

Willoughby Farm Master Plan 2025

Willoughby Heritage Farm &
Conservation Reserve

Collinsville, IL

DRAFT

 LAWRENCE
GROUP

 BALLARD * KING
& ASSOCIATES LTD

 COLLINSVILLE

 Willoughby
FARM



Acknowledgments

We extend our deepest gratitude to all individuals whose contributions have been instrumental in the development of this Master Plan. This endeavor would not have been possible without the dedication, expertise, and time of many.

Foremost, we express our sincere appreciation to our stakeholders for their invaluable insights and constructive feedback. Your collaboration has been essential in ensuring that this plan aligns with the needs and aspirations of Willoughby Heritage Farm and Conservation Reserve.

Thank you all for your dedication and support. Together, we have crafted a master plan that will serve the community for years to come.



City of Collinsville:

Kimberly Caughran, Director of Parks and Recreation
Carol Frerker, Willoughby Farm Superintendent
Jeff Stehman, Mayor
Derek Jackson, City Manager

Willoughby Farm Stakeholders:

City of Collinsville Parks and Recreation Department
Willoughby Farm Volunteers

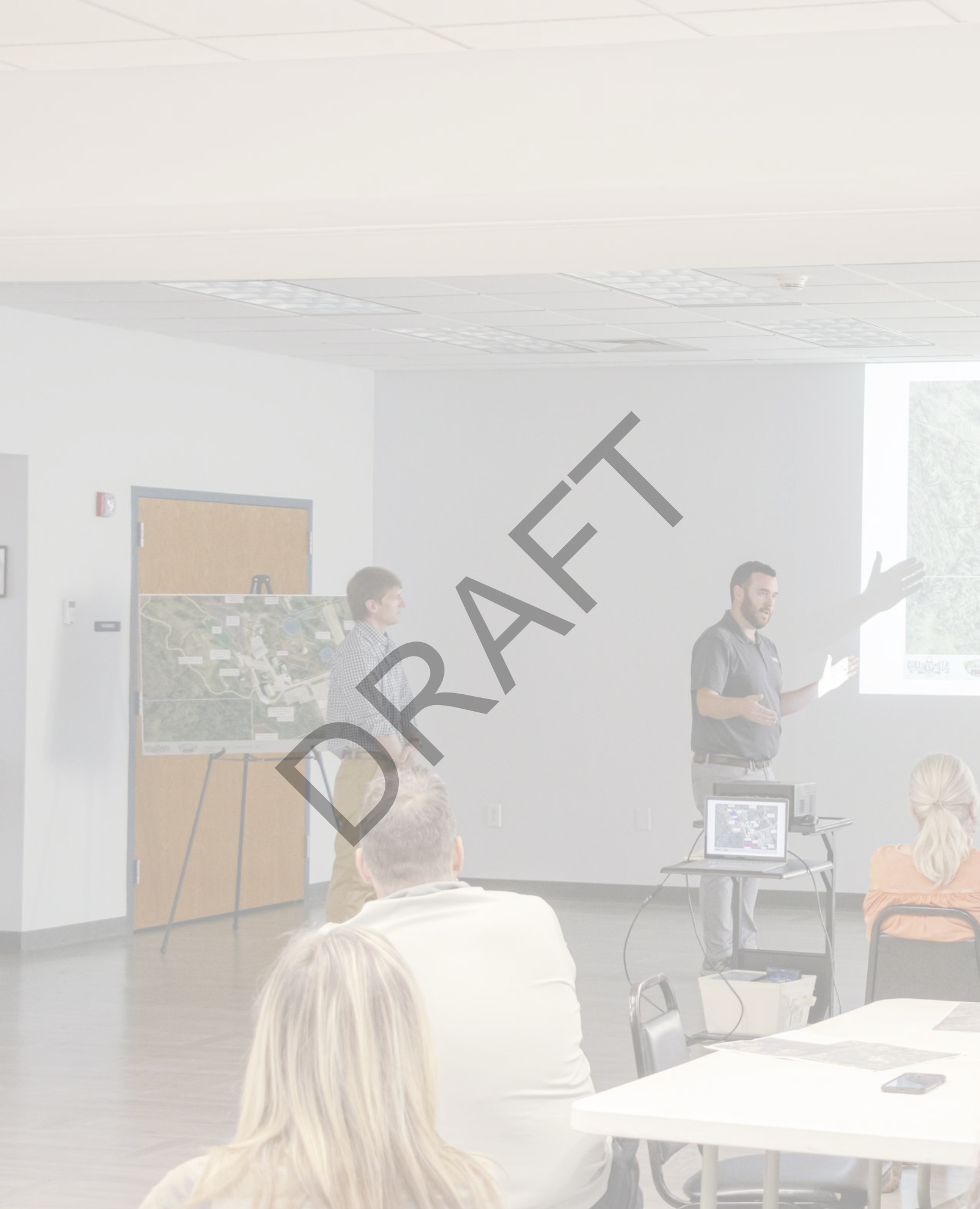


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1

Introduction

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Willoughby Farm History

Joseph "Boss" Willoughby and his wife Hannah purchased the property around 1922 and raised seven children here. The multi generational farm operated for over 70 years. The property was originally 42 acres of pasture land. In the farm's prime, it was home to pigs, chickens and cattle. Along with the animals, the farm had an orchard with fruit and nut trees and a large flower and vegetable garden. In 2002 the property was sold and became a public park in Collinsville, IL, preserving the legacy of the Willoughby family.

The Willoughby home was built around 1926 after being purchased from a catalog by Gordon Van-Tine (GVT), called a kit-house or "Ready Cut home". Lumber was pre-cut to the proper length and labeled - ready to nail for easy assembly. Everything needed to construct the home was included, including electrical and plumbing needs for an additional cost. Many models had multiple floor plan options encouraging buyers to personalize their homes. The Willoughby home, model number 538, was chosen and delivered from the Saint Louis factory by rail.



Over the past 20+ years, additional barn structures have been relocated from across the region and rebuilt at Willoughby Farm. With the recent completion of the Round (Barn) Pavilion, the farm now boasts five different barn structure types. The barns are all true to the types and uses of barns in the southern Illinois region while Willoughby Farm was still privately owned. The barns, along with preserved farm equipment, help to educate and maintain the heritage of Willoughby Farm.

Willoughby Farm Barns:

- Bank Barn
- Gindler Barn
- Gambrel Barn
- Round (Barn) Pavilion
- Monitor Barn (Restroom building)



Previous Planning Efforts

Willoughby Farm Original Master Plan

The Willoughby Heritage Farm & Conservation Reserve Master Plan (2003) outlines the Collinsville Area Recreation District's vision to preserve a 40-acre historic farmstead and conservation area as an educational, recreational, and ecological resource. Developed through extensive public input and a consensus-driven process, the plan emphasizes restoring the farm to represent a 1920s–1950s subsistence family farm, complete with reconstructed barns, gardens, orchards, and livestock, while reusing the farmhouse as an interpretive center.

Simultaneously, the conservation reserve focuses on habitat restoration, invasive species removal, erosion control, and interpretive trails to highlight the region's ecological and cultural history. Implementation strategies include phased restoration, partnerships with schools and agencies, volunteer engagement, and funding through grants, donations, and revenue-generating programs. Ultimately, the plan aims to create a living history farm and natural reserve that serves as a community hub for education, conservation, and cultural preservation.

City of Collinsville Parks and Recreation Master Plan 2020

The City of Collinsville developed a 10-year master plan to improve its parks and recreation system through community input, facility audits, and demographic analysis. Key priorities include expanding walking and biking trails, upgrading aging infrastructure, and enhancing accessibility. Major projects include a full redesign of Jaycee Sports Complex into a regional tournament venue, upgrades to the Aqua Park and Activity Center (including a competition lap pool), and expanded programming at Willoughby Heritage Farm. Each park received tailored recommendations with phased cost estimates. The plan also proposes a citywide pedestrian and bike network and outlines diverse funding strategies such as grants, partnerships, and bonds. The overarching goal is to create inclusive, sustainable, and high-quality recreational spaces that serve residents and attract regional visitors.

2004

City of Collinsville Strategic Plan

The 2022–2024 Strategic Plan for Collinsville, Illinois outlines a comprehensive vision to enhance the city’s livability, sustainability, and economic vitality. Guided by principles such as integrity, teamwork, transparency, and stewardship, the plan sets seven key goals: improving neighborhoods, maintaining and attracting quality housing, boosting tourism and economic development, investing in infrastructure and public utilities, enhancing parks and recreation, strengthening public safety, and supporting excellent municipal services. Each goal is supported by targeted strategies, including zoning updates, expanded capital improvement planning, integration of smart technologies, and community engagement initiatives. The overarching mission is to deliver exceptional municipal services through a creative, efficient, and fiscally responsible approach, positioning Collinsville as a welcoming and opportunity-rich regional destination.

City of Collinsville Bike and Pedestrian Plan

The City of Collinsville Bicycle and Pedestrian Master Plan outlines a comprehensive strategy to enhance walkability and bikeability across the city. Developed in collaboration with planning consultants and shaped by extensive community engagement—including surveys, stakeholder meetings, and public open houses—the plan identifies key corridors and connections to improve safety, accessibility, and regional connectivity. Central to the plan are the “Priority Purple Paths,” which link neighborhoods, schools, parks, and commercial areas through shared-use paths and on-road bicycle routes. The plan integrates existing infrastructure, crash data, and feasibility analyses to prioritize projects for implementation over the next 5–10 years, aiming to secure funding and support sustainable transportation while fostering community health and economic vitality.



Plan Collinsville 2045: Developing Our Future Together In Progress

The planning team is utilizing a “values-driven” planning approach to replace the City’s circa-2006 Comprehensive Plan. This approach integrates both the traditional “data-driven” and more contemporary “vision-planning” approaches. A key component of the Comprehensive Plan has been a customized public participation program designed to identify community values and build consensus. The program has included meetings with the City’s Planning Commission, City Staff, and elected officials, three public comprehensive planning workshops, meetings with 20 stakeholder groups/entities, and an online citizen survey that had 741 respondents. All meetings with the Planning Commission are/were open to the public. This process was on hold during COVID19. Since, the City has undertaken a full comprehensive update visioning for 2045.

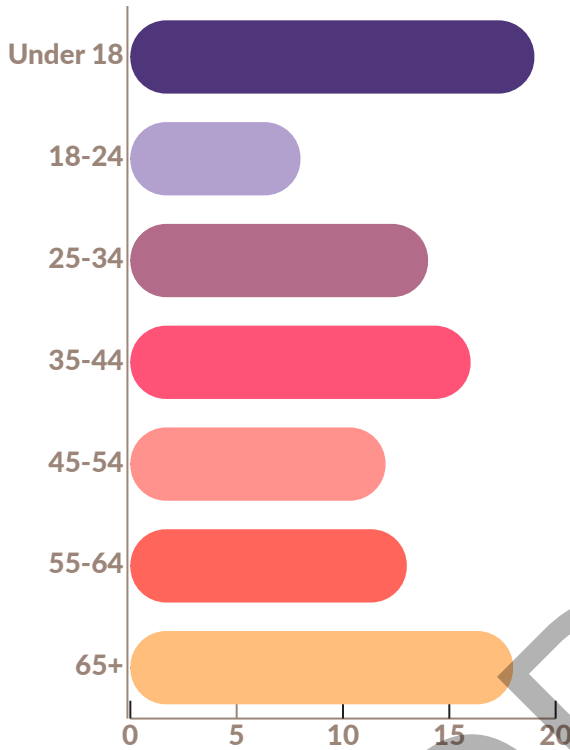
- City of Collinsville



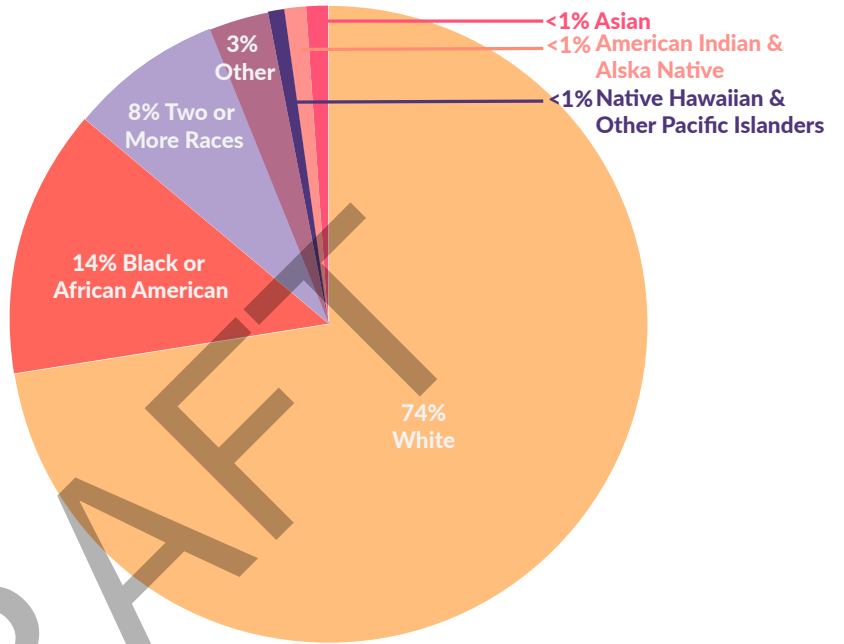
Collinsville Demographics

Per 2020 Census

Age

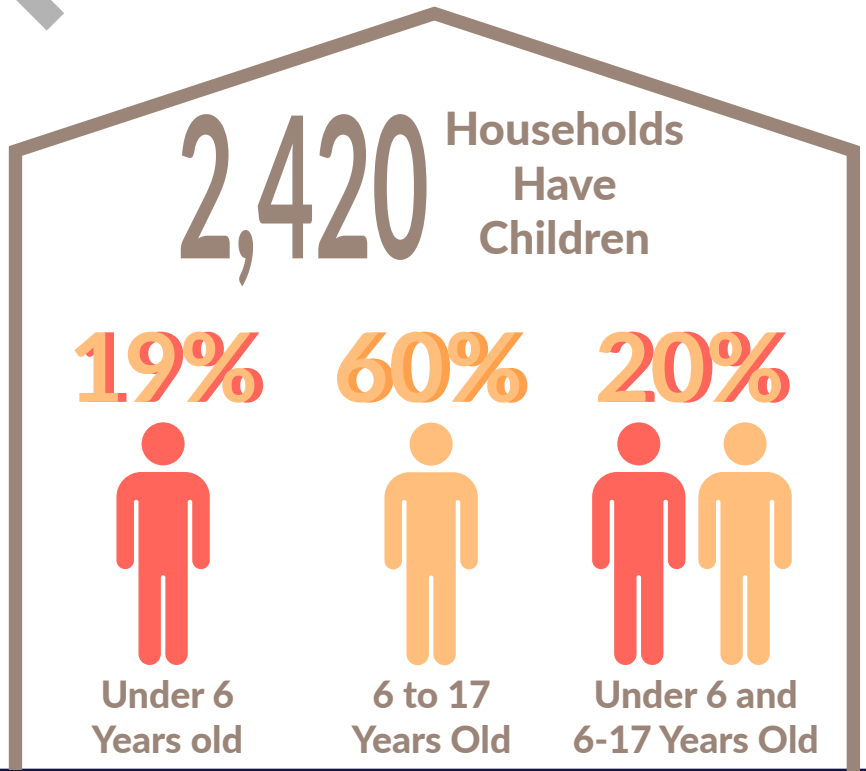


Race



2020
Population:
24,366

2000
Population:
24,707



Master Plan Goals

- 1 Protect the Farm's Resources
- 2 Improve and Increase Amenities
- 3 Incorporate Sustainable Best Management Practices
- 4 Manage Visitor Use
- 5 Plan for Future Park Development
- 6 Develop a Financial Plan
- 7 Evaluate the Current and Future Staffing for Optimal Farm Operation
- 8 Evaluate the Current and Future Programming for Peak Revenue Generation

Willoughby Farm Core Principles

1

Showcase 1940's Illinois Farm Life

Demonstrate how the Willoughby family worked the farm and surrounding land prior to technology. The use of the existing farmhouse inspired the use of barns, tools, wagons and equipment from the same era for education.

2

Natural Resource Conservation

Preserve the woodlands, open space and prairies that provide habitat for native plants and animals. The conservation reserve demonstrates the "Prairie State" encouraging pollinators and protecting biodiversity.

3

Sustainability

Dedicated to sustainability through practices like native planting, solar energy, and composting to minimize its environmental impact. By engaging volunteers in restoration and maintenance efforts, the farm fosters a strong ethic of stewardship and community involvement.

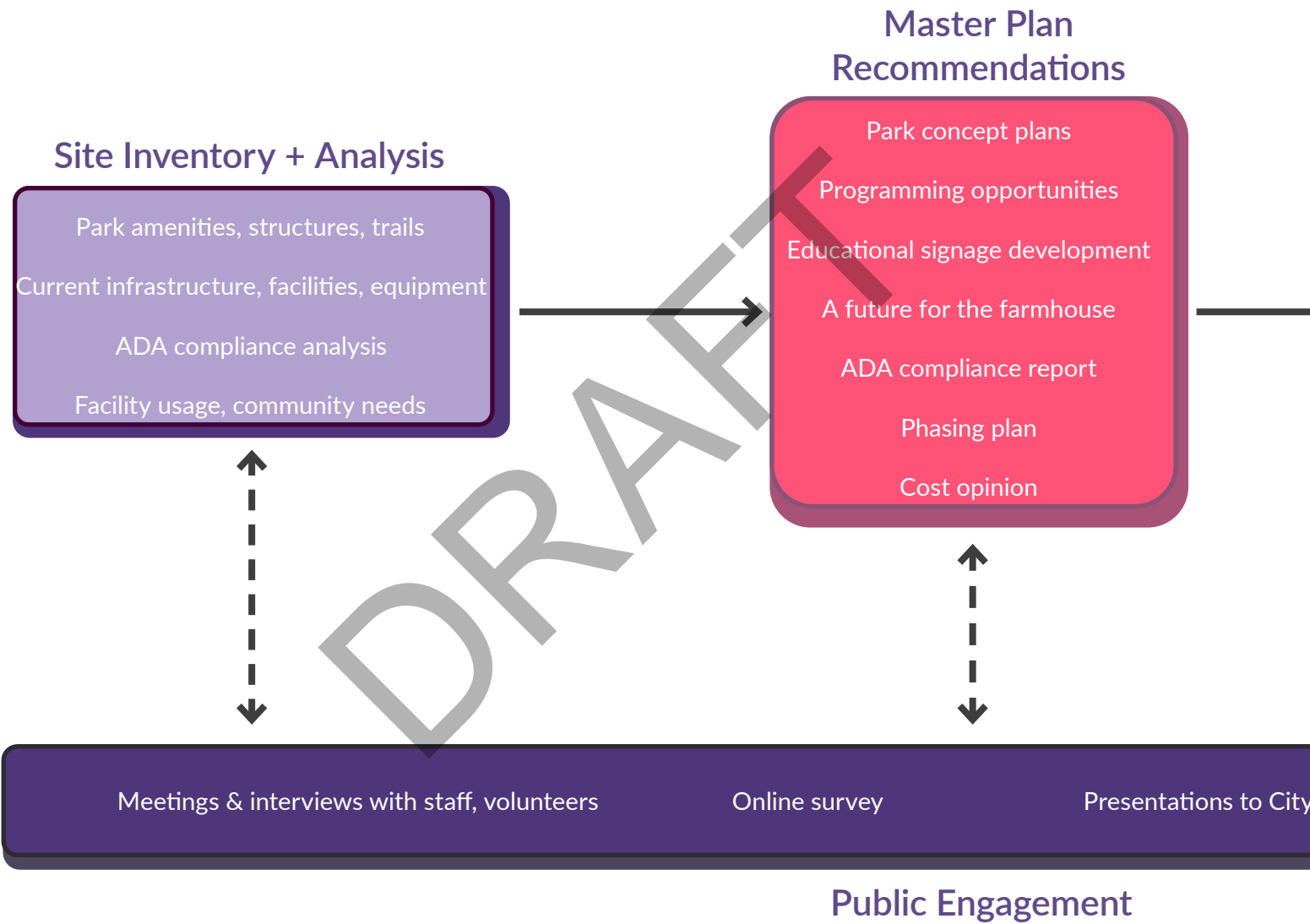
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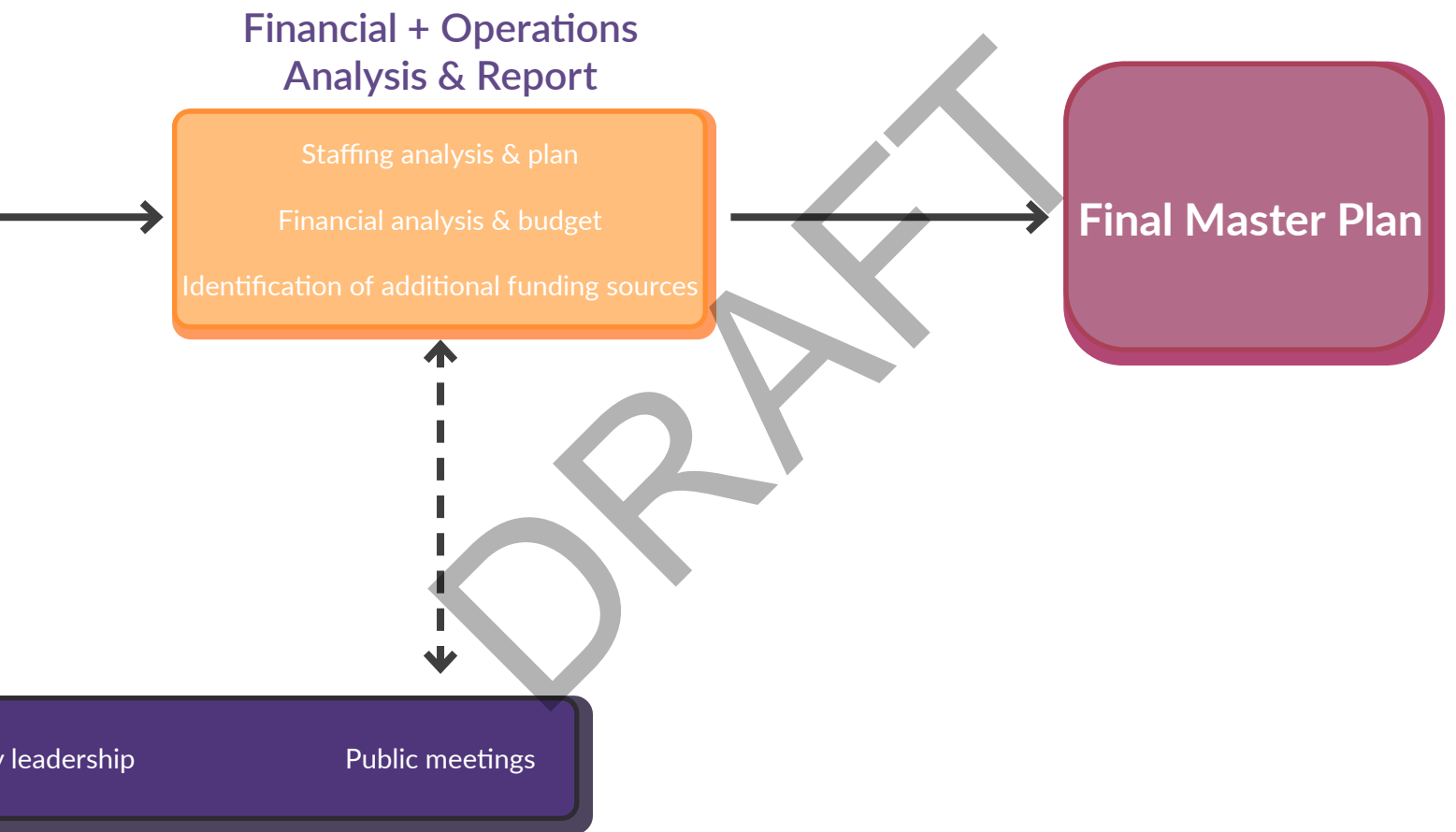
Education

Programs and field trips to support educators in the region as well as the hands on education through interpretive signage, displays, and play.



