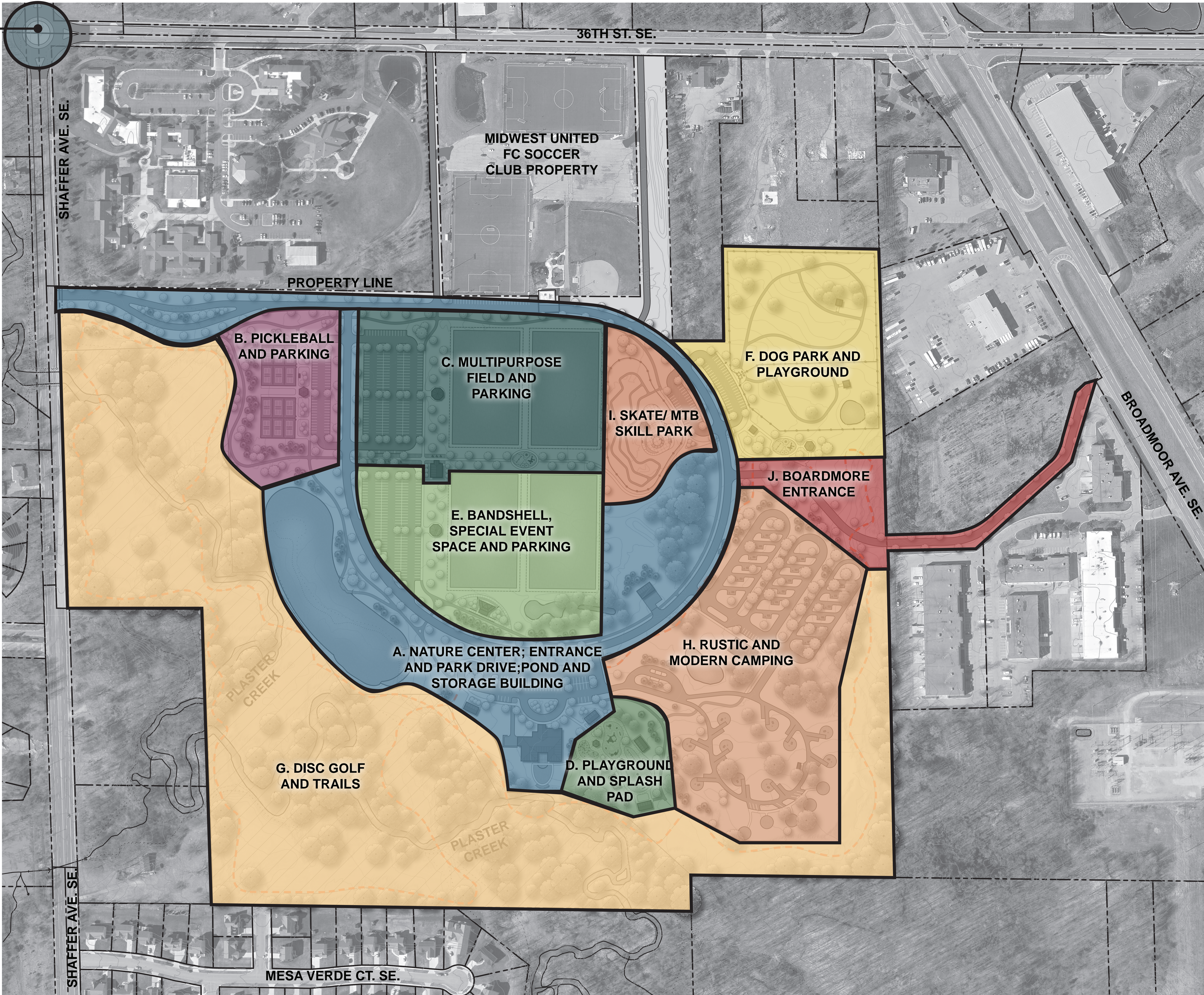
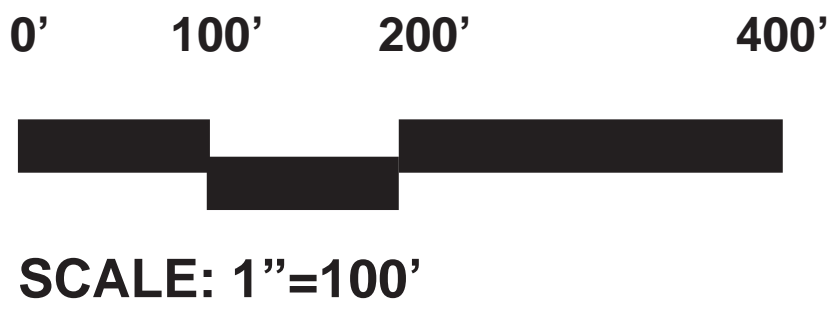


