

Appendix B: Cost Estimates

Estimate of Probable Landscape Construction Costs						
prepared for		Village Park, Plaza Park, and Community Clubhouse				
Fair Oaks Recreation and Park District		Master Plan-Phasing				
PHASING CONCEPT						
						12/15/2011
						prepared by: JT/MR
						checked by:SD/MR
1A ZONE 1A - PLAZA PARK IMPROVEMENTS						
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$14,324.00	\$14,324.00	
2.	Temporary construction fence	600	LF	\$4.00	\$2,400.00	
3.	Erosion control	ALLOW	LS	\$5,000.00	\$5,000.00	
						\$21,724.00
B.	Demolition					
1.	Clearing and grubbing	20,000	SF	\$0.15	\$3,000.00	
2.	Tree removal	1	EA	\$400.00	\$400.00	
3.	Large tree removal	1	EA	\$900.00	\$900.00	
4.	Remove concrete pavement	3,500	SF	\$2.00	\$7,000.00	
5.	Remove gravel pavement	4,300	SF	\$1.00	\$4,300.00	
6.	Miscellaneous removals	ALLOW	LS	\$10,000.00	\$10,000.00	
7.	Remove concrete curb	600	LF	\$6.00	\$3,600.00	
8.	Guard rail removal	ALLOW	LS	\$1,500.00	\$1,500.00	
9.	Bus shelter removal	ALLOW	LS	\$3,000.00	\$3,000.00	
10.	Relocate picnic table	3	EA	\$100.00	\$300.00	
11.	Relocate bench	3	EA	\$100.00	\$300.00	
12.	Drinking fountain removal	ALLOW	LS	\$500.00	\$500.00	
						\$34,800.00
C.	Grading and Drainage					
1.	Rough grading	27,800	SF	\$0.30	\$8,340.00	
2.	Storm drain connection	ALLOW	LS	\$1,000.00	\$1,000.00	
3.	Storm drain system	ALLOW	LS	\$20,000.00	\$20,000.00	
4.	Sanitary sewer system & connection	ALLOW	LS	\$5,000.00	\$5,000.00	
						\$34,340.00
D.	Electrical					
1.	Security lighting (LED)	ALLOW	LS	\$130,000.00	\$130,000.00	
2.	Electrical panel upgrades	1	EA	\$10,000.00	\$10,000.00	
3.	Irrigation controller connection	1	EA	\$500.00	\$500.00	
						\$140,500.00
E.	Site Construction					
1.	Concrete pavement	4,250	SF	\$6.50	\$27,625.00	
2.	Asphalt pavement	7,930	SF	\$4.50	\$35,685.00	
3.	Decorative concrete pavement	5,100	SF	\$12.00	\$61,200.00	
4.	Curb and gutter	612	LF	\$22.00	\$13,464.00	
5.	Concrete curb	540	LF	\$16.00	\$8,640.00	
6.	Raised curb	125	LF	\$26.00	\$3,250.00	
7.	ADA curb ramp	3	EA	\$1,000.00	\$3,000.00	
8.	Driveway	1	EA	\$2,500.00	\$2,500.00	
9.	Parking lot striping	ALLOW	LS	\$3,300.00	\$3,300.00	
						\$158,664.00
F.	Site Furnishings					
1.	Park entry sign	1	EA	\$9,000.00	\$9,000.00	
2.	Trash receptacles	8	EA	\$1,000.00	\$8,000.00	
3.	Drinking fountain	1	EA	\$2,500.00	\$2,500.00	
4.	Interpretive panel	2	EA	\$5,000.00	\$10,000.00	
5.	Round picnic table	6	EA	\$1,600.00	\$9,600.00	
6.	Relocated bench	3	EA	\$100.00	\$300.00	
7.	Relocated picnic table	3	EA	\$150.00	\$450.00	
8.	Park rules sign	2	EA	\$500.00	\$1,000.00	
9.	Bench	5	EA	\$1,200.00	\$6,000.00	
10.	Pilaster	6	EA	\$2,100.00	\$12,600.00	
11.	Kiosk	1	EA	\$10,000.00	\$10,000.00	
12.	Wheel stops	31	EA	\$50.00	\$1,550.00	
13.	Bike rack	2	EA	\$500.00	\$1,000.00	
						\$72,000.00

