

**Preliminary Order of Magnitude Cost For
Warm Mineral Springs Park**

(Based On Final Master Plan - 4-9-19)

ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	Demolition / Excavation / Grading (Allowance)	1	ALW	50,000.00	50,000.00	1	50,000.00						
BUILDINGS / STRUCTURES													
1	Entry / Admission Building	3,400	SF	325.00	1,105,000.00	3,400	1,105,000.00		-		-		
2	Spa / Restaurant Building	6,000	SF	350.00	2,100,000.00	6,000	2,100,000.00		-		-		
3	Cyclorama	4,500	SF	300.00	1,350,000.00	4,500	1,350,000.00		-		-		
4	Maintenance Building, 30' x 80'	2,400	SF	225.00	540,000.00		-		-	2,400	540,000.00		
5	Event Pavilion, 40' x 80'	3,200	SF	250.00	800,000.00		-	3,200	800,000.00		-		
6	Large Shelter	1,800	SF	200.00	360,000.00		-	1,800	360,000.00		-		
7	Small Shelter	4	EA	20,000.00	80,000.00		-	4	80,000.00		-		
8	Restrooms (3), 750 SF +/- Ea	3	ALW	250,000.00	750,000.00		-	2	500,000.00	1	250,000.00		
9	Historic Village	1	ALW	200,000.00	200,000.00		-	1	200,000.00		-		
10	Education Center / "School House"	1,250	SF	350.00	437,500.00		-	1,250	437,500.00		-		
SUBTOTAL - BUILDINGS / STRUCTURE					\$ 7,722,500.00	\$ 4,555,000.00		\$ 2,377,500.00		\$ 790,000.00		\$ -	
PARKING ENHANCEMENTS													
1	Clearing and Grubbing	1	AC	10,000.00	10,000.00	1	10,000.00						
2	Main Parking Lot - Asphalt - Traffic B 1 1/2", Base - 6", Sub Base - 12"	11,030	SY	38.00	419,140.00	11,030	419,140.00						
3	Milled Asphalt - 1 1/2"	780	SY	15.00	11,700.00	780	11,700.00						
4	Maintenance Parking Lot - Asphalt - Traffic B 1 1/2", Base - 6", Sub Base - 12"	790	SY	38.00	30,020.00	790	30,020.00						
SUBTOTAL - PARKING ENHANCEMENTS					\$ 470,860.00	\$ 470,860.00		\$ -		\$ -		\$ -	
UTILITIES / INFRASTRUCTURE													
Sanitary Sewer													
1	Lift station, duplex (includes wet well, valve vault, pumps with spare, control panel, electrical service, start-up, site fencing)	1	LS	300,000.00	300,000.00	1	300,000.00						
2	8" PVC DR-25, C900 force main (includes fittings, locating wire, erosion control, restoration, etc.)	4,200	LF	40.00	168,000.00	4200	168,000.00						
3	8" HDPE DR-11 directional drill	500	LF	125.00	62,500.00	500	62,500.00						
4	8" Gate valve and valve box (includes concrete collar)	8	EA	2,000.00	16,000.00	8	16,000.00						
5	Combination air / vacuum release valve	2	EA	5,000.00	10,000.00	2	10,000.00						
6	Sewer service connections (includes grease trap)	1	EA	10,000.00	10,000.00	1	10,000.00						
7	Pressure testing of force main	4,700	LF	2.00	9,400.00	4,700	9,400.00						
Water Distribution													
8	12" PVC DR-18, C900 water main (includes fittings, locating wire, erosion control, restoration, etc.)	3,300	LF	55.00	181,500.00	3300	181,500.00						
9	14" HDPE DR-11 directional drill	500	LF	145.00	72,500.00	500	72,500.00						
10	8" PVC DR-18, C900 water main (includes fittings, locating wire, erosion control, restoration, etc.)	2,400	LF	40.00	96,000.00	2400	96,000.00						
11	12" HDPE DR-11 directional drill	800	LF	135.00	108,000.00	800	108,000.00						
12	12" Gate valve and valve box (includes concrete collar)	7	EA	3,000.00	21,000.00	7	21,000.00						
13	8" Gate valve and valve box (includes concrete collar)	7	EA	2,500.00	17,500.00	7	17,500.00						
14	Fire hydrant assembly	16	EA	5,500.00	88,000.00	16	88,000.00						

