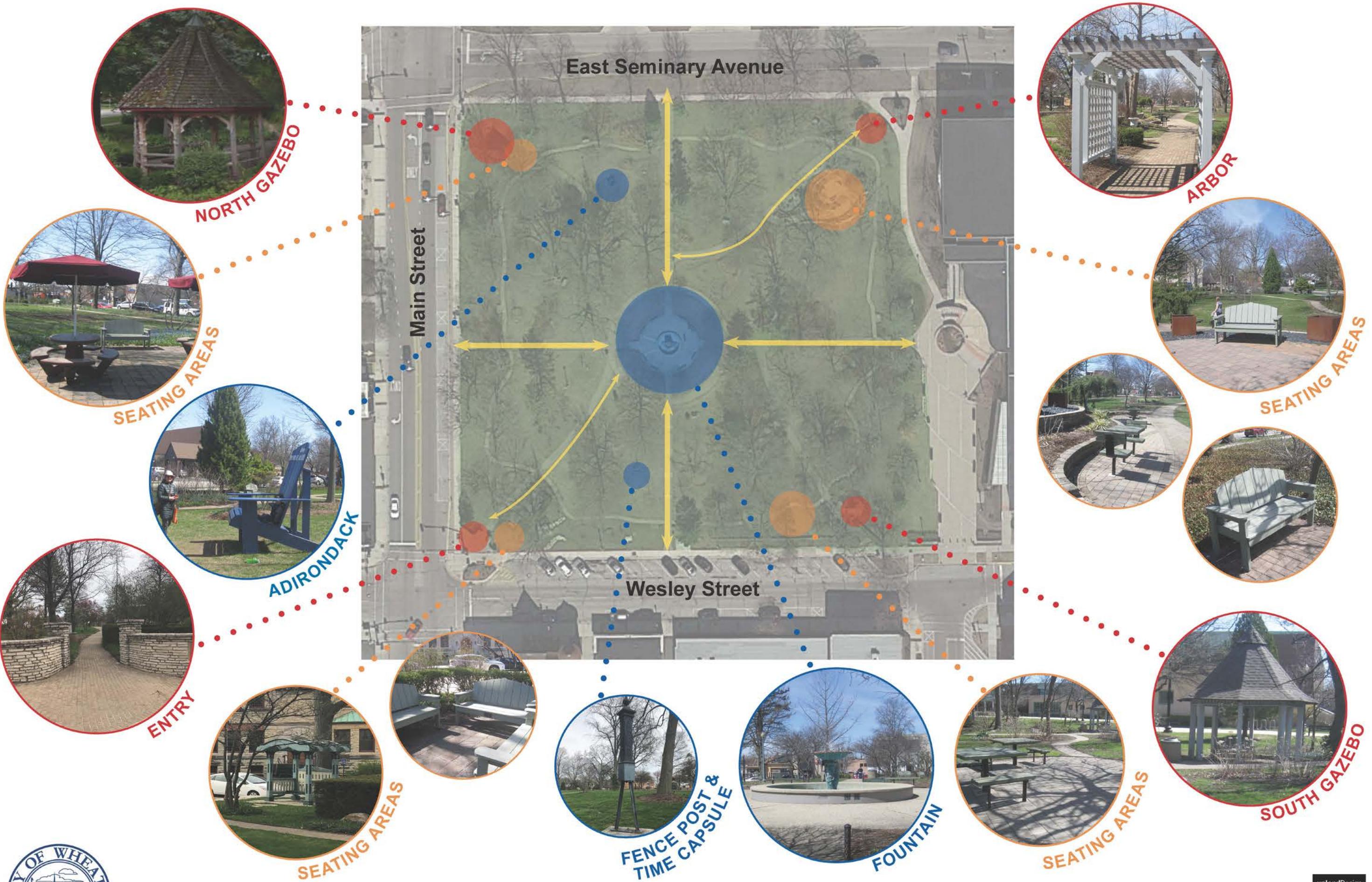
Site Analysis

Existing Walks and Landscape Beds

Public Survey 1 Results

Public Survey 2 Results



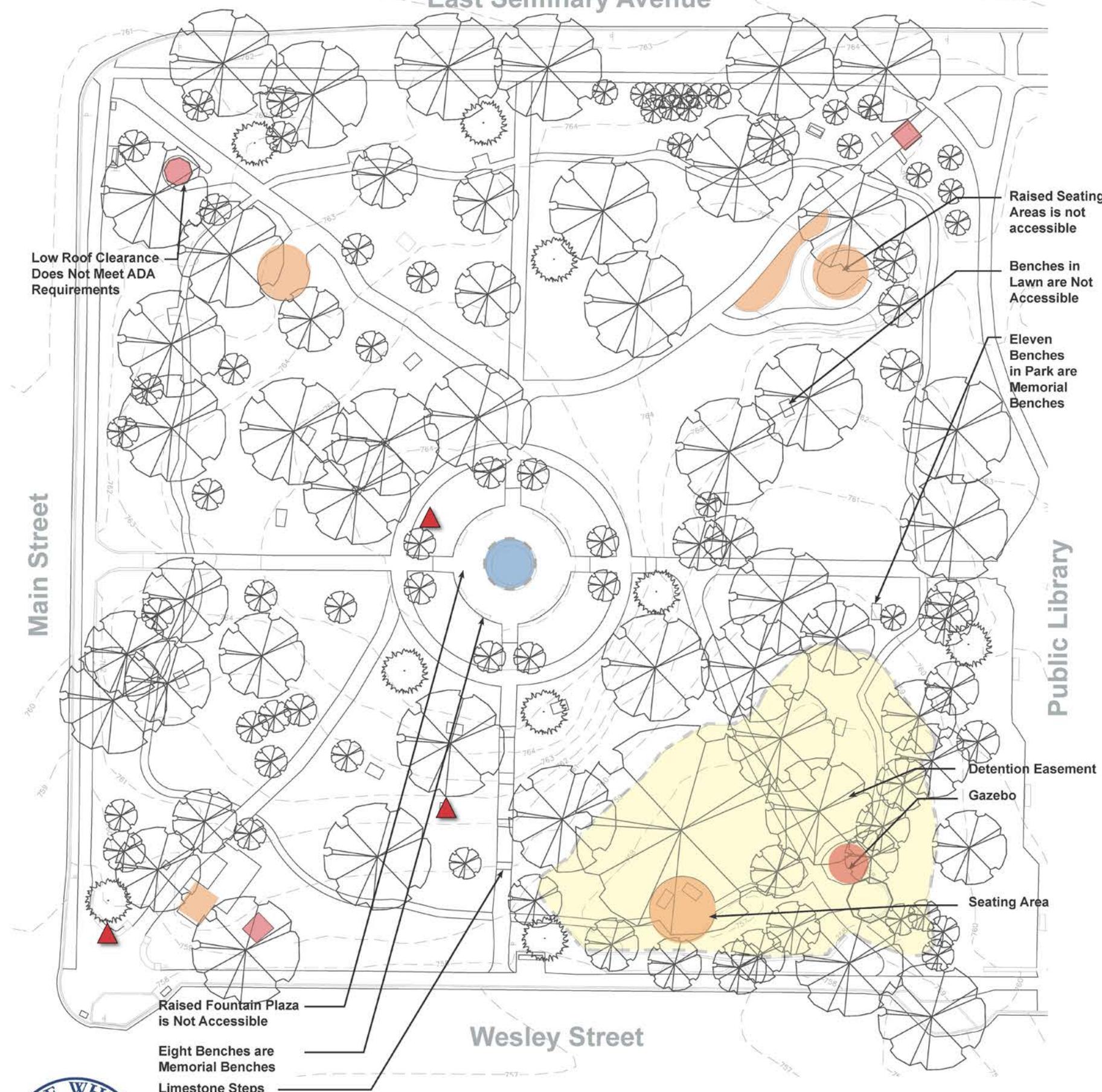


City of Wheaton

SITE INVENTORY

East Seminary Avenue

Main Street



City of Wheaton

SITE ANALYSIS

HISTORY

Adams Park is the former grounds and residence of John Quincy Adams Family from 1876 to 1942. The property was donated by Katharine Adams Wells in 1942.

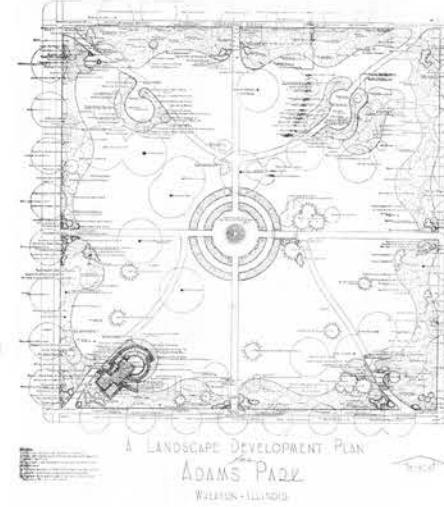
The house was demolished in 1943 and in 1948 the original park was designed by Annette Hoyt Flanders, a nationally known landscape architect, from Wisconsin. It was originally designed with 4 entrances and patterned after the Victorian era gardens and included victory gardens and a children's playground. The iron fencing around the park was removed in 1968.

In 1970, Anthony Tyznik, Landscape Architect at the Morton Arboretum, prepared a master plan for the complete planting of Adams Park. Yvonne Burton was hired to restore the overgrown park and received several awards.

HISTORICAL MARKERS

