

MOTION NO. 9369

A MOTION adopting the master plan for Cougar Mountain Regional Wildland Park.

WHEREAS, the King County council has appropriated funds to prepare a master plan for Cougar Mountain Regional Wildland Park, and

WHEREAS, the King County council passed Motion 8767 which appointed the Citizens Advisory Committee to advise King County throughout the development of the master plan and approved the development program for the master plan, and

WHEREAS, the King County staff, consultants and Citizens Advisory Committee have completed the preparation of the master plan and recommend approval of the master plan, and

WHEREAS, the Master Plan Statement of Purpose states that:

"Cougar Mountain Regional Wildland Park is a natural resource of outstanding regional significance with the greater King County Region and Puget Sound Watershed. As a public wildland resource it provides important wildlife habitat and important opportunities for wildland recreation and education. The overall goal of the master plan is to preserve and enhance the integrity of this sensitive wildland natural resource for balanced use and enjoyment by current and future generations.", and

WHEREAS, because the Master Plan Statement of Purpose recommends a regional wildland park, the developed facilities in the park will be kept to the minimum necessary for proper operation and maintenance of this regional wildland park, and

WHEREAS the master plan will be used as the basis for a State Environmental Policy Act (SEPA) determination;

NOW, THEREFORE, BE IT MOVED by the Council of King County:

The master plan for Cougar Mountain Regional Wildland Park is hereby approved, subject to the modification to Section V, Project Costs and Phasing, dated August 18, 1994 and subject to the completion of the SEPA process for this park.

PASSED by a vote of 13 to 0 this 12th day of September 1994.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

[Signature]
Clerk of the Council

COUGAR MOUNTAIN
Wildland Park
Master Plan

Date: August 18, 1994

(Note: This section replaces Section V. in the original Master Plan report.)

V. Project Costs and Phasing

A detailed estimate of probable construction costs for Cougar Mountain Regional Wildland Park has been prepared for many of the improvements described in the Master Plan document. The project phasing plan discusses the highest priority items in detail over Four Phases. Other Master Plan improvements mentioned in the Master Plan document will be considered in the future as funds become available and as interpretive and educational programs are initiated. The phased project budgets are broken down into individual improvement projects based on the probable availability of annual King County Parks Capital Improvements Funds. Specific improvements are listed for each of the phases of work and are based on estimates of probable construction cost using 1993 standards.

The park improvements are broken down into maximum allowable construction costs (MACC) plus costs for contractor markup, contingency, sales tax, administrative and design costs. The following estimate of probable construction cost summarizes each phase of park improvements. For a detailed description of project costs and phasing see Section V, Dated August 18, 1994, of the full report.

Phase One

Main Park Entrance Area (Lower Nike Site)/Newcastle Historic Mining District

The improvements at the **Main Park Entrance (Lower Nike Site)** will consist of earthwork and grading, an entrance road, parking for approximately 40 cars, overflow parking for cars and trailers, storm drainage improvements, utilities, a restroom, reclamation and planting to restore the area, handicapped accessible loop trail, interpretive trail loops, signage, gates, and site furnishings.

The improvements at the **Newcastle Historic Mining District** consist of earthwork and grading, entrance access, parking for approximately 30 cars, storm drainage improvements, trailhead improvements and signage, small covered shelter, handicapped accessible loop trail, historic interpretive kiosk and exhibits, Ford Slope boardwalk and overlook, reclamation and planing along the Coal Creek and Red Creek, general signage, gates and site furnishings.

**Phase One - Main Park Entrance (Lower Nike Site)/Newcastle
Historic Mining District**

MACC	\$1,290,820
Plus General Contractor Markup, Contingency, WA State Sales Tax, Admin Costs, Design Costs, Art	\$712,533
Grand Total Phase One	\$2,003,353

Phase Two

Upper Cougar Mountain Site/Wilderness Creek Improvements

The improvements at the **Upper Cougar Mountain Site** will consists of earthwork and grading, entrance improvements and parking for approximately 40 cars, utility improvements, interpretive trails and signage improvements, general signage, gates and site furnishings.

