

MASTER PLAN COST OPINION

The following pages show a range of probable construction costs, based on the master plan level design drawings in this document. This range is an opinion only and will need to be verified by a retained cost estimation specialist or by a contractor in the bidding and negotiation process after completion of construction documents.

PAY ITEM	Description	Quantity	Unit	Unit Price	Extended Total Amount
A Basketball Courts					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	21,000	SF	\$2	\$42,000
4	Earthwork, Site Work Grading	21,000	SF	\$3	\$63,000
5	Paving - Court Surfacing	21,000	SF	\$20	\$420,000
6	Site Furnishings (Trash Receptacle, Benches, Back Boards, etc.)	1	LS	\$30,000	\$30,000
7	Landscape Planting and Irrigation	1,500	SF	\$10	\$15,000
8	Signage	1	LS	\$5,000	\$5,000
9	Site Lighting	1	LS	\$60,000	\$60,000
10	Utilities	1	LS	\$15,000	\$15,000
11	Fencing	650	LF	\$50	\$32,500
Subtotal					\$707,500
25% Contingency (Includes Design and Engineering)					\$176,875
TOTAL					\$884,375
B Skate Park					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls	1	LS	\$20,000	\$20,000
3	Site Demolition	55,000	SF	\$3	\$165,000
4	Earthwork, Site Work Grading	55,000	SF	\$5	\$275,000
5	Skate Park Paving	50,000	SF	\$50	\$2,500,000
6	Plaza Area (half of plaza)	3,000	SF	\$20	\$60,000
7	Shade Structure Shelter	1	EA	\$20,000	\$20,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
9	Utilities	1	LS	\$15,000	\$15,000
10	Site Lighting	1	LS	\$45,000	\$45,000
11	Landscape and Irrigation	3,000	SF	\$8	\$24,000
12	Signage	1	LS	\$5,000	\$5,000
Subtotal					\$3,174,000
25% Contingency (Includes Design and Engineering)					\$793,500
TOTAL					\$3,967,500
C BMX Track and Bike Trails					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls	1	LS	\$20,000	\$20,000
3	Site Demolition	265,000	SF	\$3	\$795,000
4	Earthwork, Site Work Grading	265,000	SF	\$8	\$2,120,000
5	Plaza Area (half of plaza)	3,000	SF	\$15	\$45,000
6	Shade Structure Shelter	1	EA	\$20,000	\$20,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, Storge Shed, etc)	1	LS	\$25,000	\$25,000
8	Utilities	1	LS	\$15,000	\$15,000
9	Site Lighting	1	LS	\$50,000	\$50,000
10	Landscape Planting and Irrigation	3,000	SF	\$10	\$30,000
11	Signage	1	LS	\$4,000	\$4,000
12	Fencing	750	LF	\$50	\$37,500
Subtotal					\$3,191,500
25% Contingency (Includes Design and Engineering)					\$797,875
TOTAL					\$3,989,375

D	Community Garden				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$10,000	\$10,000
2	Temporary Fencing, Erosion Controls, Fencing (2%)	1	LS	\$5,000	\$5,000
3	Site Demolition	225,000	SF	\$2	\$450,000
4	Earthwork, Site Work Grading	225,000	SF	\$3	\$675,000
5	Decomposed Granite Paving/ Pathways	112,500	SF	\$8	\$900,000
6	Storage Sheds (Pre Fabricated)	2	EA	\$25,000	\$50,000
7	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$15,000	\$15,000
8	Landscape Planting and Irrigation (Prep for Planting Only)	112,500	SF	\$4	\$450,000
9	Raised Planters/ Boxes	1	LS	\$30,000	\$30,000
10	Utilities	1	LS	\$20,000	\$20,000
11	Site Lighting	1	LS	\$50,000	\$50,000
12	Fencing	2,000	LF	\$40	\$80,000
Subtotal					\$2,735,000
25% Contingency (Includes Design and Engineering)					\$683,750
TOTAL					\$3,418,750
E	Multi Purpose Lawn and Water Play				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$7,500	\$7,500
3	Site Demolition	420,000	SF	\$2	\$840,000
4	Earthwork, Site Work Grading	420,000	SF	\$3	\$1,260,000
5	Splash Pad	1	LS	\$300,000	\$300,000
6	Multi Purpose Lawn Area and Irrigation	380,000	SF	\$3	\$1,140,000
7	Landscape Planting and Irrigation	10,000	SF	\$5	\$50,000
8	Paving/ Walkways	5,000	SF	\$15	\$75,000
9	Restroom	1	EA	\$500,000	\$500,000
10	Shade Structure Shelter	2	EA	\$20,000	\$40,000
11	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$60,000	\$60,000
12	Utilities	1	LS	\$70,000	\$70,000
13	Site Lighting	1	LS	\$20,000	\$20,000
14	Fencing	200	LF	\$50	\$10,000
Subtotal					\$4,402,500
25% Contingency (Includes Design and Engineering)					\$1,100,625
TOTAL					\$5,503,125
F	Disc Golf				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$10,000	\$10,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	550,000	SF	\$0.5	\$275,000
4	Earthwork, Site Work Grading	550,000	LS	\$1	\$275,000
5	Decomposed Granite Area	55,000	SF	\$5	\$275,000
6	Shade Structure Shelter	2	EA	\$15,000	\$30,000
7	Site Furnishings (Trash Receptacle, Benches, Baskets, etc.)	1	LS	\$70,000	\$70,000
8	Revegetation/ Temp Irrigation	495,000	SF	\$2	\$990,000
9	Signage	1	LS	\$5,000	\$5,000
10	Utilities	1	LS	\$5,000	\$5,000
Subtotal					\$1,940,000
25% Contingency (Includes Design and Engineering)					\$485,000
TOTAL					\$2,425,000

