



SOUTH GROVE RECREATION COMPLEX

[PROJECT NARRATIVE]

The proposed redevelopment of Mountain Iron's South Grove Recreation Complex provides park improvements that will create a welcoming space for community residents of all ages and abilities. Crucial improvements to the layout, functionality, and drainage of the park will also be addressed.

Under this proposed plan, the park will entice users from Mud Lake Road, with views of a playground feature and a brand-new park building and plaza to compliment the existing picnic shelter. A parking lot will provide 33 stalls adjacent to Mud Lake Road to help formalize and organize parking. It will be strategically located next to amenities for an easily accessible route to the new playground and plaza space for all of the community to enjoy. The existing maintenance and warming house building will be replaced by a brand-new park building, serving both maintenance and park users. Park users will benefit from new bathroom facilities, revamped concessions, a warming house in the winter, and a community meeting space. Park maintenance staff will also have an upgraded storage space within the building. An added hardscape plaza will span between the park building and the existing picnic shelter to create a flexible space that allows for a variety of uses as needed with movable tables or the ability to set up for a small gathering space for public and private gatherings.

The improved recreation complex will also include new play areas for children, including a large play structure and a multi-purpose flexible lawn for unstructured play. Seating will be provided around the play area for respite as their parents watch their children. An expanded network of walking trails will connect the major park amenities, and provide series of loops to give a diversity of walking experiences for all users.

One loop will form the outer edge of the central flex lawn and the other larger loop will circle the western baseball diamond. On the southern edge of the park, the trails will connect to Forest Drive via an existing trail connection. A re-oriented hockey rink with new or refurbished boards will support and enhance a destination for league and recreational hockey in the area. The central great lawn will have the ability to be flooded during the winter months to allow for an open skate space adjacent to the hockey rink. The existing archery will remain in its current location but will expand to allow for greater diversity of experience and skill. The depth of the shooting range will expand, allowing for one closer target station and one further away, appealing to a variety of skilled users.

The existing baseball diamonds will remain in their current location. Stabilized gravel is proposed in the areas surrounding the dugouts and benches as grass will be difficult to maintain in these heavily traffic areas. Another option for this would be concrete if the budget can accommodate.

New dugout structures are recommended but not critical to the improvements at this time.

Stormwater and runoff are currently significant issues on the site. As is, inefficient drainage creates flooded zones and over saturated soils. One of the primary benefits of this park plan is the accommodation and enhancement of the site drainage. A series of swales will direct water from the baseball fields, tennis courts, plaza, and parking lot around the north edge of the park, under the existing landbridge, and towards the southern region of the park. Armoring the swales with rock rip rap in key areas will also provide a clear delineation of the waterway as well as protect the swales from long term erosion. The existing tennis courts and existing batting cage will remain in their current location but will connect to other park amenities by more efficient circulation of sidewalks.

This proposed project will create a safe and inviting space for all residents, enhancing the current park to accommodate a more active and functional space for events and daily activities and maintenance.

SOUTH GROVE RECREATION COMPLEX

[MASTER PLAN]



- A Existing baseball field
- B Existing tennis courts
- C Existing picnic shelter
- D Parking lot (33 spaces)
- E New Park and maintenance building
- F Plaza space
- G Playground
- H Great lawn
- I Relocated ice / hockey rink
- J Expanded archery
- K Existing batting cage
- L Land bridge
- M Enhanced drainage swale
- N New walk material
- O Enhanced buffer planting

SOUTH GROVE RECREATION COMPLEX

[ENTRY PLAZA]



NEW GREAT LAWN

NEW PLAY STRUCTURE

NEW STORAGE /
CONCESSION BUILD-
ING

ENHANCED DRAINAGE

EXHANCED BUFFER
LANDSCAPE

ENHANCED DRAINAGE+
MUD LAKE BUFFER LANDSCAPE

PROPOSED LOOP TRAIL

ENHANCED TRAIL
ACCESS+STORM
FEATURE

EXPANDED
ARCHERY

RELOCATED
ICE RANK

SOUTH GROVE RECREATION COMPLEX

[ENTRY PLAZA]