The improvements at the **Wilderness Creek Trailhead** will consists of earthwork and grading, entrance road and parking for approximately 20 cars, interpretive and trailhead signage, trail and bridge to new parking lot, reclamation and planting, general signage, gates, and site furnishings.

Phase Two - Upper Cougar Mountain Site/ Wilderness Creek Trailhead

MACC	\$231,694
Plus General Contractor Markup, Contingency, WA State Sales Tax, Admin Costs, Design Costs, Art	\$123,262
Grand Total Phase Two	\$354,955

Phase Three

Visitors Center/Park Headquarters

The improvements at the **Visitors Center/Park Headquarters** consist of a modest building to house all administrative, informational and interpretive functions at the park. Improvements will include earthwork and grading, the administration building consisting of entry and informational/orientation space, office and storage space, restrooms, mechanical room, terrace, furnishings, entrance walks, and restoration and planting.

COUGAR MOUNTAIN
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Phase Three - Visitors Center/Park Headquarters	
MACC	\$258,200
Plus General Contractor Markup, Contingency, WA State Sales Tax, Admin Costs, Design Costs, Art	\$147,690
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Grand Total Phase Three	\$405,890

Phase Four

Maintenance Facility

The improvements at the Main Park Entrance Area (Lower Nike Site) for the **Maintenance Facility** will consist of clearing, earthwork and grading, site work (paving areas, utilities, fenced yard, landscaping), maintenance buildings consisting of 2 interior bays, 2 exterior bays, shop area, seasonal caretakers residence, space for storage, offices, restrooms with showers and mechanical space.

Phase Three - Maintenance Facility

MACC	\$305,150
Plus General Contractor Markup, Contingency, WA State Sales Tax, Admin Costs, Design Costs, Art	\$162,341
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Grand Total Phase Four	\$467,490

The total budget for all phases of capital improvements is \$3,231,688 in 1993 dollars. Since the master plan improvements will be a phased approach, each phase will need to be escalated according to the fiscal year of the particular budget.

The following estimates, Figure V-1, Dated: August 18, 1994, of probable construction cost outline in detail the specific items for each phase of improvements.

Cougar Mountain Regional Wildland Park				
Master Plan				Date: August 18, 1994
Estimate of Probable Construction Costs				
The Portico Group				
Phase 1 - Main Park entrance (Lower Nike Site)/Newcastle Historic Mining District				
DESCRIPTION	UNIT	UNIT COST	QTY.	TOTAL
Main Park Entrance/Lower Nike Site				
Site Preparation:				
Clearing and Grubbing	Acre	\$7,000.00	3	\$17,500
Demolition & Salvage	Allow	\$15,000.00	1	\$15,000
	Subtotal			\$32,500
Earthwork:				
Earthwork (site cut & fill)	CY	\$6	2500	\$15,000
Imported fill (structural, common borrow)	CY	\$20	1800	\$36,000
	Subtotal			\$51,000
Visitor Access				
Entry Road and Dropoff	SY	\$12	10200	\$122,400
Parking Lot 40 Spaces	SY	\$12	1777	\$21,324
Wheel stops	Each	\$50.00	20	\$1,000
Visitor Center Entry Combined Use Trail	SF	\$1.25	5800	\$7,250
Site Furnishings (bike racks, benches, picnic tables, waste recept.)	Allow	\$25,000.00	1	\$25,000
Main Park Entry Sign	Allow	\$20,000.00	1	\$20,000
Park Informational and Directional Signage	Allow	\$10,000.00	1	\$10,000
Interpretative/Nature Trail Signage	Each	\$3,000.00	20	\$60,000
Entry Gate	Allow	\$8,000.00	1	\$8,000
Fencing (wood)	LF	\$8.00	100	\$800
Restroom	SF	\$150.00	600	\$90,000
	Subtotal			\$365,774
Reclamation and Planting				
Fine grading & topsoil	CY	\$20.00	500	\$10,000
Native Trees and Shrubs	SF	\$0.75	22000	\$16,500
Native Grasses for Hydroseeding	SF	\$0.10	13000	\$1,300
	Subtotal			\$27,800
Trail Systems Additions				
Visitor Center Interpretive Tr-ails - Earthen		\$1.50	15250	\$99,875
Visitor Center Interpretive Trails - Paved A/C	SF	\$2.25	15000	\$33,750
Combined Equestrian & Hiking Trail Additions - Sec. 30	SF	\$1.50	5700	\$8,550
Trail Improvements (H2O bars, cdbsteps, bridges, boardwalk, turnpikes)	Allow	\$25,000.00	1	\$25,000
Single Use - Earthen Hiking Trails	SF	\$1.20	20775	\$24,930
	Subtotal			\$192,105
Trail Systems (Abandon and Revegetate)				
C8 East Fork Trail	LF	\$0.25	3900	\$975
C5 CC Falls Connector	LF	\$0.25	1100	\$275
E3 Blackwater Trail	LF	\$0.25	3200	\$800
Jim's Trail (located between W6 and W9)	LF	\$0.25	4500	\$1,125
Undesignated Trails	LF	\$0.25	10400	\$2,600
	Subtotal			\$5,775
Utilities				
Storm Drainage System	Allow	\$30,000.00	1	\$30,000
Septic System and Drainfield or Composting Toilets	Allow	\$100,000.0	1	\$100,000
ElectdcaVtelephone System	Allow	\$46,000.00	1	\$46,000
Water (artesian well, with domestictfir-e storage and pressure tank)	Allow	\$45,000.00	1	\$45,000
Fire hydrants (2)	Each	\$2,500.00	2	\$5,000
Fire Protection System (piping and hydrants)	Allow	\$12,000.00	1	\$12,000
	Subtotal			\$238,000

