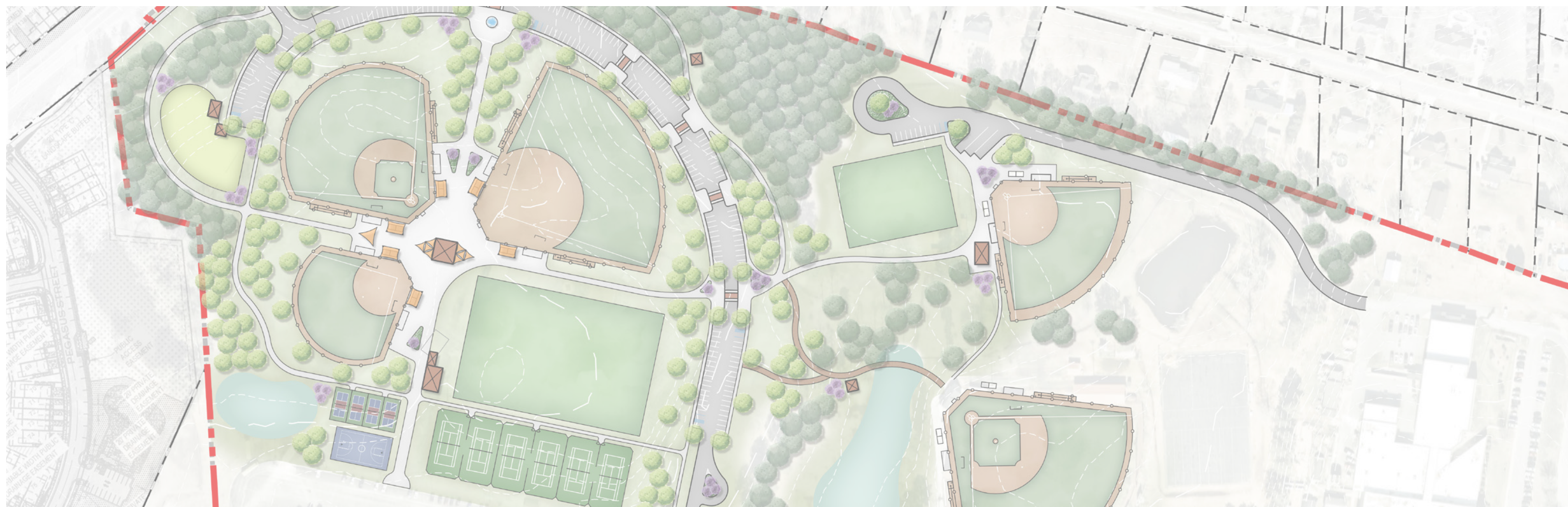


NEILL'S CREEK PARK

MASTER PLAN



HARNETT COUNTY, NC
MARCH 12TH, 2024

ACKNOWLEDGMENTS

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PROJECT OVERVIEW

A master plan for Neill's Creek Park in Harnett County is being proposed to improve the existing facilities of the park, which is comprised of approximately 40 acres that span across three different parcels. These parcels include both Harnett County High School and Harnett Central Middle School, as well as a parcel not associated with either school, but owned by the County. The park currently houses baseball and softball fields used by the adjacent high school and middle school, a concession stand, a multi-purpose field, and (6) six tennis courts. A second concession stand has been designed for the site and will undergo construction prior to the implementation of the proposed master plan. Throughout the design process, the County Board of Commissioners, stakeholders, and the general public have all had the ability to see the progress made as well as share feedback to help guide the design to suit the needs of the community. Community engagement has occurred through in-person open houses, virtual meetings with the stakeholder group, as well as online surveys.

The master plan provides a vision for the full build-out of the park to provide a high quality experience for park users and to improve the facilities used by the schools. The final documents from this investigation and design are intended to be the foundation for grant applications and other future funding mechanisms. While we understand that the overall plan will change over time with changing priorities and funding availability, the final plan should be the basis of design as each project moves into the detailed design and construction document phases.

SITE ANALYSIS

GENERAL

During the course of several weeks, the design team got to know the site and better understand the opportunities and challenges that were presented. The design team walked the site with the Ownership team and met with stakeholders to learn as much about the site as possible. A public open house also was conducted at the adjacent middle school to meet the community, learn more about the site, and discuss desired programmatic elements to be included in the park.

JURISDICTIONAL AND SITE REGULATIONS

There are two potential wetlands in the north and east part of the site. Further evaluation and a jurisdictional determination with the US Army Corps of Engineers would be recommended prior to detailed design and improvements in those areas. It is recommended to use the wetlands as educational and recreational opportunities, it is important to limit impact to them to protect the sensitive ecology and to reduce the impacts of lengthy and potentially expensive permitting processes required by the USACE.

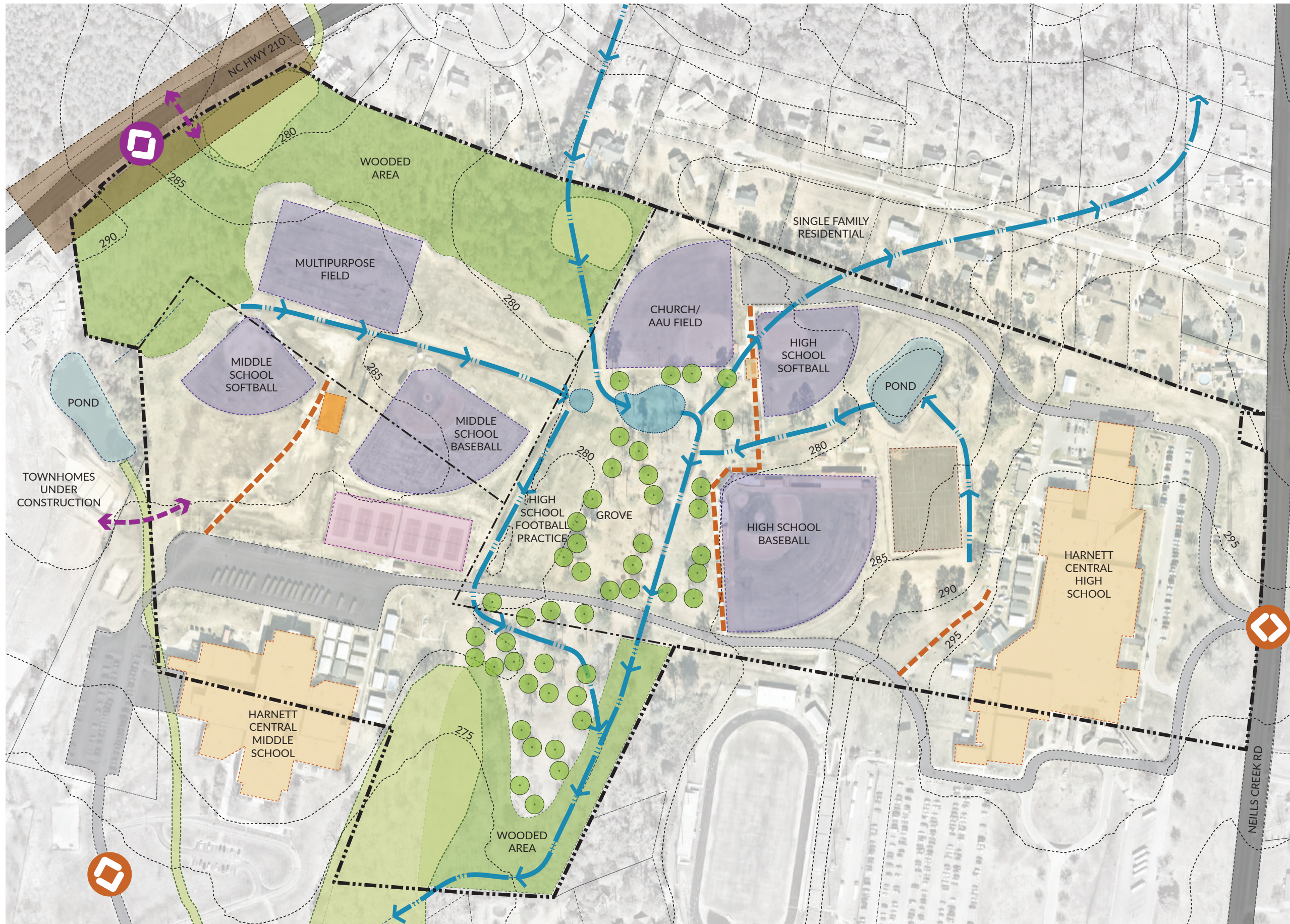
NATURAL FEATURES

The north and northeast portions of the site are wooded and create a buffer between the park and the adjacent neighborhoods and road. A portion of the woods will need to be removed to allow for development opportunities; however, it will be important to maintain some of the woods as natural habitat and a buffer to the adjacent neighborhoods.

There are multiple drainage ditches through the site. Some of these converge in an area that stays consistently wet. Development in this area, referred to as The Grove, should be minimized. This area should be further evaluated as a potential wetland. This does offer some opportunity to create a constructed wetland for stormwater treatment as well as recreational opportunities with boardwalks.

Aside from the wooded areas noted above, there are a limited number of trees on site. Given that the site is mainly used for athletics, this would be considered typical. The trees that do exist should be protected as feasible.





- ### LEGEND
- PROJECT BOUNDARY/
PROPERTY LINES
 - WALKING PATH
 - MAJOR CONTOUR
 - WOODED AREA
 - POTENTIAL WETLAND
 - SPORT FIELDS
 - NEW TENNIS COURTS
 - OLD TENNIS COURTS
LOCATION
 - EXISTING BUILDING
 - DRIVES/PARKING LOT
 - WATER FLOW
 - STANDING WATER
 - POTENTIAL PEDESTRIAN
CONNECTION
 - EXISTING ENTRY/EXIT
 - POTENTIAL ENTRY/EXIT
 - EXISTING TREE
 - NEW RESTROOM/
CONCESSION (UNDER
CONSTRUCTION)
 - REQUIRED ROAD
WIDENING/MULTI USE TRAIL

SITE ANALYSIS

COMMUNITY MEETING #1 - SITE ANALYSIS & PRECEDENT IMAGERY

On October 18, 2023, the design team and the Ownership team conducted a public open house at Harnett Central Middle School between 4pm and 7pm. The school is adjacent to the park. The intent of the meeting was to solicit feedback from the community regarding the existing conditions, perceived opportunities and challenges, and potential park program desires. The design team presented three display boards depicting existing conditions/analysis and visual preferences for program elements. Each attending member of the public was provided (6) six sticky dots to place on the visual preferences boards to indicate their priorities for future improvements to the park. Unfortunately, the turnout was small. A few members of the steering committee attended and provided their input. Aside from Staff and Steering Committee members, only (3) three other people attended the meeting. The more popular items from the visual preferences survey are below, in order of dots received. A survey was been posted online and the results are posted on the following pages.

1. Basketball courts
2. Paved walking trails and additional baseball/softball fields
3. Restroom facilities
4. Disc golf / multi-purpose fields / pickleball courts / traditional playground / splash pad

BASKETBALL COURTS



PICKLEBALL COURTS



BASEBALL/SOFTBALL FIELDS



PLAYGROUND - TRADITIONAL



NATUREPLAY



SPLASH PAD



TENNIS COURTS



MULTI-PURPOSE FIELDS



DISC GOLF



PICNIC SHELTER



FITNESS STATION



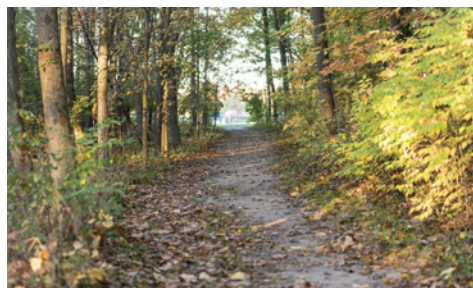
RESTROOM FACILITIES



WALKING TRAILS - PAVED



WALKING TRAILS - UNPAVED



BIKE TRAILS



WETLAND RESTORATION



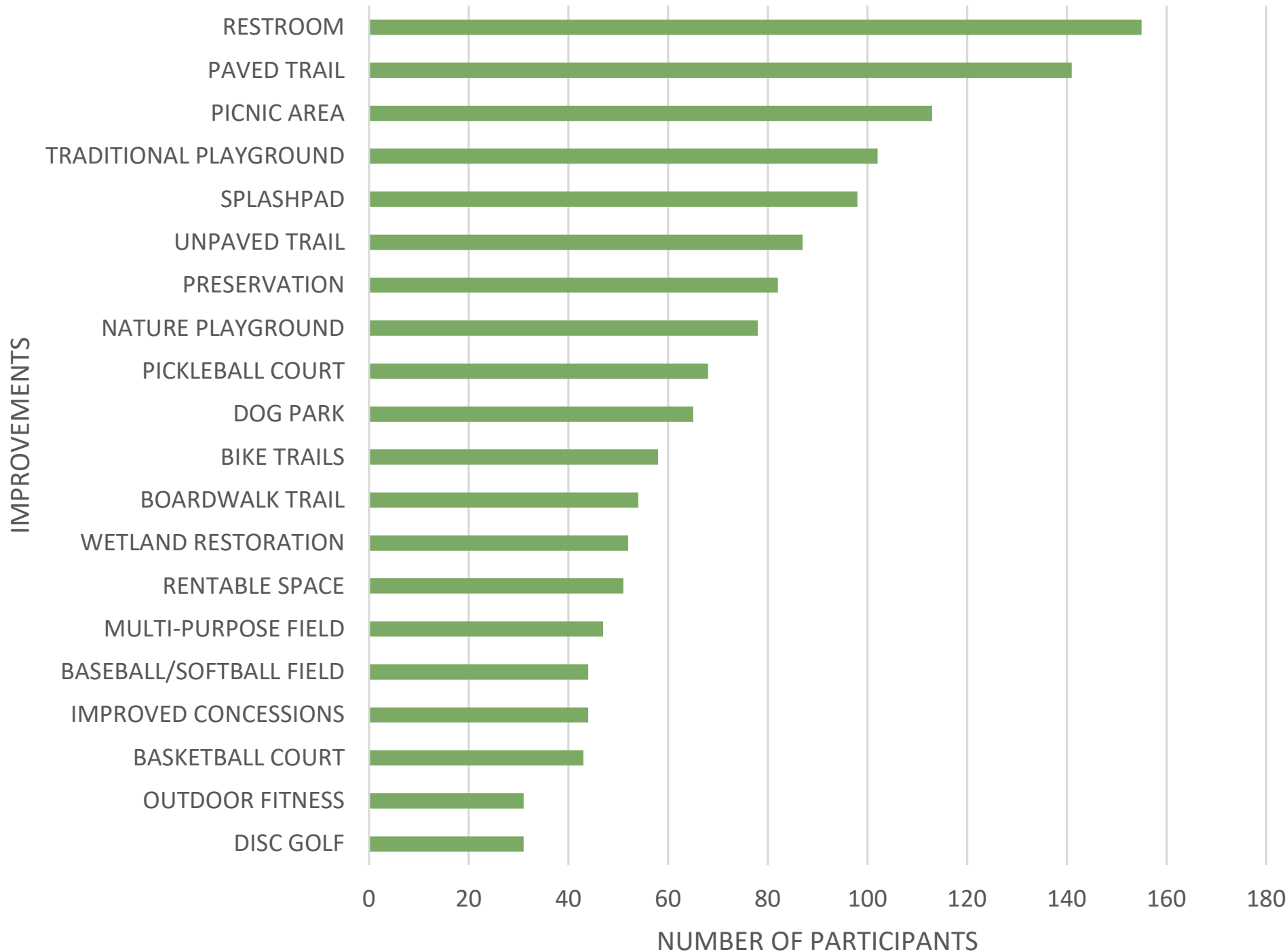
SIGNAGE - WAYFINDING



BOARDWALK



DESIRED PROGRAM ELEMENTS



The first online survey was focused on determining who the park’s users are and who they could be if the park was more suited to their needs. It first asks if they live in the area and for how long, then determines how frequently their household visits the park. From there, respondents indicate what they use the park for and how satisfied they are with its current features. All participants are then asked to choose elements they would like to see in the park based on a list of provided suggestions, and the results can be seen to the left. The survey then goes into if respondents visit parks outside the county, why they visit parks outside of the county, and what is preventing them from using the park as it exists today. The final question in relation to the park asks participants to indicate their level of agreement with three statements regarding the redesign and reconstruction of Neill’s Creek Park.

