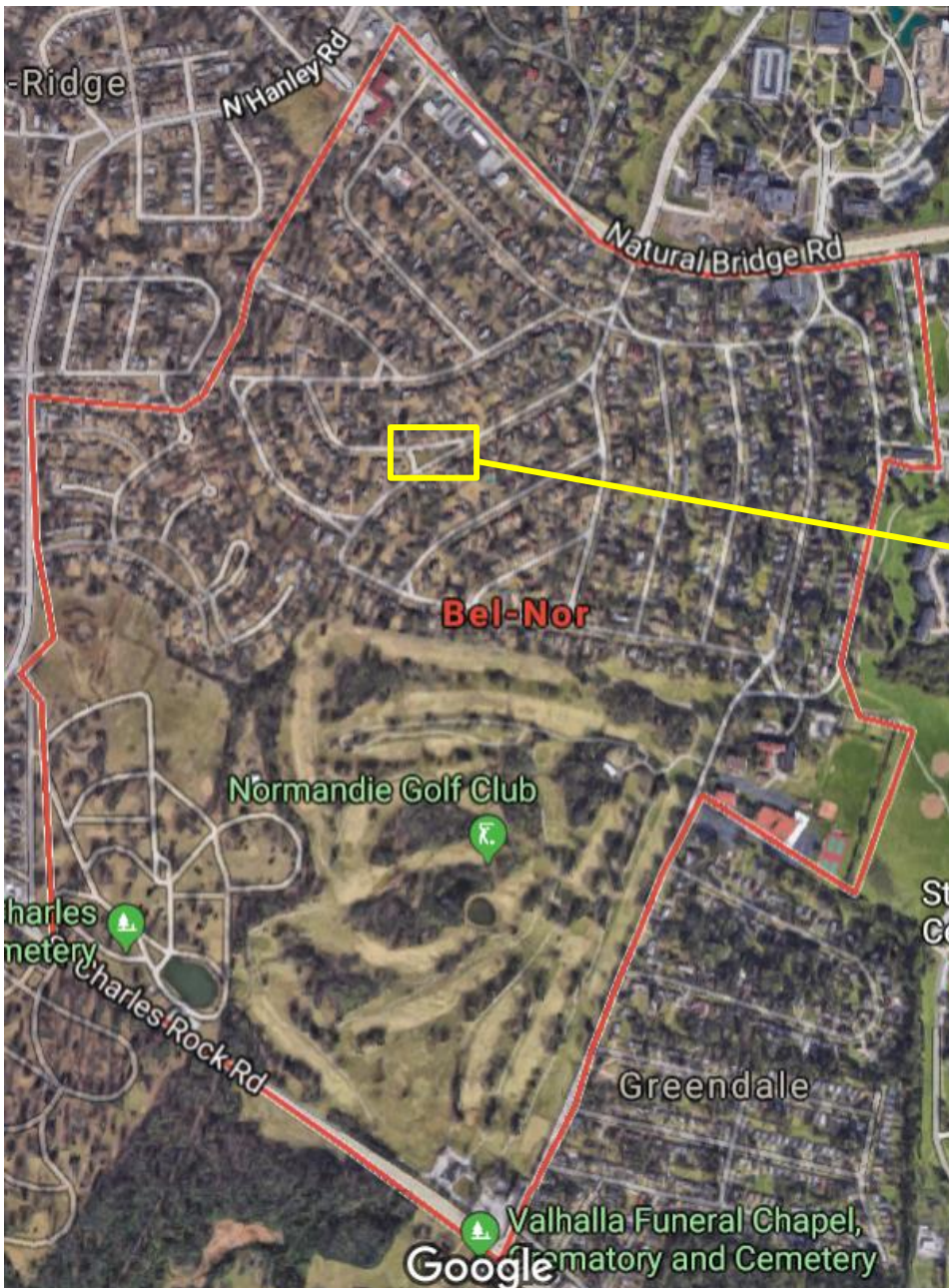




# Clearview Park Playground Master Plan



Prepared For:

**The City of Bel Nor**

8416 Natural Bridge Road  
St. Louis, MO 63121

Mayor Bill Hook

Future Park Location

Prepared By:

