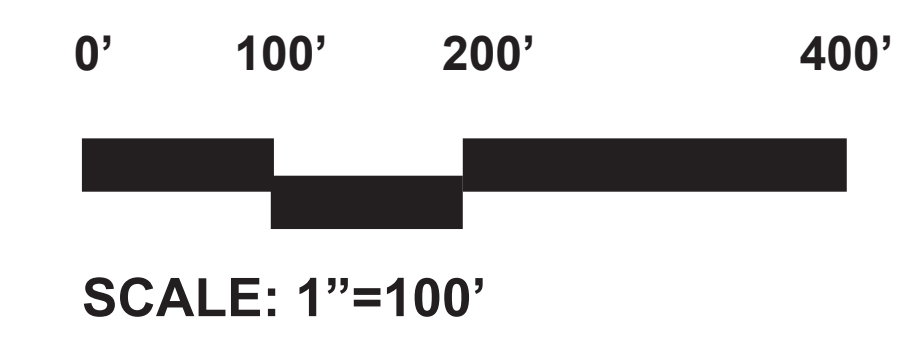




COST ESTIMATE AREAS  
**WALMA PROPERTY**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
 10.18.2021  
 PROJECT NO.  
 2088







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

# CITY OF KENTWOOD

## WALMA PROPERTY 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. Recreation Center, Tot Lot and Parking	\$20,688,495.61
B. Indoor Sports Field and Parking	\$2,568,176.17

**GRAND TOTAL** **\$23,256,671.78**

Description	Unit	No. of Units	Price	Extension
<b><u>A. RECREATION CENTER; TOT LOT AND PARKING</u></b>				

#### GENERAL CONDITIONS

Mobilization	LS	1	\$75,000.00	\$75,000.00
Insurance, Permits, and Bonds	LS	1	\$40,000.00	\$40,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$821,656.00	\$821,656.00
<b>SUBTOTAL</b>				<b>\$951,656.00</b>



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Description	Unit	No. of Units	Price	Extension
<b>REMOVALS/SITE PREPARATION</b>				
Tree Removal	Acre	9	\$35,000.00	\$297,500.00
Grading, Soil Erosion, & Sedimentation Control	SY	43,187	\$5.00	\$215,935.00
<b>SUBTOTAL</b>				<b>\$513,435.00</b>

#### UTILITIES

Electrical Distribution	LF	2,985	\$35.00	\$104,475.00
Electrical Service	LS	1	\$10,000.00	\$10,000.00
Pedestrian LED Light Poles	EA	5	\$8,000.00	\$40,000.00
Parking Lot LED Light Poles	EA	9	\$10,000.00	\$90,000.00
Storm Drainage	EA	1	\$100,000.00	\$100,000.00
Detention Pond	LS	1	\$15,000.00	\$15,000.00
<b>SUBTOTAL</b>				<b>\$359,475.00</b>

#### PAVING

Concrete Curb and Gutter	LF	5,076	\$30.00	\$152,280.00
Bituminous Paving and Line Striping	SY	13,100	\$30.00	\$393,000.00
Specialty Pavement	SF	2,000	\$12.00	\$24,000.00
Concrete Pavement	SF	17,296	\$6.00	\$103,776.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$678,056.00</b>

#### SITE STRUCTURES/AMENITIES

Recreation Center	SF	50,000	\$285.00	\$14,250,000.00
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	\$30.00	\$94,500.00
Shade Shelter	LS	1	\$40,000.00	\$40,000.00
Dumpster Enclosure	LS	1	\$5,000.00	\$5,000.00
Monumental Entrance Sign	LS	1	\$50,000.00	\$50,000.00
<b>SUBTOTAL</b>				<b>\$14,534,500.00</b>

#### LANDSCAPING

Turf Grass and Topsoil	SY	13,777	\$5.00	\$68,885.00
Deciduous Trees	EA	88	\$800.00	\$70,400.00
Evergreen Trees	EA	19	\$500.00	\$9,500.00
Irrigation	SY	13,777	\$5.00	\$68,885.00
<b>SUBTOTAL</b>				<b>\$217,670.00</b>

<b>SUBTOTAL</b>			<b>\$17,254,792.00</b>
Design and Construction Contingences @ 10%			\$1,725,479.20
Professional Fees @9%			\$1,708,224.41
<b>Recreation Center; Tot Lot and Parking</b>			
<b>SUBTOTAL</b>			<b>\$20,688,495.61</b>



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## Description

Unit

No. of Units

Price

Extension

## **B. INDOOR SPORTS FIELD AND PARKING**

### **GENERAL CONDITIONS**

Mobilization	LS	1	\$75,000.00	\$75,000.00
Insurance, Permits, and Bonds	LS	1	\$40,000.00	\$40,000.00
Layout and Staking	LS	1	\$15,000.00	\$15,000.00
General Conditions (M, O & P@5%)	LS	1	\$101,996.75	\$101,996.75
<b>SUBTOTAL</b>				<b>\$231,996.75</b>

### **REMOVALS/SITE PREPARATION**

Tree Removal	Acre	5	\$35,000.00	\$185,500.00
Grading, Soil Erosion, & Sedimentation Control	SY	25,723	\$5.00	\$128,615.00
<b>SUBTOTAL</b>				<b>\$314,115.00</b>

### **UTILITIES**

Electrical Distribution	LF	270	\$35.00	\$9,450.00
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	2	\$10,000.00	\$20,000.00
Storm Drainage	LS	1	\$50,000.00	\$50,000.00
Detention Pond	ACRE	1	\$9,000.00	\$9,000.00
<b>SUBTOTAL</b>				<b>\$114,450.00</b>

### **PAVING**

Concrete Curb and Gutter	LF	1,070	\$30.00	\$32,100.00
Bituminous Paving and Line Striping	SY	6,812	\$30.00	\$204,360.00
Concrete Pavement	SF	11,062	\$6.00	\$66,372.00
Wayfinding/ Regulatory Signage	LS	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$302,832.00</b>

### **SITE STRUCTURES/AMENITIES**

Indoor Sports Field	SF	95,000	\$15.00	\$1,425,000.00
<b>SUBTOTAL</b>				<b>\$1,425,000.00</b>



Landscape Architects and Architects  
EAST GRAND RAPIDS • MICHIGAN

**MCSA**  
GROUP, Inc.

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Description	Unit	No. of Units	Price	Extension
<b>LANDSCAPING</b>				
Turf Grass and Topsoil	SY	2,217	\$5.00	\$11,085.00
Deciduous Trees	EA	34	\$800.00	\$27,200.00
Evergreen Trees	EA	14	\$500.00	\$7,000.00
Irrigation	SY	2,217	\$5.00	\$11,085.00
<b>SUBTOTAL</b>				<b>\$56,370.00</b>
<b>SUBTOTAL</b>				<b>\$2,141,931.75</b>
Design and Construction Contingences @ 10%				<b>\$214,193.18</b>
Professional Fees @ 9%				<b>\$212,051.24</b>
<b>Indoor Sports Field and Parking SUBTOTAL</b>				<b>\$2,568,176.17</b>

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..