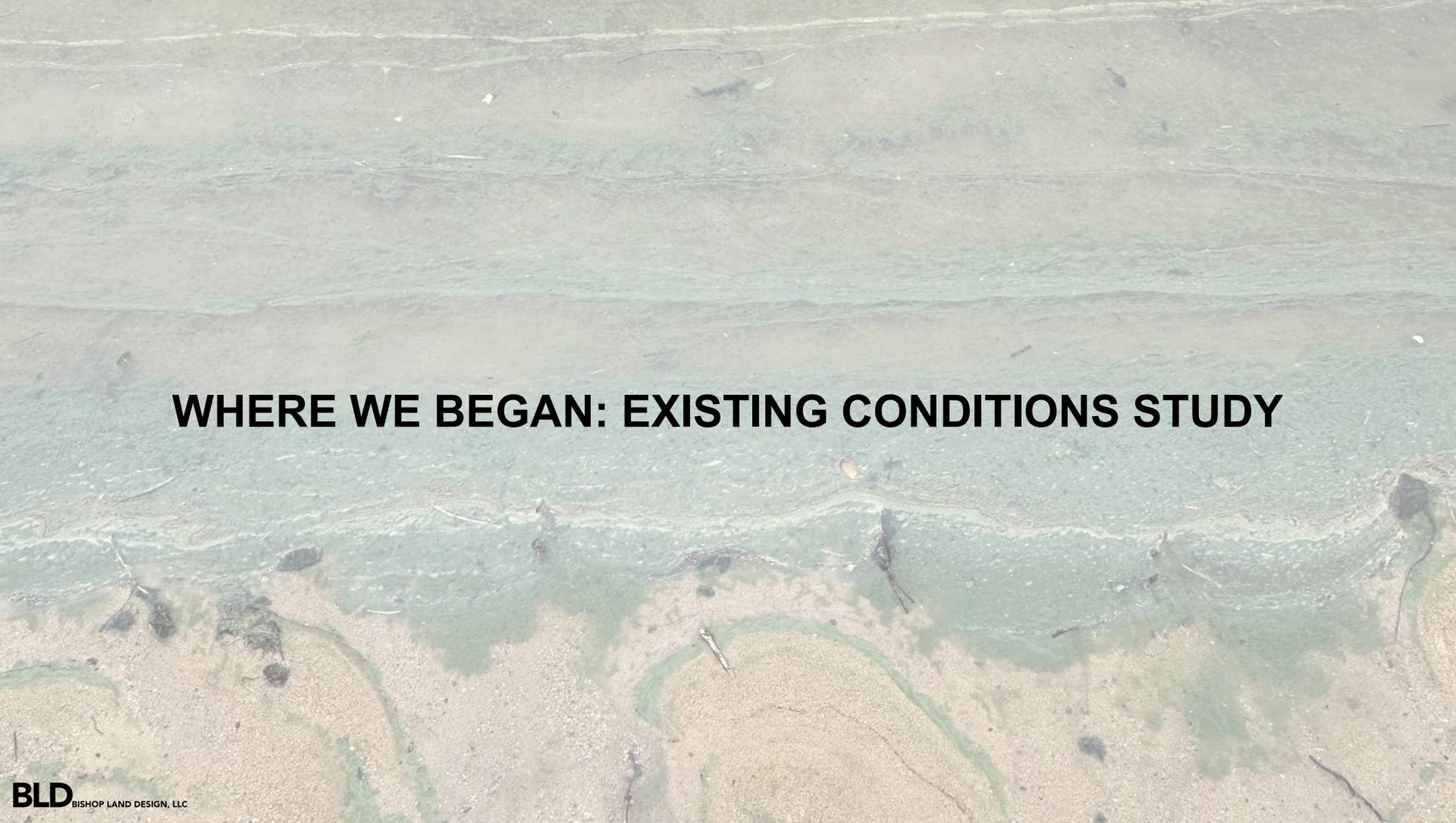


# WAUSHAKUM PARK

Presentation to the City of Framingham

June 11th, 2024

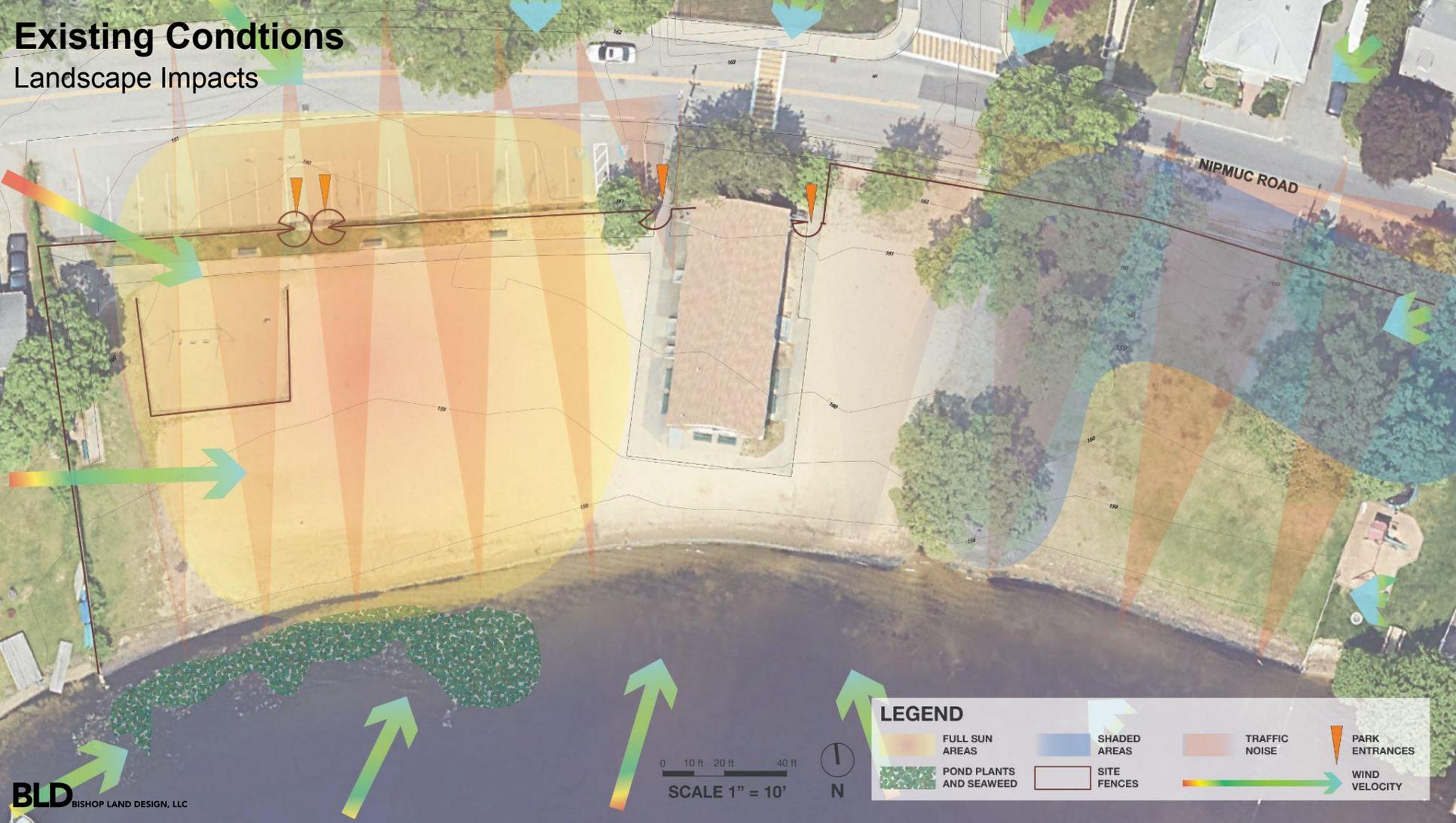


An aerial photograph showing a coastal wetland area. The image features a mix of green marshland and sandy or light-colored areas. The text "WHERE WE BEGAN: EXISTING CONDITIONS STUDY" is overlaid in the center in a bold, black, sans-serif font.

# WHERE WE BEGAN: EXISTING CONDITIONS STUDY

# Existing Conditions

## Landscape Impacts



NIPMUC ROAD

### LEGEND

- FULL SUN AREAS
- SHADED AREAS
- TRAFFIC NOISE
- WIND VELOCITY
- POND PLANTS AND SEAWEED
- SITE FENCES
- PARK ENTRANCES

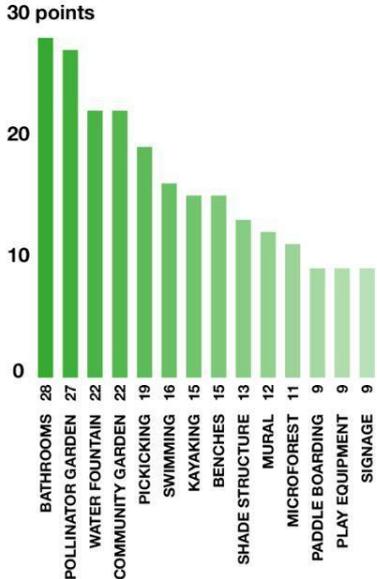
0 10 ft 20 ft 40 ft  
SCALE 1" = 10'



An aerial photograph of a coastal or wetland area. The image shows a mix of green vegetation, likely grasses or sedges, and brown, sandy or silty ground. There are some small, dark, irregular shapes scattered across the landscape, possibly rocks or debris. The overall texture is somewhat uneven, suggesting a natural, undisturbed environment.

# WHERE WE BEGAN: COMMUNITY ENGAGEMENT

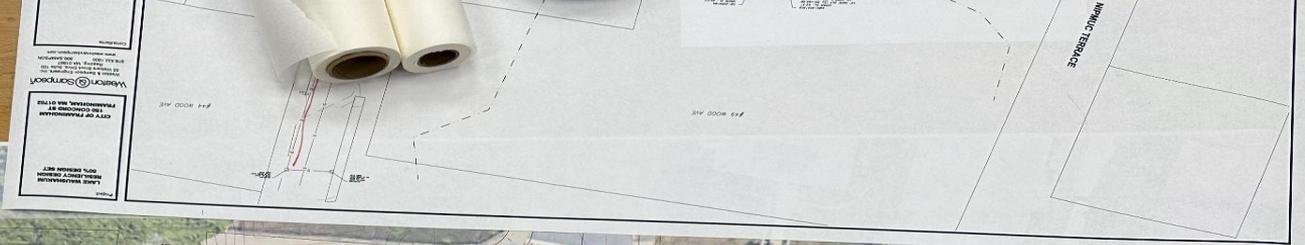
# PROGRAM OLYMPICS RESULTS



An aerial photograph of a landscape, possibly a wetland or coastal area, showing a mix of green vegetation and brown, sandy or silty ground. A white grid is overlaid on the image, with a central horizontal line. The text "WHERE WE BEGAN: INITIAL LANDSCAPE CONCEPT" is centered in bold black letters.