Master Plan Process





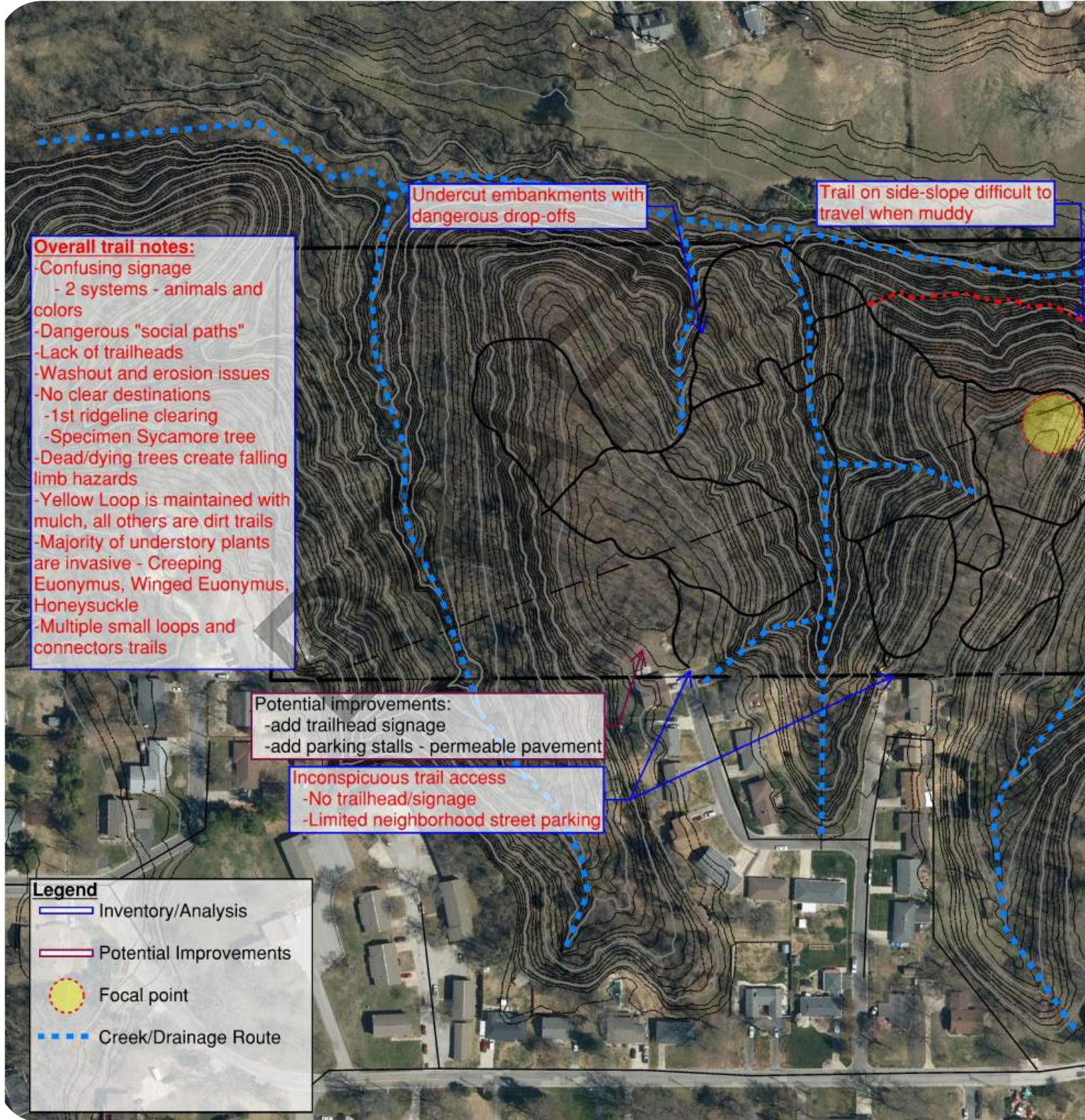
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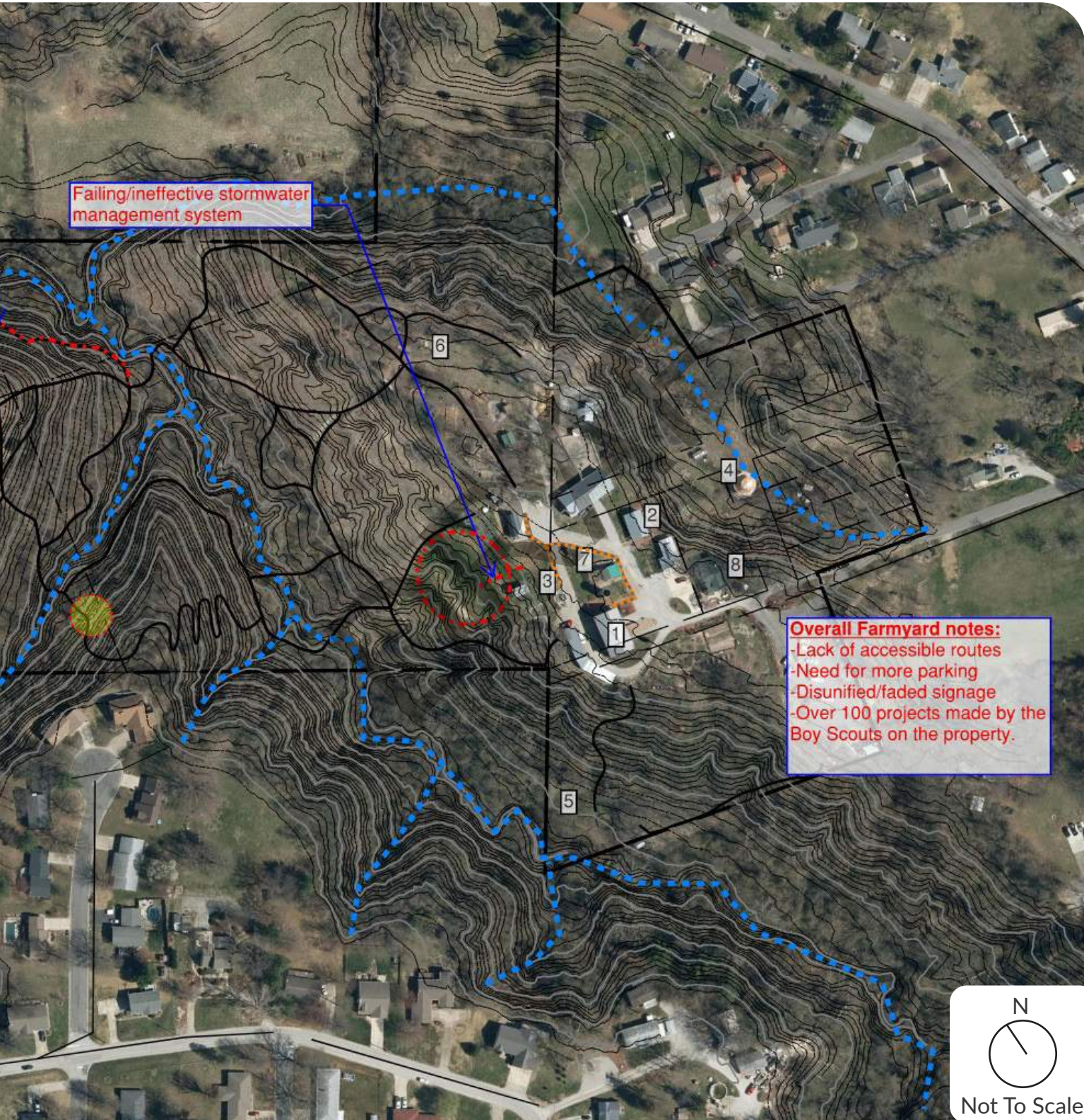
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Inventory & Analysis

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Overview



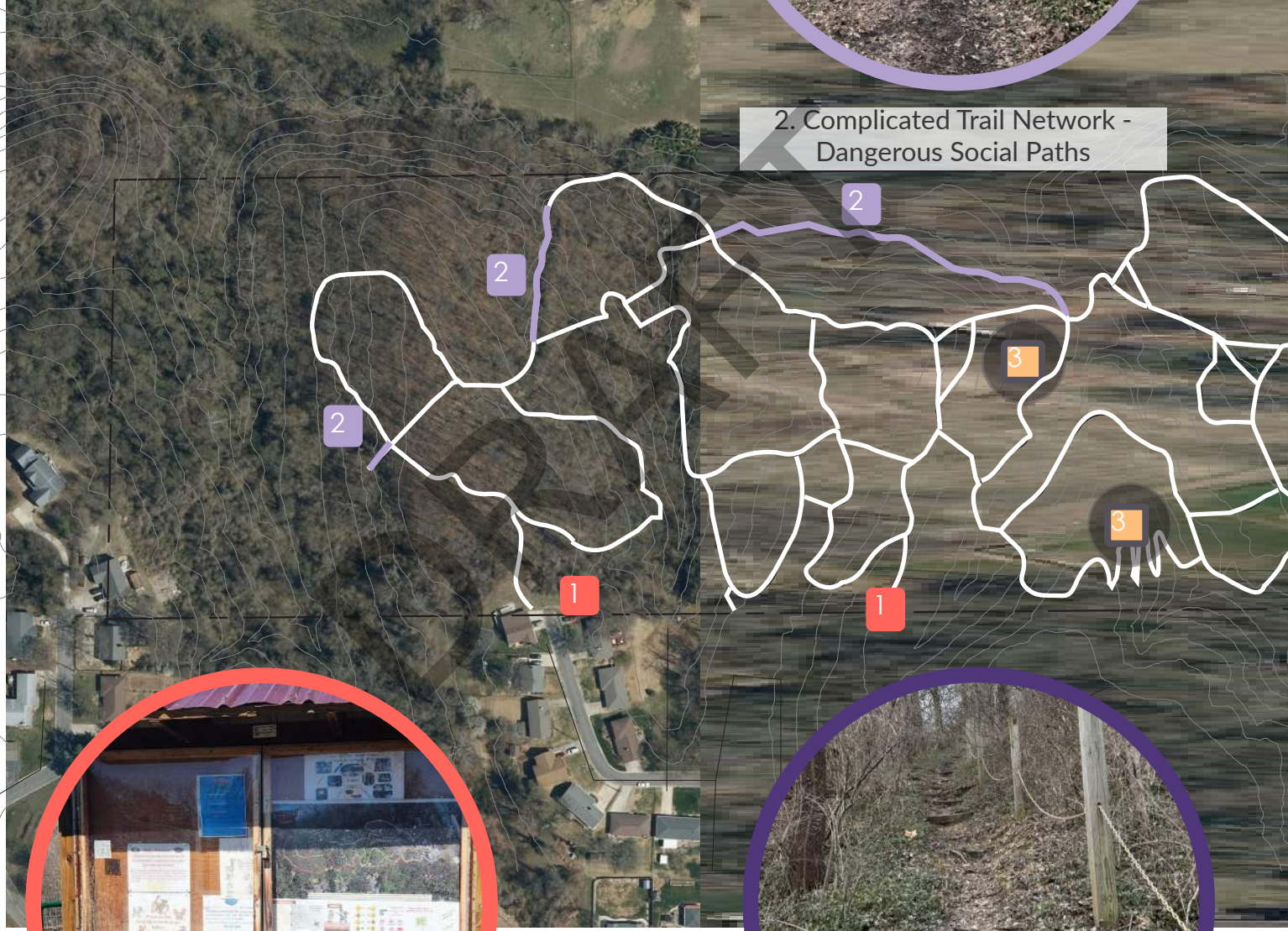


Trails

The existing trails at Willoughby Farm are a major draw to visitors, but pose a significant maintenance task. The trail network is complicated and lacks a consistent wayfinding system, or destination.



2. Complicated Trail Network - Dangerous Social Paths



1. Lack of Trailheads



No Accessible Routes



3. No Clear Destinations



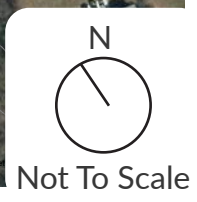
Multiple Wayfinding Systems



Invasive Understory Plants

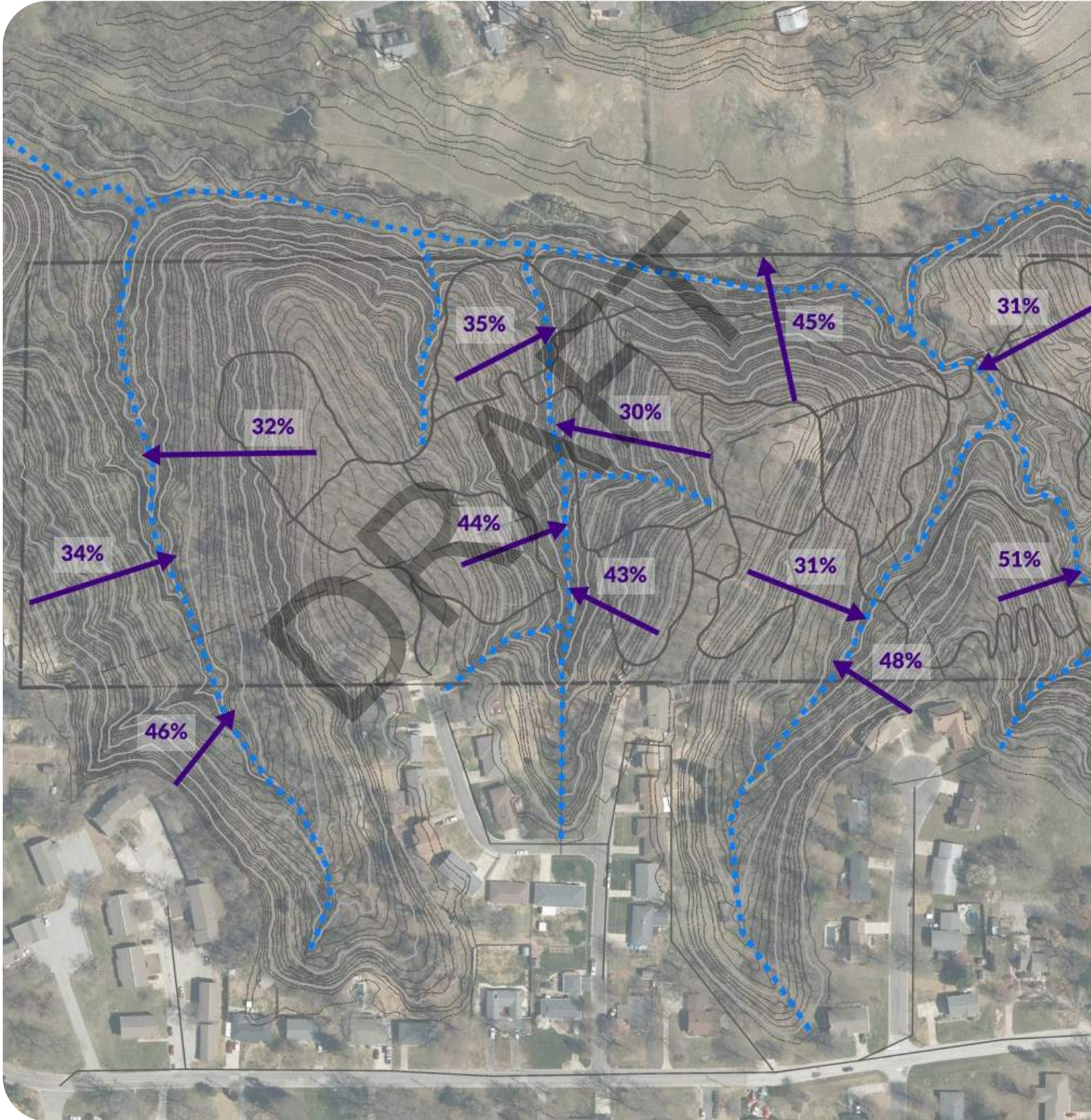


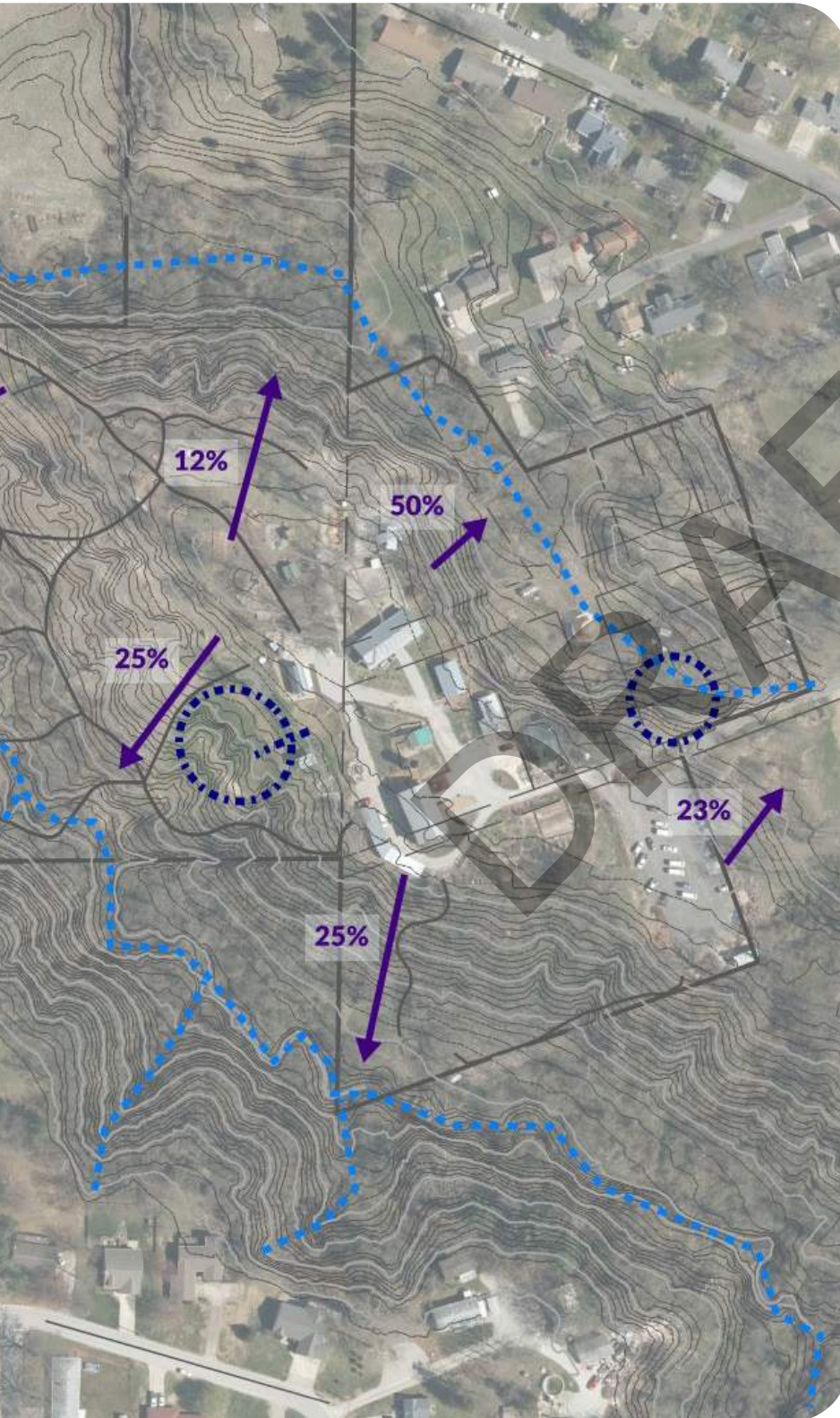
Erosion/Washout Issues






Dead/Dying Trees - Falling Limb Hazards

Stormwater & Topography





Legend

-  Creek/Drainage Route
-  Slope Percentage (%)
-  Stormwater Management System

Willoughby Farm is situated on steep terrain carved by ephemeral streams; characterized by steep slopes and diverse landforms shaped by highly erodible soils. The terrain includes deep ravines, mature upland forests, and rolling hills that create a dynamic landscape ideal for hiking and nature exploration. Trails wind through wooded areas, ephemeral stream beds and steep inclines that offer both scenic views and a moderate physical challenge. These natural features support a rich variety of native plants and wildlife.

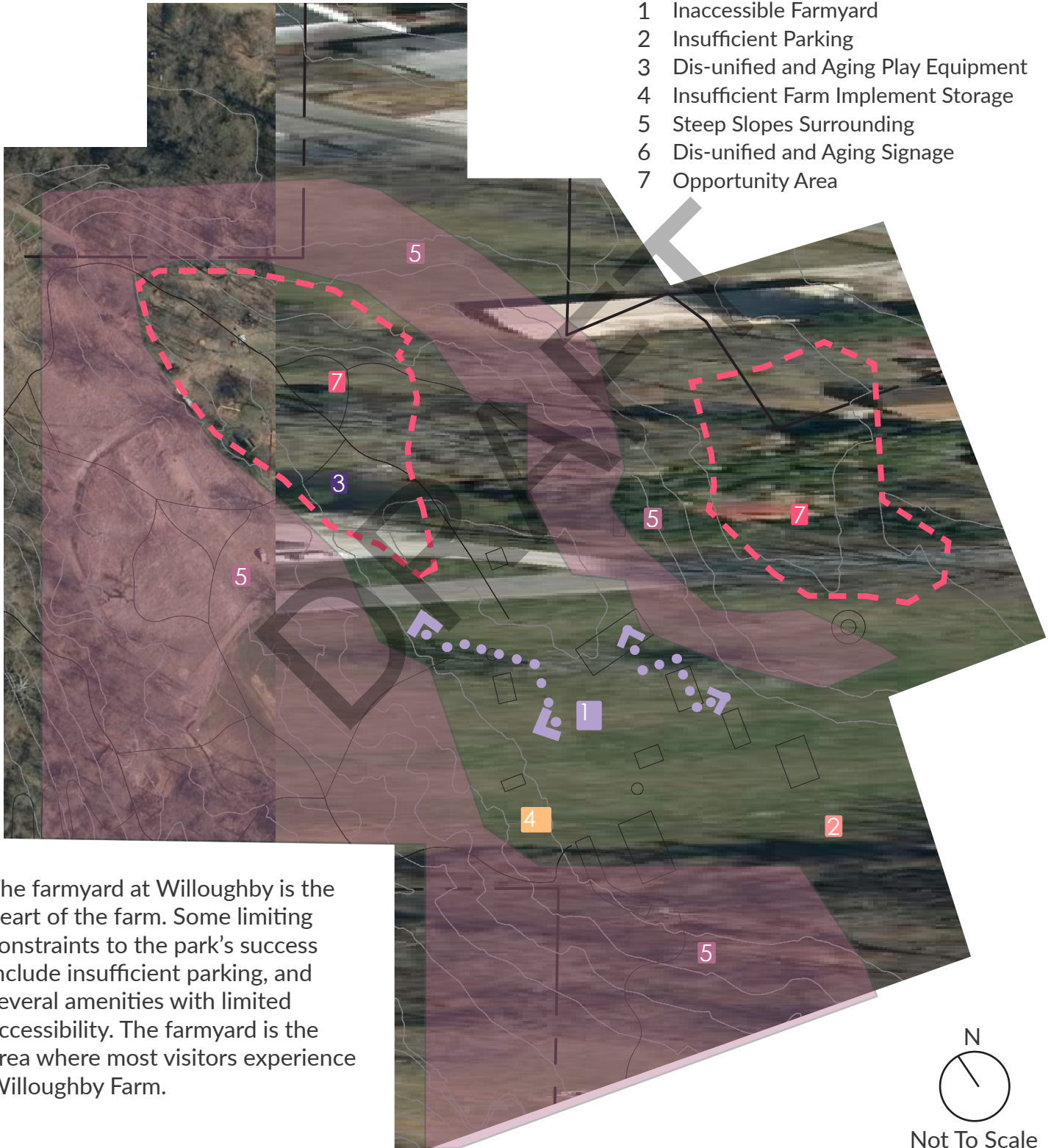


Not To Scale

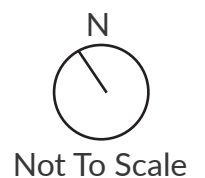
Farmyard

Keynotes

- 1 Inaccessible Farmyard
- 2 Insufficient Parking
- 3 Dis-unified and Aging Play Equipment
- 4 Insufficient Farm Implement Storage
- 5 Steep Slopes Surrounding
- 6 Dis-unified and Aging Signage
- 7 Opportunity Area



The farmyard at Willoughby is the heart of the farm. Some limiting constraints to the park's success include insufficient parking, and several amenities with limited accessibility. The farmyard is the area where most visitors experience Willoughby Farm.