STORMWATER SWALE

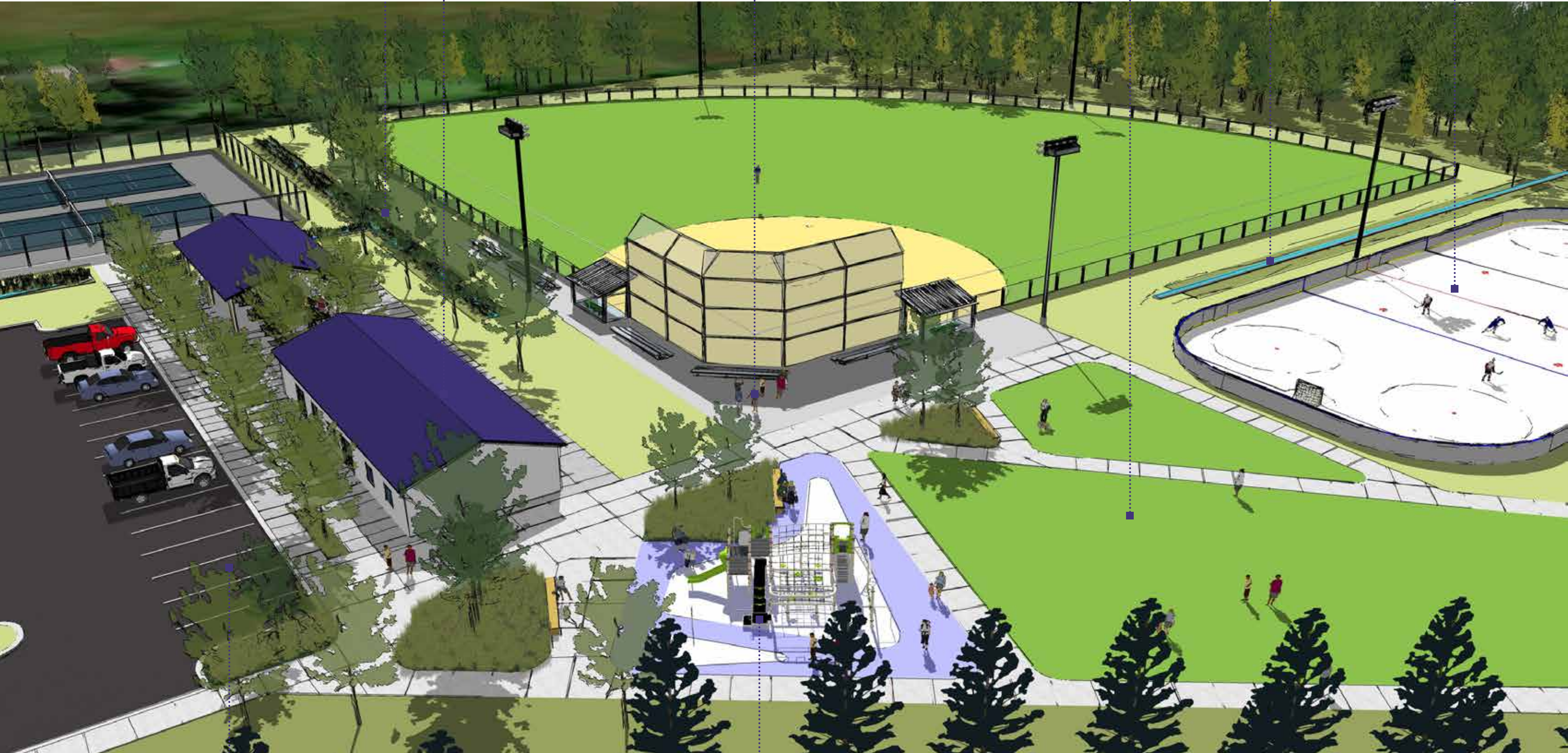
NEW STORAGE /
CONCESSION BUILDING

STABILIZED
GRAVEL BACKSTOP

GREAT LAWN

STORMWATER
SWALE

RELOCATED ICE /
HOCKEY RINK



PROPOSED
PARKING LOT

PLAYGROUND
FEATURE

MOUNTAIN IRON, MN

CONFLUENCE

SOUTH GROVE RECREATION COMPLEX

[ENTRY PLAZA]