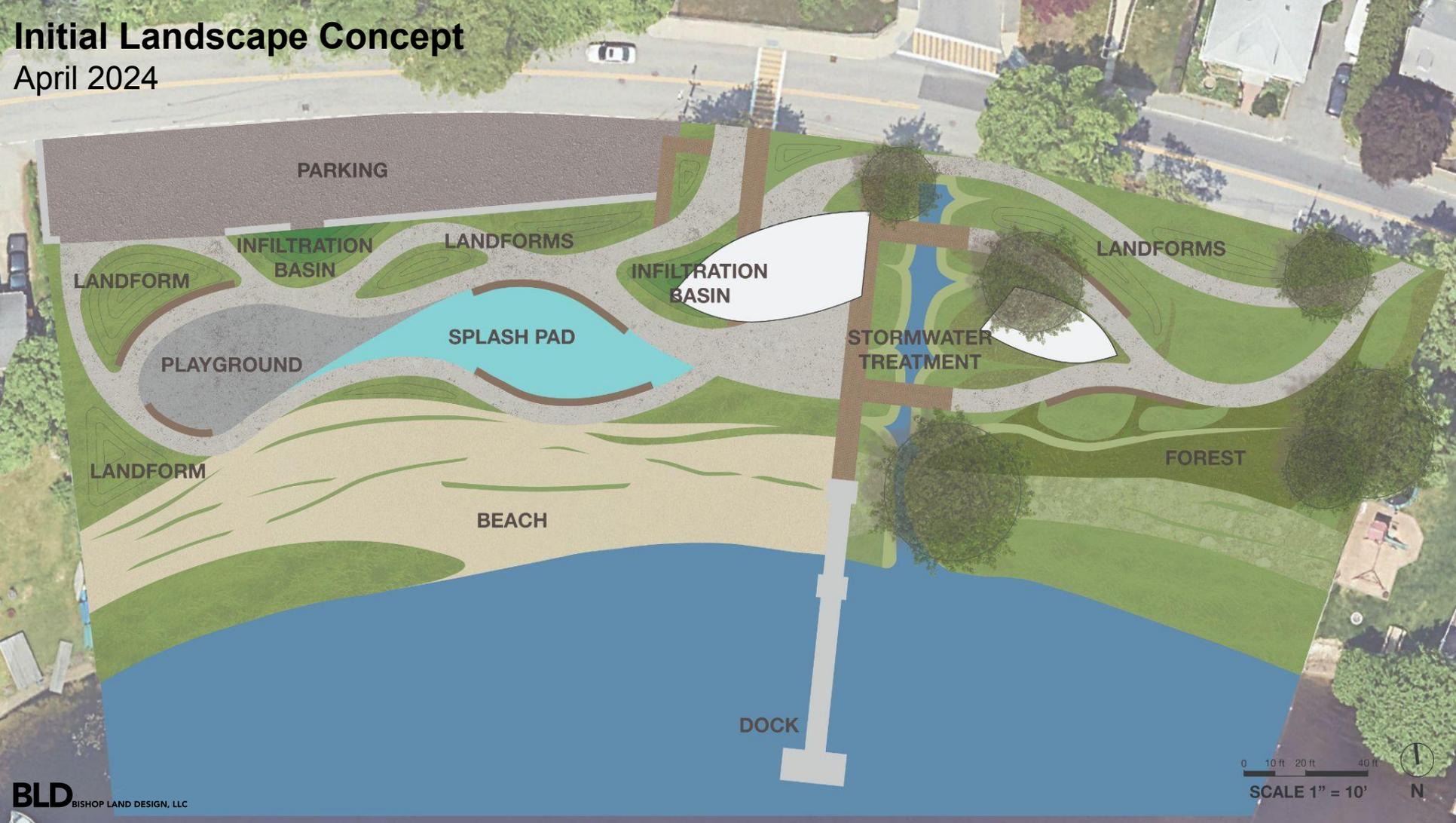
**WHERE WE BEGAN: INITIAL LANDSCAPE CONCEPT**

# Initial Landscape Concept Design Charette



# Initial Landscape Concept

April 2024



PARKING

INFILTRATION  
BASIN

LANDFORMS

INFILTRATION  
BASIN

LANDFORMS

LANDFORM

PLAYGROUND

SPLASH PAD

STORMWATER  
TREATMENT

LANDFORM

BEACH

FOREST

DOCK

0 10 ft 20 ft 40 ft

SCALE 1" = 10'

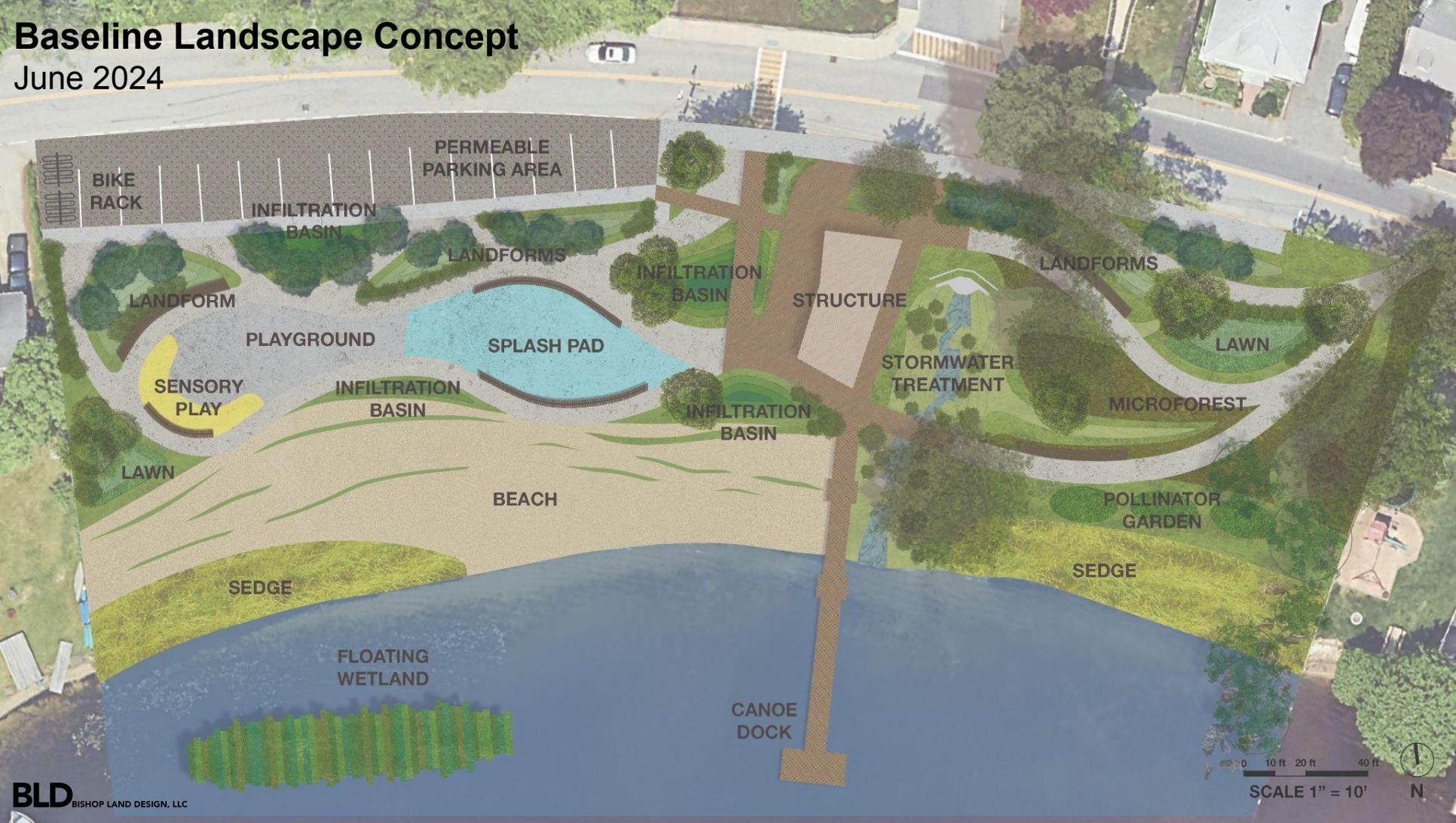


An aerial photograph of a coastal landscape. The top half of the image shows a wide, flat area with a mix of green and brownish-tan colors, possibly representing a wetland or a large field. The bottom half shows a more irregular, textured area with distinct green and brown patches, suggesting a more varied terrain or a different type of vegetation. The overall scene is captured from a high angle, looking down on the ground.

