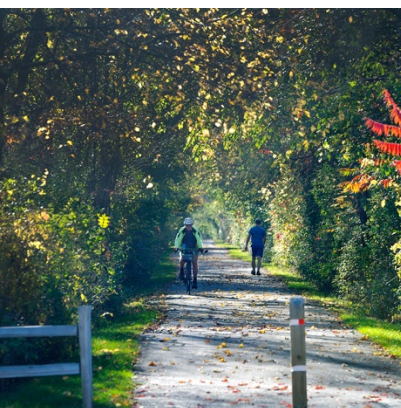




**City of Kentwood  
Park, Trails & Recreation Advisory Committee  
Final Recommendation to City Commission  
November 18, 2019**



## **Park, Trails & Recreation Advisory Committee Overview**

### About:

The Parks, Trails and Recreation Advisory Committee was established on April 8, 2019 via City Commission Resolution to review improvements identified in the Parks and Recreation Business Plan, Parks Master Plan and Non-Motorized Trail Plan and recommend an implementation and sustainable funding plan to the City Commission by December 2019.

### Objectives:

- Review and prioritize improvement items identified in the Parks and Recreation Business Plan, Parks Master Plan, and Non-Motorized Trail Plan to align with the needs of the community;
- Review and prioritize sustainable funding options to accomplish the prioritized improvements
- Recommend to the City Commission, by December 2019, an implementation and sustainable funding plan to improve or sustain the Parks, Trails, and Recreational Programming in the City of Kentwood.

### Members/Representing:

Robert Coughlin: City Commission & Parks & Recreation Commission  
Christopher Furner: Community  
Mark Giles: Community  
Jill Gorkowski: Community  
Maurice Groce: City Commission  
Karmen Johnson: Community  
Ed Kape: Parks & Recreation Commission  
Mimi Madden: Parks & Recreation Commission  
Wallace Massie: Parks & Recreation Commission  
Trent Meyer: Parks & Recreation Commission  
David Moore: Parks & Recreation Commission  
Dustin Moseley: Parks & Recreation Commission  
Darius Quinn: Planning Commission  
Laurie Sheldon: Community  
Adam Shilling: Community  
Kevin Small: Parks & Recreation Commission  
Billy Smith: Community  
Travis Tate: Community  
Mayor Stephen Kepley: City Commission

### Committee Documents and Information:

All information is available online at: [www.kentwood.us/advisory](http://www.kentwood.us/advisory)



## **Park, Trails & Recreation Advisory Committee 2019 Meeting Schedule**

### **Meeting 1: June 3**

- Committee Kick Off
- Introductions
- Select Chair and Vice Chair
- Overview of Committee Objectives

### **Meeting 2: June 17**

- Parks & Recreation Business Plan Overview - PROS Consulting
- Indoor Programming Space Review

### **Meeting 3: July 1**

- Parks Bus Tour #1

### **Meeting 4: July 15**

- Parks Bus Tour #2

### **Meeting 5: August 5**

- Plan Our Park (POP) Public Engagement Series Overview
- Parks, Trails, and Campus Master Plan Overview – MC Smith
- Capital and Operational Cost Analysis

### **Meeting 6: August 19**

- Financial Options
- Parks Prioritization Exercises
- Phasing Discussion

### **Meeting 7: September 16**

- Parks Prioritization & Parks Phasing Discussion
- Draft Plan Creation

### **Meeting 8: October 7**

- Overall Cost Model Review
- Draft Plan & Recommendations Review

### **Meeting 9: October 21**

- Finalize Cost Model
- Draft Plan & Recommendations Review

### **Meeting 10: November 18**

- Final Plan & Recommendations Review
- Adoption of Final Plan & Recommendations

CITY OF KENTWOOD  
PARKS, TRAILS, AND RECREATION ADVISORY COMMITTEE

RESOLUTION NO. PTRAC 1-2019

A Resolution to Recommend Park Improvements and Funding

Committee Member Kape, seconded by Committee Member Moseley, moved the adoption of the following resolution:

WHEREAS,

1. The Parks, Trails, and Recreation Advisory Committee was established by resolution of the City Commission to:
  - a. Review and prioritize improvement items identified in the Parks and Recreation Business Plan, Parks Master Plan, and Non-Motorized Trail Plan to align with the needs of the community;
  - b. Review and prioritize sustainable funding options to accomplish the prioritized improvements;
  - c. Recommend to the City Commission, by December 2019, an implementation and sustainable funding plan to improve or sustain the Parks, Trails, and Recreational Programming in the City of Kentwood; and
2. The Parks, Trails, and Recreation Advisory Committee has completed its review and prioritization of improvement items identified in the Parks and Recreation Business Plan, Parks Master Plan, and Non-Motorized Trail Plan to align with the needs of the community; and
3. The Parks, Trails, and Recreation Advisory Committee has further completed its review and prioritization of sustainable funding options to accomplish the prioritized improvements.

NOW, THEREFORE, BE IT RESOLVED,

1. Based on the aforementioned reviews and studies, the Parks, Trails, and Recreation Advisory Committee recommends to the City Commission of the City of Kentwood:
  - a. That the City Commission seek from the voters in 2020 authority to levy a permanent dedicated millage of (one) 1 mill in order to build, operate, and maintain a series of needed park, trail, and recreational improvements as further described in Appendix A;
  - b. If the millage is approved by the voters, complete the recommended improvements described on Appendix A within (five) 5 years; and
  - c. Contribute up to (six) 6 million dollars from the other funding sources to assist with capital investment during that (five) 5 year period.
2. All resolutions and parts of resolutions in conflict herewith are repealed.

AYES: Robert Coughlin, Christopher Furner, Mark Giles, Jill Gorkowski, Maurice Groce, Karmen Johnson, Ed Kape, Stephen Kepley, Trent Meyer, David Moore II, Dustin Moseley, Darius Quinn, Laurie Sheldon, Kevin Small, Billy Smith

NAYS: None

ABSENT: Mimi Madden, Wallace Massie, Adam Shilling, Travis Tate

Resolution No. PTRAC 1-2019 adopted.

I hereby certify that the foregoing Resolution was adopted by the Parks, Trails and Recreation Advisory Committee for the City of Kentwood, Michigan at a noticed, regular meeting held on November 18, 2019.

  
Mark Rambo, Deputy City Administrator



## **Appendix A**

**Parks, Trails and Recreation Priority Projects Overview**

Parks & Trailheads	Suggested Year	Estimated Cost	General Description
Bowen	1	\$376,000	Replace Restroom, New Playground Components, Gateway Signage
Burgis	5	\$41,000	Trail & Sidewalk Improvements, Drinking Fountain
City Hall Campus	2	\$5,026,000	Event Lawn, Splashpad, Playground & Restrooms
East Paris	3	\$429,000	Trail Improvements and Site Amenities
Home Acres	4	\$800,000	Skate Park Improvements, Lighting, Signage, Site Amenities & Landscaping
Jaycee	1	\$887,000	New Restroom/Program Building, Playground Structure, Basketball Court, Parking Improvements, Gateway Entrance & Playground
Kellogg Woods	5	\$756,000	Restrooms, Softball/Baseball Field & Landscaping
Northeast	3	\$789,000	Restrooms, Playground, Splashpad and Site Amenities
Old Farm	2	\$801,000	Parking Improvements, Playground, Shelter and Site Amenities
Paris	3	\$91,000	Trail Improvements and Signage
Pinewood	4	\$679,000	Splashpad Improvements, Pickleball/Tennis Courts, Restroom and Shelter
Rondo	3	\$329,000	Improve Playground, Site Amenities and Landscaping
Stanaback	5	\$404,000	New Playground Components and ADA Improvements, Parking Improvements, Signage & Pickleball courts
Stauffer	5	\$187,194	Signage, Site Amenities and Landscaping
Veterans	3	\$427,000	Soccer Field Improvements and pathways

Subtotal: **\$12,022,194**

Trails	Suggested Year	Estimated Cost	General Description
Trail Improvements	1	\$200,000	Repair, Replacements and New Connections
Trail Improvements	2	\$200,000	Repair, Replacements and New Connections
Trail Improvements	3	\$200,000	Repair, Replacements and New Connections
Trail Improvements	4	\$200,000	Repair, Replacements and New Connections
Trail Improvements	5	\$200,000	Repair, Replacements and New Connections

Subtotal: **\$1,000,000**

Recreation	Suggested Year	Estimated Cost	General Description
Community Center	3	\$11,200,000	New Community Center approximately 40,000 square feet

Subtotal: **\$11,200,000**

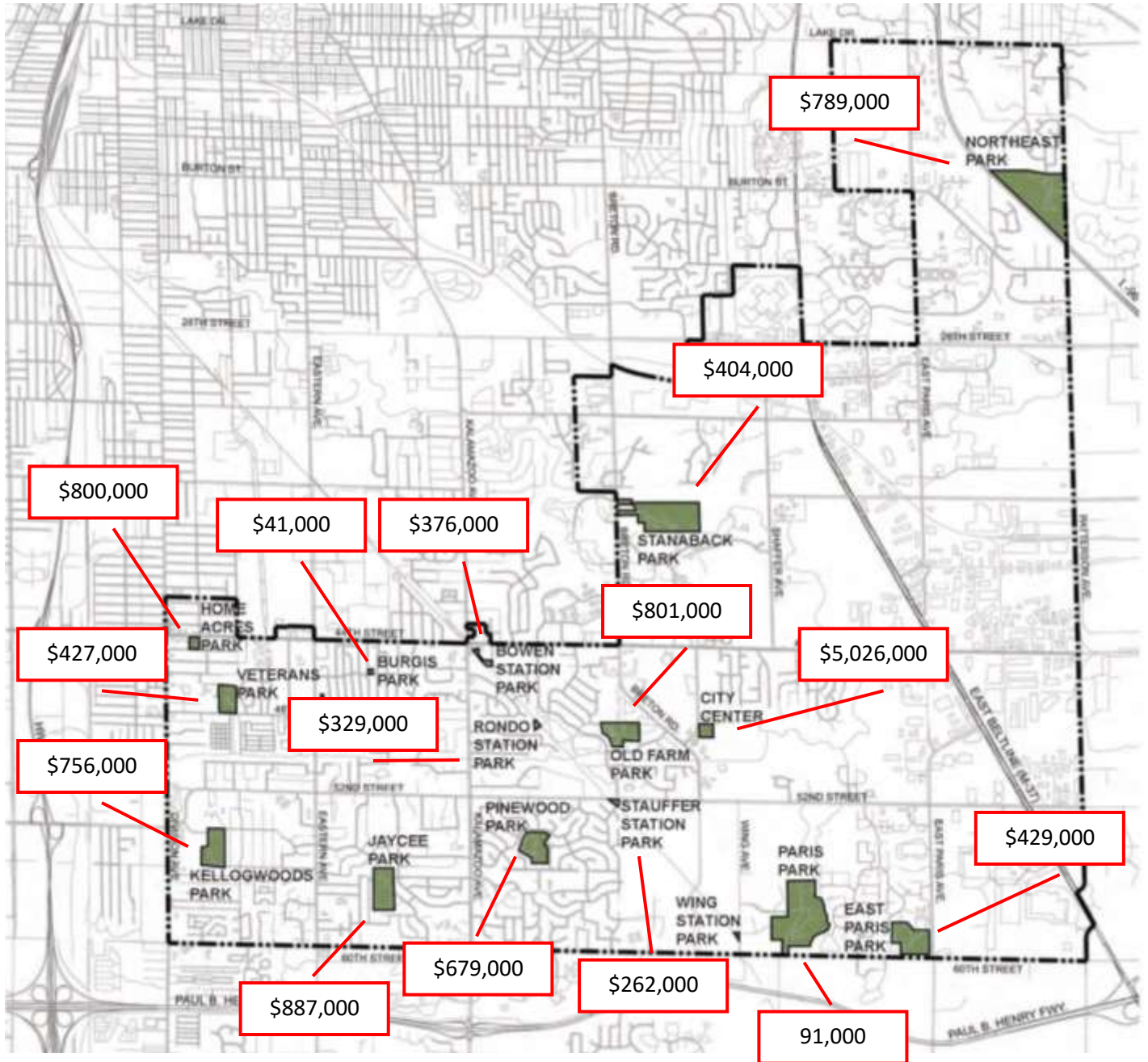
Total: **\$24,222,194**

Park & Trailhead Annual Totals	
Year 1	\$1,263,000
Year 2	\$5,827,000
Year 3	\$2,065,000
Year 4	\$1,479,000
Year 5	\$1,388,194

