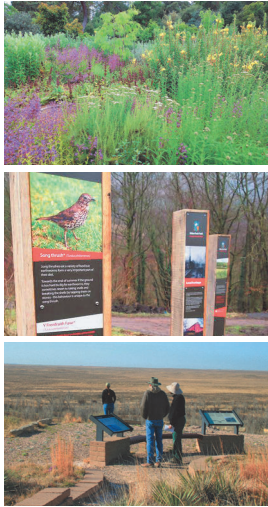




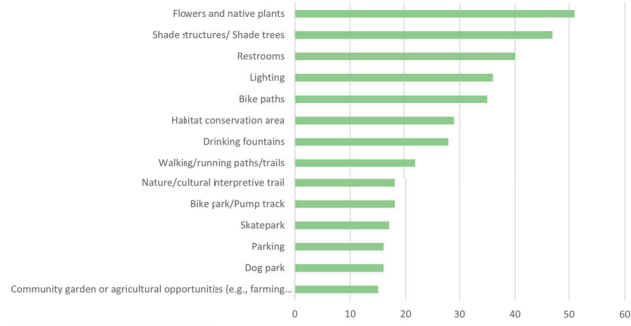
**JURUPA AVE TRAILHEAD:
MASTER PLAN**

SUMMARY OF COMMUNITY FEEDBACK



SURVEY SUMMARY

Community members felt most favorably towards seeing flowers and native plants and shade structures or shade trees at the trailhead. They would also like to see restrooms, lighting, and drinking fountains to use before heading onto the trail. Some respondents stated they were unfamiliar with the trailhead, or did not use the trailhead because of its lack of amenities, or because they felt unsafe in the area.

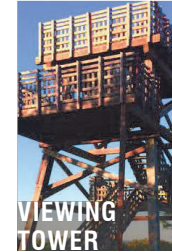


DESIGN NARRATIVE

The proposed improvements to the area of focus include a new parking lot that will provide 31 new parking spots and accommodate equestrian trailers.

The existing Santa Ana River Trail will be slightly rerouted to take visitors to a nature play area, demonstration garden and great lawn.

A secondary path system allows the visitors to meander along the ridge to an outlook overlooking the Santa Ana River. Additional connections are proposed to improve access to Rutland Park just south of the site as well as the adjacent neighborhood on the western edge of the site.



OPINION OF PROBABLE COST

HARD COSTS

PRODUCTIVE	NATURE & CULTURE	ACTIVE	FACILITIES
Demonstration Gardens \$27,000	Great Lawn \$122,220 Music Play Area \$90,000 Planting Areas \$2,558,700	Arroyo plaza and Play Area \$263,375 Nature play area \$75,250 New bike path alignment \$75,000	Parking \$273,000 Overlook w/signage and benches \$40,000 Decomposed granite path \$65,000 Bike Hub with restrooms and plaza \$262,500 Park Gateway and Pedestrian connection \$75,000 Interpretive Signage \$75,000 Large shade structures \$300,000

SOFT COSTS

Design Drawings 10%	\$344,163.60
General Conditions 15%	\$645,306.75
Annual Escalation 7%	\$301,143.15
Design Contingency 10%	\$430,204.50
Prevailing Wage 12%	\$516,245.40
General Contractor Fee 10%	\$430,204.50
Construction Management 20%	\$860,409.00

TOTAL HARD COSTS = \$4,302,045.00

+

TOTAL SOFT COSTS = \$3,527,676.90

=

\$7,829,721.90