K. ROUNDABOUT



COST ESTIMATE AREAS
COVENANT PARK
CITY OF KENTWOOD, MICHIGAN



DATE
10.18.2021
PROJECT NO.
2088



CITY OF KENTWOOD

COVENANT PARK MASTER PLAN

ORDER OF MAGNITUDE COST ESTIMATE

October 18, 2021

These order-of magnitude costs projections are for the public areas and facilities. Estimates should be utilized to evaluate the general scope and items included within the Master Plan component areas. As Master Plan phases are determined these estimates should be further refined and detailed as plans are developed. Each area/component total includes contingencies for design development and professional fees. Costs as shown would included 2021 construction but should be adjusted to reflect construction cost changes after 2021.

SUMMARY BY AREA

A. Nature Center; Entrance and Park Drive; Pond and Storage	\$12,214,886.84
B. Pickleball and Parking	\$2,169,368.69
C. Multipurpose Field and Parking	\$4,299,708.72
D. Playground and Splash Pad	\$3,655,657.48
E. Bandshell, Special Event Space and Parking	\$2,913,325.40
F. Dog Park and Playground	\$1,981,259.97
G. Disc Golf and Trails	\$1,032,873.75
H. Rustic and Modern Camping	\$4,097,716.79
I. Skate Park	\$1,430,122.84
J. Broadmore Entrance	\$420,805.84
K. Round-a-bout	\$386,089.99

GRAND TOTAL	<u>\$34,601,816.30</u>
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Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>A. NATURE CENTER; ENTRANCE AND PARK DRIVE; POND AND STORAGE</u>				

GENERAL CONDITIONS

Mobilization	LS	1	\$60,000.00	\$60,000.00
Insurance, Permits, and Bonds	LS	1	\$30,000.00	\$30,000.00
Layout and Staking	LS	1	\$20,000.00	\$20,000.00
General Conditions (M, O & P@5%)	LS	1	\$485,122.00	\$485,122.00
SUBTOTAL				\$595,122.00

REMOVALS/SITE PREPARATION

Tree Removal	Acre	2	\$35,000.00	\$52,500.00
Grading, Soil Erosion, & Sedimentation Control	SY	54,335	\$5.00	\$271,675.00
SUBTOTAL				\$324,175.00

UTILITIES

Water Service Line to Nature Center	LF	1,500	\$80.00	\$120,000.00
Sanitary Service Line to Nature Center	LF	1,500	\$80.00	\$120,000.00
Electrical Distribution	LF	5,741	\$25.00	\$143,525.00
Electrical Service	LS	1	\$10,000.00	\$10,000.00
Pedestrian LED Light Poles	EA	6	\$8,000.00	\$48,000.00
Entrance Drive LED Light Poles	EA	42	\$10,000.00	\$420,000.00
Storm Drainage	EA	1	\$100,000.00	\$100,000.00
SUBTOTAL				\$961,525.00

PAVING

Concrete Curb and Gutter	LF	2,041	\$30.00	\$61,230.00
Bituminous Paving and Line Striping	SY	23,655	\$30.00	\$709,650.00
Lodge Patio/ Overlook	LS	1	\$80,000.00	\$80,000.00
Concrete Pavement	SF	15,385	\$6.00	\$92,310.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bituminous Path	SY	1,233	\$25.00	\$30,825.00
SUBTOTAL				\$979,015.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Nature Center	SF	10,500	\$500.00	\$5,250,000.00
Maintenance/ Storage Building	SF	1,500	\$300.00	\$450,000.00
Group Shelters	EA	2	\$130,000.00	\$260,000.00
Fishing Boardwalk and Floating Kayak Launch	LS	1	\$100,000.00	\$100,000.00
Pond	ACRE	3	\$15,000.00	\$45,000.00
Monumental Entrance Sign	LS	1	\$100,000.00	\$100,000.00
Gas Fireplace	LS	1	\$12,000.00	\$12,000.00
Moveable Tables with 4 Chairs	EA	8	\$2,000.00	\$16,000.00
Benches	EA	12	\$3,500.00	\$42,000.00
Litter Receptacles	EA	12	\$2,000.00	\$24,000.00
Picnic Tables	EA	24	\$3,000.00	\$72,000.00
Group Grills	EA	2	\$2,500.00	\$5,000.00
Coal Bin	EA	2	\$2,000.00	\$4,000.00
SUBTOTAL				\$6,380,000.00