# MINIMUM & MAXIMUM LANDSCAPE CONCEPTS

# Baseline Landscape Concept

June 2024



# Maximal Landscape Concept

June 2024



# Landscape Concept

## Baseline Scheme



# Landscape Concept

## Maximal Scheme



# Landscape Concept

Baseline Scheme: Playground & Splash Pad



# Landscape Concept

Maximal Scheme: Playground & Splash Pad



# Landscape Concept

## Baseline Scheme: Beach



# Landscape Concept

## Maximal Scheme: Beach



# Landscape Concept

Baseline Scheme: Waushakum Beach, Looking East



# Landscape Concept

Maximum Scheme: Waushakum Beach, Looking East



# Landscape Concept

Baseline Scheme: Central Boardwalk



# Landscape Concept

Maximal Scheme: Central Boardwalk



# Landscape Concept

Baseline Scheme: East Forest



# Landscape Concept

Maximal Scheme: East Forest



# Landscape Concept

## Baseline Scheme: East Waterfront



# Landscape Concept

## Maximal Scheme: East Waterfront



# Landscape Concept

## Baseline Scheme: East Forest



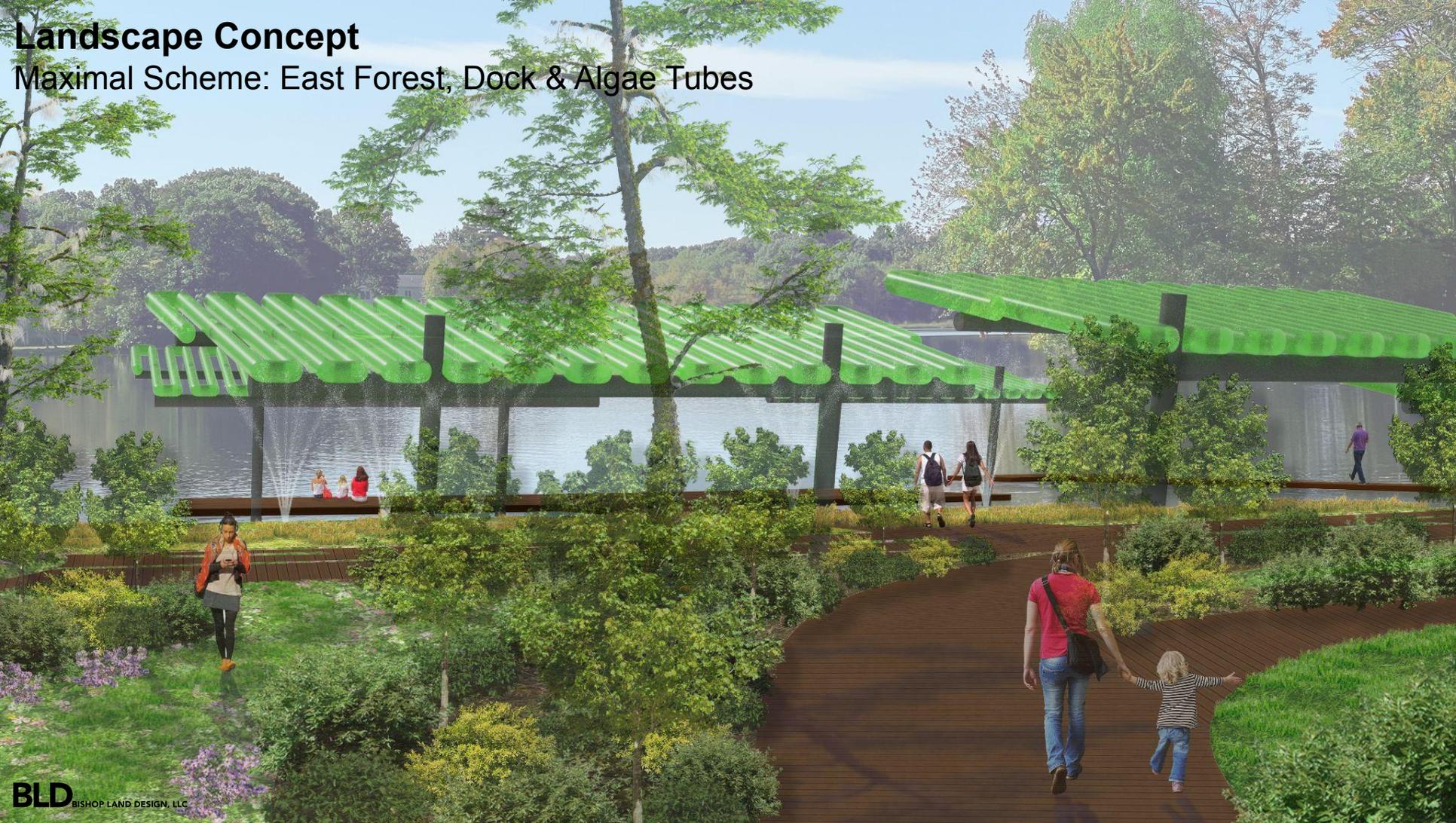
# Landscape Concept

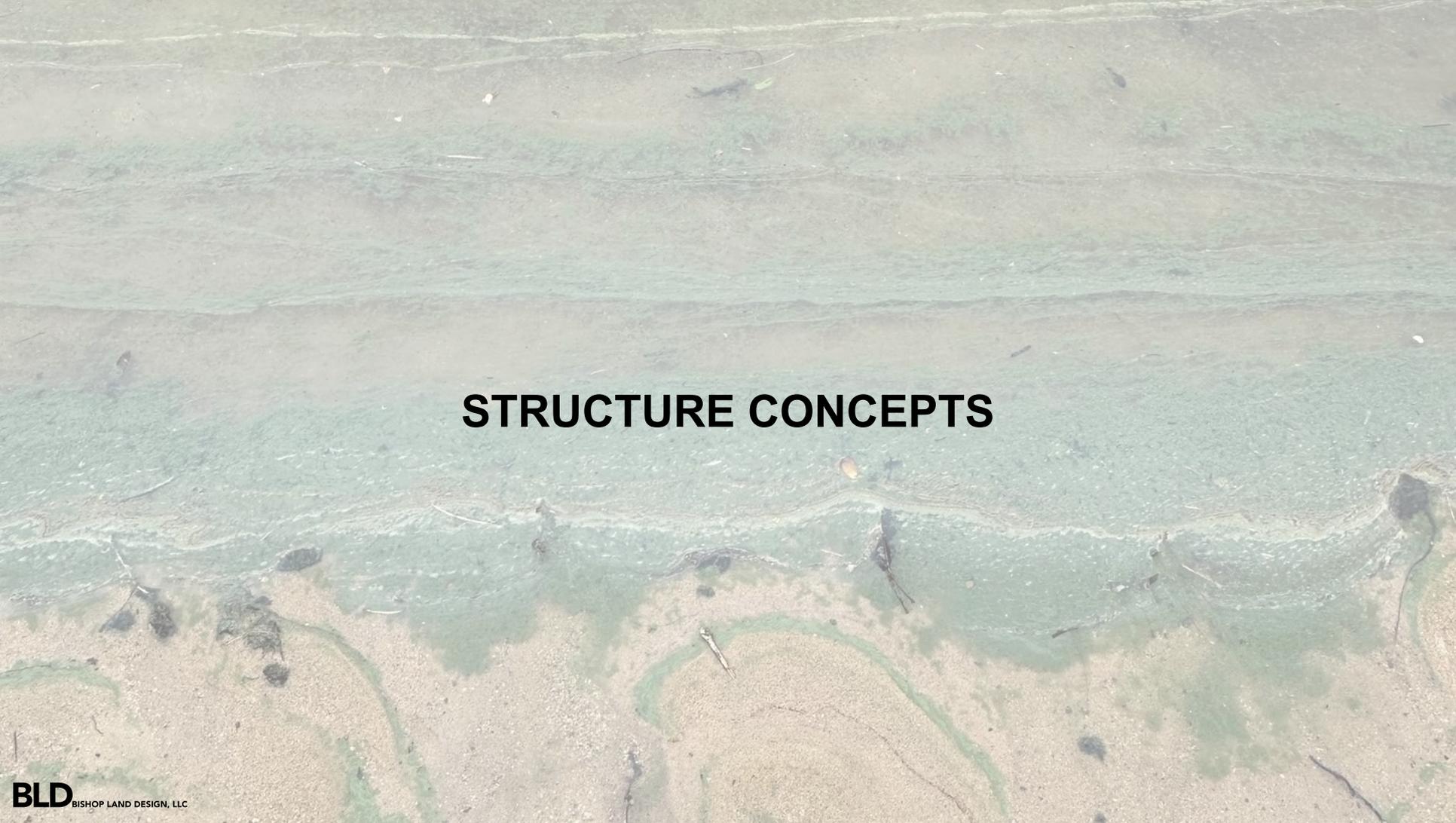
Maximal Scheme: East Forest & Dock



# Landscape Concept

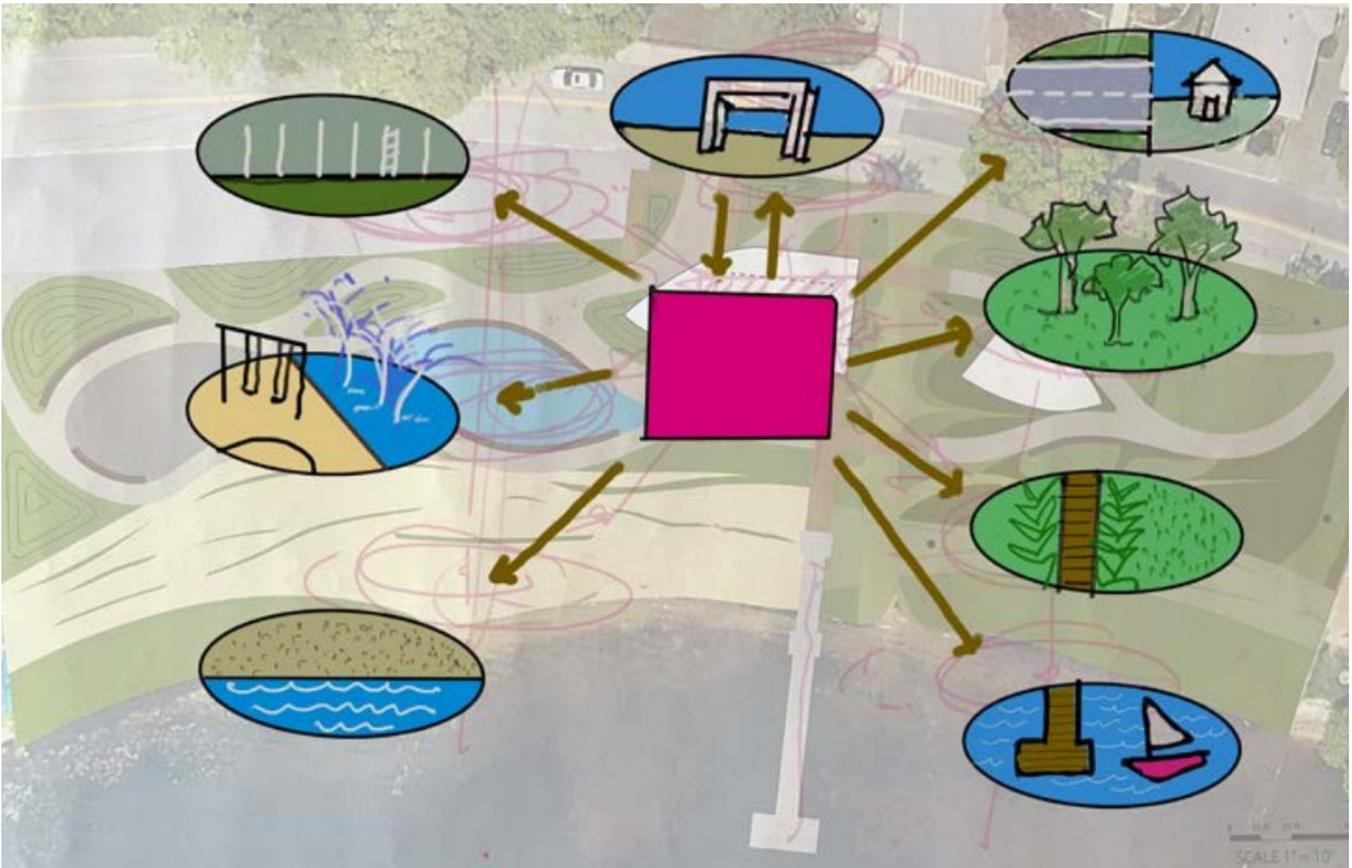
Maximal Scheme: East Forest, Dock & Algae Tubes



