

A Master Plan for
Henry Schuette Park Playground in Manitowoc

v.

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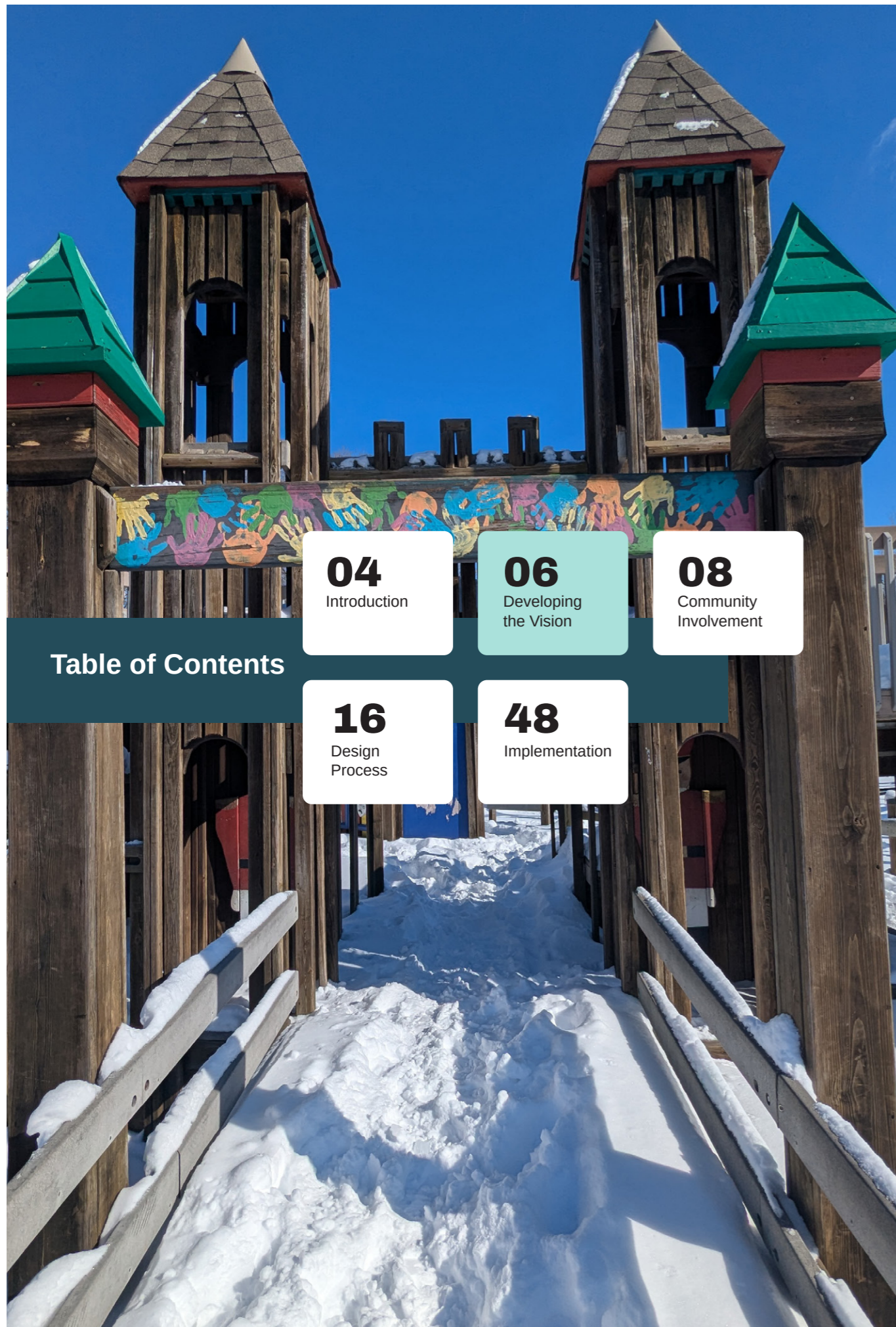
■ HENRY SCHUETTE
plan.

2026



City of Manitowoc

prepared by **AYRES**



Acknowledgments

The Henry Schuette Park Master Plan is the result of a collaborative effort shaped by the dedication of many individuals and groups. We extend our sincere appreciation to the City of Manitowoc staff and the core team of community members whose commitment and insight helped guide the vision for the master plan. We also thank the residents who participated in the online survey, providing helpful feedback that informed the direction of the plan. Together, we have created a thoughtful and inspiring master plan for Henry Schuette Park Playground that honors its legacy and embraces its future as a vibrant destination for all.



Brock Wetenkamp

City of Manitowoc
Parks Planner



Curtis Hall

City of Manitowoc
Park and Rec Manager

Design Team



Chris Silewski
Project Manager



Alissa Santurri
Landscape Architect



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Core Team

Stacey Eck
Erin Nycz
Katilin Piazza
Sandy Ronski
Kevin Sonnenberg
Jeff Yax

introduction.

Project Overview



Henry Schuette Playground is a beloved, community-built icon. Due to material and safety concerns, as well as mounting maintenance costs, the City of Manitowoc is developing a master plan for Henry Schuette Park. The following is an overview of the core team-led process to envision the park's future while respecting its history.

The Henry Schuette Park Playground is uniquely situated in the Upper Henry Schuette Park, serving as a vibrant connector between two neighborhoods. Nestled at a trailhead of the well-known Ice Age Trail, it offers easy access to outdoor adventures while also lying adjacent to a working railway corridor, adding to its distinctive setting.

This community-built playground, constructed around 20 years ago, spans approximately 19,000 square feet. It features a loose rubber chip surface and a structure made of treated lumber, designed to sit on sloping terrain. A restroom facility and small, rentable covered area is also located on-site. The playground has a rich history of community involvement, reflecting the dedication and spirit of local residents.

Scope and Methodology

By adapting the human-centered design approach for this project, the master planning process was broken down into five critical tasks to achieve a well-informed and strategic master plan.

1. Understanding

- ▶ Understand key stakeholders
- ▶ Conduct interviews and surveys
- ▶ Host interactive sessions
- ▶ Understand context
- ▶ Gain insights for improvements

2. Ideation

- ▶ Define the problem
- ▶ Host brainstorming sessions
- ▶ Explore potential solutions
- ▶ Generate design themes
- ▶ Develop concept diagrams

3. Prototyping

- ▶ Develop spatial layouts
- ▶ Compile character imagery
- ▶ Develop concept plans
- ▶ Gain insights from stakeholders
- ▶ Refine ideas

4. Testing

- ▶ Conduct usability testing
- ▶ Observe reactions to designs
- ▶ Gain insights from stakeholders
- ▶ Identify areas of confusion
- ▶ Refine ideas

5. Implementation

- ▶ Develop final design
- ▶ Create implementation plan
- ▶ Provide resources
- ▶ Ensure transparency
- ▶ Foster collective ownership

The team approached the process with a collaborative mindset, ensuring the playground would be a place where families could play all day. Rooted in nature and thoughtfully integrated, the space feels like a natural extension of its surroundings. The result is a vibrant, inclusive destination that invites exploration, connection, and outdoor fun from morning to evening.

developing the vision.

Vision Statement

Design Values







Henry Schuette Park Playground will leverage its unique location and local resources to create a fun, nature-focused adventure playground that serves all ages and abilities. The park will become a regional destination for community, and environmental education where you can play all day.



A visioning session took place on February 17, 2025 to identify themes and community desires to help inform the vision statement and design values that guide the project.

Design Values help guide the design team, core team, and City staff through the process and provide the drivers behind the design.

 Natural Provide environmental play and nature education for a multi-generational audience.	 Invested Invest in the City while attracting people to the unique amenities of Manitowoc.
 Connected Create physical, community, regional, and environmental connections.	 Ideals Reflect the values of the community.

Both the vision statement and the design values should be used when making future decisions about improvements.

Along with bi-weekly Core Team meetings, Ayres conducted an on-site visioning workshop. The workshop takes place prior to design to establish the community vision for the park and the values that the design will adhere to.

This process guides every decision that the design team makes moving forward, to make sure the design is in alignment with the project leadership and the priorities of the community.

community involvement.

Project Core Team

The core team behind the Henry Schuette Park Playground project was composed of dedicated City of Manitowoc staff and enthusiastic community members who played a vital role in shaping the vision and direction of the park's master plan. United by a shared commitment to the future of the park and deep respect for its history and longstanding value to the community, this group worked collaboratively to ensure an inclusive planning process. Their passion, teamwork, and thoughtful master planning have laid the foundation for a park that honors its past while embracing its potential as a welcoming regional destination for play, exploration, and connection with nature.