LANDSCAPING

Turf Grass and Topsoil	SY	39,296	\$5.00	\$196,480.00
Deciduous Trees	EA	600	\$800.00	\$480,000.00
Evergreen Trees	EA	225	\$500.00	\$112,500.00
Irrigation	SY	31,749	\$5.00	\$158,745.00
SUBTOTAL				\$947,725.00

SUBTOTAL

\$10,187,562.00

Design and Construction Contingences @ 10%

\$1,018,756.20

Professional Fees @9%

\$1,008,568.64

**Nature Center; Entrance and Park Drive; Pond
and Storage SUBTOTAL**

\$12,214,886.84



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description

Unit

No. of Units

Price

Extension

B. PICKLEBALL AND PARKING

GENERAL CONDITIONS

Mobilization	LS	1	\$35,000.00	\$35,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$10,000.00	\$10,000.00
General Conditions (M, O & P@5%)	LS	1	\$90,000.00	\$90,000.00

SUBTOTAL

\$150,000.00

REMOVALS/SITE PREPARATION

Tree Removal	Acre	1	\$35,000.00	\$35,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	19,348	\$5.00	\$96,740.00

SUBTOTAL

\$131,740.00

UTILITIES

Water Service Line to Restrooms	LF	103	\$80.00	\$8,240.00
Sanitary Service Line to Restrooms	LF	103	\$80.00	\$8,240.00
Electrical Distribution	LF	947	\$35.00	\$33,145.00
Electrical Service	LS	1	\$10,000.00	\$10,000.00
Pedestrian LED Light Poles	EA	2	\$8,000.00	\$16,000.00
Parking Lot LED Light Poles	EA	3	\$10,000.00	\$30,000.00
Pickleball Lights	EA	8	\$10,000.00	\$80,000.00
Storm Drainage	LS	1	\$40,000.00	\$40,000.00

SUBTOTAL

\$225,625.00

PAVING

Concrete Curb and Gutter	LF	1,150	\$30.00	\$34,500.00
Bituminous Paving and Line Striping	SY	2,258	\$30.00	\$67,740.00
Concrete Pavement	SF	11,405	\$6.00	\$68,430.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bituminous Path	SY	136	\$25.00	\$3,400.00

SUBTOTAL

\$179,070.00



MCSA
GROUP, Inc.

Landscape Architects and Architects
EAST GRAND RAPIDS • MICHIGAN

Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Restroom Building	SF	400	\$460.00	\$184,000.00
Pickleball Courts Including Netting and Fencing	EA	12	\$55,000.00	\$660,000.00
Shade Shelter	EA	1	\$60,000.00	\$60,000.00
Benches	EA	8	\$3,500.00	\$28,000.00
Litter Receptacles	EA	4	\$2,000.00	\$8,000.00
Picnic Tables	EA	4	\$3,000.00	\$12,000.00
Bleachers	EA	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$957,000.00
LANDSCAPING				
Turf Grass and Topsoil	SY	11,538	\$5.00	\$57,690.00
Deciduous Trees	EA	35	\$800.00	\$28,000.00
Evergreen Trees	EA	45	\$500.00	\$22,500.00
Irrigation	SY	11,538	\$5.00	\$57,690.00
SUBTOTAL				\$165,880.00
SUBTOTAL				\$1,809,315.00
Design and Construction Contingences @ 10%				\$180,931.50
Professional Fees @ 9%				\$179,122.19
Pickleball and Parking SUBTOTAL				\$2,169,368.69



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
C. MULTIPURPOSE FIELDS AND PARKING				

GENERAL CONDITIONS

Mobilization	LS	1	\$20,000.00	\$20,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$170,765.00	\$170,765.00
SUBTOTAL				\$220,765.00

REMOVALS/SITE PREPARATION

Tree Removal	EA	15	\$1,000.00	\$15,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	43,759	\$5.00	\$218,795.00
Building Removal	LS	1	\$50,000.00	\$50,000.00
Garage Removal	LS	1	\$50,000.00	\$50,000.00
SUBTOTAL				\$333,795.00

UTILITIES

Sports Field LED Lighting with Electrical Distribution	LS	1	\$300,000.00	\$300,000.00
Pedestrian LED Light Poles	EA	8	\$6,000.00	\$48,000.00
Parking Lot LED Light Poles	EA	8	\$10,000.00	\$80,000.00
Electrical Distribution	LF	2,667	\$35.00	\$93,345.00
Electrical Service	LS	1	\$25,000.00	\$25,000.00
Food Truck Electrical Pedestals	EA	4	\$1,000.00	\$4,000.00
Storm Drainage	LS	1	\$80,000.00	\$80,000.00
SUBTOTAL				\$550,345.00