PRELIMINARY CONCEPT PLANS

Using the feedback from the first community meeting, the first online survey, and the site analysis, three initial concepts with varying degrees of development and alternative arrangements of the preferred program were developed for review by the stakeholder group and staff. A fourth concept was added to show a scheme with new improvements that responded to all existing features remaining in tact. These four concepts were presented to the stakeholder group and the public for feedback, allowing the design team to hone in on the needs and preferences of the community members to ensure that the final master plan would achieve consensus of the community and user groups, including the high school and middle school.

CONCEPT A

This concept brings in the idea of a “pin-wheel” ballfield formation, relocating the high school softball field, to help create an area that could potentially be used to host tournaments. Where the high school softball field and the previous multi-use ballfield was located are 2 multi-purpose fields, but the existing high school baseball field is left in-place. This concept also groups together the existing tennis courts with the proposed pickleball and basketball courts, forming a visual barrier from the park to the middle school. The playground is located at the main entrance for the park, and the parking is located along a single drive aisle through the park that connects to the existing connector road between the middle school and high school.

PROGRAMS:

- (3) Proposed ballfields - 300'
- (1) Relocated high school softball field - 250'
- (1) Existing high school baseball field - 300'
- (2) Proposed multi-purpose fields - 200' x 300"
- (3) Proposed pickleball courts
- (1) Proposed basketball court
- (3) Picnic shelters
- Proposed playground
- Proposed parking - 210 spaces
- Proposed walking trail
- Proposed concessions



CONCEPT B



This concept focuses on centralizing the ballfields, multipurpose fields, pickleball courts, and the basketball court while leaving the existing high school baseball and softball fields in their current locations. The expansion of this central area in comparison to Concept A results in a much smaller buffer between the park and the adjacent residential neighborhood to the North of the site. The drive aisle is similar to Concept A, however, the parking is pulled off of this aisle into lots to reduce the disruption of traffic flow. The separate parking lots also serve as a way for vehicles to turn around and return to different lots without exiting the park. One amenity that is unique to this site is a disc golf area in the woods to the East of the middle school which would house a nine-hole course.

PROGRAMS:

- (3) Proposed ballfields- 2500'
- (1) Existing high school softball field - 250'
- (1) Existing high school baseball field - 300'
- (2) Proposed multi-purpose fields - 180' x 300"
- (1) Proposed multi-purpose field - 200' x 300"
- (3) Proposed pickleball courts
- (1) Proposed basketball court
- (2) Picnic shelters
- Proposed disc golf - 9 holes
- Proposed playground
- Proposed parking - 213 spaces
- Proposed walking trail
- Proposed concessions

CONCEPT C

This concept reduces the number of ballfields to four fields in comparison to the five existing ball fields. The existing high school softball field has shifted and rotated from its current location to help reduce the conflict with the adjacent parking lot while keeping the proximity to the high school. The pickleball and basketball courts are located adjacent to the existing tennis courts, similar to Concept A, however the drive aisle is routed along the North side of the property. With the drive aisle aligned to the North of the ball fields, more distance is provided to help mitigate and buffer the residential neighborhood from any sounds or lights that are associated with the ball fields. Two features that are unique to this option are a boardwalk connection from the parking area to the high school softball field that crosses over a potential stormwater pond, and a large open space area that can be used for any informal recreation.

PROGRAMS:

- (2) Proposed ballfields - 250'
- (1) Relocated high school softball field - 250'
- (1) Existing high school baseball field - 300'
- (2) Proposed multi-purpose fields - 200' x 300"
- (3) Proposed pickleball courts
- (1) Proposed basketball court
- (2) Picnic shelters
- Proposed playground
- Proposed parking - 165 spaces
- Proposed walking trail
- Proposed concessions



CONCEPT C

CONCEPT D



CONCEPT D

This concept proposes that all existing ballfields remain in their current locations and shifting the existing multipurpose field to better fit a second one. The pickleball courts and basketball court are located near the existing tennis courts, however, there is a pathway allowing access to the back of the middle school while maintaining a visual screen. The drive aisle is located on the North end of the site, similar to Concept C, but there are a number of lots pulled off similar to Concept B to provide separation of travel lanes and parking lanes.

PROGRAMS:

- (3) Existing ballfields - 300'
- (1) Existing high school softball field - 250'
- (1) Existing ballfield - 250'
- (2) Proposed multi-purpose fields - 200' x 300"
- (2) Proposed pickleball courts
- (1) Proposed basketball court
- (3) Picnic shelters
- Proposed playground
- Proposed parking spaces - 214 spaces
- Proposed walking trail
- Proposed concession

COMMUNITY MEETING #2 - DESIGN ALTERNATIVES

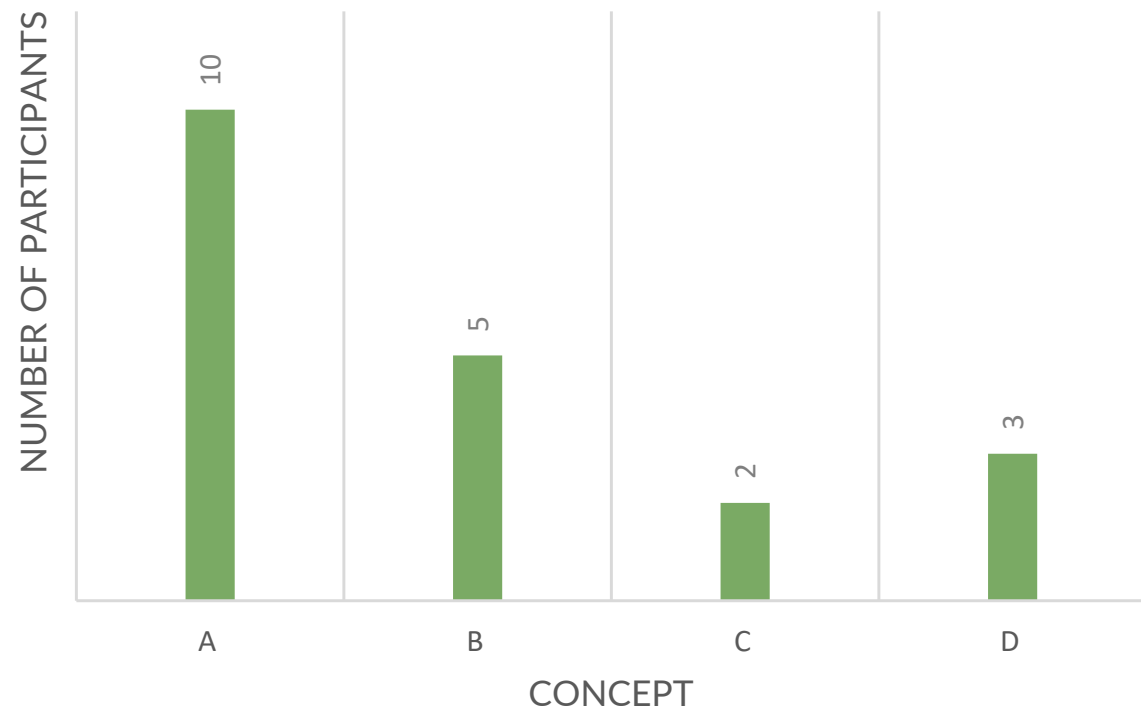
The design team and staff presented the design alternatives at a public open house on November 30, 2023 from 4pm to 7pm. The turnout was minimal, despite being held at a local facility and extensive advertising by staff. Most of the feedback revolved around the high school softball field. The consensus from the public was that the high school softball field should not be relocated and that it should remain in its current location; although, the parking around the field should be reconfigured to be more efficient and safe for the users. Even though attendees did not want to move the high school softball field, they did show support for the pinwheel approach in Option A. The community also expressed a desire to keep the circulation drive to the north and away from the schools in order to provide a separation from the park and the schools. Some members expressed excitement over a disc golf course as well as a playground and shelter/restrooms.



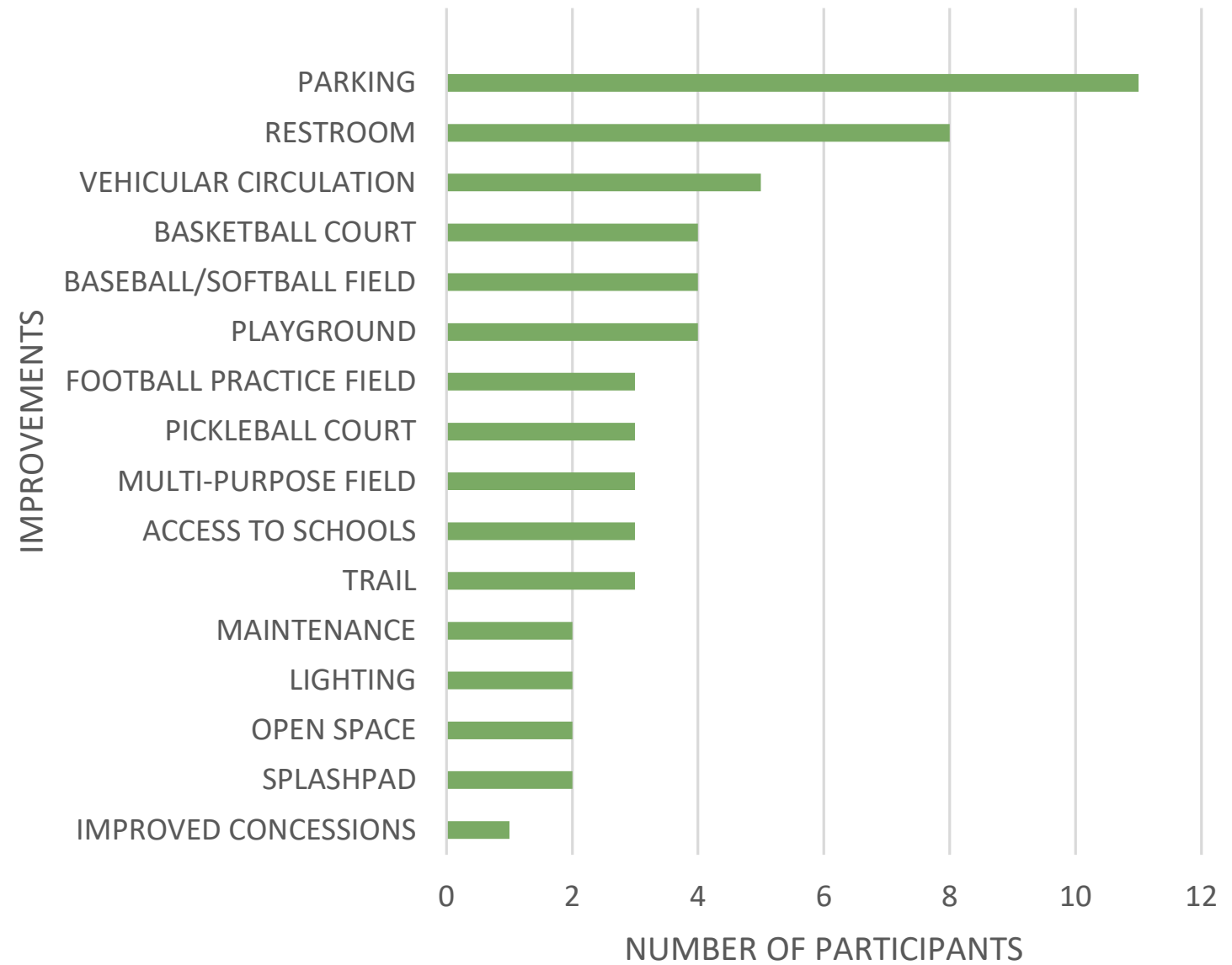
ONLINE SURVEY #2 - CONCEPT PREFERENCE

The intent of the second online survey was to gain additional feedback on the four concepts from the members of the community that were unable to attend the in-person meeting. This online survey had much fewer respondents in comparison to the first online survey, however, the information that resulted from this were able to inform the changes for the final version of the master plan. The majority of participants voted that Concept A was their preferred option, with Concept B coming in second, Concept D in third, and Concept C in fourth as depicted in the Preferred Concept graph below. Participants also wrote open ended responses that corresponded with their selections, and the site amenities that were listed in these responses and the number of participants that referred to them can be seen in the Preferred Improvements graph to the right.

PREFERRED CONCEPT



PREFERRED IMPROVEMENTS



FINAL MASTER PLAN

FINAL MASTER PLAN

The final master plan takes elements from each of the initial concepts and combines them in a way that as many comments made during the community engagement stage have been addressed. The access drive reflects the design used in Concept C by running along the Northern portion of the park and exiting at the access road between the middle school and high school. A vehicular turnaround has been provided to allow for cars to loop back through the park without needing to exit. This gives the county the option to install a gate at this entrance in the case that this access road would need to be closed to the public during school hours. There is also an option to place a gate near the beginning of the parking area to limit access to people who are only using the playground and walking trails. The playground is proposed to have its own restroom facility as well as a picnic shelter for events.

The proposed ball fields have been configured into a pinwheel, similar to Concept A, but it no longer includes the high school softball field so that it can remain in place. The ball fields vary in size with a three hundred foot baseball/softball field, a two hundred seventy five foot baseball field with a grass infield, and a two hundred foot baseball/softball field. The final portion of the pin wheel is a full size multi-purpose field. Between all of the fields is a pedestrian plaza with a two-story scorer's tower with storage underneath, shade sails, and shaded bleachers. The main axis in this plaza begins at the North end of the site with an entrance plaza, hosting a potential location for public art, and ends to the South of the site, allowing access for the adjacent middle school. Along this axis is also the proposed concessions stand that will be constructed prior to the implementation of the master plan as well as a proposed restroom building.