Meeting Schedule

- ▶ **Kick-off** - January 17, 2025
- ▶ **Opportunities and Constraints** - January 28, 2025
- ▶ **Visioning Workshop and Site Tour** - February 17, 2025
- ▶ **Placemaking and Preliminary Program** - March 4, 2025
- ▶ **Design Sprint** - March 17, 2025
- ▶ **Concept review** - March 31, 2025
- ▶ **Public infrastructure Presentation** - June 4, 2025

City Staff



Brock Wetenkamp
Parks Planner

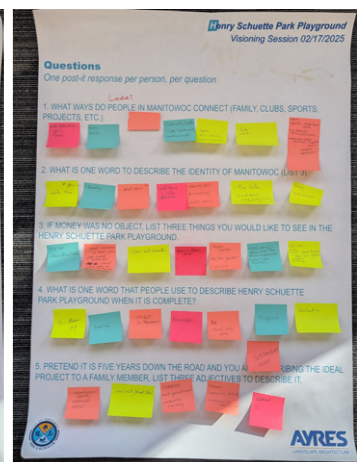
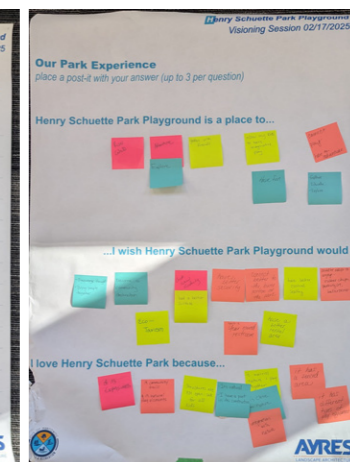
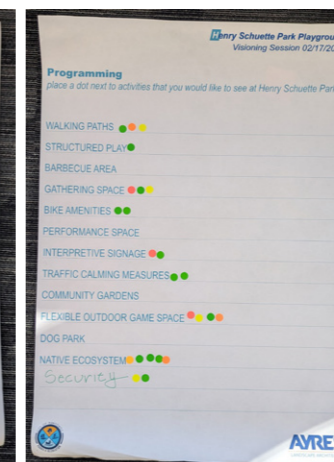
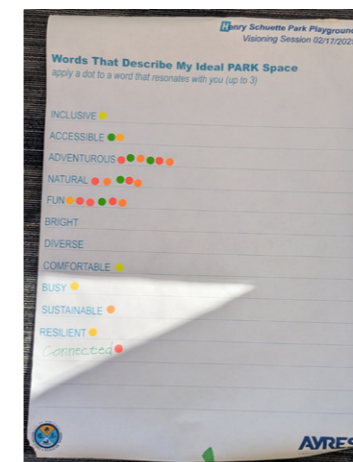


Curtis Hall
Park and Rec Manager

Community Members

- Katilin Piazza
- Erin Nycz
- Stacey Eck
- Jeff Yax
- Kevin Sonnenberg
- Sandy Ronski

Visioning Workshop



Online Survey Results

Survey Questions + Summary

Is there an amenity or feature that you particularly enjoy using at Henry Schuette Park?



How do you think Henry Schuette Park can better serve the community in the future?

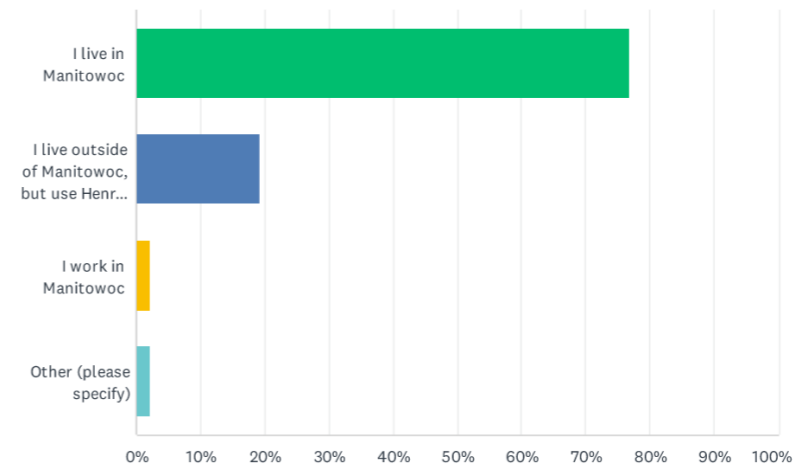


Is there a public outdoor space in the region that you love to spend time in? (tell us where and why)



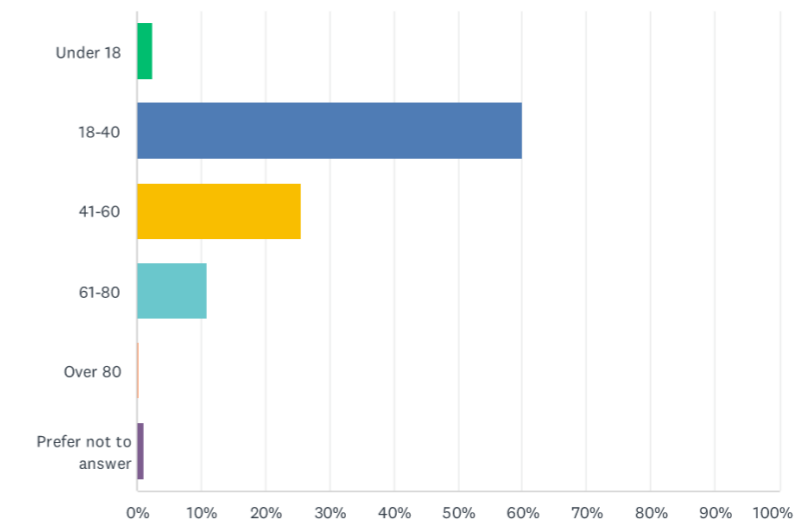
Q1 What best describes your connection to the City of Manitowoc?

Answered: 1,161 Skipped: 5



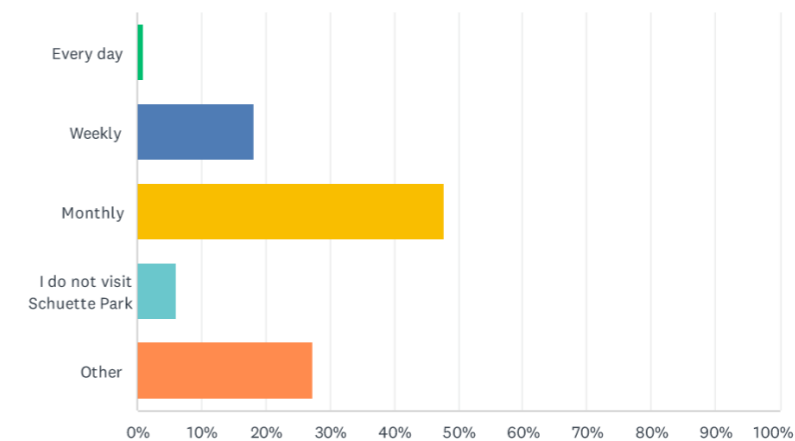
Q2 What is your age?

Answered: 1,163 Skipped: 3



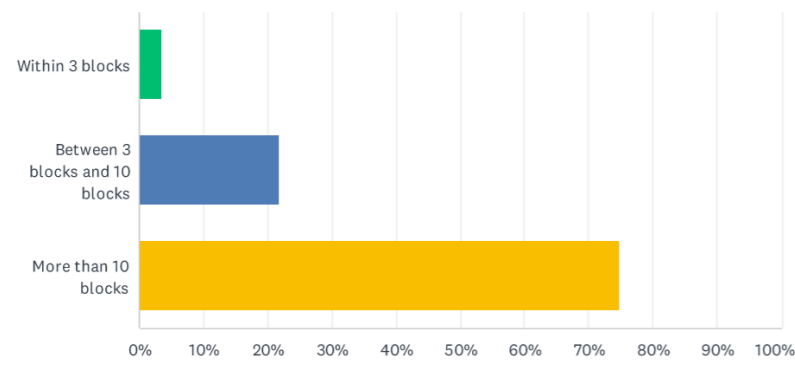
Q3 How often do you visit Henry Schuette Park?

Answered: 1,159 Skipped: 7



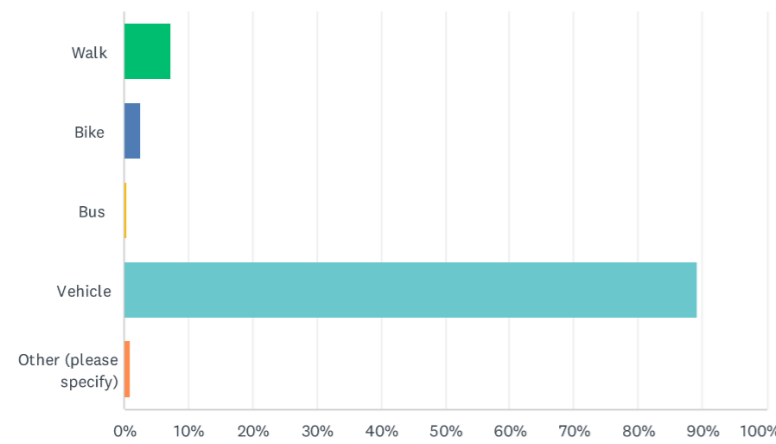
Q4 Where do you live in relation to Henry Schuette Park?

Answered: 1,161 Skipped: 5



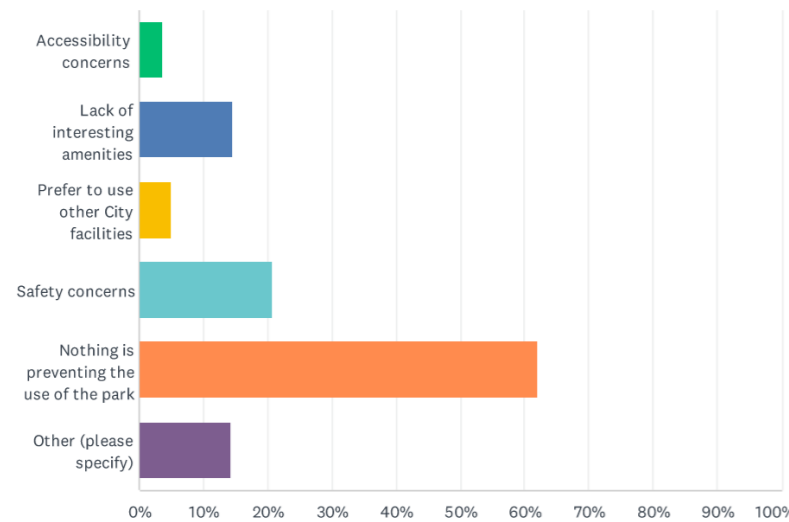
Q5 How do you typically get to Henry Schuette Park?