ACCESSIBILITY

An accessibility audit and transition plan were completed for the park and highlighted several areas that needed to be improved to be compliant with the ADA. Sunken pavers and abrupt changes in elevation without accessible routes were highlighted in the report. Several of the trees had low limbs and gazebos had low support beams that created barriers to accessible access.



VEGETATION

A tree survey has been completed and some trees have been identified as poor condition. Currently, lawn is struggling in some areas due to lack of irrigation and dense canopy cover.

The current ornamental landscape has been simplified from the design created by Tyznik in 1970. It is currently a combination of flowering trees, shrubs with perennials and spring bulbs spread throughout the park. This simplification was a result of limited maintenance availability. Future maintenance should be considered in all landscape improvements.

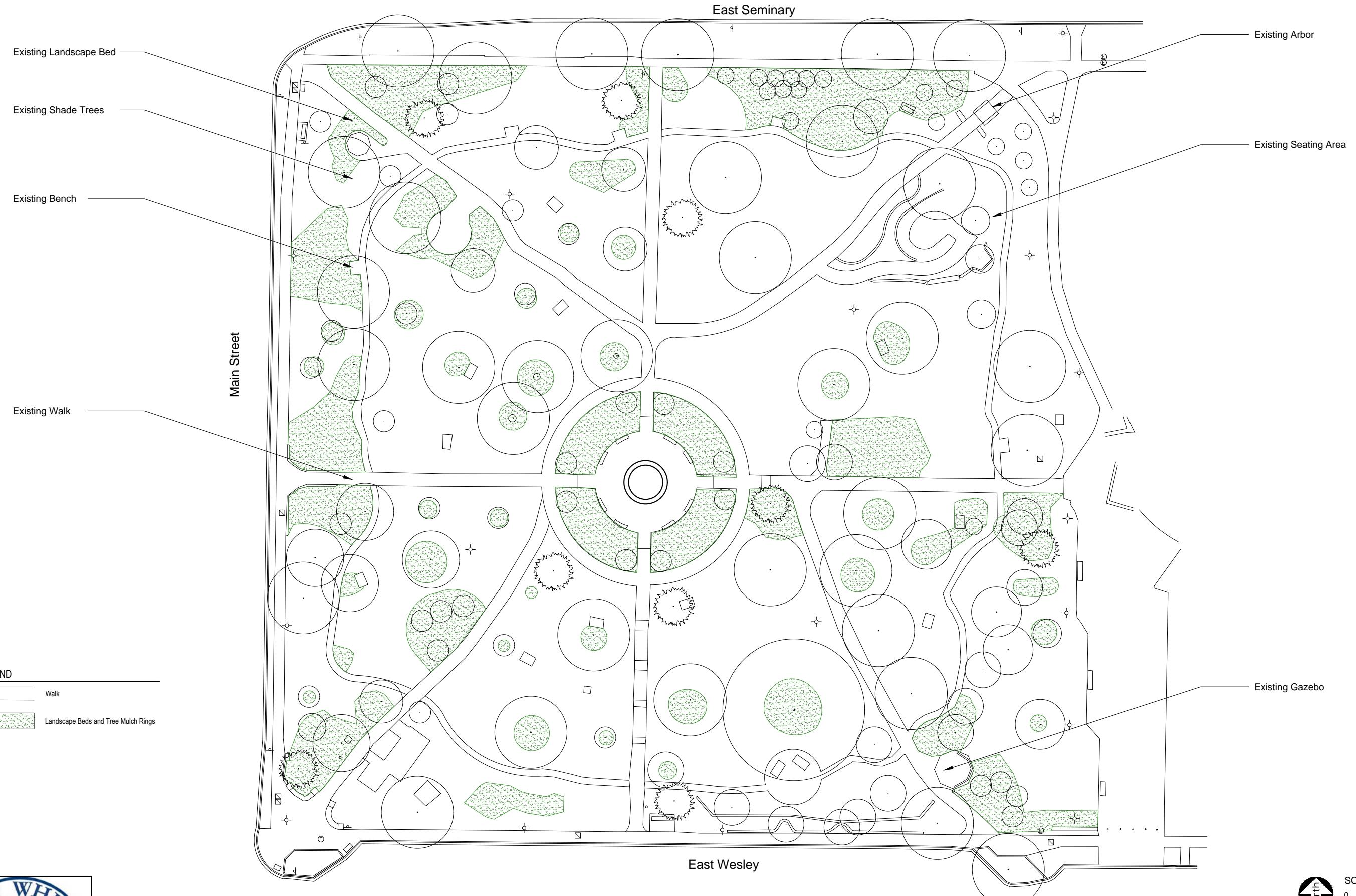
Memorial Trees are spread out throughout the park and marked with plaques and stones. 38 in total.