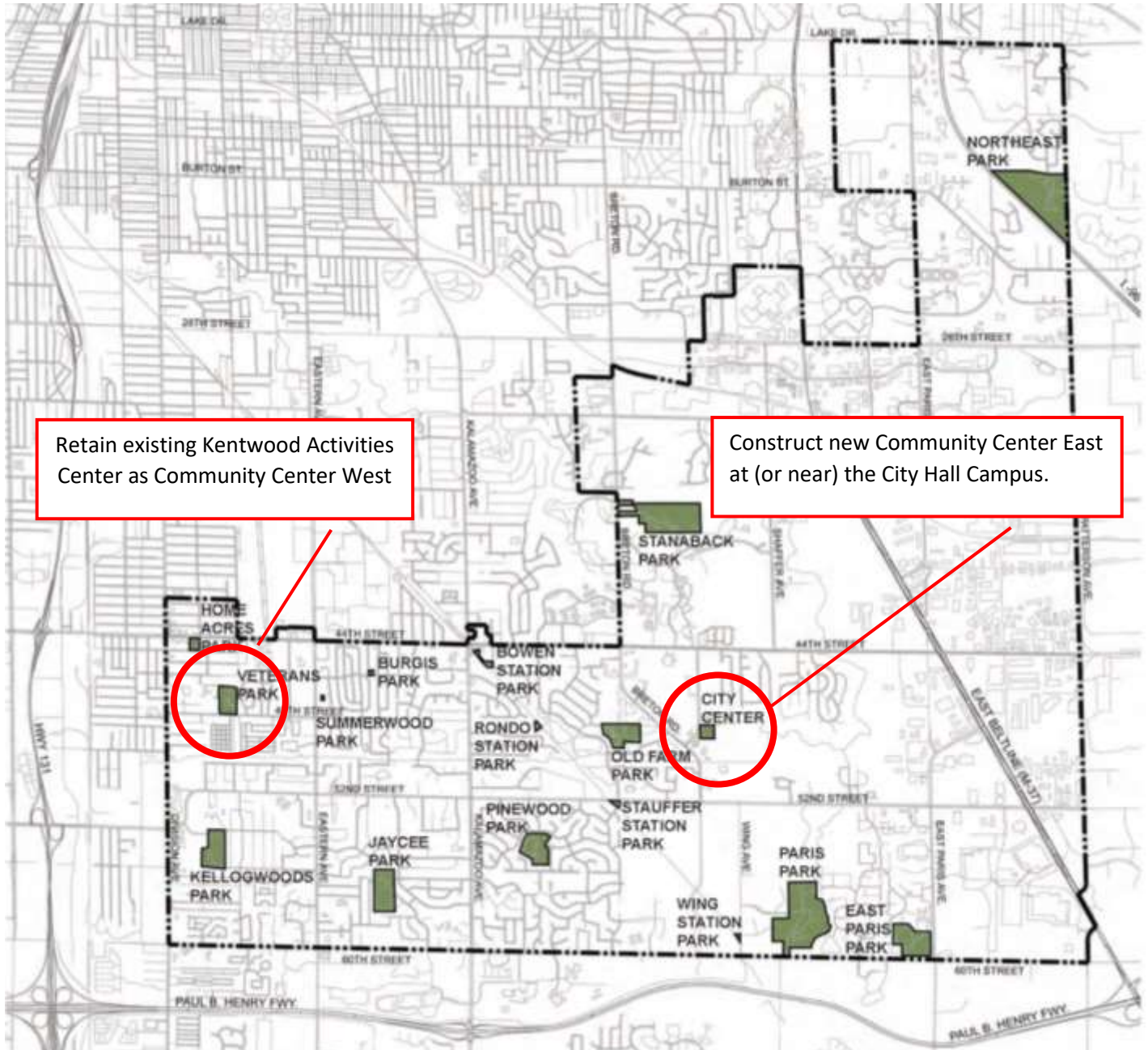
**\$12,022,194**



## Parks & Trailheads Improvement Map



## Community Centers Overview





Year	Simple Cost Model Combined														
	2021 1	2022 2	2023 3	2024 4	2025 5	2026 6	2027 7	2028 8	2029 9	2030 10	2031 11	2032 12	2033 13	2034 14	2035 15
<b>Revenue</b>															
Millage	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875	\$2,042,875
Grants	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
General/Property Fund	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SA Revolving Fund	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond	\$0	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Donations	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Program, Event & Rental Fees	\$0	\$0	\$0	\$350,000	\$350,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Balance Forward	\$0	\$979,875	\$45,750	\$2,664,248	\$2,008,123	\$1,442,804	\$1,765,679	\$1,938,554	\$2,111,429	\$2,284,304	\$2,457,179	\$2,630,054	\$2,802,929	\$1,975,804	\$1,868,680
subtotal	\$2,442,875	\$6,422,750	\$16,488,625	\$5,457,123	\$4,800,998	\$3,935,679	\$4,258,554	\$4,431,429	\$4,604,304	\$4,777,179	\$4,950,054	\$5,122,929	\$5,295,804	\$4,468,680	\$4,361,555
<b>Capital Expense</b>															
Parks & Trail Heads	\$1,263,000	\$5,827,000	\$2,065,000	\$1,479,000	\$1,388,194	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Trails	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Community Center			\$11,159,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
subtotal	\$1,463,000	\$6,027,000	\$13,424,378	\$1,679,000	\$1,588,194	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
<b>Ongoing Expense</b>															
Staffing & Programming	\$0	\$250,000	\$300,000	\$350,000	\$350,000	\$350,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Operation & Maintenance Costs	\$0	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Capital Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,500,000	\$2,000,000
Bond Payment 10 YR	\$0	\$0	\$0	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$1,220,000	\$0
subtotal	\$0	\$350,000	\$400,000	\$1,770,000	\$1,770,000	\$1,770,000	\$1,920,000	\$1,920,000	\$1,920,000	\$1,920,000	\$1,920,000	\$1,920,000	\$2,920,000	\$2,200,000	\$2,700,000
Fund Balance w/ 10 YR Bond	\$979,875	\$45,750	\$2,664,248	\$2,008,123	\$1,442,804	\$1,765,679	\$1,938,554	\$2,111,429	\$2,284,304	\$2,457,179	\$2,630,054	\$2,802,929	\$1,975,804	\$1,868,680	\$1,261,555

Millage Calc Table		
Millage	2019 taxable	Revenue
1	\$2,042,875.094	\$2,042,875

Note: This cost model is to be used for illustrative purposes only.

### Community Center Cost Assumptions

Estimated cost per square foot	\$170.00	
Estimated Total SQFT	40000	
Base Building Cost		\$6,800,000
Estimated Site Construction (Site Preparation, Site Utilities, Drainage, Parking and Drives, Site Lighting, Pathways, Plaza Space, Site Amenities, and Landscape Improvements)		\$2,244,390
<b>Subtotal</b>		<b>\$9,044,390</b>

Design Contingency	8%	\$723,551
Furniture, Fixtures & Equipment		\$80,000
Design & Engineering	5.5%	\$497,441
General Conditions	5%	\$452,220
Construction Management	4%	\$361,776
<b>Subtotal</b>		<b>\$2,114,988</b>

**Total** **\$11,159,378**

Notes:

*Building per square foot cost will vary based on the size and configuration of the building*



### Community Center Bond Assumptions

<b>Original Debt Issue:</b>	\$ 10,000,000.00
<b>Interest Rate:</b>	4.00%
<b>Years:</b>	10

Year	Remaining Principal	Rate	Yearly Interest	Yearly Principal Payment	Total Payment
1	\$10,000,000	4.00%	\$400,000.00	\$1,000,000.00	\$1,400,000.00
2	\$9,000,000	4.00%	\$360,000.00	\$1,000,000.00	\$1,360,000.00
3	\$8,000,000	4.00%	\$320,000.00	\$1,000,000.00	\$1,320,000.00
4	\$7,000,000	4.00%	\$280,000.00	\$1,000,000.00	\$1,280,000.00
5	\$6,000,000	4.00%	\$240,000.00	\$1,000,000.00	\$1,240,000.00
6	\$5,000,000	4.00%	\$200,000.00	\$1,000,000.00	\$1,200,000.00
7	\$4,000,000	4.00%	\$160,000.00	\$1,000,000.00	\$1,160,000.00
8	\$3,000,000	4.00%	\$120,000.00	\$1,000,000.00	\$1,120,000.00
9	\$2,000,000	4.00%	\$80,000.00	\$1,000,000.00	\$1,080,000.00
10	\$1,000,000	4.00%	\$40,000.00	\$1,000,000.00	\$1,040,000.00
<b>Total</b>			<b>\$2,200,000.00</b>	<b>\$10,000,000.00</b>	<b>\$12,200,000.00</b>

Leveled Bond Payment: \$1,220,000.00

**Proposed Millage Overview & Impact**

			Tax Impact					
Millage Revenue			Taxable Home Value					
Millage	2019 taxable	Revenue	\$75,000	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000
0.25	\$2,042,875,094	\$510,719	\$18.75	\$25.00	\$37.50	\$50.00	\$62.50	\$75.00
0.5	\$2,042,875,094	\$1,021,438	\$37.50	\$50.00	\$75.00	\$100.00	\$125.00	\$150.00
0.75	\$2,042,875,094	\$1,532,156	\$56.25	\$75.00	\$112.50	\$150.00	\$187.50	\$225.00
1	\$2,042,875,094	\$2,042,875	\$75.00	\$100.00	\$150.00	\$200.00	\$250.00	\$300.00
1.25	\$2,042,875,094	\$2,553,594	\$93.75	\$125.00	\$187.50	\$250.00	\$312.50	\$375.00
1.5	\$2,042,875,094	\$3,064,313	\$112.50	\$150.00	\$225.00	\$300.00	\$375.00	\$450.00
1.75	\$2,042,875,094	\$3,575,031	\$131.25	\$175.00	\$262.50	\$350.00	\$437.50	\$525.00
2	\$2,042,875,094	\$4,085,750	\$150.00	\$200.00	\$300.00	\$400.00	\$500.00	\$600.00

**Bowen Station Master Plan**  
**Phase One Cost Estimate**  
**November 18 , 2019**  
**Page 1**

## **BOWEN STATION MASTER PLAN**

### **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$5,000.00	\$5,000.00
Insurance, Permits, and Bonds	LS	1	\$5,000.00	\$5,000.00
Layout and Staking	LS	1	\$3,000.00	\$3,000.00
General Conditions (M, O & P@5%)	LS	1	\$16,002.00	\$16,002.00
<b>Subtotal</b>				<b>\$29,002.00</b>

**Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	2001	\$2.50	\$5,002.50
<b>Subtotal</b>				<b>\$5,002.50</b>

**Restroom Building and Utilities**

Restroom Building (with Drinking Fountain)	SF	475	\$225.00	\$106,875.00
Utility Connections	LS	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$107,875.00</b>



Landscape Architecture  
Park & Recreation Planning  
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Sports Facility Planning

**Bowen Station Master Plan**  
**Phase One Cost Estimate**  
**November 18 , 2019**  
**Page 2**

**Site Construction**

Concrete Straight Curb	LF	117	\$22.00	\$2,574.00
Concrete Flush Curb	LF	211	\$22.00	\$4,642.00
Concrete Sidewalk - 4" Depth	SF	5,741	\$5.00	\$28,705.00
Concrete Steps with Railing and Cheekwall	SF	40	\$70.00	\$2,800.00
Barrier Free Sign	EA	2	\$500.00	\$1,000.00
Freestanding Wall	LF	54	\$200.00	\$10,800.00
<b>Subtotal</b>				<b>\$50,521.00</b>

**Playground**

Engineered Wood Fiber Surfacing	SY	377	\$12.00	\$4,524.00
Mobius - 12 Panel	LS	1	\$47,265.00	\$47,265.00
GT - Surfs Up	LS	1	\$26,656.00	\$26,656.00
Turned Down Edge	LF	280	\$22.00	\$6,160.00
<b>Subtotal</b>				<b>\$84,605.00</b>

**Bowen Station Master Plan**  
**Phase One Cost Estimate**  
**November 18 , 2019**  
**Page 3**

**Signage**

Entry Feature (Planter, Plantings and Light)	EA	1	\$10,000.00	\$10,000.00
Secondary Entrance	LS	1	\$1,000.00	\$1,000.00
Wayfinding Signage	EA	2	\$2,000.00	\$4,000.00
<b>Subtotal</b>				<b>\$15,000.00</b>

**Site Amenities**

Benches	EA	5	\$2,500.00	\$12,500.00
Litter Receptacles	EA	4	\$1,500.00	\$6,000.00
Bike Racks	EA	5	\$500.00	\$2,500.00
<b>Subtotal</b>				<b>\$21,000.00</b>

**Landscape Improvements**

Restoration Lawn Seeding	LS	1	\$500.00	\$500.00
<b>Subtotal</b>				<b>\$500.00</b>

<b>SUBTOTAL</b>	<b>\$313,505.50</b>
Design and Construction Contingences @ 10%	\$31,350.55
Professional Fees and Expenses @9%	\$31,037.04
<b>BOWEN STATION PARK IMPROVEMENTS</b>	<b>\$375,893.09</b>

Evaluations of the Project Budget and Estimates of Construction Cost prepared by M.C. Smith Associates represents their judgment as design professionals. It is recognized, however, M.C. Smith Associates 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, M.C. Smith Associates 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 M.C. Smith Associates.