RELOCATED ICE /
HOCKEY RINK

WIDENED SIDEWALK
FOR SERVICE ACCESS

EXPANDED
ARCHERY

GREAT LAWN



PLAZA

NEW STORAGE /
CONCESSION BUILDING

PARK NAME BRANDING

LANDSCAPE
PLANTINGS

PLAYGROUND
FEATURE

MOUNTAIN IRON, MN

CONFLUENCE

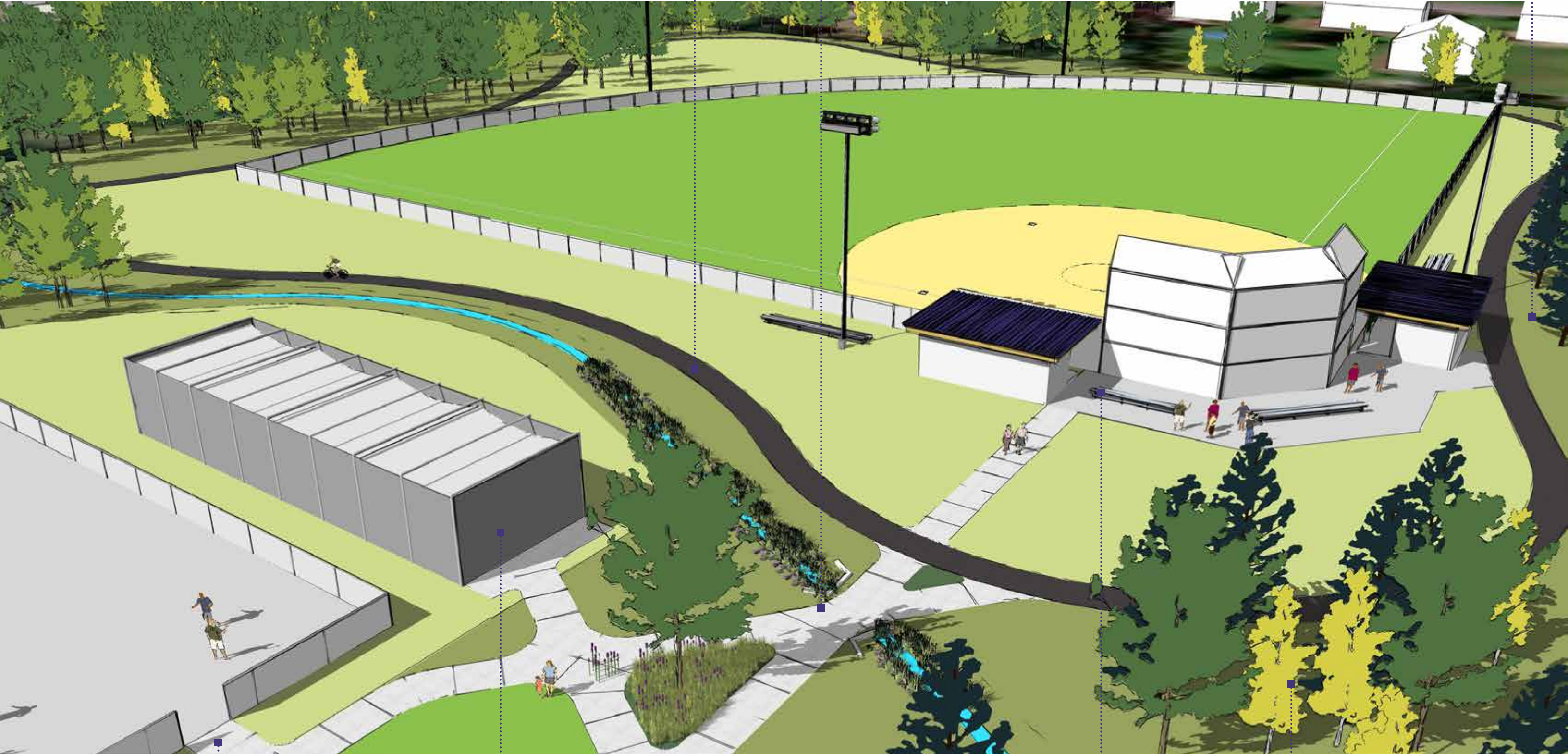
SOUTH GROVE RECREATION COMPLEX

[WEST END BALL FIELD AND WALKING LOOP]

WALKING LOOP TRAIL

STORMWATER SWALE W/CULVERTS AT WALKS

EXPAND TREE PLANTINGS



WALK CONNECTION TO ARCHERY / BATTING MOUNTAIN IRON, MN

EX BATTING CAGES

STABILIZED GRAVEL BACKSTOP

EXPAND TREE PLANTINGS

SOUTH GROVE RECREATION COMPLEX

[GREAT LAWN]