Answered: 1,162 Skipped: 4



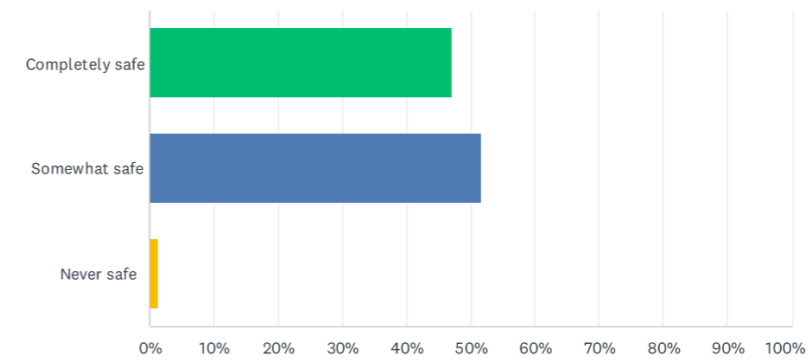
Q6 Is there anything preventing you from visiting Henry Schuette Park? (select all that apply)

Answered: 1,133 Skipped: 33



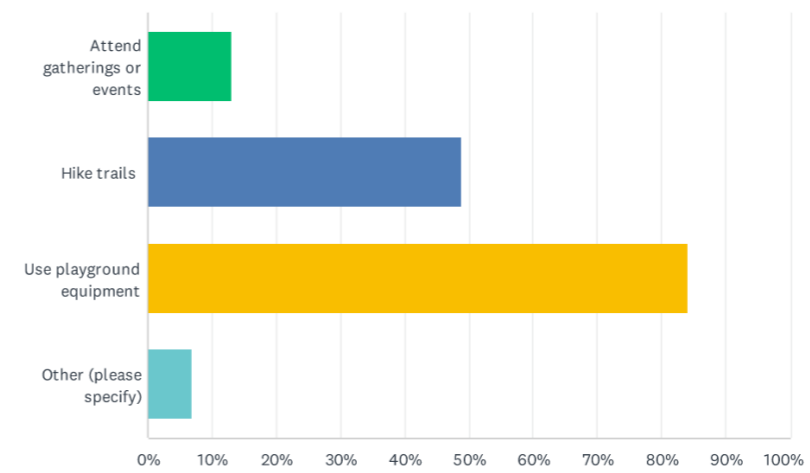
Q7 How safe do you feel when you are at Henry Schuette Park?

Answered: 1,157 Skipped: 9



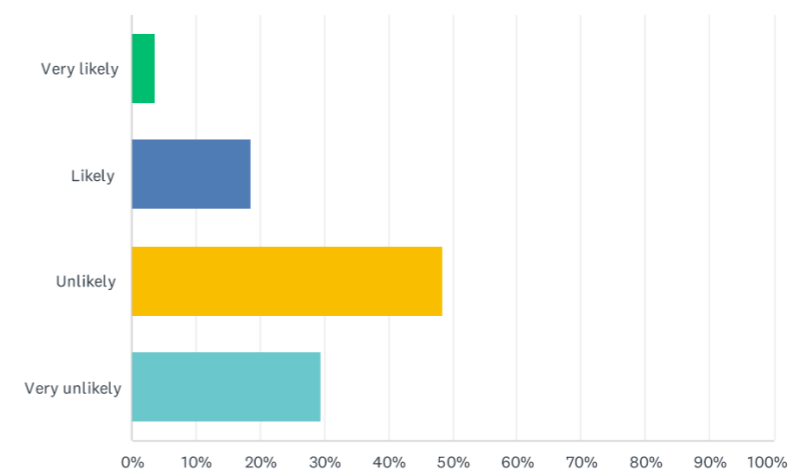
Q8 What activities do you typically engage in when visiting Henry Schuette Park? (select all that apply)

Answered: 1,154 Skipped: 12



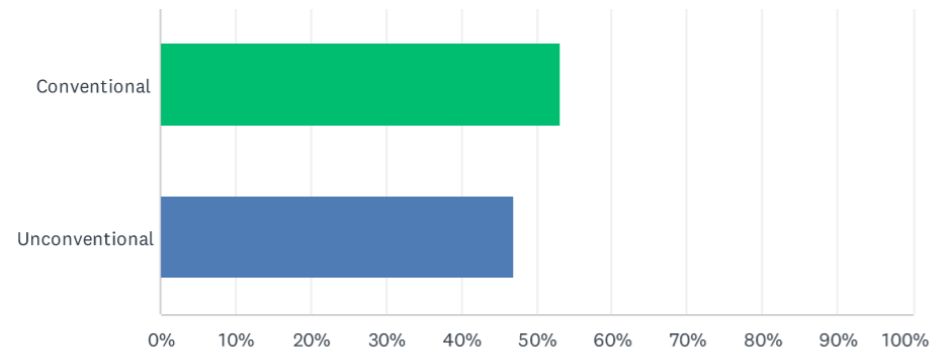
Q9 How likely are you to rent the shelter at Henry Schuette Park for a party or event?

Answered: 1,153 Skipped: 13



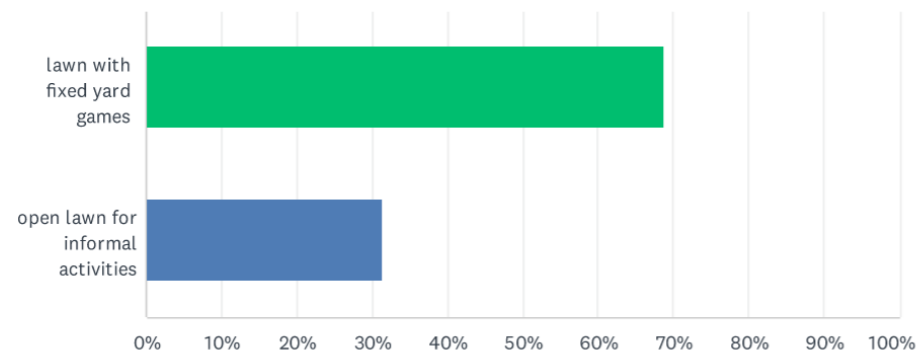
Q12 Which playground style do you prefer?

Answered: 1,099 Skipped: 67



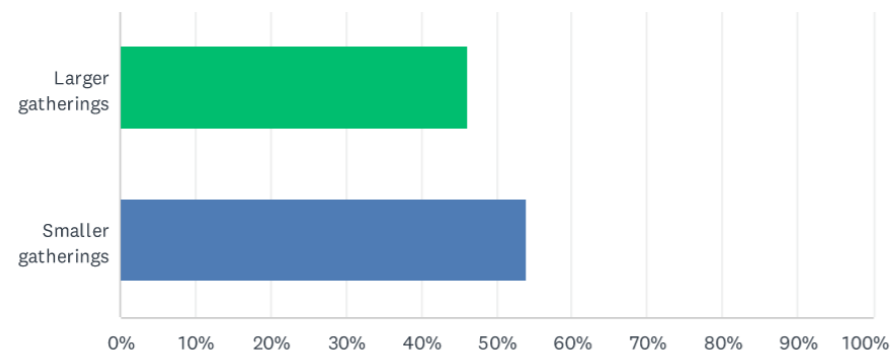
Q13 Which type of lawn activities do you prefer?

Answered: 1,099 Skipped: 67



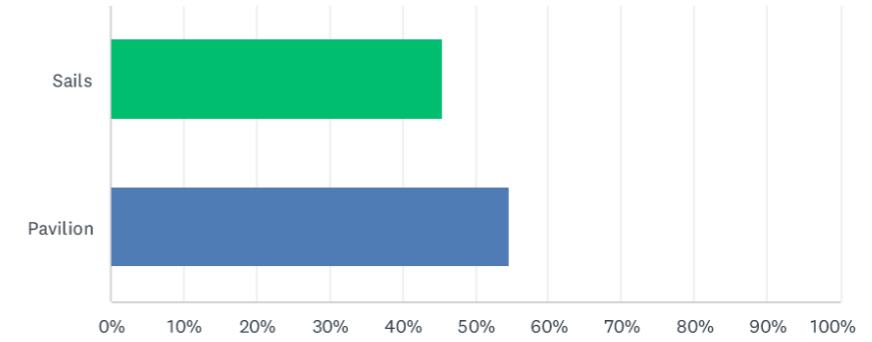
Q14 Which type of gathering space do you prefer?

Answered: 1,110 Skipped: 56



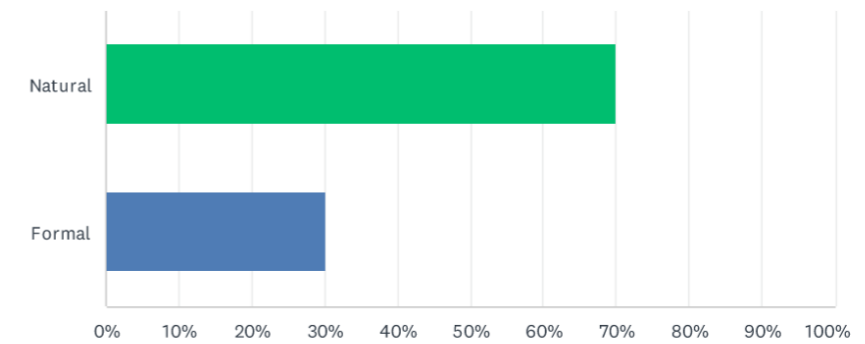
Q15 What shade structure style do you prefer?

Answered: 1,114 Skipped: 52



Q16 Which planting type do you prefer?