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G Golf Academy					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$40,000	\$40,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$30,000	\$30,000
3	Site Demolition	1,040,000	SF	\$0.3	\$260,000
4	Earthwork, Site Work Grading	1,040,000	SF	\$0.3	\$260,000
5	Training Facility (3000 sf)	3,000	SF	\$600	\$1,800,000
6	Greens	30,000	SF	\$40	\$1,200,000
7	T Boxes	10,000	SF	\$30	\$300,000
8	Fairways	130,000	SF	\$15	\$1,950,000
9	Driving Range	35,000	SF	\$15	\$525,000
10	Sand Traps/ Hazards	13,000	SF	\$15	\$195,000
11	Cart Pats/Walkways	40,000	SF	\$10	\$400,000
12	Landscape Restoration and Irrigation	555,000	SF	\$3	\$1,665,000
13	Landscape Planting and Irrigation	224,000	SF	\$5	\$1,120,000
14	Site Furnishings (Trash Receptacle, Benches, Safety Netting, etc.)	1	LS	\$100,000	\$100,000
15	Fencing	3,400	LF	\$50	\$170,000
16	Utilities	1	LS	\$50,000	\$50,000
17	Signage	1	LS	\$5,000	\$5,000
Subtotal					\$10,070,000
25% Contingency (Includes Design and Engineering)					\$2,517,500
TOTAL					\$12,587,500
H Pickleball Courts					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$20,000	\$20,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	22,000	SF	\$3	\$66,000
4	Earthwork, Site Work Grading	22,000	SF	\$4	\$88,000
5	Court Paving	22,000	SF	\$30	\$660,000
6	Shade Structure Shelter	2	EA	\$15,000	\$30,000
7	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$10,000	\$10,000
8	Utilities	1	LS	\$10,000	\$10,000
9	Site Lighting	1	LS	\$30,000	\$30,000
10	Fencing	520	LF	\$40	\$20,800
Subtotal					\$944,800
25% Contingency (Includes Design and Engineering)					\$236,200
TOTAL					\$1,181,000
I Event Area					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	75,000	SF	\$2	\$150,000
4	Earthwork, Site Work Grading	75,000	SF	\$3	\$225,000
5	Performance Stage	1	LS	\$150,000	\$150,000
6	Paving / Walkways	7,500	SF	\$25	\$187,500
7	Event Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
8	Landscape Planting and Irrigation	7,500	SF	\$10	\$75,000
9	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
10	Utilities	1	LS	\$125,000	\$125,000
11	Signage	1	LS	\$2,500	\$2,500
12	Fencing	500	LF	\$50	\$25,000
Subtotal					\$1,460,000
25% Contingency (Includes Design and Engineering)					\$365,000
TOTAL					\$1,825,000