PAVING

Concrete Curb and Gutter	LF	2,140	\$30.00	\$64,200.00
Bituminous Paving and Line Striping	SY	7,160	\$30.00	\$214,800.00
Concrete Pavement	SF	10,864	\$6.00	\$65,184.00
Specialty Pavement	SF	4,960	\$12.00	\$59,520.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bituminous Path	SY	1,798	\$25.00	\$44,950.00
SUBTOTAL				\$453,654.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Restroom/Concession Building	LS	1	\$650,000.00	\$650,000.00
Shade Shelter	EA	1	\$60,000.00	\$60,000.00
Component Play Structure (2-5 Year Olds)	LS	1	\$50,000.00	\$50,000.00
Individual Play Elements	EA	4	\$10,000.00	\$40,000.00
Tot Swings (1 Bay, 2 Belts)	EA	1	\$5,000.00	\$5,000.00
Poured in Place Surfacing	SF	3,150	\$25.00	\$78,750.00
Multipurpose Field Fencing	LF	280	\$80.00	\$22,400.00
Soccer Goals and Corner Monuments	EA	2	\$3,500.00	\$7,000.00
Benches	EA	10	\$3,500.00	\$35,000.00
Litter Receptacles	EA	10	\$2,000.00	\$20,000.00
Picnic Tables	EA	15	\$3,000.00	\$45,000.00
SUBTOTAL				\$1,013,150.00
LANDSCAPING				
Multipurpose Field Grading, Topsoil and Seed	SY	19,422	\$35.00	\$679,770.00
Cross Field Drainage	FIELD	2	\$70,000.00	\$140,000.00
Turf Grass and Topsoil	SY	7,320	\$5.00	\$36,600.00
Deciduous Trees	EA	65	\$800.00	\$52,000.00
Evergreen Trees	EA	15	\$400.00	\$6,000.00
Multipurpose Field Irrigation	EA	2	\$50,000.00	\$100,000.00
SUBTOTAL				\$1,014,370.00
SUBTOTAL				\$3,586,079.00
Design and Construction Contingences @ 10%				\$358,607.90
Professional Fees @ 9%				\$355,021.82
Multi Purpose Fields, Restroom/ Concession and Parking TOTAL				\$4,299,708.72



Landscape Architecture
Park & Recreation Planning
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Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>D. PLAYGROUND AND SPLASH PAD</u>				

GENERAL CONDITIONS

Mobilization	LS	1	\$20,000.00	\$20,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$145,186.00	\$145,186.00
SUBTOTAL				\$195,186.00

REMOVALS/SITE PREPARATION

Tree Removal	Acre	1	\$35,000.00	\$35,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	12,834	\$5.00	\$64,170.00
SUBTOTAL				\$99,170.00

UTILITIES

Water Line	LF	125	\$50.00	\$6,250.00
12" Drain Line	LF	125	\$50.00	\$6,250.00
Smart Drain (Splash Pad)	EA	4	\$5,000.00	\$20,000.00
Electrical Supply to Splash Pad Equipment	LS	1	\$5,000.00	\$5,000.00
Electrical Distribution	LF	680	\$30.00	\$20,400.00
Pedestrian LED Light Poles	EA	6	\$6,000.00	\$36,000.00
SUBTOTAL				\$93,900.00

PAVING

Concrete Pavement	SF	32,181	\$6.00	\$193,086.00
Splashpad Concrete	SF	2,440	\$30.00	\$73,200.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bituminous Path	SY	898	\$25.00	\$22,450.00
SUBTOTAL				\$293,736.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Group Shelters	EA	3	\$130,000.00	\$390,000.00
Spray Elements	LS	1	\$300,000.00	\$300,000.00
Shade Sail Structures	EA	2	\$25,000.00	\$50,000.00
Component Play Structure (5-12 Year Olds)	LS	1	\$500,000.00	\$500,000.00
Component Play Structure (2-5 Year Olds)	LS	1	\$250,000.00	\$250,000.00
Individual Play Elements	EA	10	\$10,000.00	\$100,000.00
Poured in Place Surfacing	SF	13,774	\$25.00	\$344,350.00
4' Tall Fencing	LF	820	\$200.00	\$164,000.00
Benches	EA	10	\$3,500.00	\$35,000.00
Litter Receptacles	EA	10	\$2,000.00	\$20,000.00
Picnic Tables	EA	30	\$3,000.00	\$90,000.00
Group Grills	EA	3	\$2,500.00	\$7,500.00
Coal Bin	EA	3	\$2,000.00	\$6,000.00
SUBTOTAL				\$2,256,850.00
LANDSCAPING				
Turf Grass Seeding	SY	8,008	\$5.00	\$40,040.00
Deciduous Trees	EA	30	\$800.00	\$24,000.00
Evergreen Trees	EA	10	\$600.00	\$6,000.00
Irrigation	SY	8,008	\$5.00	\$40,040.00
SUBTOTAL				\$110,080.00
SUBTOTAL				\$3,048,922.00
Design and Construction Contingences @ 10%				\$304,892.20
Professional Fees @ 9%				\$301,843.28
Playground and Splash Pad TOTAL				\$3,655,657.48