NEW STORAGE /
CONCESSION BUILDING

WIDENED SIDEWALK
FOR SERVICE ACCESS

RELOCATED ICE /
HOCKEY RINK



PLAYGROUND
FEATURE

GREAT LAWN

LANDSCAPE
PLANTINGS

MOUNTAIN IRON, MN

CONFLUENCE

SOUTH GROVE RECREATION COMPLEX

[WEST END BALL FIELD AND WALKING LOOP]



RELOCATED ICE/
HOCKY RINK

EXPANDED
ARCHERY

EX BATTING
CAGES

GREAT LAWN

PARKING LOT

EX BASEBALL FIELD

EX TENNIS COURTS

EX PICNIC SHELTER

PLAZA SPACE

SERVICE/
MAINTENANCE
BUILDING

SOUTH GROVE RECREATION COMPLEX

[GREAT LAWN]



EX PICNIC SHELTER

NEW SHADE TREES

PLAZA SPACE

CONCESSION ACCESS

MOUNTAIN IRON, MN

CONFLUENCE

Probable Construction Cost Opinion

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

South Grove Recreation Complex

Mountain Iron, MN

18150

2/24/2020

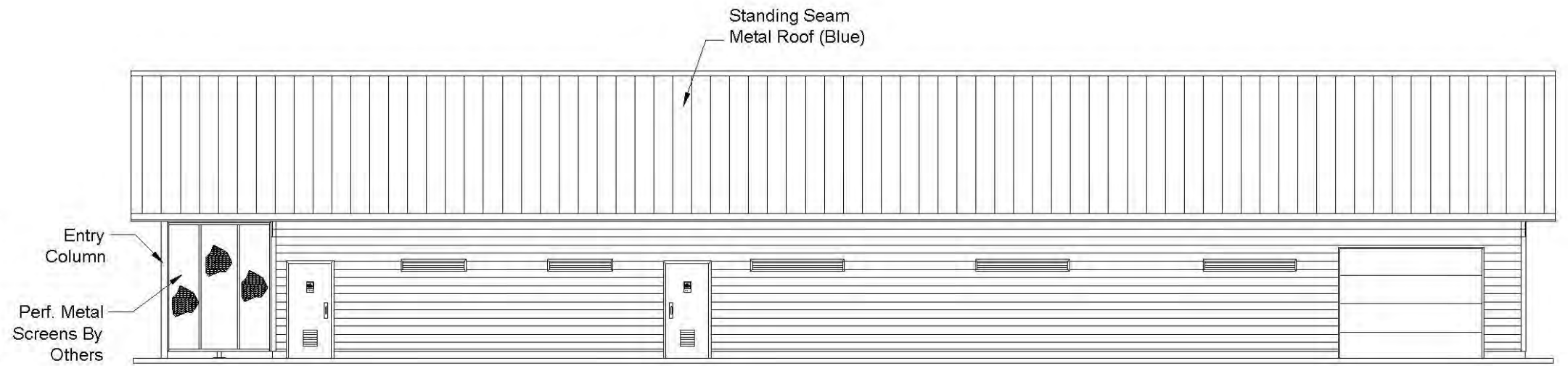
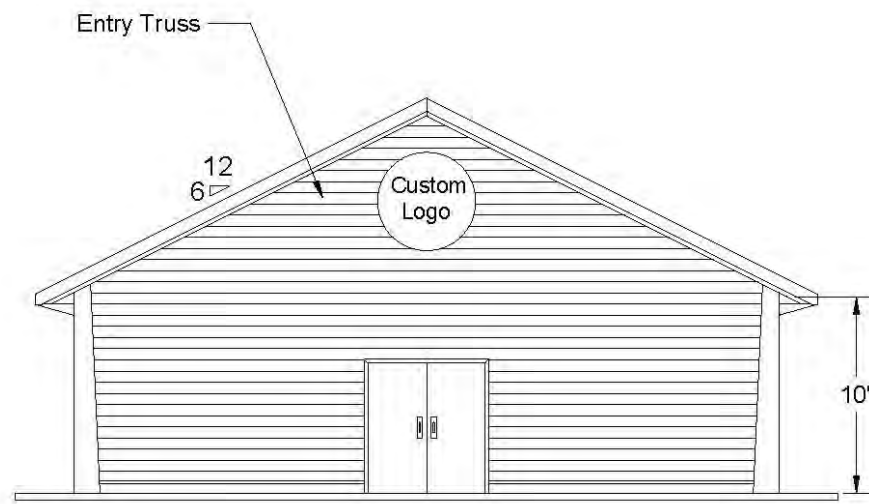
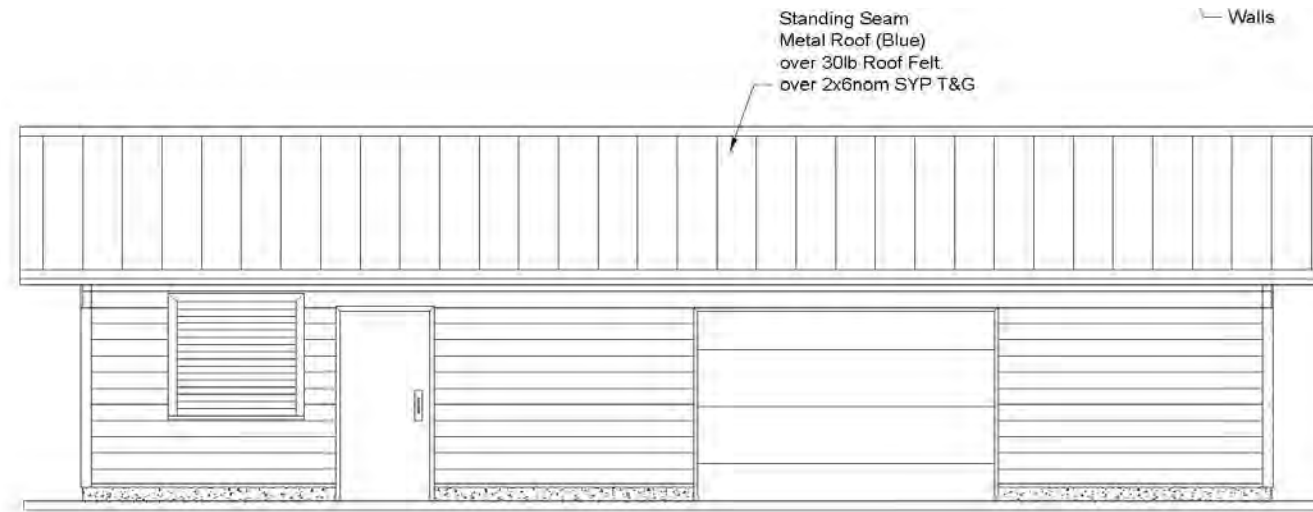
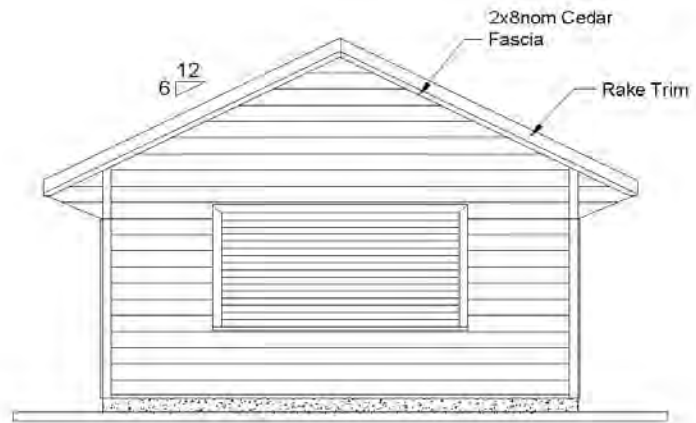
Probable Cost Opinion