Park Improvement Phase One  
**BOWEN STATION PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
PROJECT NO.  
2032



**Burgis Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

## **BURGIS PARK MASTER PLAN**

### **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

<u>Description</u>	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$2,000.00	\$2,000.00
Insurance, Permits, and Bonds	LS	1	\$2,000.00	\$2,000.00
Layout and Staking	LS	1	\$2,000.00	\$2,000.00
General Conditions (M, O & P@5%)	LS	1	\$1,577.00	\$1,577.00
<b>SUBTOTAL</b>				<b>\$7,577.00</b>

**Site Preparation and Removals**

Soil Erosion, Sedimentation Control; Site Preparation, Grading and Removals Including:				
Timber Edging and Shrub Plantings	SY	310	\$4.00	\$1,240.00
Remove Existing Paving Complete	SF	775	\$3.00	\$2,325.00
<b>SUBTOTAL</b>				<b>\$3,565.00</b>

**Site Construction**

Concrete Sidewalk - 4" Depth	SF	2,792	\$5.00	\$13,960.00
ADA Access Ramp	EA	1	\$500.00	\$500.00
<b>SUBTOTAL</b>				<b>\$14,460.00</b>



Landscape Architecture  
Park & Recreation Planning  
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Sports Facility Planning

**Burgis Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

<u>Description</u>	Unit	No. of Units	Price	Extension
<b>Site Amenities</b>				
Drinking Fountain (Including 3/4" Waterline and 2" Sanitary Line)	LS	1	\$8,000.00	\$8,000.00
<b>SUBTOTAL</b>				<b>\$8,000.00</b>
<b>SUBTOTAL</b>				<b>\$33,602.00</b>
Design and Construction Contingences @ 10%				\$3,360.20
Professional Fees and Expenses @9%				\$3,326.60
<b>BURGIS PARK IMPROVEMENTS</b>				<b>\$40,288.80</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.



Park Improvement Phase One  
**BURGIS PARK**  
 CITY OF KENTWOOD, MICHIGAN



0' 20' 40' 80'  
 SCALE IN FEET 1" = 20'

DATE  
 9.16.2019  
 PROJECT NO.  
 2032





## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

Page 1

# CITY HALL CAMPUS MASTER PLAN

## ORDER OF MAGNITUDE COST ESTIMATE

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 2017 construction but should be adjusted to reflect construction cost changes after 2017.

Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$8,000.00	\$8,000.00
Layout and Staking	LS	1	\$6,000.00	\$6,000.00
General Conditions (M, O, &P@5%)	LS	1	\$199,601.00	\$199,601.00
<b>SUBTOTAL</b>				<b>\$221,601.00</b>

## SOUTH PARKING LOT EXPANSION

### REMOVALS/SITE PREPARATION

Grading, Soil Erosion, & Sedimentation Control	LS	1	\$27,000.00	\$27,000.00
Removal - Concrete Pavement	SF	906	\$2.50	\$2,265.00
Removal - Bituminous Paving	SY	475	\$4.00	\$1,900.00
Removal - Concrete Curb and Gutter	LF	275	\$7.00	\$1,925.00
Removal of Chain Link Fence and Barb Wire at Landfill	LS	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$38,090.00</b>

### UTILITIES

Storm Water Lines	LF	333	\$60.00	\$19,980.00
Storm Water Inlets and Manholes	EA	5	\$2,500.00	\$12,500.00
Electrical Hook Ups for Food Trucks	EA	6	\$1,000.00	\$6,000.00
Parking Lot Lighting	EA	6	\$6,000.00	\$36,000.00
Electrical Distribution	LS	1	\$15,000.00	\$15,000.00
<b>SUBTOTAL</b>				<b>\$89,480.00</b>





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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

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Description	Unit	No. of Units	Price	Extension
<b>PAVING</b>				
Concrete Curb and Gutter	LF	1,723	\$25.00	\$43,075.00
Bituminous Paving (Including Striping)	SY	1,792	\$25.00	\$44,800.00
Sealcoat Existing Parking Lot	SY	2,000	\$3.00	\$6,000.00
Concrete Pavement	SF	9,484	\$5.00	\$47,420.00
<b>SUBTOTAL</b>				<b>\$141,295.00</b>

## SITE STRUCTURES/AMENITIES

Litter Receptacles	EA	2	\$1,200.00	\$2,400.00
Bollards at Drop Off	EA	18	\$1,200.00	\$21,600.00
Ornamental Fencing at Landfill (Entire Western Length)	LF	804	\$130.00	\$104,520.00
<b>SUBTOTAL</b>				<b>\$128,520.00</b>

<b>LANDSCAPING</b>				
Turf Grass and Top Soil	SY	1,385	\$3.50	\$4,847.50
Native Grass Seeding	SY	1,159	\$2.00	\$2,318.00
Deciduous Trees	EA	16	\$650.00	\$10,400.00
Irrigation System	LS	1	\$7,000.00	\$7,000.00
<b>SUBTOTAL</b>				<b>\$24,565.50</b>

South Parking Lot Expansion Subtotal

**\$421,950.50**

## RESTROOM/CONCESSION BUILDING AND PLAZA

### REMOVALS/SITE PREPARATION

Grading, Soil Erosion, & Sedimentation Control	LS	1	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$10,000.00</b>

### PAVING

Concrete Pavement (1/2 of Total)	SF	3,953	\$5.00	\$19,765.00
Specialty Pavement (1/2 of Total)	SF	3,953	\$12.00	\$47,436.00
<b>SUBTOTAL</b>				<b>\$67,201.00</b>



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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

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Description	Unit	No. of Units	Price	Extension
<b>UTILITIES</b>				
Natural Gas Line	LF	360	\$40.00	\$14,400.00
Water Service Line to Restrooms	LF	64	\$60.00	\$3,840.00
Sanitary Service Line to Restrooms	LF	355	\$60.00	\$21,300.00
Plaza Drains	EA	8	\$1,000.00	\$8,000.00
Storm Water Lines	LF	300	\$60.00	\$18,000.00
Electrical Distribution	LF	201	\$25.00	\$5,025.00
Electrical Service	LS	1	\$6,000.00	\$6,000.00
Pedestrian LED Light Poles	EA	6	\$6,000.00	\$36,000.00
<b>SUBTOTAL</b>				<b>\$112,565.00</b>

## SITE STRUCTURES/AMENITIES

Restroom/Concession Building	LS	1	\$495,875.00	\$495,875.00
Seat wall	LF	87	\$200.00	\$17,400.00
Entry Feature of Columns and Arches	EA	2	\$10,000.00	\$20,000.00
Gas Fireplace	LS	1	\$12,000.00	\$12,000.00
Moveable Tables with 4 Chairs	EA	16	\$2,000.00	\$32,000.00
Litter Receptacles	EA	2	\$1,200.00	\$2,400.00
Tree Grates	EA	6	\$2,200.00	\$13,200.00
Planter Pots	EA	12	\$5,000.00	\$60,000.00
<b>SUBTOTAL</b>				<b>\$652,875.00</b>

<b>LANDSCAPING</b>				
Deciduous Trees	EA	6	\$600.00	\$3,600.00
Irrigation System	LS	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$8,600.00</b>

**Restroom/Concessions Building and Plaza  
Subtotal**

**\$851,241.00**



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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

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Description	Unit	No. of Units	Price	Extension
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## **SPLASH PAD AND GROUP SHELTER**

### **REMOVALS/SITE PREPARATION**

Tree Removal	EA	5	\$500.00	\$2,500.00
Grading, Soil Erosion, & Sedimentation Control	LS	1	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$12,500.00</b>

### **UTILITIES**

Water Line	LF	106	\$60.00	\$6,360.00
Drain Line to Splash Pad	LF	200	\$60.00	\$12,000.00
Electrical Supply to Splash Pad Equipment	LS	1	\$2,500.00	\$2,500.00
Electrical Distribution to Lighting	LF	102	\$25.00	\$2,550.00
Shelter Light and GFI Outlets	LS	1	\$2,000.00	\$2,000.00
Pedestrian LED Light Poles	EA	3	\$6,000.00	\$18,000.00
<b>SUBTOTAL</b>				<b>\$43,410.00</b>

### **PAVING**

Reinforced Colored Concrete Pavement	SF	1,678	\$12.00	\$20,136.00
Concrete Pavement	SF	5,508	\$5.00	\$27,540.00
<b>SUBTOTAL</b>				<b>\$47,676.00</b>

### **SITE STRUCTURES/AMENITIES**

Large Group Shelter	EA	1	\$42,000.00	\$42,000.00
Splash Pad installation including spray elements, activators, and drains	LS	1	\$268,500.00	\$268,500.00
Litter Receptacles	EA	2	\$1,200.00	\$2,400.00
Benches	EA	4	\$1,500.00	\$6,000.00
Picnic Tables	EA	8	\$2,000.00	\$16,000.00
<b>SUBTOTAL</b>				<b>\$334,900.00</b>



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## City Hall Campus Master Plan

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Description	Unit	No. of Units	Price	Extension
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### LANDSCAPING

Sod with Topsoil	SY	365	\$6.00	\$2,190.00
Turf Grass Seeding	SY	187	\$3.50	\$654.50
Deciduous Trees	EA	3	\$650.00	\$1,950.00
Irrigation	LS	1	\$5,000.00	\$5,000.00

**SUBTOTAL**

**\$9,794.50**

**Splash Pad and Group Shelter Subtotal**

**\$448,280.50**

### PLAYGROUND AND GROUP SHELTER

#### REMOVALS/SITE PREPARATION

Grading, Soil Erosion, & Sedimentation Control	LS	1	\$15,000.00	\$15,000.00
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**SUBTOTAL**

**\$15,000.00**

#### UTILITIES

Storm Water Line Connection to Playground Underdrain System	LF	40	\$60.00	\$2,400.00
Electrical Distribution	LF	130	\$25.00	\$3,250.00
Shelter Light and GFI Outlets	LS	1	\$2,000.00	\$2,000.00
LED Area Light Poles	EA	2	\$5,000.00	\$10,000.00

**SUBTOTAL**

**\$17,650.00**

#### PAVING

Poured in Place Safety Surfacing with Underdrain	SF	3,968	\$25.00	\$99,200.00
Concrete Pavement	SF	5,857	\$5.00	\$29,285.00

**SUBTOTAL**

**\$128,485.00**



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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

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Description	Unit	No. of Units	Price	Extension
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### SITE STRUCTURES/AMENITIES

Large Group Shelter	EA	1	\$42,000.00	\$42,000.00
Component Play Structure	EA	1	\$130,500.00	\$130,500.00
3 Bay Swings (Belt, Adaptive, and Expression)	EA	1	\$13,000.00	\$13,000.00
Unity Spinner	EA	1	\$12,000.00	\$12,000.00
Picnic Tables	EA	8	\$2,000.00	\$16,000.00
Litter Receptacles	EA	2	\$1,200.00	\$2,400.00
Benches	EA	4	\$1,500.00	\$6,000.00
<b>SUBTOTAL</b>				<b>\$221,900.00</b>

### LANDSCAPING

Sod with Topsoil	SY	137	\$6.00	\$822.00
Native Grass Seeding	SY	286	\$2.00	\$572.00
Deciduous Trees	EA	11	\$650.00	\$7,150.00
Irrigation	LS	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$13,544.00</b>

**Playground and Group Shelter Subtotal**

**\$396,579.00**

### STAGE AND EVENT LAWN

#### REMOVALS/SITE PREPARATION

Abandon and Cap Existing Storm Lines for Water Tower	LS	1	\$5,000.00	\$5,000.00
Remove Fence Existing Chain Link Fence at Water Tower	LS	1	\$6,000.00	\$6,000.00
Grading, Soil Erosion, & Sedimentation Control	LS	1	\$22,000.00	\$22,000.00
<b>SUBTOTAL</b>				<b>\$33,000.00</b>





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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

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Description	Unit	No. of Units	Price	Extension
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### UTILITIES

Storm Water Line	LF	705	\$60.00	\$42,300.00
Storm Water Inlets and Man Holes	EA	8	\$2,500.00	\$20,000.00
Electrical Supply to Stage	LS	1	\$6,000.00	\$6,000.00
Electrical Distribution	LF	916	\$25.00	\$22,900.00
Pedestrian LED Light Poles	EA	25	\$6,000.00	\$150,000.00
<b>SUBTOTAL</b>				<b>\$241,200.00</b>