At this Southern entrance to the pin wheel are the existing tennis courts and the proposed basketball and pickleball courts similar to the placement proposed in Concept D. This placement allows for there to be a visual barrier between the park and middle school, but still allows for access to the park by the students. A stormwater retention pond has also been proposed in this area as it serves as one of the site's low points. The walking trail that passes this area loops back up to the playground and connects to the main trail network that goes throughout the park.

Similar to Concept B, a multi-purpose field intended to be used as a football practice field has been located next to the existing high school softball field. The parking lot in this area has been redesigned so that the parking spaces are farther from home plate and allows for bus parking, and the intention is for this lot to be used by visiting teams and game officials. A new sidewalk connection has been designed to connect the softball field to the rest of the park as well as to the existing high school baseball field. A constructed wetland has been proposed next to the existing baseball field as it is the site's natural low point, and a boardwalk with a picnic shelter have been proposed to cross this, connecting the baseball field to the main parking and walking trails. A disc golf course has also been added to the wooded area to the South of the main park as proposed in Concept B.

PROGRAMS:

- (1) Proposed ballfield - 200'
- (1) Proposed ballfield - 275'
- (1) Proposed ballfield - 300'
- (1) Existing high school softball field - 250'
- (1) Existing high school baseball field - 300'
- (1) Proposed multi-purpose field - 225' x 345"
- (1) Proposed multi-purpose field - 150' x 300"
- (4) Proposed pickleball courts
- (1) Proposed basketball court
- (4) Proposed picnic shelters
- Proposed disc golf - 9 holes
- Proposed playground - 15,000 SF
- Proposed parking - 240 spaces
- Proposed walking trail
- Proposed concessions



FINAL MASTER PLAN

IMPLEMENTATION

The implementation phase of the project delves into the opinion of probable cost and individual phasing diagrams to recommend what order the park can be constructed in if it is not all built at the same time. The phases listed in this portion of the document can be combined or separated further, however, it is recommended that the order of phases remain in order as the implementation of some of the later phases rely on the infrastructure of the earlier phases, with the exception of phase 6.

WithersRavenel has no control over the cost of labor, materials, equipment, the Contractor's method of determining prices or competitive bidding. Market costs provided herein are made on the basis of experience and represent our best judgment as planners and landscape architects familiar with construction proposals. Bids or construction costs will vary from our opinions of probable costs. Final costs are dependent on final plans specifications and bidding.

PHASING PLAN

PHASE 1

This phase is to mainly be comprised of the playground as well as a restroom and picnic shelter. With this portion of construction, the main entrance of the park will be built along with parking and sidewalks associated with the playground. The sidewalk spanning the length of property fronting North Carolina Highway 210 will also be installed during this time.

PROJECT NAME: Neill's Creek Park						OPINION OF PROBABLE COST
WR PROJECT NO.: 23-0692						
DATE: March 4, 2024						
PROJECT PHASE: Phase 1						
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A	Neill's Creek - Start-Up and Site Work					
1.	Staking and Layout	1	LS	\$10,000.00	\$10,000.00	
2.	Site Clearing and Grubbing	1.5	AC	\$15,000.00	\$22,500.00	Remove and dispose of turf, tree clearing
3.	Misc Demo (allowance)	1.0	LS	\$3,000.00	\$3,000.00	
4.	Grading	2.0	AC	\$7,500.00	\$15,000.00	
5.	Erosion Control Allowance	1	LS	\$10,000.00	\$10,000.00	Const. entrance, concrete washout, tpf/silt fence, sed basin
	Subtotal				\$60,500.00	
B	Neill's Creek - Improvements					
1.	Concrete Paving - Sidewalks	1,720	SY	\$50.00	\$86,000.00	Sidewalk
2.	Asphalt - Parking / Drives	1,810	SY	\$50.00	\$90,500.00	8" stone / 3" surface
3.	Playground Surfacing	15,000	SF	\$35.00	\$525,000.00	
4.	Playground Equipment	1	LS	\$400,000.00	\$400,000.00	Equipment not selected
5.	Playground Restroom	1	EA	\$250,000.00	\$250,000.00	Pre-fab, Includes pad and utility connections
6.	Shelters (pre-fab)	1	EA	\$30,000.00	\$30,000.00	Pre-fab, Includes pad and utility connections
7.	Storm Drainage	1	LS	\$50,000.00	\$50,000.00	SCM, cons. wetland, conveyance
8.	Water Service Allowance	1	LS	\$10,000.00	\$10,000.00	Tap fee, meter, fittings, piping
9.	Sewer Service Allowance	1	LS	\$10,000.00	\$10,000.00	Fittings, piping
10.	4' Aluminum Decorative Fecing	550	LF	\$50.00	\$27,500.00	Playground
11.	Aluminum Fence Double Gates (8')	1	EA	\$3,000.00	\$3,000.00	Playground
12.	Aluminum Fence Single Gates (4')	1	EA	\$1,500.00	\$1,500.00	Playground
13.	Entry Pipe Gates	1	EA	\$7,500.00	\$7,500.00	
14.	Landscape Allowance	1	LS	\$50,000.00	\$50,000.00	
15.	Site Furnishings Allowance	1	LS	\$10,000.00	\$10,000.00	Benches, tables, trash cans
16.	Signage Allowance	1	LS	\$10,000.00	\$10,000.00	
	Subtotal				\$1,561,000.00	
	Subtotal - Base Bid only				\$1,621,500	
1.	Owner's Contingency (10%)				\$162,150	
2.	General Conditions (10%)				\$178,365	
3.	Bonds & Insurance (3%)				\$58,860	
4.	Contractor's Fee (7%)				\$141,461	Overhead & profit
5.	Escalation (3%)				\$64,870	
6.	Design/Estimating Contigency (20%)				\$324,300	
	Subtotal				\$930,006.83	
1.	Designer Fees (15% of construction cost)				\$243,225.00	Estimated
2.	Survey				\$40,000.00	Estimated
3.	Geotech (pre-design)				\$15,000.00	Soil borings, pavement design, structural recommendations
4.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
	Subtotal				\$318,225.00	
	Project Total				\$2,869,732	




PHASE 1

PHASE 1

PHASE 2

This phase will include one more section of parking ending at the pedestrian plaza with a central public art installation. The construction will include the main walkway with an allee of trees and will terminate at the proposed concessions stand. The two ballfields, used for middle school baseball and softball programs will be installed at this stage as well as the scoring tower and shade structures. To mitigate for the pavement added to the site from the first two phases, a stormwater pond will be constructed.


 PROJECT NAME: Neill's Creek Park WR PROJECT NO.: 23-0692 DATE: March 4, 2024 PROJECT PHASE: Phase 2						OPINION OF PROBABLE COST
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A	Neill's Creek - Start-Up and Site Work					
1.	Staking and Layout	1	LS	\$15,000.00	\$15,000.00	
2.	Site Clearing and Grubbing	0.5	AC	\$15,000.00	\$7,500.00	Remove and dispose of turf, tree clearing
3.	Demo existing ballfields	1	EA	\$50,000.00	\$50,000.00	Remove fencing, dugouts, bleachers, dirt, etc.
4.	Misc Demo (allowance)	1.0	LS	\$3,000.00	\$3,000.00	
5.	Grading	5.0	AC	\$7,500.00	\$37,500.00	
6.	Erosion Control Allowance	1	LS	\$20,000.00	\$20,000.00	Const. entrance, concrete washout, tp/silt fence, sed basin
	Subtotal				\$133,000.00	
B	Neill's Creek - Improvements					
1.	Concrete Paving - Sidewalks	5,010	SY	\$50.00	\$250,500.00	Sidewalk
2.	Asphalt - Parking / Drives	1,540	SY	\$50.00	\$77,000.00	8" stone / 3" surface
3.	Baseball/Softball Fields	2	EA	\$500,000.00	\$1,000,000.00	Includes lighting, grading/drainage, fencing, underdrain, dugouts, etc.
4.	Storm Drainage	1	LS	\$150,000.00	\$150,000.00	SCM, cons. wetland, conveyance
5.	Water Service Allowance	1	LS	\$10,000.00	\$10,000.00	Tap fee, meter, fittings, piping
6.	Sewer Service Allowance	1	LS	\$10,000.00	\$10,000.00	Fittings, piping
7.	Landscape Allowance	1	LS	\$50,000.00	\$50,000.00	
8.	Site Furnishings Allowance	1	LS	\$10,000.00	\$10,000.00	Benches, tables, trash cans
9.	Signage Allowance	1	LS	\$5,000.00	\$5,000.00	
10.	Scorer's Tower	1	LS	\$350,000.00	\$350,000.00	
11.	20' Shade Sail	8	EA	\$30,000.00	\$240,000.00	
12.	35' Shade Sail	1	EA	\$45,000.00	\$45,000.00	
13.	Cateleiver Shade Sail	4	EA	\$45,000.00	\$180,000.00	
	Subtotal				\$2,377,500.00	
	Subtotal - Base Bid only				\$2,510,500	
1.	Owner's Contingency (10%)				\$251,050	
2.	General Conditions (10%)				\$276,155	
3.	Bonds & Insurance (3%)				\$91,131	
4.	Contractor's Fee (7%)				\$219,019	Overhead & profit
5.	Escalation (3%)				\$100,436	
6.	Design/Estimating Contingency (20%)				\$502,100	
	Subtotal				\$1,439,890.32	
1.	Designer Fees (15% of construction cost)				\$376,575.00	Estimated
2.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
	Subtotal				\$396,575.00	
	Project Total				\$4,346,965	

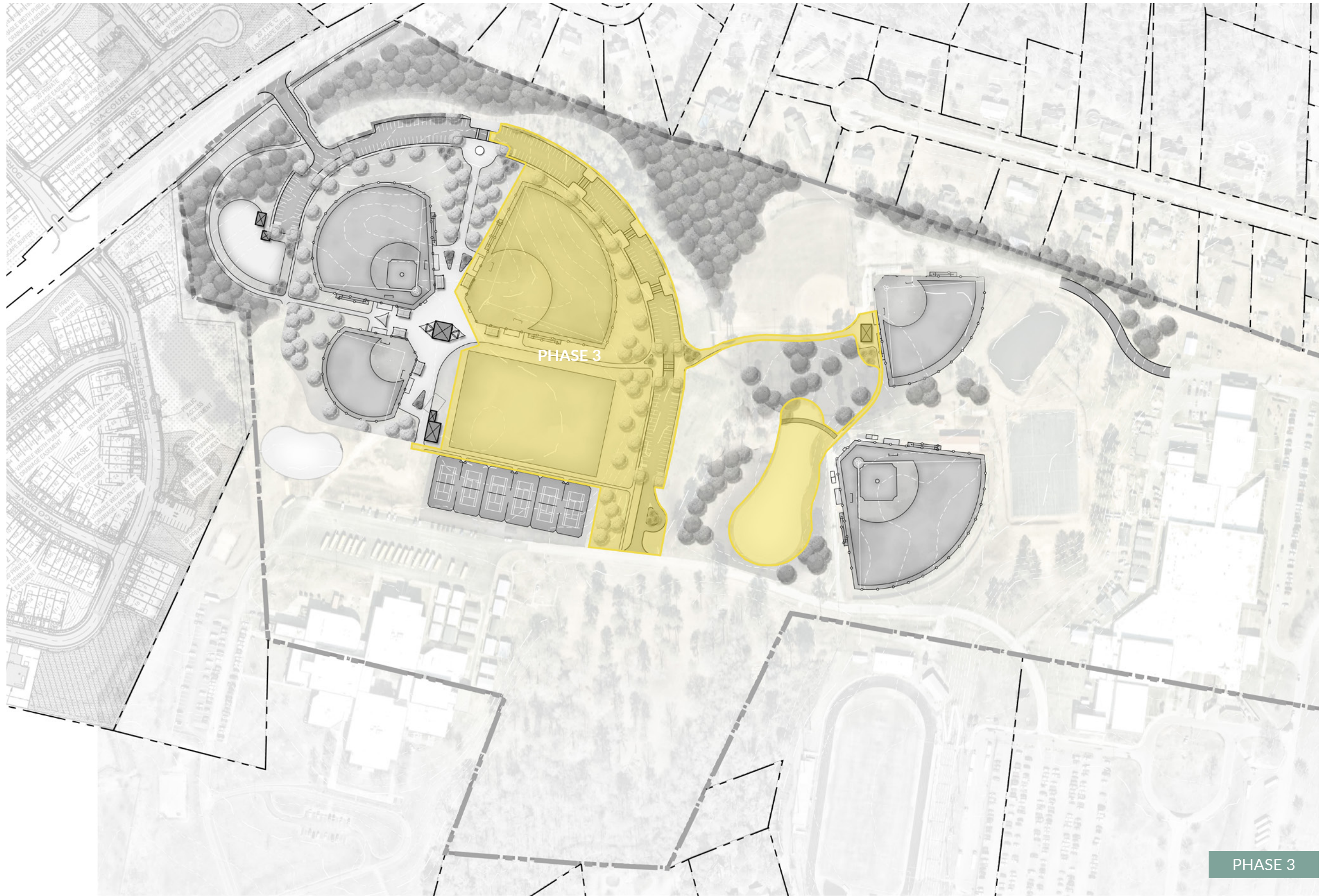


PHASE 2

PHASE 3


This phase accounts for the last ballfield and the multi-purpose field that are located at the central plaza and a significant amount of additional parking. With the addition of this paved area, another stormwater facility has been added as a possible constructed wetland. A new pedestrian connection has also been added to the existing tennis courts, from the central plaza to the existing high school softball field, and from the existing high school softball field to the existing high school baseball field.