prepared for		Estimate of Probable Landscape Construction Costs				
Fair Oaks Recreation and Park District		Village Park, Plaza Park, and Community Clubhouse				
		Master Plan-Phasing				
PHASING CONCEPT						
12/15/2011						
prepared by: JT/MR						
checked by: SD/MR						
G.	Irrigation					
1.	Irrigation system	10,520	SF	\$0.75	\$7,890.00	
						\$7,890.00
H.	Soil Preparation					
1.	Soil preparation and fine grading	10,520	SF	\$0.40	\$4,208.00	
						\$4,208.00
I.	Planting					
1.	Trees	6	EA	\$200.00	\$1,200.00	
2.	Shrubs and groundcover	1,580	SF	\$1.50	\$2,370.00	
3.	Turf from sod	8,940	SF	\$0.50	\$4,470.00	
4.	Mulch	1,580	SF	\$0.40	\$632.00	
						\$8,672.00
J.	Maintenance (3 months)	ALLOW	LS	\$9,000.00	\$9,000.00	
						\$9,000.00
K.	Subtotal					\$491,798.00
L.	Design Contingency	ALLOW	20%	\$98,360.00	\$98,360.00	\$98,360.00
M.	Construction Contingency	ALLOW	20%	\$98,360.00	\$98,360.00	\$98,360.00
N.	TOTAL ZONE 1A - PLAZA PARK IMPROVEMENTS CONSTRUCTION COST					\$688,518.00
1B	ZONE 1B - PLAZA PARK FOUNTAIN IMPROVEMENTS					
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$3,144.00	\$3,144.00	
2.	Temporary construction fence	100	LF	\$4.00	\$400.00	
						\$3,544.00
B.	Demolition					
1.	Miscellaneous demolition	ALLOW	LS	\$3,000.00	\$3,000.00	
						\$3,000.00
C.	Site Utilities					
1.	Sewer system	ALLOW	LS	\$2,000.00	\$2,000.00	
2.	Electrical system	ALLOW	LS	\$2,000.00	\$2,000.00	
						\$4,000.00
D.	Site Construction					
1.	Fountain (incl. pump system and reservoir)	ALLOW	LS	\$90,000.00	\$90,000.00	
2.	Decorative lighting	ALLOW	LS	\$4,000.00	\$4,000.00	
3.	Decorative concrete pavement	200	SF	\$12.00	\$2,400.00	
4.	Memorial plaques	5	EA	\$200.00	\$1,000.00	
						\$97,400.00
E.	Subtotal					\$107,944.00
F.	Design Contingency	ALLOW	20%	\$21,589.00	\$21,589.00	\$21,589.00
G.	Construction Contingency	ALLOW	20%	\$21,589.00	\$21,589.00	\$21,589.00
H.	TOTAL ZONE 1B - PLAZA PARK FOUNTAIN CONSTRUCTION COST					\$151,122.00

prepared for		Estimate of Probable Landscape Construction Costs				
Fair Oaks Recreation and Park District		Village Park, Plaza Park, and Community Clubhouse				
		Master Plan-Phasing				
PHASING CONCEPT						12/15/2011
						prepared by: JT/MR
						checked by: SD/MR
2A ZONE 2A - CLUBHOUSE ACCESS IMPROVEMENTS						
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$2,505.00	\$2,505.00	
2.	Temporary construction fence	270	LF	\$4.00	\$1,080.00	
3.	Erosion control	ALLOW	LS	\$0.00	\$0.00	
						\$3,585.00
B.	Demolition					
1.	Clearing and grubbing	1,260	SF	\$0.15	\$189.00	
2.	Remove concrete steps	ALLOW	LS	\$1,500.00	\$1,500.00	
3.	Remove wood ramp	ALLOW	LS	\$2,500.00	\$2,500.00	
4.	Miscellaneous removals	ALLOW	LS	\$2,000.00	\$2,000.00	
						\$6,189.00
C.	Clubhouse Access Improvements					
1.	Thermoplastic marking	1,360	SF	\$14.00	\$19,040.00	
2.	Asphalt pavement	1,510	SF	\$4.50	\$6,795.00	
3.	Concrete pavement	780	EA	\$6.50	\$5,070.00	
4.	Cheek wall	180	LF	\$100.00	\$18,000.00	
5.	Raised curb	40	LF	\$26.00	\$1,040.00	
6.	Railing	240	LF	\$75.00	\$18,000.00	
7.	Adjust existing irrigation system	1,260	SF	\$1.50	\$1,890.00	
8.	Soil preparation and fine grading	1,260	SF	\$0.40	\$504.00	
9.	Shrub and groundcover planting	1,260	SF	\$1.50	\$1,890.00	
10.	Trees	5	EA	\$200.00	\$1,000.00	
						\$73,229.00
D	Maintenance (3 months)	ALLOW	LS	\$5,000.00	\$3,000.00	
						\$3,000.00
E	Subtotal					\$86,003.00
F.	Design Contingency	ALLOW	20%	\$17,201.00	\$17,201.00	
						\$17,201.00
G	Construction Contingency	ALLOW	20%	\$17,201.00	\$17,201.00	
						\$17,201.00
H	TOTAL ZONE 2A - CLUBHOUSE ACCESS CONSTRUCTION COST					\$120,405.00