1. Inaccessible Farmyard



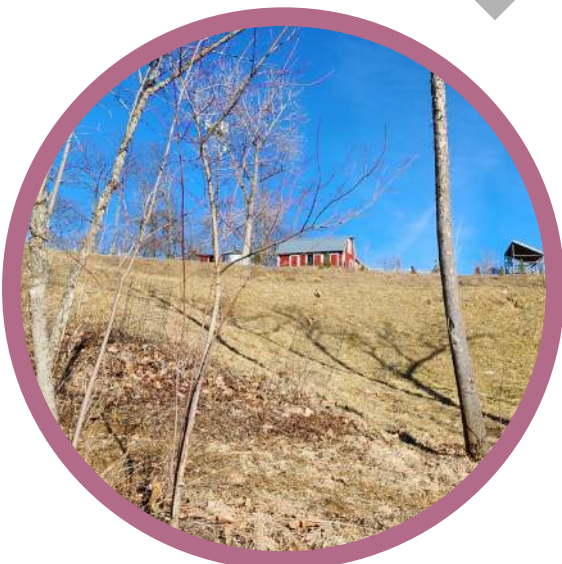
2. Insufficient Parking



3. Ununified / Aging Play Equipment



4. Insufficient Farm Implement Storage



5. Steep Slopes



6. Ununified / Fading Signage

Existing Amenities & Structures

Farmhouse

The two-story farmhouse serves as the heart of the farmstead's historic character. Inside, much of the original furniture remains, offering a tangible connection to the history of the place and the family. Historic photographs displayed on the walls further enrich the storytelling, allowing visitors to visualize the home's past within its own walls. Today, the farmhouse serves as an interpretive center while supporting the park's operations through dedicated office space for staff and volunteers.



Chicken Coop

Constructed as part of a community project by the local Boy Scout troop, the chicken coop adds both educational and functional value to the farmstead. The structure is designed to allow viewing of the birds from both the interior and exterior, supporting year-round visitor engagement.



Bank Barn

The bank barn takes its name from its hillside construction, which provides a one-story entrance on the uphill side and a two-story elevation at the rear. This traditional design reflects historic agricultural building practices and maximizes functional space. The main interior area serves as rentable event space, though it's not climate-controlled. The rest of the barn is dedicated to staff and volunteer storage with a workshop space used for classes and supplementary storage.



Pavilion and Grilling Patio

The outdoor pavilion provides a covered, open-air gathering space that supports a variety of public and private events. Adjacent to the pavilion is a grilling station, expanding its functionality for picnics, community gatherings, and rentals. The pavilion and grilling station are regularly rented for group functions, making them a highly utilized component of the farmstead's recreational offerings. Both are in good condition and continue to serve as key outdoor amenities within the property.



Gindler Barn

The Gindler Barn is a historic, hand-hewn structure that was carefully disassembled from its original location on an Illinois farm, relocated, and reassembled at its current site. Today, the barn houses the farmstead's miniature horses and serves as an interpretive feature for visitors. While the structure remains in good overall condition, rodents are present beneath the barn, which may require ongoing management to protect the building and surrounding grounds.



Kid's Corral

The Kid's Corral is a historic animal enclosure that currently houses the farmstead's miniature goats, making it a popular stop for visitors. Situated just beyond the central core of the farmyard, it is somewhat set apart from other features, giving it a more secluded feel within the site. The enclosure reinforces the farm's role as both an educational and recreational destination.



Bathroom Facilities

Located within the central farmyard between the farmhouse and the pavilion, the bathroom facilities provide essential visitor amenities in a convenient, high-traffic area. The structure is a newer addition to the site, designed to reflect the historic architectural character of traditional Illinois farmsteads.



Gambrel Barn

The Gambrel Barn, named for its iconic roof form, houses the farm's steer along with a few goats. The structure is designed for both visitor access and animal function. Visitors can view the animals from the farmyard side, while the rear of the barn opens directly into a paddock. The structure is in good condition and continues to serve its intended purpose effectively. This exhibit is the furthest ADA accessible building from the parking area.



Machine Shed

The machine shed houses a collection of historic and preserved farm implements. The structure plays an important role in protecting these artifacts from the elements, though its somewhat hidden location can make it challenging for visitors to find. Interpretive signage for the tools is inconsistent and heavily weathered, limiting the effectiveness of the display. In addition, the current storage capacity is insufficient to accommodate the full inventory of historic farm equipment, leaving several items stored elsewhere on the property without protection.



Garden

The historic garden sits in the original location that once served the Willoughby family. Maintained primarily by volunteers, it produces a variety of fruits, vegetables, and flowers, and includes a composting station as well as a small shed for storing common garden tools. Produce from the garden is shared with a local food bank. Located near the park entrance, the garden is highly visible. However, its fenced enclosure and limited signage reduce its sense of welcome and visibility as a public feature, despite its prime location and ongoing productivity.



Play Zone

Situated just beyond the farmyard core, the play zone provides a designated area for children's recreation. The space contains a mix of small wooden play structures, swings, and other dated equipment. Overall, the play zone appears unorganized, with features that are considerably weathered and worn. While it continues to offer informal play opportunities, the condition and arrangement of the equipment limit its visual appeal and functional quality within the broader site experience.

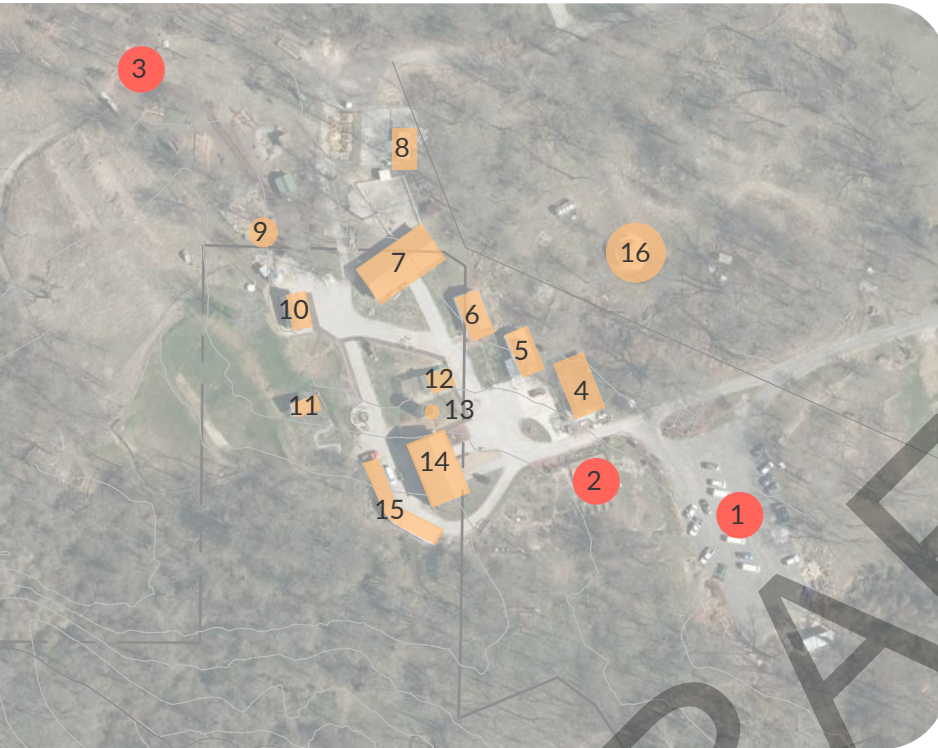


“ I would like to see the most money go to the structures that house the animals and for care of the animals. They should be top priority. They bring so much happiness to so many people. I would like to see them have better conditions in the extreme cold and extreme heat. ”

-Community Member

Accessibility

The following recommendations aim to bring Willoughby Farm’s amenities to a full ADA accessible standard.



Keynotes

- 1 Public Parking Lot
- 2 Public Garden
- 3 Public Trails
- 4 Historic Farmhouse
- 5 Restrooms/Storage
- 6 Pavilion
- 7 Gindler House
- 8 Kid’s Corral
- 9 Pig Pen
- 10 Gambrel House
- 11 Picnic Area
- 12 Chicken House
- 13 Historic Silo
- 14 Bank Barn
- 15 Machine Shed
- 16 Children’s Garden/Picnic Site



Public Parking Lot

Repair/ Re-stripe existing parking lot-When a business or State or local government re-stripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the 2010 ADA Standards for Accessible Design (2010 Standards).



Public Garden

Create accessible pathway-[§302.1]Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

2



Public Garden

Create accessible pathway-[§302.1] Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

3



Public Trails

Create accessible pathway where possible-[§302.1] Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

4



Historic Farmhouse

Create accessible route to building from parking lot- Replace existing accessible ramp handrails-ADA Chapter 5 Section 505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.” Americans with Disabilities Act Accessibility Guidelines (ADAAG) defines an accessible route as “a continuous unobstructed path connecting all accessible elements and spaces of a building or facility.”

4



Historic Farmhouse

Create an accessible route to the farmhouse from the main parking lot-The Americans with Disabilities Act Accessibility Guidelines (ADAAG) defines an accessible route as “a continuous unobstructed path connecting all accessible elements and spaces of a building or facility.”

5



Restrooms/Storage

Restrooms appear to meet current ADA standards, Exterior barn doors should be on hold open during operating hours.

6



Pavilion

Appears to meet current ADA standards.



Gindler Barn

Add/create ramp at non-accessible entrances -[§303]
Changes in level can be up to $\frac{1}{4}$ " without treatment or $\frac{1}{2}$ " if beveled with a slope no steeper than 1:2. Changes in level above a $\frac{1}{2}$ " must be treated as a ramp or curb ramp (or a walkway if a slope no steeper than 1:20 can be achieved).



Gindler Barn

Add/create ramp at non-accessible entrances -[§303]
Changes in level can be up to $\frac{1}{4}$ " without treatment or $\frac{1}{2}$ " if beveled with a slope no steeper than 1:2. Changes in level above a $\frac{1}{2}$ " must be treated as a ramp or curb ramp (or a walkway if a slope no steeper than 1:20 can be achieved).



Kid's Corral

Create an accessible pathway where possible-[§302.1]
Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

9



Pig Pen

Not accessible and not open to the public.

10



Gambrel House

Create an accessible pathway where possible-[§302.1]
Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

11



Picnic area

Create an accessible pathway where possible-[§302.1]
Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

12



Chicken Coop

Add/ create ramp at non-accessible entrances -[§303] Changes in level can be up to $\frac{1}{4}$ " without treatment or $\frac{1}{2}$ " if beveled with a slope no steeper than 1:2. Changes in level above a $\frac{1}{2}$ " must be treated as a ramp or curb ramp (or a walkway if a slope no steeper than 1:20 can be achieved).

13



Historic Silo

Not accessible and not open to the public.

14



Bank Barn

Replace existing handrail -ADA Chapter 5 Section 505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum." [§303] Changes in level can be up to $\frac{1}{4}$ " without treatment or $\frac{1}{2}$ " if beveled with a slope no steeper than 1:2. Changes in level above a $\frac{1}{2}$ " must be treated as a ramp or curb ramp (or a walkway if a slope no steeper than 1:20 can be achieved).

15



Machine Shed

Create an accessible pathway where possible-[§302.1]
Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

16



Children's Garden/Picnic

Create an accessible pathway where possible-[§302.1]
Accessible floor and ground surfaces must be stable, firm, and slip resistant. Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

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Financial + Operations Analysis

Overview

The information contained in this report is based on discussion with Farm/City of Collinsville staff, discussion with Lawrence Group, Ballard King's familiarity with the Farm in previous work, and similar studies B*K has completed.

It is important to note, specifically, on the staffing analysis and financial analysis that B*K takes a conservative approach to these figures. They are based on 2025 figures from the City and the existing market conditions. If there were drastic changes in any of these areas, or an extended period (5+ years) were to pass prior to implementation, B*K would strongly encourage the City to reevaluate this data.

Framework + Basis of Evaluation

2025 Budget Expenses	Figures	Percent
Personnel		
Full-Time	\$168,000	
Part-Time	\$83,200	
Benefits	\$108,500	
Personnel Sub-Total	\$359,700	68.9%
Non-Personnel		
Maintenance Services	\$54,000	
Maintenance Supplies	\$23,500	
Other	\$85,200	
Non-Personnel Sub-Total	\$162,700	31.1%
Total	\$522,400	

3 Full-time staff members Dedicated to the Farm

1. Superintendent
2. Event Specialist
3. Education Program Coordinator

Part-time positions in addition to full-time staff that assist with:

- Animal Education and Husbandry (year round)
- Farmhand and Conservation (year around with more hours in the summer vs. school year months)
- Trail Maintenance (year around weather permitting)

A factor that is not captured in the staffing information is how other tasks are being accomplished on the Farm

- If there is a need beyond the capabilities of staff the “go-to” is the Parks Department
- Parks Department is completing some mowing.
- Streets Department does street work and some tree work.
- Tree Removal could fall to Streets, Parks, or a contract service.

Another figure that is not captured in these budget figures is volunteerism. Based on discussions with staff there is a core of approximately 20 volunteers doing work on the Farm on a weekly basis with varying hours. These volunteers re heavily involved with helping with animals, restoring some equipment, grounds and trail work, etc.

It should be noted that because of the animals at the Farm, and other factors, the operation is 24 hours a day, 7 days a week, 365 days per year.

Based on this information, B*K would suggest that the Farm is running at a minimum as it relates to staffing figures. Further, without the dedicated volunteer base, they would not be able to offer the depth and breadth of services they currently do.



2025 Budget Revenues	Figures	Percent
Vending	\$3,500	4.1%
Space Rental	\$55,000	64.6%
Damage Fee	\$100	0.1%
Cancellation Fee	\$1,000	1.2%
Programs/Events	\$25,000	29.4%
Seasonal Merchandise	\$500	0.6%
Total	\$85,100	
Farm Projected Cost Recovery	16.3%	

Core Services of the Farm are:

- Rentals
- Programs/Events
- Field Trips

Other Programs offered on the Farm (some revenue generating and others not):

- Drop-In Usage
- Special Events
- Barn Dances
- Specialty Camps (some)
- Sustainability Series
- Composting Series
- Archery
- Makers Workshop

Three Delivery Models for offering programs:

- In-House – run by City staff.
- Contract – run by contract staff or organization.
- Rental – run by an outside group that rents space at the Farm.



While there are no metrics within the National Recreation & Park Association (NRPA) databased for cost recovery of farm operations, there are for community centers. Based on that data set, many community centers have a cost recovery rate of 15-30% depending on how they are operated and programmed. B*K would suggest that this is a good comparison based on the existing operational model of the Farm.

It is also worth noting that the NPRPA collects data on member institutions' areas of responsibility. And while operation of a farm is not identified, there are similar categories. The following lists the percentage of agencies nationally and a similar operation to the Farm.

- 76% Operate Special Purpose Parks and Open Spaces
- 70% Operate Non-Park Sites
- 50% Operate Community Gardens
- 40% Operate Tourism Attractions

It is the opinion of B*K that the current operations of the Farm could fall into multiple of these categories.



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3

Community Engagement

Engaging Our Community

In developing the Willoughby Farm Master Plan, it was important to ensure the community's voices and needs were heard. Input was collected through community engagement, stakeholder meetings, internal and external research, data collection, and analysis. We heard from community members, park staff, and volunteers during the engagement process.

Through the engagement activities, we provided multiple opportunities for all to participate in the planning process and share feedback across various platforms.

Through the community engagement process, we aim to listen to all voices, aim to represent the needs of aspirations of all park users.

42

Workshop and Stakeholder Attendees



Stakeholders, residents, community members gather for workshops in April and July 2025 and gave critical feedback on the concepts.

50

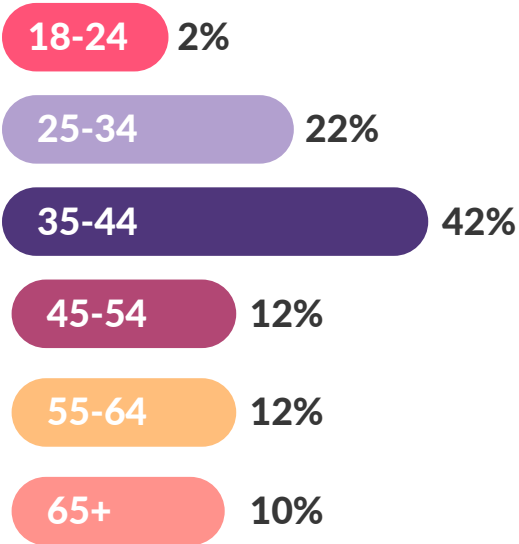
Survey Responses



A survey was administered to gather responses from those who live, work, and play within the city of Collinsville.

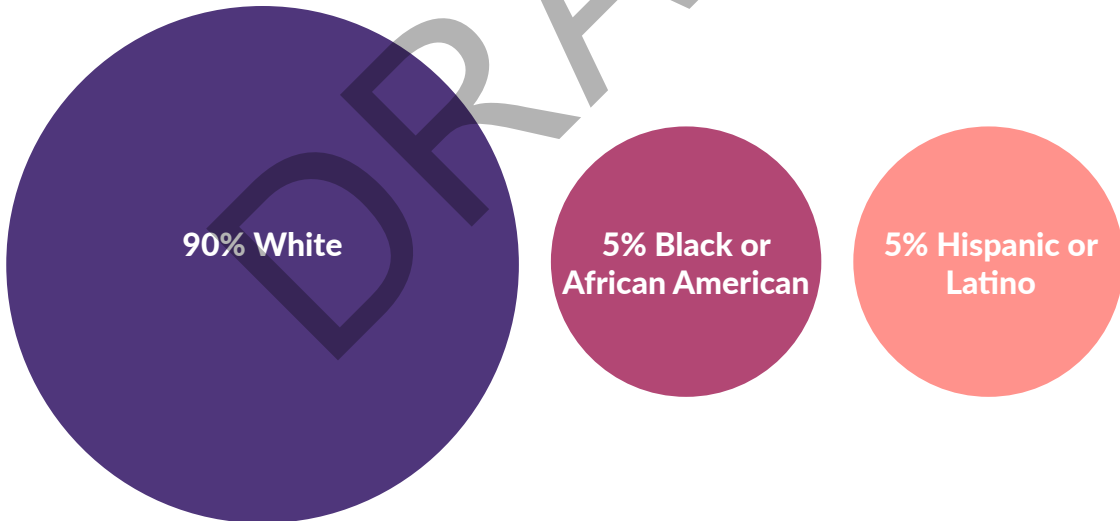
Survey Demographics

Age



“We live by a trail entrance and don’t go to the main farm area as often since my child has grown, however, we have always loved having all current amenities. I also highly support adding a larger garden/ orchard, outdoor amphitheater and ADA accessibilities.”
-Community Member

Race



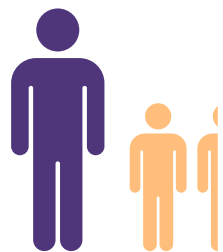
50%

of respondents have children



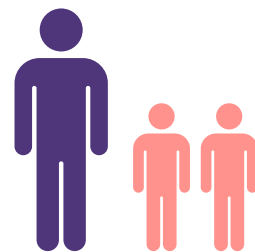
Under 5 Years old

Each Household Has An Average Of 1.25 Children Under 5.



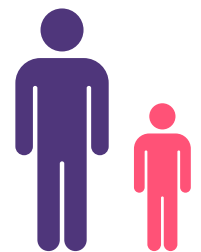
5-9 Years Old

Each Household Has An Average Of 1.25 Children 5-9.



10-14 Years Old

Each Household Has An Average Of 2 Children 10-14.



15-18 Years Old

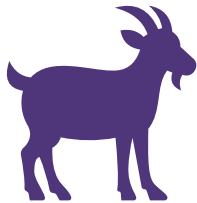
Each Household Has An Average Of 1 Children 15-18.