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
E. BANDSHELL, SPECIAL EVENT SPACE AND PARKING				

GENERAL CONDITIONS

Mobilization	LS	1	\$20,000.00	\$20,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$115,704.00	\$115,704.00
SUBTOTAL				\$165,704.00

REMOVALS/SITE PREPARATION

Tree Removal	Acre	1	\$35,000.00	\$35,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	53,290	\$3.00	\$159,870.00
SUBTOTAL				\$194,870.00

UTILITIES

Electrical Distribution	LF	60	\$35.00	\$2,100.00
Electrical Service	LS	1	\$25,000.00	\$25,000.00
Pedestrian LED Light Poles	EA	6	\$8,000.00	\$48,000.00
Parking Lot LED Light Poles	EA	7	\$10,000.00	\$70,000.00
Storm Drainage	EA	1	\$80,000.00	\$80,000.00
SUBTOTAL				\$225,100.00

PAVING

Concrete Curb and Gutter	LF	1,595	\$30.00	\$47,850.00
Bituminous Paving and Line Striping	SY	6,557	\$30.00	\$196,710.00
Concrete Pavement	SF	4,602	\$6.00	\$27,612.00
Ramp, Walls, Steps and Stage Concrete	LS	1	\$80,000.00	\$80,000.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bituminous Path	SY	652	\$25.00	\$16,300.00
SUBTOTAL				\$373,472.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Stage Pavillion	LS	1	\$250,000.00	\$250,000.00
Shade Shelter	EA	1	\$60,000.00	\$60,000.00
Benches	EA	10	\$3,500.00	\$35,000.00
Litter Receptacles	EA	5	\$2,000.00	\$10,000.00
Picnic Tables	EA	10	\$3,000.00	\$30,000.00
Group Grills	EA	1	\$2,500.00	\$2,500.00
SUBTOTAL				\$387,500.00
LANDSCAPING				
Event Field Grading, Topsoil and Seed	SY	19,422	\$35.00	\$679,770.00
Cross Field Drainage	FIELD	2	\$70,000.00	\$140,000.00
Turf Grass Seeding	SY	10,938	\$5.00	\$54,690.00
Deciduous Trees	EA	45	\$800.00	\$36,000.00
Evergreen Trees	EA	30	\$600.00	\$18,000.00
Multipurpose Field Irrigation	EA	2	\$50,000.00	\$100,000.00
Irrigation	SY	10,938	\$5.00	\$54,690.00
SUBTOTAL				\$1,083,150.00
SUBTOTAL				\$2,429,796.00
Design and Construction Contingences @ 10%				\$242,979.60
Professional Fees @ 9%				\$240,549.80
Bandshell, Special Event Space and				
Parking TOTAL				\$2,913,325.40



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>F. DOG PARK AND PLAYGROUND</u>				

GENERAL CONDITIONS

Mobilization	LS	1	\$20,000.00	\$20,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$78,687.00	\$78,687.00
SUBTOTAL				\$128,687.00

REMOVALS/SITE PREPARATION

Tree Removal	EA	10	\$1,000.00	\$10,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	28,803	\$5.00	\$144,015.00
SUBTOTAL				\$154,015.00

UTILITIES

Water Line	LF	1,450	\$50.00	\$72,500.00
Electrical Distribution	LF	2,500	\$30.00	\$75,000.00
Pedestrian LED Light Poles	EA	10	\$6,000.00	\$60,000.00
Parking Lot LED Light Poles	EA	2	\$10,000.00	\$20,000.00
Storm Drainage	EA	1	\$30,000.00	\$30,000.00
SUBTOTAL				\$257,500.00