**W Weis Design Group**

Project No. 1902-22-1

Issued: June 2023

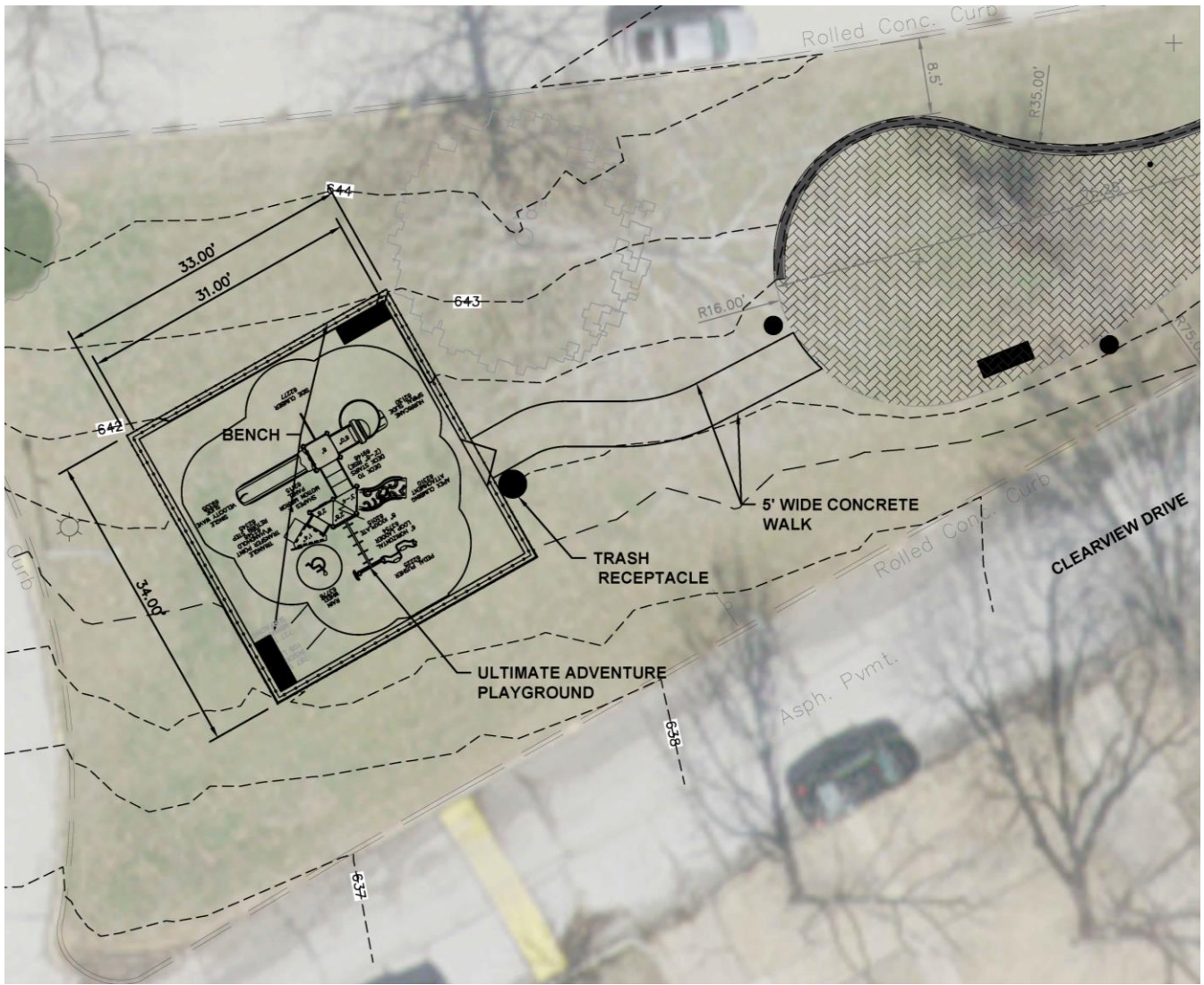
## Overview

The City of Bel Nor, historically known as Country Club Addition of Normandy Park, was a piece of land that was originally owned by the Lucas Family. The 125-acre piece of land was platted in 1921 to include landscape features and small park areas, particularly near intersecting streets. The City of Bel Nor has been identified by the Missouri State Historic Preservation Office (SHPO) as eligible for the National Register for Historic Places (NRHP). It currently has three City park properties, Pavilion Park, Horatio Park Trail, and Clearview Park. Pavilion Park was constructed in 2005 with Municipal Park Grant Commission (MPGC) of St. Louis County's grant funds and hosts many City functions, including photos with Santa. In 2021, Pavilion Park was upgraded using the MPGC funds. The upgrades include replacing the pavilion structure and adding concrete walkways allowing ADA access to the site. In 2020, Horatio Park Trail was added to the City. This trail is ~0.3 miles long and includes landscaping, stamped concrete accent entrances, park benches, and solar bollards. In 2021, Clearview Park was constructed with MPGC funds to add accessible, common ground features to the City of Bel Nor. Clearview Park includes a stamped concrete patio surrounded by landscaping, park benches, solar bollards, and a flag pole. This Masterplan identifies the City of Bel Nor's plan to add a playground to Clearview Park. The City has made a commitment to invest and maintain the new playground at Clearview Park, Pavilion Park, and Horatio Park Trail thru their annual City budget.