Community Survey

Over the past 12 Months
the community have visited:



Trails 358
Times



Animal Exhibits
560 Times



Play Areas 343
Times



Community
Garden 313
Times



Antique Farm
Implements
291 Times



Restroom
Facilities 243
Times

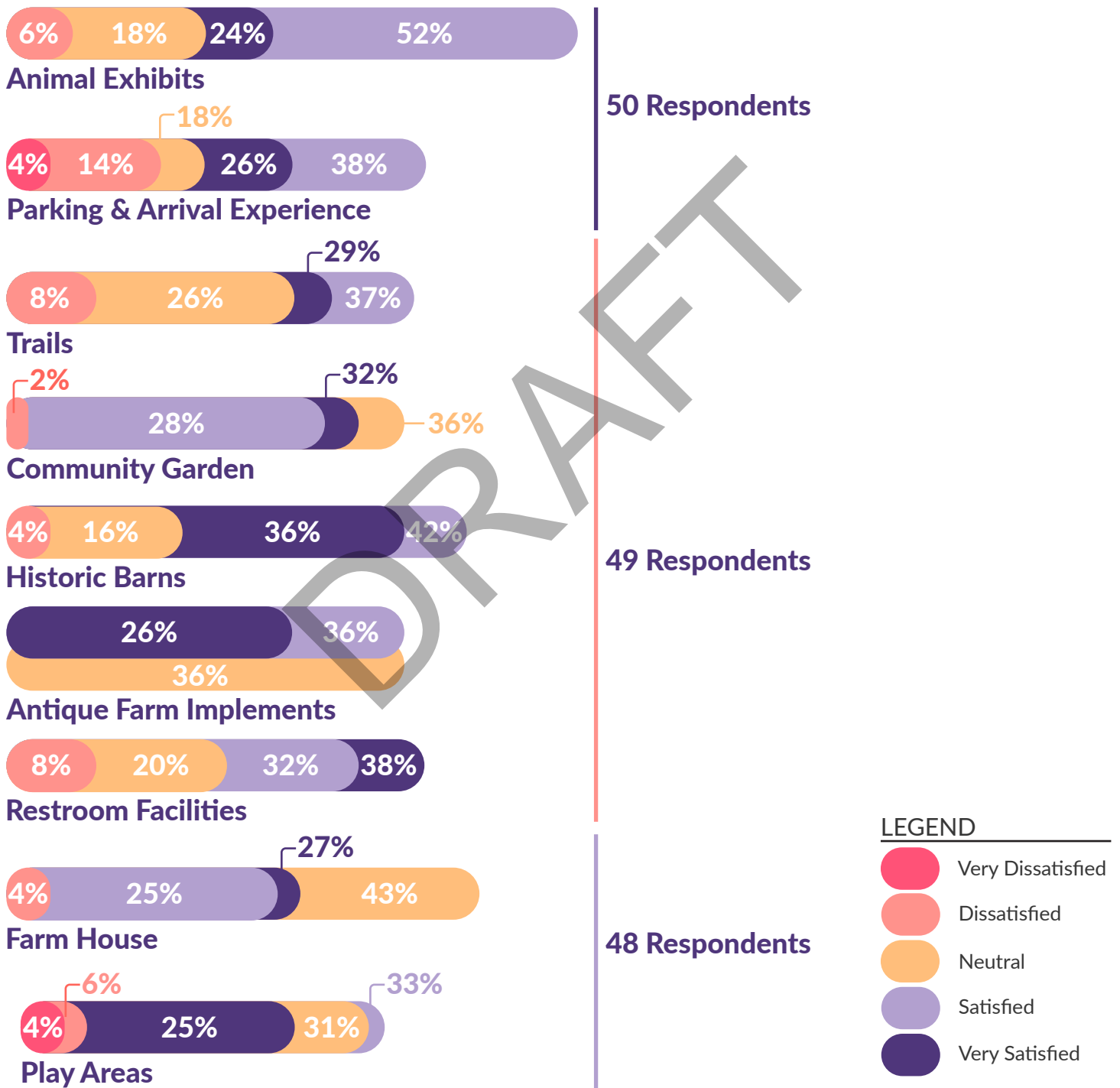


Bank Barn 123
Times

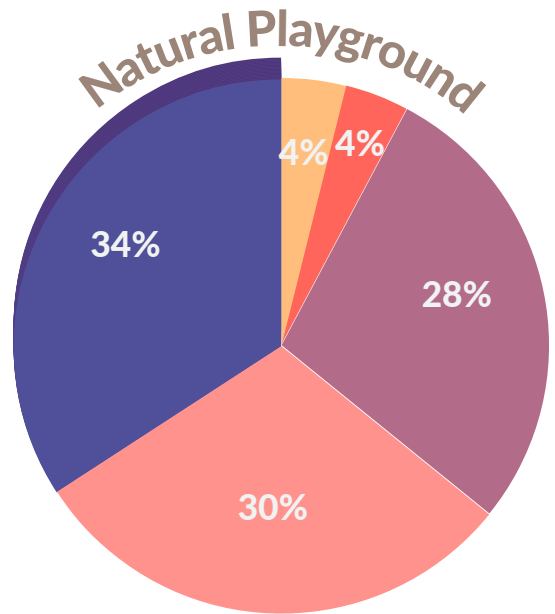
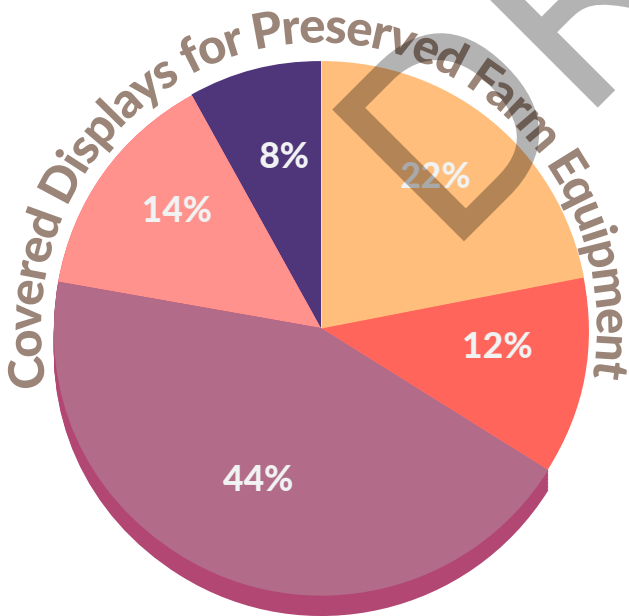
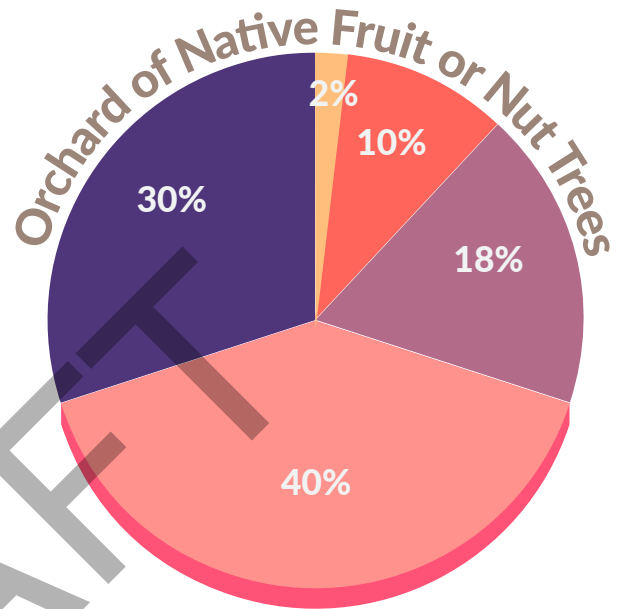
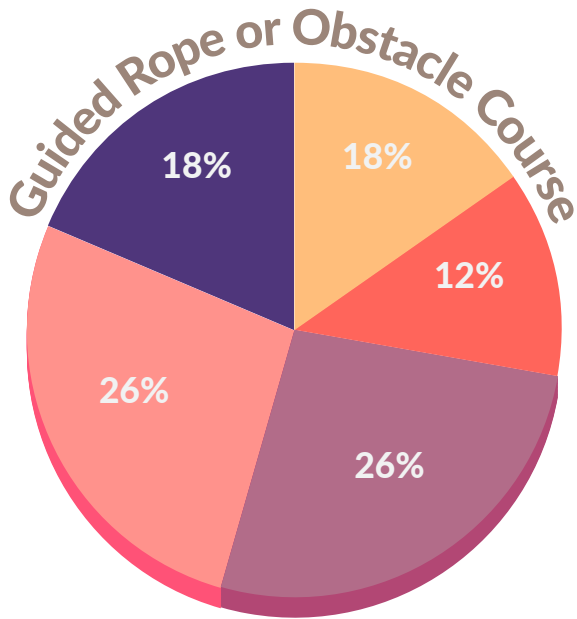
“Jewel, Gem
hidden in
Collinsville,
it’s our own
little secret
but wish more
people knew
about it.”

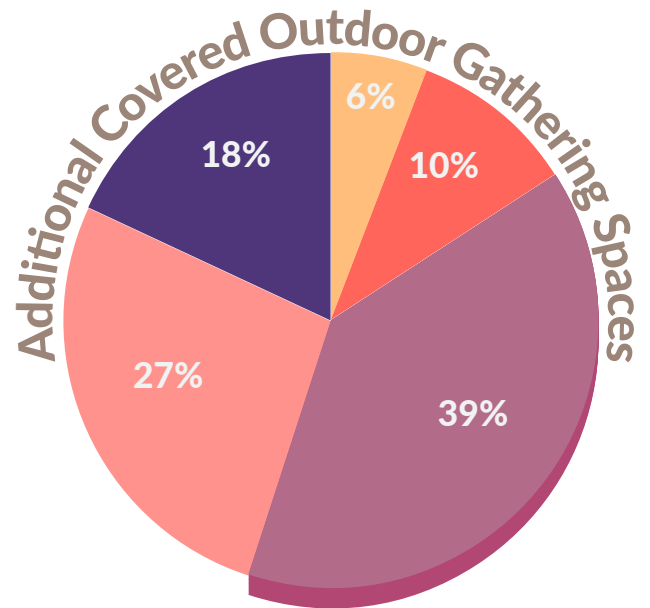
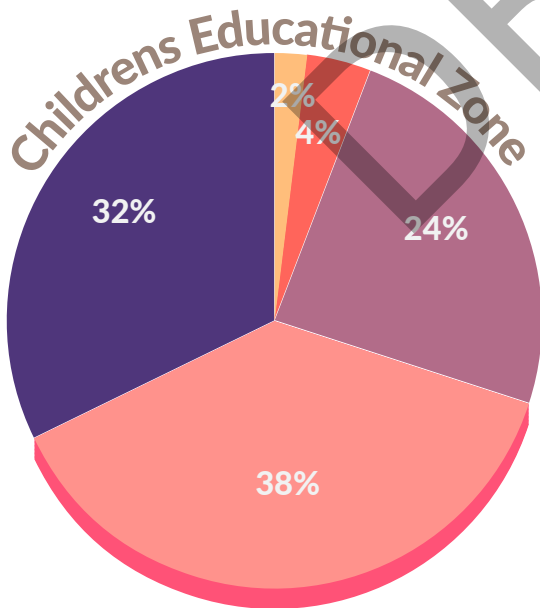
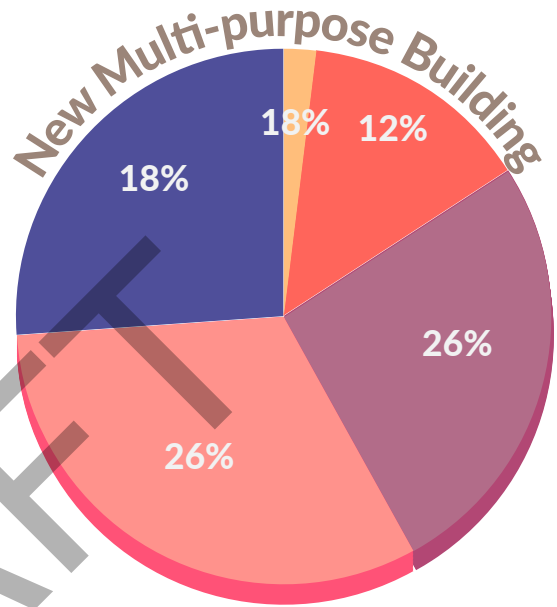
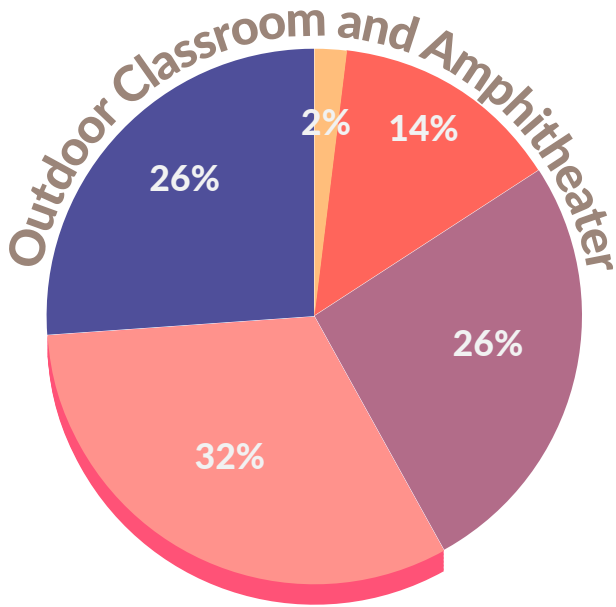
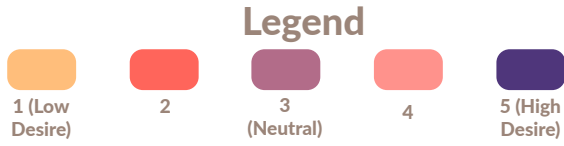


Satisfaction of the current physical conditions of amenities at Willoughby Farm



Desire of New Amenities

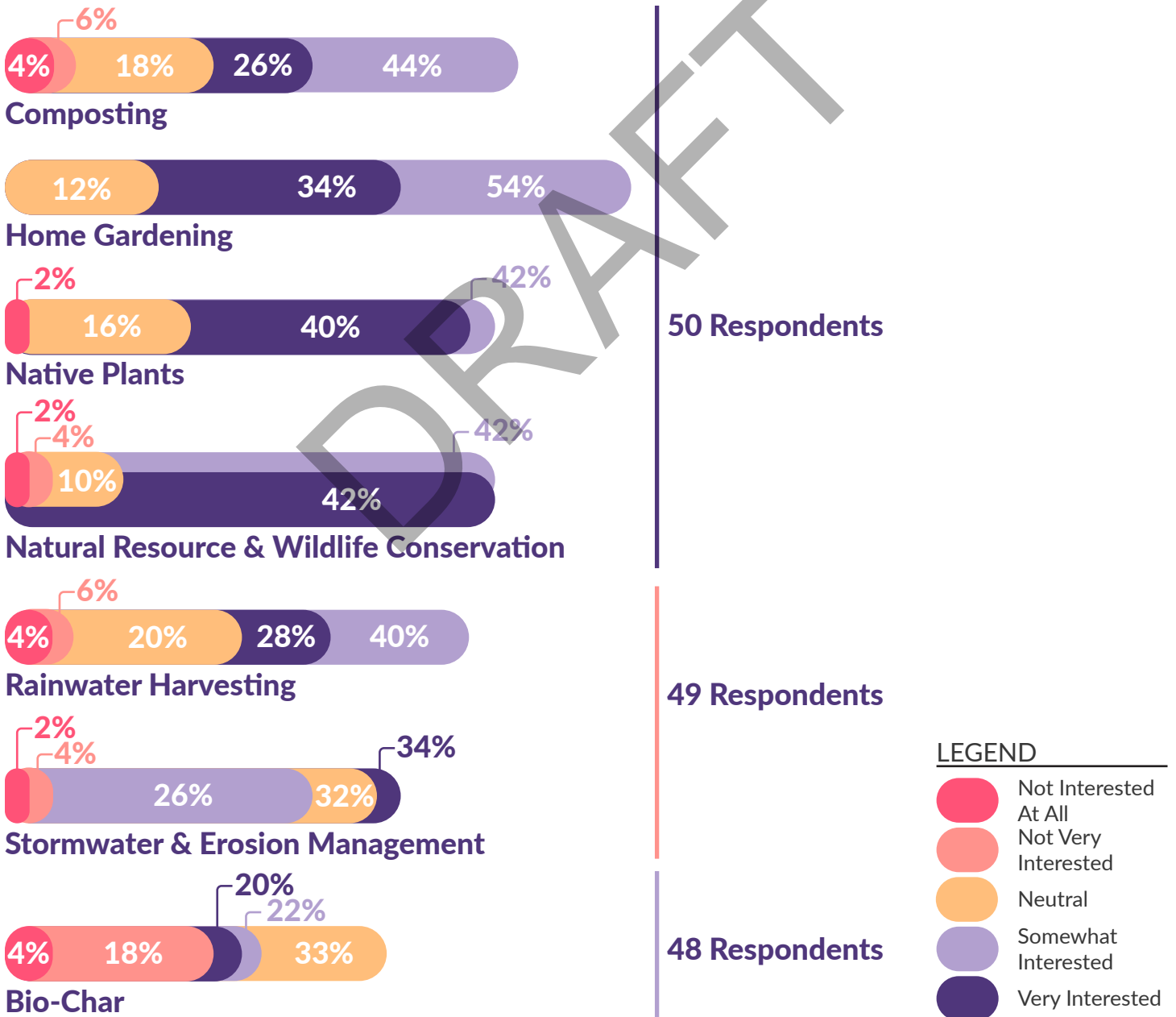


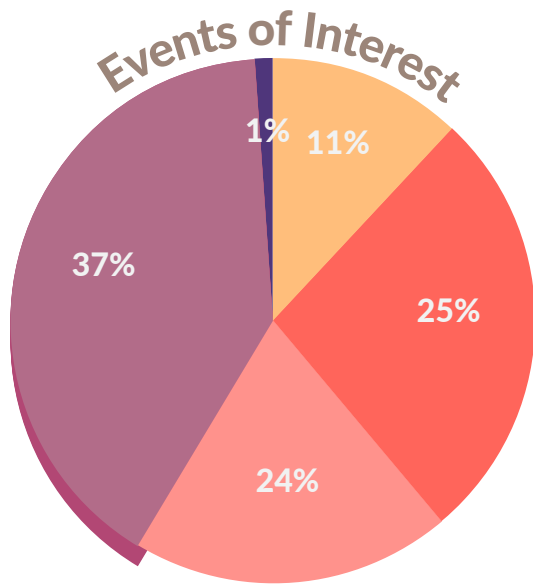


96% of respondents have NOT attended paid workshops, classes, training, etc.

18% of respondents have attended a field trip in the last 12 months

Interest of Continuing Education and Exhibition of Sustainable Practices





Top Voted Improvements:



Animal Habitats



Updated Play Equipment

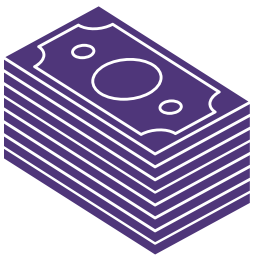


Trail Improvements



ADA Accessible Paths

Out of \$100, the Community Would Spend an Average of



\$14 Accessible paths, park entrance access, and additional parking

\$27 Maintaining and Improving the Historic Structures, Preserved Farm Equipment, or Animal Habitats

\$14 New Multipurpose Building

\$27 Natural Playground, Children's Education Zone, or Outdoor Classroom

\$18 Trail Improvements

“I think of it less as a farm and more as natural play, exploration aspect. My family enjoys our visits & feel like this is a unique treasure for our community.”

-Community Member

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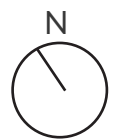
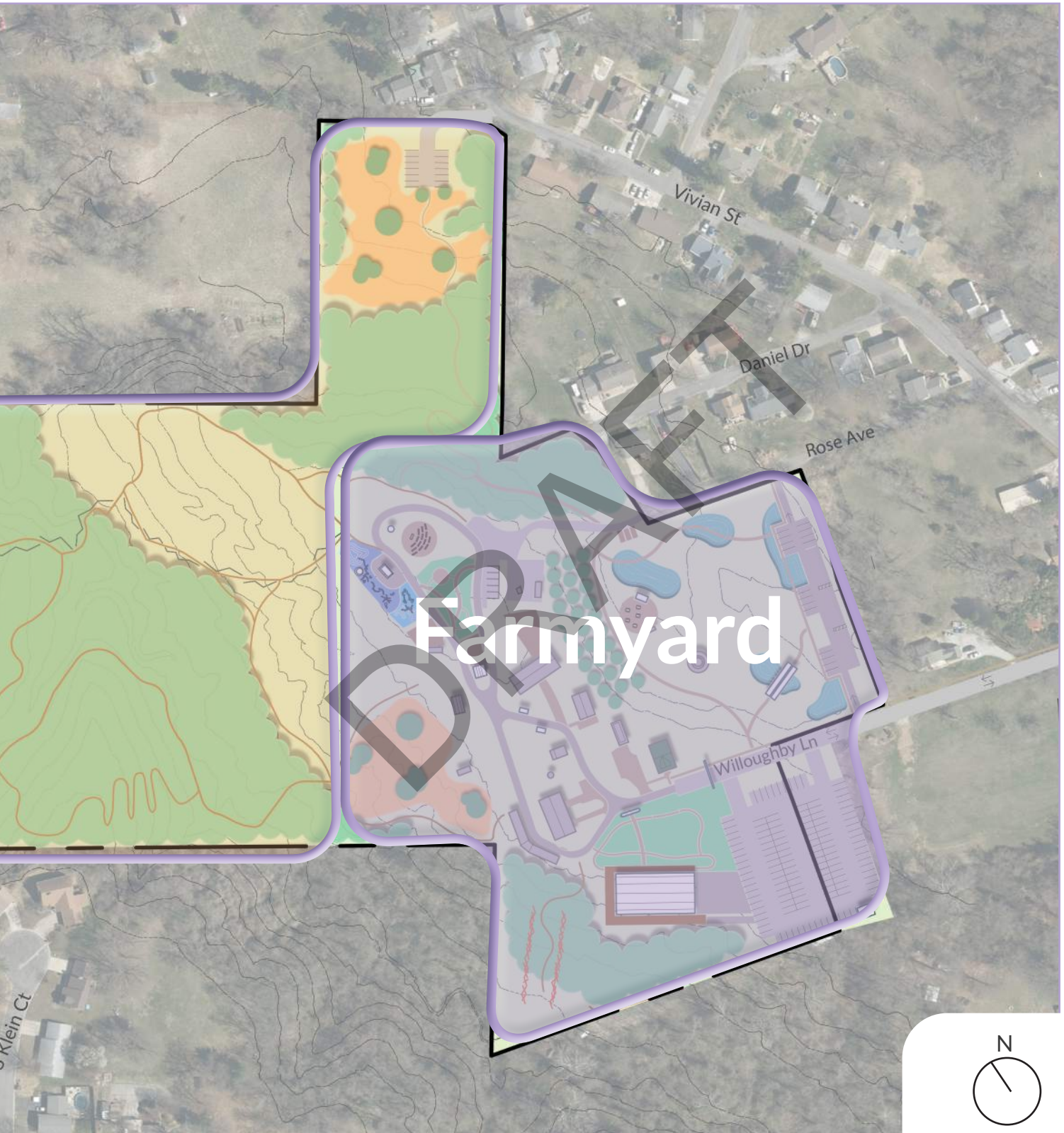
4

Master Plan

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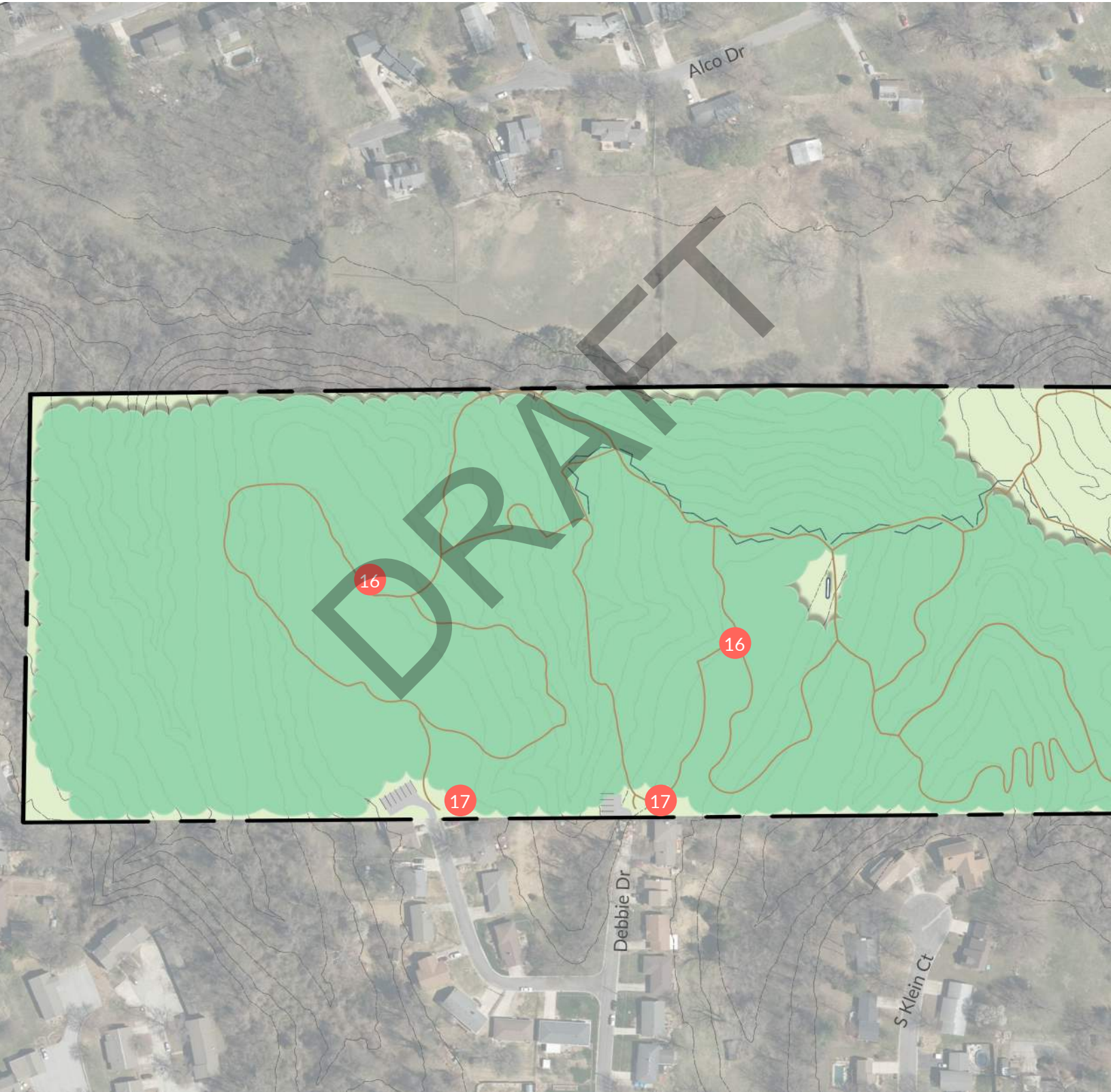
Overview