Answered: 1,141 Skipped: 25



Community Priorities Summary

Feedback gathered through the community survey reveals a clear set of priorities that highlight how residents use their parks today and what improvements they value most for the future. The findings demonstrate a strong desire for high-quality, nature-rich, family-friendly spaces that support both active recreation and quiet enjoyment of the outdoors. The following key themes emerged:

1. Desire for Updated, High-Quality Playground Equipment

Playgrounds consistently surfaced as the highest priority. Respondents emphasized the need to replace aging or outdated equipment, improve safety features, and offer play opportunities suitable for a wider range of ages. Many comments noted broken or worn features and expressed a desire for more engaging, inclusive, and creative play environments.

2. Strong Preference for Natural Landscapes and Trail Experiences

Survey data shows a strong preference for naturalistic plantings, with nearly 70% favoring natural over formal landscape types. Trail use was one of the most frequently mentioned activities, highlighting the community's desire for wooded walking paths, scenic overlooks, and immersion in nature. Respondents view trails as a core amenity in their park experience.

3. Improved Maintenance and General Upkeep

Cleanliness and maintenance were recurring themes. Community members want well-maintained bathrooms, repaired structures, clean play areas, and regular care of trails and lawns. Many noted that consistent maintenance directly affects their sense of safety and enjoyment.

4. Need for Additional Shade and Comfortable Shelter Options

Shade, particularly around playgrounds, is a notable need. While pavilion structures are slightly more preferred than shade sails, residents clearly value comfortable, protected spaces to rest, supervise children, or gather informally.

5. Safe, Accessible, and Family-Friendly Recreation Areas

Residents expressed interest in safe, clearly defined play spaces, with several comments supporting fenced or partially enclosed play zones. While safety concerns do not significantly prevent park use, improvements to accessibility and universal design would broaden usability for all ages and abilities.

6. Flexible Gathering Spaces for Small and Large Groups

Respondents indicate a desire for both small and large gathering spaces, with a slight preference for smaller, more intimate areas. This suggests a need for flexible, multi-purpose spaces that can accommodate family gatherings, informal meet-ups, and small community events.

7. Interest in Structured Yard Games and Active Social Spaces

More than two-thirds of respondents prefer lawns that include built-in yard games—such as bocce, cornhole, or similar informal activities—over open lawn space. This reflects a broader interest in social recreation that supports both spontaneous and programmed use.

8. Trails as a Central Activity for Park Users

After playgrounds, trail use ranked as the most common activity at Henry Schuette Park. Trails serve visitors of all ages and abilities and are a key motivator for repeat visits. Enhancing trail connectivity, maintenance, wayfinding, and natural features would strongly align with community preferences.

9. Low Demand for Shelter Rentals

Most respondents indicated they are unlikely to rent the shelter for events. While shelters remain useful amenities, the data suggests they should not be the primary focus of investment and may benefit from rethinking their role or design.

10. Overall Positive Sense of Safety and Ease of Access

A large majority of park users feel completely or somewhat safe, and most report that nothing prevents them from visiting. This foundation of comfort and trust provides an opportunity to build enhancements that further elevate the park rather than addressing major safety or access issues.

Survey Summary

1,166 total respondents

design process.

Contextual Inventory

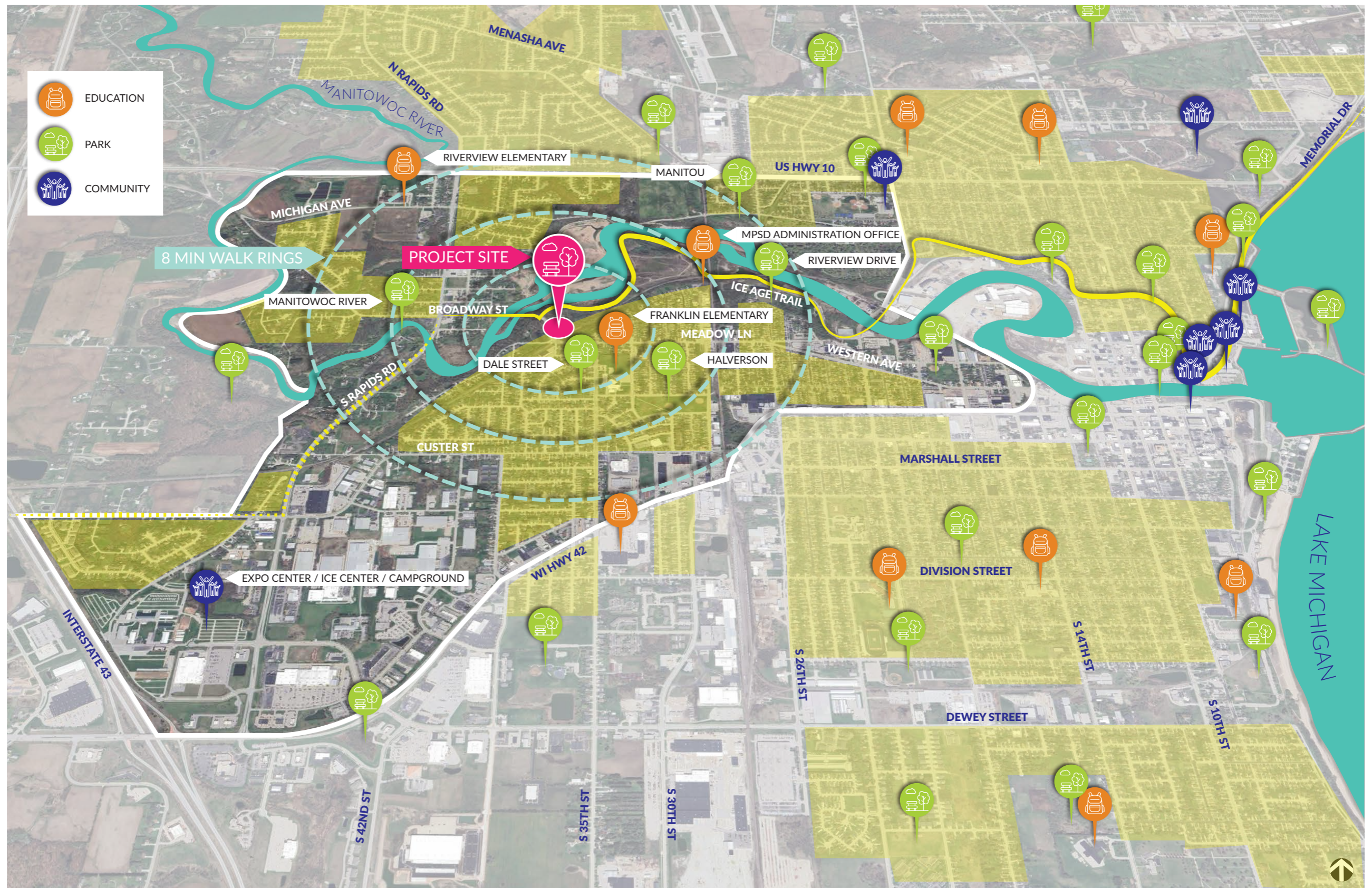
The design process began with a comprehensive contextual inventory of the area surrounding Henry Schuette Park. Key regional amenities were identified, including educational institutions, nearby parks, and prominent community landmarks. Residential zones were highlighted in yellow to illustrate the proximity of neighborhoods to the park, helping to assess potential user access and engagement.

Circulation routes were also mapped, with special attention given to the Ice Age Trail, a significant regional connector that intersects the site and offers opportunities for enhanced trail integration and visibility.



Contextual Inventory

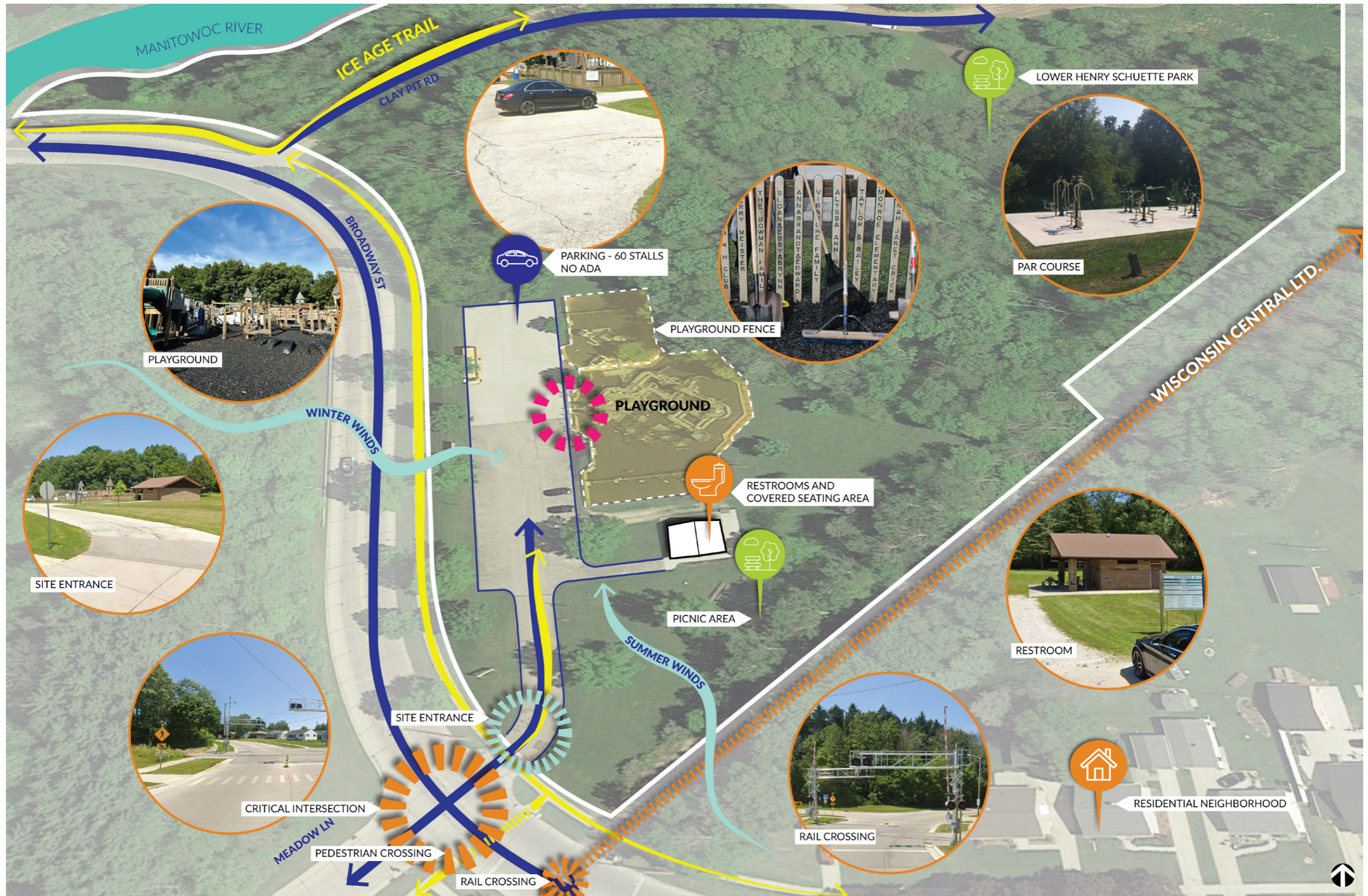
These relevant recreational items then focused on those that serve the same area as the Project Site, in order to eliminate redundancy in services, as well as identifying recreational service gaps.



