

SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION

EAST PARCEL REDEVELOPMENT PROJECT

1-2024-01

**DESIGN-BUILD
SKATEPARK, RACQUET SPORT COURTS &
COMMUNITY PROMENADE PROJECT**

*"This presentation was prepared with funding provided by the New York State Department of State
under Title 11 of the Environmental Protection Fund."*

• **Project Description:**

The skate park, racquet sport courts, and community promenade will be constructed in the southwest corner of the East Parcel in the Village of Sleepy Hollow, NY. The East Parcel is approximately 30 acres total, and the area the skate park, courts, and promenade will occupy is approximately 1 acre including adjacent buffer spaces. The skate park and courts will close at dark, thus, lighting is not included in these project elements. The overall project design includes a concept for the future multipurpose field adjacent to the elements to be constructed as part of this project so as not to preclude future construction of a multipurpose field.

• **Program Requirements:**

- 13,000 sf Racquet Sport Court
 - Containing 2 Tennis/Pickleball Courts
- 6,500 sf (min.) concrete skatepark
 - Capable of accommodating multiple users of all levels
- Community Promenade
 - Adjacent to Clinton St Extension, tree lined with ample seating options, ADA accessible, flood resilient, including pedestrian lighting
 - Walking paths & landscape/hardscape features

• **Project Design Team:**



Sleepy Hollow LDC East Parcel Park Construction Cost Estimate (DRAFT - Work in Progress)

November 11, 2024

Base Bid Items	Est. Cost
Landscape Plantings	\$ 202,775.00
Hardscapes	\$ 228,040.00
Site Amenities	\$ 216,000.00
Tennis courts (29, Includes fencing)	\$ 315,000.00
Skatepark (30)	\$ 585,000.00
Skatepark Fencing	\$ 35,000.00
General & Sitework	\$ 380,700.00
Soft Costs (Design/Build Fee, Insurance & Bonding, Reimbursables)	\$ 570,000.00
Total D/B Construction Estimate Base Bid:	\$ 2,532,515.00

**Construction
Cost Estimate**

Additional Enhancement Items:	Est. Cost
Enhancement #1: Post Tensioned Concrete for Tennis Courts (29)	\$ 100,000.00
Enhancement #2: Rain Garden Basin with Perennials (8)	\$ 30,000.00
Enhancement #3: Site lighting for Skatepark & Courts, Conduit, Cabling (27)	\$ 170,000.00
Enhancement #4: Performance Space (Increased Project Limits North of Project Area)	\$ 450,000.00
Enhancement #5: Concrete Walkways Between Courts, Skatepark, and Parking In Lieu of Asphalt (13, 14)	\$ 29,900.00
Enhancement #6: Irrigation System for Landscaped Areas	\$ 50,000.00
Enhancement #7: Additional Landscaping	\$ 92,600.00
Soft Costs: Increase Insurance & Bonding Due to Added Project Cost	\$ 32,100.00
Subtotal Enhancement Items:	\$ 954,600.00

**Optional
Enhancements**

Assumptions:

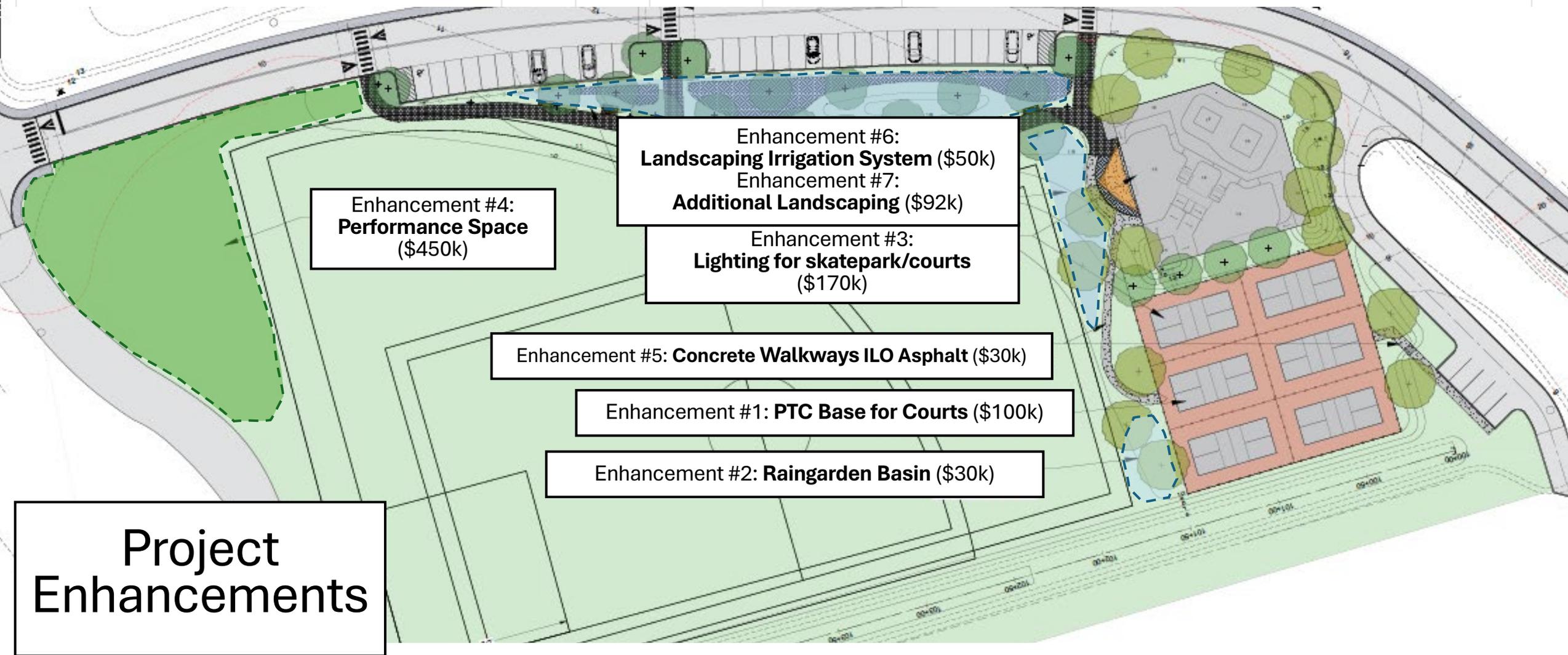
1. No environmental monitoring or compliance reporting is accounted for in the costs.
2. NYSDEC MS4 SWPPP inspections and reports to be performed by others.
3. Costs assume no general fill import and no off-site fill disposal.
4. Costs do not account for encountering the waste or any excavation below the cap, any waste disposal, or any demarcation materials considering the unknown nature of the work prior to design development.
5. LDC Phase 2 project that is currently in progress will provide for spare electrical conduits for future site lighting or other future electrical needs.