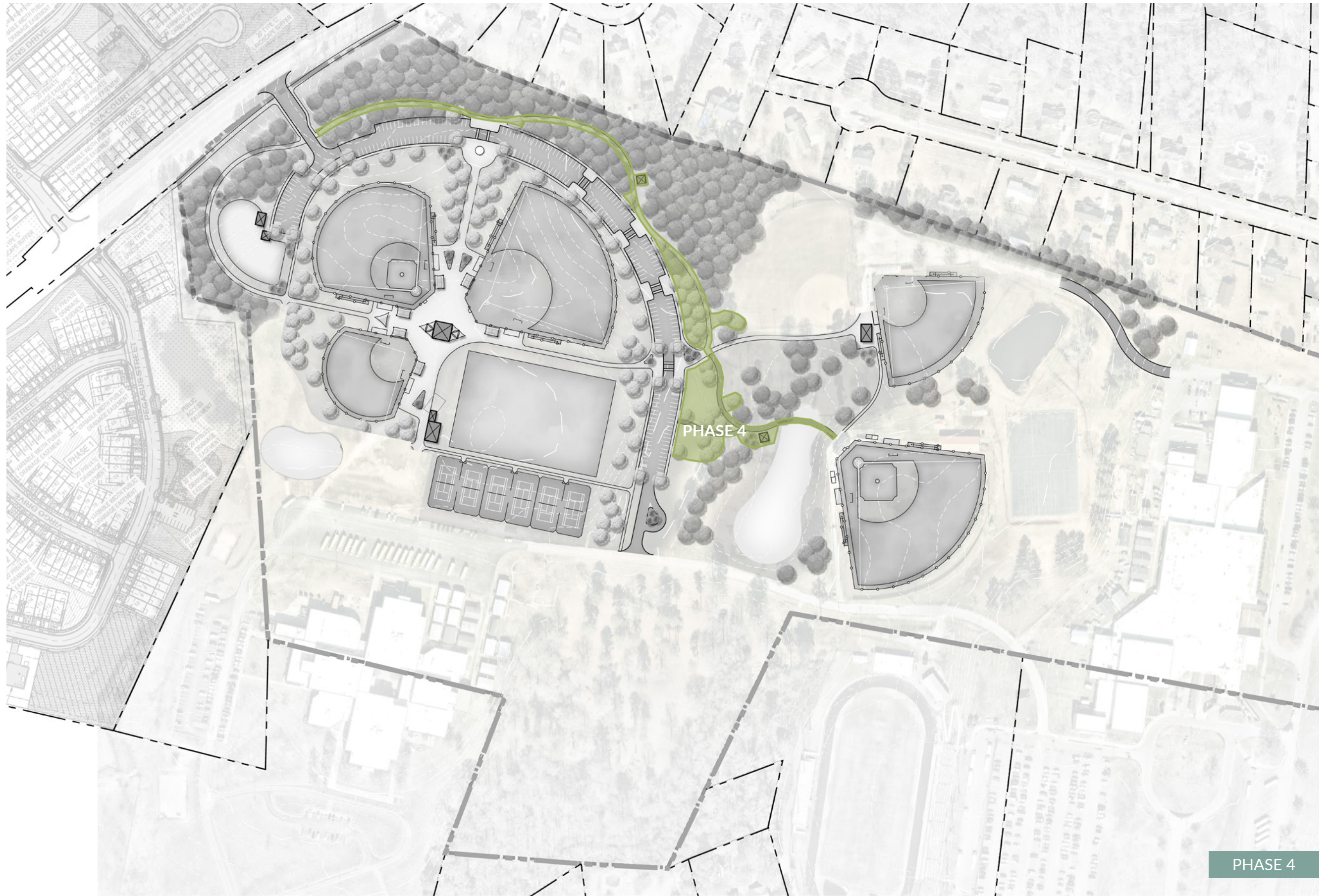
 PROJECT NAME: Neill's Creek Park WR PROJECT NO.: 23-0692 DATE: March 4, 2024 PROJECT PHASE: Phase 3						OPINION OF PROBABLE COST
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A Neill's Creek - Start-Up and Site Work						
1.	Staking and Layout	1	LS	\$15,000.00	\$15,000.00	
2.	Site Clearing and Grubbing	2.0	AC	\$15,000.00	\$30,000.00	Remove and dispose of turf, tree clearing
3.	Demo existing ballfields	1	EA	\$50,000.00	\$50,000.00	Remove fencing, dugouts, bleachers, dirt, etc.
4.	Misc Demo (allowance)	1.0	LS	\$3,500.00	\$3,500.00	
5.	Grading	7.0	AC	\$7,500.00	\$52,500.00	
6.	Erosion Control Allowance	1	LS	\$35,000.00	\$35,000.00	Const. entrance, concrete washout, tp/silt fence, sed basin
Subtotal					\$186,000.00	
B Neill's Creek - Improvements						
1.	Concrete Paving - Sidewalks	6,410	SY	\$50.00	\$320,500.00	Sidewalk
2.	Asphalt - Parking / Drives	5,660	SY	\$50.00	\$283,000.00	8" stone / 3" surface
3.	Full size Multipurpose Fields	1	EA	\$650,000.00	\$650,000.00	Includes lighting, grading/drainage, turf, fencing, underdrain
4.	Baseball/Softball Fields	1	EA	\$500,000.00	\$500,000.00	Includes lighting, grading/drainage, fencing, underdrain, dugouts, etc.
5.	Storm Drainage	1	LS	\$200,000.00	\$200,000.00	SCM, cons. wetland, conveyance
6.	Landscape Allowance	1	LS	\$50,000.00	\$50,000.00	
7.	Site Furnishings Allowance	1	LS	\$10,000.00	\$10,000.00	Benches, tables, trash cans
8.	Cateleiver Shade Sail	2	EA	\$45,000.00	\$90,000.00	
Subtotal					\$2,103,500.00	
Subtotal - Base Bid only					\$2,289,500	
1.	Owner's Contingency (10%)				\$228,950	
2.	General Conditions (10%)				\$251,845	
3.	Bonds & Insurance (3%)				\$83,109	
4.	Contractor's Fee (7%)				\$199,738	Overhead & profit
5.	Escalation (3%)				\$91,594	
6.	Design/Estimating Contingency (20%)				\$457,900	
Subtotal					\$1,313,136.38	
1.	Designer Fees (15% of construction cost)				\$343,425.00	Estimated
2.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
Subtotal					\$363,425.00	
Project Total					\$3,966,061	



PHASE 4

This phase accounts for the walking trail that goes through the existing woods, connecting the main entrance to the rest of the park. The last portion of the main drive aisle is included in this phase as well as the associated parking and the loop around. It also adds in the boardwalk spanning the constructed wetland that connects the additional parking to the existing high school baseball field. Along these paths are two picnic shelters which over look both the natural and constructed wetlands.

 PROJECT NAME: Neill's Creek Park WR PROJECT NO.: 23-0692 DATE: March 4, 2024 PROJECT PHASE: Phase 4						OPINION OF PROBABLE COST
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A Neill's Creek - Start-Up and Site Work						
1.	Staking and Layout	1	LS	\$10,000.00	\$10,000.00	
2.	Site Clearing and Grubbing	1.5	AC	\$15,000.00	\$22,500.00	Remove and dispose of turf, tree clearing
3.	Misc Demo (allowance)	1.0	LS	\$3,500.00	\$3,500.00	
4.	Grading	2	AC	\$7,500.00	\$15,000.00	
5.	Erosion Control Allowance	1	LS	\$5,000.00	\$5,000.00	Const. entrance, concrete washout, tpf/silt fence, sed basin
Subtotal					\$56,000.00	
B Neill's Creek - Improvements						
1.	Concrete Paving - Sidewalks	1,380	SY	\$50.00	\$69,000.00	Sidewalk
2.	Boardwalk	590	LF	\$1,200.00	\$708,000.00	10' wide
3.	Shelters (pre-fab)	2	EA	\$30,000.00	\$60,000.00	Pre-fab, Includes pad and utility connections
4.	Storm Drainage	1	LS	\$50,000.00	\$50,000.00	SCM, cons. wetland, conveyance
5.	Entry Pipe Gates	1	EA	\$7,500.00	\$7,500.00	
6.	Landscape Allowance	1	LS	\$50,000.00	\$50,000.00	
7.	Site Furnishings Allowance	1	LS	\$10,000.00	\$10,000.00	Benches, tables, trash cans
8.	Signage Allowance	1	LS	\$10,000.00	\$10,000.00	
Subtotal					\$964,500.00	
Subtotal - Base Bid only					\$1,020,500	
1.	Owner's Contingency (10%)				\$102,050	
2.	General Conditions (10%)				\$112,255	
3.	Bonds & Insurance (3%)				\$37,044	
4.	Contractor's Fee (7%)				\$89,029	Overhead & profit
5.	Escalation (3%)				\$40,826	
6.	Design/Estimating Contingency (20%)				\$204,100	
Subtotal					\$585,304.95	
1.	Designer Fees (15% of construction cost)				\$153,075.00	Estimated
2.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
Subtotal					\$173,075.00	
Project Total					\$1,778,880	




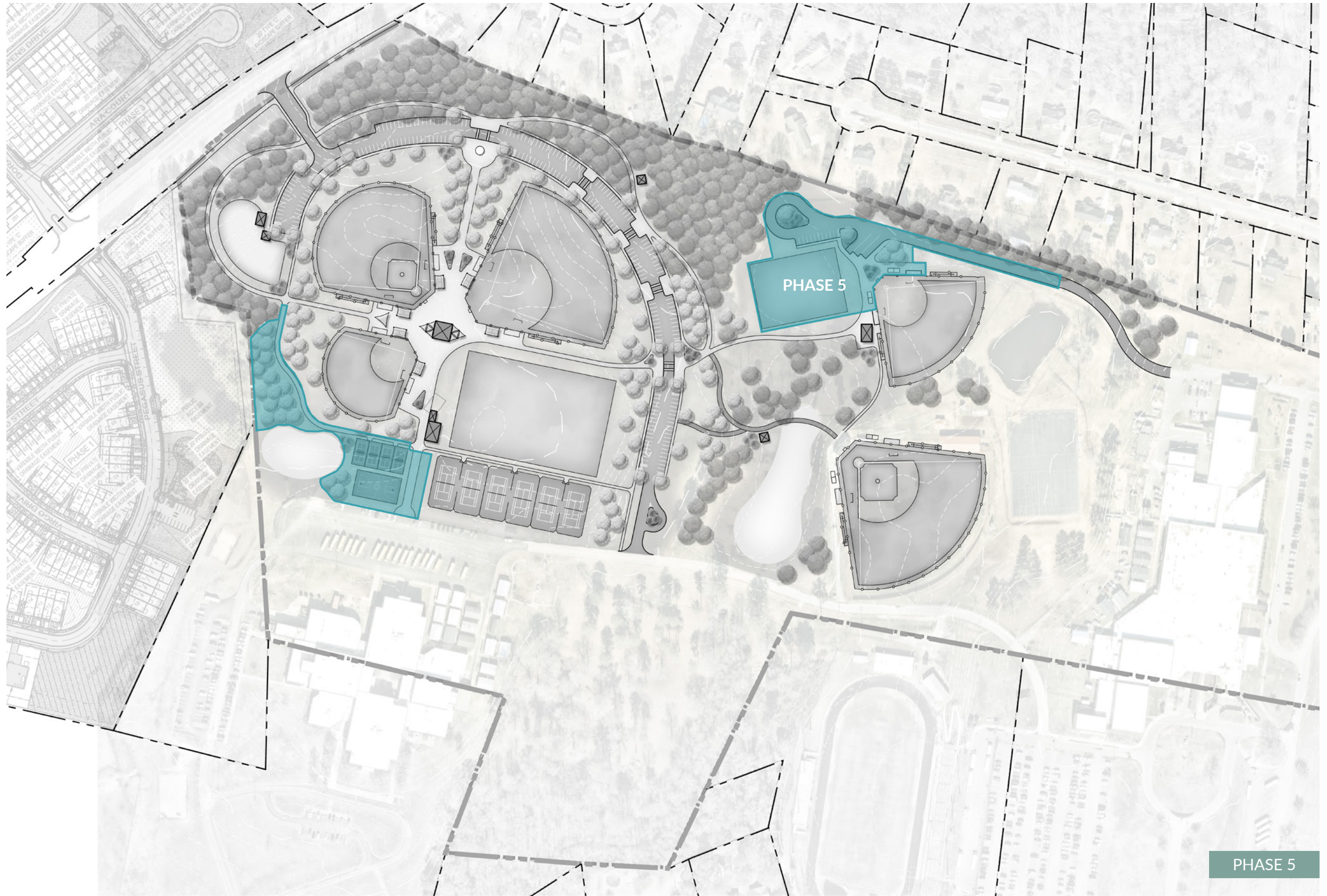
PHASE 4

PHASE 4

PHASE 5

This phase accounts for the football practice field and the improved parking lot for the existing high school softball field. The improved parking lot includes bus parking and a vehicular loop to turn around. The final portion of the internal walking trail and Southern pedestrian entrance will be constructed as well as the pickleball courts and basketball court.


 PROJECT NAME: Neill's Creek Park WR PROJECT NO.: 23-0692 DATE: March 4, 2024 PROJECT PHASE: Phase 5						OPINION OF PROBABLE COST
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A Neill's Creek - Start-Up and Site Work						
1.	Staking and Layout	1	LS	\$10,000.00	\$10,000.00	
2.	Site Clearing and Grubbing	0.5	AC	\$15,000.00	\$7,500.00	Remove and dispose of turf, tree clearing
3.	Demo existing ballfields	1	EA	\$50,000.00	\$50,000.00	Remove fencing, dugouts, bleachers, dirt, etc.
4.	Misc Demo (allowance)	1.0	LS	\$3,000.00	\$3,000.00	
5.	Grading	2.0	AC	\$7,500.00	\$15,000.00	
6.	Erosion Control Allowance	1	LS	\$5,000.00	\$5,000.00	Const. entrance, concrete washout, tp/silt fence, sed basin
Subtotal					\$90,500.00	
B Neill's Creek - Improvements						
1.	Concrete Paving - Sidewalks	1,670	SY	\$50.00	\$83,500.00	Sidewalk
2.	Asphalt - Parking / Drives	2,800	SY	\$50.00	\$140,000.00	8" stone / 3" surface
3.	Half size Multipurpose Fields	1	EA	\$300,000.00	\$300,000.00	Includes lighting, grading/drainage, turf, fencing, underdrain
4.	Pickleball Courts	4	EA	\$35,000.00	\$140,000.00	Includes fencing, surfacing, netting, etc.
5.	Basketball Courts	1	EA	\$80,000.00	\$80,000.00	Includes fencing, surfacing, goals
6.	Storm Drainage	1	LS	\$50,000.00	\$50,000.00	SCM, cons. wetland, conveyance
7.	Landscape Allowance	1	LS	\$50,000.00	\$50,000.00	
8.	Site Furnishings Allowance	1	LS	\$5,000.00	\$5,000.00	Benches, tables, trash cans
Subtotal					\$848,500.00	
Subtotal - Base Bid only					\$939,000	
1.	Owner's Contingency (10%)				\$93,900	
2.	General Conditions (10%)				\$103,290	
3.	Bonds & Insurance (3%)				\$34,086	
4.	Contractor's Fee (7%)				\$81,919	Overhead & profit
5.	Escalation (3%)				\$37,566	
6.	Design/Estimating Contingency (20%)				\$187,800	
Subtotal					\$538,560.85	
1.	Designer Fees (15% of construction cost)				\$140,850.00	Estimated
2.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
Subtotal					\$160,850.00	
Project Total					\$1,638,411	