Newcastle Historic Mining District					
Demolition:					
Removal of gate and barricades		Allow	\$1,500.00	1	\$1,500
Relocation of reusable signage		Allow	\$250	1	\$250
	Subtotal				\$1,750
Visitor Access & Site Improvements:					
Clearing and Grubbing		Acre	\$1	5000	\$2,500
Earthwork		CY	\$6	2000	\$12,000
Entry Road and Dropoff		SY	\$12	2355	\$28,260
Parking Lot 30 Spaces (Muldoon, Shoofly, Ragtime & Bagley)		SY	\$12	1333	\$15,996
Wheelstops		Each	\$50	30	\$1,500
Main trail to the orientation area and trailhead		SF	\$2	5000	\$10,000
Newcastle Historic Mining District Orientation Area		SF	\$2	4000	\$8,000
Accessible Loop Trail		SF	\$2	18000	\$36,000
Earth Trail Improvements		SF	\$1	5760	\$5,760
Site Furnishings (bike racks, benches, picnic tables, waste)		Allow	\$10,000.00	1	\$10,000
Main Park Entry Sign		Allow	\$8,000.00	1	\$8,000
Park Informational, Directional and Regulation Signage		Allow	\$5,000.00	1	\$5,000
Entry Gate		Allow	\$8,000.00	1	\$8,000
Existing wood bridge code upgrade		Allow	\$500	1	\$500
Fencing (wood)		L.F	\$8	200	\$1,600
Misc. trail upgrades & improvements (check dams, boardwalks, etc.)		Allow	\$5,000.00	1	\$5,000
Storm Drainage		Allow	\$25,000.00	1	\$25,000
	Subtotal				\$183,116
Interpretive Elements					
Main Orientation Interpretive @osk w/ Signage		Allow	\$18,000.00	1	\$18,000
Interpretive Trail Signage (4 color porcelain enamel sketches and photos, sign posts & mountings)		Each	\$3,000.00	20	\$60,000
Wayside exhibits structures along the interpretive trail		Each	\$2,000	6	\$12,000
Coal cars and rails (restoration and installation)		Allow	\$20,000.00	1	\$20,000
Ford Slope Boardwalk and Overlook			\$85	400	\$34,000
	Subtotal				\$144,000
Reclamation and Planting					
Coal Creek Streambank erosion planting and restoration		SF	\$1	10000	\$10,000
Red Creek Reclamation (planting and earthwork)		SY	\$13,000.00	1	\$13,000
Native Trees and Shrubs		SF	\$2	2000	\$4,000
Native Grasses for Hydroseeding		SF	\$0	20000	\$2,000
	Subtotal				\$29,000
Small Covered Shelter					
Small Covered Shelter w/ potential for interpretive components		SF	\$50	400	\$20,000
	Subtotal				\$20,000
Total MACC Phase 1					\$1,290,820
Plus:					
General Contractor Mark-Ups			12.50%		\$161,353
Master Plan Contingency			15.00%		\$193,623
WA. State Sales Tax			8.20%		\$105,847
Plus:					
Administrative Costs			8.50%		\$109,720
Art Component			1.00%		\$12,908
Design Consultant A&E Fees			10.00%		\$129,082
Phase 1 Grand Total					\$2,003,353
PHASE 2 - Upper Cougar Mountain Site / Wilderness Creek Improvements					
UPPER COUGAR MOUNTAIN SITE					
Demolition of existing paved parking lot and road					
Clearing and Grubbing		Allow	\$5,000.00	1	\$5,000