PAVING

Concrete Curb and Gutter	LF	805	\$30.00	\$24,150.00
Bituminous Paving and Line Striping	SY	1,737	\$30.00	\$52,110.00
Concrete Pavement	SF	6,710	\$6.00	\$40,260.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$121,520.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Restroom Building	SF	400	\$460.00	\$184,000.00
Shade Shelter	EA	2	\$40,000.00	\$80,000.00
8' Vinyl Clad Chain Link Fence	LF	2,418	\$80.00	\$193,440.00
Chain Link Gates	EA	4	\$1,000.00	\$4,000.00
Drinking Fountain with Dog Bowl	EA	2	\$15,000.00	\$30,000.00
Poop Bag Dispensers	EA	4	\$300.00	\$1,200.00
Agility Course Elements	LS	1	\$20,000.00	\$20,000.00
Benches	EA	10	\$3,500.00	\$35,000.00
Litter Receptacles	EA	4	\$2,000.00	\$8,000.00
Picnic Tables	EA	2	\$3,000.00	\$6,000.00
Component Play Structure (2-5 Year Olds)	LS	1	\$50,000.00	\$50,000.00
Individual Play Elements	EA	4	\$10,000.00	\$40,000.00
Tot Swings (1 Bay, 2 Belts)	EA	1	\$5,000.00	\$5,000.00
Poured in Place Surfacing	SF	3,150	\$25.00	\$78,750.00
SUBTOTAL				\$735,390.00
LANDSCAPING				
Turf Grass Seeding	SY	29,063	\$5.00	\$145,315.00
Deciduous Trees	EA	100	\$800.00	\$80,000.00
Evergreen Trees	EA	50	\$600.00	\$30,000.00
SUBTOTAL				\$255,315.00
SUBTOTAL				\$1,652,427.00
Design and Construction Contingences @ 10%				\$165,242.70
Professional Fees @ 9%				\$163,590.27
Dog Park and Playground TOTAL				\$1,981,259.97



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>G. DISC GOLF AND TRAILS</u>				
GENERAL CONDITIONS				
Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$10,000.00	\$10,000.00
Layout and Staking	LS	1	\$5,000.00	\$5,000.00
General Conditions (M, O & P@5%)	LS	1	\$41,021.00	\$41,021.00
SUBTOTAL				\$71,021.00
REMOVALS/SITE PREPARATION				
Clearing and Grading for Fairways	LS	1	\$50,000.00	\$50,000.00
Clearing and Grading for Trails	LF	10,905	\$25.00	\$272,625.00
SUBTOTAL				\$322,625.00
SITE STRUCTURES/AMENITIES				
Disc Golf Tee Box and Baskets	EA	18	\$2,500.00	\$45,000.00
Pedestrian Footbridges	LF	231	\$1,800.00	\$415,800.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Bike Repair Station	LS	1	\$2,000.00	\$2,000.00
SUBTOTAL				\$467,800.00
SUBTOTAL				\$861,446.00
Design and Construction Contingences @ 10%				\$86,144.60
Professional Fees @ 9%				\$85,283.15
Disc Golf and Trails				\$1,032,873.75



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>H. RUSTIC AND MODERN CAMPING</u>				

RUSTIC CAMPING

GENERAL CONDITIONS

Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$10,000.00	\$10,000.00
Layout and Staking	LS	1	\$5,000.00	\$5,000.00
General Conditions (M, O & P@5%)	LS	1	\$38,567.00	\$38,567.00
SUBTOTAL				\$68,567.00

REMOVALS/SITE PREPARATION

Tree Removal	EA	15	\$1,000.00	\$15,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	27,775	\$3.00	\$83,325.00
SUBTOTAL				\$98,325.00

UTILITIES

Water Spigot and Service	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$5,000.00

PAVING

Bituminous Paving and Line Striping	SY	4,561	\$25.00	\$114,025.00
Concrete Pavement	SF	226	\$5.00	\$1,130.00
Bituminous Path	SY	251	\$25.00	\$6,275.00
Campsite Pad	SY	2,093	\$65.00	\$136,045.00
Chips and Fines Pathways	SY	273	\$110.00	\$30,030.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$287,505.00

SITE STRUCTURES/AMENITIES

Vault Toilet	EA	2	\$20,000.00	\$40,000.00
Cabin/ Yurt/ Treehouse	EA	5	\$40,000.00	\$200,000.00
Fire Rings	EA	15	\$200.00	\$3,000.00
Picnic Tables	EA	15	\$3,000.00	\$45,000.00
Vehicular Gate	LS	1	\$3,000.00	\$3,000.00
Dumponster Enclosure	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$296,000.00



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description

Unit

No. of Units

Price

Extension

LANDSCAPING

Restoration Seeding	SY	211	\$2.50	\$527.50
Deciduous Trees	EA	45	\$800.00	\$36,000.00
Evergreen Trees	EA	30	\$600.00	\$18,000.00