Site Inventory

The site level inventory focused on the existing playground and adjacent features within Henry Schuette Park. A key concern is the park's entry drive, which intersects with the heavily traveled Broadway Street, posing challenges for pedestrian access and safety. Although the park offers approximately 60 parking stalls at this location, most visitors arrive by vehicle due to limited walkability.

The playground itself is enclosed with fencing, providing a secure environment for children. Supporting amenities include a restroom facility and a picnic area located along the periphery of the play zone. These features contribute to the park's usability but highlight the need for improved pedestrian connectivity.



Playground Inventory

The final level of inventory focused on the playground itself. Key play elements were documented, including climbing structures, slides, overhead features, and swings.

Entry points and the absence of them in certain areas were also identified and marked on the site map. Photos of key playground components were used to highlight their character and current condition, providing a visual reference for evaluating future improvements.

Accessibility was inventoried. non-ADA accessible areas are noted in pale red.



Site Visit - 03.31.2025

A site visit was conducted as part of a project meeting. Observations confirmed earlier findings that traffic calming and wayfinding are needed to ensure safe access to the park. Existing amenities are park like but do not fully reflect the core team's vision. The playground offers a unique story through play structures that incorporate Manitowoc's history.



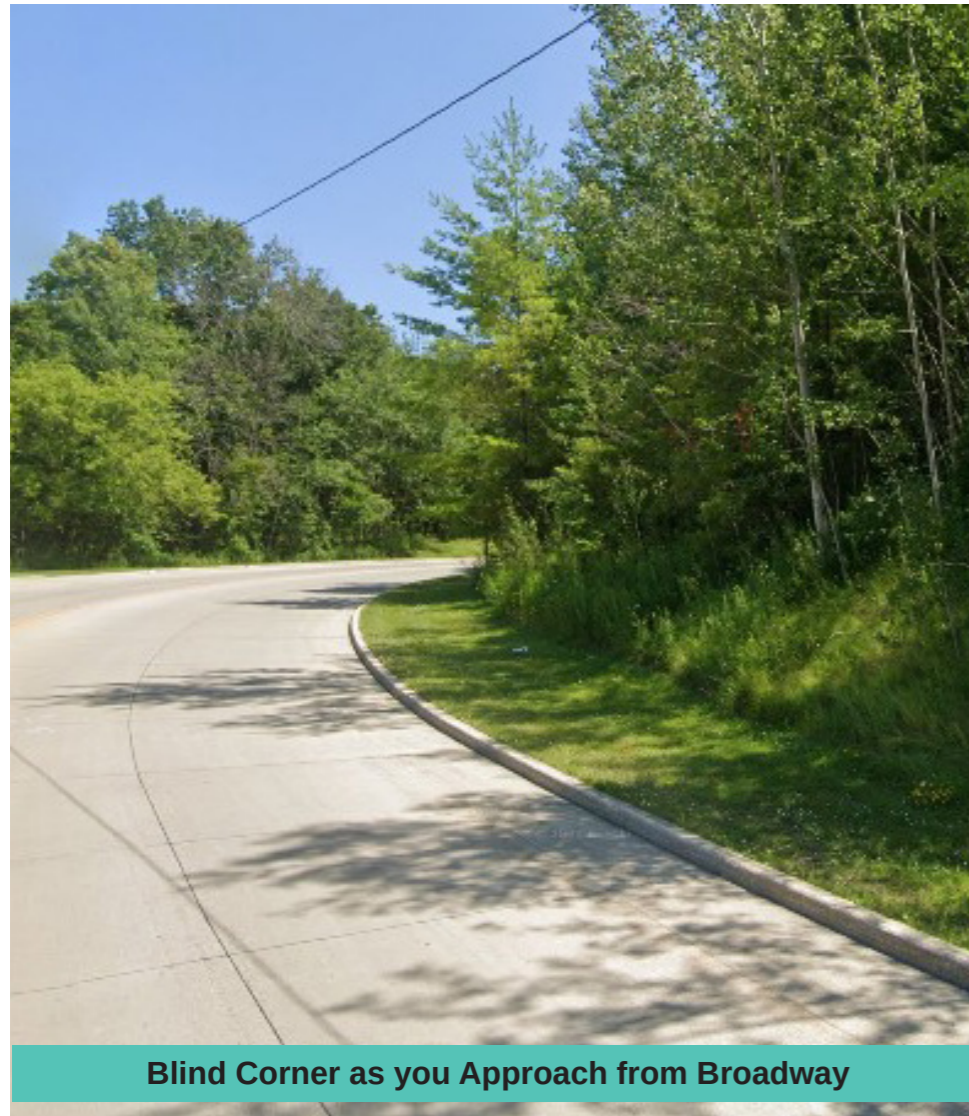
Parking Lot



Roadway Signage



Adjacent Intersection



Blind Corner as you Approach from Broadway



Railroad Intersection Facing the Playground



Approach to Playground



Intersection Approaching the Playground from Broadway



View of Grade Change from Parking Lot

Site Visit - 03.31.2025

Playground areas were explored and evaluated for what could be saved and how community effort from the first playground could integrate into the new design. The design aesthetic for all elements will be modernized, with care taken to maintain the elements like enclosure, safety and imaginative plan, identified by the community as must haves.



Current Rentable Space



Educational Signage



Donation Station at Playground Entry



Playground Gateway



Playground Structure



Tot Lot Area



Park Restroom



Adult Exercise at Lower Schuette

Inspirational Images

Gathering inspirational images was an important part of the design process. These were reviewed and refined during core team discussions. Key takeaways included using existing topography, selecting colorful natural materials, incorporating playful rubber surfacing, and creating flexible gathering areas with shade.



Relationship Diagram

Relationship diagramming plays an important role in the master planning process. These diagrams allow the design team to explore how programmatic elements interact and gather early feedback from the core team before moving into more detailed concept development.

Diagrams two and three were preferred, and both were selected for further study. Their key ideas are reflected in the following preliminary concepts.