Project Limits

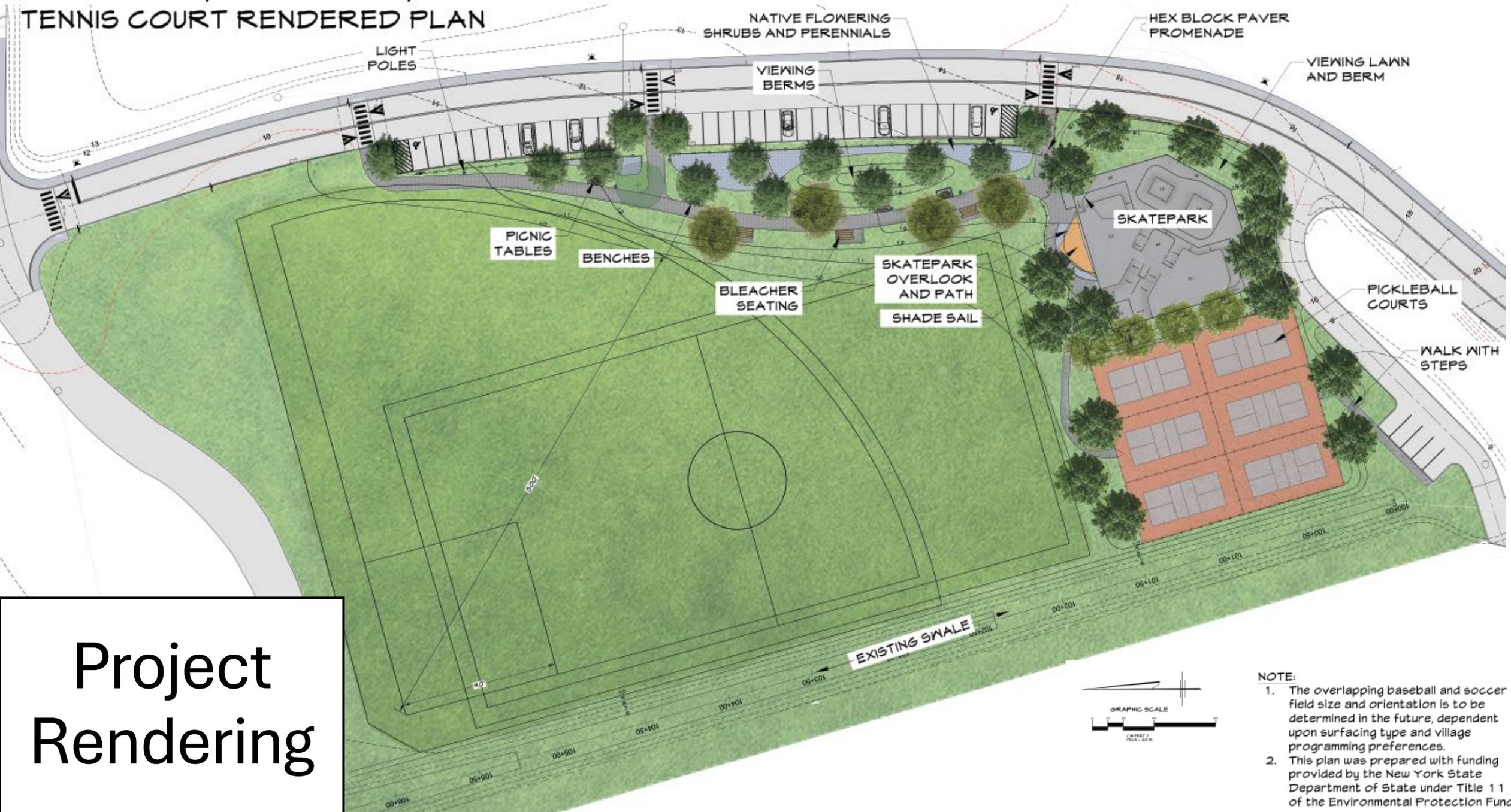


- LEGEND:**
-  BLACK TUPELO
 -  RED MAPLE
 -  PRINCETON ELM
 -  LONDON PLANE TREE
 -  PERENNIAL MIX
 -  HEX BLOCK PAVERS
 -  ASPHALT WALK
 -  BENCH
 -  TABLE AND CHAIRS
 -  BLEACHERS
 - PROMENADE LIGHT

Additional Enhancement Items:	Benefit Summary / Recommendation
Enhancement #1: Post Tensioned Concrete for Tennis Courts (29)	<i>Durability/Longevity, Reduced Maintenance, Reduced Lifecycle Cost; considered a "do now" enhancement</i>
Enhancement #2: Rain Garden Basin with Perennials (8)	<i>Aesthetics, educational; is a "can be done anytime" enhancement</i>
Enhancement #3: Site lighting for Skatepark & Courts, Conduit, Cabling (27)	<i>Allows nighttime use of facilities; Utility stubouts provided by Phase 2 project for tie-ins, "can be done anytime"</i>
Enhancement #4: Performance Space (Increased Project Limits North of Project Area)	<i>Additional facilities & programming; is a "can be done anytime" enhancement</i>
Enhancement #5: Concrete Walkways Between Courts, Skatepark, and Parking In Lieu of Asphalt (13, 14)	<i>Durability/Longevity, Reduced Maintenance, Reduced Lifecycle Cost; considered a "do now" enhancement</i>
Enhancement #6: Irrigation System for Landscaped Areas	<i>Eliminates manual watering, Utility stubouts provided by Phase 2 project for tie-ins, "can be done anytime"</i>
Enhancement #7: Additional Landscaping	<i>Aesthetics; is a "can be done anytime" enhancement</i>