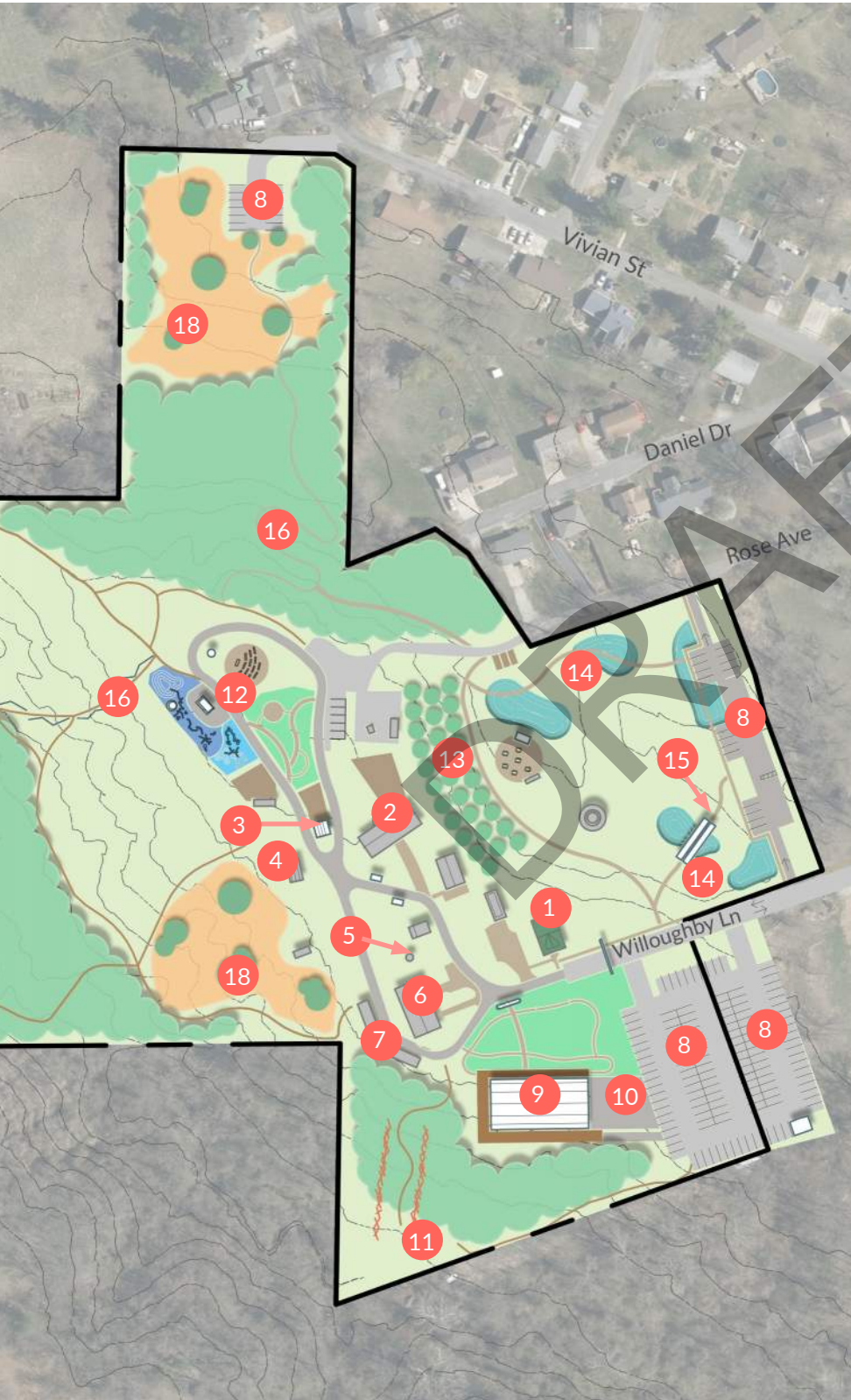




Scale 1" = 200'

Final Concept Design





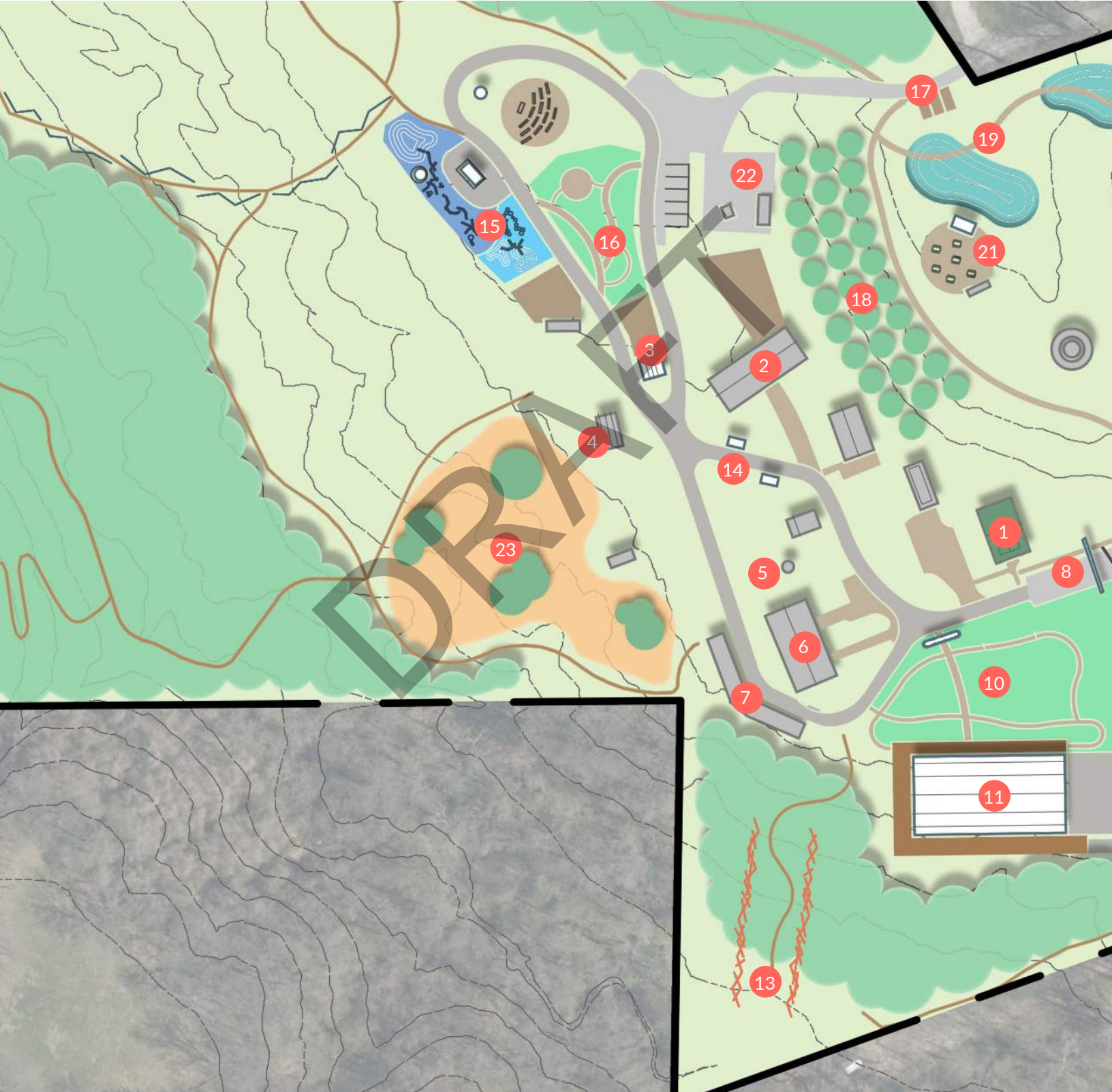
Keynotes

- 1 Historic Farmhouse
- 2 Gindler Barn
- 3 Kid's Corral
- 4 Gambrel Barn
- 5 Historic Silo
- 6 Bank Barn
- 7 Machine Shed
- 8 Parking
- 9 Multi-purpose Building
- 10 Plaza
- 11 Guided Ropes Course
- 12 Children's Play Zone
- 13 Orchard
- 14 Stormwater Management Display
- 15 Covered Bridge
- 16 Trail
- 17 Trailheads
- 18 Prairie/Savanna Restoration



Scale 1" = 200'

Farmyard





Keynotes

- 1 Historic Farmhouse
- 2 Gindler Barn
- 3 Kid's Corral
- 4 Gambrel Barn
- 5 Historic Silo
- 6 Bank Barn
- 7 Machine Shed
- 8 Monument Signage
- 9 Parking
- 10 Garden
- 11 Multi-purpose Building
- 12 Plaza
- 13 Guided Ropes Course
- 14 Covered Farm Displays
- 15 Children's Play Zone
- 16 Discovery Garden
- 17 Bulk Material Storage
- 18 Orchard
- 19 Stormwater Management Display
- 20 Covered Bridge
- 21 Outdoor Classroom
- 22 Existing Cell Tower
- 23 Prairie/Savanna Restoration
- 24 Willoughby Lane Improvements



Scale 1" = 00'

A Future for the Farmhouse



The parks & recreation department has done a great job preserving the historic Willoughby farmhouse. As previously mentioned, the house was a catalog home from GVT. Most of the original elements are still intact, nearly a century after its construction.

Efforts have also been made to widen doorways and increase public accessibility on the main floor, yet the basement and upper level of the house remain inaccessible. Providing full accessibility to the other floors of the house would be an expensive and cumbersome endeavor - likely solved with an external elevator. At this time, we are not recommending such improvements as part of this master plan. Resources towards the home should focus on preserving the structure through phased improvements such as electrical upgrades, new windows, water-proofing, and other deferred maintenance. As of 2025, upgrades to the house include: windows, gutters and an ADA ramp.

Programmatically, the farmhouse's future will likely slowly transform from its current use of offices and interpretive center. As offices migrate to a future multi-purpose building, the home can continue to serve as a museum honoring the era and lifestyle of the Willoughby family in the 1940's. Upstairs bedrooms could be rentable spaces utilized as dressing rooms and staging areas for weddings at the farm. The farmhouse should remain relevant and integral to Willoughby Farm, no matter which shape future improvements take. Its existence as the anchor of the park offers a truly unique experience for visitors, and an important part of Collinsville history.



Farmyard - Precedents



Children's Play



Children's Garden



Windmill



Covered Bridge

Improvements to the farmyard need to be carefully designed and selected to support the farm's heritage. Using wood, stone, and other natural and sustainable materials will also support the farm's mission. New elements like a windmill, or entrance gateway should pay homage to the history of the place, while introducing new features and increasing amenities to increase visitor use and revenue.



Children's Nature Play



Entrance Gateway- Wood



Entrance Gateway - Metal

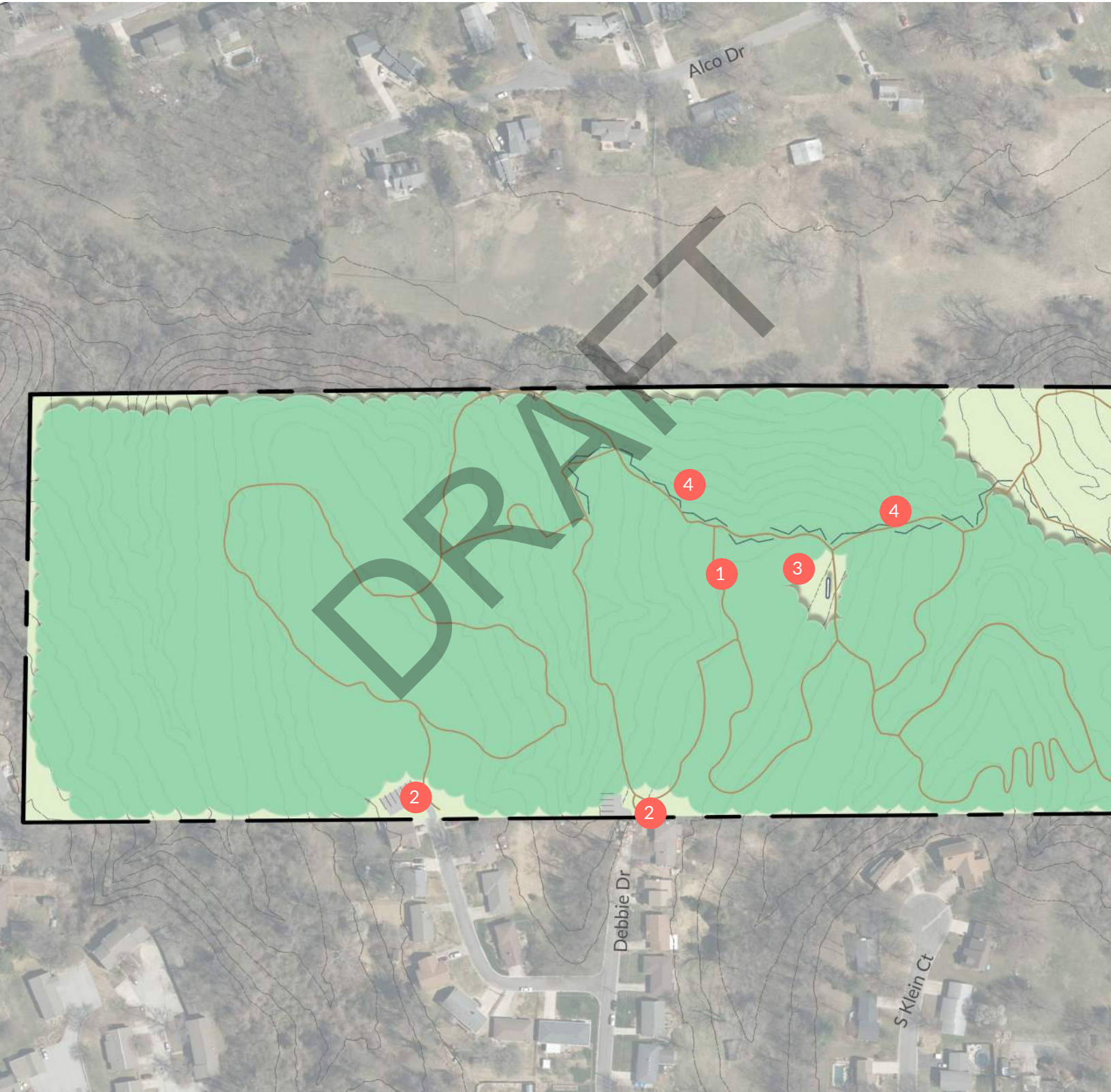


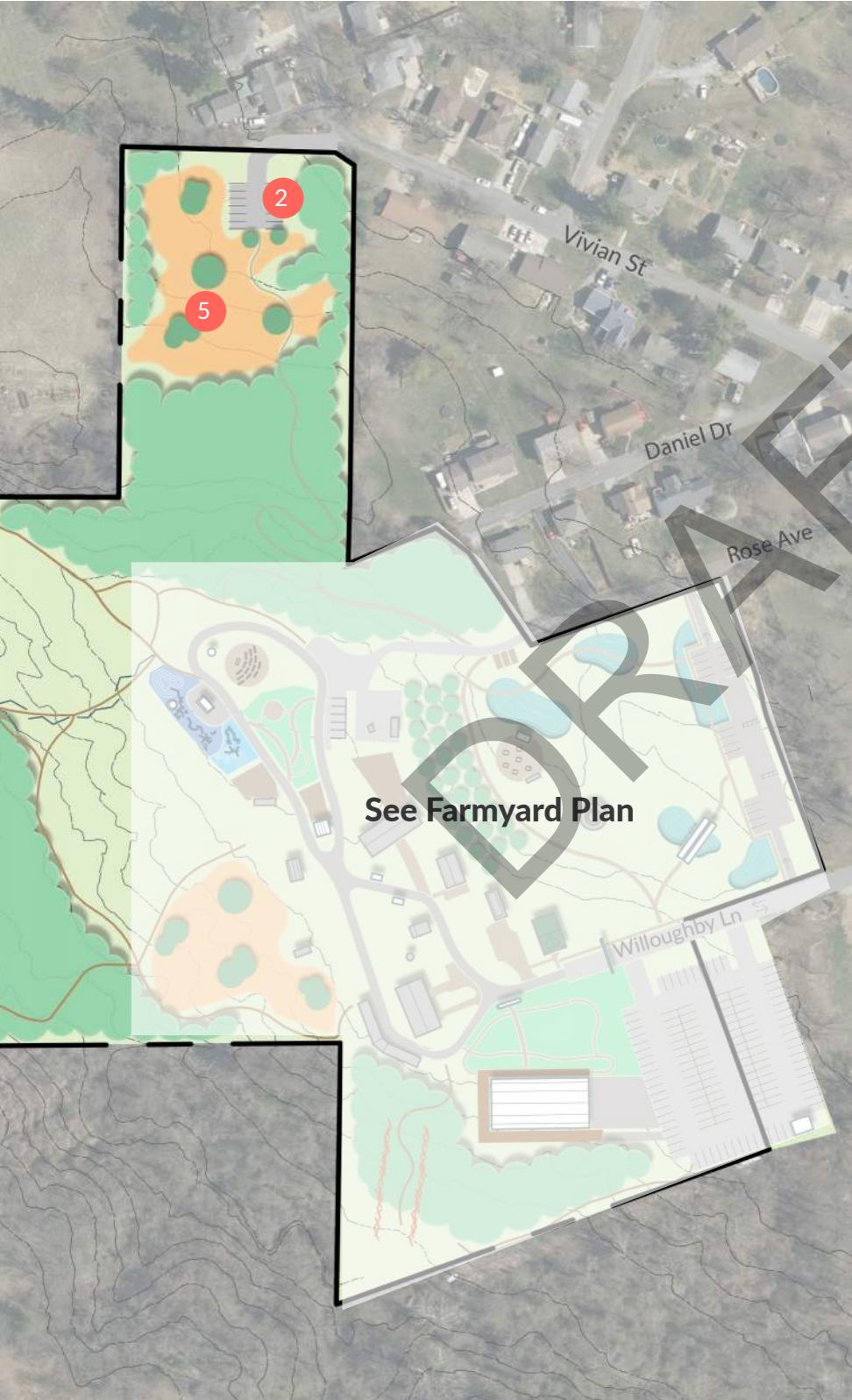
Proposed Building Aesthetic



Orchard

Back 30





Keynotes

- 1 Trail
- 2 Trailheads - Parking + Signage
- 3 Trail Gateway
- 4 Kugelbahn
- 5 Prairie Restoration



Scale 1" = 200'

Back 30 - Precedents



Kugelbahn



Kugelbahn



Selfie Stand



Selfie Stand

The site inventory and analysis for the 'back 30' acres of the park revealed a need for consistent trail wayfinding, as well as destinations for trail users. The introduction of a kugelbahn (ball road) would be an easy and low-cost amenity that encourages younger visitors to interact with and play along the trails. Likewise, creating a destination with a gateway feature and selfie stand can help create increased social media presence. Unified wayfinding will help to simplify the experience for trail users.



ADA Crushed Gravel Path



Trailhead Signage



Gateway Feature with Selfie Stand

“I would love to see more trails - specifically longer trails at Willoughby farms. I think this would be great to extend trails for our running community and those who would like a 3 mile hike, but do not want to drive to Grafton or Missouri to do that. I think more trail running fun run race would be very fun to host at Willoughby!”
-Community Member

Signage Concepts

Color Palette

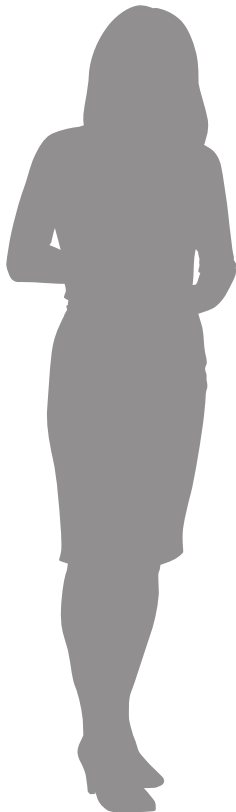


The color palette utilizes colors typically used with Collinsville's logo and website. These colors offer a fun and sophisticated approach that can be used throughout the park.

Wayfinding Sign



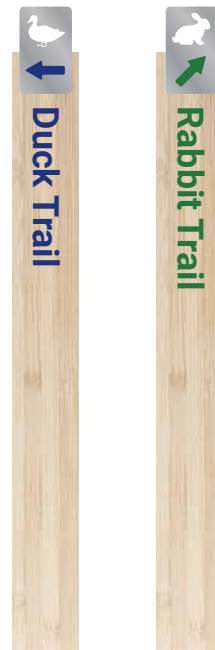
Trail Sign



Option 1



Option 2



A new template for signage across the park will help to unify, simplify, and convey content to visitors. The trails signs are named after the animals on the farm and is a way to tie the trails to the farm, providing memorable names for different routes. Trail Sign Option 1 is a die cut animal on the top of the posts and the Option 2 would be a negative cut from stainless steel. Each route is listed by the shape, the corresponding name, and a separate color for maximum memorability. The light-toned wood compliments the metal and would stand out against the wooded backdrop.

A wayfinding sign shows each amenity as an icon with its own color. Guideposts along the way signify which direction to head to get to different points in the same style as the trail markers. The map is heavily simplified and abstracted from current signs, and orients north to the top, maximizing useful information and instruction. A QR code to an online map or a spot to store paper maps could be included.

Attraction Sign



1880s Bank Barn

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Donec accumsan ipsum volutpat maximus imperdiet. Aliquam sed ullamcorper velit. Sed lacinia ex sollicitudin, pellentesque leo at, sodales enim.



Lorem ipsum dolor sit amet, consectetur adipiscing elit. Donec accumsan ipsum volutpat maximus imperdiet.



mittis purus eu scelerisque dapibus. Maecenas ac
It eget leo ex. Sed dictum augue sapien, pretium
pharetra et.

The attraction sign is a metal inlay in a light wooden frame and stand covered in polycarbonate for protection. The Willoughby Farm logo is simplified to keep focus on the content of the sign. On the attraction sign the use of a couple photographs, and minimal text comprise the content. It provides the viewer the important details, but in a concise way that gets them moving. A QR code could be included directing them to a web page if they want to learn more deeply about any particular topic.

Financial + Operations Recommendations

The master plan for the Farm is broken into two (2) categories; Farmyard and Back 30. The following highlights amenities that either exist or would be enhanced.