<p style="text-align: center;">Estimate of Probable Landscape Construction Costs Village Park, Plaza Park, and Community Clubhouse Master Plan-Phasing</p>						
<p>prepared for Fair Oaks Recreation and Park District</p>		<p style="text-align: center;">PHASING CONCEPT</p>				
						<p>12/15/2011 prepared by: JT/MR checked by: SD/MR</p>
2B ZONE 2B - CLUBHOUSE ADA PARKING IMPROVEMENTS						
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$1,414.00	\$1,414.00	
2.	Temporary construction fence	240	LF	\$4.00	\$960.00	
3.	Erosion control	ALLOW	LS	\$0.00	\$0.00	
						\$2,374.00
B.	Demolition					
1.	Clearing and grubbing	110	SF	\$0.15	\$17.00	
2.	Tree removal	1	EA	\$400.00	\$400.00	
3.	Remove asphalt pavement	2,500	SF	\$2.00	\$5,000.00	
4.	Remove concrete curb	600	LF	\$6.00	\$3,600.00	
5.	Relocate light	ALLOW	LS	\$5,000.00	\$5,000.00	
						\$14,017.00
C.	Clubhouse ADA Parking Improvements					
1.	Thermoplastic marking	360	SF	\$14.00	\$5,040.00	
2.	Asphalt pavement	1,180	SF	\$4.50	\$5,310.00	
3.	Concrete pavement	1,100	SF	\$6.50	\$7,150.00	
4.	Curb ramp	2	EA	\$1,000.00	\$2,000.00	
5.	Raised curb	220	LF	\$26.00	\$5,720.00	
6.	Adjust existing irrigation system	1,100	SF	\$1.50	\$1,650.00	
7.	Soil preparation and fine grading	1,100	SF	\$0.40	\$440.00	
8.	Shrub and groundcover planting	1,100	SF	\$1.50	\$1,650.00	
9.	Trees	1	EA	\$200.00	\$200.00	
						\$29,160.00
D.	Maintenance (3 months)	ALLOW	LS	\$5,000.00	\$3,000.00	
						\$3,000.00
E.	Subtotal					\$48,551.00
F.	Design Contingency	ALLOW	20%	\$9,710.00	\$9,710.00	\$9,710.00
G.	Construction Contingency	ALLOW	20%	\$9,710.00	\$9,710.00	\$9,710.00
						\$9,710.00
H.	TOTAL ZONE 2B - CLUBHOUSE ADA PARKING CONSTRUCTION COST					\$67,971.00
2C ZONE 2C - RESTROOM IMPROVEMENTS						
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$5,124.00	\$5,124.00	
2.	Temporary construction fence	200	LF	\$4.00	\$800.00	
						\$5,924.00
B.	Demolition					
1.	Miscellaneous demolition	ALLOW	LS	\$20,000.00	\$20,000.00	
						\$20,000.00
C.	Restroom building renovation					
1.	Restroom building renovation	ALLOW	LS	\$150,000.00	\$150,000.00	
						\$150,000.00
D.	Subtotal					\$175,924.00
E.	Design Contingency	ALLOW	20%	\$35,185.00	\$35,185.00	\$35,185.00
F.	Construction Contingency	ALLOW	20%	\$35,185.00	\$35,185.00	\$35,185.00
						\$35,185.00
G.	TOTAL ZONE 2C - RESTROOM IMPROVEMENTS CONSTRUCTION COST					\$246,294.00