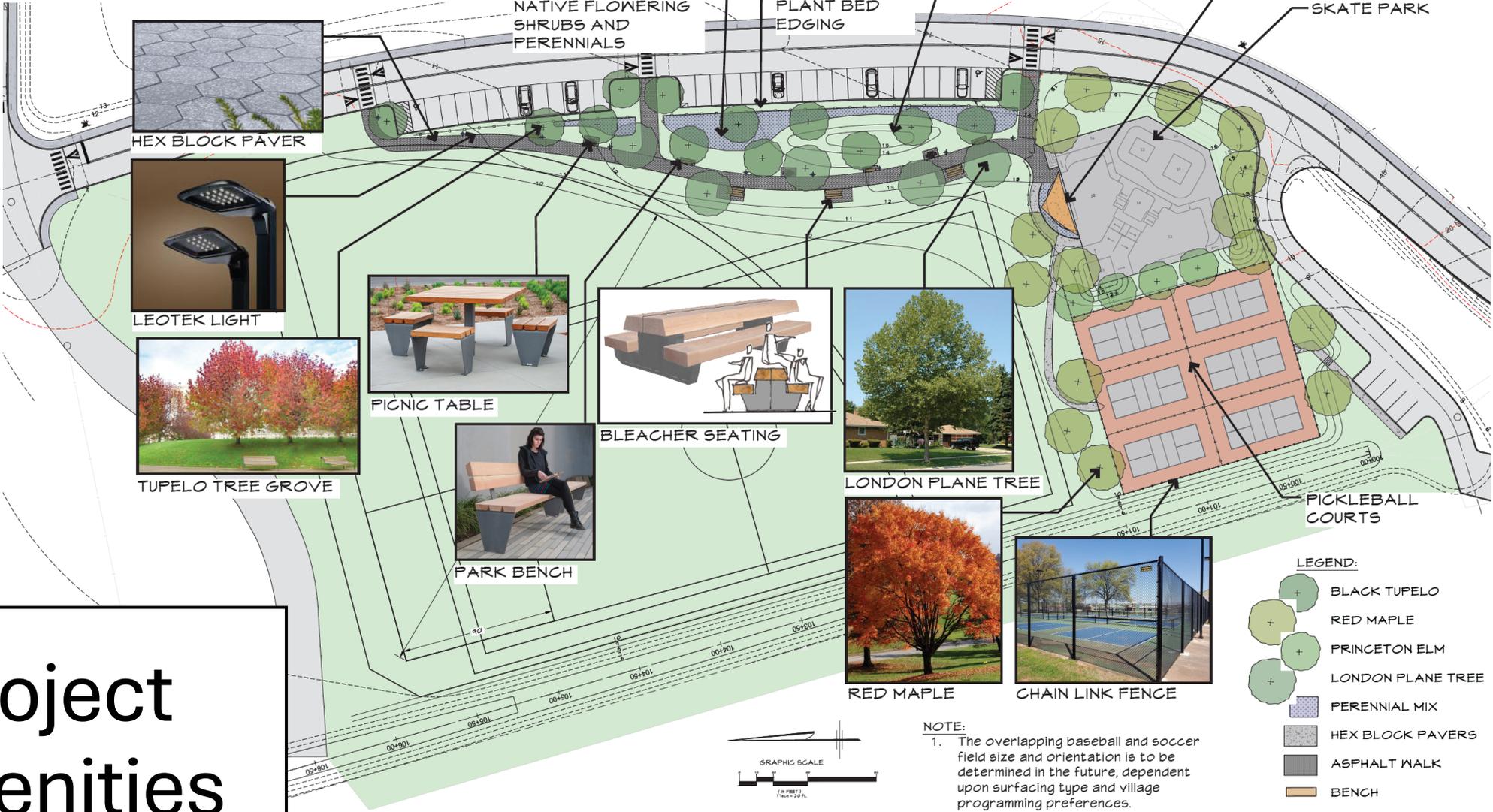
SKATEPARK, PROMENADE, AND TENNIS COURT RENDERED PLAN



Project Rendering

- NOTE:**
1. The overlapping baseball and soccer field size and orientation is to be determined in the future, dependent upon surfacing type and village programming preferences.
 2. This plan was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

SKATEPARK, PROMENADE, AND TENNIS COURT PRECEDENT IMAGES



NATIVE FLOWERING SHRUBS AND PERENNIALS

PLANT BED EDGING

VIEWING BERM

SHADE SAIL

SKATE PARK

HEX BLOCK PAVER

LEOTEK LIGHT

PICNIC TABLE

BLEACHER SEATING

LONDON PLANE TREE

PICKLEBALL COURTS

TUPELO TREE GROVE

PARK BENCH

RED MAPLE

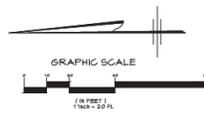
CHAIN LINK FENCE

LEGEND:

- BLACK TUPELO
- RED MAPLE
- PRINCETON ELM
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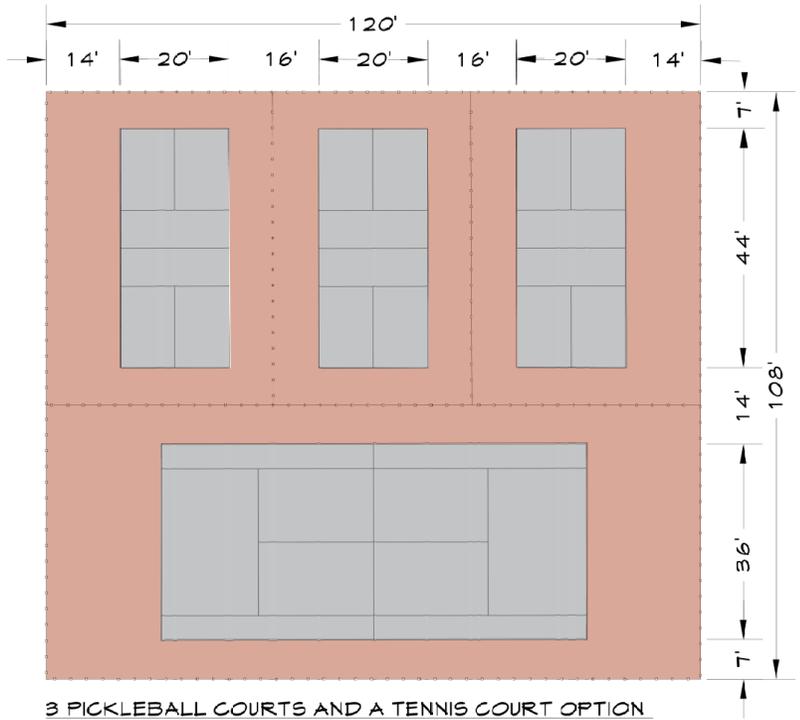