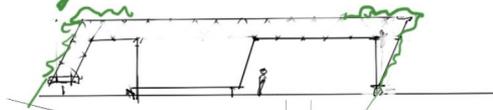
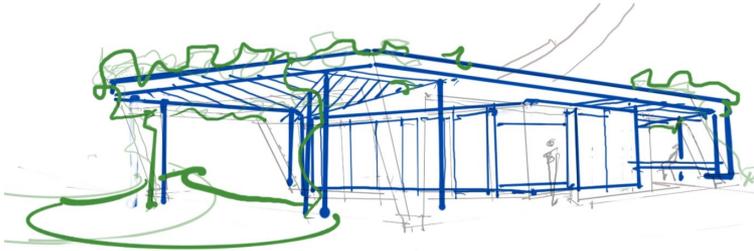
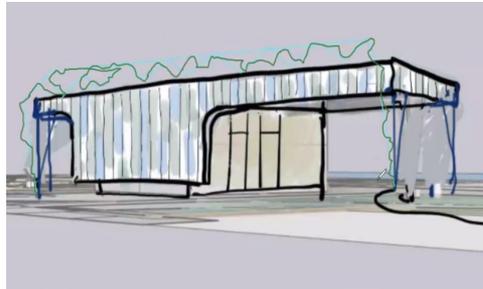
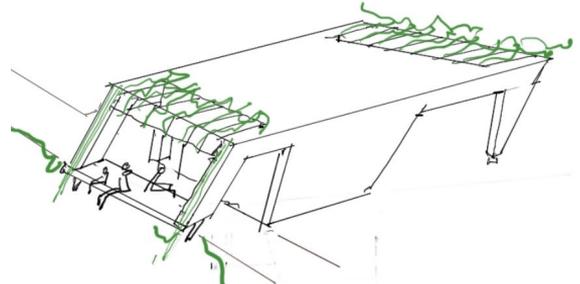
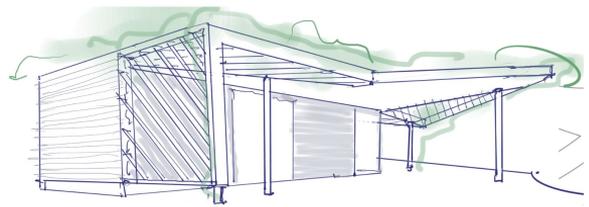
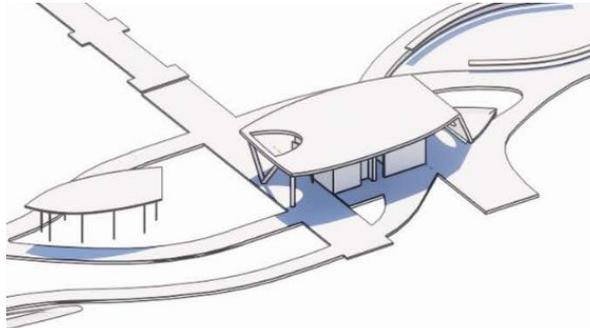
An aerial photograph of a coastal or wetland area. The image shows a mix of green vegetation, likely grasses or sedges, and brown, sandy or silty ground. The terrain appears to be a mix of open areas and more vegetated zones, possibly a salt marsh or a similar coastal ecosystem. The text "STRUCTURE CONCEPTS" is overlaid in the center of the image.

# STRUCTURE CONCEPTS

# Site-Concept Diagram



# Structure - Previous Design Concepts





NORDIC PAVILION  
SVERRE FEHN



RUTH LILLY VISITOR'S CENTER  
MARLON BLACKWELL



BURBANK WATER AND POWER  
ECO CAMPUS

# Building Precedents

## Living Wall Lattices and Green Walls



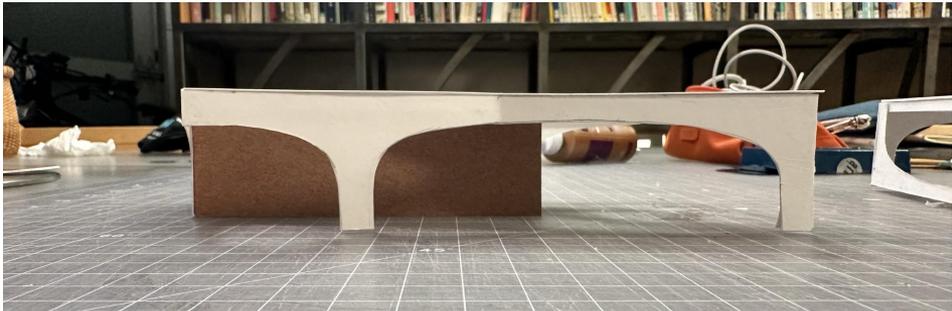
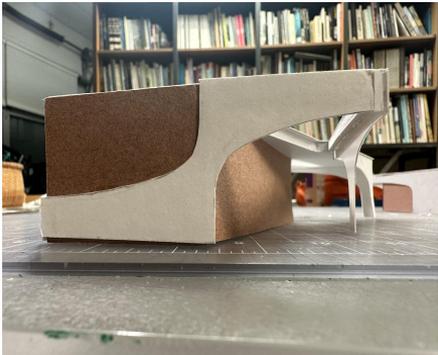
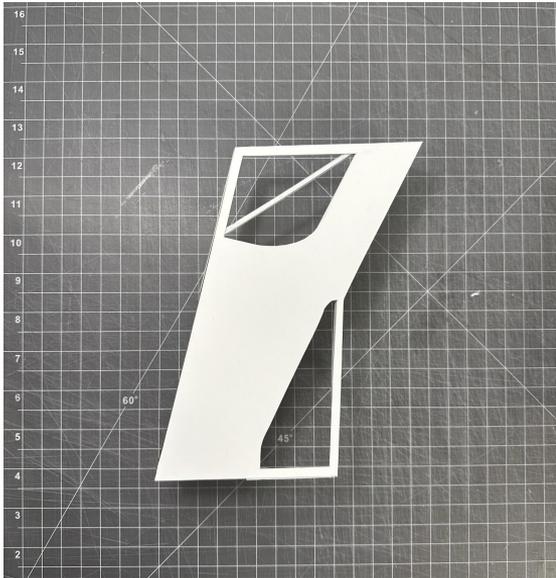
# Building Precedents

## Living Wall Lattice Systems



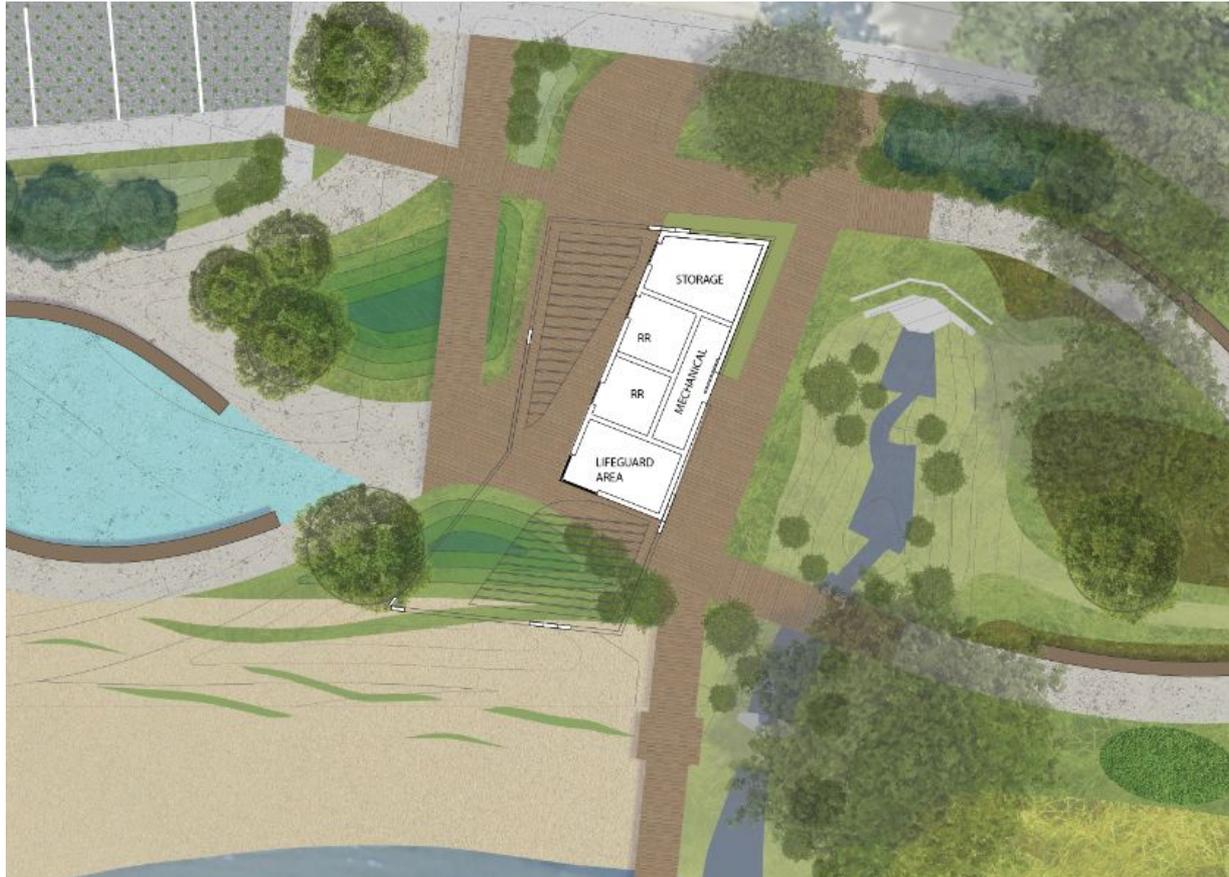
# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Scheme A



# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Baseline Structure



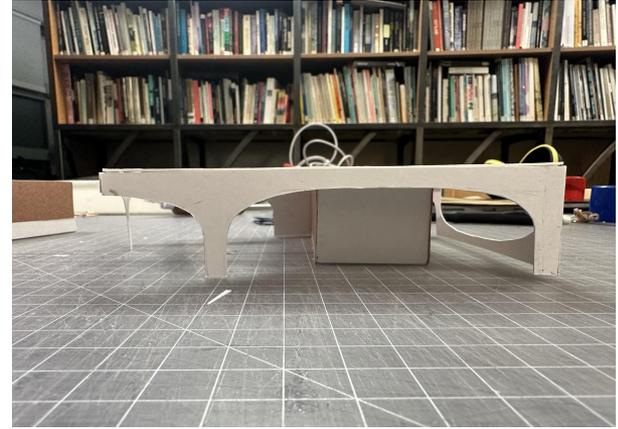
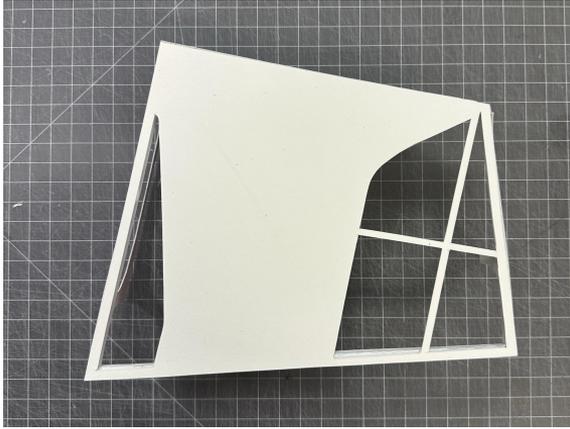
# Revised Structure Concept