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prepared for			Village Park, Plaza Park, and Community Clubhouse			
Fair Oaks Recreation and Park District			Master Plan-Phasing			
PHASING CONCEPT						
						12/15/2011
						prepared by: JT/MR
						checked by:SD/MR
2D	ZONE 2D - ACCESS IMPROVEMENTS					
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$10,101.00	\$10,101.00	
2.	Temporary construction fence	830	LF	\$4.00	\$3,320.00	
3.	Erosion control	ALLOW	LS	\$5,000.00	\$5,000.00	
						\$18,421.00
B.	Demolition					
1.	Clearing and grubbing	13,030	SF	\$0.15	\$1,955.00	
2.	Remove concrete pavement	800	SF	\$2.00	\$1,600.00	
3.	Tree removal	2	EA	\$400.00	\$800.00	
4.	Remove asphalt pavement	1,100	SF	\$1.00	\$1,100.00	
5.	Sawcut	150	LF	\$10.00	\$1,500.00	
6.	Miscellaneous demolition	ALLOW	LS	\$5,000.00	\$5,000.00	
7.	Remove concrete curb	40	LF	\$6.00	\$240.00	
8.	Drinking fountain removal	ALLOW	LS	\$500.00	\$500.00	
						\$12,695.00
C.	Grading and Drainage					
1.	Rough grading	14,930	SF	\$0.30	\$4,479.00	
2.	Storm drain system	ALLOW	LS	\$15,000.00	\$15,000.00	
						\$19,479.00
D.	Electrical					
1.	Security Lighting (LED)	ALLOW	LS	\$104,000.00	\$104,000.00	
2.	Irrigation controller connection	1	EA	\$300.00	\$300.00	
						\$104,300.00
E.	Site Construction					
1.	Asphalt pavement	420	SF	\$4.50	\$1,890.00	
2.	Concrete pavement	8,080	SF	\$6.50	\$52,520.00	
3.	Slurry seal	3,300	SF	\$0.80	\$2,640.00	
4.	ADA curb ramp	1	EA	\$1,000.00	\$1,000.00	
5.	Concrete curb	110	LF	\$16.00	\$1,760.00	
6.	Raised curb	260	LF	\$26.00	\$6,760.00	
7.	Handrails	110	LF	\$60.00	\$6,600.00	
8.	Concrete mowband	120	LF	\$14.00	\$1,680.00	
9.	Stone retaining wall	ALLOW	LS	\$5,000.00	\$5,000.00	
10.	Block wall	85	LF	\$200.00	\$17,000.00	
11.	Concrete steps	2	EA	\$10,000.00	\$20,000.00	
						\$116,850.00
F.	Site Furnishings					
1.	Rectangular picnic table	1	EA	\$2,000.00	\$2,000.00	
2.	Bench without back	1	EA	\$1,200.00	\$1,200.00	
3.	Bike rack	1	EA	\$500.00	\$500.00	
4.	Trash receptacles	1	EA	\$750.00	\$750.00	
5.	Park rules sign	2	EA	\$500.00	\$1,000.00	
6.	Vehicular gate (pipe gate)	1	EA	\$1,200.00	\$1,200.00	
7.	Ornamental metal fence	190	LF	\$90.00	\$17,100.00	
8.	Park entry sign	1	EA	\$5,000.00	\$5,000.00	
9.	Bollards	1	EA	\$500.00	\$500.00	
10.	Drinking fountain	1	EA	\$2,500.00	\$2,500.00	
						\$31,750.00
G.	Irrigation Improvements					
1.	Irrigation system	8,500	SF	\$0.75	\$6,375.00	
2.	Irrigation controller (Smart system)	ALLOW	LS	\$15,000.00	\$15,000.00	
						\$21,375.00
H.	Soil Preparation & Fine Grading					
		8,500	SF	\$0.45	\$3,825.00	\$3,825.00
I.	Planting					
1.	Trees	17	EA	\$200.00	\$3,400.00	
2.	Shrubs and groundcover	1,050	SF	\$1.50	\$1,575.00	
3.	Mulch	1,050	SF	\$0.40	\$420.00	
4.	Turf from sod	7,450	SF	\$0.50	\$3,725.00	
						\$9,120.00
J.	Maintenance (3 months)					
		ALLOW	LS	\$9,000.00	\$9,000.00	\$9,000.00
K.	Subtotal					
						\$346,815.00
L.	Design Contingency					
		ALLOW	20%	\$69,363.00	\$69,363.00	\$69,363.00
M.	Construction Contingency					
		ALLOW	20%	\$69,363.00	\$69,363.00	\$69,363.00
N.	ZONE 2D - ACCESS IMPROVEMENTS CONSTRUCTION COST					
						\$485,541.00

