



Existing Site



INDIAN HARBOUR BEACH - ALGONQUIN SPORTS COMPLEX

GALE S3 DESIGN



OPTION A

- ① Multipurpose Synthetic Turf Field
- ② 2 tennis courts
- ③ 4 pickle ball courts
- ④ 2 basketball courts
- ⑤ 1 playground with shade structure
- ⑥ Restrooms & Concessions
- ⑦ Parking
- ⑧ Walkways
- ⑨ Stormwater
- ⑩ Existing DPW Building
- ⑪ Future DPW Building
- ⑫ Existing Cell Tower
- ⑬ Future Cell Tower Tenants
- ⑭ Lights for multipurpose field
- ⑮ 2 additional tennis courts
- ⑯ 2nd playground
- ⑰ Open air pavilion (75-person capacity)
- ⑱ Portable bleachers
- ⑲ Future walking trail
- ⑳ Lights for adjacent activity zone/fields



INDIAN HARBOUR BEACH - ALGONQUIN SPORTS COMPLEX



OPTION A: Phase 1

- ① Multipurpose Synthetic Turf Field
- ② 2 tennis courts
- ③ 4 pickle ball courts
- ④ 2 basketball courts
- ⑤ 1 playground with shade structure
- ⑥ Restrooms & Concessions
- ⑦ Parking
- ⑧ Walkways
- ⑨ Stormwater
- ⑩ Existing DPW Building
- ⑪ Future DPW Building
- ⑫ Existing Cell Tower
- ⑬ Future Cell Tower Tenants
- ⑭ Lights for adjacent activity zones / fields



OPTION A: Phase 2

- ① Lights for multipurpose field
- ② 2 additional tennis courts
- ③ 2nd playground
- ④ Open air pavilion (75-person capacity)
- ⑤ Portable bleachers
- ⑥ Amenities
 - Concessions Addition
 - Storage Addition
- ⑦ Future walking trail
- ⑧ Lights for additional Tennis/Pickleball courts



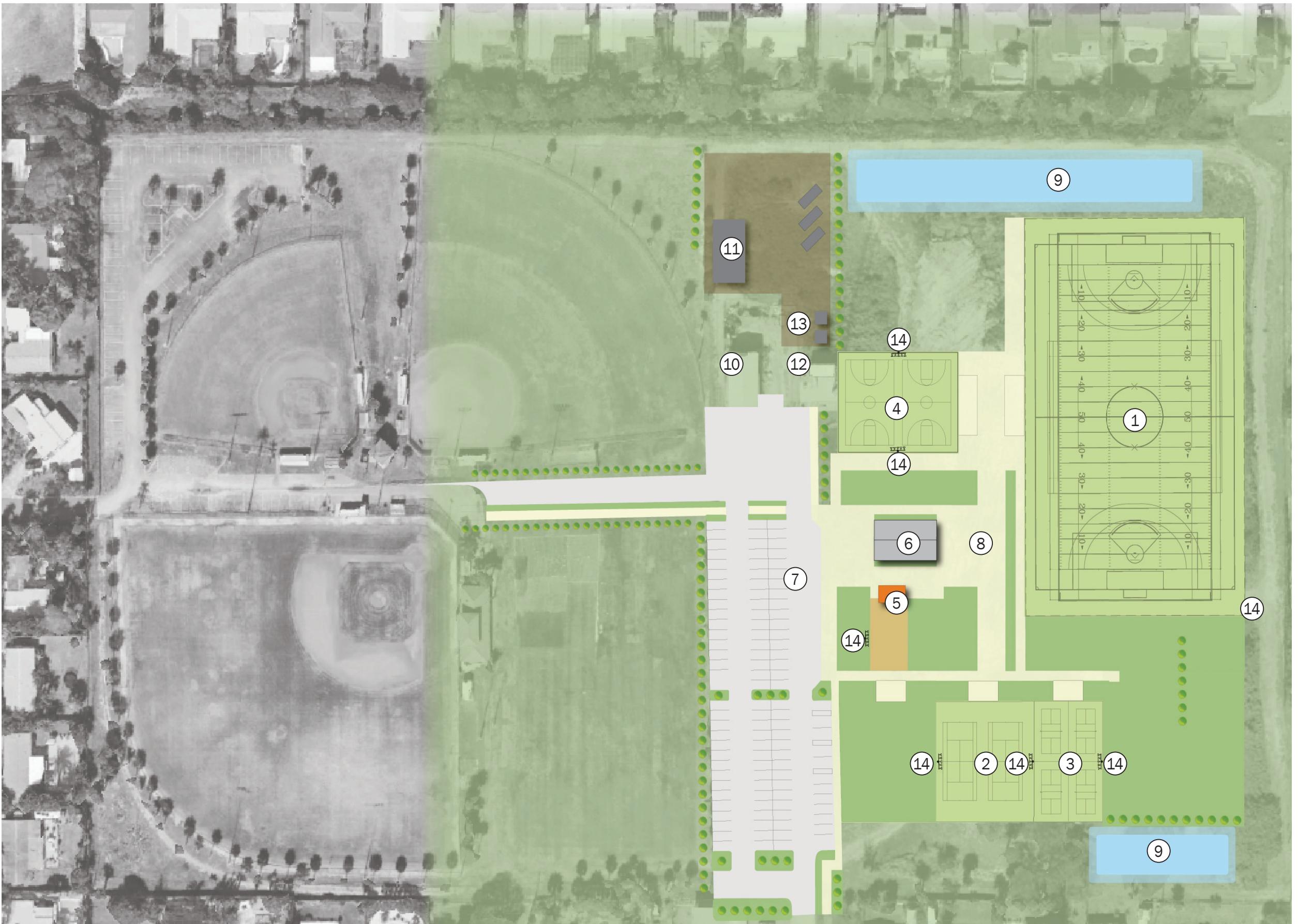
INDIAN HARBOUR BEACH - ALGONQUIN SPORTS COMPLEX