## Baseline Structure



# Revised Structure Concept

## Scheme B



# Revised Structure Concept

## Scheme B



# Revised Structure Concept

## Maximal Structure



# Revised Structure Concept

## Maximal Structure



# Revised Structure Concept

## Maximal Structure



# Revised Structure Concept

## Maximal Structure



# Revised Structure Concept

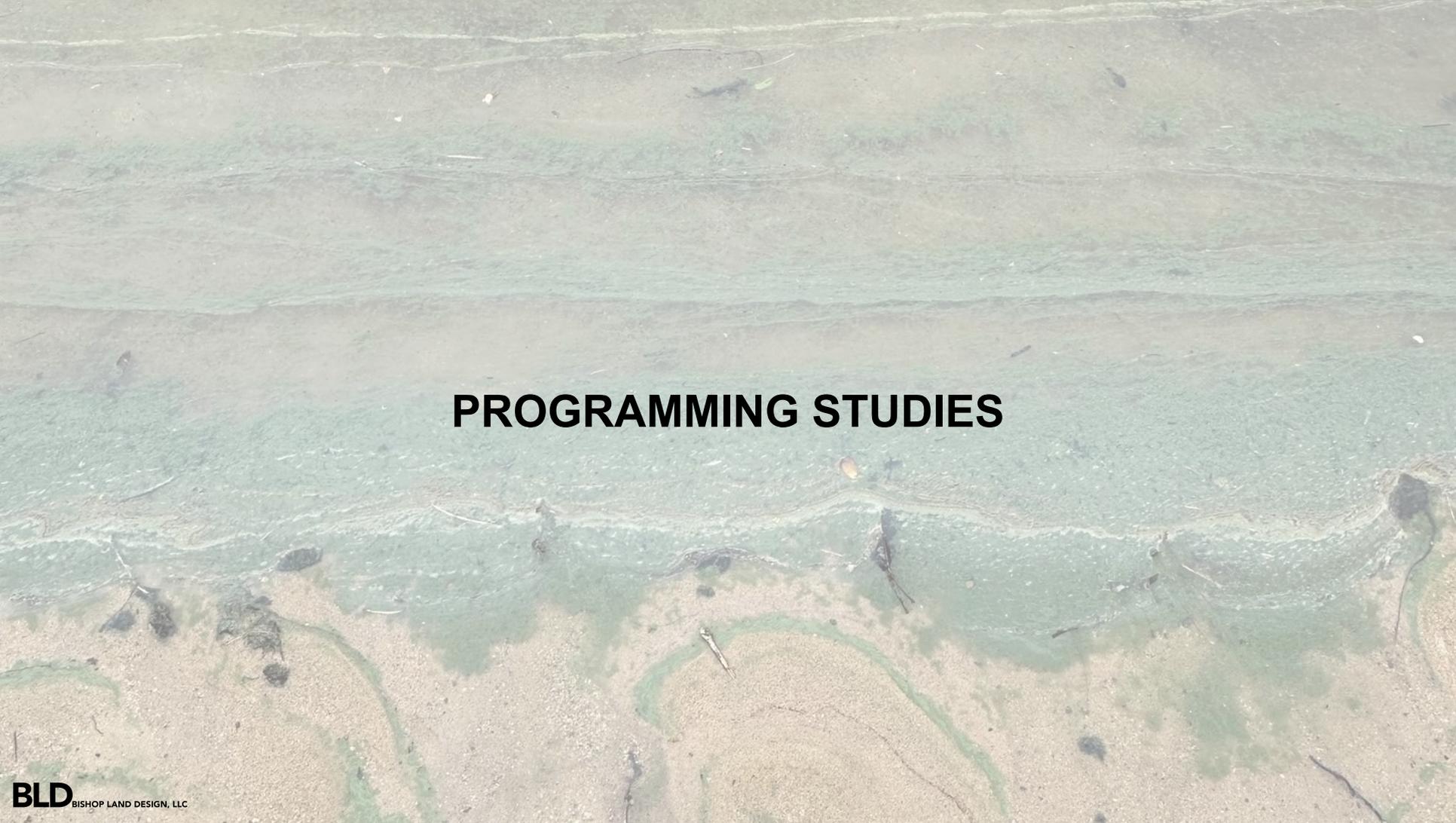
## Maximal Structure



# Revised Structure Concept

## Maximal Structure



An aerial photograph of a coastal or wetland area. The image shows a mix of green vegetation, likely grasses or sedges, and brown, sandy or silty ground. There are some small, dark, irregular shapes scattered across the landscape, possibly rocks or debris. The overall texture is somewhat uneven, suggesting a natural, undisturbed environment.

# PROGRAMMING STUDIES

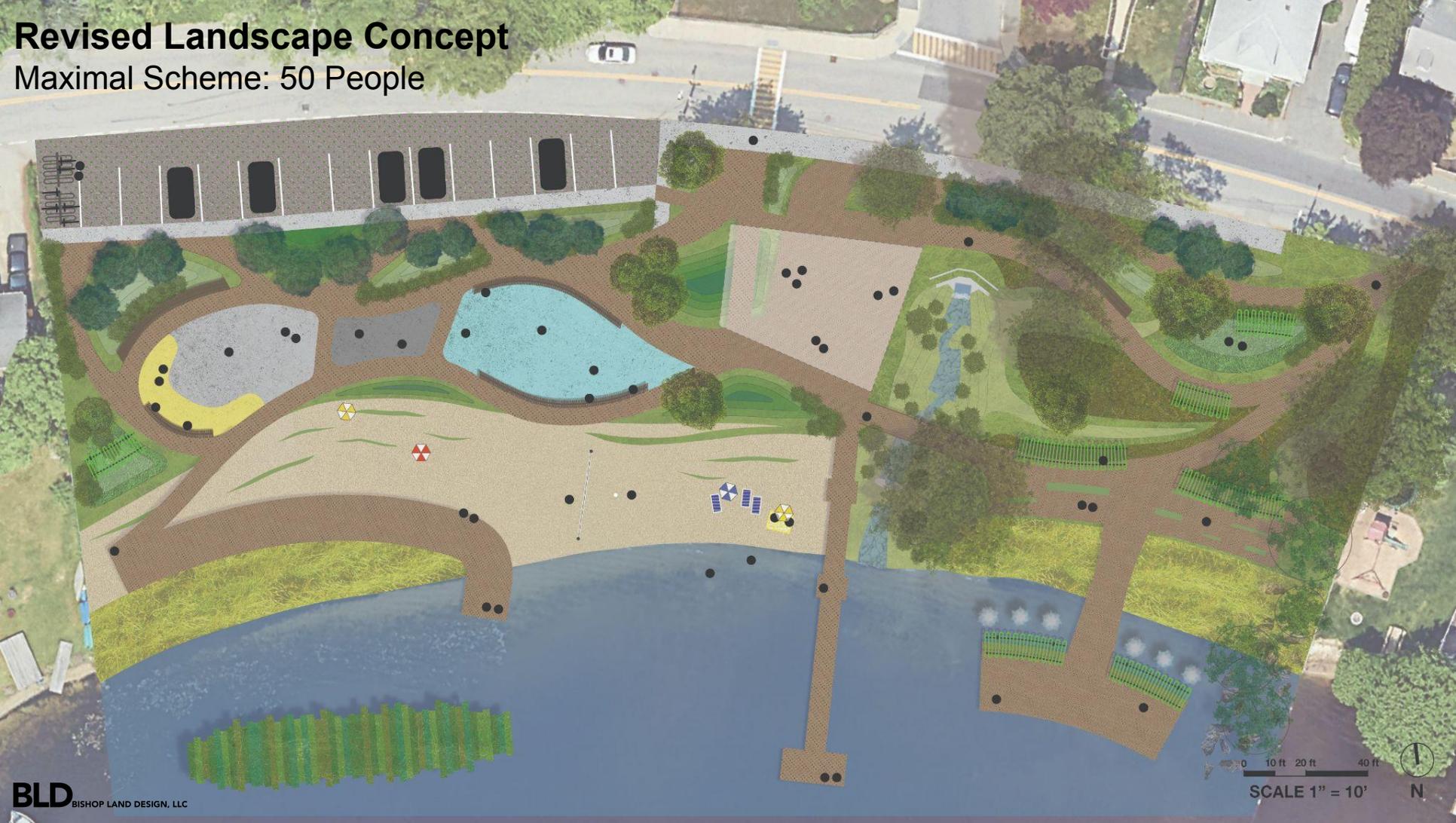
# Program Diagram

Baseline Scheme: 50 People



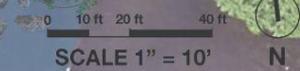
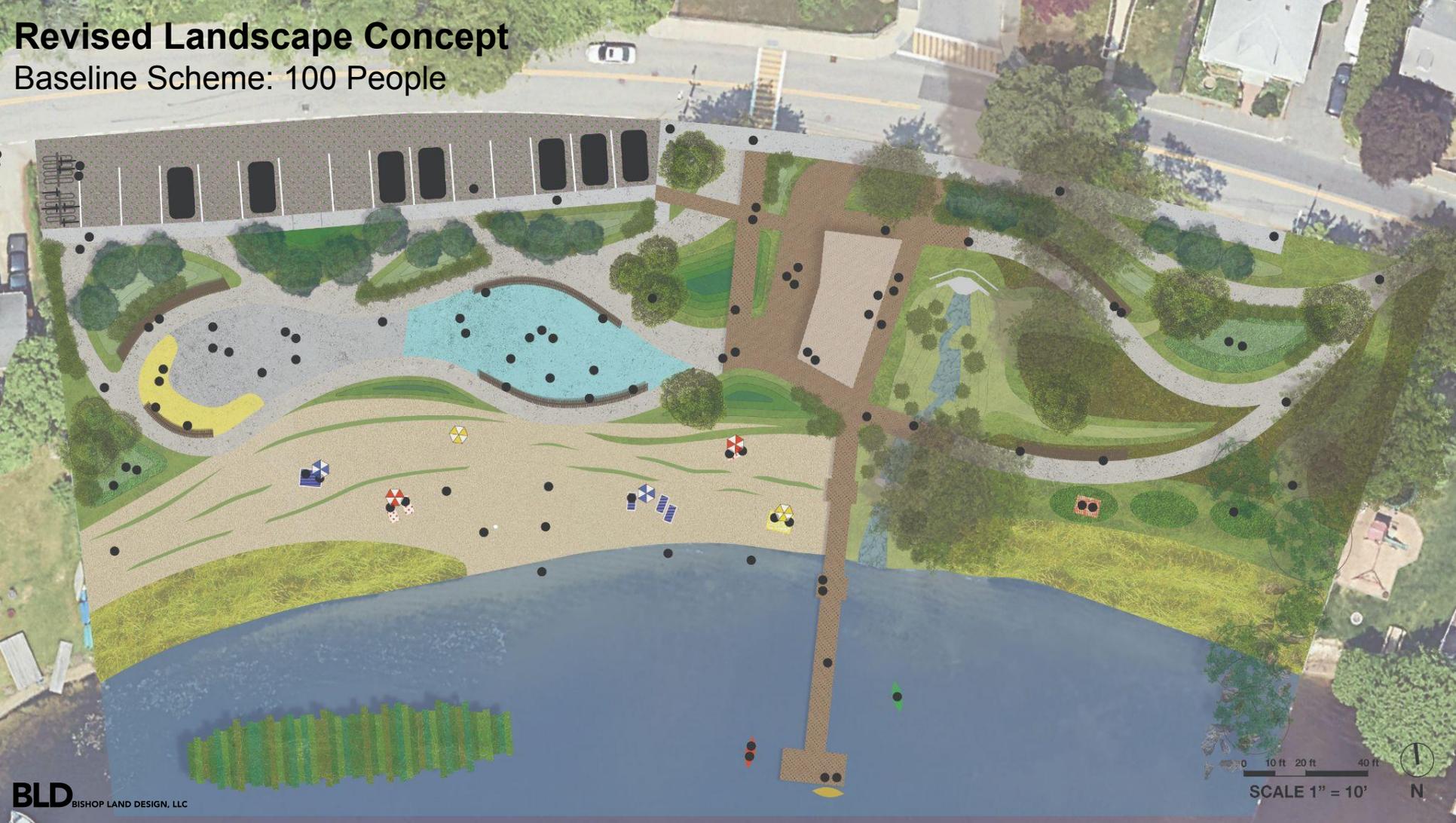
# Revised Landscape Concept