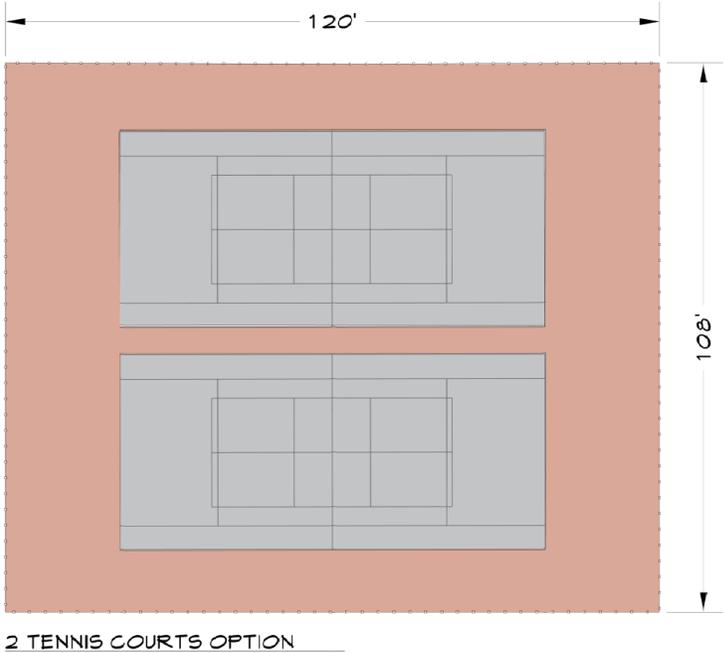
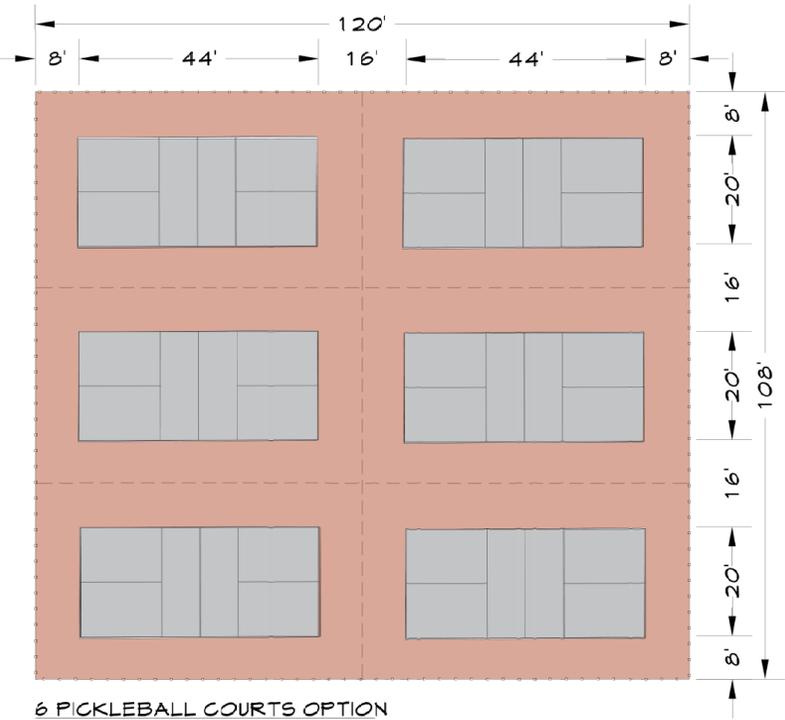
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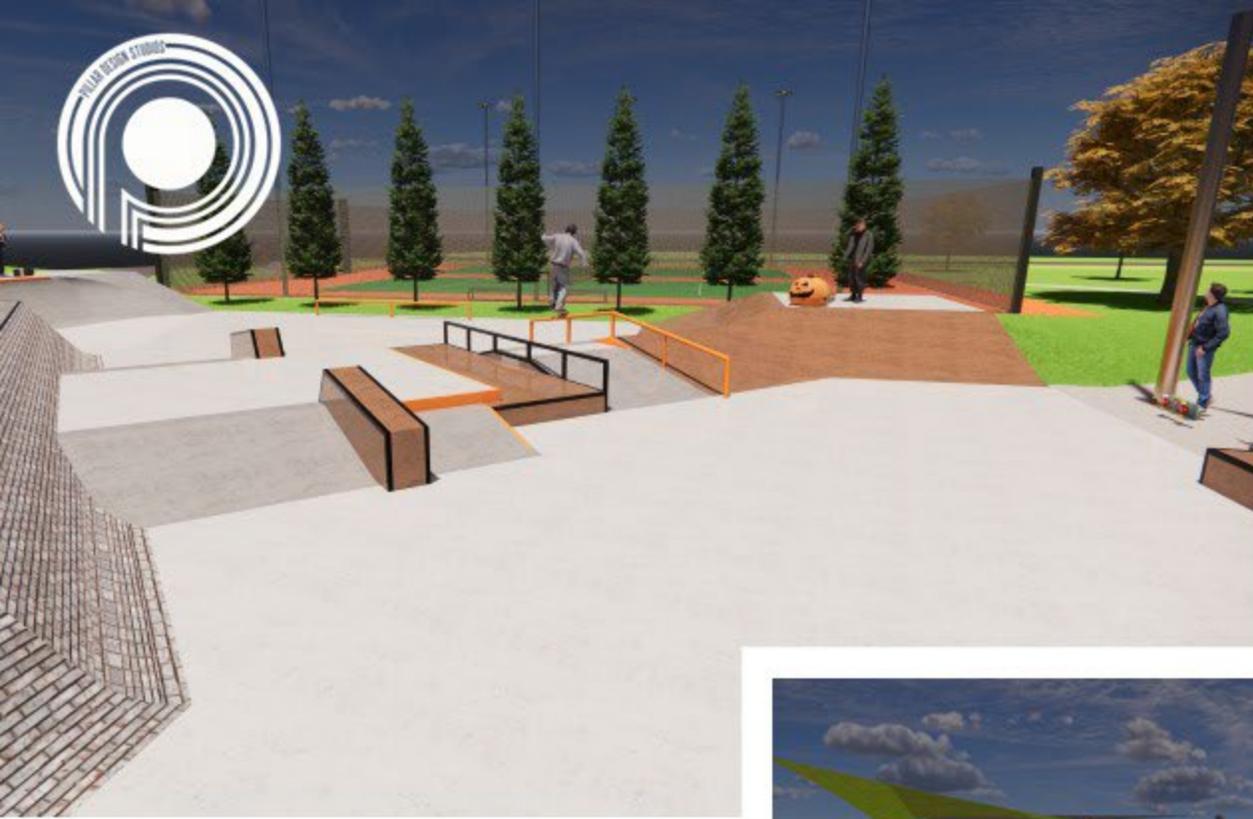