SITE FURNISHINGS													
1	Bench	10	EA	1,600.00	16,000.00		-	5	8,000.00	2	3,200.00	3	4,800.00
2	Arbor Swing	5	EA	12,000.00	60,000.00		-	5	60,000.00		-		-
3	Café Tables & Chairs	11	EA	2,400.00	26,400.00	11	26,400.00		-		-		-
4	Lounge Chairs	80	EA	850.00	68,000.00		-	80	68,000.00		-		-
5	Café Tables & Chairs	14	EA	3,200.00	44,800.00		-	14	44,800.00		-		-
6	Lounge Furniture at Courtyard	1	ALW	15,000.00	15,000.00	1	15,000.00		-		-		-
7	Litter Receptacle	12	EA	1,000.00	12,000.00	3	3,000.00	6	6,000.00	1	1,000.00	2	2,000.00
8	Bike Rack	1	EA	1,500.00	1,500.00	1	1,500.00		-		-		-
9	Umbrellas	7	EA	8,000.00	56,000.00		-	7	56,000.00		-		-
10	Shade Structure	1	EA	35,000.00	35,000.00		-	1	35,000.00		-		-
11	Picnic Tables	10	EA	1,500.00	15,000.00		-	10	15,000.00		-		-
12	Game Table	6	EA	1,200.00	7,200.00		-	6	7,200.00		-		-
13	Fencing / Gates	3,000	LF	55.00	165,000.00	3,000	165,000.00		-		-		-
SUBTOTAL - SITE FURNISHINGS					\$ 521,900.00	\$ 210,900.00	\$ 300,000.00	\$ 4,200.00	\$ 6,800.00				
SIGNAGE													
1	Monument Sign	1	ALW	35,000.00	35,000.00	1	35,000.00		-		-		-
2	Park Wayfinding	1	ALW	75,000.00	75,000.00		-	1	75,000.00		-		-
3	Interpretive Signage	1	ALW	75,000.00	75,000.00		-	1	75,000.00		-		-
4	Building Signage	1	ALW	15,000.00	15,000.00	1	15,000.00		-		-		-
5	Community Garden Entry Signage	1	ALW	15,000.00	15,000.00		-		-	1	15,000.00		-
6	Community Garden Rules Signage	1	ALW	2,000.00	2,000.00		-		-	1	2,000.00		-
SUBTOTAL - SIGNAGE					\$ 217,000.00	\$ 50,000.00	\$ 150,000.00	\$ 17,000.00	\$ -				
SUBTOTAL					\$ 14,805,330.00	\$ 7,854,970.00	\$ 3,905,855.00	\$ 1,259,185.00	\$ 1,785,320.00				
CONTINGENCY - 15%					\$ 2,220,799.50	\$ 1,178,245.50	\$ 585,878.25	\$ 188,877.75	\$ 267,798.00				
DESIGN AND PERMITTING FEES - 10%					\$ 1,480,533.00	\$ 785,497.00	\$ 390,585.50	\$ 125,918.50	\$ 178,532.00				
CONTRACTOR FEES - 7%					\$ 1,036,373.10	\$ 549,847.90	\$ 273,409.85	\$ 88,142.95	\$ 124,972.40				
TOTAL CONSTRUCTION VALUE					\$ 19,543,035.60	\$ 10,368,560.40	\$ 5,155,728.60	\$ 1,662,124.20	\$ 2,356,622.40				
Notes: The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. * The costs shown are for off-site water and sewer infrastructure only and do not represent any on-site infrastructure costs for individual site improvements. Each project will incur certain costs for connection to the off-site water and sewer facilities and extension through the on-site areas of the specific project.													