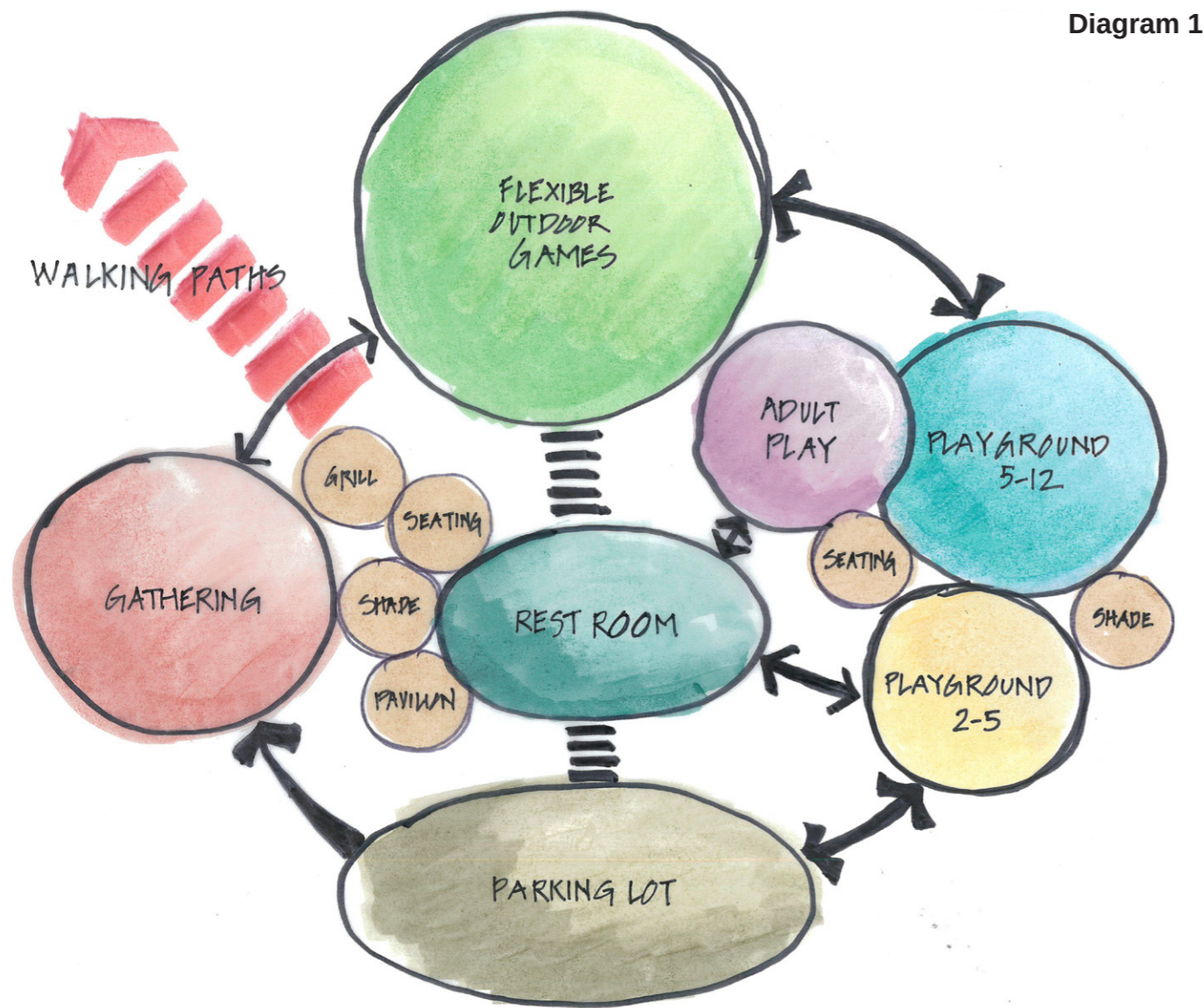


Diagram 1

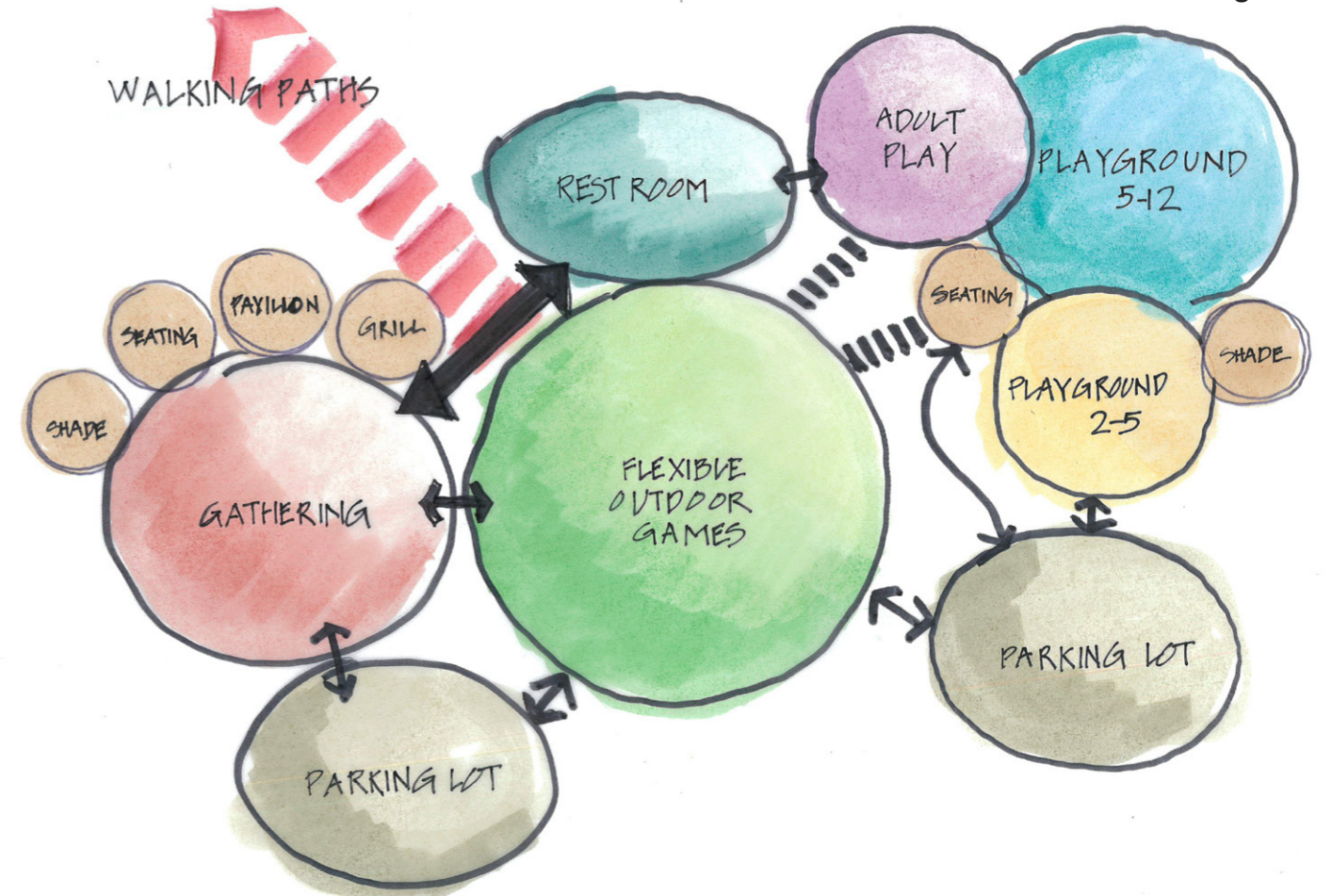


Diagram 2

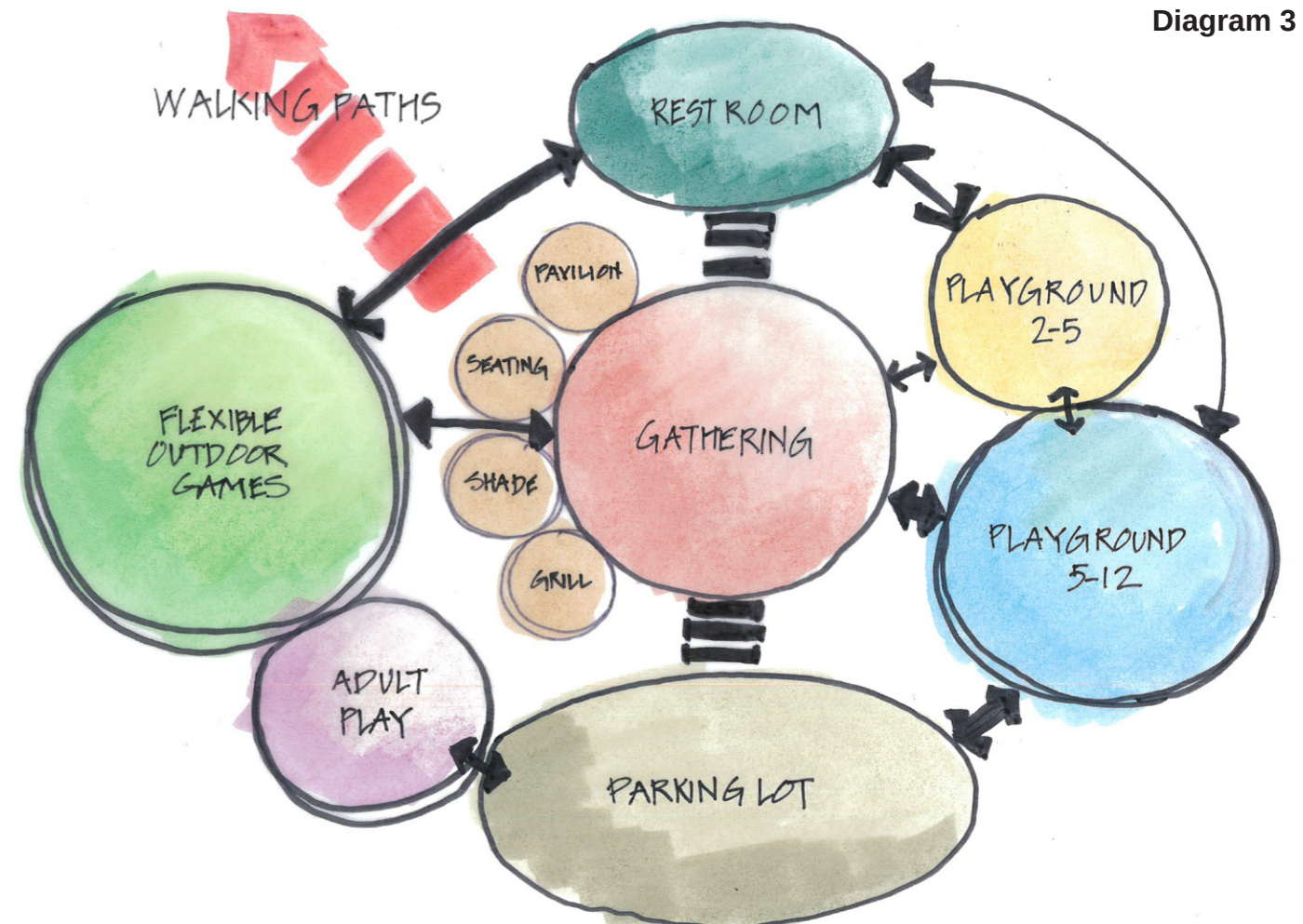


Diagram 3

Preliminary Concepts

After discussions with the core team, the preferred preliminary concept was a combination of both options. In the resulting master plan, the central gathering area remained a focal point, complemented by scattered small seating areas and shaded spaces throughout the site.



Concept 1



Establishing strong connections between all play areas, including the adult play zone, was a key priority. For cost effectiveness and operational efficiency, the parking lot remained as a single consolidated space in its current location.