Site Preparation	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	
Grading / Earthwork	1	LS	\$ 10,000.00	\$ 10,000.00	Drainage, Archery Expansion
Demolition	1	LS	\$ 10,000.00	\$ 10,000.00	Removal of existing buildings, hockey rink, clear trees for expanded archery
Utility/Electrical Work	1	LS	\$ 5,000.00	\$ 5,000.00	power and utilities to proposed buildings estimated
Subtotal					\$ 30,000.00
Hardscape	Qty	Unit	Unit Cost	Item Total	Remarks
Plaza Space					
Concrete Walk	8,571	SF	\$ 8.00	\$ 68,568.00	Plaza Area
Ballfields					
4" compacted aggregate surfacing to backstop, dugouts and seating	4,700	SF	\$ 2.00	\$ 9,400.00	
Parking Lot					
Curb & Gutter	650	LF	\$ 45.00	\$ 29,250.00	6" Curbs in Parking Lot
Bituminous / Asphalt Paving	12,044	SF	\$ 5.00	\$ 60,220.00	Parking Lot Area (assuming new paving)
Paths and Trails					
Concrete Walk	10,000	SF	\$ 8.00	\$ 80,000.00	
Bituminous / Asphalt	9,665	LF	\$ 5.00	\$ 48,325.00	
Subtotal					\$ 295,763.00
Hockey Rink	Qty	Unit	Unit Cost	Item Total	Remarks
Rink Re-Location and Re-gradng	1	LS	\$ 5,000.00	\$ 5,000.00	
New or Refurbished Rink Board Kit	1	EA	\$ 15,000.00	\$ 15,000.00	
Subtotal					\$ 20,000.00
Archery	Qty	Unit	Unit Cost	Item Total	Remarks
Compacted Aggregate Surfacing	12,392	SF	\$ 2.00	\$ 24,784.00	optional
Expanded Fencing	200	LF	\$ 35.00	\$ 7,000.00	
Subtotal					\$ 31,784.00