Maximal Scheme: 50 People



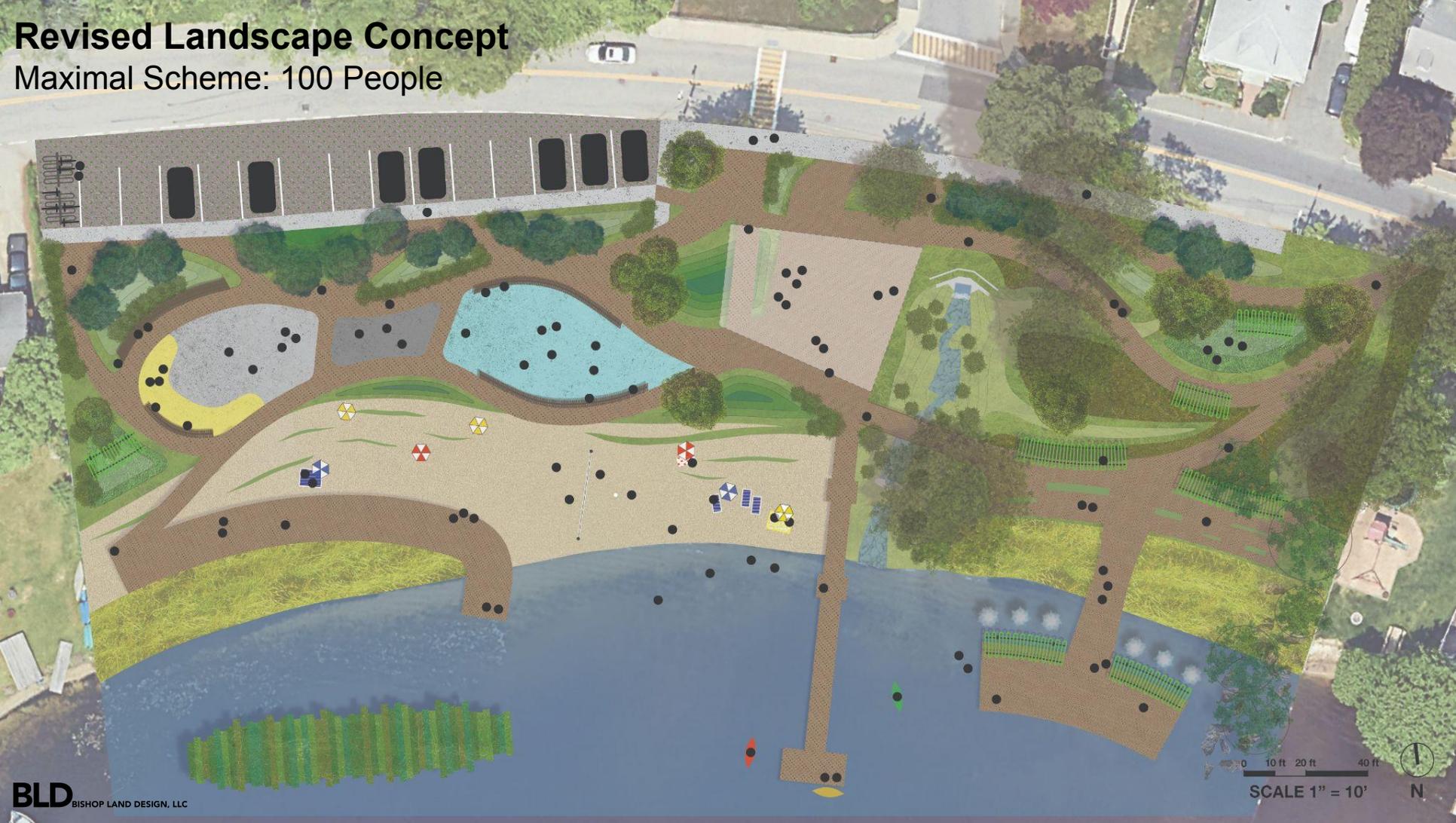
# Revised Landscape Concept

Baseline Scheme: 100 People



# Revised Landscape Concept

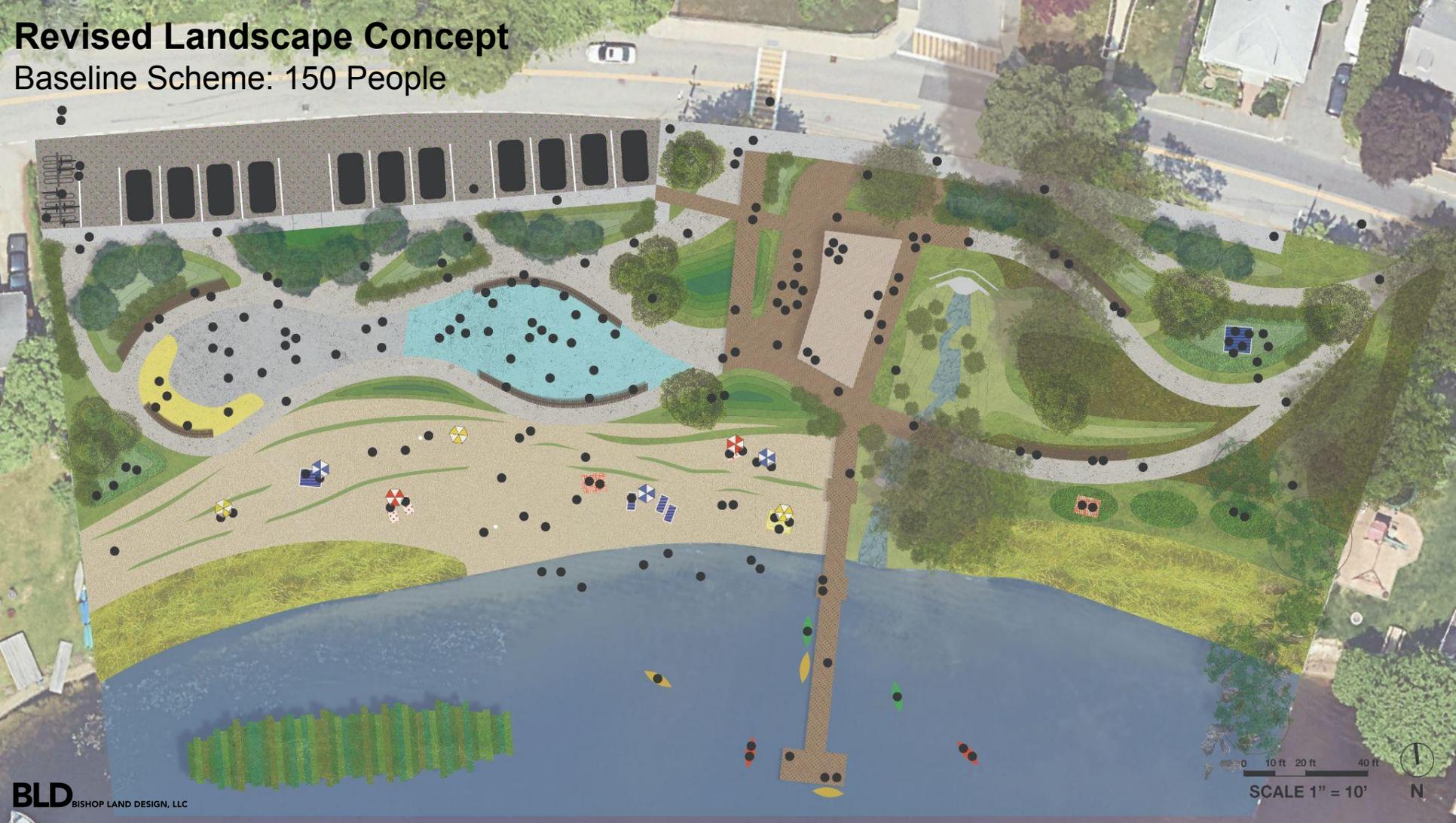
Maximal Scheme: 100 People



0 10 ft 20 ft 40 ft  
SCALE 1" = 10' N

# Revised Landscape Concept

Baseline Scheme: 150 People



0 10 ft 20 ft 40 ft

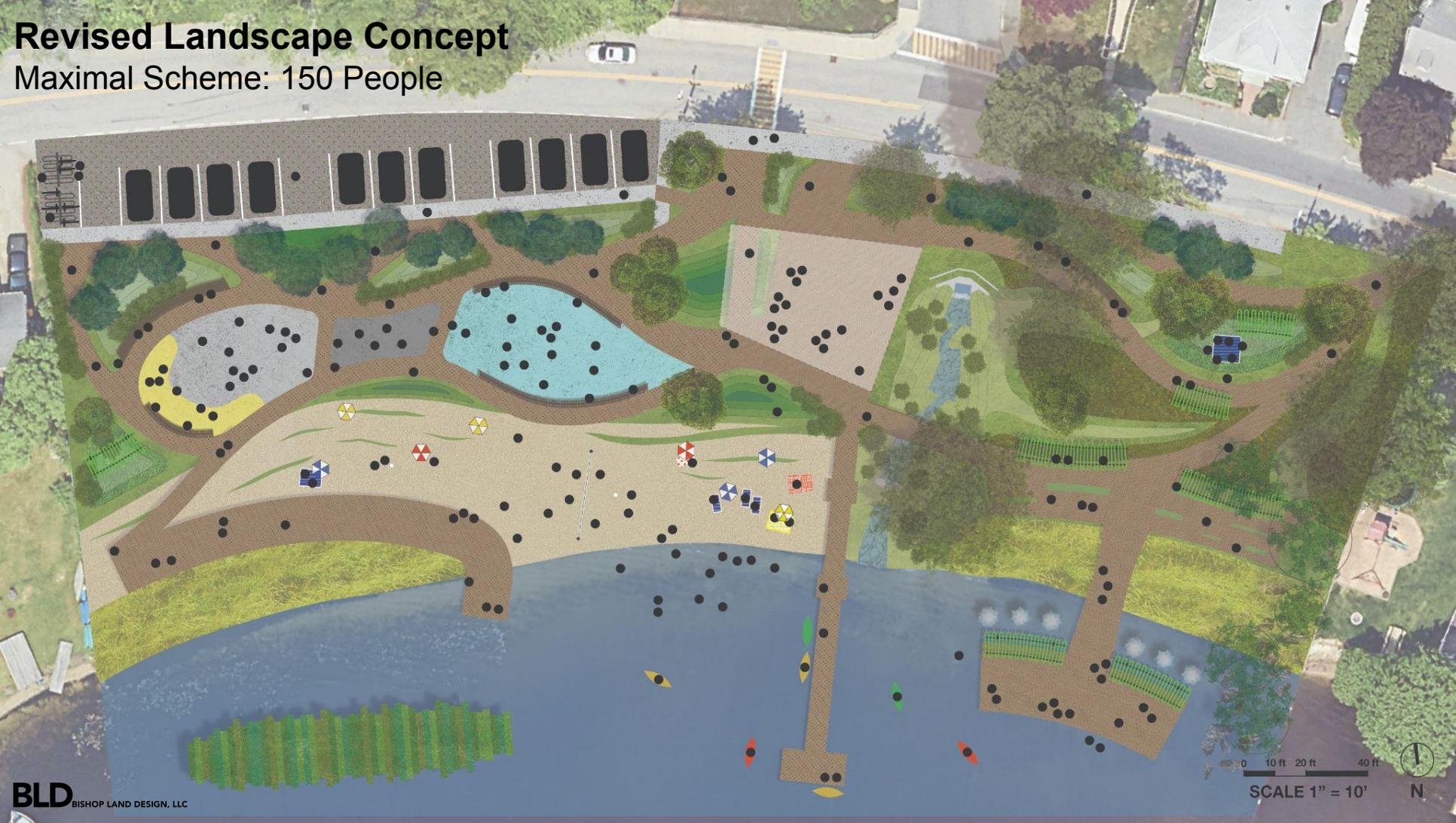
SCALE 1" = 10'



N

# Revised Landscape Concept

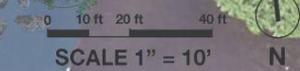
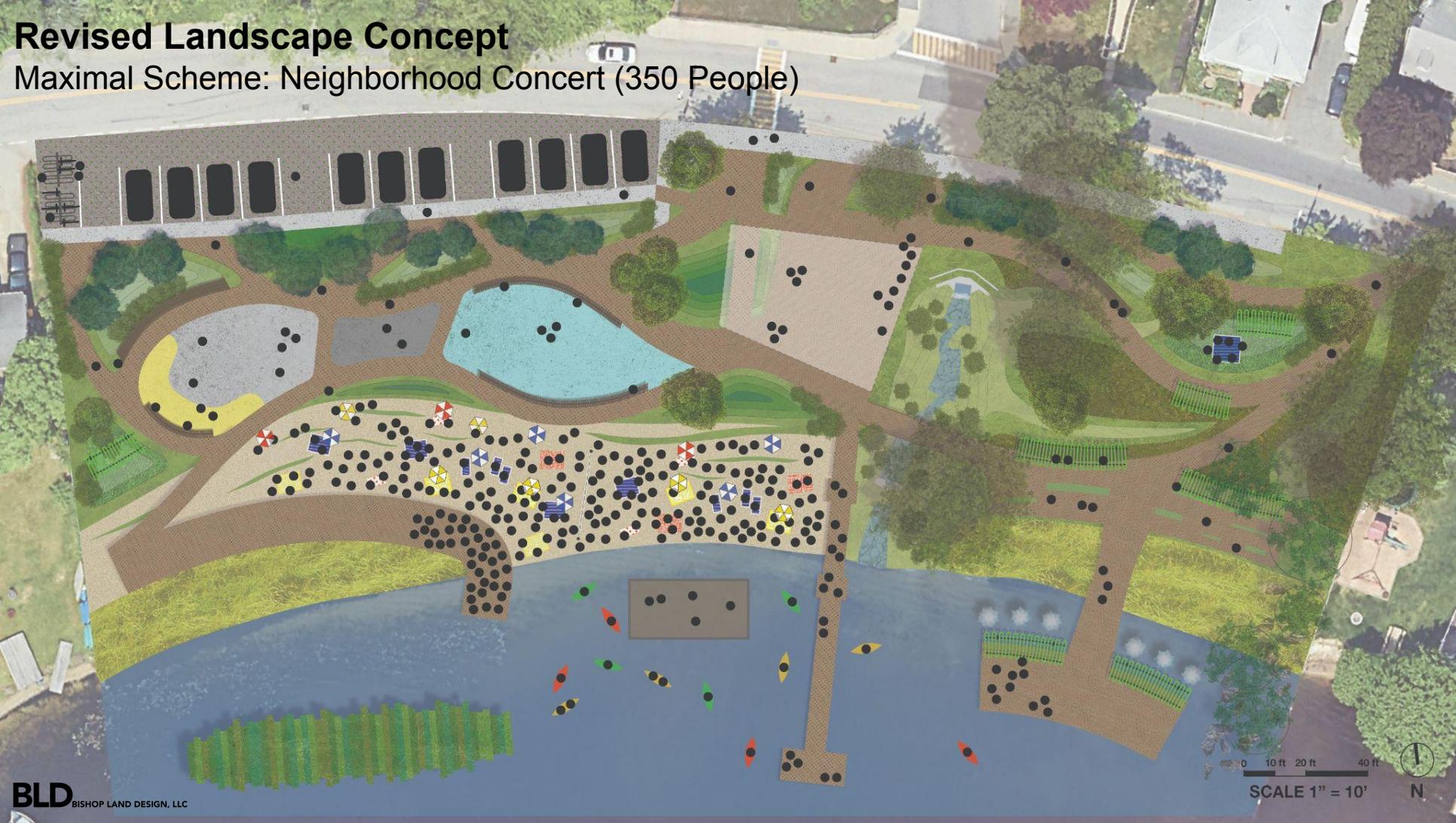
Maximal Scheme: 150 People



0 10 ft 20 ft 40 ft  
SCALE 1" = 10'  
N

# Revised Landscape Concept

## Maximal Scheme: Neighborhood Concert (350 People)



An aerial photograph showing a coastal or wetland environment. The image features a mix of green vegetation, brown sediment, and water. The text "LEVEL OF COST (MAXIMAL SCHEME)" is overlaid in the center. The background shows a complex pattern of land and water, with some areas appearing more developed or altered than others.

**LEVEL OF COST (MAXIMAL SCHEME)**

# Level of Cost

## Overview (Maximal Scheme)

Initial Landscape Cost: **\$4,611,795**  
Other Landscape Costs: **\$1,637,187**  
**Landscape Total: \$6,248,982**

Initial Structure Cost: **\$1,167,415**  
Other Structure Costs: **\$667,696**  
**Structure Total: \$1,835,111**

**Combined Initial Cost: \$5,779,210**

**Combined Other Costs: \$8,084,093**  
**25% Contingency: \$1,444,802**

**Total Cost: \$9,528,895**



# Level of Cost

## Detailed Breakdown

CATEGORY	MATERIAL/ PRODUCT	MEASUREMENT	UNIT	COST (USD)/UNIT	TOTAL COST		
LANDSCAPE							
CIRCULATION	2x6 THERMALLY MODIFIED DECKING	13720	SF	\$38.00	\$521,360.00	DOES NOT INCLUDE UNDER CONSTRUCTION BRIDGE OVER OUTFALL	