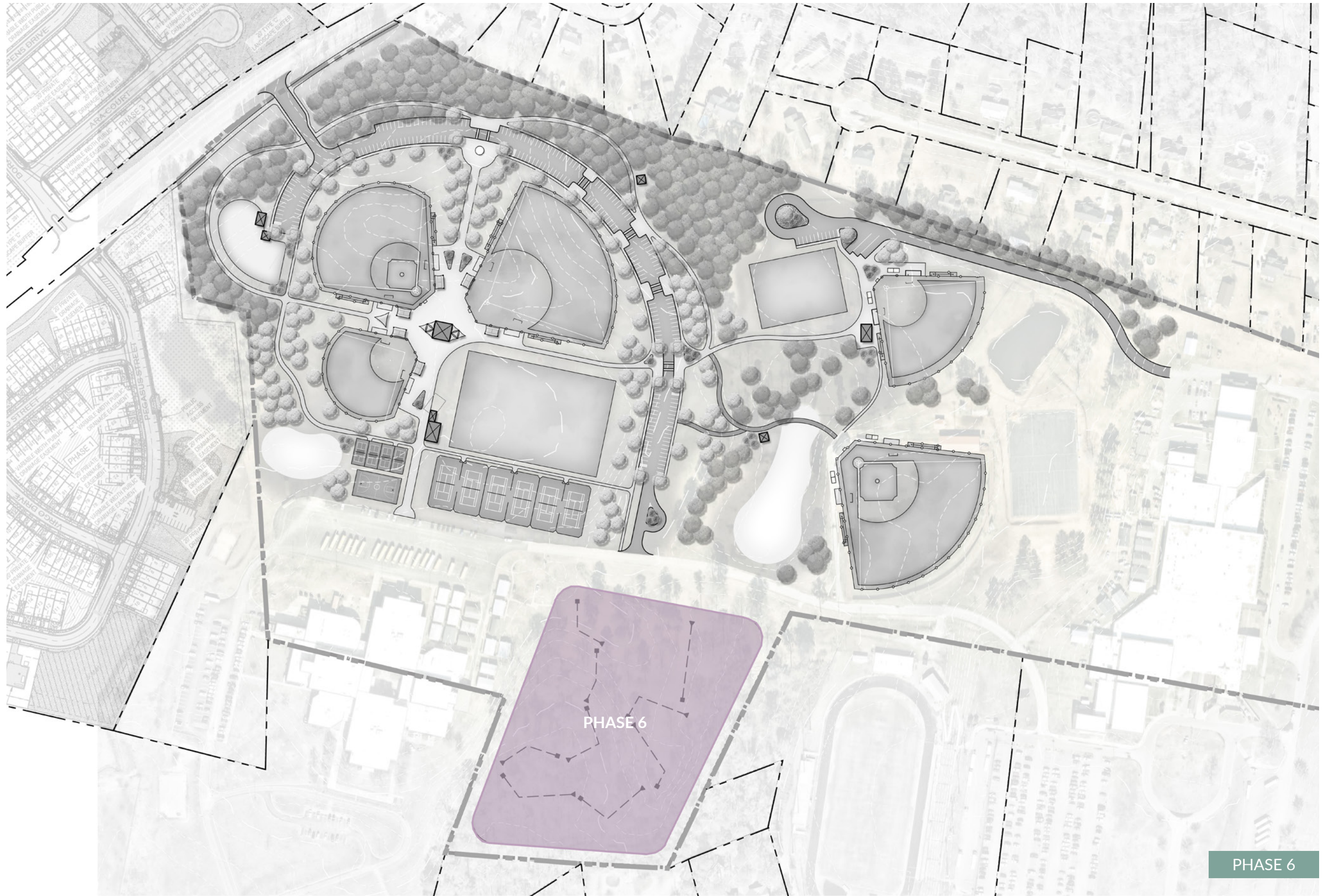


PHASE 5

PHASE 6

This phase is the final phase which adds in the 9-hole disc golf course. While this is a lower cost amenity on the site, it is also understood to be the lowest priority to the park.

 PROJECT NAME: Neill's Creek Park WR PROJECT NO.: 23-0692 DATE: March 4, 2024 PROJECT PHASE: Phase 6						OPINION OF PROBABLE COST
Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A	Neill's Creek - Start-Up and Site Work					
1.	Misc Demo (allowance)	1.0	LS	\$4,000.00	\$4,000.00	
	Subtotal				\$4,000.00	
B	Neill's Creek - Improvements					
1.	Disc Golf Baskets/tee pads	9	EA	\$6,000.00	\$54,000.00	
2.	Site Furnishings Allowance	1	LS	\$10,000.00	\$5,000.00	Benches, tables, trash cans
	Subtotal				\$54,000.00	
	Subtotal - Base Bid only				\$58,000	
1.	Owner's Contingency (10%)				\$5,800	
2.	General Conditions (10%)				\$6,380	
3.	Bonds & Insurance (3%)				\$2,105	
4.	Contractor's Fee (7%)				\$5,060	Overhead & profit
5.	Escalation (3%)				\$2,320	
6.	Design/Estimating Contingency (20%)				\$11,600	
	Subtotal				\$33,265.74	
1.	Designer Fees (15% of construction cost)				\$8,700.00	Estimated
2.	Construction Materials & Testing Services				\$20,000.00	Harnett County to confirm costs based on previous projects
	Subtotal				\$28,700.00	
	Project Total				\$119,966	



APPENDIX

Online Survey - Needs Assessment

Online Survey - Concept Alternatives

Stakeholder Meeting #1 Minutes

Stakeholder Meeting #2 Minutes

Stakeholder Meeting #3 Minutes

Parks and Recreation Advisory Committee Meeting #1 Minutes

ONLINE SURVEY - NEEDS ASSESSMENT

1. Do you live within the Harnett County limit?

- Yes
- No

2. How long have you lived in Harnett County?

- 1-5 years
- 6-10 years
- 11-20 years
- 20+ years
- Non-resident

3. Do you or members of your family visit Neill's Creek Park for recreation?

- Yes
- No

4. If you answered yes to question #3, how often do you visit the park?

- Once / week
- Once / month
- Several times / months
- Sports events only

5. Please indicate your level of satisfaction with the parks and recreation amenities at Neill's Creek Park?

- Very Satisfied
- Somewhat Satisfied
- Somewhat Dissatisfied
- Very Dissatisfied
- Don't know

6. Please indicate what activities or program elements are needed at the park:

- Baseball fields / Softball fields
- Tennis Courts
- Pickleball Courts
- Basketball Courts
- Multi-purpose fields
- Disc golf facilities
- Walking trails – Paved
- Walking trails – unpaved
- Walking trails – boardwalk
- Natural/wooded areas

- Playground – Traditional
- Playground – Nature
- Dog Park
- Picnic areas/ Shelter
- Rentable space
- Outdoor fitness equipment
- Restrooms
- Concession facilities
- Wetland restoration/education
- Bike trails
- Splash Pad
- Other (please specify):

7. Do you travel outside of Harnett County to use parks and recreation facilities?

- Yes
- No

8. If you answered "yes" to the previous question, what draws you to these outside parks and recreation facilities? (check all that apply)

- Athletic facilities
- Athletic leagues or events
- Special events
- Playgrounds
- Access to nature
- Trails
- Other (please specify)

9. Please check the reasons that prevent you from visiting Neill's Creek Park.

- I do not know the location of the park
- Lack of parking
- Park is not well maintained
- Park is too far from home
- Park is too crowded
- I use private facilities or those in other communities instead
- Lack of amenities at the park
- Lack of handicapped accessibility
- Park operating hours are not conducive to my needs

10. Please indicate your level of agreement with the following statements:

- I support the improvement of existing park facilities
- I support using a bond to finance improvements to Neill's Creek Park
- I am willing to pay more to use the parks and recreation facilities.

11. What age group to you represent?

- 0-18 years
- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75 or older

12. How many children under 18 live in your household?

- 0
- 1
- 2
- 3
- 4 or more

13. How many people over 65 live in your household?

- 0
- 1
- 2
- 3 or more

14. What racial background do you represent?

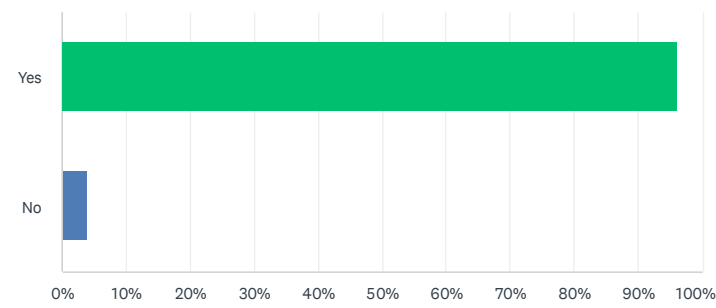
- White / Caucasian
- Black
- Hispanic
- Asian
- Other

15. What is your gender?

- Male
- Female
- Other
- Don't want to mention

Q1 Do you live within the Harnett County limit?

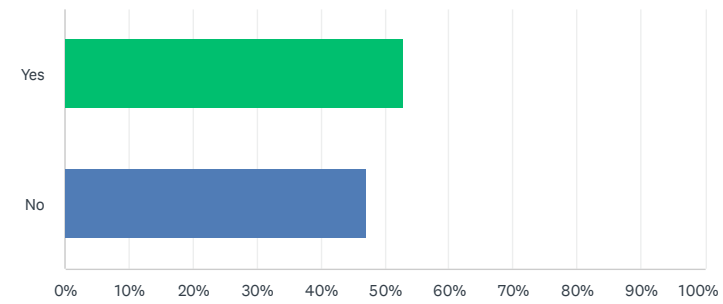
Answered: 285 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	96.14%	274
No	3.86%	11
TOTAL		285

Q3 Do you or members of your family visit Neill's Creek Park for recreation?

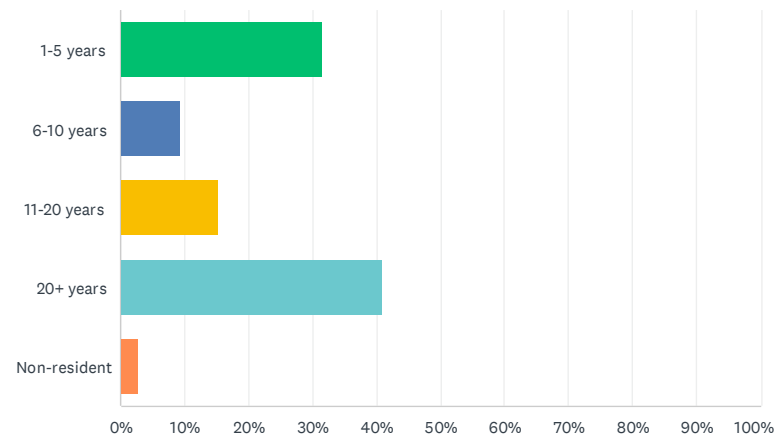
Answered: 286 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	52.80%	151
No	47.20%	135
TOTAL		286

Q2 How long have you lived in Harnett County?

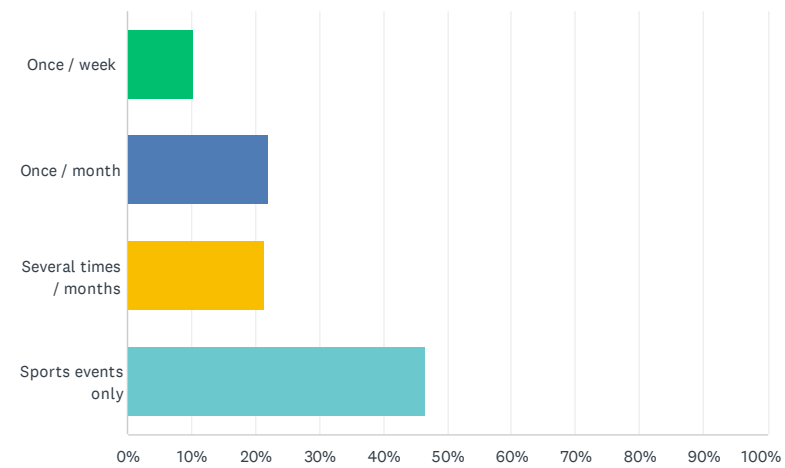
Answered: 286 Skipped: 1



ANSWER CHOICES	RESPONSES	
1-5 years	31.47%	90
6-10 years	9.44%	27
11-20 years	15.38%	44
20+ years	40.91%	117
Non-resident	2.80%	8
TOTAL		286

Q4 If you answered yes to question #3, how often do you visit the park?

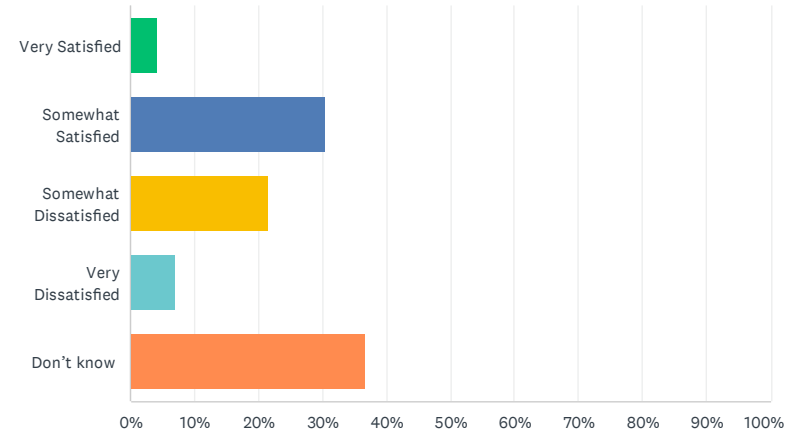
Answered: 155 Skipped: 132



ANSWER CHOICES	RESPONSES	
Once / week	10.32%	16
Once / month	21.94%	34
Several times / months	21.29%	33
Sports events only	46.45%	72
TOTAL		155

Q5 Please indicate your level of satisfaction with the parks and recreation amenities at Neill's Creek Park?