Landscape	Qty	Unit	Unit Cost	Item Total	Remarks
Swale - Planitngs / Seed Mix	12,000	SF	\$ 0.75	\$ 9,000.00	
Swale - Rip Rap @ Select Areas	120	TON	\$ 25.00	\$ 3,000.00	Local rock material
Overstory Trees	40	EA	\$ 550.00	\$ 22,000.00	
Ornamental Trees	8	EA	\$ 300.00	\$ 2,400.00	
Turf Establishment	12,881	SF	\$ 0.50	\$ 6,440.50	
Plant Beds	60	CY	\$ 65.00	\$ 3,900.00	
Subtotal					\$ 46,740.50
Site Features	Qty	Unit	Unit Cost	Item Total	Remarks
Bike Racks	6	EA	\$ 500.00	\$ 3,000.00	
Trash Receptacles	4	EA	\$ 1,000.00	\$ 4,000.00	
Picnic Tables & Chairs	8	EA	\$ 3,200.00	\$ 25,600.00	
Bench Seat Features	3	EA	\$ 3,500.00	\$ 10,500.00	
Entry Sign	1	EA	\$ 10,000.00	\$ 10,000.00	
Subtotal					\$ 53,100.00
Building & Site Structure	Qty	Unit	Unit Cost	Item Total	Remarks
Concession & Storage Building / Restroom Building	1	SF	\$ 120,000.00	\$ 120,000.00	Prefab Option: 40'x20'
Subtotal					\$ 120,000.00
Site Lighting	Qty	Unit	Unit Cost	Item Total	Remarks
Parking Lot Lighting	2	EA	\$ 4,500.00	\$ 9,000.00	supply and install
Subtotal					\$ 9,000.00
Playground	Qty	Unit	Unit Cost	Item Total	Remarks
Structure	1	LS	\$ 150,000.00	\$ 150,000.00	landscape structures
Playground Surfacing - sub base	2,778	SF	\$ 8.00	\$ 22,224.00	6" aggregate base
Playground Surfacing - PIP rubberized surface	2,778	SF	\$ 17.00	\$ 47,226.00	Substitute mulch for cost savings
Subtotal					\$ 219,450.00
Optional Renovation Costs	Qty	Unit	Unit Cost	Item Total	Remarks
Redo - Dugouts (East Field)	2	EA	\$ 18,000.00	\$ 36,000.00	Footings, Stone Veneer, Chainlink facing field, bench and helmet/bat storage built in, metal seam roof
Add - Bleacher Shade Sails	2	EA	\$ 15,000.00	\$ 30,000.00	15' height. Color: Highland Yellow. [Vendor: USA Shade]
Add - Scoreboards	2	EA	\$ 10,000.00	\$ 20,000.00	One freestanding, one built into Green Monster
Subtotal					\$ 96,000.00
Lighting	Qty	Unit	Unit Cost	Item Total	Remarks
Add - Trail Lighting	10	EA	\$ 10,000.00	\$ 100,000.00	
Redo - Field Lighting	8	EA	\$ 10,000.00	\$ 80,000.00	
Subtotal					\$ 180,000.00
Subtotal					\$ 794,053.50
Design Contingency (15%)					\$ 119,108.03
Total					\$ 1,060,053.50

SOUTH GROVE RECREATION COMPLEX

[EXAMPLES OF PREFAB CUSTOM STRUCTURE]



*IMAGES REPRESENTATIVE OF CUSTOMIZABLE STRUCTURE - BY CEDAR FOREST PRODUCTS COMPANY
MOUNTAIN IRON, MN

CONFLUENCE