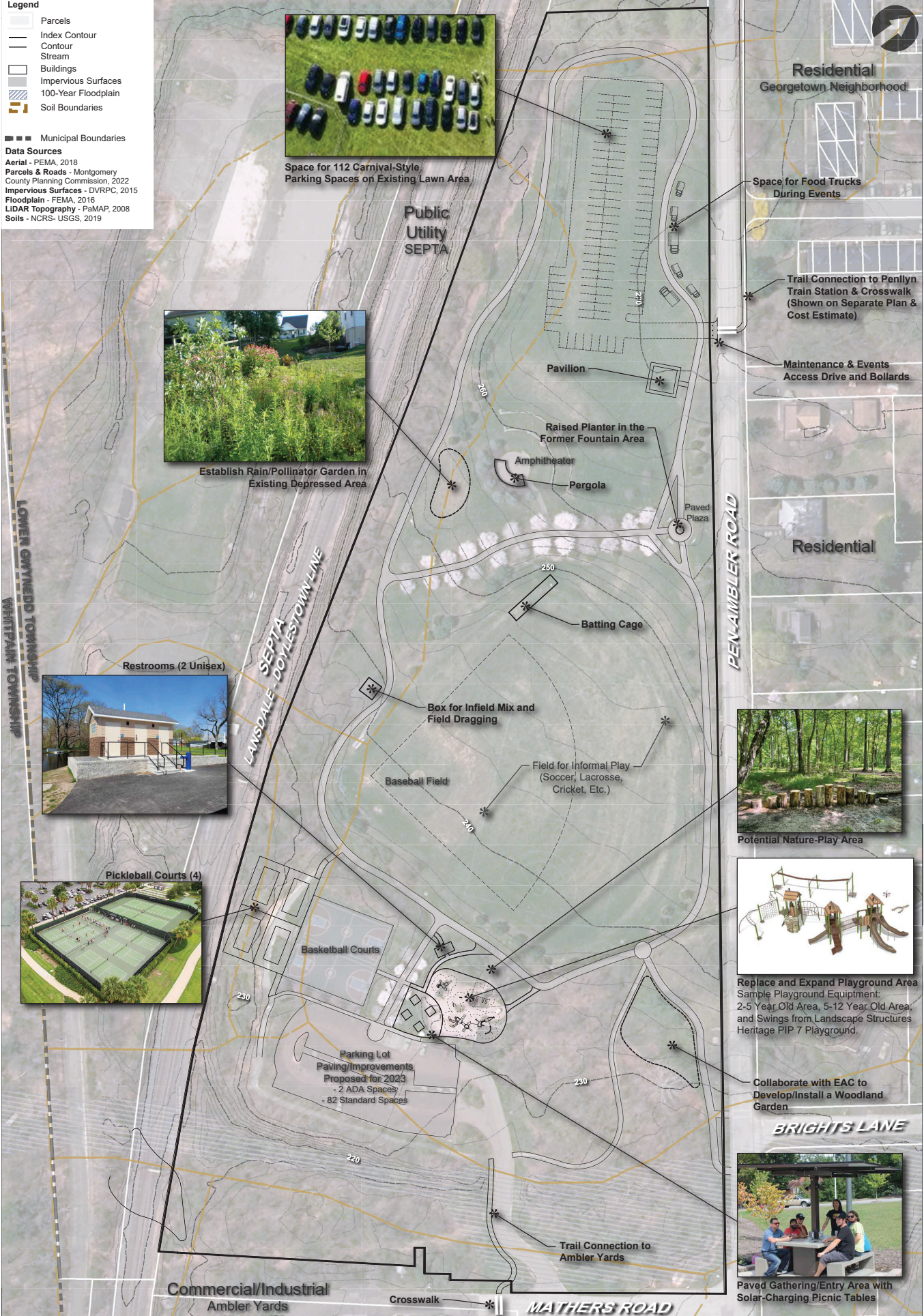


- Legend**
- Parcels
 - Index Contour
 - Contour
 - Stream
 - Buildings
 - Impervious Surfaces
 - 100-Year Floodplain
 - Soil Boundaries
- Data Sources**
- Aerial - PEMA, 2018
 - Parcels & Roads - Montgomery County Planning Commission, 2022
 - Impervious Surfaces - DVRPC, 2015
 - Floodplain - FEMA, 2016
 - LIDAR Topography - PaMAP, 2008
 - Soils - NCRS-USGS, 2019