Infrastructure

- Additional Parking Lot
- Expanded & Reconfigured Parking
- Willoughby Lane Widened
- Covered Bridge Entry Feature
- Improved Electrical & Sewer Utilities
- Stormwater Management Display
- Bulk Material Storage
- Electrical Connection to Round Barn
- Monument Signage
- Covered Displays for Farm Equipment
- Improved Garden Entrance/
Accessibility

Future Operations

B*K has taken their recommendations and broken them into the following categories:

- Immediate – things that need to take place regardless of what portions of the master plan are implemented.
- Farmyard – things that need to take place and are in direct correlation to items in this section of recommendations.
- Back 30 – things that need to take place and are in direct correlation to items in this section of recommendations.

Programmable/Rental/Enhanced Revenue Opportunities

- Expanded Uncovered Patio Space
- Plaza – pre-event or event space
- Multi-Purpose Building (7,800 square feet)
- Bank Barn – Addition of Kitchenette and HVAC
- Guided Ropes Course / Team-building Area
- Children’s Play Zone (by age)
- Children’s Educational Zone
- Re-Location of Kid’s Corral

Back 30

- Establish Trailheads (signage and map)
- Add Trail to Complete Loop Circulation
- Kugelbahn “Marble Run”
- Gateway Feature



Immediate Recommendations

- The Parks & Recreation Department should develop a formal cost recovery goal for the Farm. Along with this should be a program proposal process guiding staff in setting price points.
- The anticipated cost recovery rate for Budget Year 2025 is approximately 16.3%. If the Farm continues to operate as it is today, they could potentially achieve a 20% cost recovery rate, but that could present challenges.
- To boost the cost recovery rate there needs to be a significant increase in awareness of the Farm through a marketing campaign developed specifically for the location. This needs to be vetted with existing Farm staff and the Parks & Recreation staff. It needs to have both print and electronic (web, social media, etc.) components included and needs to align with budget cycles.
- The Parks & Recreation Department and Farm staff need to find a mechanism to celebrate the volunteer efforts that take place at Willoughby. It is recognized that volunteers are a significant part of the operation, and celebrating those individual and group efforts, will help sustain that effort into the future.
- The Parks & Recreation Department and Farm staff need to actively advertise community service opportunities on the Farm. Those community service options can vary widely in scope, but advertising those opportunities to service organizations in the community accomplishes two things. One, it engages those groups and makes them aware of an existing opportunity. Two, it allows the Farm staff to dictate what happens at the location and that it aligns with the master plan and their operations.
- Succession Planning: The Parks & Recreation Department and the Farm staff need to begin the process of succession planning. The current staff knows tasks and time-frames of what needs to be accomplished at the Farm. That information needs to be recorded and digitized, so that future staff members have a reference point to continue smooth operations.
- Formal Maintenance Plan: There needs to be a formalized and documented maintenance plan for the Farm.
- Capital Improvement Plan: There needs to be a formalized capital improvement plan implemented for the Farm property to address long-term needs.
- Full-Time Staffing: There needs to be serious consideration given to adding a full-time maintenance position to the Farm staff. In the short-term, before items from the master plan are implemented, this position could potentially be split (70/30) between the Farm and Parks. But as the master plan is implemented there needs to be a dedicated position.

Farmyard Recommendations

Recommendation	Operational Impact	Revenue Impact
Additional Parking Lot	Minor Increase (annual + seasonal)	Minor Increase (ease of access)
Expanded + Reconfigured Parking	Minor Increase (annual + seasonal)	Minor Increase (ease of access)
Willoughby Lane Widened	Minor Increase (annual + seasonal)	Minor Increase (ease of access)
Covered Bridge Entry Feature	Minor Increase (annual)	No Increase (aesthetic)
Improved Electrical + Sewer Utilities	Minor Increase (annual)	Minor Increase (improved usage, programs)
Stormwater Management Display	Minor Increase (annual + seasonal)	No Increase (improved operations)
Bulk Material Entrance	No Increase	No Increase (ease of access)
Electrical Connection to Round Barn	Minor Increase (annual)	Minor Increase (improved usage, programs)
Monument Signage	Minor Increase (annual)	No Increase (aesthetic)
Covered Displays for Farm Equipment	No Increase (annual)	Minor Increase (improved usage, programs)
Improved Garden Entrance/Accessibility	No Increase (weekly)	Minor Increase (improved usage, programs)
Expanded Uncovered Patio Space	No Increase (weekly)	Medium Increase (improved usage, programs)
Plaza - pre-event or event space	Minor Increase (weekly)	Medium Increase (improved usage, programs)
Multi-Purpose Building (7,800 sq ft)	Significant Increase (daily weekly, etc.)	Significant Increase (new market, programs)
Bank Barn - Kitchenette + HVAC	Increase (weekly)	Significant Increase (new market, programs)
Guided Ropes/Team Building Area	Significant Increase (daily weekly, seasonal)	Significant Increase (new market, programs)
Children's Play Zone (by age)	Increase (weekly)	Medium Increase (improved usage, programs)
Children's Educational Zone	Increase (weekly)	Medium Increase (improved usage, programs)
Re-Location of Kid's Corral	No Increase (weekly)	Medium Increase (improved usage, programs)



Additional Operational Detail

- Covered Displays for Farm Equipment: Will get the equipment out of some elements which will allow expanded use of the area. This will also decrease the wear and tear on the equipment.
- Improved Garden Entrance/Accessibility: This will allow for expanded use by populations that might not be able to access the area. It also becomes an enhancement for individuals looking to host small to large events at the Farm.
- Expanded Uncovered Patio Space: Allows for expansion of programs that use the space.
- Plaza – Pre-Event or Event Space.: This would be the addition of a rentable area. This could be an individual space that could be rented, or part of a larger rental. It could also provide opportunities for programs.
- Multi-Purpose Building: If this space would have HVAC it would have an increase on the maintenance and operational cost of the Farm. However, it would greatly increase the marketability of the space for rentals and create multiple opportunities for camps and other programs. Additionally a new building of this type would have a positive impact on staff's productivity, providing them dedicated, purpose built, office spaces with modern amenities.
- Bank Barn – HVAC & Kitchenette: This would increase the maintenance and operational cost of the Farm. However, it would allow the location to leverage their rental market and expand programming year around.
- Guided Ropes / Team Building Area: This area would have a significant increase in operational costs from a staffing, insurance, and marketing perspective. However, it would open the Farm to an entirely new market of programs and rentals and allow them to enhance their existing.
- Children's Play Zone: This area would enhance the drop-in participation along with strengthening the appeal of field trips.
- Children's Educational Zone: This area would enhance the drop-in participation along with strengthening the appeal of field trips and allow for diversification of programs.
- Farmhouse Renovations: This could have a positive impact on the full-facility rentals of the facility, and provide another programmable space.

Back 30 Recommendations

Recommendation	Operational Impact	Revenue Impact
Establish Trailheads	Minor Increase (annual + seasonal)	No Increase (facilitate drop-in use)
Add Trail to Complete Loop Circulation	Minor Increase (annual + seasonal)	No Increase (facilitate drop-in use)
Marble Run	Medium Increase (annual + seasonal)	No Increase (facilitate drop-in use)
Gateway Feature	Minor Increase (annual)	No Increase (aesthetic)

Additional Operational Detail

- All the improvements listed above further enhance as a destination for drop-in use and provide an additional park-like appeal to the property.

Future Budget Figures

It is important to note that B*K develops these figures with a conservative approach, and it is based on the best information available at the time of the study.

2025 Budget Expenses	Figures	Full Build Out
Personnel		
Full-Time	\$168,000	\$280,000 ¹
Part-Time	\$83,200	\$145,600 ²
Benefits	\$108,500	\$128,378
Personnel Sub-Total	\$359,700	\$553,978
Non-Personnel		
Maintenance Services	\$54,000	\$81,000
Maintenance Supplies	\$23,500	\$35,250
Other	\$85,200	\$158,300 ³
Non-Personnel Sub-Total	\$162,700	\$274,550
Total	\$522,400	\$828,528

Note: This assumes similar level of involvement from volunteer base, and active solicitation of service organizations to assist with programs at the Farm.

¹Assumes that the 3 existing positions remain in place, with the addition of a full-time maintenance staff members and a full-time programmer, with the necessary certifications and training for the ropes course.

²Assumes a 75% increase in part-time staffing. This can be attributed to the increase in programming and rentals taking place.

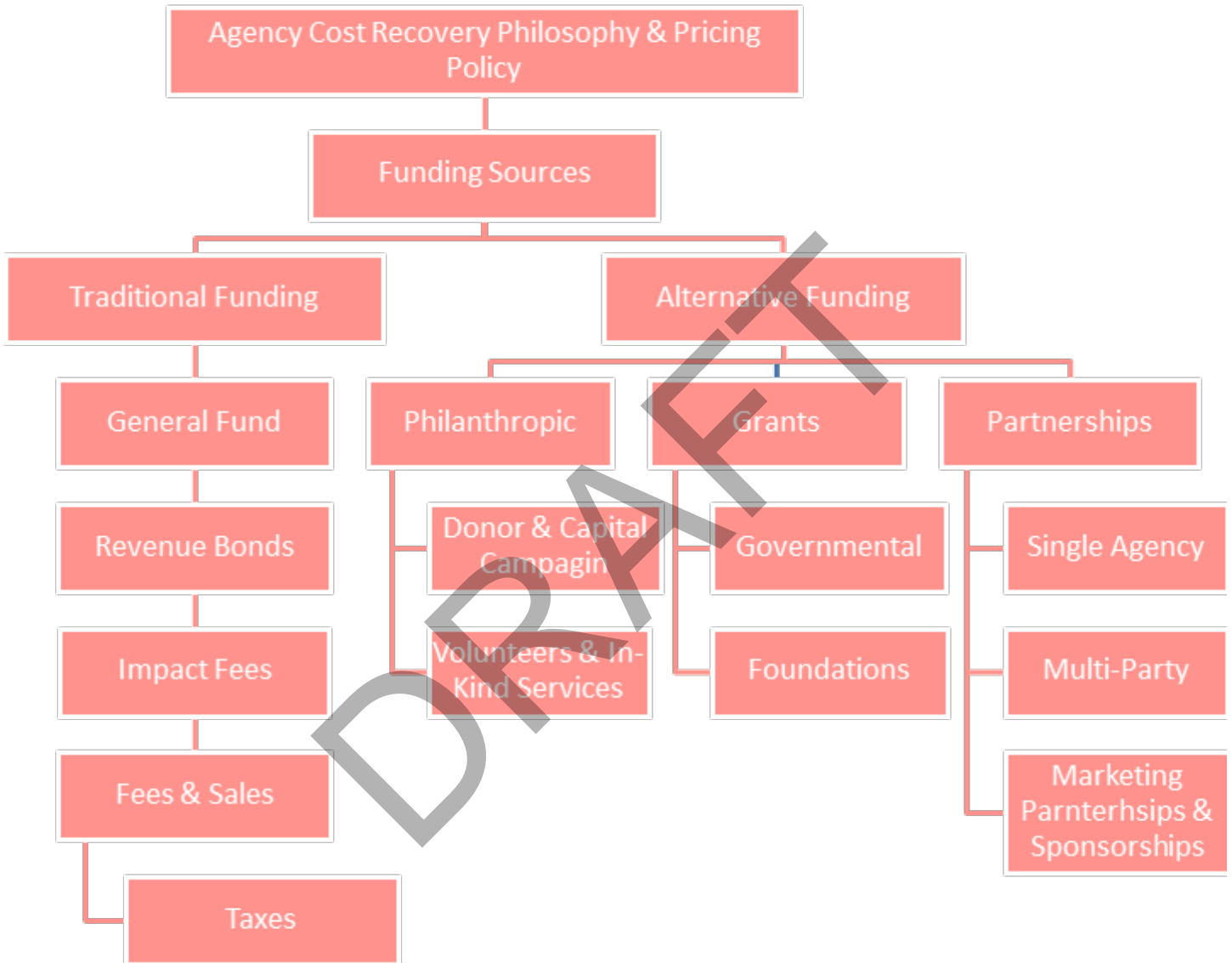
³Accounts for significant increases in advertising, printing, training, utilities, operating supplies, and program expense.

Revenue Categories	2025 Figures	Full Build Out
Vending	\$3,500	\$5,00
Field Trips	-	\$8,750 ⁴
Space Rental	\$55,000-	
Full Farm (Day)	-	\$25,000 ⁵
Full Farm (Hourly)	-	\$30,000 ⁶
Multi-Purpose Building (Day)	-	\$15,000 ⁷
Multi-Purpose Building (4 Hour)	-	\$9,600 ⁸
Bank Barn (Day)	-	\$10,000 ⁹
Bank Barn (4 Hour)	-	\$8,400 ¹⁰
First Floor House (Day)	-	\$2,500 ¹¹
First Floor House (Hourly)	-	\$21,000 ¹²
Picnic (4 Hour)	-	\$2,000 ¹³
Chicken Pergola (4 Hour)	-	\$2,200 ¹⁴
Damage Fee	\$100	\$500
Cancellation Fee	\$1,000	\$2,500
Programs/Events	\$25,000	
Programs	-	\$57,500 ⁷
Events	-	\$12,000 ⁸
Specialty Camps	-	\$56,250 ⁹
Seasonal Merchandise	\$500	\$1,500
Total	\$85,100	\$281,450
Farm Projected Cost Recovery	16.3%	34.0%

Note: Expansion of programming or rental beyond this capacity will require additional staffing, potentially full-time and part-time.

⁴ 30 Field trips per year at an average of 100 participants pay \$10 per participant.
⁵ 10 Rentals per year at an average of \$2,500 per rental.
⁶ 12 months, 5 hours per month at an average of \$500 per hour.
⁷ 10 Rentals per year at an average of \$1,500 per rental.
⁸ 12 months, 4 hours per month at an average of \$200 per hour.
⁹ 10 Rentals per year at an average of \$1,000 per rental.
¹⁰ 12 months, 4 hours per month at an average of \$175 per hour.
¹¹ 5 Rentals per year at an average of \$500 per rental.
¹² 12 months, 10 hours per month at an average of \$175 per hour.
¹³ 5 months, 8 rentals per month at an average of \$50 per hour.
¹⁴ 5 months, 8 rentals per month at an average of \$50 per hour.
¹⁵ 4 Programs per month for 10 months with an average of 20 participants paying \$60 per person.
¹⁶ 1 Special event per quarter with an average attendance of 300 people paying \$10 per person.
¹⁷ 6 Weeks of specialty camp, with 75 participants per week paying \$125 per participant.

Funding Options



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Intentionally Left Blank

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5

Phasing & Cost Opinion



Overview

The following cost opinion will help guide Willoughby Farm's efforts to assemble a funding program of capital funds, operating funds, public/private partnerships, and grants needed to implement pieces of this master plan.

This cost opinion addresses the proposed improvements within the property. The outlined costs are intended as preliminary, planning-level opinions of anticipated construction cost of the master plan. More detailed and precise numbers need to be developed once a more detailed design is completed. Rough take-off quantities were estimated off of an aerial with the proposed improvements overlaid.

Definitions

Professional Fees:

All design service fees associated with the project should be accounted for with financial planning. This would include fees for architects, engineers, surveyors, and landscape architects. It should be noted that for new improvements it is recommended to get an updated survey, which will provide a record of the physical state of the property and of the rights that go with it by clearly defining the boundaries of the property, improvement within the property, easements, encroachments, topography, etc. This will be a critical tool for future design work.

General Conditions:

General conditions are all of those items that will not form part of the actual product, once the project has been finalized. The items included under the general conditions are all of those tools, resources, and equipment needed to build a project, but not directly related to the physical construction activities, and that you can be entitled to be compensated for. Such as, pre-development fees, permits, utilities, office trailers, dumpsters, SWPPP, clean up, etc.

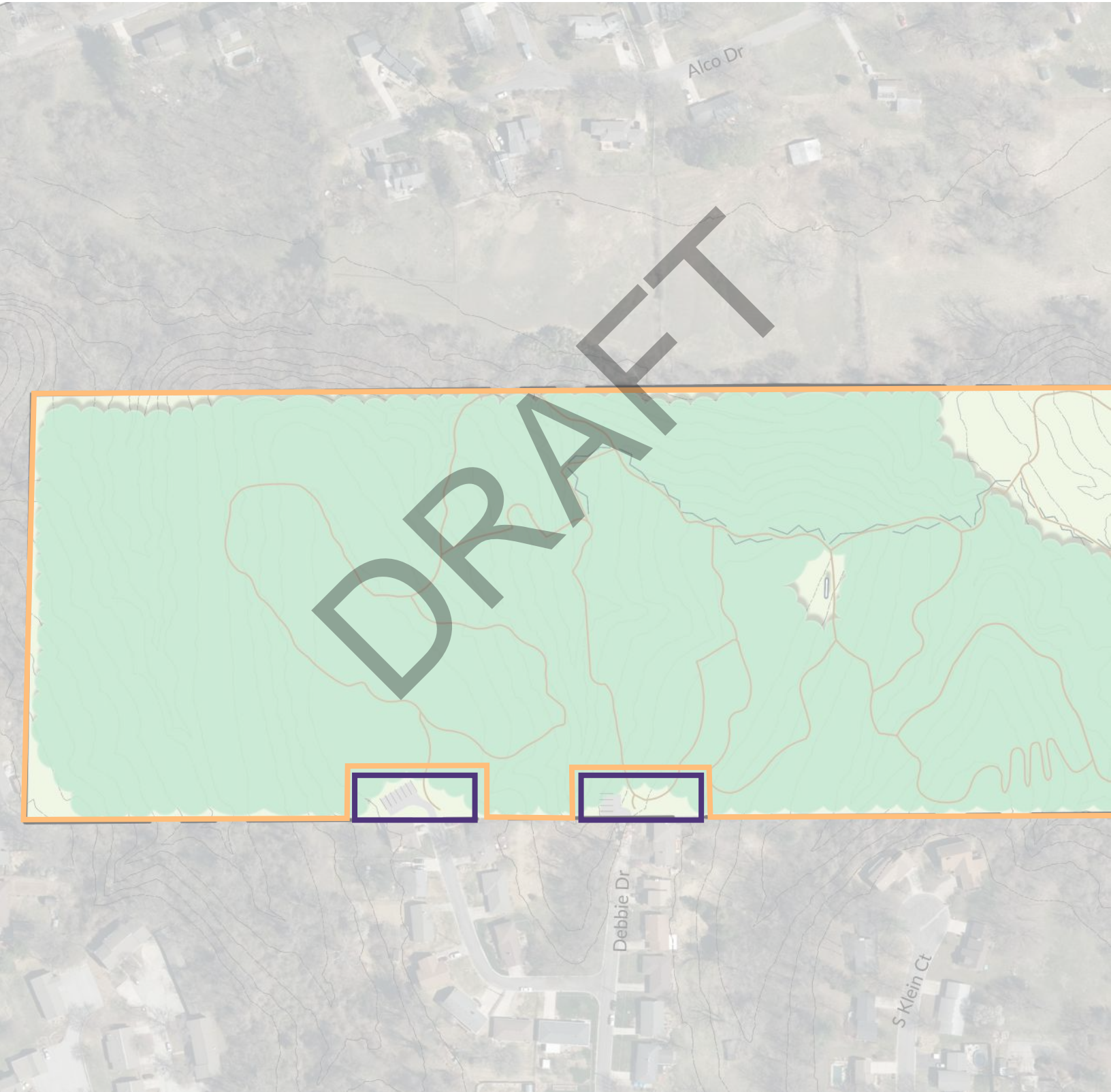
Contingency:

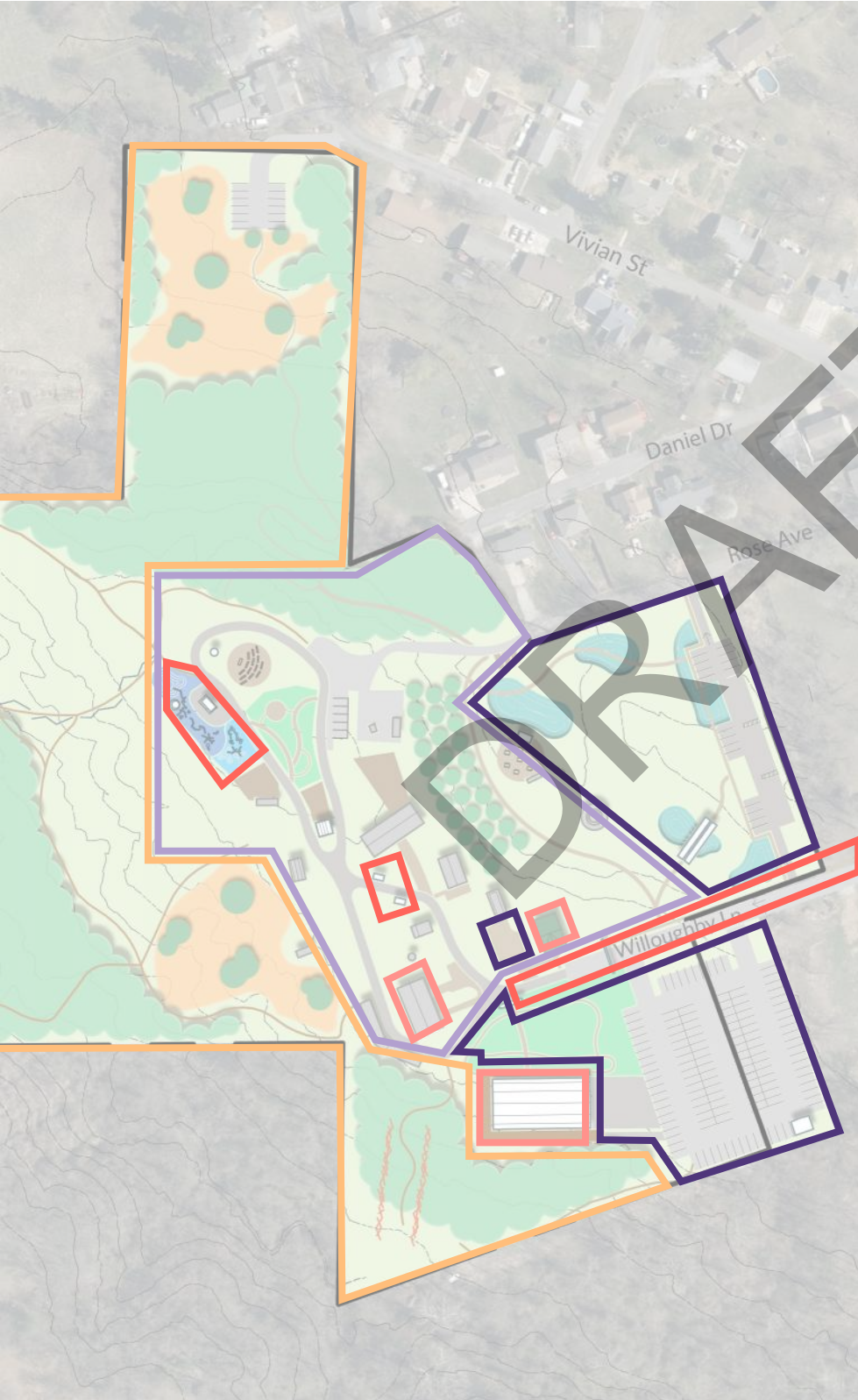
A construction contingency is a percentage of a contract value set aside for unpredictable changes in the scope of work, and is used as a risk management tool to financially prepare for any risk associated with a specific project. Carrying a 10% contingency during a planning phase allows for items that may be assumed to be covered by others or are unforeseen altogether, the contingency is added as a safety net.