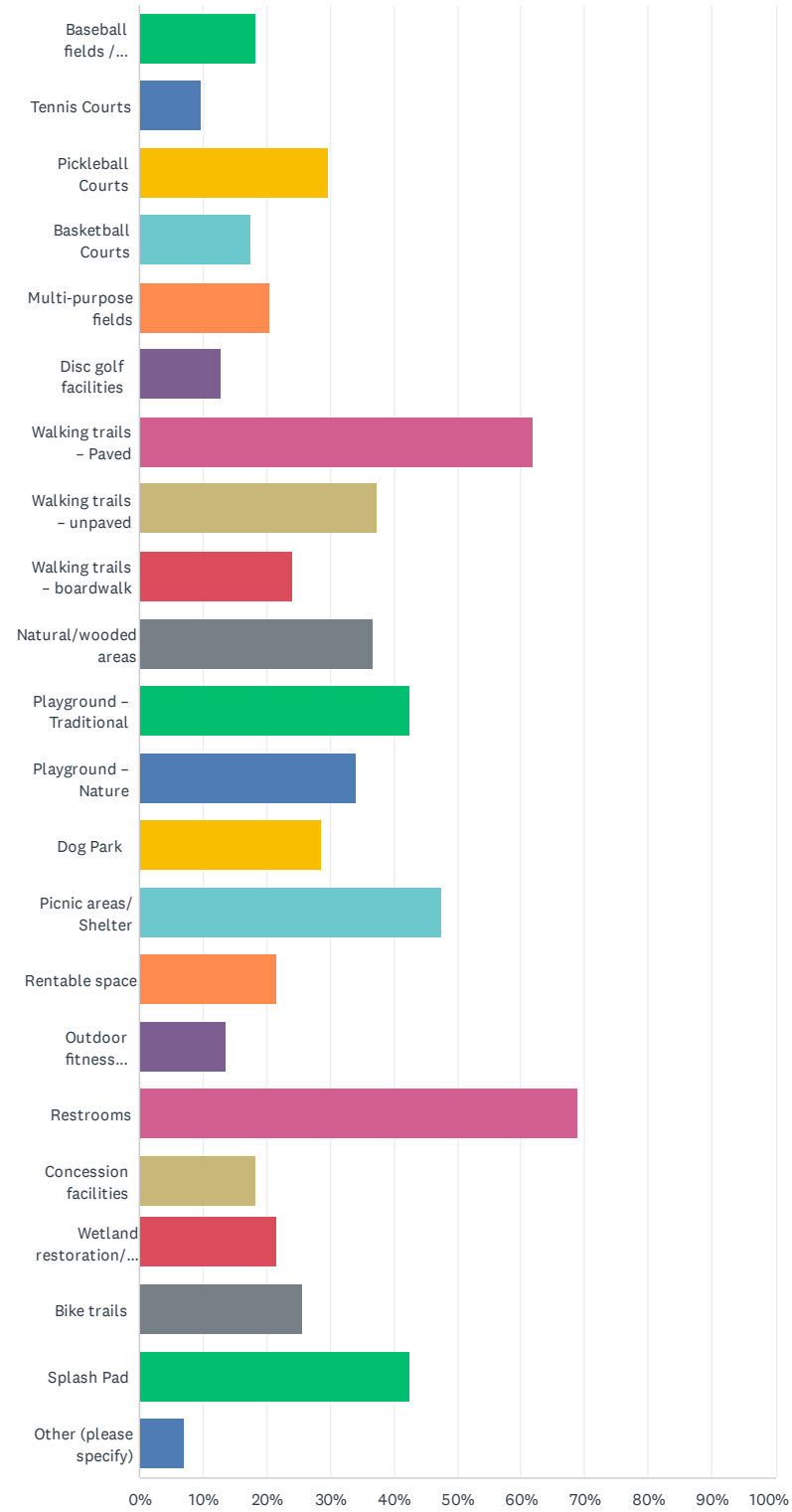
Answered: 256 Skipped: 31



ANSWER CHOICES	RESPONSES	Count
Very Satisfied	4.30%	11
Somewhat Satisfied	30.47%	78
Somewhat Dissatisfied	21.48%	55
Very Dissatisfied	7.03%	18
Don't know	36.72%	94
TOTAL		256

Q6 Please indicate what activities or program elements are needed at the park:

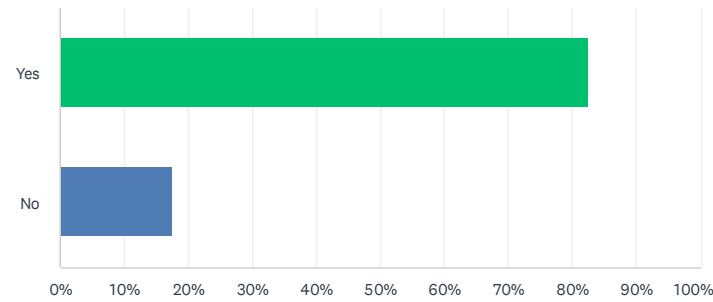
Answered: 273 Skipped: 14



ANSWER CHOICES	RESPONSES	Count
Baseball fields / Softball fields	18.32%	50
Tennis Courts	9.52%	26
Pickleball Courts	29.67%	81
Basketball Courts	17.58%	48
Multi-purpose fields	20.51%	56
Disc golf facilities	12.82%	35
Walking trails - Paved	61.90%	169
Walking trails - unpaved	37.36%	102
Walking trails - boardwalk	24.18%	66
Natural/wooded areas	36.63%	100
Playground - Traditional	42.49%	116
Playground - Nature	34.07%	93
Dog Park	28.57%	78
Picnic areas/ Shelter	47.62%	130
Rentable space	21.61%	59
Outdoor fitness equipment	13.55%	37
Restrooms	68.86%	188
Concession facilities	18.32%	50
Wetland restoration/education	21.61%	59
Bike trails	25.64%	70
Splash Pad	42.49%	116
Other (please specify)	6.96%	19
Total Respondents: 273		

Q7 Do you travel outside of Harnett County to use parks and recreation facilities?

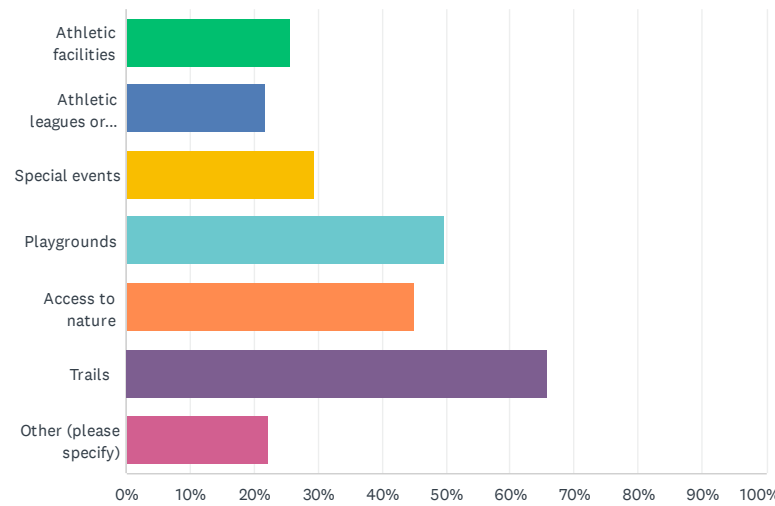
Answered: 285 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	82.46% 235
No	17.54% 50
TOTAL	285

Q8 If you answered “yes” to the previous question, what draws you to these outside parks and recreation facilities? (check all that apply)

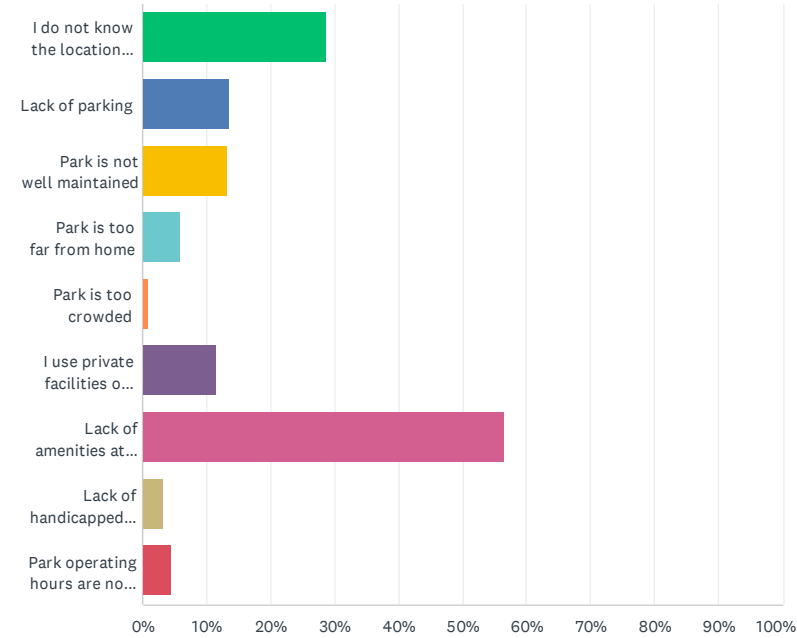
Answered: 238 Skipped: 49



ANSWER CHOICES	RESPONSES
Athletic facilities	25.63% 61
Athletic leagues or events	21.85% 52
Special events	29.41% 70
Playgrounds	49.58% 118
Access to nature	44.96% 107
Trails	65.97% 157
Other (please specify)	22.27% 53
Total Respondents: 238	

Q9 Please check the reasons that prevent you from visiting Neill’s Creek Park.

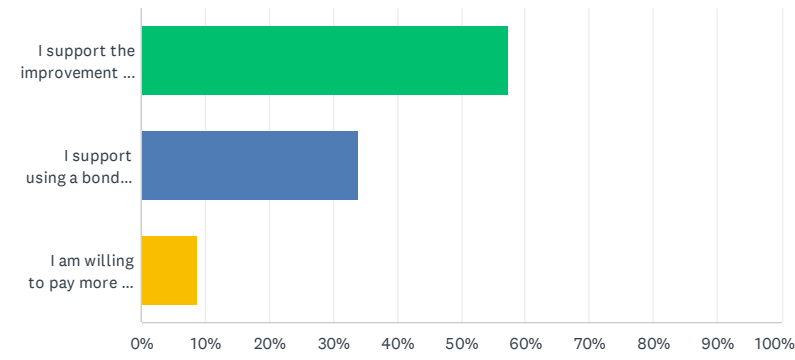
Answered: 250 Skipped: 37



ANSWER CHOICES	RESPONSES
I do not know the location of the park	28.80% 72
Lack of parking	13.60% 34
Park is not well maintained	13.20% 33
Park is too far from home	6.00% 15
Park is too crowded	0.80% 2
I use private facilities or those in other communities instead	11.60% 29
Lack of amenities at the park	56.40% 141
Lack of handicapped accessibility	3.20% 8
Park operating hours are not conducive to my needs	4.40% 11
Total Respondents: 250	

Q10 Please indicate your level of agreement with the following statements:

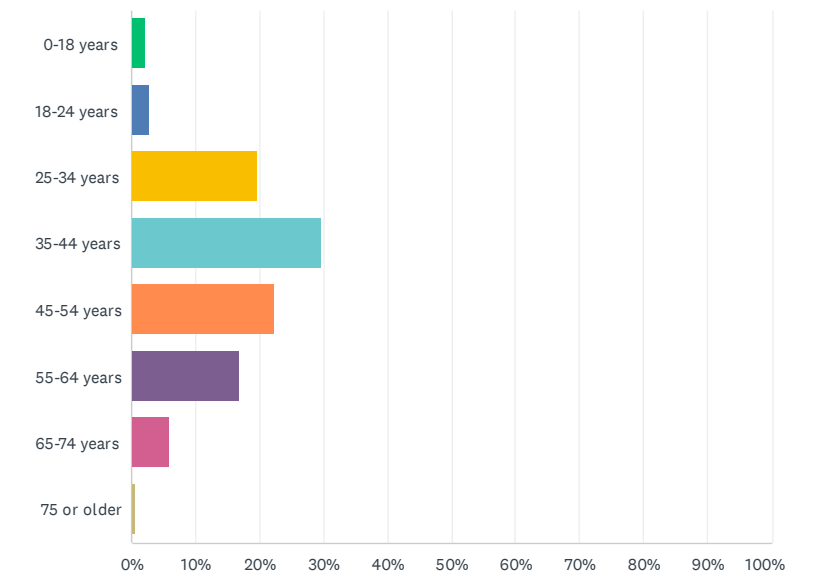
Answered: 274 Skipped: 13



ANSWER CHOICES	RESPONSES
I support the improvement of existing park facilities	57.30% 157
I support using a bond to finance improvements to Neill's Creek Park	33.94% 93
I am willing to pay more to use the parks and recreation facilities.	8.76% 24
TOTAL	274

Q11 What age group to you represent?

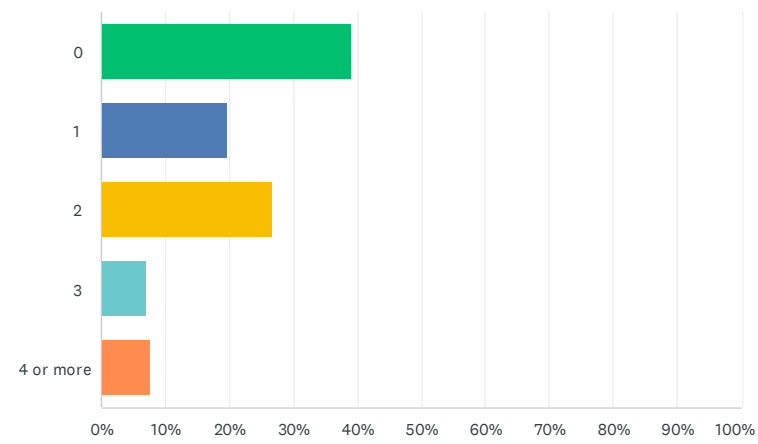
Answered: 286 Skipped: 1



ANSWER CHOICES	RESPONSES
0-18 years	2.10% 6
18-24 years	2.80% 8
25-34 years	19.58% 56
35-44 years	29.72% 85
45-54 years	22.38% 64
55-64 years	16.78% 48
65-74 years	5.94% 17
75 or older	0.70% 2
TOTAL	286

Q12 How many children under 18 live in your household?

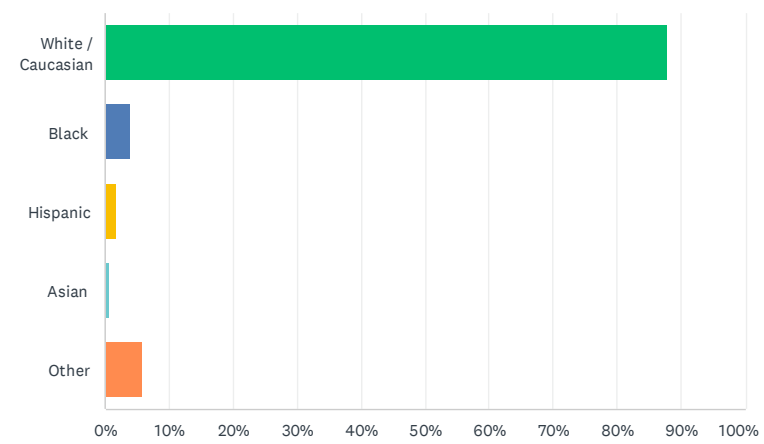
Answered: 285 Skipped: 2



ANSWER CHOICES	RESPONSES	
0	38.95%	111
1	19.65%	56
2	26.67%	76
3	7.02%	20
4 or more	7.72%	22
TOTAL		285

Q14 What racial background do you represent?

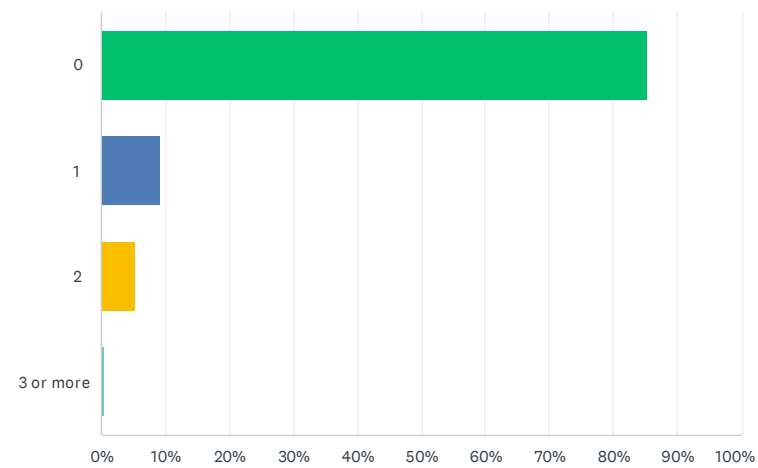
Answered: 279 Skipped: 8



ANSWER CHOICES	RESPONSES	
White / Caucasian	87.81%	245
Black	3.94%	11
Hispanic	1.79%	5
Asian	0.72%	2
Other	5.73%	16
TOTAL		279

Q13 How many people over 65 live in your household?