SUBTOTAL

\$54,527.50

RUSTIC CAMPING SUBTOTAL

\$809,924.50

MODERN CAMPING

GENERAL CONDITIONS

Mobilization	LS	1	\$20,000.00	\$20,000.00
Insurance, Permits, and Bonds	LS	1	\$15,000.00	\$15,000.00
Layout and Staking	LS	1	\$10,000.00	\$10,000.00
General Conditions (M, O & P@5%)	LS	1	\$124,175.00	\$124,175.00

SUBTOTAL

\$169,175.00

REMOVALS/SITE PREPARATION

Tree Removal	EA	35	\$1,000.00	\$35,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	38,195	\$5.00	\$190,975.00

SUBTOTAL

\$225,975.00

UTILITIES

Sanitation Station	LS	1	\$80,000.00	\$80,000.00
Water Service Line to Restrooms	LF	662	\$80.00	\$52,960.00
Sanitary Service Line to Restrooms	LF	662	\$80.00	\$52,960.00
Electrical Distribution	LF	1,309	\$35.00	\$45,815.00
Electrical Service	LS	1	\$25,000.00	\$25,000.00
Electrical Pedestals	EA	15	\$500.00	\$7,500.00
Pedestrian LED Light Poles	EA	8	\$8,000.00	\$64,000.00
Campground LED Light Poles	EA	6	\$10,000.00	\$60,000.00
Storm Drainage	LS	1	\$70,000.00	\$70,000.00

SUBTOTAL

\$458,235.00



Landscape Architecture
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Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
PAVING				
Bituminous Paving for Road and Campsite Drive	SY	8,857	\$25.00	\$221,425.00
Concrete Pavement	SF	6,019	\$5.00	\$30,095.00
Bituminous Path	SY	1,933	\$25.00	\$48,325.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$304,845.00
SITE STRUCTURES/AMENITIES				
Toilet Shower Building/ Campground Office	SF	4,250	\$300.00	\$1,275,000.00
Fire Rings	EA	18	\$200.00	\$3,600.00
Picnic Tables	EA	18	\$3,000.00	\$54,000.00
Vehicular Gate	LS	1	\$3,000.00	\$3,000.00
SUBTOTAL				\$1,335,600.00
LANDSCAPING				
Restoration Seeding	SY	14,103	\$2.50	\$35,257.50
Deciduous Trees	EA	72	\$800.00	\$57,600.00
Evergreen Trees	EA	35	\$600.00	\$21,000.00
SUBTOTAL				\$113,857.50
MODERN CAMPING SUBTOTAL				\$2,607,687.50
SUBTOTAL				\$3,417,612.00
Design and Construction Contingences @ 10%				\$341,761.20
Professional Fees @ 9%				\$338,343.59
Rustic and Modern Camping TOTAL				\$4,097,716.79



Landscape Architecture
Park & Recreation Planning
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Sports Facility Planning

Description

Unit

No. of Units

Price

Extension

I. SKATE PARK

GENERAL CONDITIONS

Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$10,000.00	\$10,000.00
Layout and Staking	LS	1	\$5,000.00	\$5,000.00
General Conditions (M, O & P@5%)	LS	1	\$56,798.00	\$56,798.00
SUBTOTAL				\$86,798.00

REMOVALS/SITE PREPARATION

Tree Removal	EA	20	\$1,000.00	\$20,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	9,472	\$5.00	\$47,360.00
SUBTOTAL				\$67,360.00

UTILITIES

Electrical Distribution	LF	1,309	\$35.00	\$45,815.00
Electrical Service	LS	1	\$1,000.00	\$1,000.00
Drive LED Light Poles	EA	12	\$10,000.00	\$120,000.00
Storm Drainage	LS	1	\$35,000.00	\$35,000.00
SUBTOTAL				\$201,815.00

PAVING

Concrete Pavement	SF	1,520	\$5.00	\$76,135.00
Concrete Curb and Gutter	LF	805	\$30.00	\$24,150.00
Bituminous Paving and Line Striping	SY	1,737	\$30.00	\$52,110.00
Concrete Pavement	SF	6,710	\$6.00	\$40,260.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL				\$197,655.00