Space for 112 Carnival-Style Parking Spaces on Existing Lawn Area



Establish Rain/Pollinator Garden in Existing Depressed Area



Restrooms (2 Unisex)



Pickleball Courts (4)



Potential Nature-Play Area



Replace and Expand Playground Area
Sample Playground Equipment:
2-5 Year Old Area, 5-12 Year Old Area, and Swings from Landscape Structures Heritage PIP 7 Playground.

Collaborate with EAC to Develop/Install a Woodland Garden



Paved Gathering/Entry Area with Solar-Charging Picnic Tables



PEN-AMBLER PARK - MASTER PLAN

OPINION OF PROBABLE COST

PROJECT: 2210108 LGT Park Master Plans

PREPARED BY: EJP/TPL

LOCATION: 351 Mathers Road Ambler, PA 19422



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Pen-Ambler Park

DATE: 09/01/23

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A Baseball Field Improvements					
1	Batting Cage	1	LS	\$15,000	\$ 15,000
2	Box for Infield Mix and Field Dragging	1	LS	\$5,000	\$ 5,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 20,000</u>
Contingency (15%)					\$ 3,000
SUBTOTAL					\$ 23,000
B Planting Areas					
1	Rain/Pollinator Garden	1	LS	\$7,000	\$ 7,000
2	Raised Planter in Place of Fountain/with shrubs and perennials	1	LS	\$4,000	\$ 4,000
3	Woodland Garden	1	LS	\$20,000	\$ 20,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 31,000</u>
Contingency (15%)					\$ 4,650
SUBTOTAL					\$ 35,650
C Playground Redesign					
1	Playground Equipment	1	LS	\$300,000.00	\$ 300,000.00
2	Poured-in-Place Safety Surfacing	6545	SF	\$50	\$ 327,250.00
3	Concrete Curb Edging	320	LF	\$100	\$ 32,000.00
4	Fencing	320	LF	\$80	\$ 25,600.00
5	Connecting Paths	110	SY	\$75	\$ 8,250.00
6	Paved Gathering Area	300	SY	\$75	\$ 22,500.00
7	Solar Charging Picnic Tables	4	EA	\$3,000	\$ 12,000.00
8	Nature Play Features	2	EA	\$5,000	\$ 10,000.00
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 737,600</u>
Contingency (15%)					\$ 110,640
SUBTOTAL					\$ 848,240
D Trails					
1	Trail Connection to Ambler Yards	124	SY	\$75	\$ 9,300
2	Crosswalk	1	LS	\$4,000	\$ 4,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 13,300</u>
Contingency (15%)					\$ 1,995
SUBTOTAL					\$ 15,295
E Pickleball Courts					
1	Pickleball Court Construction	1	LS	\$300,000	\$ 300,000
2	Connecting Paths	45	SY	\$75	\$ 3,375
3	Benches	4	EA	\$1,000	\$ 4,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 307,375</u>
Contingency (15%)					\$ 46,106
SUBTOTAL					\$ 353,481