### PAVING

Stage Paving	SF	2,408	\$15.00	\$36,120.00
Ramp Paving	SF	788	\$12.00	\$9,456.00
Concrete Pavement	SF	8,840	\$5.00	\$44,200.00
Specialty Pavement	SF	4,309	\$15.00	\$64,635.00
Monumental Steps (1 foot risers)	SF	720	\$100.00	\$72,000.00
Standard Steps with Cheek Wall (6 inch risers)	SF	180	\$150.00	\$27,000.00
<b>SUBTOTAL</b>				<b>\$253,411.00</b>

### SITE STRUCTURES/AMENITIES

Storage at Stage	LS	1	\$112,500.00	\$112,500.00
Stage Canopy	LS	1	\$271,200.00	\$271,200.00
Retaining Walls at Ramp	LF	237	\$300.00	\$71,100.00
Guardrail/handrail	LF	274	\$200.00	\$54,800.00
Ornamental Fencing and Gate at Water Tower	LF	486	\$130.00	\$63,180.00
Litter Receptacles	EA	4	\$1,200.00	\$4,800.00
Benches	EA	4	\$1,500.00	\$6,000.00
Pergolas	EA	2	\$65,000.00	\$130,000.00
Shade Sail Structure	LS	1	\$273,000.00	\$273,000.00
<b>SUBTOTAL</b>				<b>\$986,580.00</b>



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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

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Description	Unit	No. of Units	Price	Extension
<b>LANDSCAPING</b>				
Event Lawn with Under Drain System	SY	1,312	\$12.00	\$15,744.00
Sod with Topsoil	SY	4,329	\$6.00	\$25,974.00
Native Grass Seed	SY	1,130	\$2.00	\$2,260.00
Deciduous Trees	EA	43	\$650.00	\$27,950.00
Irrigation	LS	1	\$35,000.00	\$35,000.00
<b>SUBTOTAL</b>				<b>\$106,928.00</b>

Stage/Event Lawn TOTAL

**\$1,621,119.00**

## NORTH EVENT SPACE PARKING LOT

### REMOVALS/SITE PREPARATION

Tree Removal	LS	1	\$1,500.00	\$1,500.00
Grading, Soil Erosion, & Sedimentation Control	LS	1	\$12,000.00	\$12,000.00
<b>SUBTOTAL</b>				<b>\$13,500.00</b>

### UTILITIES

Storm Water Line	LF	312	\$60.00	\$18,720.00
Storm Water Inlets and Man Hole	EA	4	\$2,000.00	\$8,000.00
Electrical Distribution	LF	565	\$25.00	\$14,125.00
Parking Lot LED Light Poles	EA	14	\$4,000.00	\$56,000.00
<b>SUBTOTAL</b>				<b>\$96,845.00</b>

### PAVING

Bituminous Paving and Line Striping	SY	1,566	\$25.00	\$39,150.00
Concrete Curb and Gutter	LF	1,010	\$25.00	\$25,250.00
Concrete Pavement	SF	3,654	\$5.00	\$18,270.00
<b>SUBTOTAL</b>				<b>\$82,670.00</b>

### SITE STRUCTURES/AMENITIES

Bollards	EA	8	\$1,200.00	\$9,600.00
Regulatory Signage	EA	5	\$150.00	\$750.00
<b>SUBTOTAL</b>				<b>\$10,350.00</b>



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## City Hall Campus Master Plan

City of Kentwood

Order of Magnitude Cost Estimate

November 18, 2019

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Description	Unit	No. of Units	Price	Extension
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### LANDSCAPING

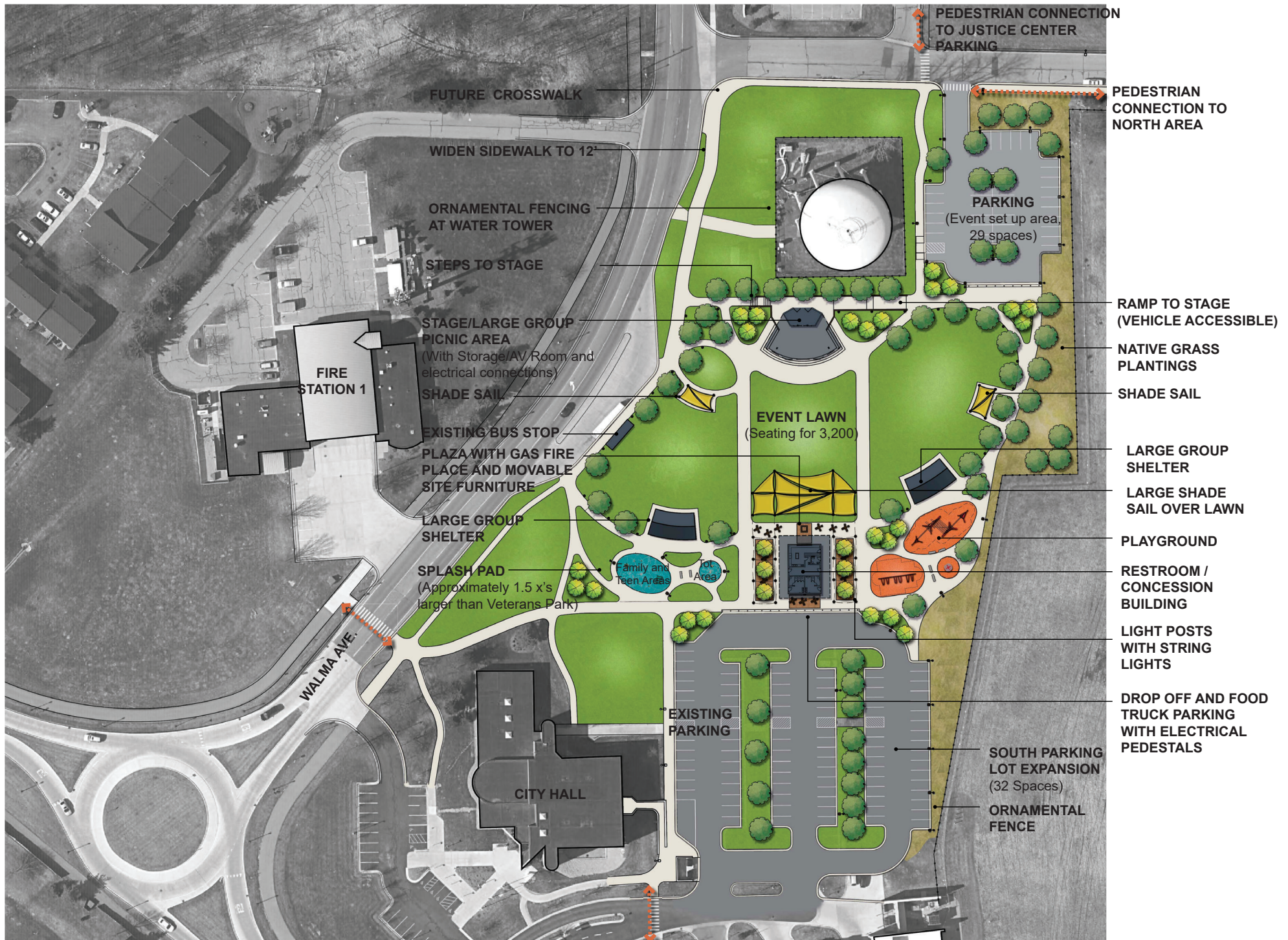
Native Grass Seeding	SY	620	\$2.00	\$1,240.00
Sod with Topsoil	SY	140	\$6.00	\$840.00
Shrub Planting Bed	SF	2,201	\$5.00	\$11,005.00
Deciduous Trees	EA	14	\$600.00	\$8,400.00
Irrigation	LS	1	\$6,000.00	\$6,000.00
<b>SUBTOTAL</b>				<b>\$27,485.00</b>

<b>North Event Space Parking Lot TOTAL</b>	<b>\$230,850.00</b>
--------------------------------------------	---------------------

<b>Subtotal for Entire Project</b>	<b>\$4,191,621.00</b>
Design and Construction Contingences @10%	<b>\$419,162.10</b>
Professional Fees @9%	<b>\$414,970.48</b>
	<b>\$5,025,753.58</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.





## COMMUNITY GATHERING SPACE - REVISED MASTER PLAN

### CITY HALL COMPLEX MASTER PLAN

City of Kentwood, Michigan



NORTH

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SCALE IN FEET

DATE  
11.27.2019  
PROJECT NO.  
1990

**M.C. SMITH ASSOCIATES AND  
ARCHITECTURAL GROUP, INC.**  
Landscape Architecture • Park & Recreation Planning • Architecture  
Downtown Planning • Interior Design • Sports Facility Planning  
629 Greenwood Avenue S.E. • East Grand Rapids, MI 49506  
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**East Paris Nature Park Master Plan  
Phase One Order of Magnitude Cost Estimate  
November 18, 2019  
Page 1**

# **EAST PARIS NATURE PARK MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
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### **General Conditions**

Mobilization	LS	1	\$4,000.00	\$4,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$17,010.00	\$17,010.00
<b>Subtotal</b>				<b>\$31,010.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading	SY	12,613	\$2.00	\$25,226.00
Remove Bituminous Paving	SY	3,374	\$4.00	\$13,496.00
<b>Subtotal</b>				<b>\$38,722.00</b>

### **Site Construction**

Chips and Fines Paths	SY	3,374	\$18.00	\$60,732.00
Install Bituminous Trail (Paul Henry)	SY	732	\$26.00	\$19,032.00
Concrete Sidewalk - 4" Depth	SF	2,844	\$5.00	\$14,220.00
Decorative Paving (Exposed Aggregate or Colored Concrete)	SF	1,120	\$8.00	\$8,960.00
Concrete Pavers	SF	706	\$25.00	\$17,650.00
Shelter Renovation	LS	1	\$3,000.00	\$3,000.00
Drinking Fountain	LS	1	\$8,000.00	\$8,000.00
<b>Subtotal</b>				<b>\$131,594.00</b>

**East Paris Nature Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

Description	Unit	No. of Units	Price	Extension
<b>Signage</b>				
Entry Feature (Planter, Plantings and Light)	EA	2	\$15,000.00	\$30,000.00
Secondary Entry	EA	1	\$1,000.00	\$1,000.00
Map Kiosk	LS	2	\$13,000.00	\$26,000.00
<b>Subtotal</b>				<b>\$57,000.00</b>

**Site Amenities**

Benches	EA	10	\$2,500.00	\$25,000.00
Bike Racks	EA	3	\$500.00	\$1,500.00
Litter Receptacles	EA	4	\$1,500.00	\$6,000.00
Picnic Tables	EA	8	\$2,000.00	\$16,000.00
Grills	EA	2	\$1,000.00	\$2,000.00
Serving Tables	EA	1	\$1,500.00	\$1,500.00
<b>Subtotal</b>				<b>\$52,000.00</b>

**Lighting and Electrical**

Shelter Light	LS	1	\$1,000.00	\$1,000.00
Electrical Distribution	LS	1	\$2,000.00	\$2,000.00
<b>SUBTOTAL</b>				<b>\$3,000.00</b>

**Landscape Improvements**

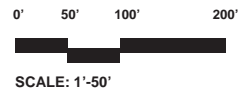
Deciduous Trees	EA	10	\$500.00	\$5,000.00
Ornamental Trees	EA	10	\$400.00	\$4,000.00
Restoration Seeding	SY	8,720	\$4.00	\$34,880.00
<b>Subtotal</b>				<b>\$43,880.00</b>

<b>SUBTOTAL</b>				<b>\$357,206.00</b>
Design and Construction Contingences @ 10%				\$35,720.60
Professional Fees and Expenses @9%				\$35,363.39
<b>EAST PARIS NATURE PARK IMPROVEMENTS</b>				<b>\$428,289.99</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.