SOILS & DRAINAGE

A detention easement for the library in the southeast corner was created in 2010. The grades in this area should be maintained. Current soil appears to be approximately deep topsoil, but no soil borings were completed.

FOUNTAIN

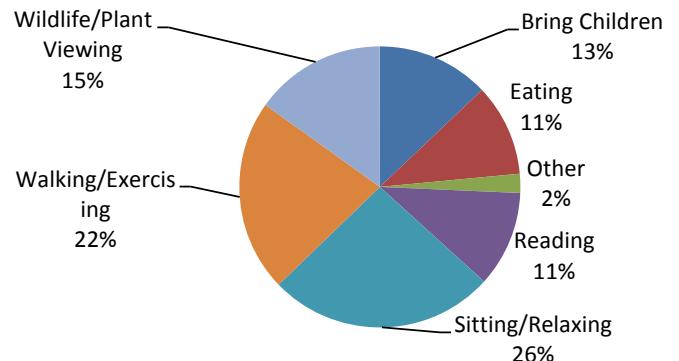
The fountain center piece dates to 1885 when it originally sat in front of the house. A fence posts salvaged from the border of the park sits on the base of the original fountain. The basin of the current fountain was recently redone to address leaks. The pumps, filter and drainage system are housed in a underground structure to the northeast of the fountain.



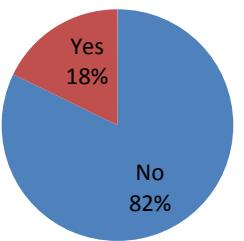
EXISTING WALKS AND BEDS



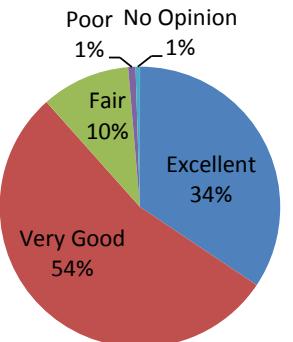
How do you spend your time in the park?



Is there any new activity you would like to see added to Adams Park?



What is your overall opinion of Adams Park?

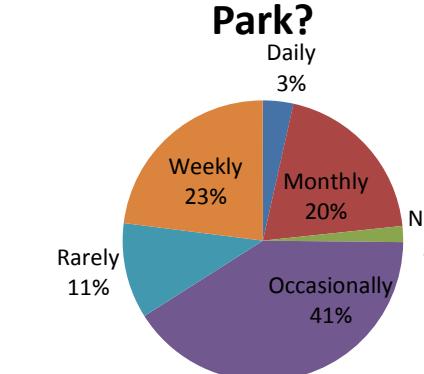


The Adams Park Survey # 1 garnered 600 survey respondents.

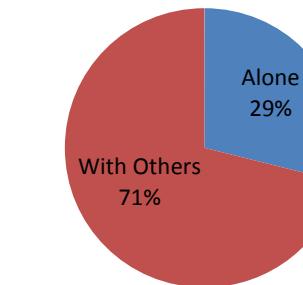
What is your favorite thing about Adams Park?

gazebo peaceful
The Shade Quiet
Small Walking
fountain The Variety of
Trees Flowers
seating Benches
Historic paths

How often do you visit Adams Park?



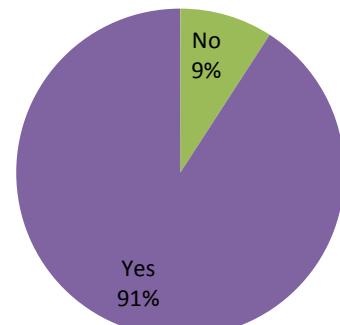
In general, do you come alone or with others?



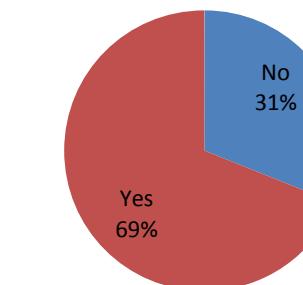
What would you change?

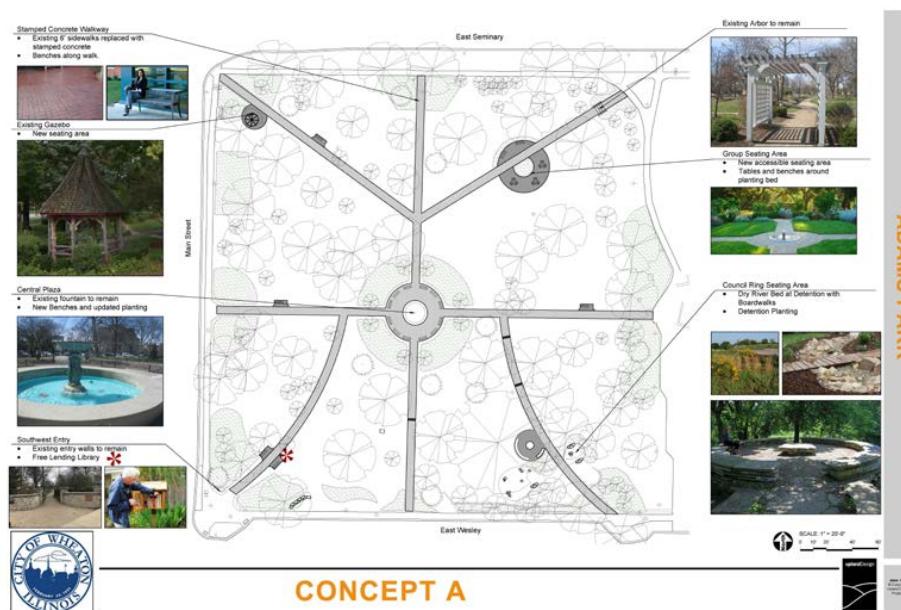
- Open up some vistas from the surrounding streets to provide better visibility.
- I like it as it is. Just want to be sure the walks are safe.
- Lighting for night walks. I'd also like to know a bit of its history.
- More benches
- More flowering plants throughout the entire season.
- Maybe add some large stones or stepped stones feature that could be used for casual seating.
- Mini playground
- Nothing
- Just update a little
- More comfortable benches
- A new drinking fountain
- Better paths for strollers
- Allow leashed dogs

Do you live in the City of Wheaton?