OPINION OF PROBABLE COST

PROJECT: 2210108 LGT Park Master Plans

PREPARED BY: EJP/TPL

LOCATION: 351 Mathers Road Ambler, PA 19422



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Pen-Ambler Park

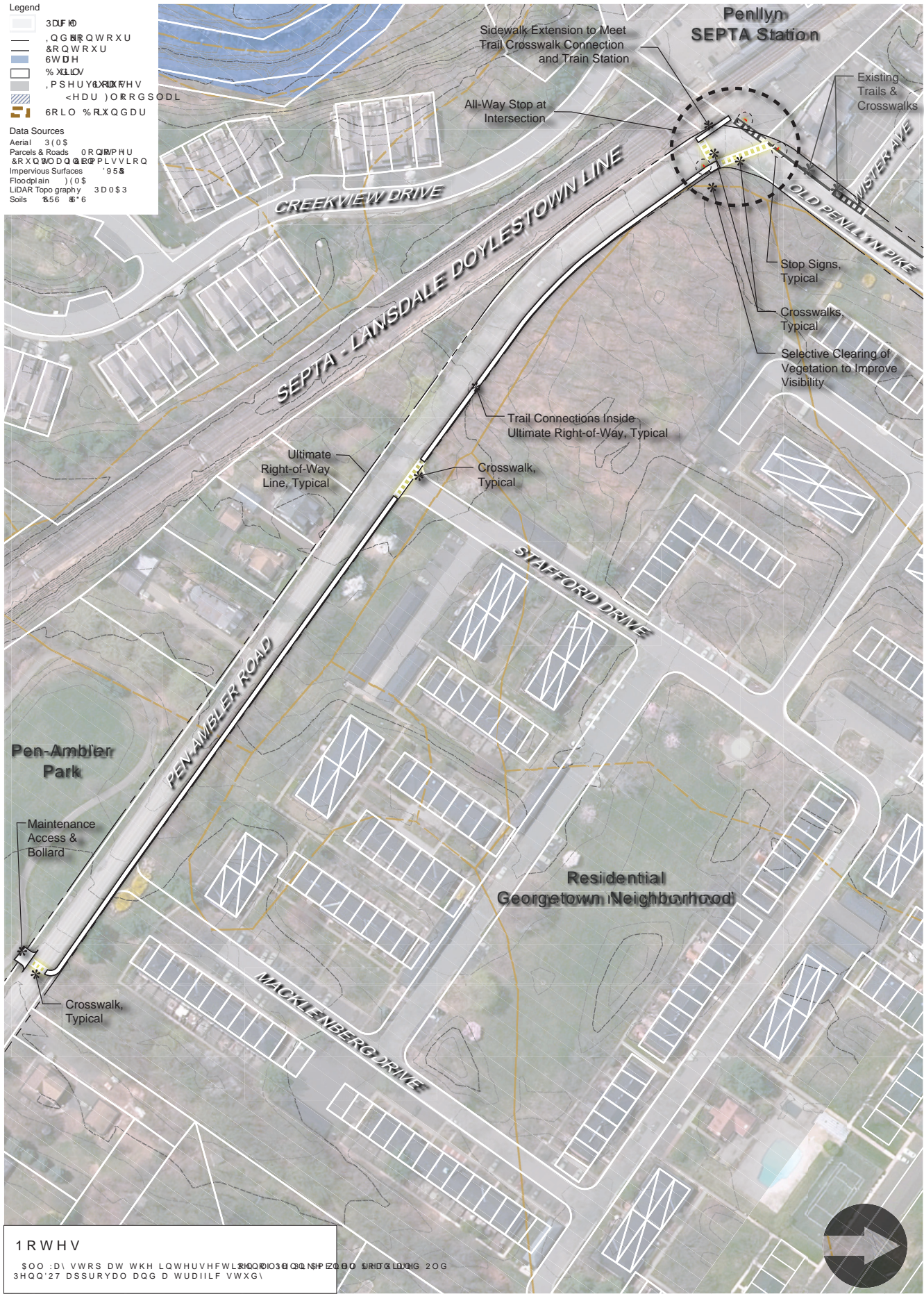
DATE: 09/01/23

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
F Pavilion					
1	Pavilion	1	EA	\$150,000	\$ 150,000
2	Concrete Pad	161	SY	\$75	\$ 12,075
3	Connecting Path	9	SY	\$75	\$ 675
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 162,750</u>
Contingency (15%)					\$ 16,275
SUBTOTAL					\$ 179,025
G Restroom					
1	Restroom Building	1	LS	\$150,000	\$ 150,000
2	Water/Sewer Connection	1	LS	\$50,000	\$ 50,000
3	Connection Path	10	SY	\$75	\$ 750
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 200,750</u>
Contingency (15%)					\$ 30,113
SUBTOTAL					\$ 230,863
H Pergola					
1	Pergola	1	EA	\$36,000	\$ 36,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 36,000</u>
Contingency (15%)					\$ 5,400
SUBTOTAL					\$ 41,400
TOTAL COST					\$ 1,726,954

NOTE: All costs are in 2023 dollars and are for budgetary purposes only.