Park Improvement Phase One  
**EAST PARIS NATURE PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
 9.16.2019  
 PROJECT NO.  
 2032



**Home Acres Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **HOME ACRES MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$31,758.00	\$31,758.00
<b>Subtotal</b>				<b>\$49,758.00</b>

**Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	2498	\$2.50	\$6,245.00
Site Drainage	LS	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$11,245.00</b>

**Site Construction**

Concrete Sidewalk - 4" Depth	SF	3,989	\$5.00	\$19,945.00
<b>Subtotal</b>				<b>\$19,945.00</b>

**Skate Park**

Custom Skate Park	SF	10,115	\$45.00	\$455,175.00
5 Row Bleachers	EA	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$460,175.00</b>



**Home Acres Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Shade Shelters**

30' Fabric Shelter	LS	1	\$21,045.00	\$21,045.00
<b>Subtotal</b>				<b>\$21,045.00</b>

**Signage**

Digital Entrance Sign	LS	1	\$45,000.00	\$45,000.00
<b>Subtotal</b>				<b>\$45,000.00</b>

**Site Amenities**

Litter Receptacles	EA	2	\$1,500.00	\$3,000.00
Picnic Tables	EA	3	\$2,000.00	\$6,000.00
<b>Subtotal</b>				<b>\$9,000.00</b>

**Lighting and Electrical**

Site Lights	EA	5	\$4,000.00	\$20,000.00
Electrical Distribution	LF	612	\$12.00	\$7,344.00
<b>SUBTOTAL</b>				<b>\$27,344.00</b>

**Landscape Improvements**

Deciduous Trees	EA	14	\$500.00	\$7,000.00
Ornamental Trees	EA	3	\$400.00	\$1,200.00
Evergreen Trees	EA	20	\$400.00	\$8,000.00
Lawn Seeding	SY	2,883	\$2.50	\$7,207.50
<b>Subtotal</b>				<b>\$23,407.50</b>

**PHASE III SUBTOTAL**

**\$666,919.50**

Design and Construction Contingences @ 10%

\$66,691.95

Professional Fees and Expenses @9%

\$66,025.03

**PHASE THREE HOME ACRES PARK TOTAL**

**\$799,636.48**

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.





Park Improvement Phasing Plan  
**HOME ACRES PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
PROJECT NO.  
2032



**Jaycee Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **JAYCEE PARK MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

<b>Description</b>	<b>Unit</b>	<b>No. of Units</b>	<b>Price</b>	<b>Extension</b>
<b>General Conditions</b>				
Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$35,220.00	\$35,220.00
<b>Subtotal</b>				<b>\$53,220.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals.	SY	7,389	\$1.25	\$9,236.25
Remove Existing Restroom Building and Main Parking Area, Existing Play Equipment, Half Basketball Court, Softball Field Fencing, and Eastern Parking Lot	LS	1	\$14,000.00	\$14,000.00
<b>Subtotal</b>				<b>\$23,236.25</b>

### **Restroom Building and Utilities**

Restroom Building (with Wall Mounted Drinking Fountain)	SF	1,128	\$225.00	\$253,800.00
Utility Connections	LS	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$258,800.00</b>

**Jaycee Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Site Construction**

Bituminous Paving at Parking Area	SY	1,809	\$25.00	\$45,225.00
Retaining Wall	LF	169	\$120.00	\$20,280.00
Concrete Curb and Gutter	LF	660	\$22.00	\$14,520.00
Concrete Sidewalk - 4" Depth	SF	9,222	\$4.50	\$41,499.00
Concrete Sidewalk - 6" Depth	SF	449	\$6.00	\$2,694.00
Concrete Curb at Planter	LF	126	\$20.00	\$2,520.00
Concrete Pavers	SF	459	\$25.00	\$11,475.00
Straight Curb at Concrete pavers	LF	55	\$20.00	\$1,100.00
Barrier Free Sign	EA	2	\$500.00	\$1,000.00
Parking Blocks	EA	25	\$125.00	\$3,125.00
<b>Subtotal</b>				<b>\$143,438.00</b>

**Basketball Court**

Bituminous Basketball Court Paving	SY	768	\$40.00	\$30,720.00
Acrylic Court Surfacing	SY	768	\$5.00	\$3,840.00
Goals (Precast Concrete)	EA	2	\$3,000.00	\$6,000.00
8' Fencing	LF	276	\$30.00	\$8,280.00
5 Row Bleacher	EA	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$53,840.00</b>

**Playground**

Resilient Surfacing	SF	1,921	\$15.00	\$28,815.00
Engineered Wood Fiber Surfacing	SY	605	\$12.00	\$7,260.00
Playground Ramp	EA	1	\$500.00	\$500.00
Branch Out - Thicket	LS	1	\$38,540.00	\$38,540.00
Turned Down Edge/ Flush Curb	LF	441	\$22.00	\$9,702.00
<b>Subtotal</b>				<b>\$84,817.00</b>

**Jaycee Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 3**

**Site Amenities**

Benches	EA	6	\$2,500.00	\$15,000.00
Litter Receptacles	EA	4	\$1,500.00	\$6,000.00
Picnic Tables	EA	5	\$2,000.00	\$10,000.00
Bike Racks	EA	3	\$500.00	\$1,500.00
<b>Subtotal</b>				<b>\$32,500.00</b>

**Lighting and Electrical**

Site Lights	EA	6	\$4,000.00	\$24,000.00
Electrical Distribution	LF	600	\$12.00	\$7,200.00
<b>Subtotal</b>				<b>\$31,200.00</b>

**Landscape Improvements**

Ornamental Trees	EA	5	\$400.00	\$2,000.00
Lawn Seeding	SY	2,626	\$2.50	\$6,565.00
Remove Dead Tree Limbs and Trees	LS	1	\$25,000.00	\$25,000.00
Understory Tree Planting	LS	1	\$25,000.00	\$25,000.00
<b>Subtotal</b>				<b>\$58,565.00</b>

**SUBTOTAL**

**\$739,616.25**

Design and Construction Contingences @ 10%

\$73,961.63

Professional Fees and Expenses @9%

\$73,222.01

**JAYCEE PARK TOTAL**

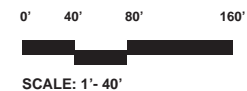
**\$886,799.88**

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# Park Improvement Phasing Plan **JAYCEE PARK** CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
PROJECT NO.  
2032



**Kellogg Woods Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **KELLOGG WOODS MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

### **General Conditions**

Mobilization	LS	1	\$6,000.00	\$6,000.00
Insurance, Permits, and Bonds	LS	1	\$4,000.00	\$4,000.00
Layout and Staking	LS	1	\$3,000.00	\$3,000.00
General Conditions (M, O & P@5%)	LS	1	\$30,007.00	\$30,007.00
<b>Subtotal</b>				<b>\$43,007.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	24,620	\$1.25	\$30,775.00
<b>Subtotal</b>				<b>\$30,775.00</b>

### **Site Construction**

Concrete Sidewalk - 4" Depth	SF	12,934	\$5.00	\$64,670.00
<b>Subtotal</b>				<b>\$64,670.00</b>

### **Restroom Building and Utilities**

Restroom Building (with Wall Mounted Drinking	SF	1,095	\$225.00	\$246,375.00
New Sanitary Line	LF	380	\$30.00	\$11,400.00
Site Utilities	LS	1	\$25,000.00	\$25,000.00
<b>Subtotal</b>				<b>\$282,775.00</b>



**Kellogg Woods Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Sports Fields**

**300' Softball/ Baseball Field**

Field Fine Grading	SY	9,590	\$0.50	\$4,795.00
Infield Surfacing - with Turface	SY	1,899	\$23.00	\$43,677.00
Warning Track Surfacing-with Turface	SY	1,912	\$18.00	\$34,416.00
24' Hooded Backstop	EA	1	\$12,000.00	\$12,000.00
Infield 8' Vinyl Coated Fencing	LF	526	\$32.00	\$16,832.00
8' Vinyl Coated Fencing	LF	1,042	\$32.00	\$33,344.00
Outfield 6' Vinyl Coated Fencing	LF	516	\$25.00	\$12,900.00
Service Gates	EA	2	\$1,400.00	\$2,800.00
Safety Fence Cap	LF	1,042	\$5.00	\$5,210.00
Pass Gates	EA	2	\$750.00	\$1,500.00
Players Benches	EA	2	\$2,000.00	\$4,000.00
Concrete Pads	SF	640	\$4.50	\$2,880.00
Foul Pole	EA	2	\$250.00	\$500.00
Field Irrigation	EA	1	\$15,000.00	\$15,000.00
Seeding/Topsoil	SY	3,499	\$3.00	\$10,497.00

**Subtotal** **\$200,351.00**

**Landscape Improvements**

Restoration Seeding and 4" of Top Soil	SY	6,865	\$1.25	\$8,581.25
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**Subtotal** **\$8,581.25**

**SUBTOTAL** **\$630,159.25**

Design and Construction Contingences @ 10% \$63,015.93

Professional Fees and Expenses @9% \$62,385.77

**KELLOGG WOODS TOTAL** **\$755,560.94**

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Park Improvement Phasing Plan  
**KELLOGG WOODS PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
PROJECT NO.  
2032



**Northeast Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **NORTHEAST PARK MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$10,000.00	\$10,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$6,000.00	\$6,000.00
General Conditions (M, O & P@5%)	LS	1	\$31,332.00	\$31,332.00
<b>Subtotal</b>				<b>\$53,332.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	4,424	\$2.50	\$11,060.00
Site Drainage	LS	1	\$16,000.00	\$16,000.00
<b>Subtotal</b>				<b>\$27,060.00</b>

**Northeast Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Restroom Building and Utilities**

Restroom Building (with Wall Mounted Drinking Fountain)	SF	428	\$225.00	\$96,300.00
Utility Connections	LS	1	\$2,500.00	\$2,500.00
<b>Subtotal</b>				<b>\$98,800.00</b>

**Site Construction**

Bituminous Trail Replace/ Add	SY	486	\$26.00	\$12,636.00
Concrete Sidewalk - 4" Depth	SF	9,675	\$4.50	\$43,537.50
<b>Subtotal</b>				<b>\$56,173.50</b>

**Playground**

Engineeredr Wood Fiber Surfacing	SY	890	\$12.00	\$10,680.00
2 Bay Swings (2 Belts and 2 Universal)	EA	1	\$4,298.00	\$4,298.00
Unity Spinner	EA	1	\$9,915.00	\$9,915.00
Unity Connect	LS	1	\$53,642.00	\$53,642.00
Fitness Challenge - Pro 4000	LS	1	\$88,000.00	\$88,000.00
Turned Down Edge/ Flush Curb	LF	476	\$22.00	\$10,472.00
<b>Subtotal</b>				<b>\$177,007.00</b>

**Splash Pad**

Reinforced Colored Concrete Paving	SF	1,816	\$18.00	\$32,688.00
Splash Components/ Drain Control System	LS	1	\$140,000.00	\$140,000.00
<b>Subtotal</b>				<b>\$172,688.00</b>

**Site Amenities**

Outdoor Fireplace	LS	1	\$12,000.00	\$12,000.00
Benches	EA	6	\$2,500.00	\$15,000.00
Litter Receptacles	EA	4	\$1,500.00	\$6,000.00
Picnic Tables	EA	8	\$2,000.00	\$16,000.00
Bike Racks	EA	8	\$500.00	\$4,000.00
Bike Repair Center	LS	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$54,000.00</b>



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

**Northeast Park Master Plan**  
**Phase One Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 3**

**Lighting and Electrical**

Shelter Light	EA	1	\$1,000.00	\$1,000.00
Electrical Distribution	LF	382	\$12.00	\$4,584.00
<b>SUBTOTAL</b>				<b>\$5,584.00</b>

**Landscape Improvements**

Deciduous Trees	EA	19	\$500.00	\$9,500.00
Restoration Seeding	SY	1,705	\$2.25	\$3,836.25
<b>Subtotal</b>				<b>\$13,336.25</b>

**SUBTOTAL**

**\$657,980.75**

Design and Construction Contingences @ 10%

\$65,798.08

Professional Fees and Expenses @9%

\$65,140.09

**NORTHEAST PARK TOTAL**

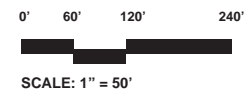
**\$788,918.92**

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Park Improvement Phase One  
**NORTHEAST PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
PROJECT NO.  
2032





**Old Farm Park Master Plan  
Order of Magnitude Cost Estimate  
November 18, 2019  
Page 1**

## **OLD FARM PARK MASTER PLAN ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
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**General Conditions**

Mobilization	LS	1	\$15,000.00	\$15,000.00
Insurance, Permits, and Bonds	LS	1	\$12,000.00	\$12,000.00
Layout and Staking	LS	1	\$8,000.00	\$8,000.00
General Conditions (M, O & P@5%)	LS	1	\$31,777.00	\$31,777.00
<b>SUBTOTAL</b>				<b>\$66,777.00</b>

**Site Preparation and Removals**

Site Preparation & Grading, and Soil Erosion,	SY	8,556	\$2.50	\$21,390.00
Remove Existing Shelter Complete	LS	1	\$2,000.00	\$2,000.00
Remove Existing Playground Equipment	LS	1	\$5,000.00	\$5,000.00
Remove Paving Complete	SY	669	\$3.00	\$2,007.00
<b>SUBTOTAL</b>				<b>\$30,397.00</b>

**Signage**

Sign Kiosk for Disc Golf	EA	1	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$5,000.00</b>