GALE 
S3 DESIGN



INDIAN HARBOUR BEACH - ALGONQUIN SPORTS COMPLEX





OPTION B: Phase 1

- ① Multipurpose Synthetic Turf Field
- ② 2 tennis courts
- ③ 4 pickle ball courts
- ④ 2 basketball courts
- ⑤ 1 playground with shade structure
- ⑥ Restrooms & Concessions
- ⑦ Parking
- ⑧ Walkways
- ⑨ Stormwater
- ⑩ Existing DPW Building
- ⑪ Future DPW Building
- ⑫ Existing Cell Tower
- ⑬ Future Cell Tower Tenants
- ⑭ Lights for adjacent activity zone/field



OPTION B: Phase 2

Indian Harbour Beach

Algonquin Sports Complex Expansion Project – Conceptual Layouts

Conceptual Layout Option A:

• Multipurpose Synthetic Turf Field (210'x360' with 10' runouts) =	\$1 MM
• Athletic Lighting for Field (4 Poles, LED, 50-foot candles) =	\$450 K
• Tennis (4 courts w/fencing) and Pickleball (4 courts w/fencing) =	\$300 K
• Basketball (2 courts) =	\$90 K
• Open Air Shelter/Pavilion (75 person) =	\$200 K
• Playground with Shade Structure (2 units, ADA and sensory) =	\$75 K - \$200 K
• Portable Bleachers (5 47-person w/ ADA seating and conc. slab) =	\$66 K
• Amenities Building (concession, restrooms, storage) =	\$900 K - \$1.5MM
• Lighting for Adjacent Activities (tennis, basketball, playground) =	\$240 K - \$350 K
• Site Utilities =	\$150 K - \$250 K
• Parking (108 spaces) =	\$170 K
• Concrete Walkways =	\$85 K
• Walking Trail =	\$25 K - \$50 K
• Stormwater Management =	\$150 K
• Landscaping =	\$15 K - \$35 K
Overall Subtotal =	\$3.91 MM - \$4.89 MM
Contingency (20%) =	\$783 K - \$978 K
ENG/CPS Services (10 %) =	\$391 K - \$489 K
Conceptual Estimated Cost Total =	\$5.08 MM - \$6.35 MM

Indian Harbour Beach

Algonquin Sports Complex Expansion Project – Conceptual Layouts

Conceptual Layout Option A – Phase 1:

• Multipurpose Synthetic Turf Field (210'x360' with 10' runouts) =	\$1 MM
• Tennis (2 courts w/fencing) and Pickleball (4 courts w/fencing) =	\$180 K
• Basketball (2 courts) =	\$90 K
• Playground with Shade Structure (first unit, ADA and sensory) =	\$75 K
• Amenities Building (restrooms, concessions and all infrastructure) =	\$750 K - \$1 MM
• Site Utilities =	\$100 K - \$150 K
• Parking (108 spaces) =	\$170 K
• Concrete Walkways =	\$85 K
• Stormwater Management =	\$150 K
• Landscaping =	\$15 K
Overall Subtotal =	\$2.61 MM - \$2.91 MM
Contingency (20%) =	\$523 K - \$583 K
ENG/CPS Services (10 %) =	\$261 K - \$291 K
Conceptual Estimated Cost Total =	\$3.39 MM - \$3.78 MM

Conceptual Layout Option A – Phase 2:

• Athletic Lighting for Field (4 Poles, LED, 50-foot candles) =	\$450 K
• Tennis (2 additional courts w/fencing) =	\$120 K
• Open Air Shelter/Pavilion (75 person) =	\$200 K
• Playground with Shade Structure (second unit, ADA and sensory) =	\$125 K
• Portable Bleachers (Six 47-person w/ ADA seating and conc. slab) =	\$66 K
• Amenities Building Addition (concession addition and storage) =	\$250 K - \$500 K
• Lighting for Adjacent Activities (tennis, basketball, playground) =	\$240 K - \$350 K
• Site Utilities =	\$50K - \$100 K
• Walking Trail =	\$25 K - \$50 K
• Landscaping =	\$25 K
Overall Subtotal =	\$1.55 MM - \$1.78 MM
Contingency (20%) =	\$310 K - \$357 K
ENG/CPS Services (10 %) =	\$155 K - \$178 K
Conceptual Estimated Cost Total =	\$2.01 MM - \$2.31 MM

Alternate Considerations:

• Multipurpose Natural Grass Field (w/underdrains) =	\$400 K
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Indian Harbour Beach

Algonquin Sports Complex Expansion Project – Conceptual Layouts

Conceptual Layout Option B:

• Multipurpose Synthetic Turf Field (210'x360' with 10' runouts) =	\$1 MM
• Athletic Lighting for Field (4 Poles, LED, 50-foot candles) =	\$450 K
• Tennis (4 courts w/fencing) and Pickleball (4 courts w/fencing) =	\$300 K
• Basketball (2 courts) =	\$90 K
• Open Air Shelter/Pavilion (75 person) =	\$200 K
• Playground with Shade Structure (2 units, ADA and sensory) =	\$75 K - \$200 K
• Portable Bleachers (Six 47-person w/ ADA seating and conc. slab) =	\$55 K
• Amenities Building (concession, restrooms, storage) =	\$900 K - \$1.5MM
• Lighting for Adjacent Activities (tennis, basketball, playground) =	\$240 K - \$350 K
• Site Utilities =	\$150 K - \$250 K
• Parking (108 spaces) =	\$170 K
• Concrete Walkways =	\$100 K
• Walking Trail =	\$25 K - \$50 K
• Stormwater Management =	\$150 K
• Landscaping =	\$35 K - \$60 K
Overall Subtotal =	\$3.94 MM - \$4.92 MM
Contingency (20%) =	\$788 K - \$985 K
ENG/CPS Services (10 %) =	\$394 K - \$492 K
Conceptual Estimated Cost Total =	\$5.12 MM - \$6.39 MM

Indian Harbour Beach

Algonquin Sports Complex Expansion Project – Conceptual Layouts

Conceptual Layout Option B – Phase 1:

• Multipurpose Synthetic Turf Field (210'x360' with 10' runouts) =	\$1 MM
• Tennis (2 courts w/fencing) and Pickleball (4 courts w/fencing) =	\$180 K
• Basketball (2 courts) =	\$90 K
• Playground with Shade Structure (first unit, ADA and sensory) =	\$75 K
• Amenities Building (restrooms, concessions and all infrastructure) =	\$750 K - \$1 MM
• Site Utilities =	\$100 K - \$150 K
• Parking (108 spaces) =	\$170 K
• Concrete Walkways =	\$100 K
• Stormwater Management =	\$150 K
• Landscaping =	\$35 K
Overall Subtotal =	\$2.65 MM - \$2.95 MM
Contingency (20%) =	\$530 K - \$590 K
ENG/CPS Services (10 %) =	\$265 K - \$295 K
Conceptual Estimated Cost Total =	\$3.54 MM - \$3.83 MM

Conceptual Layout Option B – Phase 2:

• Athletic Lighting for Field (4 Poles, LED, 50-foot candles) =	\$450 K
• Tennis (2 additional courts w/fencing) =	\$120 K
• Open Air Shelter/Pavilion (75 person) =	\$200 K
• Playground with Shade Structure (second unit, ADA and sensory) =	\$125 K
• Portable Bleachers (Five 47-person w/ ADA seating and conc. slab) =	\$55 K
• Amenities Building Addition (concession addition and storage) =	\$250 K - \$500 K
• Lighting for Adjacent Activities (tennis, basketball, playground) =	\$240 K - \$350 K
• Site Utilities =	\$50K - \$100 K
• Walking Trail =	\$25 K - \$50 K
• Landscaping =	\$60 K
Overall Subtotal =	\$1.57 MM - \$2.01 MM
Contingency (20%) =	\$315 K - \$402 K
ENG/CPS Services (10 %) =	\$157 K - \$201 K
Conceptual Estimated Cost Total =	\$2.04 MM - \$261 MM

Alternate Considerations:

• Multipurpose Natural Grass Field (w/underdrains) =	\$400 K
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