Estimate of Probable Landscape Construction Costs
 Village Park, Plaza Park, and Community Clubhouse
 Master Plan-Phasing

prepared for
Fair Oaks Recreation and Park District

PHASING CONCEPT

12/15/2011
 prepared by: JT/MR
 checked by:SD/MR

2E ZONE 2E - PARK DRIVE IMPROVEMENTS						
A. Project Start-up						
1. Mobilization, construction staking	ALLOW	3%	\$4,355.00	\$4,355.00		
2. Temporary construction fence	900	LF	\$4.00	\$3,600.00		
3. Erosion control	ALLOW	LS	\$2,000.00	\$2,000.00		
						\$9,955.00
B. Demolition						
1. Clearing and grubbing	6,600	SF	\$0.15	\$990.00		
2. Rough grading	13,900	SF	\$0.30	\$4,170.00		
3. Tree removal	1	EA	\$400.00	\$400.00		
4. Large tree removal	1	EA	\$900.00	\$900.00		
5. Miscellaneous removals	ALLOW	LS	\$3,000.00	\$3,000.00		
6. Remove concrete curb	240	LF	\$6.00	\$1,440.00		
7. Remove Keystone wall	80	LF	\$8.00	\$640.00		
						\$11,540.00
C. Park Drive Improvements						
1. Parking lot striping	ALLOW	LS	\$2,000.00	\$2,000.00		
2. Asphalt pavement	5,820	SF	\$4.50	\$26,190.00		
3. Concrete pavement	3,900	EA	\$6.50	\$25,350.00		
4. Curb Ramp	1	EA	\$1,000.00	\$1,000.00		
5. Driveway ramp	ALLOW	LS	\$2,500.00	\$2,500.00		
6. Irrigation system	4,180	SF	\$0.75	\$3,135.00		
7. Soil preparation and fine grading	4,180	SF	\$0.40	\$1,672.00		
8. Shrub and groundcover planting	4,180	SF	\$1.50	\$6,270.00		
9. Trees	7	EA	\$200.00	\$1,400.00		
						\$69,517.00
D. Electrical						
1. Security lighting (LED)	ALLOW	LS	\$58,500.00	\$58,500.00		
						\$58,500.00
E. Subtotal						
						\$149,512.00
F. Design Contingency						
	ALLOW	20%	\$29,902.00	\$29,902.00		\$29,902.00
G. Construction Contingency						
	ALLOW	20%	\$29,902.00	\$29,902.00		\$29,902.00
H. TOTAL ZONE 2E - PARK DRIVE CONSTRUCTION COST						
						\$209,316.00
3A ZONE 3A - VILLAGE PARK IMPROVEMENTS						
A. Project Start-up						
1. Mobilization, construction staking	ALLOW	3%	\$7,087.00	\$7,087.00		
2. Temporary construction fence	700	LF	\$4.00	\$2,800.00		
3. Erosion control	ALLOW	LS	\$5,000.00	\$5,000.00		
						\$14,887.00
B. Demolition						
1. Clearing and grubbing	5,480	SF	\$0.15	\$822.00		
2. Remove concrete pavement	220	SF	\$2.00	\$440.00		
3. Tree removal	5	EA	\$400.00	\$2,000.00		
4. Large tree removal	1	EA	\$900.00	\$900.00		
5. Remove asphalt pavement	1,000	SF	\$1.00	\$1,000.00		
6. Sawcut	110	LF	\$10.00	\$1,100.00		
7. Miscellaneous demolition	ALLOW	LS	\$5,000.00	\$5,000.00		
8. Turf sprayed, mowed and rototilled	22,500	SF	\$0.15	\$3,375.00		
9. Drinking fountain removal	ALLOW	LS	\$500.00	\$500.00		
						\$15,137.00
C. Grading and Drainage						
1. Rough grading	29,200	SF	\$0.30	\$8,760.00		
2. Storm drain system	ALLOW	LS	\$31,500.00	\$31,500.00		
3. Sanitary sewer system	ALLOW	LS	\$6,500.00	\$6,500.00		
						\$46,760.00
D. Electrical						
1. Security Lighting (LED)	ALLOW	LS	\$65,000.00	\$65,000.00		
2. Irrigation controller connection	1	EA	\$300.00	\$300.00		
						\$65,300.00
E. Site Construction						
1. Asphalt pavement	1,980	SF	\$4.50	\$8,910.00		
2. Concrete pavement	2,660	SF	\$6.50	\$17,290.00		
3. Concrete gutter	180	LF	\$15.00	\$2,700.00		
4. Parking lot striping	ALLOW	LS	\$2,800.00	\$2,800.00		
5. ADA curb ramp	1	EA	\$1,000.00	\$1,000.00		
						\$32,700.00