Preliminary assumptions for overhead & profit, as well as insurance requirements are reflected in the cost opinion.








Phasing Plan





Keynotes

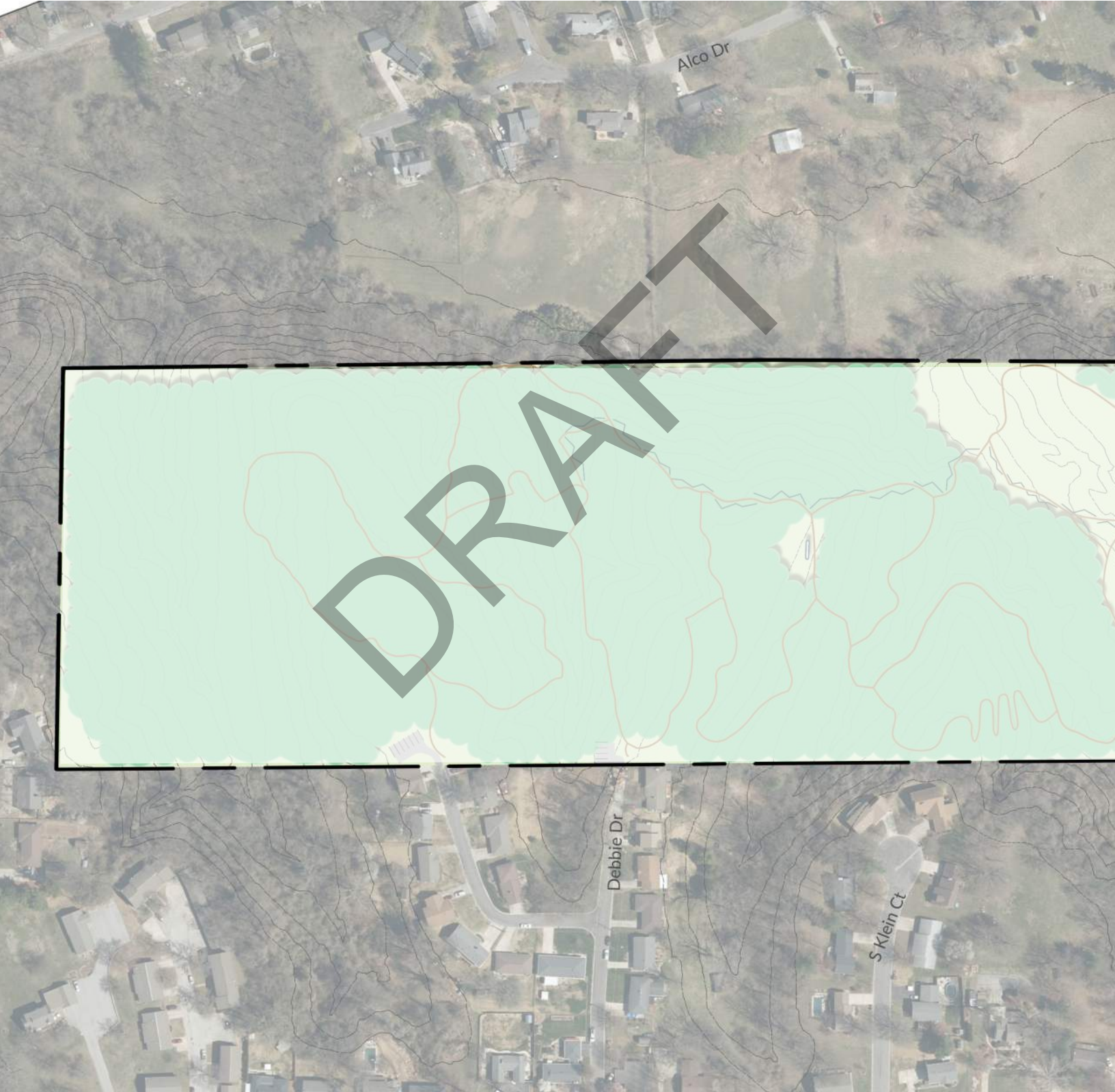
-  Phase One
-  Phase Two
-  Phase Three
-  Phase Four
-  Phase Five

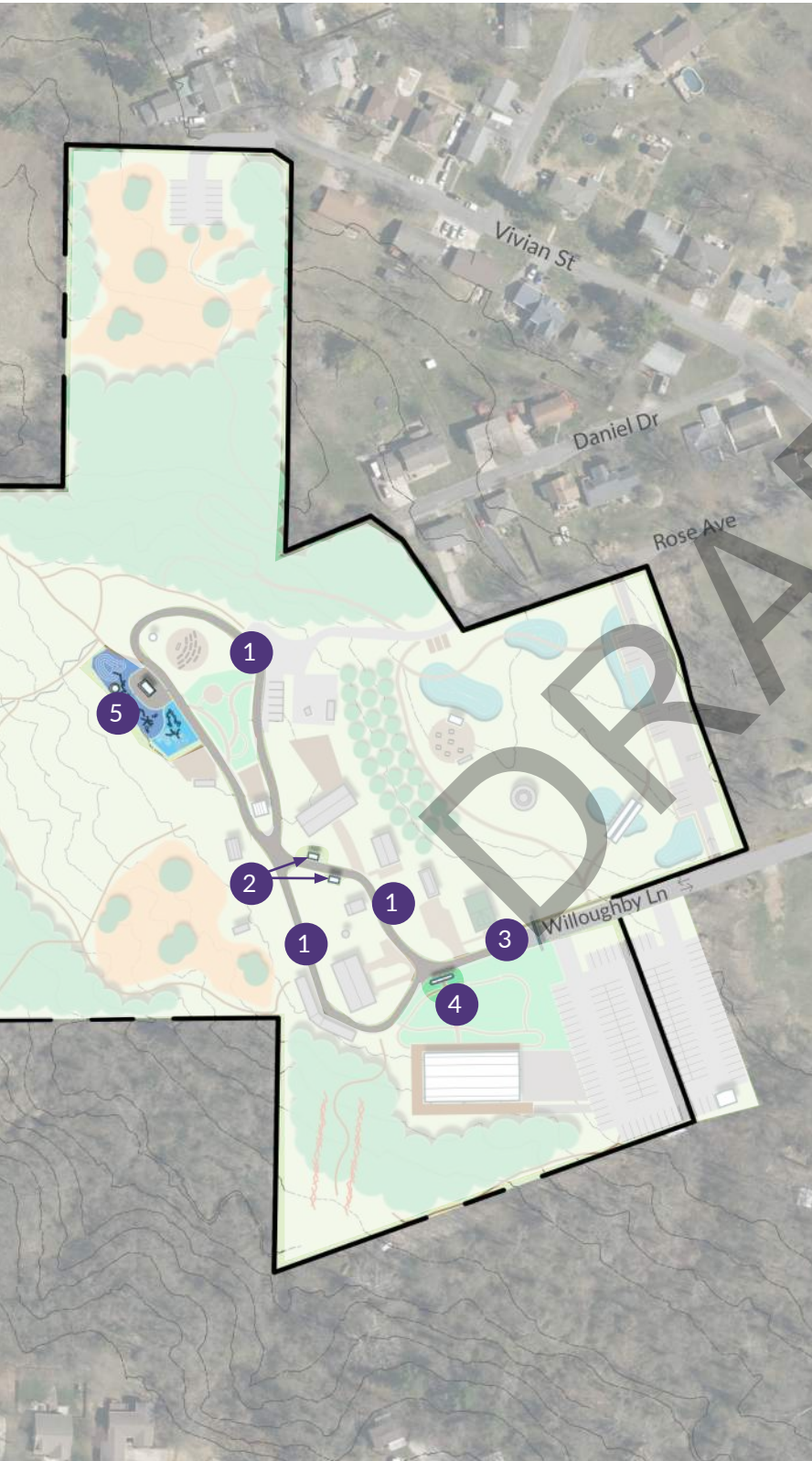
Cost Opinions per Phase*:

- Phase 1: \$1,028,290
- Phase 2: \$1,348,318
- Phase 3: \$2,222,543
- Phase 4: \$112,364
- Phase 5: \$309,706

*Not included: general conditions, professional fees, permitting, survey.

Cost Opinion: Phase One





Keynotes

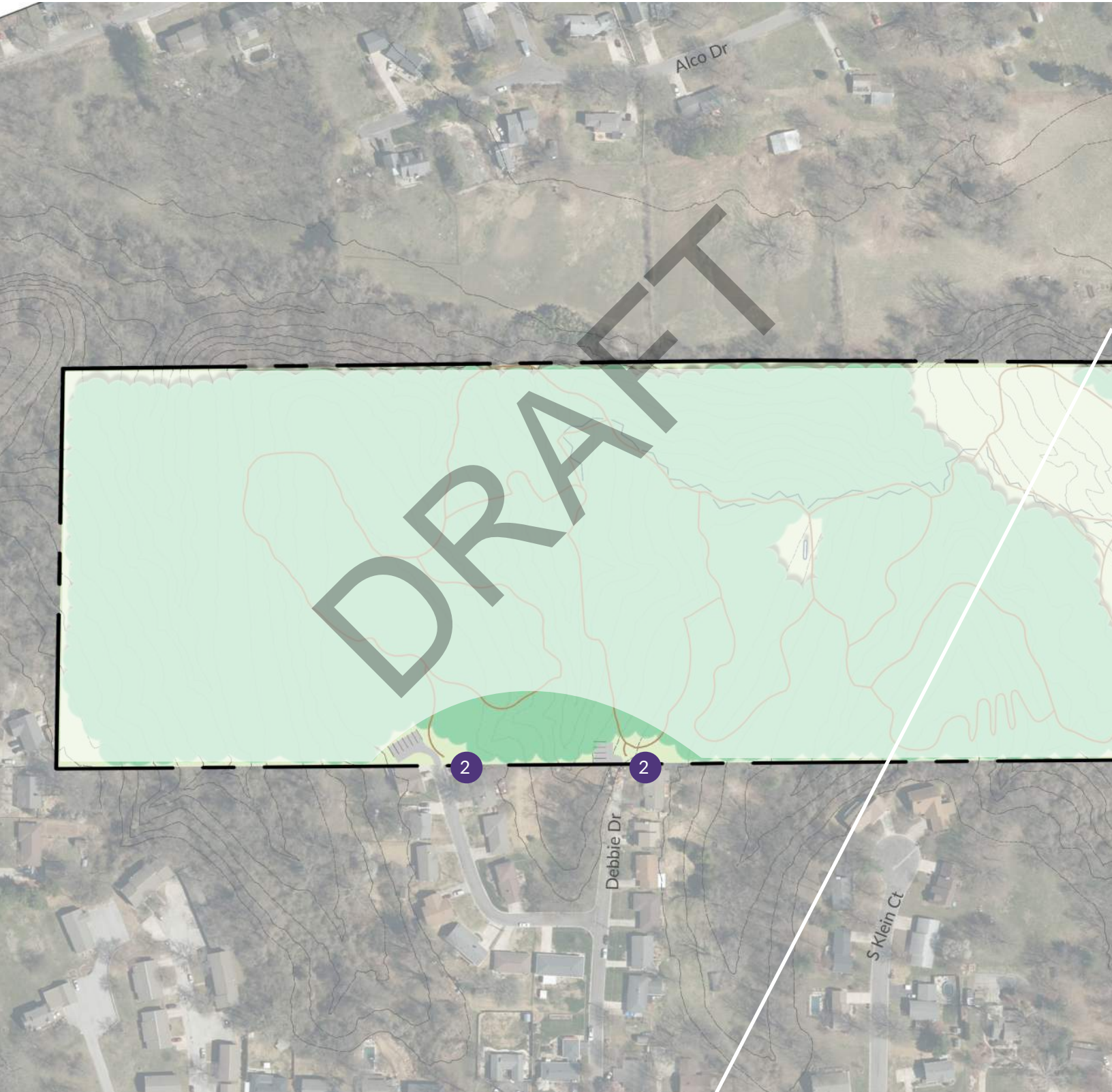
- 1 Accessibility to Trails and Buildings
- 2 Covered Display
- 3 Willoughby Farm Entrance
- 4 Garden Entrance
- 5 Childrens Play Zone

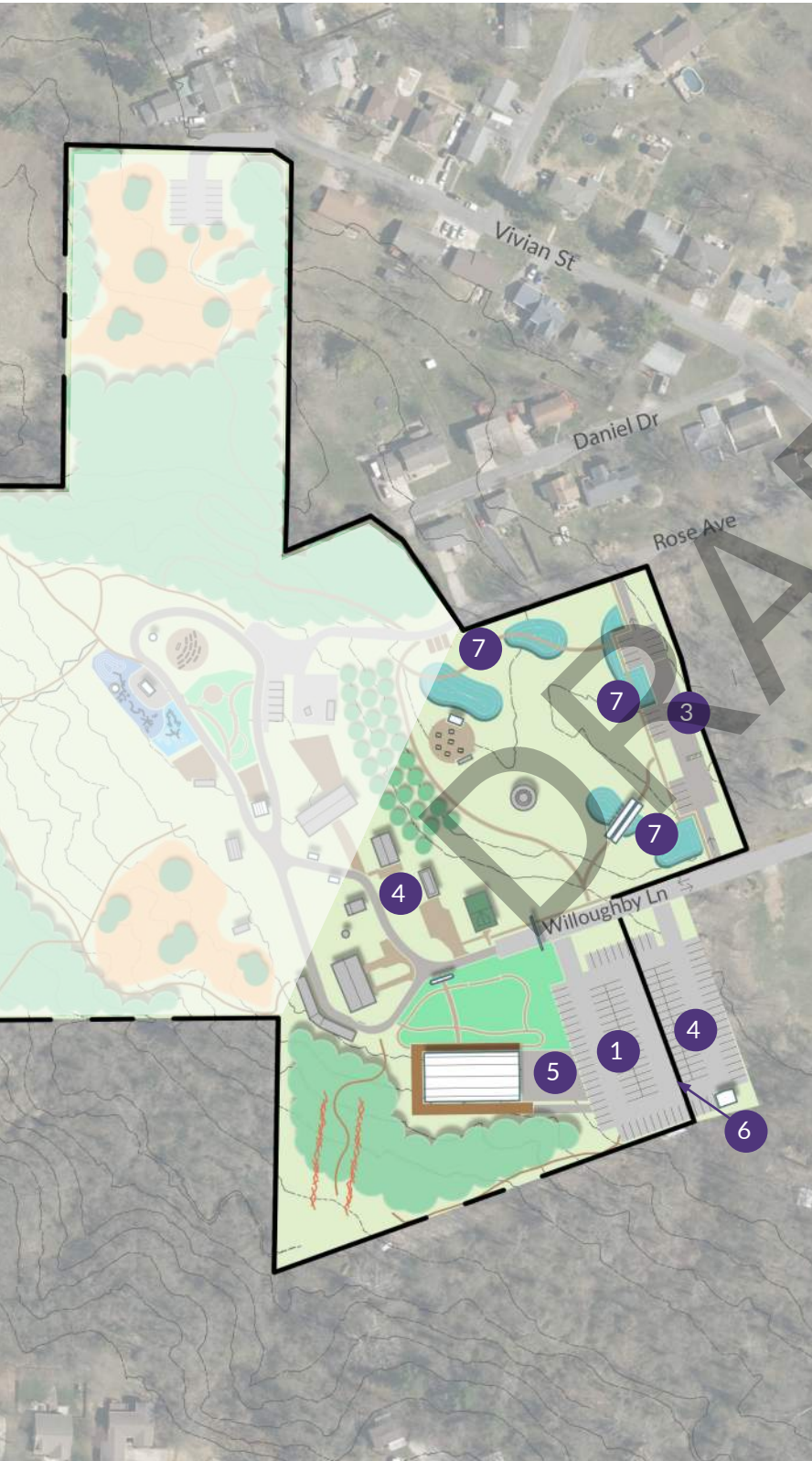
Cost Estimate: Accessibility + Farmyard Improvements

Description	Total
Widening of Willoughby Ln.	\$189,875
Willoughby Ln. Sidewalk	\$43,400
Willoughby Farm Gateway	\$30,000
Utilities	\$4,301
Covered Display - Farm Equipment	\$94,380
Site Trails	\$249,538
Covered Picnic Area - Children's Play Zone	\$60,782
Playground Equipment - Children's Play Zone	\$342,509
Total	\$1,028,290

Phase one improvements are seen as the highest priority and based on public engagement, existing conditions, and overall need. This phase is intended to be a short term goal.

Cost Opinion: Phase Two





Keynotes

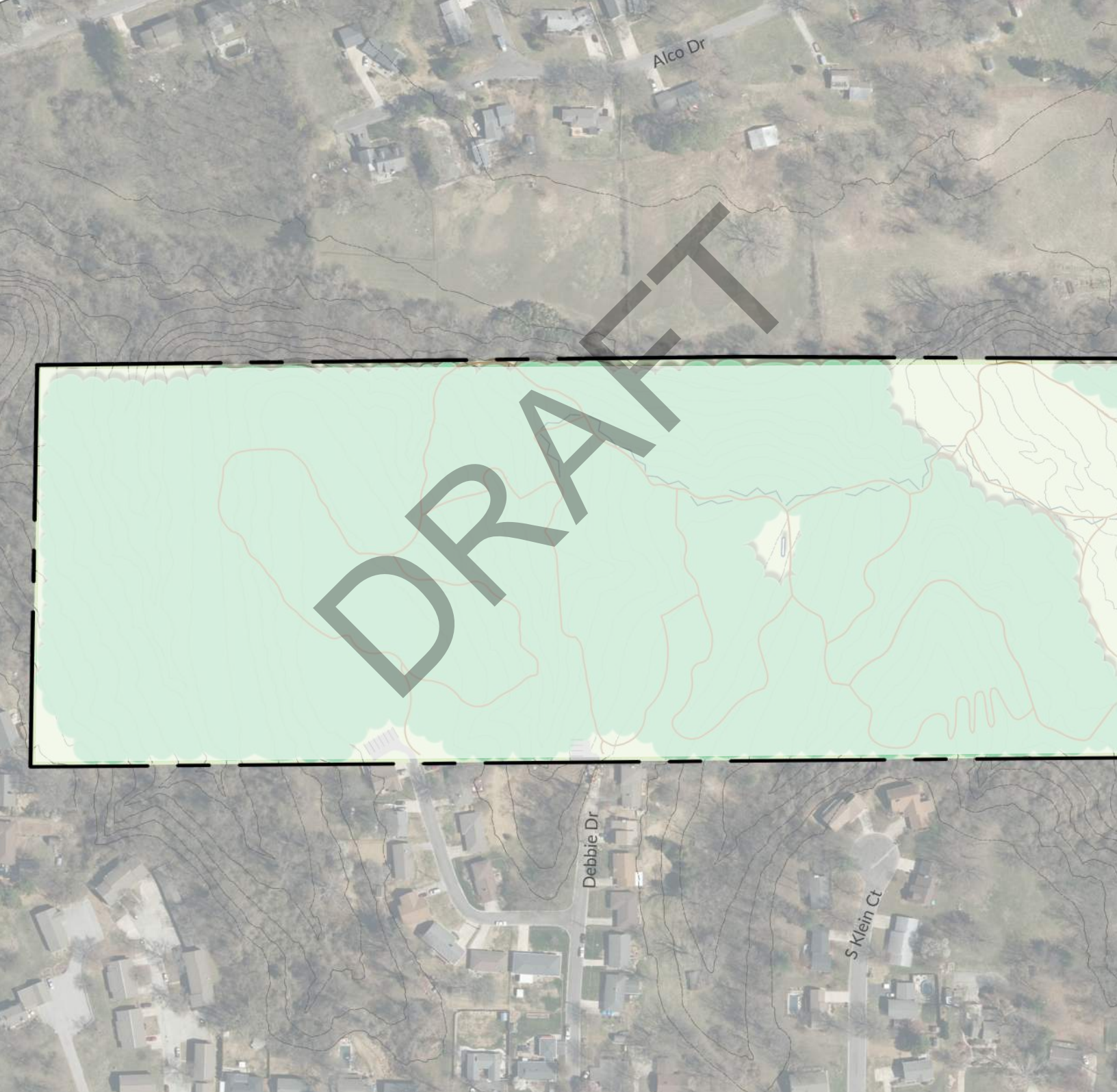
- 1 Expanded & configured parking lot
- 2 Paved trailhead
- 3 Additional parking lot
- 4 Expanded patio space
- 5 Plaza
- 6 Retaining Wall - Parking
- 7 Stormwater management display

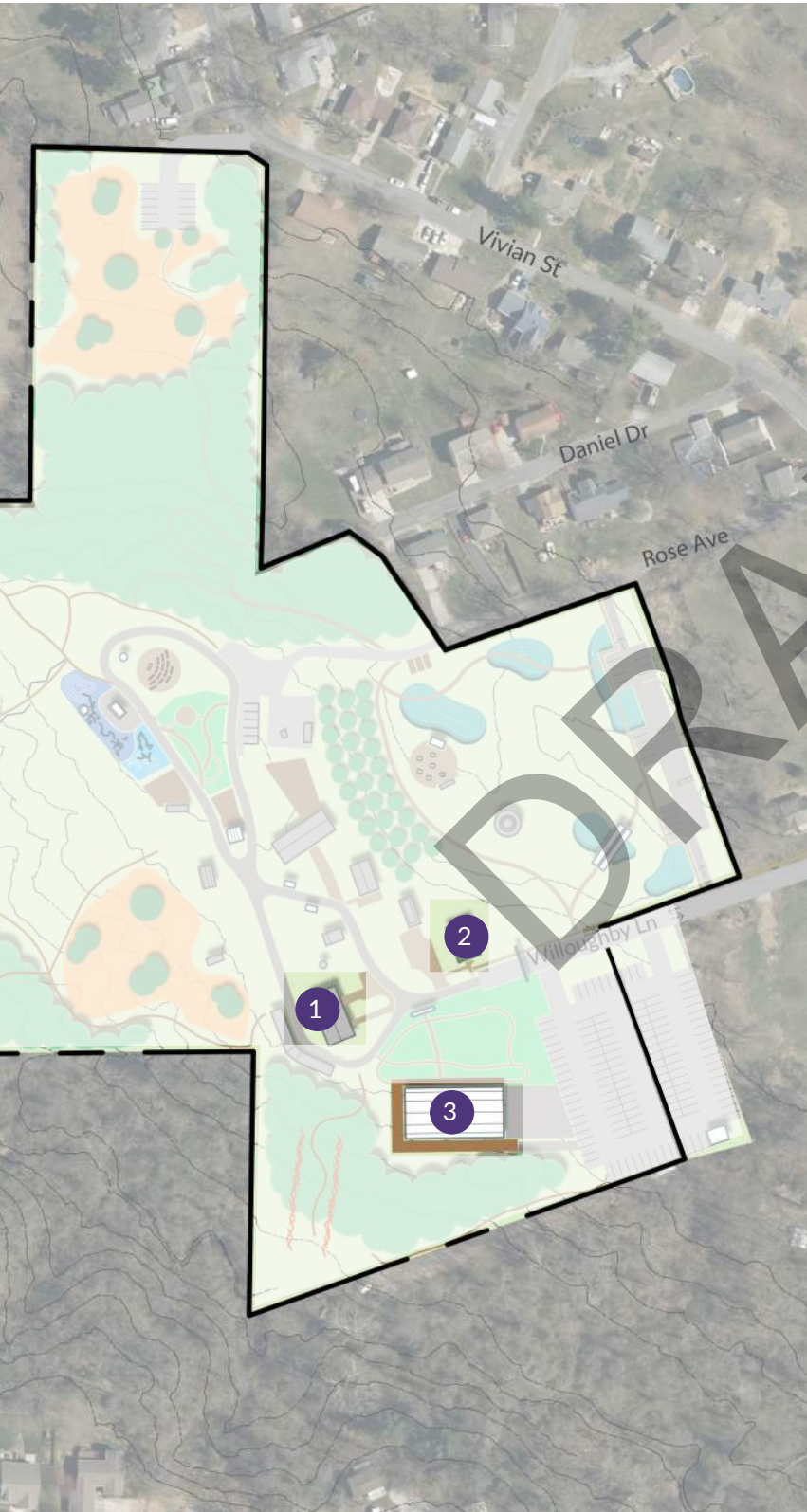
Cost Estimate: Accessibility + Infrastructure

Description	Total
Site Clearing	\$25,729
Earth Moving	\$38,593
Paving	\$689,111
Site Improvements	\$96,144
Planting	\$373,741
Electrical and Sanitary Upgrades	\$125,000
Total	\$1,348,318

Phase two improvements are seen as the highest priority based on public engagement, existing conditions, and overall need. These improvements are also critical path items that will be necessary for future phases. This phase is intended to be a medium term goal.