Are you familiar with the history of Adams Park?

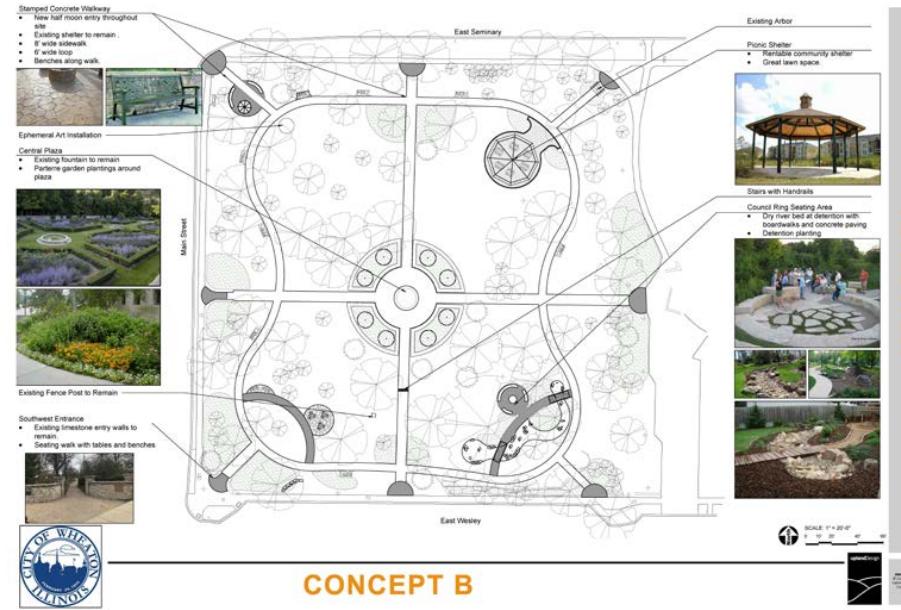




CONCEPT A

Votes

Online Survey : 44
Public Meeting : 13
Total : 57



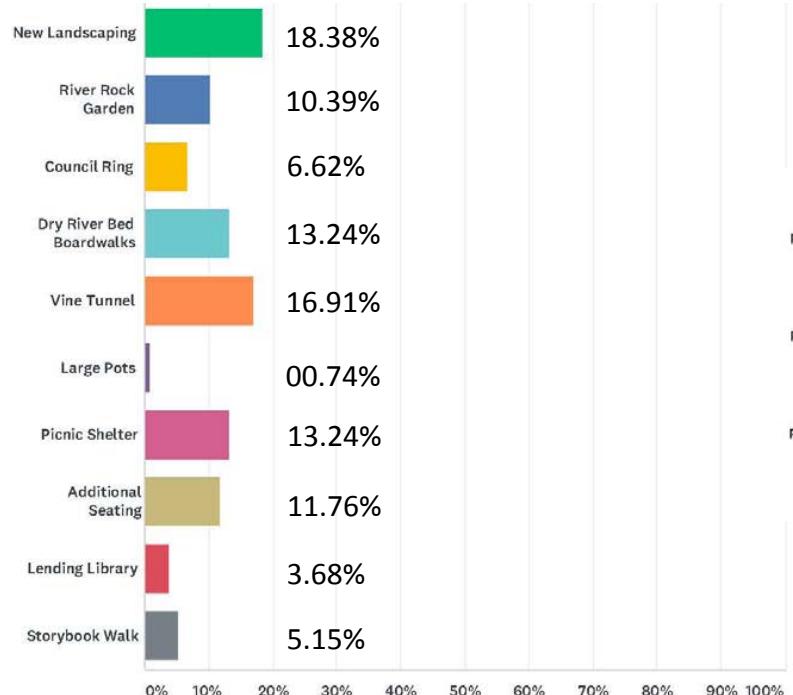
CONCEPT B

CONCEPT C

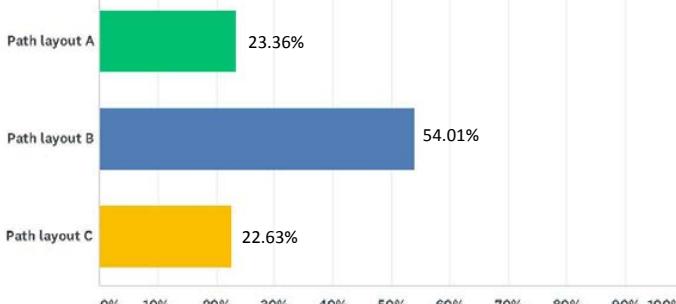
Online Survey : 53
Public Meeting : 33
Total : 86

Online Survey : 36
Public Meeting : 7
Total : 42

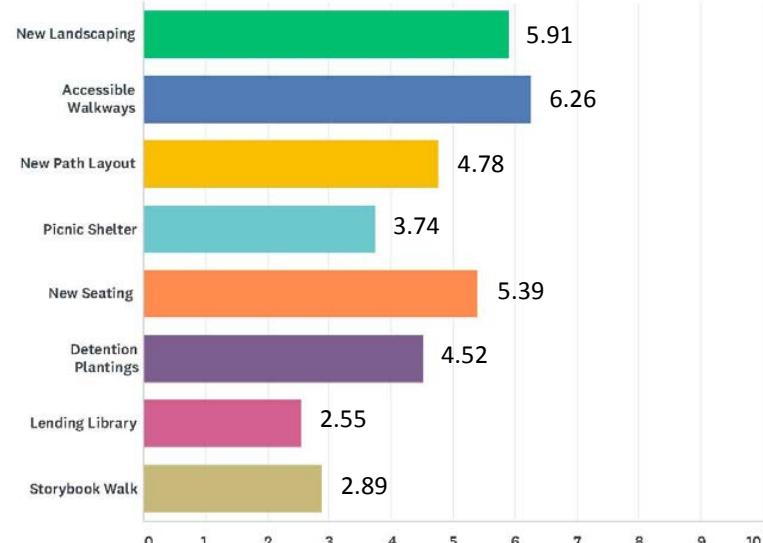
Out of all the concepts, which is your new favorite element



Is there a specific path layout you prefer



Please rank the amenities in order of priority (1=Highest, 8=Lowest)

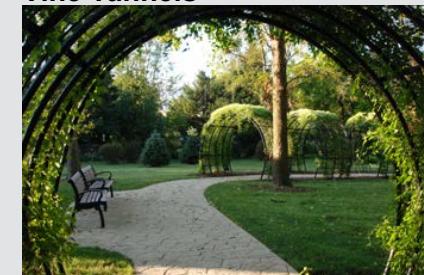


Revisions to preferred Concept:

Pergolas instead of Picnic Shelter



Vine Tunnels



City of Wheaton

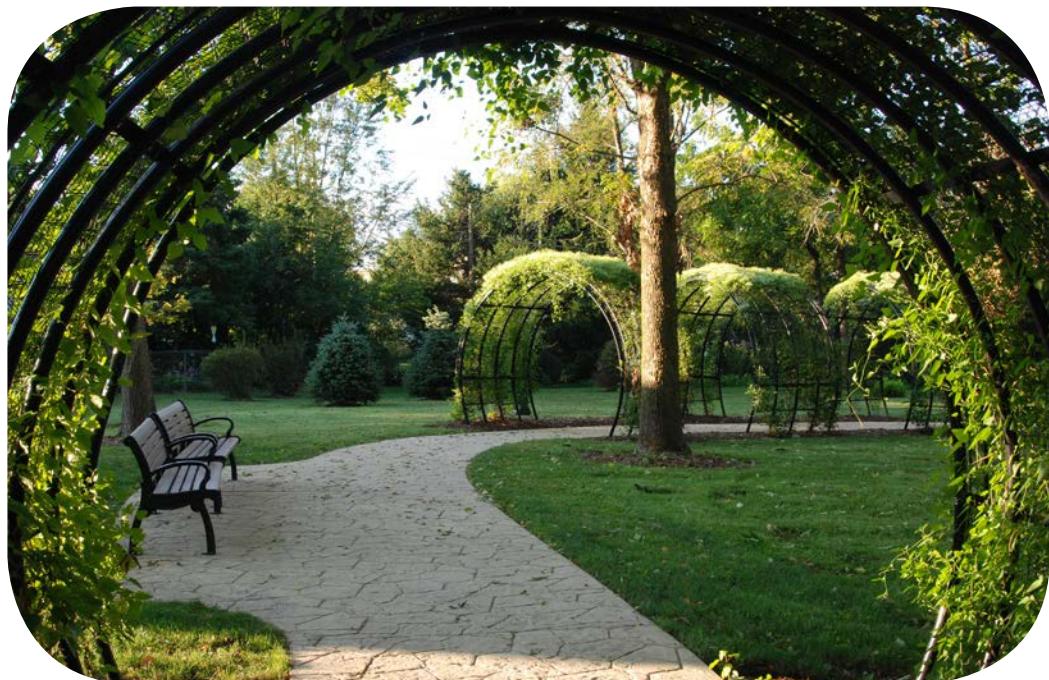
Public Survey 2 Results



2

Master Plan

*Master Plan
Site Furniture
Materials*



Northwest Entry

- New paving to define all park entries
- Existing gazebo to remain
- New limestone seat walls
- Existing lighting to be reused on site



Stamped Concrete Walkways

- 8' wide main sidewalks
- 6' wide walking loop
- Benches along walk



Central Plaza

- Existing fountain and trees to remain
- Parterre garden plantings around plaza - Evergreen shrubs, perennials and annuals



Existing Fence Post to Remain

Southwest Entrance

- Existing limestone entry walls to remain.
- New seating walk with tables and benches
- New drinking fountain
- Arbor to remain



Master Plan

Northeast Entry: Pots and arbor to remain



Seating Area

- Pergola
- Great Lawn Space
- New drinking fountain



Vine Tunnels



Southeast Area

- Council Ring Seating Area
- Dry river bed at detention with boardwalks and concrete paving
- Detention planting



SCALE: 1" = 20'-0"
 0 10' 20' 40' 60'



Site Furniture

Recommended steel powdercoated furniture:

Item	Color	Quantity	Model	Manufacturer	Supplier	Phone
Bench	Black	18	117-60	DuMor	NuToys	800-526-6197
Table and Chair	Black	3	Carousel Seating with 3 dining backed chair	Landscape Forms	269-381-0396	
Table and Chair with Umbrella	Black	3	Carousel Seating with 5 dining backed chair, umbrella hole, and Solstice Umbrella			



Bench



Table and Chair with Umbrella



Table and Chair

Pavement

Pathways: All walks will be concrete pavement with integral color.

- Main north-south and east-west axis walks are to be 8' wide concrete. These will have integral color with a stamped stone pattern.
- The curved loop walk is to be 6' wide concrete. These too will have integral color with a stamped stone pattern.

Entry Points

- Existing right of way sidewalks shall remain standard concrete (no integral color or stamp) with medium broom finish. New semi circular concrete entrances shall have integral color to coordinate with pathways but no stamp pattern.

Specialty Areas: Northwest, Northeast, Southeast, and Southwest

- Interior paths in speciality areas to be a minimum of 6' wide integral color concrete. Stamping shall be used in some areas as shown on the master plan.
- The southeast area currently serves as a detention area for the library. Paving in this area shall also be 6' wide integral color with stamping to follow the master plan graphics. A "river bed" area shall have gravel and river rock to minimize erosion and handle fluctuating drainage needs along with planting beds interwoven with the river bed. Two small boardwalks of wood or plastic lumber to be incorporated over the river bed.

Specifications:

Integral Color: Lanon Stone Color as manufactured by Butterfield color

Stamp: Orchard Stone Stamp pattern as manufactured by Butterfield color

Release Agent & Sealer: Perma-cast color release agent, color wheat with Cleargaurd Pro 350 sealer and Sharkgrip Slip Resistant additive Butterfield Color



Stamped Concrete with Integral Color

3

Implementation Plan and Cost

*Phasing Plan
Cost Summary*



Adams Park Master Plan

Phase 1: ADA Improvements

Removals:

- Central Plaza at Fountain - Concrete Paving
- North and South Brick Paving Paths and Stairs
- East and West Brick Paving Paths and Stairs

Improvements:

- New Stamped Concrete Central Plaza Paving
- New Stamped Concrete North and South Paths
- New Stamped Concrete East and West Paths
- Adjustments to Landscaping around Central Plaza
- One Set Stairs with Handrails added to the South Path

Phase I - ADA Paving Improvements

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 9,935.90	\$ 9,935.90
Removal of Concrete and Brick Paving	10500	SF	\$ 1.50	\$ 15,750.00
Tree Removal - Various Sizes	5	EA	\$ 550.00	\$ 2,750.00
Soil Placement and Grading	1	LS	\$ 5,100.00	\$ 5,100.00
Earthwork: Rough and Fine Grading	386	CY	\$ 65.00	\$ 25,090.00
14' Wide Circular Path at Fountain-Stamped Concrete	1530	SF	\$ 12.50	\$ 19,125.00
8' Wide Paths - Stamped Concrete	5496	SF	\$ 12.50	\$ 68,700.00
Entry Plazas (4 Total) - Concrete Paving	821	SF	\$ 8.00	\$ 6,568.00
Bench	8	EA	\$ 2,800.00	\$ 22,400.00
Stairs with Handrails	1	Set	\$ 12,000.00	\$ 12,000.00
Undercut and PGE	20	CY	\$ 55.00	\$ 1,100.00
Landscaping & Lawn Restoration - Topsoil Seed and Blank	1	LS	\$ 20,135.00	\$ 20,135.00
			Sub-Total	\$ 208,653.90
			Contingency	\$ 41,730.78
			Stormwater Engineering & Permit Fee	\$ 20,000.00
			Total Cost	\$ 270,384.68