Concept 2





Henry Schuette Final Master Plan



Focus Area - Entry Sequence

The park master plan includes a renovated parking lot in its current location. A pedestrian axis bisects the lot, beginning with a small seating area that features bike amenities, seating, and a monument sign. This axis provides a safe crossing through the parking area and leads into the



main park plaza. Sidewalks line the edges of the lot to support safe pedestrian movement, while varied pavement types help distinguish circulation routes.



Focus Area - Gathering Areas

The park master plan includes a variety of gathering opportunities. The most prominent is the main plaza, which features bright colorful shade sails, shade trees, string lights, outdoor games, and seating. Adjacent to the plaza is the restroom pavilion, offering solid shelter and respite from



the elements. Restrooms, drinking fountains, and shaded seating are located near the play area. Scattered throughout the park are small pavilions with seating and grills, ideal for more intimate gatherings. Areas provide a number of rentable spaces to bolster the parks economic viability.



Focus Area - 2-5 Playground

The play area designed for children ages 2 to 5 is bright, colorful, and filled with fun, engaging structures. Turf mounds are scattered throughout to introduce changes in material and elevation. Unique play structures offer opportunities for climbing, balancing, and sliding. Imaginative



elements, such as a play house, encourage creative exploration. Planting beds are integrated into the space to add natural texture and variety. The entire area is enclosed with a fence, providing peace of mind for caregivers and safety for young children.



Focus Area - 5-12 Playground

The play area designed for children ages 5-12 features a tall tower structure with bridges, slides, and climbing elements. The space includes more challenging climbing pieces and social hangout spots. The rubber surfacing pattern continues throughout this play space.



Focus Area - Adult Zone

Nested into the trees behind the 5-12 play area is the adult zone. This equipment is age appropriate for anyone over the age of 12. The climbing structures offer a physical challenge and a nice overlook spot from the top.



Focus Area - Additional Amenities

The park offers a variety of experiences for visitors of all ages. From interactive educational trails to cozy seating nooks, every corner invites exploration and relaxation. The flexible lawn space incorporates topographical changes, creating inviting areas for lounging and playful zones for



children. Two small trailhead plazas serve as key connection points to the broader trail network of Henry Schuette Park. A central focus of the design was ensuring thoughtful integration between the upper and lower sections of the park, enhancing connectivity and throughout the site.



Additional Recommendations

Bicycle and Pedestrian Recommendations

The City of Manitowoc Bicycle and Pedestrian Master Plan identifies the Henry Schuette Park playground as a destination. The park is currently connected through on-street paths included in short- and medium-term projects.

Trail Recommendations

Throughout the master planning process, it became clear that additional trails are needed within the park. As a result, the playground master plan was expanded to include recommendations for new trail connections. The vision for the park includes a comprehensive trail network linking the upper and lower sections of Henry Schuette Park, along with educational interpretive signage.

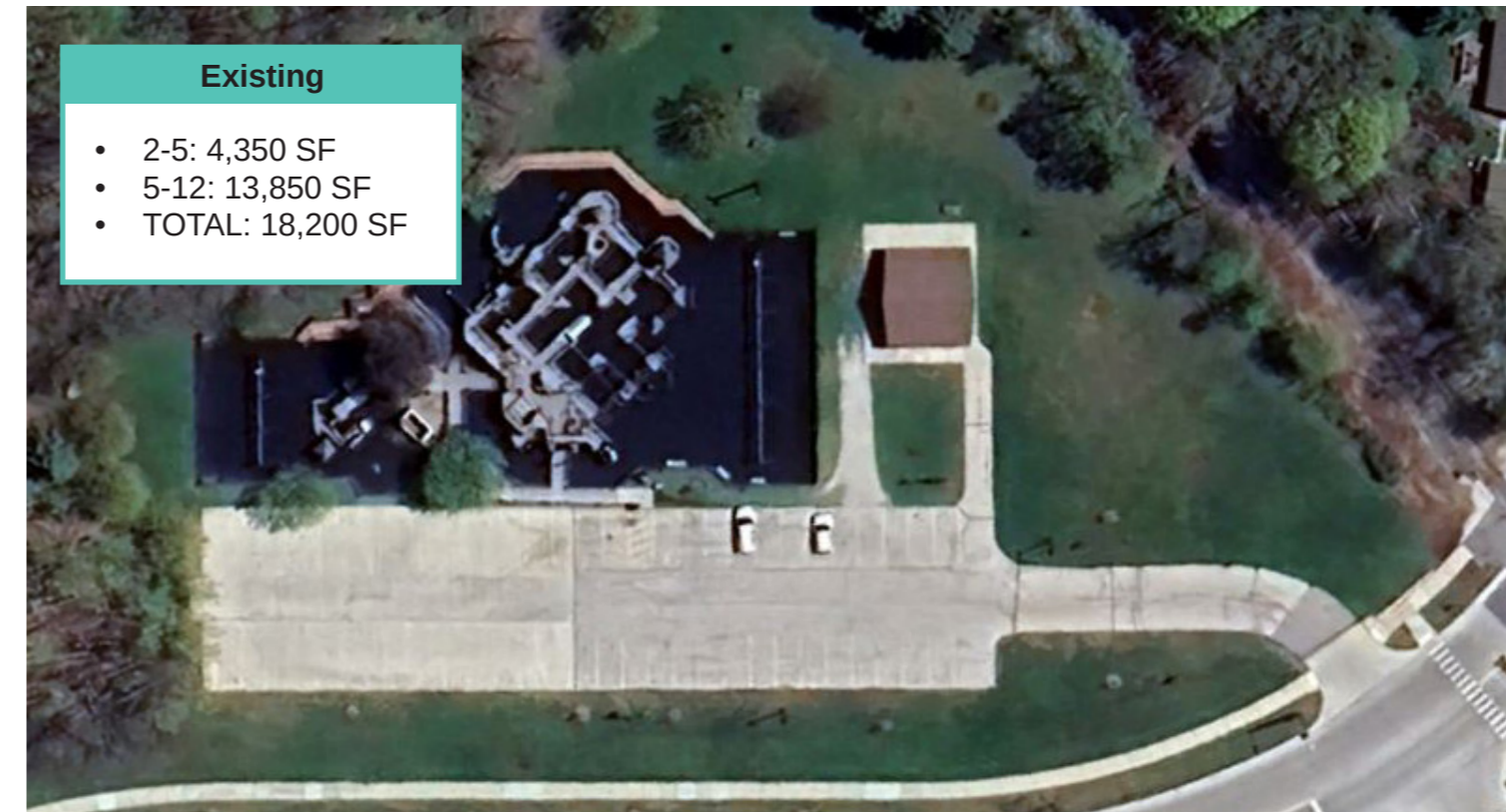
Traffic Safety Recommendations

Following site visits and discussions with the core team, it was also determined that the plan should address traffic calming along Broadway Street. Recommendations include physical traffic calming measures and narrowing the main intersection into the park. The City of Manitowoc is encouraged to consider installing flashing WisDOT signage and updated speed limit signs to improve safety and accessibility.



Square Footages

Square footages of both existing and proposed playground areas were carefully analyzed to ensure the final master plan was appropriately scaled to meet the needs of the park and the surrounding community.



implementation.

Objective

Throughout the design process, the team has been working towards identifying a long-term vision for Henry Schuette Park A master plan that will help when identifying key projects, assist in decision making and pinpoint funding strategies. Once successful, the implementation of the master plan will strive to accomplish the vision as stated in this document previously.

“To exhibit the values of warmth and welcoming that our City represents, while leveraging our unique location and natural focus creates the vision and values of HENRY SCHUETTE PARK.”

To assist in developing an actionable plan that is both approachable and buildable, we have broken the project into phased categories. Funding resources are identified from a local, state and federal level. Finally, a phased project and task matrix is provided to identify the costs and tasks associated with each phase, to create an implementable plan with a feasible funding strategy.

Phasing Strategy



Resources

When developing future phases of the master plan, the following resources should be referenced when assistance is needed both financially and production wise. The following pages summarize the people, partners and funding solutions available to assist in developing future phases.

Partners

Partners and responsibility for future improvements should be spread out to multiple stakeholders. The following is a list of potential stakeholders who were involved in the process and should be leveraged for implementing future phases.

- » Library Staff
- » Library Board of Directors
- » City Engineering Staff
- » City Parks Department
- » City Public Works
- » Steering Committee Members

Grants / Public Funding (GPF)

Wisconsin DNR Grants

- » Land and Water Conservation Fund
 - Funds acquisition and development of public outdoor recreation areas and facilities.
- » Knowles-Nelson Stewardship Program
 - Stewardship program protects water quality and fisheries and expanded outdoor recreation opportunities by preserving acres around lakes.
- » Recreational Trails Program
 - Reimbursement for development and maintenance of recreational trails and related facilities for motorized and non-motorized uses.
- » Recreational Boating Facilities Grant
 - Funds capital improvements to provide safe recreational boating facilities, conduct feasibility studies, purchase aquatic weed harvesting equipment, purchase navigational aids, dredge waterways, and chemically treat Eurasian watermilfoil.
- » Sport Fish Restoration Program
 - Funds fishery projects, boating access, and aquatic education.
- » Dam Removal Grants
 - Reimbursement for 100 percent of eligible project costs up to a maximum of \$50,000 to remove a dam.
- » Municipal Flood Control Grant
 - Funds for acquisition of property, vacant land, structure removal, flood proofing, administrative support.
- » Municipal Dam Grant Program
 - Funds maintenance, repair, modification, or abandonment and removal of municipally owned dams.
- » Urban Non-point Source Construction Grant
 - Funds detention ponds, infiltration areas, shoreline stabilization, and land acquisition and permanent easement costs.
- » Urban Non-point Source Stormwater Grant
 - Funds stormwater management planning, ordinance development, and public education.
- » Multimodal Local Supplement Program
 - Provides grants for up to 90% of total eligible costs for multimodal transportation projects on the local system.
- » Municipal Street Discretionary Improvement Program
 - Assists local governments by paying up to 50% of costs to improve deteriorated county highways, town roads, and municipal streets.