Cost Opinion: Phase Three





Keynotes

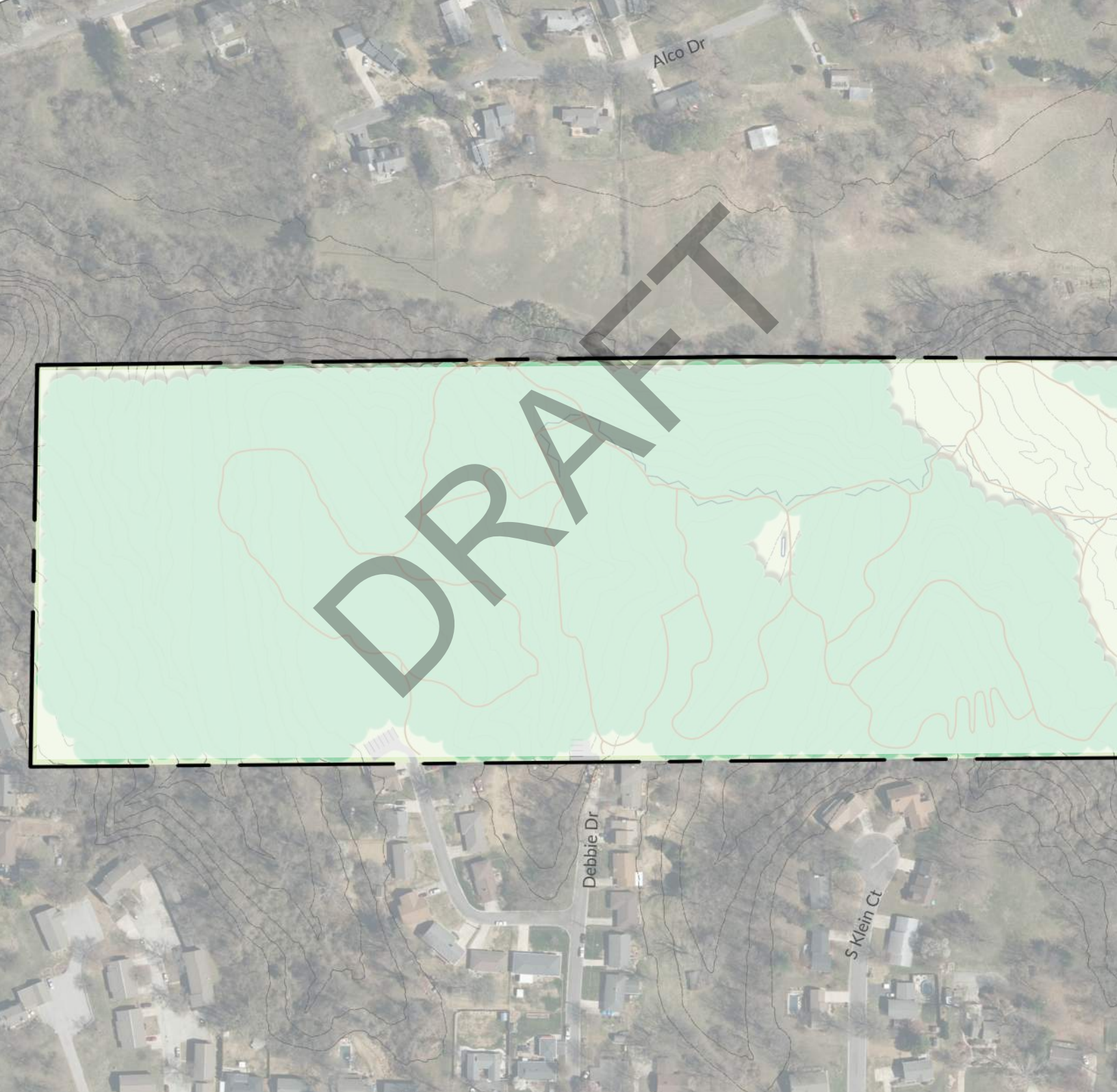
- 1 Bank Barn - Kitchenette & HVAC
- 2 Farmhouse renovations
- 3 Multipurpose building - 7,800 SF

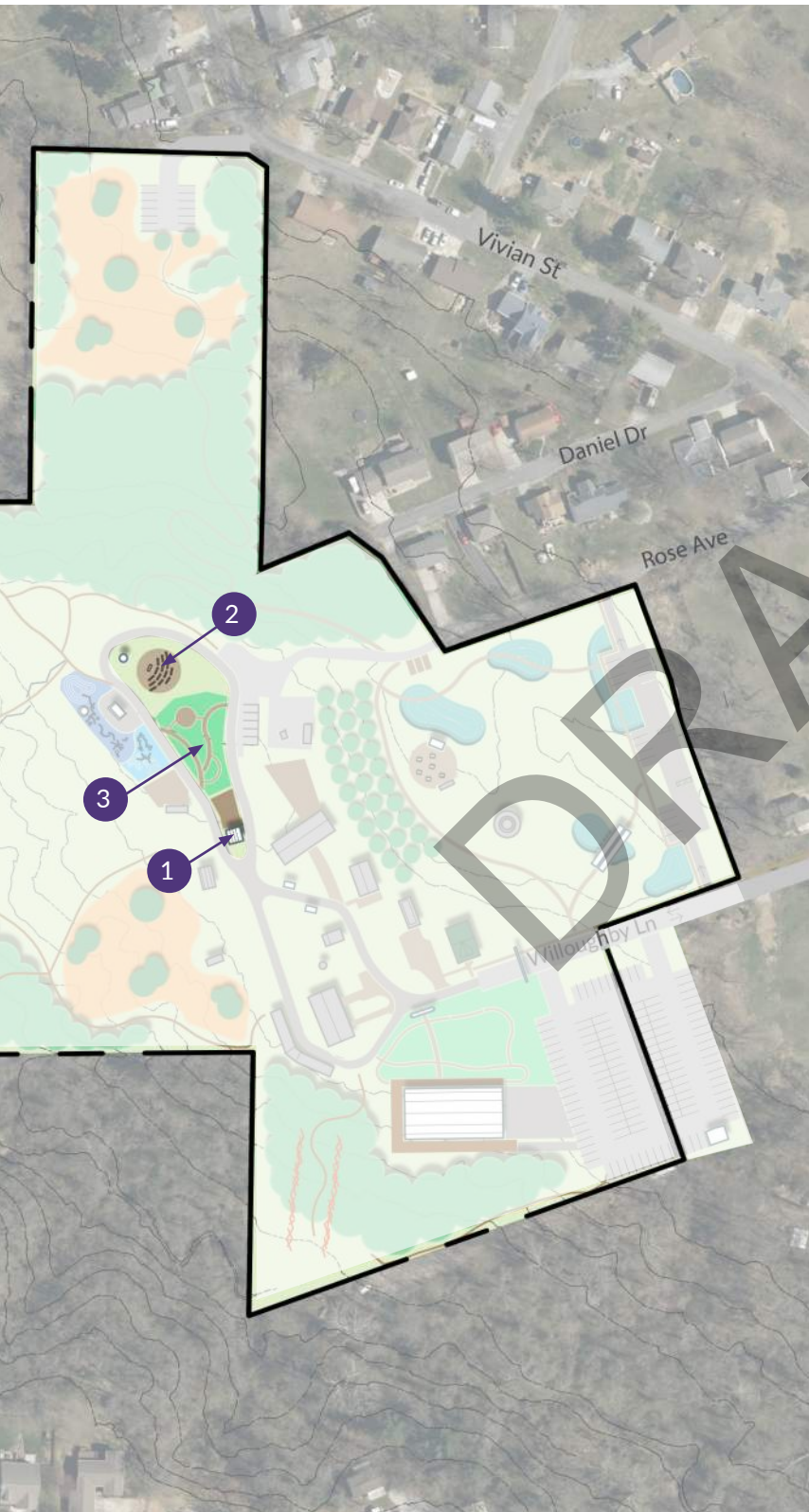
Cost Estimate: Buildings

Description	Total
Bank Barn - HVAC + Kitchenette	\$174,000
Farmhouse Renovation	\$100,000
Multi-Purpose Building	\$1,948,133
Total	\$2,222,543

Phase three improvements are concentrated on building improvements vital to increasing the functionality and revenue generation of the farm. This phase is intended to be a long term goal.

Cost Opinion: Phase Four





Keynotes

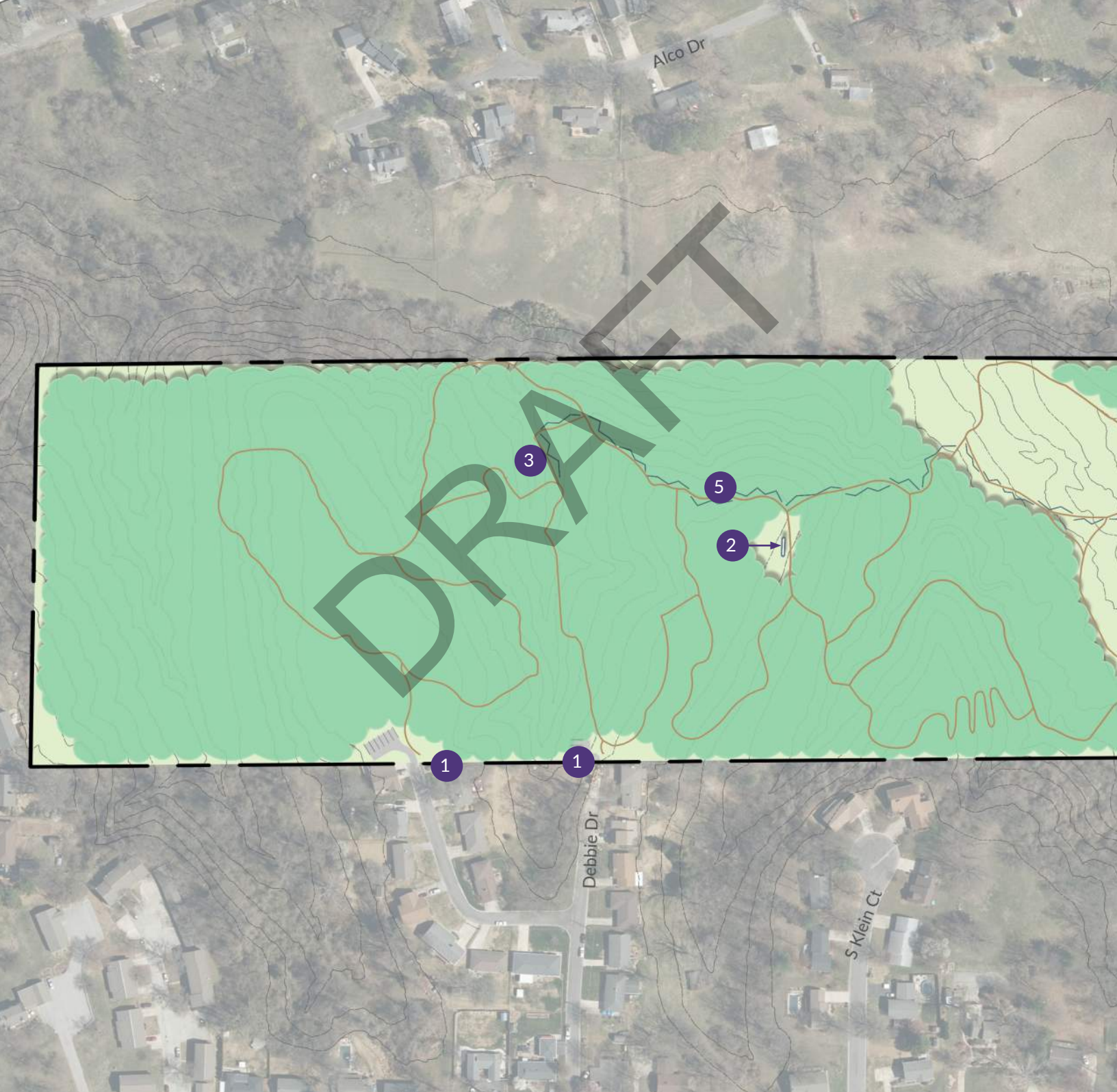
- 1 Relocation of Kid's Corral
- 2 Outdoor theater
- 3 Children's Educational Zone

Cost Estimate: Farmyard

Description	Total
Site Improvements	\$12,000
Childrens Educational Zone	\$100,364
Total	\$112,364

Phase four improvements include the less immediate amenities within the core farmyard portion of the park. This phase is intended to be a long term goal.

Cost Opinion: Phase Five





Keynotes

- 1 Trailhead - park signage and map
- 2 Gateway - selfie spot
- 3 Trail additions
- 4 Covered bridge
- 5 Kugelbahn marble run
- 6 Orchard
- 7 Prairie restoration
- 8 Guided ropes course

Cost Estimate: Trails + Landscape

Description	Total
Signage	\$5,500
Site Clearing	\$4,810
Site Improvements	\$150,000
Planting	\$124,396
Guided Ropes Course	\$25,000
Total	\$309,706

Phase five improvements are less immediately critical to the operations of the park than prior phases. This phase is intended to be a long term goal.

Cost Opinion: Overall



Willoughby Farm Master Plan
Initial Cost Opinion
Willoughby Heritage Farm & Conservation Reserve
Total Building Area (SF): 0

September 11, 2025

DESCRIPTION		UNIT	TOTAL
Accessibility & Infrastructure		\$0.00	\$1,426,019
Buildings		\$0.00	\$2,316,923
Farmyard		\$0.00	\$765,193
Trails & Landscape		\$0.00	\$323,211
Base Estimate Direct Cost		\$0.00	\$4,831,345
Contingency	10.00%	\$0.00	\$650,248
General Conditions	8.50%	\$0.00	\$552,711
Insurance	1.20%	\$0.00	\$78,030
OH&P	6.00%	\$0.00	\$390,149
Base Estimate Indirect Cost		\$0.00	\$1,671,138
Base Estimate Total Cost		\$0.00	\$6,502,483

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September 11, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
Accessibility & Infrastructure			
31 00 00 EARTHWORK			
31 10 00 Site Clearing			
31.1100	Expanded and Reconfigured Parking Lot - Expansion Area Tree Clearing	25,728.58 SF	\$1.00 \$25,729
TOTAL: 31 10 00 Site Clearing			\$25,729
31 20 00 Earth Moving			
31.2300	Expanded and Reconfigured Parking Lot - Grading	25,728.58 SF	\$1.50 \$38,593
TOTAL: 31 20 00 Earth Moving			\$38,593
TOTAL: 31 00 00 EARTHWORK			\$64,321
32 00 00 EXTERIOR IMPROVEMENTS			
32 10 00 Bases, Ballasts, and Paving			
32.1200	Expanded and Reconfigured Parking Lot	5,487.57 SY	\$40.00 \$219,503
32.1200	Paved Trailhead	299.21 SY	\$40.00 \$11,969
32.1200	Widen Willoughby Lane to 24'	1,085.00 LF	\$175.00 \$189,875
32.1300	Additional Parking Lot - Permeable Concrete	12,203.52 SF	\$14.00 \$170,849
32.1300	Expanded Uncovered Patio Space	652.58 SF	\$8.00 \$5,221
32.1300	Plaza - Decorative Concrete Paving	4,243.10 SF	\$20.00 \$84,862
32.1300	Willoughby Lane Sidewalk - 5' Wide	5,425.00 SF	\$8.00 \$43,400
32.1700	Additional Parking Lot - Parking Lot Striping	12,203.52 SF	\$0.10 \$1,220
32.1700	Expanded and Reconfigured Parking Lot - Parking Lot Striping	49,388.16 SF	\$0.10 \$4,939
32.1700	Paved Trailhead - Parking Lot Striping	2,692.92 SF	\$0.25 \$673
TOTAL: 32 10 00 Bases, Ballasts, and Paving			\$732,511
32 30 00 Site Improvements			
32.3100	Monument Signage - Historic Farm Style Gate	1.00 LS	\$30,000.00 \$30,000
32.3200	Modular Block Retaining Wall for Terraced Parking	1,602.41 VSF	\$60.00 \$96,144
TOTAL: 32 30 00 Site Improvements			\$126,144
32 90 00 Planting			
32.9100	Stormwater Management Display - Raingardens	14,949.63 SF	\$25.00 \$373,741
TOTAL: 32 90 00 Planting			\$373,741
TOTAL: 32 00 00 EXTERIOR IMPROVEMENTS			\$1,232,396
33 00 00 UTILITIES			
33 30 00 Sanitary Sewerage			
33.3100	Site Sanitary Improvements	1.00 LF	\$90.00 \$90
TOTAL: 33 30 00 Sanitary Sewerage			\$90
33 70 00 Electrical Utilities			
33.7100	Add Electrical Connection to Round Barn - Extend from House	120.32 LF	\$35.00 \$4,211
TOTAL: 33 70 00 Electrical Utilities			\$4,211
TOTAL: 33 00 00 UTILITIES			\$4,301
99 00 00 ALLOWANCES			
99 00 00 Allowances			
99.0000	Electrical Service Upgrade	1.00 Allow	\$75,000.00 \$75,000
99.0000	Site Sanitary Upgrades	1.00 Allow	\$50,000.00 \$50,000
TOTAL: 99 00 00 Allowances			\$125,000
TOTAL: 99 00 00 ALLOWANCES			\$125,000
TOTAL: Accessibility & Infrastructure			\$1,426,019

September 11, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL	
Buildings				
06 00 00 WOOD, PLASTICS, AND COMPOSITES				
06 40 00 Architectural Woodwork				
06.4100	Bank Barn - Added Kitchenette	1.00 LS	\$15,000.00	\$15,000
TOTAL: 06 40 00 Architectural Woodwork			\$15,000	
TOTAL: 06 00 00 WOOD, PLASTICS, AND COMPOSITES			\$15,000	
22 00 00 PLUMBING				
22 05 00 Common Work Results For Plumbing				
22.0500	Bank Barn - Added Kitchenette	1.00 LS	\$25,000.00	\$25,000
TOTAL: 22 05 00 Common Work Results For Plumbing			\$25,000	
TOTAL: 22 00 00 PLUMBING			\$25,000	
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)				
23 05 00 Common Work Results For HVAC				
23.0500	Bank Barn - Added HVAC - Includes Cost for Sealing/Insulating Existing Building	2,986.86 SF	\$45.00	\$134,409
TOTAL: 23 05 00 Common Work Results For HVAC			\$134,409	
TOTAL: 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			\$134,409	
99 00 00 ALLOWANCES				
99 00 00 Allowances				
99.0000	Covered Display for Preserved Farm Equipment - 3 Sided Structure	943.80 SF	\$100.00	\$94,380
99.0000	Farmhouse Renovations	1.00 Allow	\$100,000.00	\$100,000
99.0000	Multi-Purpose Building Allowance	7,792.53 SF	\$250.00	\$1,948,133
TOTAL: 99 00 00 Allowances			\$2,142,514	
TOTAL: 99 00 00 ALLOWANCES			\$2,142,514	
TOTAL: Buildings			\$2,316,923	
Farmyard				
32 00 00 EXTERIOR IMPROVEMENTS				
32 10 00 Bases, Ballasts, and Paving				
32.1300	Children's Play Zone - Concrete at Picnic Area	1,347.76 SF	\$8.00	\$10,782
32.1300	Site Trails - 12' Wide Permeable Concrete	17,824.13 VSF	\$14.00	\$249,538
TOTAL: 32 10 00 Bases, Ballasts, and Paving			\$260,320	
32 30 00 Site Improvements				
32.3100	Relocate Existing Kid's Corral	1.00 LS	\$1,500.00	\$1,500
32.3300	Children's Play Lookout Tower	1.00 EA	\$5,000.00	\$5,000
32.3300	Outdoor Theater Benches	11.00 EA	\$500.00	\$5,500
TOTAL: 32 30 00 Site Improvements			\$12,000	
32 90 00 Planting				
32.9300	Childrens Educational Zone	16,727.37 SF	\$6.00	\$100,364
32.9300	Childrens Play Zone - Includes Playground Equipment	6,850.17 SF	\$50.00	\$342,509
TOTAL: 32 90 00 Planting			\$442,873	
TOTAL: 32 00 00 EXTERIOR IMPROVEMENTS			\$715,193	
99 00 00 ALLOWANCES				
99 00 00 Allowances				
99.0000	Covered Picnic Area at Children's Playzone	1.00 Allow	\$50,000.00	\$50,000
TOTAL: 99 00 00 Allowances			\$50,000	

September 11, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL	
TOTAL: 99 00 00 ALLOWANCES			\$50,000	
TOTAL: Farmyard			\$765,193	
Trails & Landscape				
10 00 00 SPECIALTIES				
10 14 00 Signage				
10.1400	Establish Trailheads w/ Park Signage & Map	2.00 EA	\$500.00	\$1,000
10.1400	Gateway Feature - Selfie Spot Sign	1.00 EA	\$4,500.00	\$4,500
TOTAL: 10 14 00 Signage			\$5,500	
TOTAL: 10 00 00 SPECIALTIES			\$5,500	
31 00 00 EARTHWORK				
31 10 00 Site Clearing				
31.1100	Add Portions of Trail	64.14 LF	\$75.00	\$4,810
TOTAL: 31 10 00 Site Clearing			\$4,810	
TOTAL: 31 00 00 EARTHWORK			\$4,810	
32 00 00 EXTERIOR IMPROVEMENTS				
32 30 00 Site Improvements				
32.3300	Covered Bridge Entry Feature	1.00 LS	\$75,000.00	\$75,000
32.3300	Kugelbahn Marble Run	1.00 LS	\$75,000.00	\$75,000
TOTAL: 32 30 00 Site Improvements			\$150,000	
32 90 00 Planting				
32.1300	Site Trails - 5' Wide	15,358.06 VSF	\$3.50	\$53,753
32.9100	Hillside Orchard - Control Invasive Understory (Clear Area and Native Seeding)	12,728.53 SF	\$3.50	\$44,550
32.9100	Hillside Orchard - New Trees	30.00 EA	\$450.00	\$13,500
32.9300	Hillside Prairie Restoration	35,980.31 SF	\$0.35	\$12,593
32.9300	Improved Garden Entrance	18,006.10 SF	\$0.75	\$13,505
TOTAL: 32 90 00 Planting			\$137,901	
TOTAL: 32 00 00 EXTERIOR IMPROVEMENTS			\$287,901	
99 00 00 ALLOWANCES				
99 00 00 Allowances				
99.0000	Guided Ropes Course & Teambuilding Area	1.00 Allow	\$25,000.00	\$25,000
TOTAL: 99 00 00 Allowances			\$25,000	
TOTAL: 99 00 00 ALLOWANCES			\$25,000	
TOTAL: Trails & Landscape			\$323,211	