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Bed improvements at fountain to include parterre shrub hedge at each bed and new ornamental perennial/annuals in center



Stamped Concrete with Integral Color at pathways

Landscaping
Adjustments around
Central Plaza

North and South Path
with Stamped Concrete
Paving



Stamped Concrete
Paving in Central
Plaza

East and West Path
with Stamped Concrete
Paving

Stairs with Handrails on
South Path

SCALE: 1" = 20'-0"
0 10' 20' 40' 60'

Phase 2: ADA Improvements

Removals:

- Brick Paving Loop Path
- Raised seating area in northeast corner

Improvements:

- New Stamped Concrete Loop Path
- Landscape Adjustments
- Path Adjustment to reach raised patio in northeast corner

Phase II - ADA Paving Improvements

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 6,549.73	\$ 6,549.73
Removal of Concrete and Brick Paving	5100	SF	\$ 1.50	\$ 7,650.00
Soil Placement and Grading	1	LS	\$ 5,100.00	\$ 5,100.00
Earthwork: Rough and Fine Grading	268	CY	\$ 65.00	\$ 17,420.00
6' Wide Paths - Stamped Concrete	6679	SF	\$ 12.50	\$ 83,487.50
Entry Plazas (4 Total) - Concrete Paving	574	SF	\$ 8.00	\$ 4,592.00
Undercut and PGE	20	CY	\$ 55.00	\$ 1,100.00
Lawn Restoration - Topsoil Seed and Blanket	1	LS	\$ 11,645.00	\$ 11,645.00
			Sub-Total	\$ 137,544.23
			Contingency	\$ 27,508.85
			Total Cost	\$ 165,053.07

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Stamped Concrete with Integral Color at pathways



Phase 3: Site Furniture

Improvements:

- 9 Benches
- 6 Vine Tunnels
- Landscaping Adjustments

Phase III - Site Furniture					
PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION	
General Conditions - 5%	1	LS	\$ 5,362.50	\$	5,362.50
Bench	9	EA	\$ 2,800.00	\$	25,200.00
Stamped Concrete Paving	468	SF	\$ 12.50	\$	5,850.00
Vine Tunnel with Green Screen	6	EA	\$ 12,500.00	\$	75,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,200.00	\$	1,200.00
			Sub-Total	\$	112,612.50
			Contingency	\$	22,522.50
			Total Cost	\$	135,135.00

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Vine Tunnels at pathways



Metal benches with powder coat finish

Benches with Stamped Concrete Pads

East Seminary



SCALE: 1" = 20'-0"
0 10' 20' 40' 60'

Vine Tunnels

Phase 4: Northwest Entry

Removals:

- Existing Paving
- Site Furniture

Improvements:

- New Stamped Concrete Path
- New Limestone Seat Walls
- Renovations to Existing Gazebo
- Adjustments to Landscape around Gazebo

Phase IV - Northwest Entry

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 3,412.00	\$ 3,412.00
Existing Gazebo Renovation	1	LS	\$ 5,200.00	\$ 5,200.00
Concrete Paving	480	SF	\$ 8.00	\$ 3,840.00
Limestone Seat Walls	70	LF	\$ 520.00	\$ 36,400.00
Landscaping	1	LS	\$ 22,000.00	\$ 22,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 800.00	\$ 800.00
			Sub-Total	\$ 71,652.00
			Contingency	\$ 14,330.40
			Total Cost	\$ 85,982.40

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Save existing gazebo at entry and install new concrete under and around



Add two new stone seat walls at entry



Landscape improvements at entry beds

Northwest Entry Landscape
Adjustments

New Seat Walls and Existing
Gazebo Renovations



Phase 5: Northeast Entry

Removals:

- Existing Path

Improvements:

- New Stamped Concrete Entry Path
- Gathering Space with Pergola
- 4 Tables
- Adjustments to Landscaping around Arbor

Phase V - Northeast Entry and Seating Area

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 3,283.00	\$ 3,283.00
Pergola	1	EA	\$ 29,000.00	\$ 29,000.00
Concrete Paving	1000	SF	\$ 8.00	\$ 8,000.00
Tables	4	EA	\$ 2,880.00	\$ 11,520.00
Landscaping	1	LS	\$ 15,000.00	\$ 15,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 2,140.00	\$ 2,140.00
			Sub-Total	\$ 68,943.00
			Contingency	\$ 13,788.60
			Total Cost	\$ 82,731.60

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Save existing urn planters in place



Save existing trellis in place



Add new pergola and tables at northeast area

Landscaping Adjustments to
Northeast Entry

Seating Area with Pergola



SCALE: 1" = 20'-0"
0 10' 20' 40' 60'

Phase 6: Southeast Council Ring and Dry Riverbed Area with Boardwalks

Removals:

- Existing Paving and Gazebo
- Site Furniture

Improvements:

- New Stamped Concrete Entry
- Council Ring
- Detention Improvement with River Bed
- Boardwalk over Dry River Bed
- Adjustments to Landscaping

Phase VI - Southeast Council Ring and Dry River Area with Boardwalks

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 7,946.45	\$ 7,946.45
Gazebo Removal	1	LS	\$ 3,500.00	\$ 3,500.00
Concrete Paving	550	SF	\$ 8.00	\$ 4,400.00
Limestone Seat Walls	91	LF	\$ 520.00	\$ 47,320.00
Concrete Paving	424	SF	\$ 8.00	\$ 3,392.00
Stone Central Feature	1	LS	\$ 8,500.00	\$ 8,500.00
Boardwalks	2	EA	\$ 14,500.00	\$ 29,000.00
River Rock & Boulders	1,226	SF	\$ 22.00	\$ 26,972.00
Underdrainage	1	LS	\$ 5,500.00	\$ 5,500.00
Landscaping	1	LS	\$ 32,000.00	\$ 32,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,845.00	\$ 1,845.00
			Sub-Total	\$ 170,375.45
			Contingency	\$ 34,075.09
			Total Cost	\$ 204,450.54

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



River bed areas with Board walk shown.
Boardwalk to have edge guard per ADA requirements (not shown).