- Legend**
- 3DF 10
 - .QG R QWR XU
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 - 6W DH
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- Data Sources**
- Aerial 3(0\$
 - Parcels & Roads 0R QMPHU
 - &R XQWODQ & R P LVVLRQ
 - Impervious Surfaces '95\$
 - Floodplain)(0\$
 - LIDAR Topography 3D0\$3
 - Soils 856 8'6



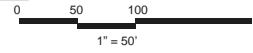
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GILMORE & ASSOCIATES, INC. PROJECT #:

LOWER GWYNEDD TOWNSHIP, PA



OPINION OF PROBABLE COST

PROJECT: 22-01146 Parks Master Planning
 LOCATION: Pen-Ambler Road, Penllyn PA 19422
 DESCRIPTION: Penllyn Station Trail
 DATE: 9/1/23

PREPARED BY: EJP/TPL

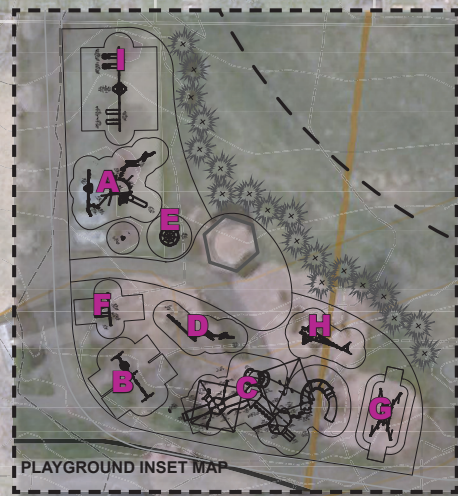


GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A	Trail and Intersection Improvements				
1	Crosswalk	4	EA	\$6,000	\$ 24,000
2	Stop Sign	3	EA	\$2,000	\$ 6,000
3	ADA Ramp with Detectable Warnings	6	EA	\$5,000	\$ 30,000
4	6' Wide Asphalt Trail	825	SY	\$80	\$ 66,000
5	6' Wide Concrete Sidewalk Connection	26	SY	\$75	\$ 1,950
6	Asphalt Maintenance Access Drive (To Ex. Trail)	40	SY	\$100	\$ 4,000
7	Bollards	3	EA	\$1,500	\$ 4,500
8	Rectangular Rapid-flashing Beacon	1	LS	\$175,000	\$ 175,000
9	Grading and Site Preparation	1	LS	\$75,000	\$ 75,000
CONSTRUCTION SUBTOTAL					\$ 386,450
Contingency (15%)					\$ 57,968
TOTAL COST					\$ 444,418

NOTE: All costs are in 2023 dollars and are for budgetary purposes only.



C **5-12-Year-Olds Inclusive Play Equipment**
 Landscape Structures - Playbooster Play Structure

E **Inclusive Merry-Go-Round**
 Landscape Structures - We Go Round.

F **Inclusive Swing**
 Landscape Structures - Forma Swing

D **All Ages Inclusive Sensory Wall & Dens**
 Landscape Structures - Fox Den Hangouts and Focal Sensory Wall