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Fair Oaks Recreation and Park District		Master Plan-Phasing				
PHASING CONCEPT						
						12/15/2011
						prepared by: JT/MR
						checked by:SD/MR
F	Site Furnishings					
1.	Rectangular picnic table	1	EA	\$2,000.00	\$2,000.00	
2.	Bench without back	1	EA	\$1,200.00	\$1,200.00	
3.	Bike rack	2	EA	\$500.00	\$1,000.00	
4.	Trash receptacles	2	EA	\$750.00	\$1,500.00	
5.	Park rules sign	1	EA	\$500.00	\$500.00	
6.	Park entry sign	1	EA	\$5,000.00	\$5,000.00	
7.	Wood bollards	30	EA	\$90.00	\$2,700.00	
8.	Drinking fountain	2	EA	\$2,500.00	\$5,000.00	
						\$18,900.00
G	Irrigation Improvements					
1.	Irrigation system	22,500	SF	\$0.75	\$16,875.00	\$16,875.00
						\$10,125.00
H	Soil Preparation & Fine Grading	22,500	SF	\$0.45	\$10,125.00	\$10,125.00
I	Planting					
1.	Trees	12	EA	\$200.00	\$2,400.00	
2.	Turf from sod	22,500	SF	\$0.50	\$11,250.00	
						\$13,650.00
J	Maintenance (3 months)	ALLOW	LS	\$9,000.00	\$9,000.00	\$9,000.00
K	Subtotal					\$243,334.00
L	Design Contingency	ALLOW	20%	\$48,667.00	\$48,667.00	\$48,667.00
M	Construction Contingency	ALLOW	20%	\$48,667.00	\$48,667.00	\$48,667.00
N	TOTAL ZONE 3A - VILLAGE PARK CONSTRUCTION COST					\$340,668.00
3B	ZONE 3B - PLAY AREA IMPROVEMENTS					
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$8,384.00	\$8,384.00	
2.	Temporary construction fence	400	LF	\$4.00	\$1,600.00	
3.	Erosion control	ALLOW	LS	\$3,000.00	\$3,000.00	
						\$12,984.00
B.	Demolition					
1.	Clearing and grubbing	7,320	SF	\$0.15	\$1,098.00	
2.	Miscellaneous demolition	ALLOW	LS	\$3,000.00	\$3,000.00	
3.	Remove play area	ALLOW	LS	\$8,000.00	\$8,000.00	
						\$12,098.00
C.	Play Area Construction					
1.	Play area wood fiber surfacing	3,410	SF	\$2.00	\$6,820.00	
2.	Play area curb	180	LF	\$26.00	\$4,680.00	
3.	Ornamental metal fence	180	LF	\$90.00	\$16,200.00	
4.	Play area ramp	1	EA	\$1,200.00	\$1,200.00	
5.	Play equipment	ALLOW	LS	\$150,000.00	\$150,000.00	
6.	Shade arbor	ALLOW	LS	\$30,000.00	\$30,000.00	
7.	Round picnic table	3	EA	\$1,600.00	\$4,800.00	
8.	Concrete mowband	40	LF	\$14.00	\$560.00	
9.	Concrete pavement	850	SF	\$6.50	\$5,525.00	
10.	Security lights	ALLOW	LS	\$26,000.00	\$26,000.00	
11.	Shelter lights	ALLOW	LS	\$10,000.00	\$10,000.00	
12.	Trees	9	EA	\$200.00	\$1,800.00	
13.	Shrub and groundcover	1,670	SF	\$1.50	\$2,505.00	
14.	Mulch	1,670	SF	\$0.40	\$668.00	
15.	Irrigation	1,670	SF	\$0.75	\$1,252.50	
16.	Soil preparation and fine grading	1,670	SF	\$0.45	\$751.50	
						\$262,762.00
D.	Subtotal					\$287,844.00
E.	Design Contingency	ALLOW	20%	\$57,569.00	\$57,569.00	\$57,569.00
F.	Construction Contingency	ALLOW	20%	\$57,569.00	\$57,569.00	\$57,569.00
G.	TOTAL ZONE 3B - PLAY AREA IMPROVEMENTS CONSTRUCTION COST					\$402,982.00