J Playground and Adventure Playground (Near Clubhouse)					
1	Playground and Adventure Playground	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	44,000	SF	\$2	\$88,000
4	Earthwork, Site Work Grading	44,000	SF	\$3	\$132,000
5	Play Ground (Equipment and Surfacing)	1	LS	\$850,000	\$850,000
6	Shade Structure Shelter	2	EA	\$40,000	\$80,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$60,000	\$60,000
8	Paving - Pedestrian Concrete	3,000	SF	\$20	\$60,000
9	Landscape Planting and Irrigation	2,500	SF	\$5	\$12,500
10	Utilities	1	LS	\$45,000	\$45,000
11	Signage	1	LS	\$5,000	\$5,000
12	Fencing	1,200	LF	\$50	\$60,000
Subtotal					\$1,432,500
25% Contingency (Includes Design and Engineering)					\$358,125
TOTAL					\$1,790,625
K Community Facilities/ Events Staging					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$25,000	\$25,000
3	Site Demolition	92,000	SF	\$2	\$184,000
4	Earthwork, Site Work Grading	92,000	SF	\$3	\$276,000
5	New Community Building	12,500	SF	\$650	\$8,125,000
6	Plaza Area	20,500	SF	\$20	\$410,000
7	Sidewalks	5,000	SF	\$15	\$75,000
8	Seatwall	300	LF	\$75	\$22,500
9	Asphalt Drop Off	4,300	SF	\$20	\$86,000
10	Event Lawn Area and Irrigation	7,700	SF	\$8	\$61,600
11	Landscape Planting and Irrigation	45,700	SF	\$10	\$457,000
12	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$70,000	\$70,000
13	Utilities	1	LS	\$30,000	\$30,000
14	Signage	1	LS	\$8,000	\$8,000
Subtotal					\$9,860,100
25% Contingency (Includes Design and Engineering)					\$2,465,025
TOTAL					\$12,325,125
L Dog Park					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	115,000	SF	\$2	\$230,000
4	Earthwork, Site Work Grading	115,000	SF	\$3	\$345,000
5	Paving - Pedestrian Concrete	15,000	SF	\$25	\$375,000
6	Decomposed Granite Area	35,000	SF	\$8	\$280,000
7	Shade Structure Shelter	2	EA	\$25,000	\$50,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
9	Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
10	Landscape Planting and Irrigation	5,000	SF	\$10	\$50,000
11	Signage	1	LS	\$3,000	\$3,000
12	Utilities	1	LS	\$15,000	\$15,000
13	Fencing	1,200	LF	\$50	\$60,000
Subtotal					\$1,920,500
25% Contingency (Includes Design and Engineering)					\$480,125
TOTAL					\$2,400,625

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L	Dog Park				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	115,000	SF	\$2	\$230,000
4	Earthwork, Site Work Grading	115,000	SF	\$3	\$345,000
5	Paving - Pedestrian Concrete	15,000	SF	\$25	\$375,000
6	Decomposed Granite Area	35,000	SF	\$8	\$280,000
7	Shade Structure Shelter	2	EA	\$25,000	\$50,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
9	Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
10	Landscape Planting and Irrigation	5,000	SF	\$10	\$50,000
11	Signage	1	LS	\$3,000	\$3,000
12	Utilities	1	LS	\$15,000	\$15,000
13	Fencing	1,200	LF	\$50	\$60,000
Subtotal					\$1,920,500
25% Contingency (Includes Design and Engineering)					\$480,125
TOTAL					\$2,400,625
M	Trails and Fitness Loop				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$30,000	\$30,000
3	Site Demolition	3,100,000	SF	\$0.5	\$1,550,000
4	Earthwork, Site Work Grading	3,100,000	SF	\$0.5	\$1,550,000
5	Multi Use Path (Asphalt @ 10' wide, 3 miles long)	157,000	SF	\$10	\$1,570,000
6	Decomposed Granite Paving/ Pathways (6' wide, 2miles long)	63,200	SF	\$5	\$316,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$30,000	\$30,000
8	Fitness Loop Equipment	1	LS	\$200,000	\$200,000
9	Revegetation/ Temp Irrigation	2,879,000	SF	\$0.5	\$1,439,500
10	Landscape Planting and Irrigation	2	SF	\$8	\$16
11	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
12	Utilities	1	LS	\$50,000	\$50,000
13	Signage	1	LS	\$2,500	\$2,500
14	Fencing	10,000	LF	\$50	\$500,000
Subtotal					\$7,283,016
25% Contingency (Includes Design and Engineering)					\$1,820,754
TOTAL					\$9,103,770
N	Neighborhood Park - West End				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	46,000	SF	\$1	\$46,000
4	Earthwork, Site Work Grading	46,000	SF	\$3	\$138,000
5	Paving - Vehicular Asphalt	8,200	SF	\$30	\$246,000
6	Curb and Gutter	200	LF	\$40	\$8,000
7	Paving - Pedestrian Concrete	5,000	SF	\$20	\$100,000
8	Play Ground (Equipment and Surfacing)	1	LS	\$200,000	\$200,000
9	Shade Structure Shelter	1	EA	\$15,000	\$15,000
10	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
11	Landscape Planting and Irrigation	5,000	SF	\$8	\$40,000
12	Signage	1	LS	\$3,000	\$3,000
13	Utilities	1	LS	\$5,000	\$5,000
14	Fencing	400	LF	\$50	\$20,000
Subtotal					\$853,500
25% Contingency (Includes Design and Engineering)					\$213,375
TOTAL					\$1,066,875