	PRESSURED TREATED SUBSTRUCTURE	13720	SF	\$14.00	\$192,080.00		
	LOW-CARBON CONCRETE & SUBSTRATE	2720	SF	\$12.00	\$32,640.00		
	BIKE RACKS	2	EA	\$600.00	\$1,200.00		
DOCKS	THERMALLY MODIFIED DECKING	4625	SF	\$38.00	\$175,750.00	DOES NOT INCLUDE CENTRAL PIER PROPOSED BY CITY OF FRAMINGHAM	
	PRESSURED TREATED SUBSTRUCTURE	4625	SF	\$35.00	\$161,875.00		
	FOUNDATIONS - HELICAL	36	EA	\$15,000.00	\$540,000.00		
SPLASH PAD	NON-RECIRCULATING	2200	SF	200	\$440,000.00	LUMP SUM	
PLAY AREAS	EXERCISE AREA RUBBER SURFACE	505	SF	\$40.00	\$20,200.00		
	EXERCISE AREA EQUIPMENT	4	EA	\$10,500.00	\$42,000.00	LUMP SUM	
	PLAYGROUND RUBBER SURFACE	1350	SF	\$40.00	\$54,000.00		
	PLAYGROUND AREA EQUIPMENT	1	EA	\$225,000.00	\$225,000.00	LUMP SUM	
	SENSORY PLAY AREA RUBBER SURFACE	500	SF	\$40.00	\$20,000.00		
INTERPRETIVE SIGNAGE	2' X 3' INTERPERATIVE SIGNAGE	12	EA	\$1,500.00	\$18,000.00		
BENCHES	T BENCH ON BOARDWALK EDGE	135	LF	\$1,100.00	\$148,500.00		
	FENCH ON BOARDWALK EDGE	120	LF	\$1,100.00	\$132,000.00		
LIGHTING	STANDING LIGHT FIXTURES	14	EA	\$2,000.00	\$28,000.00		
LANDSCAPE IMPROVEMENT/MITIGATION	MICROFOREST	3570	SF	\$10.00	\$35,700.00		
	WILDFLOWER/POLLINATOR GARDEN	1900	SF	\$35.00	\$66,500.00		
	NON-LAWN GROUND COVER	12,015	SF	\$20.00	\$240,300.00		
	LAWN	1240	SF	\$1.00	\$1,240.00	SEEDED	
	OUTFALL ADJACENT SWALE AREA	765	SF	\$20.00	\$15,300.00	EXTENSION OF UNDER CONSTRUCTION OUTFALL	
	BOULDERS	480	TONS	\$70.00	\$33,600.00		
VEGETATION	CONIFER TREES	23	EA	\$1,000.00	\$23,000.00		
	DECIDUOUS TREES	11	EA	\$1,000.00	\$11,000.00		
	SHRUBS	90	EA	\$80.00	\$7,200.00		
	BEACH AREA GRASSES	150	SF	\$50.00	\$7,500.00		