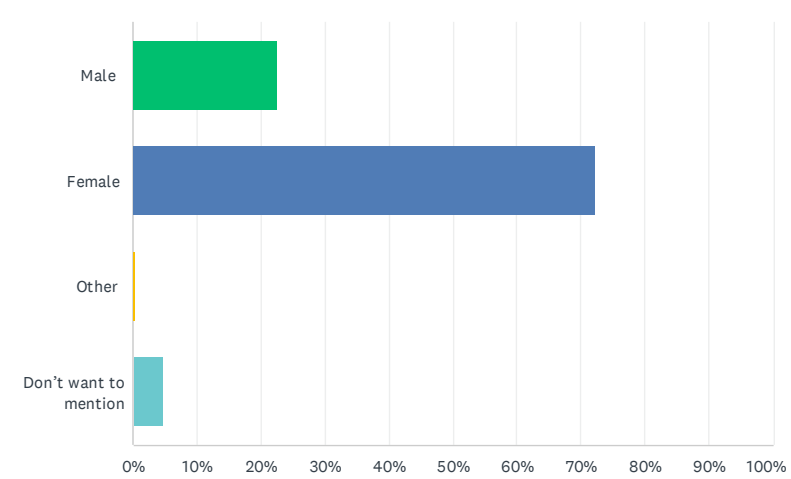
Answered: 285 Skipped: 2



ANSWER CHOICES	RESPONSES	
0	85.26%	243
1	9.12%	26
2	5.26%	15
3 or more	0.35%	1
TOTAL		285

Q15 What is your gender?

Answered: 282 Skipped: 5



ANSWER CHOICES	RESPONSES	
Male	22.70%	64
Female	72.34%	204
Other	0.35%	1
Don't want to mention	4.61%	13
TOTAL		282

ONLINE SURVEY - CONCEPT ALTERNATIVES

1. What do you like about the Option A concept and what don't you like, and why?
2. What do you like about the Option B concept and what don't you like, and why?
3. What do you like about the Option C concept and what don't you like, and why?
4. What do you like about the Option D concept and what don't you like, and why?
5. What is your favorite concept and why?
6. What is your least favorite concept and why?
7. What are your top 3 priorities for improvements to the park?
8. What elements are missing from these plans?

Q1 What do you like about the Option A concept and what don't you like, and why?

Answered: 18 Skipped: 9

#	RESPONSES	DATE
1	Like the multiple fields together to allow for tournaments. Don't like multi-purpose fields so far away from that. Dislike location of concession; far away from other fields.	1/3/2024 11:23 AM
2	I do not like the school using fields away from the school when there is space closet for them. I lot the walking trail in the woods	1/3/2024 10:25 AM
3	I like the baseball diamond pinwheel shape. I like that there are two multi-purpose fields for soccer/football practices or games. I do not like the parking on the drive because it may hold up traffic flow.	12/29/2023 10:37 AM
4	I like that the baseball fields are all together. It's more contemporary.	12/20/2023 3:37 PM
5	Restrooms not centrally located to rest of park. Not enough parking provided for tournaments.	12/19/2023 7:16 AM
6	I can tell you from experience at Walnut Creek, Middle Creek, Thomas Brookes and Rocky Mount that these fields will get booked very quickly because of the wheel. Every coach and team loves knowing that they can set up camp in 1 spot and not have to move. It would be good to add some kind of parking on the back side too, if possible, but this is my first choice because if there are both ball and soccer going on it keeps things separated.	12/18/2023 5:04 PM
7	I like this option. Only concerns I am noticing is the locations of the concessions and the bathroom locations. If the intent is to keep the high school field separated from the other fields that may be rented for tournaments, you may want to consider adding a separate concession and bathroom location. I would suggest having the bathrooms and concessions next to each other as well.	12/18/2023 1:43 PM
8	all the feilds are close to each other. that theres no playground	12/18/2023 1:08 PM
9	I like the pinwheel idea for tournaments. I do not like a basketball court near the tennis courts. Trash and other items are already left behind. I think this would cause more issues. I also do not like the High School Softball field being relocated that far from the school.	12/18/2023 12:00 PM
10	I like the look of the ball fields for tournaments. However it makes them farther away for the high school to utilize. I dont like the basketball and pickleball courts adjoining the tennis courts.	12/18/2023 11:59 AM
11	Where would hcms softball be played? This shows only one softball field which will be used for high school. This field is too far from high school. HCHS softball players do not have a locker room and if they don't have their license that's a long way to walk with all that equipment.	12/18/2023 11:30 AM
12	I like the pinwheel concept and that the two multipurpose fields are away from the field.	12/18/2023 11:00 AM
13	Unsure	12/18/2023 10:27 AM
14	Use of multipurpose fields. Having four baseball fields would allow middle and HS to practice at the same times. An outdoor basketball court could aid in boy/girl basketball practice times.	12/18/2023 10:20 AM
15	I like the central location of the ball fields. Is there enough parking? The bus lot at HCMS is not enough, especially if 4 fields are being utilized.	12/18/2023 9:03 AM
16	Like the ballfields being close to each other. Better flow. Also like pickleball courts next to tennis. Only concern is more parking spots closer to school campus during school day.	12/18/2023 8:46 AM
17	less sports and indoor building for possible classes or indoor activities. Love the walking trails but need shade if hot outdoors	12/15/2023 9:46 AM
18	Designed for tournaments which we need space for closer to home and will bring money into the area.	12/10/2023 8:11 PM

Q2 What do you like about the Option B concept and what don't you like, and why?

Answered: 19 Skipped: 8

#	RESPONSES	DATE
1	The playground!	1/3/2024 9:50 PM
2	Like several multi-purpose fields. Do not like that ballfields are smaller. Don't like that concession is so far from some of the fields.	1/3/2024 11:23 AM
3	I like the parking off the drive because it reduces traffic flow delays. I like that there are three multi-purpose fields for soccer/football practices or games. I do not like the baseball diamonds separated out because I think it is more user friendly when they are all in the same general area.	12/29/2023 10:37 AM
4	I like what looks like walking trails around the park and the parking.	12/20/2023 3:37 PM
5	Protects school ball fields as separate entities; better parking	12/19/2023 7:16 AM
6	This seems much more flexible and offers pickleball which is big right now. Basketball courts that could be easily accessible to all would also be great.	12/18/2023 6:34 PM
7	The multipurpose fields could be used between games for ball tournaments, but if there are soccer tournaments and ball tournaments at the same time, it would be frustrating to have to pull wagons between fields.	12/18/2023 5:04 PM
8	same comment about restrooms and concessions above. also, i think you should have at least (2) baseball fields at 300ft. one small is fine. you can always add a temp fence to the larger fields when needed.	12/18/2023 1:43 PM
9	the high school feilds are near each other and theres a play ground. the feilds in between the ball feilds	12/18/2023 1:08 PM
10	I like the playground and focus on more greenspaces here besides just ball fields.	12/18/2023 12:08 PM
11	I like this idea a lot. The extra ball fields, pickle ball, and basketball courts should be separate from the tennis courts. The added parking is nice too.	12/18/2023 12:00 PM
12	I like the bigger playground. I like the way the basketball and pickleball courts are not joined to the tennis court.	12/18/2023 11:59 AM
13	This option still does not offer a location for middle school softball unless these grass infields will actually be dirt for softball? I prefer this option assuming there is a still a field for HCMS softball (dirt infield). Will the bathroom/concession area be renovated by the high school field?	12/18/2023 11:30 AM
14	No need for basketball court when you have the gym	12/18/2023 10:27 AM
15	I do not love the fields being apart. It is unnecessary to have the spaces with multipurpose in the middle. Too many fly balls or other issues to interfere between events.	12/18/2023 10:20 AM
16	I like having two ball fields by the high school. I like the increased parking as well. I am not sure having foul balls will be safe if the multipurpose fields are in use during ball games.	12/18/2023 9:03 AM
17	Not huge fan of this concept. Multipurpose fields create a gap between ballfields.	12/18/2023 8:46 AM
18	less sports related, love walking trails need shade, need indoor building for possible classes or indoor activities	12/15/2023 9:46 AM
19	Don't like this.	12/10/2023 8:11 PM

Q3 What do you like about the Option C concept and what don't you like, and why?

Answered: 19 Skipped: 8

#	RESPONSES	DATE
1	The walk around path!	1/3/2024 9:50 PM
2	Like that ballfields are grouped with multi-purpose fields. Do not like distance between ballfields.	1/3/2024 11:23 AM
3	I like the boardwalk and the larger open space inside	1/3/2024 10:25 AM
4	I like that there are two multi-purpose fields for soccer/football practices or games. I like the open space for because it resembles a typical park that families can visit regardless of if they are there to watch a game. I do not like the parking along the drive because of potential delay in traffic flow.	12/29/2023 10:37 AM
5	I like this option best allowing more green space	12/21/2023 12:38 PM
6	The boardwalk. It seems unique.	12/20/2023 3:37 PM
7	Better driveway	12/19/2023 7:16 AM
8	This feels more geared towards family events, if that is what Harnett Co is going for.	12/18/2023 5:04 PM
9	the open space is good for future development. otherwise, i think i would prefer to have the previous options with more baseball fields and to utilize the space now.	12/18/2023 1:43 PM
10	i really like it	12/18/2023 1:08 PM
11	I do not like this idea at all. There is not need for a multipurpose field in between the HS softball and baseball field. The open behind the tennis courts should be used for basketball and pickle ball.	12/18/2023 12:00 PM
12	I like the open space field. I don't like how the pickleball and basketball courts are attached to the tennis courts.	12/18/2023 11:59 AM
13	Do not like this option. You are not gaining much here and losing a softball/baseball field.	12/18/2023 11:30 AM
14	New ball fields, bathrooms and concession!	12/18/2023 10:27 AM
15	I do not like the spacing out of the fields.	12/18/2023 10:20 AM
16	I like the parking circulation to the north. It keeps traffic away from the middle school. I do not like the open space by the tennis courts. That should be a ball field.	12/18/2023 9:03 AM
17	Like the parking spot locations in this concept. Losing a softball field in doing this one.	12/18/2023 8:46 AM
18	need more parking space, need indoor building for indoor activities and shaded trail	12/15/2023 9:46 AM
19	Don't like this	12/10/2023 8:11 PM

Q4 What do you like about this concept and what don't you like, and why?

Answered: 19 Skipped: 8

#	RESPONSES	DATE
1	Layout	1/3/2024 9:50 PM
2	Like the central gathering space. Like parking away from the middle school.	1/3/2024 11:23 AM
3	I like the parking setup and waking trails over excessive ball fields.	1/3/2024 10:25 AM
4	I like that there are two multi-purpose fields for soccer/football practices or games. I like that there are parking lots rather than parking on the drive.	12/29/2023 10:37 AM
5	Interesting how it connects to the new neighborhood.	12/20/2023 3:37 PM
6	Ball field layout seems random and not as cohesive	12/19/2023 7:16 AM
7	Majority are confused on this concept. For middle and high schoolers? For families? All the plans are geared towards recreational activities only or for school aged games.	12/19/2023 1:13 AM
8	I only like the additional parking added in the middle of this option.	12/18/2023 5:04 PM
9	this is my least favorite.	12/18/2023 1:43 PM
10	Not enough greenspace at all. Space is wasted.	12/18/2023 12:08 PM
11	The parking here is too far away from the fields. Go with option 2.	12/18/2023 12:00 PM
12	I don't like this one at all, it looks unorganized and different fields too far apart from each other.	12/18/2023 11:59 AM
13	Nothing really gained	12/18/2023 11:30 AM
14	Reconstruction and remodeling need to be done! The football field needs some attention!!	12/18/2023 10:27 AM
15	This feels like a lot of confusion and lack of spacial useage.	12/18/2023 10:20 AM
16	I like the larger parking lots. I dislike the lower number of ballfields.	12/18/2023 9:03 AM
17	Like the parking locations. Not much else is changing.	12/18/2023 8:46 AM
18	like using existing fields, need shade for trails, move playground back from roadway, add indoor building for indoor activities. Need safely and exercise besides sports	12/15/2023 9:46 AM
19	Would be less expensive since all the fields stay where they are.	12/10/2023 8:11 PM

Q5 What is your favorite concept and why?

Answered: 20 Skipped: 7

#	RESPONSES	DATE
1	Option D	1/3/2024 9:50 PM
2	D. I prefer the more common use areas	1/3/2024 10:25 AM
3	Option D, first, because it may take the least amount of time to complete which means kids can start using it sooner.	12/29/2023 10:37 AM
4	Option 1. I like how the baseball is together and the soccer is together.	12/20/2023 3:37 PM
5	Concept #2	12/19/2023 7:16 AM
6	Concept A because it keeps events separated and having softball tournament experience the fields with the wheel layout always book faster.	12/18/2023 5:04 PM
7	A - more baseball fields and many additional additions to make this more of a community park destination for families	12/18/2023 1:43 PM
8	C	12/18/2023 1:08 PM
9	B. It allows for the most greenspace with parking and fluidity of traffic.	12/18/2023 12:08 PM
10	Option 2. It keeps the HS sports' areas in one place, the recreational areas available for others to use, and parking/traffic flow makes more sense.	12/18/2023 12:00 PM
11	A combination of A and B	12/18/2023 11:59 AM
12	Concept B. But one of those fields needs to be another softball field with temporary fence ability and dirt infield for HCMS softball.	12/18/2023 11:30 AM
13	The pinwheel concept	12/18/2023 11:00 AM
14	A	12/18/2023 10:46 AM
15	C, new fields, bathrooms and concession	12/18/2023 10:27 AM
16	A - well laid out and clearly defined spaces.	12/18/2023 10:20 AM
17	I like option A but the high school needs to keep a baseball and softball fields. Can more parking be added under the retention pond in the "grove" area by the high school baseball field?	12/18/2023 9:03 AM
18	I prefer A. Seems to make more sense and put ballfields in same locations. Only issue seems to be parking closer to school but a gate block-off could help.	12/18/2023 8:46 AM
19	walking trails, playground, pickleball and parking	12/15/2023 9:46 AM
20	The first one. Harnett County is missing out not having a tournament facility.	12/10/2023 8:11 PM

Q6 What is your least favorite concept and why?