Earthwork		Acre	\$5,000.00	0	\$1,250
Native Trees and Shrubs		CY	\$6	130	\$780
Native Grasses for Hydroseeding		SF	\$2	4000	\$8,000
Entry Road and Dropoff Paving		SF	\$0	2000	\$200
Parking Lot (40 Spaces)		SY	\$12	450	\$5,400
Wheelstops		SY	\$12	1777	\$21,324
Interpreive Trails		Each	\$50	40	\$2,000
Interpretive Signage		LF	\$2	2300	\$4,140
New Trailhead Inormation/Kiosk		EA	\$3,000.00	6	\$18,000
		Allow	\$8,000.00	1	\$8,000
	Subtotal				\$74,094
Utilities					
Storm Drainage System		Allow	\$25,000.00	1	\$25,000
Electrica\telephone System Underground		Allow	\$10	2600	\$26,000
Water (source development for domestic supply and pressure tank		Allow	\$10,000.00	1	\$10,000
Septic system		Allow	\$15,000.00	1	\$15,000
Fire Protection System (storage tank 1/2 hr. fire @500gpm)		Allow	\$18,000.00	1	\$18,000
	Subtotal				\$94,000
Wilderness Creek Parking and Trailhead Improvements					
Visitor Access & Site Improvements:					
Demolition of exdisting parking and road		Allow	\$10,000.00	1	\$10,000
Clearing and Gribbing		Acre	\$5,000.00	0	\$1,000
Earthwork		CY	\$6	1200	\$7,200
Native Trees and Shrubs		SF	\$2	1000	\$2,000
Native Grasses for Hydroseeding		SF	\$0	20000	\$2,000
Entry Road and Dropoff Paving		SY	\$12	1300	\$15,600
Parking Lot (20 Spaces)		SY	\$12	900	\$10,800
Wheelstops		Each	\$50	20	\$1,000
New Trailhead Informat@osk		Allow	\$8,000.00	1	\$8,000
Extension of Wilderness Creek Trail to New Parking Lot		SF	\$2	4000	\$6,000
Trail Improvements					
	Subtotal				\$63,600
TOTAL MACC PHASE 2					\$231,694
Plus Additional Costs:					
General Contractors Mark-Ups			12.50%		\$28,962
Master Plan Contingency			15.00%		\$34,754
WA. State Sales Tax			8.20%		\$18,999
Plus Additional Costs:					
Administrative Costs			8.50%		\$19,694
Art Component			1.00%		\$2,317
Design Consultant A&E Fees			8.00%		\$18,536
Phase Two Grand Total					\$354,955
Phase Three - Visitors Center/Park Headquarters (Lower Nike Site Area)					
Entry and Orientation		SF	\$85.00	225	\$19,125
Information Desk		SF	\$100.00	100	\$10,000
Office		SF	\$85.00	125	\$10,625
Furnishings		Allow	\$15,000.00	1	\$15,000
Storage		SF	\$75.00	100	\$7,500
Small Display Area		SF	\$100.00	400	\$40,000
Restroom		SF	\$115.00	480	\$55,200
Mechanical Room		SF	\$55.00	150	\$8,250