# Level of Cost

## Detailed Breakdown

CATEGORY	MATERIAL/ PRODUCT	MEASUREMENT	UNIT	COST (USD)/UNIT	TOTAL COST	
CUT & FILL	INFILTRATION BASINS	2800	CF	\$3.00	\$8,400.00	
	RAISED LANDFORMS	5,600	CF	\$2.00	\$11,200.00	ASSUMES REUSE OF CUT FROM INFILTRATION BASINS AND OUTFALL PROJECT
GRADING AND EXCAVATING	SITE & UTILITIES	35,000	CF	\$3.00	\$105,000.00	
WATER QUALITY TREATMENT	SOLAR AERATING FOUNTAINS	6	EA	\$5,000.00	\$30,000.00	
	SOLAR RECIRCULATING WATERFALL	1	EA	\$20,000.00	\$20,000.00	
	PERMEABLE PAVING PARKING LOT & SUBSTRATE	6,950	SF	\$35.00	\$243,250.00	
	ALGAE TUBE SYSTEM*	1	LS	\$1,000,000.00	\$1,000,000.00	* NO BASIS AT THIS TIME; LUMP SUM
<b>LANDSCAPE SUBTOTAL</b>					<b>\$4,611,795.00</b>	
<b>STRUCTURE</b>						
EXISTING CONDITIONS	DEMOLITION	1,500	SF	\$15.00	\$22,500.00	
	FACILITY REMEDIATION	1	EA	\$15,000.00	\$15,000.00	LUMPSUM
CONCRETE		1,500	SF	\$90.00	\$135,000.00	
MASONRY	UNIT MASONRY—FSB	1,500	SF	\$36.00	\$54,000.00	
METALS	STRUCTURAL STEEL FRAMING	2,140	SF	\$55.00	\$117,700.00	
	METAL FABRICATIONS	1	EA	\$15,000.00	\$15,000.00	LUMPSUM
WOODS & PLASTICS	ROUGH CARPENTRY	1	EA	\$10,000.00	\$10,000.00	LUMPSUM
	ARCHITECTURAL WOODWORK	1	EA	\$25,000.00	\$25,000.00	LUMPSUM
	TRELLIS SLATS	900	SF	\$150.00	\$135,000.00	
THERMAL & MOISTURE PROTECTION	DAMPPROOFING & WATERPROOFING	1	EA	\$20,000.00	\$20,000.00	LUMPSUM
	INSULATION	1	EA	\$5,000.00	\$5,000.00	LUMPSUM
	ROOFING (EPDM)—FSB	1325	SF	\$35.00	\$46,375.00	
	WALL PANELS (ECOMESH)	900	SF	\$125.00	\$112,500.00	
	FLASHING & SHEET METAL	1	EA	\$10,000.00	\$10,000.00	LUMPSUM
	PENETRATION FIRESTOPPING	1	EA	\$1,000.00	\$1,000.00	LUMPSUM
	JOINT SEALANTS	2140	SF	\$3.00	\$6,420.00	
DOORS & WINDOWS	METAL DOORS & FRAMES	3	EA	\$2,600.00	\$7,800.00	
	OVERHEAD DOORS	1	EA	\$10,000.00	\$10,000.00	
	ALUMINUM DOORS	1	EA	\$7,000.00	\$7,000.00	
	WINDOWS	60	SF	\$150.00	\$9,000.00	
	LOUVERS & VENTS	1	EA	\$2,000.00	\$2,000.00	LUMPSUM

# Level of Cost

## Detailed Breakdown

CATEGORY	MATERIAL/ PRODUCT	MEASUREMENT	UNIT	COST (USD)/UNIT	TOTAL COST	
FINISHES	GYPSUM BOARD ASSEMBLIES	1	EA	\$10,000.00	\$10,000.00	LUMPSUM
	FLUID-APPLIED FLOORING	515	SF	\$18.00	\$9,270.00	
	PAINTING—FSB	1	EA	\$50,000.00	\$50,000.00	LUMPSUM
SPECIALTIES	VISUAL DISPLAY SURFACES	1	EA	\$500.00	\$500.00	LUMPSUM
	SIGNAGE	1	EA	\$15,000.00	\$15,000.00	LUMPSUM
	TOILET & BATHROOM ACCESSORIES	2	EA	\$1,000.00	\$2,000.00	
	FIRE EXTINGUISHERS	2	EA	\$175.00	\$350.00	
	STORAGE SPECIALTIES	1	EA	\$5,000.00	\$5,000.00	LUMPSUM
FURNISHINGS	OTHER FURNISHINGS	1	EA	\$5,000.00	\$5,000.00	LUMPSUM
PLUMBING	PLUMBING—FSB	1	EA	\$76,000.00	\$76,000.00	LUMPSUM
HVAC	HVAC—FSB	1	EA	\$34,000.00	\$34,000.00	LUMPSUM
ELECTRICAL	ELECTRICAL—FSB	1	EA	\$99,000.00	\$99,000.00	LUMPSUM
UTILITIES	WATER UTILITIES	1	EA	\$15,000.00	\$15,000.00	LUMPSUM
	SANITARY SEWERAGE	1	EA	\$20,000.00	\$20,000.00	LUMPSUM
	SITE ELECTRICAL	1	EA	\$60,000.00	\$60,000.00	LUMPSUM
				<b>STRUCTURE SUBTOTAL</b>	<b>\$1,167,415.00</b>	
<b>CONTINGENCIES</b>						
LANDSCAPE	Bond & Insurance	2%	%	\$4,611,795.00	\$92,235.90	
	Building Permit	0	%	\$4,611,795.00	\$0.00	
	Prime Contractor's Head Office	5%	%	\$4,611,795.00	\$230,589.75	
	Landscape Design Fee	15%	%	\$4,611,795.00	\$691,769.25	
	Landscape Design Fee Contingency	3.50%	%	\$4,611,795.00	\$161,412.83	
	Escalation to Start Date (October 2025)	10%	%	\$4,611,795.00	\$461,179.50	
					<b>SUBTOTAL</b>	<b>\$1,637,187.23</b>
STRUCTURE	Structure Design & Estimating Contingency	12%	%	\$1,167,415.00	\$140,089.80	
	Escalation to Start Date (October 2025)	3.50%	%	\$1,167,415.00	\$40,859.53	
STRUCTURE	General Conditions	6	MONTHS	\$1,348,364.00	\$360,000.00	
	General Requirements	2%	%	\$1,348,364.00	\$26,967.28	
	Winter Conditions	0%	%	\$1,348,364.00	\$0.00	
	Insurances	1.40%	%	\$1,348,364.00	\$18,877.10	
	Bond	1%	%	\$1,348,364.00	\$13,483.64	
	Building Permit	0%	%	\$1,348,364.00	\$0.00	
	Overheadand & Profit	5%	%	\$1,348,364.00	\$67,418.20	
				<b>SUBTOTAL</b>	<b>\$667,695.54</b>	
CONTINGENCIES/ESCALATION/FEE	Overall Contingency	25%	%	\$5,779,210.00	\$1,444,802.50	
				<b>CONTINGENCIES SUBTOTAL</b>	<b>\$3,749,685.27</b>	
				<b>TOTAL COST</b>	<b>\$9,528,895.27</b>	

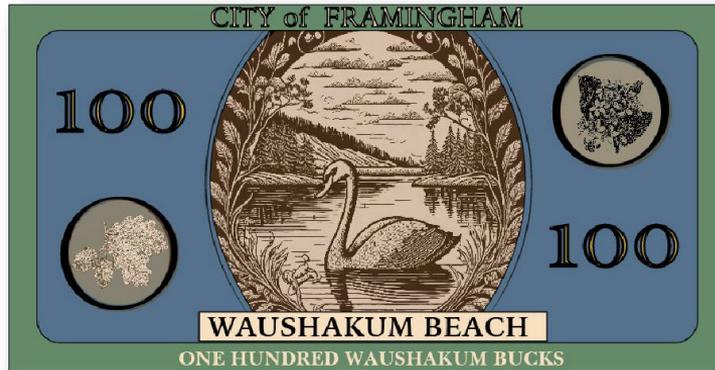
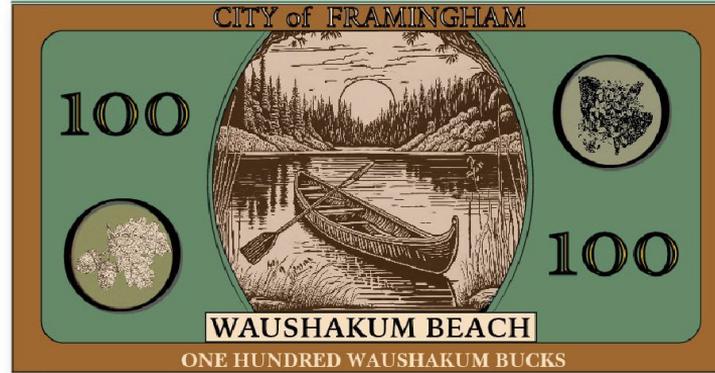
An aerial photograph of a coastal or wetland area. The image shows a mix of green vegetation, likely grasses or sedges, and brown, sandy or silty ground. There are some small, dark objects scattered across the landscape, possibly rocks or debris. The overall scene is a natural, somewhat desolate environment.

# UPCOMING COMMUNITY ENGAGEMENT

# Second Community Engagement

## Waushakum Bucks & Gamut Board

### WAUSHAKUM BUCKS



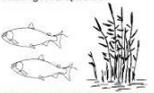
### BUCKETS

- WEST DECK
- EAST DECK
- CENTRAL DECK
- SOLAR FOUNTAINS
- SOLAR WATERFALL
- BENCHES
- PLAYGROUND
- SPLASH PAD
- SENSORY PLAY
- PICNIC SHELTER
- FIXED DOCK
- HAMMOCK GARDEN
- BATHROOMS
- CHANGING ROOMS
- DRINKING FOUNTAIN
- TREES, SHRUBS,  
FLOWERS AND  
PLANTS

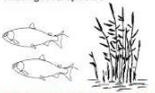
# Second Community Engagement

## Waushakum Bucks & Gamut Board

I think Waushakum Beach should be a place that . . .

Strongly Disagree	Disagree	Neither Agree or Disagree	Agree	Strongly Agree
<p>Demonstrates how people and landscapes can clean up the lake.</p> 				
<p>Protects critical and endangered species.</p> 				
<p>Offers varied activities, programs and amenities.</p> 				
<p>Supports bio-diversity and pollination.</p> 				
<p>Provides access to swimming and water play.</p> 				
<p>Provides a place for people to socialize.</p> 				

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<p>Provides a place for people to socialize.</p> 				

# Second Community Engagement

## Potential Additional Service: Online Survey



**FARGO CIVIC PLAZA**

\* Required

Now, tell us what you think

Help us create and develop a vision for Fargo Civic Plaza

8. Which one describes the "character" of Fargo for you?  
(choose one) \*

	
<input type="radio"/> Prairie	<input type="radio"/> River
	
<input type="radio"/> Great Plains	<input type="radio"/> Winter

Example of BLD Online Survey from Fargo Civic Plaza | Fargo, ND

An aerial photograph of a coastal or wetland area. The image shows a mix of green vegetation, likely grasses or sedges, and brown, sandy or silty ground. There are some small, dark objects scattered across the landscape, possibly rocks or debris. The overall scene is a natural, somewhat desolate landscape.

**QUESTIONS?**