Wisconsin Economic Development Grants

- » Vibrant Spaces Grant
 - Design to assist with creating vibrant and engaging communities the promote improved sense of place and quality of life.
- » Community Development Investment Grant
 - Supports urban, small city and rural community redevelopment efforts by providing financial incentives for shovel ready projects with emphasis on, but not limited to downtown community driven efforts.

Capital Improvement Plan (CIP)

One way to guarantee funding for necessary improvements is to plan ahead. To do so, it's important to identify recurring projects that require updates on a regular basis, and ensure they are included in the capital improvement plan. For more information on routine maintenance costs, refer to the project and task list provided below.

To enhance the park system and ensure the ability to secure further funding in the future, it's also wise to allocate additional funding towards high-impact projects. This could include expanding camping sites and improving amenities. Additionally, because many restroom facilities throughout the park system are aging, it's recommended to include a recurring budget for restroom upgrades in the CIP. Finally, prioritizing a recurring budget for wayfinding and signage updates is also recommended. By planning ahead and ensuring these important areas are included in the budget, you'll be able to make necessary improvements while securing the necessary funding to keep your operation running smoothly.

Donations (DON)

Establishing a well-structured channel for donors to contribute to park improvement initiatives offers numerous benefits. Donor support can act as a vital source of funding for much-needed repairs and upgrades to park facilities, thereby enhancing the overall quality of the park experience. Though it is ideal to explore and capitalize on as many opportunities as possible, research suggests that certain improvement projects enjoy greater donor support when compared to others.

Playgrounds, pavilions, and benches are but a few examples of physical objects that invariably work well when naming rights are assigned to donors. Larger improvement projects, however, those that exceed the \$250,000 mark, require a more strategic and creative approach. By investing in a funding strategy team that typically costs approximately \$8,000, park managers can not only promote the project but also raise awareness regarding its potential benefits and significance. While such large-scale projects undoubtedly benefit from greater public exposure, they often require at least one significant contributor to ensure that they make a meaningful impact.

Furthermore, donor support can also help to build stronger partnerships between local government agencies, community groups, and private organizations, leading to more collaborative and holistic efforts in improving public spaces for the benefit of all. By engaging and involving more stakeholders in the process, park management can experience a greater sense of community engagement and participation in the improvement work. In turn, this can create a more vibrant, inclusive, and well-maintained park environment that truly enriches the quality of life within the broader community.

Project and Task Matrix

The order and price of the projects and tasks below are based on known information at this time. As time progresses, priorities will likely change and new opportunities will present themselves. This list should be viewed as a guide and not a hard set of rules to follow. Allow for a 3% to 6% increase in pricing every year beyond 2025.

Project / Task	Description	Cost	Timeframe	Resources
	Demolition	\$231,288	0-1 year	GPF, CIP
Phase 1	5-12 Playground	\$1,257,140	1-3 years	GPF, CIP, DON
Phase 2	2-5 Playground	\$886,124	2-4 years	GPF, CIP, DON
Phase 3	Patio + Restroom Building	\$892,455	3-5 years	GPF, CIP, DON
Phase 4	Parking Lot Improvements	\$381,580	4-6 years	CIP, DON
Phase 5	Adult Zone + Lower Schuette	\$923,854	7-8 years	GPF, CIP, DON
	Stair Connection			
Phase 6	Lawn + Environmental Edu.	\$686,331	9-10 years	GPF, CIP, DON

Cost Estimate

	Qty	Unit	Unit Cost	Total	
Demolition					
1	Mobilization	1	LS	\$40,000.00	\$40,000.00
2	Removal of rubber mulch surfacing	18,000	SF	\$1.50	\$27,000.00
3	Removal of playground equipment	1	LS	\$40,000.00	\$40,000.00
4	Removal of fence, salvage donor pickets	680	LF	\$4.00	\$2,724.00
5	Removal of boardwalk	500	SF	\$2.38	\$1,190.00
6	Demolition of restroom building	1	EA	\$20,000.00	\$20,000.00
7	Earthwork	1	LS	\$30,000.00	\$30,000.00
8	Erosion control	1	LS	\$12,000.00	\$12,000.00
9	Water main	1	LS	\$2,500.00	\$2,500.00
10	Storm sewer	1	LS	\$2,500.00	\$2,500.00
			20% Contingency	\$35,583.00	
			10% A/E fees	\$17,791.00	
Total for Demolition only				\$231,288.00	
5-12 Playground					
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Light post and base	5	EA	\$6,000.00	\$30,000.00
3	Playground equipment	1	LS	\$544,000.00	\$544,000.00
4	Poured in place + aggregate base	5,756	SF	\$28.50	\$164,046.00
5	Planting bed	487	SF	\$55.00	\$26,785.00
6	Sidewalk	1,200	SF	\$7.00	\$8,400.00
7	Equipment installation	1	LS	\$100,000.00	\$100,000.00
8	Concrete ribbon	400	LF	\$25.00	\$10,000.00
9	Colored concrete patio	700	SF	\$15.00	\$10,500.00
10	Site furniture	1	LS	\$13,000.00	\$5,000.00
11	Ornamental fence	400	LF	\$60.00	\$24,000.00
			20% Contingency	\$193,406.00	
			10% A/E fees	\$96,703.00	
Total for 5-12 Playground only				\$1,257,140.00	

	Qty	Unit	Unit Cost	Total
2-5 Playground				
1	1	LS	\$30,000.00	\$30,000.00
2	5	EA	\$6,000.00	\$30,000.00
3	1	LS	\$200,000.00	\$230,000.00
4	3,800	SF	\$28.50	\$108,300.00
5	1	EA	\$40,000.00	\$40,000.00
6	2,100	SF	\$7.00	\$14,700.00
7	1,100	SF	\$55.00	\$60,500.00
8	3	EA	\$20,000.00	\$60,000.00
9	1	LS	\$100,000.00	\$100,000.00
10	265	LF	\$25.00	\$6,625.00
11	1	LS	\$6,000.00	\$4,000.00
12	65	SF	\$15.00	\$975.00
13	400	LF	\$60.00	\$16,680.00
			20% Contingency	\$127,096.00
			10% A/E fees	\$63,548.00
Total for 2-5 Playground only				\$886,124.00
Patio + Restroom Building				
1	1	LS	\$30,000.00	\$30,000.00
2	5	EA	\$6,000.00	\$30,000.00
3	1	LS	\$5,000.00	\$5,000.00
4	5,750	SF	\$15.00	\$86,250.00
5	1,200	SF	\$7.00	\$8,400.00
6	10	EA	\$4,000.00	\$40,000.00
7	1	LS	\$41,000.00	\$41,000.00
8	10	EA	\$1,000.00	\$10,000.00
9	300	LF	\$9.00	\$2,700.00
10	1	LS	\$375,000.00	\$375,000.00
11	3	EA	\$20,000.00	\$60,000.00
12	1	EA	\$8,000.00	\$8,000.00
13	1	EA	\$4,000.00	\$4,000.00
			20% Contingency	\$128,070.00
			10% A/E fees	\$64,035.00
Total for Patio + Restroom Building only				\$892,455.00

	Qty	Unit	Unit Cost	Total
Parking Lot Improvements				
1	1	LS	\$30,000.00	\$30,000.00
2	1,302	SF	\$6.00	\$7,812.00
3	1	EA	\$5,000.00	\$5,000.00
4	1	EA	\$8,000.00	\$8,000.00
5	1	EA	\$2,000.00	\$2,000.00
6	1,500	SF	\$9.00	\$13,500.00
7	2,180	SF	\$7.00	\$15,260.00
8	1	LS	\$6,000.00	\$6,000.00
			20% Contingency	\$196,005.00
			10% A/E fees	\$98,003.00
Total for Parking Lot Improvements only				\$381,580.00
Adult Zone + Lower Schuette Stair Connection				
1	1	LS	\$30,000.00	\$30,000.00
2	5	EA	\$6,000.00	\$30,000.00
3	3,700	SF	\$6.00	\$22,200.00
4	1,100	SF	\$55.00	\$60,500.00
5	1	EA	\$20,000.00	\$20,000.00
6	1	EA	\$139,900.00	\$139,900.00
7	1	LS	\$300,000.00	\$300,000.00
			20% Contingency	\$200,836.00
			10% A/E fees	\$100,418.00
Total for Adult Zone + Lower Schuette Stair Connection only				\$923,854.00

	Qty	Unit	Unit Cost	Total	
Lawn + Environmental Education					
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Light post and base	5	EA	\$6,000.00	\$30,000.00
3	Earthwork	1	LS	\$15,000.00	\$15,000.00
4	Plant bed	3,500	SF	\$40.00	\$160,000.00
5	Trail head	1	EA	\$20,000.00	\$20,000.00
6	Sidewalk	500	SF	\$7.00	\$3,500.00
7	Small pavilion	1	EA	\$40,000.00	\$40,000.00
8	Lawn seed	6,500	SF	\$2.50	\$16,250.00
			20% Contingency		\$247,721.00
			10% A/E fees		\$123,860.00
Total for Lawn + Environmental Education only					\$686,331.00
Total Cost for all phases					\$5,258,773

\$5,258,773
Total Project Cost

The cost estimate gives a rough outline of what each component in the design might cost to implement in Henry Schuette Park. Given that it is an estimate, it is not set in stone and is subject to change.

Henry Schuette Park is a key part of Manitowoc's identity. Preserving that sense of stewardship is essential.

Our Locations

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