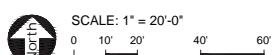
Stone council ring, stone to match seat walls in northeast entry corner



Dry Riverbed at Denention
with Boardwalk and Concrete
Paving

Council Ring

Landscape Adjustments
around Dry Riverbed



Phase 7: Southwest Entry

Removals:

- Existing Paving
- Site Furniture

Improvements:

- New Stamped Concrete Path
- Reading Nook
- Tables
- Landscape Adjustments



Phase VII - Southwest Entry					
General Conditions - 5%	1	LS	\$ 50,599.50	\$ 50,599.50	
Removal of Brick Paving	495	SF	\$ 1.50	\$ 742.50	
Stamped Concrete Paving - Reading Nook	97	SF	\$ 12.50	\$ 1,212.50	
Stamped Concrete Paving - Group Seating Area	412	SF	\$ 12.50	\$ 5,150.00	
Concrete Paving	524	SF	\$ 8.00	\$ 4,192.00	
Bench - Reading Nook	2	EA	\$ 2,800.00	\$ 5,600.00	
Tables - Group Seating Area	3	EA	\$ 4,400.00	\$ 13,200.00	
Landscaping	1	LS	\$ 20,000.00	\$ 20,000.00	
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,245.00	\$ 1,245.00	
			Sub-Total	\$ 101,941.50	
			Contingency	\$ 20,388.30	
			Total Cost	\$ 122,329.80	
			Total Project Cost	\$ 1,066,067.09	

* Items in gray are to be completed by the city of Wheaton

* Estimates values are based on 2018 pricing



Metal benches with powder coat finish



Metal umbrell and table with powder coat finish





Adams Park Renovation

Prepared Date: 07/16/2018

Project Number: 646

City of Wheaton

Master Plan

Phase I - ADA Paving Improvements

PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION
General Conditions - 5%	1	LS	\$ 9,935.90	\$ 9,935.90
Removal of Concrete and Brick Paving	10500	SF	\$ 1.50	\$ 15,750.00
Tree Removal - Various Sizes	5	EA	\$ 550.00	\$ 2,750.00
Soil Placement and Grading	1	LS	\$ 5,100.00	\$ 5,100.00
Earthwork: Rough and Fine Grading	386	CY	\$ 65.00	\$ 25,090.00
14' Wide Circular Path at Fountain-Stamped Concrete	1530	SF	\$ 12.50	\$ 19,125.00
8' Wide Paths - Stamped Concrete	5496	SF	\$ 12.50	\$ 68,700.00
Entry Plazas (4 Total) - Concrete Paving	821	SF	\$ 8.00	\$ 6,568.00
Bench	8	EA	\$ 2,800.00	\$ 22,400.00
Stairs with Handrails	1	Set	\$ 12,000.00	\$ 12,000.00
Undercut and PGE	20	CY	\$ 55.00	\$ 1,100.00
Lawn Restoration - Topsoil Seed and Blanket	1	LS	\$ 20,135.00	\$ 20,135.00
			Sub-Total	\$ 208,653.90
			Contingency	\$ 41,730.78
			Stormwater Engineering & Permit Fee	\$ 20,000.00
			Total Cost	\$ 270,384.68

Phase II - ADA Paving Improvements

General Conditions - 5%	1	LS	\$ 6,549.73	\$ 6,549.73
Removal of Concrete and Brick Paving	5100	SF	\$ 1.50	\$ 7,650.00
Soil Placement and Grading	1	LS	\$ 5,100.00	\$ 5,100.00
Earthwork: Rough and Fine Grading	268	CY	\$ 65.00	\$ 17,420.00
6' Wide Paths - Stamped Concrete	6679	SF	\$ 12.50	\$ 83,487.50
Entry Plazas (4 Total) - Concrete Paving	574	SF	\$ 8.00	\$ 4,592.00
Undercut and PGE	20	CY	\$ 55.00	\$ 1,100.00
Lawn Restoration - Topsoil Seed and Blanket	1	LS	\$ 11,645.00	\$ 11,645.00
			Sub-Total	\$ 137,544.23
			Contingency	\$ 27,508.85
			Total Cost	\$ 165,053.07

Phase III - Site Furniture

General Conditions - 5%	1	LS	\$ 5,362.50	\$ 5,362.50
Bench	9	EA	\$ 2,800.00	\$ 25,200.00
Stamped Concrete Paving	468	SF	\$ 12.50	\$ 5,850.00
Vine Tunnel with Green Screen	6	EA	\$ 12,500.00	\$ 75,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,200.00	\$ 1,200.00
			Sub-Total	\$ 112,612.50
			Contingency	\$ 22,522.50
			Total Cost	\$ 135,135.00