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Landscape Architecture
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Description	Unit	No. of Units	Price	Extension
SITE STRUCTURES/AMENITIES				
Shade Shelter	EA	1	\$40,000.00	\$40,000.00
Pump Track/ MTB Skill Park	LF	1,383	\$30.00	\$41,490.00
Skatepark	LS	1	\$600,000.00	\$600,000.00
8' Vinyl Clad Chain Link Fence	LF	1,039	\$80.00	\$83,120.00
Benches	EA	5	\$3,500.00	\$17,500.00
Litter Receptacles	EA	2	\$2,000.00	\$4,000.00
Picnic Tables	EA	5	\$3,000.00	\$15,000.00
Bleachers	EA	1	\$5,000.00	\$5,000.00
Drinking Fountain with Bottle Filler	EA	1	\$15,000.00	\$15,000.00
SUBTOTAL				\$821,110.00
LANDSCAPING				
Restoration Seeding	SY	3,968	\$5.00	\$19,840.00
SUBTOTAL				\$19,840.00
SUBTOTAL				\$1,192,763.00
Design and Construction Contingences @ 10%				\$119,276.30
Professional Fees @ 9%				\$118,083.54
Skate Park TOTAL				\$1,430,122.84



Landscape Architecture
Park & Recreation Planning
Architecture • Urban Design
Sports Facility Planning

Description	Unit	No. of Units	Price	Extension
<u>J. BROADMOOR AVE ENTRANCE</u>				
GENERAL CONDITIONS				
Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$8,000.00	\$8,000.00
Layout and Staking	LS	1	\$5,000.00	\$5,000.00
General Conditions (M, O & P@5%)	LS	1	\$16,712.00	\$16,712.00
SUBTOTAL				\$44,712.00
REMOVALS/SITE PREPARATION				
Tree Removal	EA	25	\$1,000.00	\$25,000.00
Grading, Soil Erosion, & Sedimentation Control	SY	7,564	\$3.00	\$22,692.00
SUBTOTAL				\$47,692.00
PAVING				
Concrete Curb and Gutter	LF	112	\$30.00	\$3,360.00
Bituminous Paving (Including Striping)	SY	4,050	\$30.00	\$121,500.00
Wayfinding/ Regulatory Signage	EA	3	\$300.00	\$900.00
SUBTOTAL				\$125,760.00
SITE STRUCTURES/AMENITIES				
Pond	ACRE	1	\$15,000.00	\$15,000.00
Monumental Entrance Sign	LS	1	\$50,000.00	\$50,000.00
SUBTOTAL				\$65,000.00
LANDSCAPING				
Turf Grass and Topsoil	SY	1,680	\$5.00	\$8,400.00
Deciduous Trees	EA	45	\$800.00	\$36,000.00
Evergreen Trees	EA	30	\$500.00	\$15,000.00
Irrigation	SY	1,680	\$5.00	\$8,400.00
SUBTOTAL				\$67,800.00
SUBTOTAL				\$350,964.00
Design and Construction Contingences @ 10%				\$35,096.40
Professional Fees @9%				\$34,745.44
Broodmore Ave Entrance SUBTOTAL				\$420,805.84



Landscape Architecture
Park & Recreation Planning
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Description	Unit	No. of Units	Price	Extension
<u>J. ROUND-A-BOUT</u>				

GENERAL CONDITIONS

Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$10,000.00	\$10,000.00
Layout and Staking	LS	1	\$5,000.00	\$5,000.00
General Conditions (M, O & P@5%)	LS	1	\$15,333.00	\$15,333.00
SUBTOTAL				\$45,333.00

REMOVALS/SITE PREPARATION

Grading, Soil Erosion, & Sedimentation Control	SY	4,694	\$5.00	\$23,470.00
SUBTOTAL				\$23,470.00

UTILITIES

Storm Drainage	EA	1	\$25,000.00	\$25,000.00
SUBTOTAL				\$25,000.00

PAVING

Concrete Curb and Gutter	LF	676	\$40.00	\$27,040.00
Bituminous Paving and Line Striping	SY	4,092	\$35.00	\$143,220.00
Concrete Pavement	SF	5,421	\$7.00	\$37,947.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
Sidewalk Crossings	EA	3	\$5,000.00	\$15,000.00
SUBTOTAL				\$228,207.00

LANDSCAPING

Sod	SY	738	\$10.00	\$7,380.00
SUBTOTAL				\$7,380.00

SUBTOTAL				\$322,010.00
Design and Construction Contingences @ 10%				\$32,201.00
Professional Fees @9%				\$31,878.99
Roundabout SUBTOTAL				\$386,089.99

Evaluations of the Project Budget and Estimates of Construction Cost prepared by MCSA Group, Inc. represents their judgment as design professionals. It is recognized, however, MCSA Group, Inc. has no control over the cost of labor, materials or equipment, nor a contractor's methods of determining bid prices, or over competitive bidding, or market conditions. Accordingly, MCSA Group, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Project Budget or from any estimate of construction cost or evaluation prepared by MCSA Group, Inc..