**Old Farm Park Master Plan  
Order of Magnitude Cost Estimate  
November 18, 2019  
Page 2**

**Parking Area Expansion**

Concrete Curb and Gutter	LF	444	\$25.00	\$11,100.00
Wheel Stops	EA	53	\$150.00	\$7,950.00
Bituminous Paving and Striping	SY	2,061	\$25.00	\$51,525.00
Top Coat Existing Bituminous	SY	1,314	\$10.00	\$13,140.00
Regulatory Signs	EA	6	\$250.00	\$1,500.00
Security Lighting	EA	6	\$4,000.00	\$24,000.00
Electrical Distribution	LF	722	\$22.00	\$15,884.00
Storm Water Drainage	LS	1	\$12,000.00	\$12,000.00
<b>SUBTOTAL</b>				<b>\$137,099.00</b>

**Paved Pathways and Site Construction**

4" Concrete Sidewalk	SF	8,390	\$6.00	\$50,340.00
Concrete Steps with Handrail	SF	40	\$30.00	\$1,200.00
Block Retaining Wall	LF	127	\$100.00	\$12,700.00
Concrete Paving - 6" Depth	SF	504	\$6.00	\$3,024.00
Concrete Pavers	SF	264	\$25.00	\$6,600.00
Straight Curb at Pavers	LF	37	\$20.00	\$740.00
Bituminous Path	SY	65	\$25.00	\$1,625.00
<b>SUBTOTAL</b>				<b>\$76,229.00</b>

**Site Amenities**

Picnic Tables	EA	4	\$2,000.00	\$8,000.00
Benches	EA	4	\$2,500.00	\$10,000.00
Litter Receptacles	EA	4	\$1,200.00	\$4,800.00
Recycle Receptacles	EA	2	\$1,200.00	\$2,400.00
Bike Racks	EA	2	\$500.00	\$1,000.00
Removable Bollards	EA	3	\$1,000.00	\$3,000.00
<b>SUBTOTAL</b>				<b>\$29,200.00</b>

**Shelters**

Rectangle Large Shade Shelter	LS	1	\$46,000.00	\$46,000.00
Small Shelter at Playground	LS	1	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$56,000.00</b>

**Old Farm Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 3**

**Playground**

6" Concrete Curb	LF	185	\$18.00	\$3,330.00
Turned Down Edge	LF	105	\$22.00	\$2,310.00
Resilient Surfacing	SF	5,585	\$15.00	\$83,775.00
Storm Water Drainage	LS	1	\$3,000.00	\$3,000.00
Everglades Component Structure	LS	1	\$90,203.00	\$90,203.00
Dragonfly See Saw	EA	1	\$7,023.00	\$7,023.00
Platform Whirl	EA	1	\$6,847.00	\$6,847.00
Shadow Play Sky Runner	EA	1	\$8,055.00	\$8,055.00
3 Bay Swings (2 Belts, 2 Tots, 2 ADA)	EA	1	\$8,670.00	\$8,670.00
<b>SUBTOTAL</b>				<b>\$213,213.00</b>

**Disc Golf Realignment**

Hole Basket	EA	1	\$1,000.00	\$1,000.00
Tee Pad	EA	1	\$500.00	\$500.00
<b>SUBTOTAL</b>				<b>\$1,500.00</b>

**Landscape Improvements**

Deciduous Trees	EA	35	\$500.00	\$17,500.00
Evergreen Trees	EA	4	\$350.00	\$1,400.00
Ornamental Trees	EA	7	\$400.00	\$2,800.00
Restoration Seeding and Irrigation	SY	5,034	\$6.00	\$30,204.00
<b>SUBTOTAL</b>				<b>\$51,904.00</b>

**SUBTOTAL**

**\$667,319.00**

Design and Construction Contingences @ 10%

\$66,731.90

Professional Fees and Expenses@ 9%

\$66,064.58

**OLD FARM PARK TOTAL**

**\$800,115.48**

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**Park Improvement Phasing Plan**  
**OLD FARM PARK**  
 CITY OF KENTWOOD, MICHIGAN



0' 40' 80' 160'  
 SCALE IN FEET

DATE  
 8-16-2019  
 PROJECT NO.  
 2002



**Paris Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

## **PARIS PARK MASTER PLAN**

### **ORDER OF MAGNITUDE COST ESTIMATE**

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Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$3,613.00	\$3,613.00
<b>Subtotal</b>				<b>\$21,613.00</b>
<b>Site Preparation and Removals</b>				
Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	3000	\$3.00	\$9,000.00
<b>Subtotal</b>				<b>\$9,000.00</b>
<b>Site Construction</b>				
Remove and Replace Bituminous Paths	SY	1,442	\$30.00	\$43,260.00
<b>Subtotal</b>				<b>\$43,260.00</b>



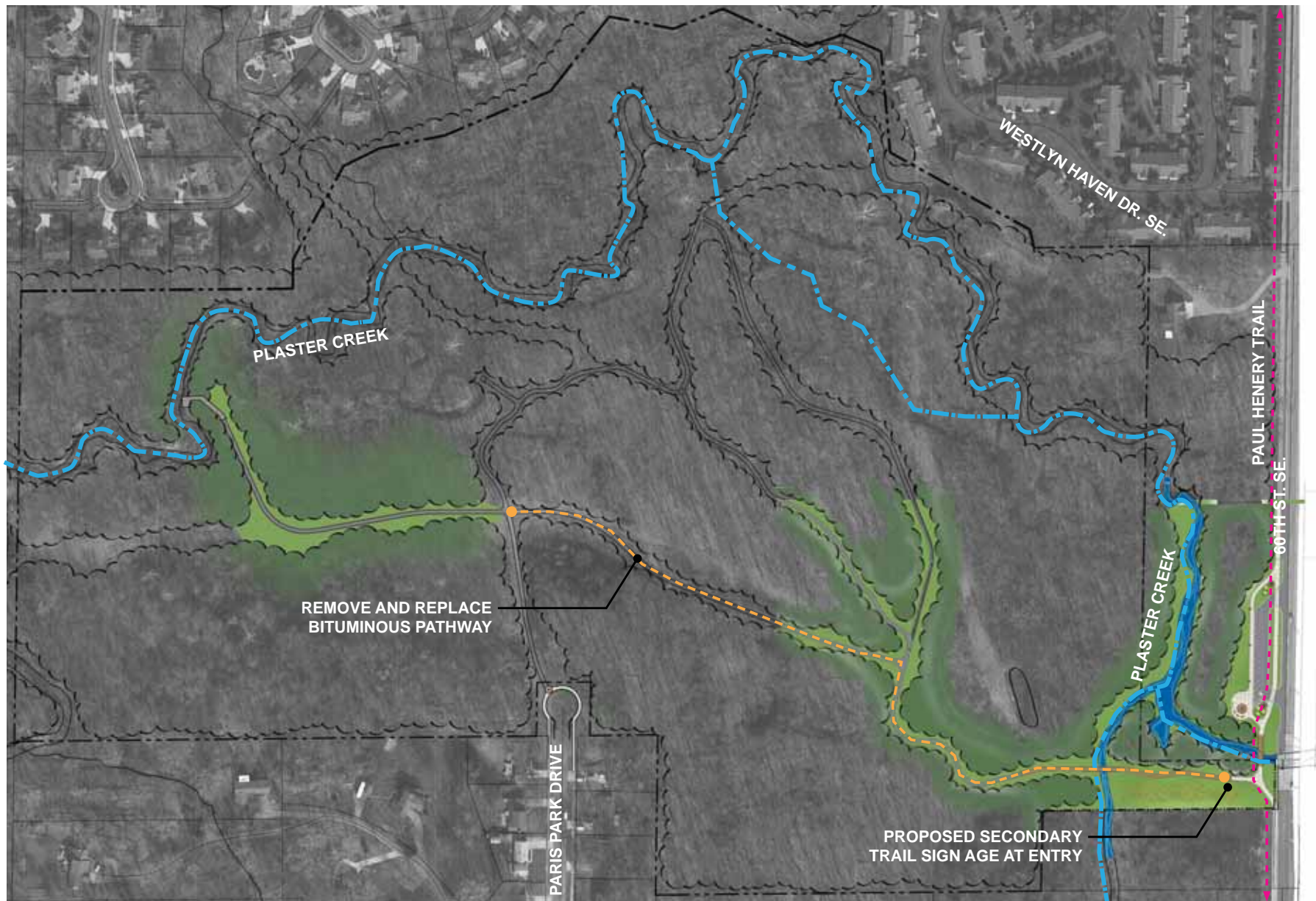


Landscape Architecture  
Park & Recreation Planning  
Architecture • Urban Design  
Sports Facility Planning

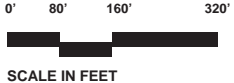
**Paris Park Master Plan  
Order of Magnitude Cost Estimate  
November 18, 2019  
Page 2**

Description	Unit	No. of Units	Price	Extension
<b>Signage</b>				
Secondary Trail Signage	EA	2	\$1,000.00	\$2,000.00
<b>Subtotal</b>				<b>\$2,000.00</b>
<b>SUBTOTAL</b>				<b>\$75,873.00</b>
Design and Construction Contingences @ 10%				\$7,587.30
Professional Fees and Expenses @ 9%				\$7,511.43
<b>PARIS PARK TOTAL</b>				<b>\$90,971.73</b>

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Park Improvement Phasing Plan  
**PARIS PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
 9.16.2018  
 PROJECT NO.  
 2032



**Pinewood Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **PINEWOOD PARK MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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<b>Description</b>	<b>Unit</b>	<b>No. of Units</b>	<b>Price</b>	<b>Extension</b>
<b>General Conditions</b>				
Mobilization	LS	1	\$10,000.00	\$10,000.00
Insurance, Permits, and Bonds	LS	1	\$8,000.00	\$8,000.00
Layout and Staking	LS	1	\$8,000.00	\$8,000.00
General Conditions (M, O & P@5%)	LS	1	\$26,962.00	\$26,962.00
<b>Subtotal</b>				<b>\$52,962.00</b>
<b>Site Preparation and Removals</b>				
Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	2,858	\$3.50	\$10,003.00
Site Drainage	LS	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$15,003.00</b>

**Pinewood Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

Description	Unit	No. of Units	Price	Extension
<b>Restroom Building and Utilities</b>				
Restroom Building A (with Wall Mounted Drinking Fountain)	SF	278	\$225.00	\$62,550.00
Utility Connections	LS	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$63,550.00</b>
<b>Site Construction</b>				
Concrete Sidewalk - 4" Depth	SF	9,000	\$5.00	\$45,000.00
<b>Subtotal</b>				<b>\$45,000.00</b>
<b>Splash Pad</b>				
Reinforced Colored Concrete Paving	SF	1,521	\$18.00	\$27,378.00
Splash Components/ Drain Control System	LS	1	\$90,000.00	\$90,000.00
<b>Subtotal</b>				<b>\$117,378.00</b>
<b>Pickleball/ Tennis Courts</b>				
Bituminous Court Paving	SY	1,574	\$40.00	\$62,960.00
Acrylic Court Surfacing	SY	1,574	\$5.00	\$7,870.00
Pickleball Net with 2 posts	EA	2	\$1,500.00	\$3,000.00
Tennis Net with 2 posts	EA	1	\$1,500.00	\$1,500.00
4' Tall Fencing	LF	470	\$35.00	\$16,450.00
8' Tall Fencing	LF	342	\$45.00	\$15,390.00
4' Gates	EA	2	\$600.00	\$1,200.00
<b>Subtotal</b>				<b>\$108,370.00</b>
<b>Shade Shelters</b>				
Existing Shelter Rehab	LS	1	\$30,000.00	\$30,000.00
25' Small Shade Shelter	LS	1	\$40,000.00	\$40,000.00
<b>Subtotal</b>				<b>\$70,000.00</b>