## City Map



Existing Conditions and Recommendations Exhibits  
Clearview Park Playground - Planned Site Aerial



- Add Ultimate Adventure playground with synthetic turf surface and fencing surrounding to Clearview Park
- Add 5' wide concrete walkway connecting existing stamped concrete patio to new playground
- Add two 6' park benches on either side, along with trash receptacle at entrance
- Add park monument sign

Existing Conditions  
Clearview Park Photos



Proposed Improvements

3D Renders: Clearview Park Playground



Proposed Improvements

3D Renders: Clearview Park Playground



Estimated Construction Cost for Proposed Improvements

<b>Clearview Park Playground Conceptual Cost Estimate - 6.27.23</b>		
Qty	Description	Total
<b>Playground Area, Site Work &amp; Amenities</b>		
1LS	Removals & Excavation	\$15,500.00
87LF	Reinforced Concrete Retaining Wall (18" Max Height) with Antique Sealer	\$11,700.00
1LS	Seeding, Tree Protection, Erosion Control & Restoration	\$11,750.00
10SY	Concrete walkway, including 6" sub-base	\$4,000.00
150LF	Concrete curb for play area surround	\$10,500.00
1,100SF	Site Prep and 4" aggregate sub-base for synthetic turf surface	\$17,500.00
200LF	Flat Panel Drainage System (12" wide x 1" high), including STD WYE connection fittings	\$6,670.00
1.00	Installation of New Playground Equipment	\$14,000.00
1.00	Ultimate Adventure (Play & Park)	\$46,512.00
2.00	6' Bench (Play & Park)	\$3,500.00
1.00	Trash Receptacle	\$3,000.00
1,100SY	Artificial turf play surface 6 foot critical fall height w/ prep and install	\$30,000.00
150LF	Playground Fence (5" black coated chain link with top and bottom rail, 4' entry gate)	\$21,000.00
1LS	Playground Signage	\$1,100.00
	<b>PLAYGROUND SUBT</b>	<b>\$196,732.00</b>
	Engineering Design Svcs 9%	\$17,705.88
	Engineering Construction Svcs 6%	\$11,803.92
	<b>SUBTOTAL</b>	<b>\$29,509.80</b>
	<b>GRAND TOTAL</b>	<b>\$226,241.80</b>
<b>Clearview Park Playground</b>		
	Playground Equipment	\$46,512.00
	Playground Surface	\$30,000.00
	Playground Site Work, including installation	\$91,620.00
	Playground Amenities	\$28,600.00
	Engineering Design Services (9%)	\$17,705.88
	Engineering Construction Services (6%)	\$11,803.92
	<b>Total</b>	<b>\$226,241.80</b>

Maintenance Recommendations

- Regular cleaning of playground and surface
- Annual safety inspection of playground
- Regular cleaning of benches

Timeline for Proposed Improvements

Park Grant Timeline

This schedule has been developed to complete this project within a one-year grant cycle period and have construction completed during summer months, to minimize weather delays.

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Finalize Scope & Sign Agreement with Commission	■													
Finalize Bid Documents		■												
Seek Bids					■									
Select Contractor						■								
Begin Work							*							
Monitor Contractor & Enforce Timeline							■							
Pay Contractor								■						
Seek Reimbursement										■				

Legend:

\* Milestone      ■ Task Duration

- 1. Nov. – Dec. 2023:** Award of grant to City, execution of agreement with Commission and notice to proceed issued to Engineer / Architect.
- 2. Dec. – March 2024:** Develop construction documents and bid proposal package.
- 3. March – April 2024:** Distribute bid proposal package to contractors, receive and evaluate bids.
- 4. April – May 2024:** Select contractor and execute construction contract.
- 5. May 2024:** Contractor mobilization and start of construction.
- 6. May – June 2024:** Construction period and partial payments to contractor.
- 7. June - July 2024:** Punch list walk-thru, construction closeout and final payment to contractor.
- 8. July - August 2024:** Project closeout and reimbursement submittal to Commission.





Proposed Playground Amenities



Playground Monument Sign



Trash Receptacles



Benches



Synthetic Turf Playground Surface



Ultimate Adventure Playground



Fencing for playground perimeter