Project Amenities

COURT OPTIONS

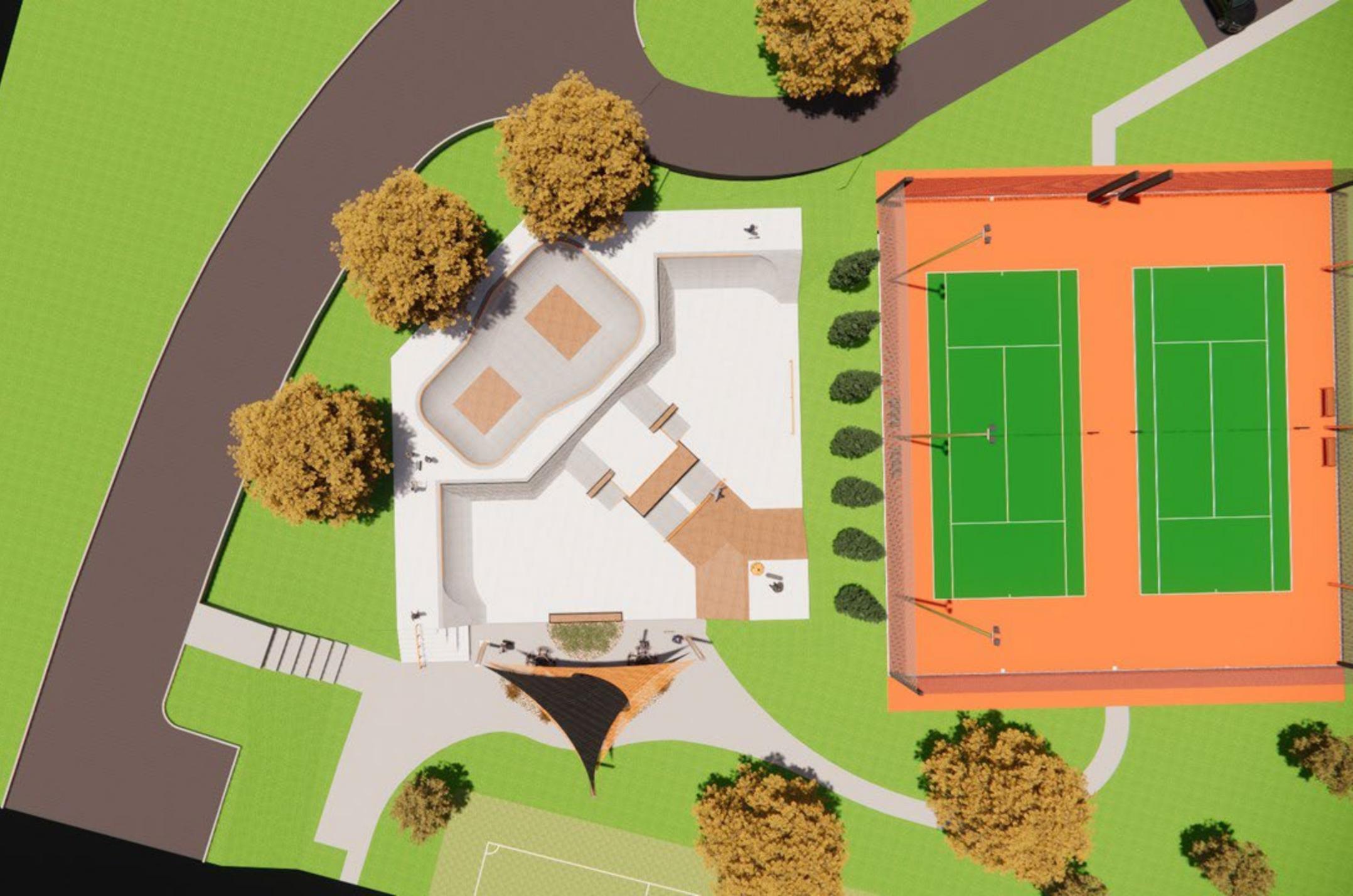


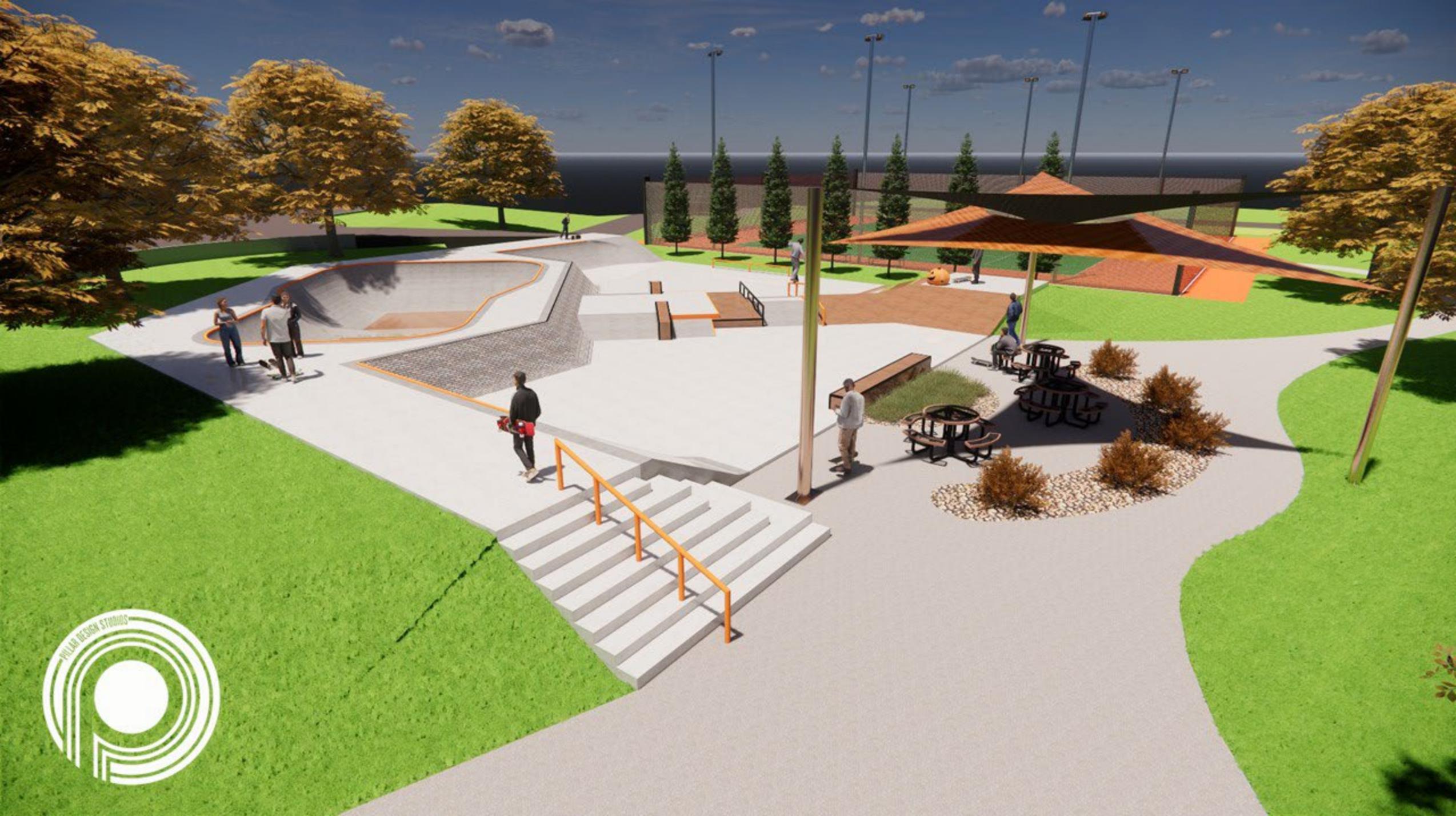
Court Layout Options



SLEEPY HOLLOW SKATEPARK

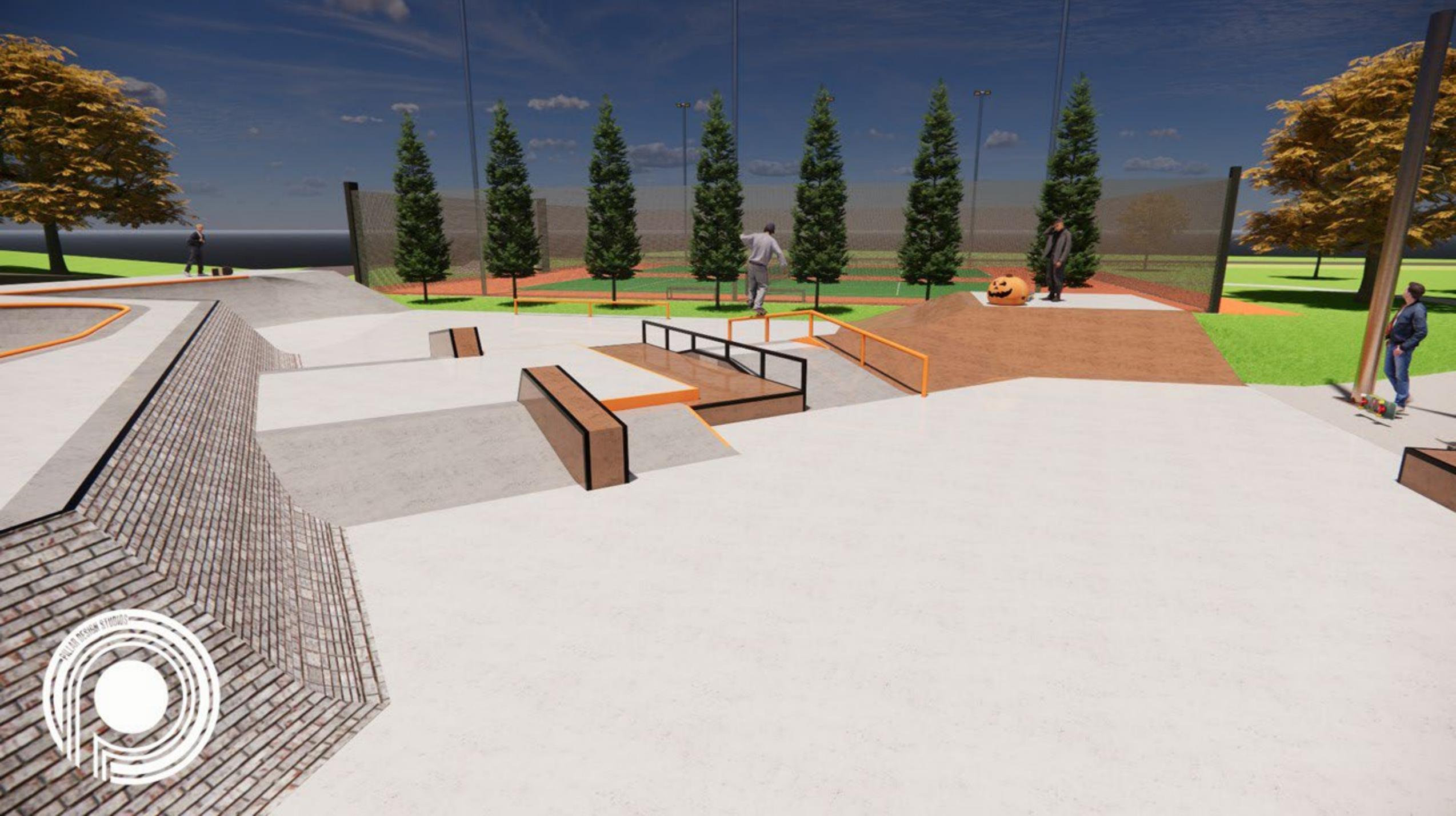












PUBLIC FEEDBACK



Racquet Sport Courts

Pickleball preferred over hybrid tennis layouts

Add lighting for evening play

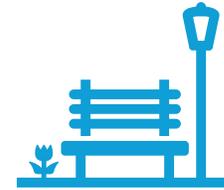


Skatepark

More street skate elements

More open space

Add lighting for evening use



General

Expand park to accommodate additional courts/larger skatepark