OPINION OF PROBABLE COST

PROJECT: 2210108-Oxford Park

PREPARED BY: EJP/TPL

LOCATION: Oxford Park, North Wales, PA, 19454

DESCRIPTION: Lower Gwynedd Township Park Master Planning



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/23

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A	Playground Redesign				
1	Playground equipment	1	LS	\$ 683,175	\$ 683,175
2	Poured-in-Place Safety Surfacing	13218	SF	\$50	\$ 660,900
3	Concrete Curb Edging	750	LF	\$100	\$ 75,000
4	Concrete Paving (Gathering Area)	234	SY	\$75	\$ 17,550
5	Benches	5	EA	\$1,000	\$ 5,000
6	Picnic Tables	4	EA	\$1,500	\$ 6,000
7	Fencing	750	LF	\$80	\$ 60,000
8	Evergreen Trees	19	EA	\$350	\$ 6,650
9	Soil Amendments	45	CY	\$100	\$ 4,500
CONSTRUCTION SUBTOTAL					\$ 1,518,775
Contingency (15%)					\$ 227,816
SUBTOTAL					\$ 1,746,591
B	GaGa Ball Pit				
1	GaGa Ball Pit (General Recreation)	1	LS	\$5,000	\$ 5,000
2	Asphalt Paving and Connecting Path	54	SY	\$75	\$ 4,050
3	Benches	2	EA	\$1,000	\$ 2,000
CONSTRUCTION SUBTOTAL					\$ 16,530
Contingency (15%)					\$ 2,480
SUBTOTAL					\$ 19,010
C	Pavilion				
1	Pavilion	1	LS	\$100,000	\$ 100,000
2	Concrete Pad	98	SY	\$75	\$ 7,350
3	Connecting Path	3	SY	\$75	\$ 225
CONSTRUCTION SUBTOTAL					\$ 107,575
Contingency (15%)					\$ 16,136
SUBTOTAL					\$ 123,711
D	Plantings				
1	Reforestation Planting Area	1	LS	\$15,000	\$ 15,000
2	Pollinator Garden	1	LS	\$5,000	\$ 5,000
3	Vegetated Swale Planting Area	1	LS	\$6,500	\$ 6,500
CONSTRUCTION SUBTOTAL					\$ 20,000
Contingency (15%)					\$ 3,000
SUBTOTAL					\$ 23,000

OPINION OF PROBABLE COST

PROJECT: 2210108-Oxford Park

PREPARED BY: EJP/TPL

LOCATION: Oxford Park, North Wales, PA, 19454

DESCRIPTION: Lower Gwynedd Township Park Master Planning



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/23

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
E	Environmental Education Area				
1	Benches	2	EA	\$1,000	\$ 2,000
2	Signage	2	EA	\$1,500	\$ 3,000
3	Paving	72	SY	\$75	\$ 5,400
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 10,400</u>
Contingency (15%)					\$ 1,560
SUBTOTAL					\$ 11,960
F	Trail				
1	Trail Connection to Cambridge Drive	80	SY	\$90	\$ 7,200
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 7,200</u>
Contingency (15%)					\$ 1,080
SUBTOTAL					\$ 8,280
TOTAL COST					\$ 1,932,552

NOTE: All costs are in 2023 dollars and are for budgetary purposes only.



- Legend**
- ▭ Parcels
 - Index Contour
 - Contour
 - Stream
 - ▭ Buildings
 - ▭ Impervious Surfaces
 - ▭ 100-Year Floodplain
 - ▭ Soil Boundaries
 - ▭ Existing Trails
 - ▭ Constraints
- Opportunities**
- Data Sources**
- Aerial - PEMA, 2018
 - Parcels & Roads - Montgomery County Planning Commission, 2022
 - Impervious Surfaces - DVRPC, 2015
 - Floodplain - FEMA, 2016
 - LIDAR Topography - PaMAP, 2008
 - Soils - NCRS-USGS, 2019

INGERSOLL PARK - MASTER PLAN

OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

PREPARED BY: EJP/TPL

LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Lower Gwynedd Township Park Master Planning

DATE: 09/01/2023

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
A Field Improvements					
1	Fencing (Removal and Replacement)	1,485	LF	\$125	\$ 185,625
2	Backstop	1	EA	\$30,000	\$ 30,000
3	Protective Netting	2	LS	\$45,000	\$ 90,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 305,625</u>
Contingency (15%)					\$ 45,844
SUBTOTAL					\$ 351,469
B Field Lighting					
1	Lighting	2	LS	\$150,000.00	\$ 300,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 300,000</u>
Contingency (15%)					\$ 45,000
SUBTOTAL					\$ 345,000
C Picnic Grove					
2	Picnic tables	6	EA	\$1,500	\$ 9,000
3	Trees	10	EA	\$500	\$ 5,000
4	Paving/Paths	85	SY	\$75	\$ 6,375
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 9,000</u>
Contingency (15%)					\$ 1,350.00
SUBTOTAL					\$ 10,350
D Concession/Restroom/Press Box Building					
1	Concession/Restroom/Press box Building	1	LS	\$500,000	\$ 500,000
2	Water, Sewer, and Electrical	1	LS	\$150,000	\$ 150,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 650,000</u>
Contingency (15%)					\$ 97,500
SUBTOTAL					\$ 747,500
E Parking Areas (A)					
1	Expanded Parking Lot Area	117	SY	\$100	\$ 11,700
2	Angled Parking	330	SY	\$120	\$ 39,600
3	Connecting Path for Angled Parking	103	SY	\$75	\$ 7,725
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 51,300</u>
Contingency (15%)					\$ 7,695
SUBTOTAL					\$ 58,995

OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

PREPARED BY: EJP/TPL

LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422

DESCRIPTION: Lower Gwynedd Township Park Master Planning



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DATE: 09/01/2023

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
F	Memorial Entry Plaza				
1	Benches	2	LS	\$1,000	\$ 2,000
2	Educational Signage	1	LS	\$1,500	\$ 1,500
3	Paving	85	SY	\$75	\$ 6,375
4	Memorial Plaque	1	LS	\$1,000	\$ 1,000
CONSTRUCTION SUBTOTAL					\$ 10,875
Contingency (15%)					\$ 1,631
SUBTOTAL					\$ 12,506
G	Tot Lot				
1	Playground Equipment	1	LS	\$150,000	\$ 150,000
2	Poured-in-Place Safety Surfacing	1920	SF	\$50	\$ 96,000
3	Fencing	163	LF	\$90	\$ 14,670
4	Benches	2	EA	\$1,000	\$ 2,000
5	Connecting Paths	3	SY	\$75	\$ 225
CONSTRUCTION SUBTOTAL					\$ 262,895
Contingency (15%)					\$ 39,434
SUBTOTAL					\$ 302,329
H	Rain Garden				
1	Grading	1	LS	\$2,000.00	\$ 2,000
2	Seeding & Planting	1	LS	\$8,000.00	\$ 8,000
CONSTRUCTION SUBTOTAL					\$ 10,000
Contingency (15%)					\$ 1,500
SUBTOTAL					\$ 11,500
I	Batting Cage Pavilion				
1	Pavilion	1	LS	\$100,000	\$ 100,000
2	Batting Cage Equipment & Netting	5	LS	\$2,000	\$ 10,000
3	Concrete Pad	520	SY	\$75	\$ 39,000
CONSTRUCTION SUBTOTAL					\$ 149,000
Contingency (15%)					\$ 22,350
SUBTOTAL					\$ 171,350

OPINION OF PROBABLE COST

PROJECT: 2210108-Ingersoll Park

PREPARED BY: EJP/TPL

LOCATION: 409 Old Penllyn Pike Penllyn, Pa 19422



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DESCRIPTION: Lower Gwynedd Township Park Master Planning

DATE: 09/01/2023

PARK IMPROVEMENTS

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
J	Field Entry Area				
1	Paved Area Between Fields	1095	SY	\$50	\$ 54,750
2	Lawn Seating Picnic Area	460	SY	\$40	\$ 18,400
3	Path to Existing Trail along Old Penllyn Pike	70	SY	\$75	\$ 5,250
4	Bollards along Parking Lot	9	EA	\$2,500	\$ 22,500
5	Bullpen	1	LS	\$10,000	\$ 10,000
6	Replace Fencing Along Penllyn Fence	615	LF	\$100	\$ 61,500
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 172,400</u>
Contingency (15%)					\$ 25,860
SUBTOTAL					\$ 198,260
K	Stormwater Improvements				
1	Underground Basin	1	LS	\$150,000	\$ 150,000
2	Piping	900	LF	\$75	\$ 67,500
3	Curb and Curb Cuts along Old Penllyn Pike	1	LS	\$100,000	\$ 100,000
<u>CONSTRUCTION SUBTOTAL</u>					<u>\$ 317,500</u>
Contingency (15%)					\$ 47,625
SUBTOTAL					\$ 365,125
TOTAL COST					\$ 2,574,384

NOTE: All costs are in 2023 dollars and are for budgetary purposes only.