O	Linear Park				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	650,000	SF	\$1.0	\$650,000
4	Earthwork, Site Work Grading	650,000	LS	\$2.0	\$1,300,000
5	Multi Use Path (Asphalt @ 10 wide)	86,000	SF	\$10	\$860,000
6	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
7	Landscape Planting and Irrigation	564,000	SF	\$4	\$2,256,000
8	Signage	1	LS	\$3,000	\$3,000
9	Utilities	1	LS	\$15,000	\$15,000
10	Fencing	9,000	LF	\$50	\$450,000
Subtotal					\$5,574,000
25% Contingency (Includes Design and Engineering)					\$1,393,500
TOTAL					\$6,967,500
P	Parking Area 1 - Near Community Center				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	44,000	LS	\$1	\$44,000
4	Earthwork, Site Work Grading	44,000	LS	\$1	\$44,000
5	Paving - Pedestrian Concrete	5,000	SF	\$15	\$75,000
6	Paving - Vehicular Asphalt	33,000	SF	\$25	\$825,000
7	Curb and Gutter	700	LF	\$40	\$28,000
8	Landscape Planting and Irrigation	6,000	SF	\$8	\$48,000
9	Utilities	1	LS	\$60,000	\$60,000
10	Signage	1	LS	\$4,000	\$4,000
Subtotal					\$1,138,000
25% Contingency (Includes Design and Engineering)					\$284,500
TOTAL					\$1,422,500
Q	Parking Area 2- Near Multi Purpose Lawn and Playground				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	58,000	LS	\$1	\$58,000
4	Earthwork, Site Work Grading	58,000	LS	\$1	\$58,000
5	Paving - Pedestrian Concrete	3,000	SF	\$15	\$45,000
6	Paving - Vehicular Asphalt	52,000	SF	\$25	\$1,300,000
7	Curb and Gutter	1,600	LF	\$40	\$64,000
8	Landscape Planting and Irrigation	3,000	SF	\$8	\$24,000
9	Utilities	1	LS	\$80,000	\$80,000
10	Signage	1	LS	\$4,000	\$4,000
Subtotal					\$1,643,000
25% Contingency (Includes Design and Engineering)					\$410,750
TOTAL					\$2,053,750

R	Parking Area 3 - Near Event Area				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	30,000	LS	\$1	\$30,000
4	Earthwork, Site Work Grading	30,000	LS	\$1	\$30,000
5	Paving - Pedestrian Concrete	1,500	SF	\$15	\$22,500
6	Paving - Vehicular Asphalt	26,500	SF	\$25	\$662,500
7	Curb and Gutter	800	LF	\$40	\$32,000
8	Landscape Planting and Irrigation	2,000	SF	\$8	\$16,000
9	Utilities	1	LS	\$50,000	\$50,000
10	Signage	1	LS	\$3,000	\$3,000
	Subtotal				\$856,000
	25% Contingency (Includes Design and Engineering)				\$214,000
	TOTAL				\$1,070,000
S	Parking Area 4 - Renovation of Existing Parking				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Preparation	105,000	SF	\$1	\$105,000
4	Paving Resurfacing - Vehicular Asphalt	101,000	SF	\$10	\$1,010,000
5	Curb and Gutter	800	LF	\$40	\$32,000
6	Landscape Planting and Irrigation Modification	4,000	SF	\$4	\$16,000
7	Utilities	1	LS	\$45,000	\$45,000
8	Signage	1	LS	\$4,000	\$4,000
	Subtotal				\$1,222,000
	25% Contingency (Includes Design and Engineering)				\$305,500
	TOTAL				\$1,527,500

PAY ITEM	Description	Extended Total Amount
A	Basketball Courts	
	TOTAL	\$884,375
B	Skate Park	
	TOTAL	\$3,967,500
C	BMX Track and Bike Trails	
	TOTAL	\$3,989,375
D	Community Garden	
	TOTAL	\$3,418,750
E	Multipurpose Lawn and Water Play	
	TOTAL	\$5,503,125
F	Disc Golf	
	TOTAL	\$2,425,000
G	Golf Academy	
	TOTAL	\$12,587,500
H	Pickleball Courts	
	TOTAL	\$1,181,000
I	Event Area	
	TOTAL	\$1,825,000
J	Playground and Adventure Playground (Near Clubhouse)	
	TOTAL	\$1,790,625
K	Community Facilities/ Events Staging	
	TOTAL	\$12,325,125
L	Dog Park	
	TOTAL	\$2,400,625
M	Trails and Fitness Loop	
	TOTAL	\$9,103,770
N	Neighborhood Park - West End	
	TOTAL	\$1,066,875
O	Linear Park	
	TOTAL	\$6,967,500
P	Parking Area 1 - Near Community Center	
	TOTAL	\$1,422,500
Q	Parking Area 2- Near Multi Purpose Lawn and Playground	
	TOTAL	\$2,053,750
R	Parking Area 3 - Near Event Area	
	TOTAL	\$1,070,000
S	Parking Area 4 - Renovation of Existing Parking	
	TOTAL	\$1,527,500
	TOTAL Extended Costs	\$75,509,895