Answered: 18 Skipped: 9

#	RESPONSES	DATE
1	Option A layout and no playground	1/3/2024 9:50 PM
2	A. Although pretty it puts baseball forefront and exerting else suffers.	1/3/2024 10:25 AM
3	The two plans with parking along the driveways.	12/29/2023 10:37 AM
4	Concept #4	12/19/2023 7:16 AM
5	If this park is intended for all to enjoy the childrens play area is extremely small. the basketball courts are not being updated. People will continue to visit surrounding areas like Holly Springs, Angier, Fuquay-Varina because thoes parks are geared towards the entire family.	12/19/2023 1:13 AM
6	Concept B and Concept C just has things too spread out	12/18/2023 5:04 PM
7	D - it doesn't compare well against the other options	12/18/2023 1:43 PM
8	B	12/18/2023 1:08 PM
9	D. It's has the least amount of greenspace to it and isn't cohesive	12/18/2023 12:08 PM
10	1 and 3. The parking and traffic flow does not make sense. I do not like adding basketball or pickle ball courts next to the tennis courts.	12/18/2023 12:00 PM
11	Option D, it just looks scattered and unorganized.	12/18/2023 11:59 AM
12	Parking issues. But in all of the plans there will be parking challenges	12/18/2023 11:00 AM
13	D	12/18/2023 10:46 AM
14	D	12/18/2023 10:27 AM
15	D - too many unused spaces, feels unorganized	12/18/2023 10:20 AM
16	Option B. Not safe with foul balls for people on the multipurpose fields.	12/18/2023 9:03 AM
17	B and C; Ballfields being cutoff by multipurpose fields in B and losing a softball field in C.	12/18/2023 8:46 AM
18	new sports fields, disc golf. Need alternative exercise activities beside sports	12/15/2023 9:46 AM

Q7 What are your top 3 priorities for improvements to the park?

Answered: 20 Skipped: 7

#	RESPONSES	DATE
1	Playground, good restroom location and easy walking trail	1/3/2024 9:50 PM
2	Kids recreation (playgrounds and open space), parking safety, parking availability	1/3/2024 10:25 AM
3	1. Safe and easy walking access from the middle and high schools. 2. Equal quantity of baseball and other type of fields (multi-purpose for soccer/football/softball, etc.) 3. Open park space for the wider community	12/29/2023 10:37 AM
4	I didn't even realize that this was a park. I thought it was just the back yard of the schools so anything is an improvement.	12/20/2023 3:37 PM
5	Parking, green space, driveway upgrades	12/19/2023 7:16 AM
6	Larger play area for smaller kids, updated basketball court and restrooms.	12/19/2023 1:13 AM
7	Parking, quick access to fields and ease of loading/unloading gear and Bathrooms (that are ACTUALLY open) are always where any park can improve.	12/18/2023 5:04 PM
8	more baseball fields. clean, accessible bathrooms. and good lighting	12/18/2023 1:43 PM
9	walking trails, playgrounds, parking	12/18/2023 12:08 PM
10	Parking, traffic flow, keeping the areas clean and neat.	12/18/2023 12:00 PM
11	usage for students at both school and in the community. Enough parking for community	12/18/2023 11:59 AM
12	Improved concessions and bathroom facilities be kind middle school and at HS girls softball field	12/18/2023 11:30 AM
13	Pickleball field and the additions of multipurpose fields and basketball courts	12/18/2023 11:00 AM
14	Upgrade ball fields, especially football field and stadium	12/18/2023 10:27 AM
15	Keep areas well maintained and planned, parking and infrastructure, evening lighting	12/18/2023 10:20 AM
16	parking. nice restrooms. ease of access.	12/18/2023 9:03 AM
17	Parking, additional fields, and updated restrooms.	12/18/2023 8:46 AM
18	trails, parking, bathrooms and shaded walking trails	12/15/2023 9:46 AM
19	Better parking.	12/10/2023 8:11 PM
20	Pickle ball, basketball and splash pads	12/7/2023 5:52 PM

Q8 What elements are missing from these plans?

Answered: 16 Skipped: 11

#	RESPONSES	DATE
1	Is handicap accessibility included? Bright evening lighting is important, especially along walkways and in parking lots. What about placement of public bleachers and permanent trash bins?	12/29/2023 10:37 AM
2	Batting cages?	12/19/2023 7:16 AM
3	How about a play area for kids. Playground equipment? Walking path? B is my favorite.	12/18/2023 6:34 PM
4	I can't tell if there is one, but walking trails are always good to add throughout parks.	12/18/2023 5:04 PM
5	a splash pad	12/18/2023 1:43 PM
6	more restrooms	12/18/2023 1:08 PM
7	n/a	12/18/2023 12:00 PM
8	bathrooms	12/18/2023 11:59 AM
9	HCMS softball field	12/18/2023 11:30 AM
10	Stadium	12/18/2023 10:27 AM
11	n/a	12/18/2023 10:20 AM
12	My husband & I won't be using the fields however we do have a disabled child who is mentally & physically disabled. It would be really nice the have a playground for people who are adults age wise but not mentally. Like swings for wheelchairs, and swings that are large & safe for adults with disabilities that can swing safely.	12/18/2023 10:11 AM
13	shelter area from the sun/rain.	12/18/2023 9:03 AM
14	indoor activities building, bathrooms.	12/15/2023 9:46 AM
15	Splash pad	12/7/2023 5:52 PM
16	Bike Park and Pump Track	12/7/2023 12:06 PM

Stakeholder Meeting #1 Minutes

Park Master Plan / Neill's Creek Park Master Plan

Steering Committee Meeting #1

October 12, 2023

Meeting was held virtually at 3:30 on October 11, 2023

Attending / Introductions:

- Carl Davis Harnett County
- Drew Bryant Harnett County
- Meade Bradshaw Steering Committee
- Brenden Macdonald Steering Committee
- Sheveil Harmon Steering Committee
- Benjamin Dingus Steering Committee
- Catherine Jones Steering Committee
- Kelly Swinson Steering Committee
- Seth Duntz Steering Committee
- Brian Starkey WithersRavenel
- Jon Blasco WithersRavenel
- Rifat Sharmin WithersRavenel

Attendees reviewed the site inventory and analysis diagram and discussed opportunities, constraints, and potential programming:

- Restroom facilities and running water are needed
- Improve wayfinding through the site
- Separation between the middle school and park is important
- Parking during athletic events is challenging
 - Gravel parking is right against the court
 - People do not use a portion of the softball field parking lot due to fear of fly balls hitting cars
 - People park wherever they can ... along side of drives, areas not designated for parking
 - No ADA parking near the ball field
- Pedestrian connections between the middle school facilities and high school facilities is needed
- Improve circulation for pedestrians and vehicles through the site
- Playground for smaller kids near the ball fields could be good
 - Needs to be set away from schools
 - Neighboring townhome development is building a large playground, though it will be for their use only. How to keep the two separate?
- Additional multipurpose fields desired
- Additional ball fields are desired (strong travel league presence in HC)
- Consider grouping ball fields together
 - Maybe relocate the Church/AAU field
- Add Pickleball courts
- Access from adjacent residential areas desired
- Wet area in grove could be an opportunity for a wetland or other passive outdoor recreation
- New Concession and restroom facilities is designed and will be constructed in the near future
 - Could be an anchor for multiple ball fields
- Consider indoor recreation facility opportunities (volleyball, batting cages, etc.)
- Preserve as much as wooded area possible
 - Passive recreation – walking trails, Frisbee/disc golf
 - School cross-country course
- No playground near the school – for safety reasons

Next Steps:

- 10/18: Community meeting in the Middle School Library
 - Steering committee members should attend and be an advocate for the project
 - Meeting is 4-7 and is a drop-in open house style
- WR to develop two alternative concepts
 - Concepts will be presented to the steering committee and the community
 - Next steering committee meeting in 3-4 weeks

Park Master Plan / Neill’s Creek Park Master Plan

Steering Committee Meeting #2
 Meeting was held virtually at 3:30 on November 9 ,2023

October 12, 2023

Attending / Introductions:

- Carl Davis Harnett County
- Drew Bryant Harnett County
- Meade Bradshaw Steering Committee
- Brenden Macdonald Steering Committee
- Sheveil Harmon Steering Committee
- Catherine Jones Steering Committee
- Kelly Swinson Steering Committee
- Seth Duntz Steering Committee
- Jon Blasco WithersRavenel
- Rifat Sharmin WithersRavenel

Attendees discussed and reviewed feedback from community meeting and survey. Attendees voted

- Paved walking trails,
- Traditional playground
- Picnic areas/shelter
- Restrooms
- Concession facilities
- Preserve the wooded areas
- Pickle ball courts
- Second multipurpose field
- Lack of amenities prevent people from visiting Neill’s Creek Park

Attendees reviewed three concept plans and discussed the difference and similarities among them.

Option A

- Discussion about pinwheel basketball/softball field- not very receptive about moving high school softball field, scoreboard.
- Need concession for Pinwheel – New RR facility have concession too.
- Discussion about practice soccer field – second multipurpose field will address that.
- Incorporate townhome pedestrian connection for all concept
- Localized parking doesn’t serve the multipurpose field, 15 parking spot won’t be enough
- Need different size fields for baseball and softball
- Temporary fencing won’t work
- Very receptive about Pickleball courts
- Positive about preserving existing woods
- Concern about Foul ball – for playground being so close

Option B

- Concern about buffer taken away.
- More distributed parking, still need to serve the high school baseball field
- Receptive about High school softball field not moving
- Playground too close to the field

Option C

- Parking away from middle school appreciated
- Preferred playground location
- Open to ideas about having 2 separate playgrounds – one near the field for the kids whose siblings are practicing and other for regular visitors.
- Don’t need 3 multipurpose field
- Positive about the boardwalk

Overall discussion point

- Need to have parking access to all fields
- Different size ball fields need
- Don’t want much traffic near high school for security reason

Stakeholder Meeting #3 Minutes

Park Master Plan / Neill's Creek Park Master Plan

Steering Committee Meeting #3

January 9, 2024

Meeting was held virtually at 4:30 on January 9, 2024

Attending / Introductions:

- Carl Davis Harnett County
- Drew Bryant Harnett County
- Sheveil Harmon Steering Committee
- Wes Steering Committee
- Catherine Jones Steering Committee
- Kelly Swinson Steering Committee
- Jon Blasco WithersRavenel
- Brian Starkey WithersRavenel
- Kayleigh Gill WithersRavenel

Agenda Items

- Existing conditions
- Community Engagement
- Initial Concepts
- Concept Plan

Open discussion

- CJ – I appreciate you listening about the softball field and I'm liking what I am seeing on this concept.
- BS – There is also an ADA parking stall that is located near the existing softball field.
- CD – Maybe the multipurpose and football practice field can be interchanged by the groups using them.
- SH – I know safety was a big concern, where are the gates that limit access during the school day?
- JB – Describes vehicular gate at playground entrance, offers additional gate option at middle school entrance. No way to stop pedestrian access though.
- CD – We'll also be adding signage to indicate what areas are open at different times. This will be more of a programming decision between us and the schools. The pickleball and tennis courts will also act as a bit of a barrier.
- SH – I love the walking trails and the use of the existing trees will go a long way.
- KS – I like the flow and how everything seems connected. Showing a lot of sports, but also leaving some nature. I like the formalized parking near softball and being separated. I think the parking is close enough to those existing fields.
- BS – Do we have a total length of pathways?
- KG – There is roughly 1.5 miles of pathways and sidewalks combined.
- JB – Do we like the sizes of the fields that are proposed?
- KS – I think the softball/baseball sizes line up with all age groups well.
- W – One of the mistakes we made at City of Dunn is making the ballfields too small near the residential and business districts. Maybe the 200' ball field could have a deeper field with moveable bases to provide an option for tournaments since fences aren't moveable.
- JB – Is there a minimum size you would recommend?
- W – I can get you some minimum dimensions that we use at the middle school
- CJ – I can follow that up as well.
- CD – I understand what you're saying about tournaments, but what are the needs of the school?

We reduced the sizes of some of these fields to fit amenities, but unless we get to at least 275', it may not be worthwhile.

- JB – We need to get down to what is most important. Is that field sizes or buffer sizes between the park and the residential district? Increasing these will likely shift the parking North, reducing that buffer size.
- W – We'll get you some numbers this week, but I'd hate for this to miss out on money in the future. I do really like the placement of the basketball, pickleball, and tennis courts though.
- KS – what works well with the fields now is that it does work with multiple age groups. This can still allow for tournaments for middle school players with temporary fencing.
- W – In Dunn, we get a lot of disc golf usage, so it's great that you have that. One thing I was thinking as a former tennis coach, there is a lot of equipment needed for some of these sports. Is there a space for storage?
- JB - Storage can likely be accommodated in the scorer's tower or in the concessions building.
- CD – There's some in the concession, but it will likely be in the scorer's tower.
- CJ – What about the football equipment?
- CD – We would likely need to relocate or rebuild the football practice storage.
- CJ – I like your idea of maybe giving the football practice field to soccer and football the multi-purpose.
- W – Where is the upcoming concessions building going?
- CD – Points out existing location and proposed location.
- JB – I think at least rotating it will be worth it since these strong leaders will exist in the final plan.
- CD – We will also be phasing the construction and will plan around usage needs.
- W – Middle schools softball/baseball season is mid-February to mid-April. High school may go until August. We may need to move these activities elsewhere.
- CD – We want to do our best so you don't have to move these activities to a different site

Action items

- Final master plan late February/early March
- Approval Early March

Park Master Plan / Neill’s Creek Park Master Plan

Parks and Recreation Meeting #1
 Meeting was held virtually at 6:00 on January 9, 2024

January 9, 2024

- Funding (PARTF grant)
- Phasing plan to minimize disruption to site usage
- Construction drawings

Attending / Introductions:

- Carl Davis Harnett County
- Drew Bryant Harnett County
- Sheveil Harmon Parks and Recreation Advisory Committee
- Catherine Jones Parks and Recreation Advisory Committee
- Kelly Swinson Parks and Recreation Advisory Committee
- Derek McClean Parks and Recreation Advisory Committee
- Ronald Avery Parks and Recreation Advisory Committee
- Brenden MacDonald Parks and Recreation Advisory Committee
- Chip Moore Parks and Recreation Advisory Committee
- Jim L Parks and Recreation Advisory Committee
- Jon Blasco WithersRavenel
- Brian Starkey WithersRavenel
- Kayleigh Gill WithersRavenel

Agenda Items

- Neills Creek Master Plan

Open discussion

- BM – I think it looks great, I'd be interested to see what happens with the wetlands and how it would be used.
- JB – We'd be improving this area (the grove) to help it drain, add some vegetation which would then create habitat. This could also lead to adding educational signage.
- TL – I like it as well; I think the boardwalk being raised is great. Separating the parking from the school is great. I like that we were able to keep the buffer between the parking and residential. What is going on with the loop at the bottom of parking?
- JB – This allows people to turn around easily if they want to go back to a different spot and keeps people out of those school zones. This can be opened for service or tournaments, but the schools could control that access. This separation was also created with the placement of the tennis and pickleball courts.
- DM – Carl, did you get feedback from the school officials?
- CD – Both the principals of middle and high school are happy with this newest concept. They might like some minor adjustments, but overall happy.
- SH – I'm glad this plan doesn't include clear cutting as adjacent lots have done. It looks like a nice buffer and walking trail.
- JB – The darker green trees are existing and the lighter trees are proposed to add to this
- BM – Do you know what species you'll be proposing?
- JB – Not at this stage, we typically encourage natives though.
- BM – Are there any plans for the existing pond?
- JB – It is to remain as is for now, but we will likely leave it out of our list of amenities as to not draw the public to the high school.

Action items

- Final master plan late February/early March
- Approval Early March