Security System		Allow	\$5,000.00	1	\$5,000
Terrace		SF	\$35.00	2500	\$87,500
Subtotal					\$258,200
Total MACC Phase 3					\$258,200
Plus:					
General Contractors Mark-Ups			12.50%		\$32,275
Master Plan Contingency			15.00%		\$38,730
WA. State Sales Tax			8.20%		\$21,172
Plus:					
Administrative Costs			8.50%		\$21,947
Art Component			1.00%		\$2,582
Design Consultant A&E Fees			12.00%		\$30,984
Grand Total Phase Three					\$405,890
Phase Four - Maintenance Facility					
COUGAR MOUNTAIN MAINTENANCE					
Site Preparation:					
Clearing and Grubbing		Acre	\$7,000.00	1	\$7,000
Subtotal					\$7,000
Earthwork					
Earthwork (site cut & fill)		CY	\$6	3800	\$22,800
Imported fill (structural, common borrow, planing)		CY	\$20	300	\$6,000
Finish grading		CY	\$3	1200	\$3,600
Subtotal					\$32,400
Site Materials:					
6' Concrete @s		SF	\$3	1000	\$3,300
4' Crushed Agg. Paving & Base		SF	\$1	1000	\$1,300
A/C paving		SF	\$1	5000	\$6,500
Seeding		SF	\$0	2000	\$200
Native Trees and Shrubs		SF	\$2	600	\$900
Entry Gate		EA	\$8,000.00	1	\$8,000
Storm piping		LA	\$33	150	\$4,950
Regular CB		EA	\$1,000.00	1	\$1,000
CB w/oil-water separator		EA	\$2,500.00	1	\$2,500
Water Line to Hydrant		LF	\$33	300	\$9,900
Water Line		LF	\$4	300	\$1,050
Water Meter		EA	\$1,200.00	1	\$1,200
Bollards		EA	\$150	4	\$600
Subtotal					\$41,400
Maintenance Building:					
2- Interior Vehicle Bays 12x30		SF	\$55	360	\$19,800
2- Exterior Vehicle Bays 12x30		SF	\$40	360	\$14,400
Shop Area with work bench 18x20		SF	\$65	360	\$23,400
Storage Space 8x20		SF	\$65	360	\$23,400
1 District Office		SF	\$75	100	\$7,500
1 Meeting Lunch Room		SF	\$70	625	\$43,750
Furnishings		Allow	\$5,000.00	1	\$5,000
2 Restrooms w/ shower		SF	\$115	140	\$16,100
Subtotal					\$153,350
Utilities					
Septic System and Drainfield		Allow	\$12,000.00	1	\$12,000
Water Service Line 8'		Allow	\$27	900	\$24,300
Fire Protection System (piping and hydrants)		Allow	\$22	600	\$13,200
2 Fire Hydrants		EA	\$2,500.00	2	\$5,000
Security		EA	\$3,000.00	1	\$3,000
Power- 3 phase		LF	\$15	900	\$13,500
Subtotal					\$71,000

Total cougar Mountain Maintenance Facility MACC					\$305,150
Plus Additional Costs:					
General Contractoes Mark-Ups			12.50%		\$38,144
Master Plan Contingency			15.00%		\$45,773
WA. State Sales Tax			8.20%		\$25,022
Plus Additional Costs:					
Administrative Costs			8.50%		\$25,938
Art Component			1.00%		\$3,052
Design Consultant A&E Fees			8.00%		\$24,412
Total Maintenance Facility					
Grand Total Phase Four					\$467,490
GRAND TOTAL ALL PHASES					\$3,231,686

MOTION 9369

**COUGAR MOUNTAIN REGIONAL WILDLAND
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