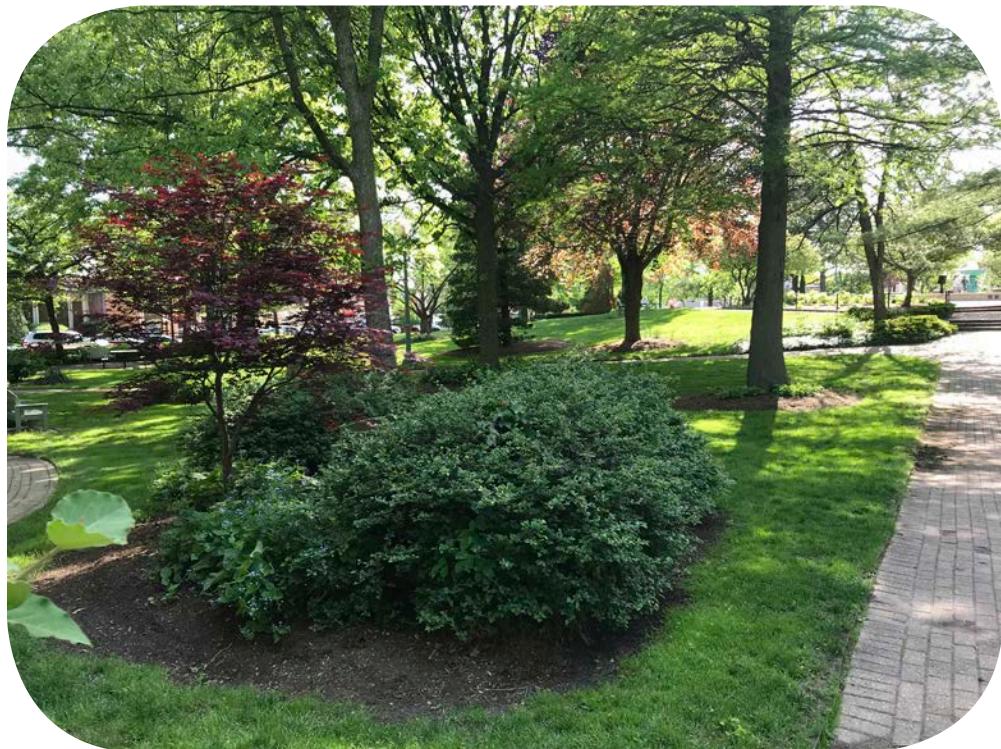
Overall Cost Summary

Phase IV - Southeast Council Ring and Dry River Area with Boardwalks					
PROJECT COMPONENTS	QUANTITY	UNIT	COST	EXTENSION	
General Conditions - 5%	1	LS	\$ 7,946.45	\$	7,946.45
Concrete Paving	550	SF	\$ 8.00	\$	4,400.00
Limestone Seat Walls	91	LF	\$ 520.00	\$	47,320.00
Concrete Paving	424	SF	\$ 8.00	\$	3,392.00
Stone Central Feature	1	LS	\$ 8,500.00	\$	8,500.00
Boardwalks	2	EA	\$ 14,500.00	\$	29,000.00
River Rock & Boulders	1,226	SF	\$ 22.00	\$	26,972.00
Underdrainage	1	LS	\$ 5,500.00	\$	5,500.00
Landscaping	1	LS	\$ 32,000.00	\$	32,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,845.00	\$	1,845.00
			Sub-Total	\$	166,875.45
			Contingency	\$	33,375.09
			Total Cost	\$	200,250.54
Phase V - Northwest Entry					
General Conditions - 5%	1	LS	\$ 3,412.00	\$	3,412.00
Existing Gazebo Renovation	1	LS	\$ 5,200.00	\$	5,200.00
Concrete Paving	480	SF	\$ 8.00	\$	3,840.00
Limestone Seat Walls	70	LF	\$ 520.00	\$	36,400.00
Landscaping	1	LS	\$ 22,000.00	\$	22,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 800.00	\$	800.00
			Sub-Total	\$	71,652.00
			Contingency	\$	14,330.40
			Total Cost	\$	85,982.40
Phase VI - Northeast Entry and Seating Area					
General Conditions - 5%	1	LS	\$ 3,283.00	\$	3,283.00
Pergola	1	EA	\$ 29,000.00	\$	29,000.00
Concrete Paving	1000	SF	\$ 8.00	\$	8,000.00
Tables	4	EA	\$ 2,880.00	\$	11,520.00
Landscaping	1	LS	\$ 15,000.00	\$	15,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 2,140.00	\$	2,140.00
			Sub-Total	\$	68,943.00
			Contingency	\$	13,788.60
			Total Cost	\$	82,731.60
Phase VII - Southwest Entry					
General Conditions - 5%	1	LS	\$ 50,599.50	\$	50,599.50
Stamped Concrete Paving - Reading Nook	97	SF	\$ 12.50	\$	1,212.50
Stamped Concrete Paving - Group Seating Area	412	SF	\$ 12.50	\$	5,150.00
Concrete Paving	524	SF	\$ 8.00	\$	4,192.00
Bench - Reading Nook	2	EA	\$ 2,800.00	\$	5,600.00
Tables - Group Seating Area	3	EA	\$ 4,400.00	\$	13,200.00
Landscaping	1	LS	\$ 20,000.00	\$	20,000.00
Lawn Restoration - Seed and Blanket	1	LS	\$ 1,245.00	\$	1,245.00
			Sub-Total	\$	101,199.00
			Contingency	\$	20,239.80
			Total Cost	\$	121,438.80
			Total Project Cost	\$	1,060,976.09

4

Maintenance Plan

*General Maintenance Notes
Plant Specific Recommendations*



General Maintenance Recommendations

Spring

- In early spring, remove winter plant debris. Transplant perennials that need splitting (4-8 years after initial planting).
- During first planting season, water on a weekly to bi-weekly basis based on the rain.
- Fertilize beds when the ground has thawed.
- Weed.
- Apply pre-emergent (Preen) to beds prior to applying mulch. Apply mulch as needed. Do not exceed 3" depth of mulch especially in perennial or groundcover beds. A light dressing to add one inch depth is usually enough if mulch is left in the beds from last season.

Summer

- Remove spent blossoms on perennials and bulbs.
- Weed weekly first year and bi-weekly thereafter.
- During first planting season water on a weekly to bi-weekly basis based on the rain.
- During the second planting season, water trees and shrubs on a monthly basis.
- During dry years, water the entire bed at least once a month to prevent loss from drought.

Fall

- During first planting season water on a weekly to bi-weekly basis based on the rain.
- Weed.
- Apply organic material, compost or peat moss, to perennial beds.
- Rake leaves out of beds, away from buildings and fences. Keep a neat appearance free of debris.
- After hard frost, remove perennial leaves and flower heads to 3" of ground.
- Lightly mulch beds to give a neat winter appearance.

Winter

- At the end of winter or beginning of spring (by March 31st), cut ornamental grasses to the ground.
- If winter is very dry, water plant material during any warm-ups.

Plant Specific Recommendations

Deciduous Trees: Prune any suckering branches at base of trees. Cut limbs which are growing downwards or out of shape for the tree. Trim dead limbs.

Roses: Lightly prune throughout season to remove old flower clusters and dead wood. Remove 2-4 year old canes at base of plant in the fall.

Perennials: After dying back, remove dead plant material with the exception of the grasses. If perennials appear to be crowded and begin to flower less profusely, they probably need to be dug up, separated and replanted on a 12" center. This may occur in four to eight years from original planting.

Junipers: In early spring, prune spreading junipers to promote uniform growth. Pruning should be encouraged to keep the shrubs within the bed and away from the curb. Do not prune a juniper branch into old wood since it will not branch out from old wood.

Yews: Occasional pruning to create a uniform shape. Pruning should be minimal to allow the plants to grow together as one hedge. Once a hedge is formed, prune in spring and mid-June to maintain shape. Finally, a mid-September pruning check can be helpful to cut any stray new growth.

Boxwood: Lightly trim to keep general neat shape of plant. Do not trim into a box or ball, but allow plants to naturally grow into a hedge with adjacent boxwood.

Lilac: Prune after flowering. Renewal Pruning – remove a number of the old stems each year at the base of the plant. Each spring cut the largest stems at the crown to stimulate new growth. This type of pruning done on a yearly basis will promote a continual shaping and general health of the shrub.

Compact Burning Bush: Prune in early spring with the heading-back method. Prune by removing unwanted stems back to the base frame. Open plant up by removing limbs which are crossing at a poor angle. Allow groups of Compact Burning Bush to grow together as one plant hedge, but maintain neat form.

Bibliography and Recommended Reading:

Pruning Evergreens and Deciduous Trees and Shrubs by F. A. Giles, available through the University of Illinois

And

Taylor's Guide to Perennials, Houghton Mifflin Company, A Chanticleer Press Edition

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