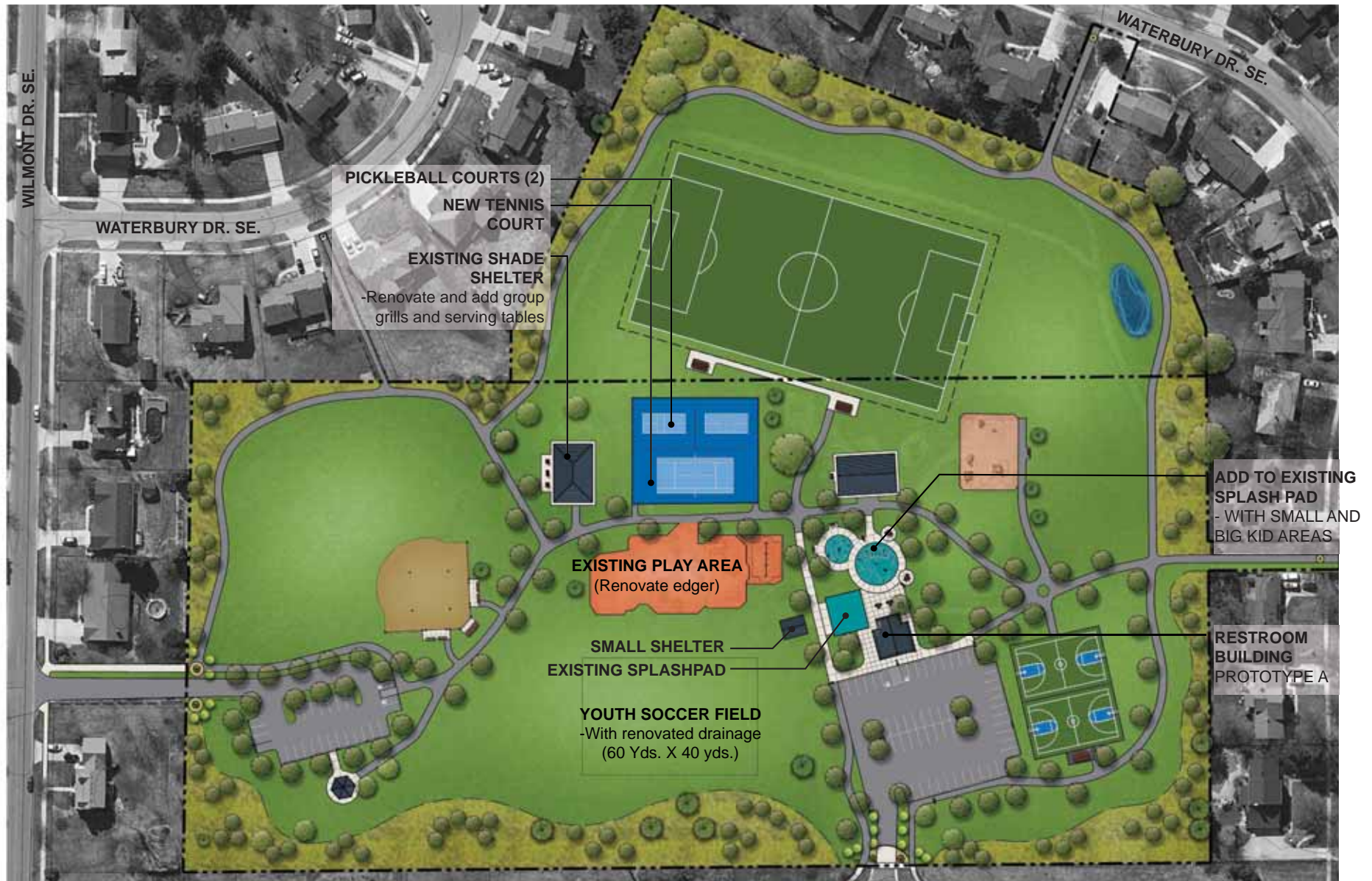
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**Pinewood Park Master Plan  
Order of Magnitude Cost Estimate  
November 18, 2019  
Page 3**

Description	Unit	No. of Units	Price	Extension
<b>Site Amenities</b>				
Benches	EA	5	\$2,500.00	\$12,500.00
Litter Receptacles	EA	10	\$1,500.00	\$15,000.00
Picnic Tables	EA	9	\$2,000.00	\$18,000.00
Grills	EA	2	\$1,000.00	\$2,000.00
Serving Tables	EA	2	\$1,500.00	\$3,000.00
Bike Racks	EA	2	\$500.00	\$1,000.00
Tree Grates	EA	4	\$2,500.00	\$10,000.00
<b>Subtotal</b>				<b>\$61,500.00</b>
<b>Lighting and Electrical</b>				
Shelter Lights	LS	2	\$1,000.00	\$2,000.00
Electrical Distribution	LF	337	\$12.00	\$4,044.00
<b>SUBTOTAL</b>				<b>\$6,044.00</b>
<b>Landscape Improvements</b>				
Deciduous Trees	EA	46	\$500.00	\$23,000.00
Restoration Lawn Seeding	SY	1,354	\$2.50	\$3,385.00
<b>Subtotal</b>				<b>\$26,385.00</b>
<b>SUBTOTAL</b>				<b>\$566,192.00</b>
Design and Construction Contingences @ 10%				\$56,619.20
Professional Fees and Expenses @9%				\$56,053.01
<b>PINEWOOD PARK TOTAL</b>				<b>\$678,864.21</b>

Evaluations of the Project Budget and Estimates of Construction Cost prepared by M.C. Smith Associates represents their judgment as design professionals. It is recognized, however, M.C. Smith Associates 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, M.C. Smith Associates 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 M.C. Smith Associates.





Park Improvement Phasing Plan  
**PINEWOOD PARK**  
 CITY OF KENTWOOD, MICHIGAN



0' 40' 80' 160'  
 SCALE IN FEET 1" = 40'

DATE  
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**Rondo Station Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

# **RONDO STATION MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

<b>Description</b>	<b>Unit</b>	<b>No. of Units</b>	<b>Price</b>	<b>Extension</b>
<b>General Conditions</b>				
Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$13,650.00	\$13,650.00
<b>Subtotal</b>				<b>\$31,650.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control Site Preparation, Grading and Removals (Bituminous Path, Playground Equipment, Fencing, Bollards, Signage)	SY	3292	\$6.00	\$19,752.00
Clearing at Paul Henry Trail	LS	1	\$1,500.00	\$1,500.00
Site Drainage	LS	1	\$16,000.00	\$16,000.00
<b>Subtotal</b>				<b>\$37,252.00</b>

**Rondo Station Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Site Construction**

Bituminous Paving	SY	340	\$25.00	\$8,500.00
Concrete Sidewalk - 4" Depth	SF	4,209	\$5.00	\$21,045.00
Steel Edging	LF	314	\$6.00	\$1,884.00
Turned Down Edge ( Parking)	LF	61	\$22.00	\$1,342.00
Concrete Pavers	SF	386	\$25.00	\$9,650.00
Bollards	EA	9	\$500.00	\$4,500.00
Barrier Free Sign	EA	1	\$500.00	\$500.00
Retaining and Freestanding Wall	LF	39	\$200.00	\$7,800.00
<b>Subtotal</b>				<b>\$55,221.00</b>

**Playground**

Engineered Wood Fibar	SF	3,724	\$12.00	\$44,688.00
Component Structure	LS	1	\$50,000.00	\$50,000.00
Merry-Go-All	EA	1	\$4,250.00	\$4,250.00
2 Bay Swings (2 Belts and 2 Universal)	EA	1	\$5,500.00	\$5,500.00
Spring Ride	EA	2	\$3,000.00	\$6,000.00
Bench	EA	2	\$1,500.00	\$3,000.00
<b>Subtotal</b>				<b>\$113,438.00</b>

**Site Amenities**

Benches	EA	2	\$2,500.00	\$5,000.00
Picnic Tables	EA	3	\$3,000.00	\$9,000.00
Litter Receptacles	EA	4	\$1,500.00	\$6,000.00
Bike Racks	EA	5	\$500.00	\$2,500.00
Bike Repair Center	LS	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$23,500.00</b>



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**Rondo Station Master Plan**  
**Order of Magnitude Cost Estimate**  
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**Landscape Improvements**

Deciduous Trees	EA	13	\$500.00	\$6,500.00
Ornamental Trees	EA	10	\$400.00	\$4,000.00
Lawn Seeding and 4" of Top Soil	SY	556	\$4.00	\$2,224.00
<b>Subtotal</b>				<b>\$12,724.00</b>

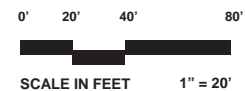
<b>SUBTOTAL</b>	\$273,785.00
Design and Construction Contingences @ 10%	\$27,378.50
Professional Fees and Expenses @9%	\$27,104.72
<b>RONDO STATION IMPROVEMENTS</b>	<b>\$328,268.22</b>

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Park Improvement Phasing Plan  
**RONDO STATION PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
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**Stanabeck Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18 ,2019**  
**Page 1**

## **STANABECK PARK MASTER PLAN**

### **PHASED ORDER OF MAGNITUDE COST ESTIMATE**

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 2019 construction but should be adjusted to reflect construction cost changes after 2019.

Description	Unit	No. of Units	Price	Extension
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**General Conditions**

Mobilization	LS	1	\$8,000.00	\$8,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$4,000.00	\$4,000.00
General Conditions (M, O & P@5%)	LS	1	\$15,108.00	\$15,108.00
<b>Subtotal</b>				<b>\$33,108.00</b>

**Site Preparation and Removals**

Soil Erosion, Sedimentation Control, Site Preparation, Grading and Removals	SY	2667	\$3.00	\$8,001.00
Remove Bituminous Paving	SF	440	\$1.50	\$660.00
<b>Subtotal</b>				<b>\$8,661.00</b>

**Site Construction**

Bituminous Parking	SY	420	\$25.00	\$10,500.00
Site Drainage	LS	1	\$5,000.00	\$5,000.00
Concrete Curb and Gutter	LF	259	\$22.00	\$5,698.00
Concrete Sidewalk - 4" Depth	SF	4,247	\$5.00	\$21,235.00
Concrete Sidewalk - 6" Depth	SF	180	\$7.00	\$1,260.00
Concrete Pavers	SF	555	\$25.00	\$13,875.00
Concrete Steps with Railing and Cheek wall	SF	127	\$70.00	\$8,890.00
Barrier Free Sign	EA	2	\$500.00	\$1,000.00
<b>Subtotal</b>				<b>\$67,458.00</b>

**Stanabeck Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18 ,2019**  
**Page 2**

Description	Unit	No. of Units	Price	Extension
<b>Convert Basketball to Pickleball Court</b>				
Remove Existing Basketball Goals	EA	2	\$500.00	\$1,000.00
Patch Existing Court as Necessary	LS	1	\$5,000.00	\$5,000.00
Acrylic Court Surfacing	SY	332	\$10.00	\$3,320.00
8' Tall Fencing	LF	221	\$35.00	\$7,735.00
Gate	EA	1	\$600.00	\$600.00
Pickleball net	EA	1	\$1,500.00	\$1,500.00
<b>Subtotal</b>				<b>\$19,155.00</b>

**Playground**

Resilient Surfacing	SF	6,309	\$15.00	\$94,635.00
Turned Down Edge	LF	280	\$22.00	\$6,160.00
Flush Curb	LF	268	\$22.00	\$5,896.00
Tri-Runner	LS	1	\$18,176.00	\$18,176.00
KidNexist Apollo	EA	1	\$23,931.00	\$23,931.00
ADA Ramp	EA	3	\$500.00	\$1,500.00
Bench	EA	4	\$1,500.00	\$6,000.00
4" Underdrains	LF	213	\$6.00	\$1,278.00
<b>Subtotal</b>				<b>\$157,576.00</b>

**Signage**

Entry Feature (Planter, Plantings and Light)	EA	2	\$15,000.00	\$30,000.00
Secondary Entry	EA	1	\$1,000.00	\$1,000.00
<b>Subtotal</b>				<b>\$31,000.00</b>

**Site Amenities**

Litter and Recycle Receptacles	EA	2	\$1,500.00	\$3,000.00
<b>Subtotal</b>				<b>\$3,000.00</b>

**Lighting and Electrical**

Site Parking and Drive Lights	EA	2	\$4,000.00	\$8,000.00
Electrical Distribution	LF	233	\$12.00	\$2,796.00
<b>Subtotal</b>				<b>\$10,796.00</b>

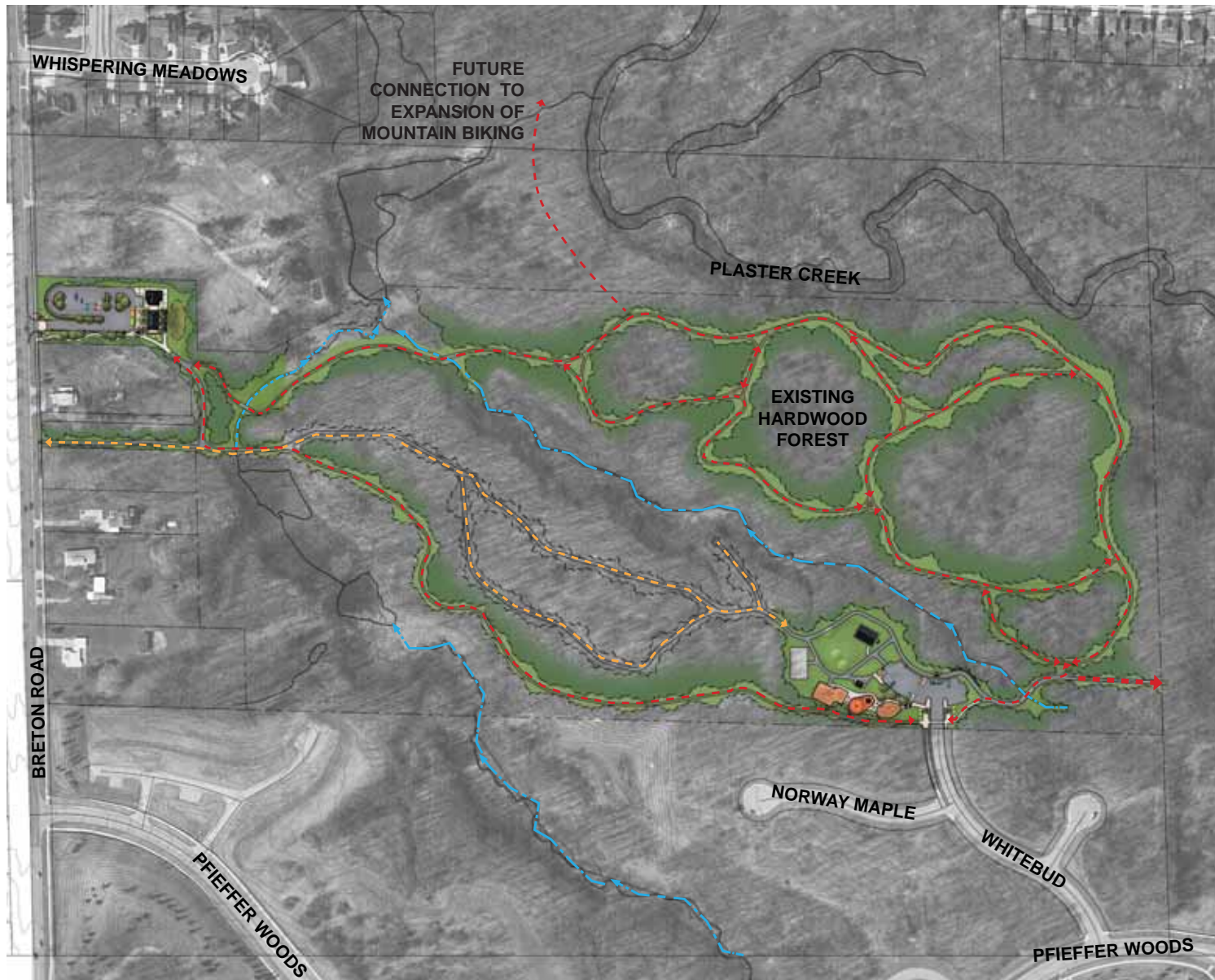


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**Stanabeck Park Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18 ,2019**  
**Page 3**

Description	Unit	No. of Units	Price	Extension
<b>Landscape Improvements</b>				
Ornamental Trees	EA	6	\$400.00	\$2,400.00
Restoration Seeding	SY	819	\$4.00	\$3,276.00
<b>Subtotal</b>				<b>\$5,676.00</b>
<b>SUBTOTAL</b>				<b>\$336,430.00</b>
Design and Construction Contingencies @ 10%				\$33,643.00
Professional Fees and Expenses @9%				\$33,306.57
<b>STANABECK PARK</b>				<b>\$403,379.57</b>

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- LEGEND**
- ← - - - - - → MOUNTAIN BIKE/  
FAT TIRE TRAILS
  - ← - - - - - → EXISTING TRAIL
  - ← - - - - - → EXISTING CREEK

Park Improvement Phasing Plan  
**STANABACK PARK**  
 CITY OF KENTWOOD, MICHIGAN



0' 100' 200' 400'

SCALE IN FEET

DATE  
9.16.2019  
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Park Improvement Phasing Plan  
**STANABACK PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
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**Stauffer Station Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
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# **STAUFFER STATION MASTER PLAN**

## **ORDER OF MAGNITUDE COST ESTIMATE**

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Description	Unit	No. of Units	Price	Extension
<b>General Conditions</b>				
Mobilization	LS	1	\$4,000.00	\$4,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$6,000.00
Layout and Staking	LS	1	\$1,000.00	\$1,000.00
General Conditions (M, O & P@5%)	LS	1	\$7,434.00	\$7,434.00
<b>SUBTOTAL</b>				<b>\$18,434.00</b>

### **Site Preparation and Removals**

Soil Erosion, Sedimentation Control Site Preparation, Grading and Removals (Evergreen Trees, Boulders, Signage, Wheel stops)	SY	1502	\$6.00	\$9,012.00
<b>SUBTOTAL</b>				<b>\$9,012.00</b>

### **Site Construction**

Concrete Sidewalk - 4" Depth	SF	2,633	\$5.00	\$13,165.00
Turned Down Edge	LF	110	\$22.00	\$2,420.00
Concrete Pavers	SF	227	\$25.00	\$5,675.00
Pavement Sealcoat	LS	1	\$500.00	\$500.00
Pavement Striping	LS	1	\$500.00	\$500.00
Retaining Walls	LF	52	\$200.00	\$10,400.00
Tactile Indicators	SF	27	\$200.00	\$5,400.00
<b>SUBTOTAL</b>				<b>\$38,060.00</b>

**Stauffer Station Master Plan**  
**Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Signage**

Digital Entrance Sign	LS	1	\$45,000.00	\$45,000.00
Secondary Trail Signage	LS	1	\$1,000.00	\$1,000.00
Map Kiosk	LS	1	\$13,000.00	\$13,000.00
<b>SUBTOTAL</b>				<b>\$59,000.00</b>

**Site Amenities**

Benches	EA	1	\$2,500.00	\$2,500.00
Picnic Tables	EA	3	\$3,000.00	\$9,000.00
Litter Receptacles	EA	2	\$1,500.00	\$3,000.00
Bike Racks	EA	4	\$500.00	\$2,000.00
Bike Repair Center	LS	1	\$1,000.00	\$1,000.00
<b>SUBTOTAL</b>				<b>\$17,500.00</b>

**Lighting and Electrical**

Map Kiosk Light	LS	1	\$1,000.00	\$1,000.00
Shelter Light	LS	1	\$1,000.00	\$1,000.00
Electrical Distribution	LF	267	\$12.00	\$3,204.00
<b>SUBTOTAL</b>				<b>\$5,204.00</b>

**Landscape Improvements**

Deciduous Trees	EA	5	\$500.00	\$2,500.00
Ornamental Trees	EA	7	\$400.00	\$2,800.00
Lawn Seeding and 4" of Top Soil	SY	450	\$4.00	\$1,800.00
Ground Cover	SF	363	\$5.00	\$1,815.00
<b>SUBTOTAL</b>				<b>\$8,915.00</b>

<b>SUBTOTAL</b>	\$156,125.00
Design and Construction Contingences @ 10%	\$15,612.50
Professional Fees and Expenses @9%	\$15,456.38
<b>STAUFFER STATION IMPROVEMENTS</b>	<b>\$187,193.88</b>

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Park Improvement Phasing Plan  
**STAUFFER STATION PARK**  
 CITY OF KENTWOOD, MICHIGAN



0' 30' 60' 120'  
 SCALE IN FEET 1" = 30'

DATE  
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**Veterans Park Master Plan**  
**Phased Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 1**

## **VETERANS PARK MASTER PLAN**

### **PHASED ORDER OF MAGNITUDE COST ESTIMATE**

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#### **General Conditions**

Mobilization	LS	1	\$6,000.00	\$10,000.00
Insurance, Permits, and Bonds	LS	1	\$6,000.00	\$8,000.00
Layout and Staking	LS	1	\$3,000.00	\$3,000.00
General Conditions (M, O & P@5%)	LS	1	\$16,950.00	\$16,950.00
<b>Subtotal</b>				<b>\$37,950.00</b>

#### **Site Preparation and Removals**

Site Preparation, Grading, and SESC	SY	15,342	\$2.50	\$38,355.00
Tree Removal @ soccer field	EA	6	\$500.00	\$3,000.00
Remove Existing Play Equipment	LS	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>				<b>\$46,355.00</b>

#### **Site Construction**

Concrete Sidewalk - 4" Depth	SF	2,976	\$6.00	\$17,856.00
<b>Subtotal</b>				<b>\$17,856.00</b>



**MCSA**  
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Sports Facility Planning

**Veterans Park Master Plan**  
**Phased Order of Magnitude Cost Estimate**  
**November 18, 2019**  
**Page 2**

**Soccer Field Improvements**

Fine Field Grading	LS	1	\$5,000.00	\$5,000.00
Seeding and Screened Topsoil (Sand Injection @ Goals)	SY	9,711	\$6.00	\$58,266.00
Field Irrigation	LS	1	\$20,000.00	\$20,000.00
Goals and Corner Monuments	FIELD	1	\$2,800.00	\$2,800.00
Sports Field Lighting	LS	1	\$140,000.00	\$140,000.00
8 Row Bleachers	EA	2	\$7,530.00	\$15,060.00
<b>Subtotal</b>				<b>\$241,126.00</b>

**Landscape Improvements**

Lawn Seeding and 4" of Top Soil	SY	5,631	\$2.25	\$12,669.75
<b>Subtotal</b>				<b>\$12,669.75</b>

**SUBTOTAL**

**\$355,956.75**

Design and Construction Contingences @ 10%  
Professional Fees and Expenses @ 9%

\$35,595.68

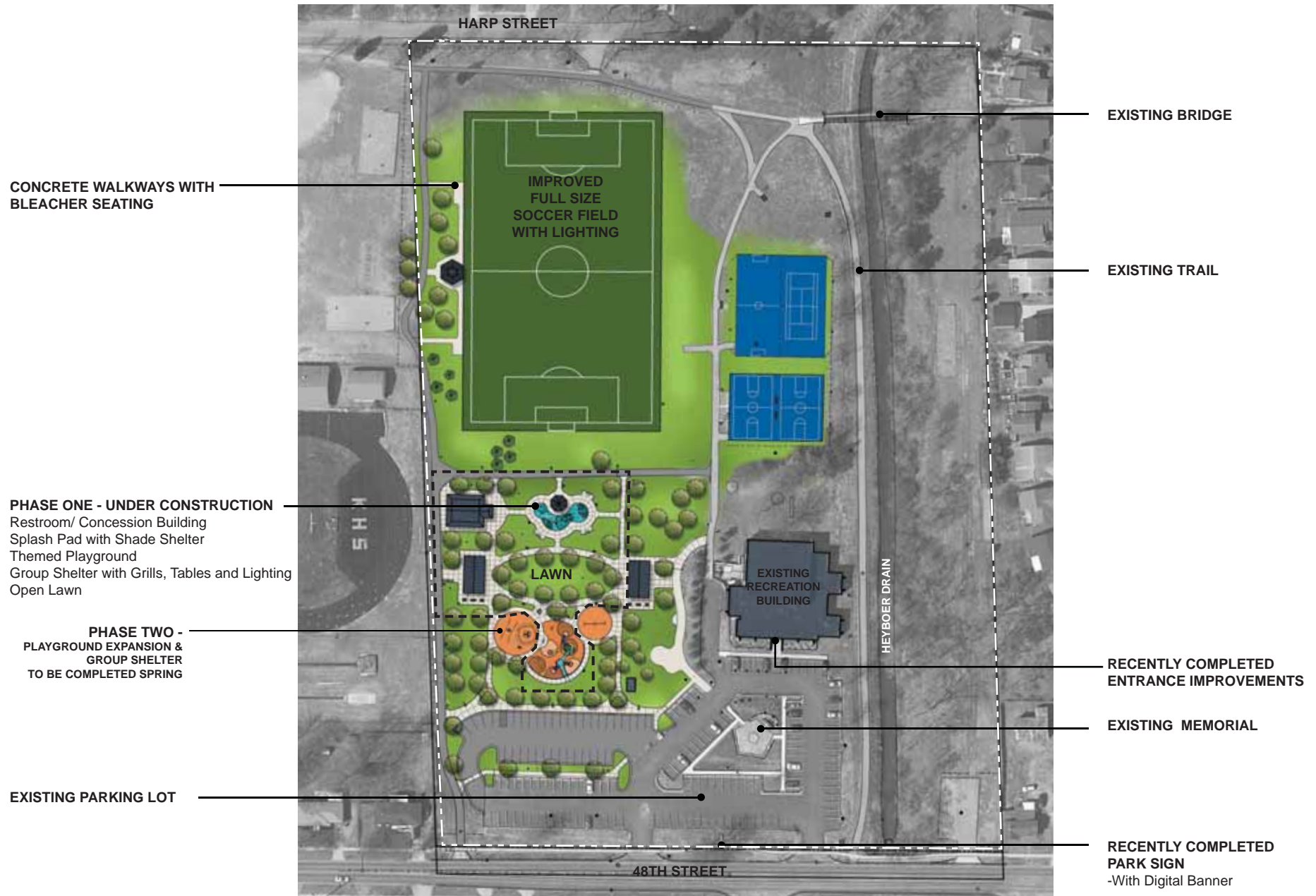
\$35,239.72

**VETERANS PARK IMPROVMENTS**

**\$426,792.14**

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**Park Improvement Phasing Plan**  
**VETERANS PARK**  
 CITY OF KENTWOOD, MICHIGAN



DATE  
9.16.2019  
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