Estimate of Probable Landscape Construction Costs						
prepared for			Village Park, Plaza Park, and Community Clubhouse			
Fair Oaks Recreation and Park District			Master Plan-Phasing			
PHASING CONCEPT						
						12/15/2011
						prepared by: JT/MR
						checked by:SD/MR
4	ZONE 4 - CLUBHOUSE PARKING IMPROVEMENTS					
A.	Project Start-up					
1.	Mobilization, construction staking	ALLOW	3%	\$14,697.00	\$14,697.00	
2.	Temporary construction fence	550	LF	\$4.00	\$2,200.00	
3.	Erosion control	ALLOW	LS	\$6,000.00	\$6,000.00	
						\$22,897.00
B.	Demolition					
1.	Tree removal	5	EA	\$400.00	\$2,000.00	
2.	Remove concrete pavement	150	SF	\$2.00	\$300.00	
3.	Remove asphalt pavement	21,000	SF	\$1.00	\$21,000.00	
4.	Sawcut	600	LF	\$10.00	\$6,000.00	
5.	Miscellaneous demolition	ALLOW	LS	\$8,000.00	\$8,000.00	
6.	Remove concrete curb and gutter	360	LF	\$7.00	\$2,520.00	
7.	Remove concrete curb	260	LF	\$6.00	\$1,560.00	
8.	Turf sprayed, mowed and rototilled	6,400	SF	\$0.15	\$960.00	
9.	Relocate electrical panel	ALLOW	LS	\$5,000.00	\$5,000.00	
10.	Cobble removal	750	SF	\$2.00	\$1,500.00	
						\$48,840.00
C.	Grading and Drainage					
1.	Rough grading	28,300	SF	\$0.30	\$8,490.00	
2.	Storm drain system	ALLOW	LS	\$16,800.00	\$16,800.00	
						\$25,290.00
D.	Electrical					
1.	Security lighting (LED)	ALLOW	LS	\$123,500.00	\$123,500.00	
2.	Irrigation controller connection	1	EA	\$300.00	\$300.00	
3.	Bollard lighting	ALLOW	LS	\$8,000.00	\$8,000.00	
						\$131,800.00
E.	Site Construction					
1.	Asphalt pavement	13,650	SF	\$4.50	\$61,425.00	
2.	Concrete pavement	4,710	SF	\$6.50	\$30,615.00	
3.	Curb and gutter	400	LF	\$22.00	\$8,800.00	
4.	Parking lot striping	ALLOW	LS	\$5,400.00	\$5,400.00	
5.	River rock wall	ALLOW	LS	\$3,000.00	\$3,000.00	
6.	Decorative concrete pavement	500	SF	\$12.00	\$6,000.00	
7.	Raised curb	80	LF	\$26.00	\$2,080.00	
8.	Concrete curb	1,020	LF	\$16.00	\$16,320.00	
9.	ADA curb ramp	5	EA	\$1,000.00	\$5,000.00	
10.	Handicap ramp	760	SF	\$20.00	\$15,200.00	
11.	Handrails	180	LF	\$60.00	\$10,800.00	
						\$164,640.00
F.	Site Furnishings					
1.	Park rule signs	4	EA	\$500.00	\$2,000.00	
2.	Trash receptacles	4	EA	\$750.00	\$3,000.00	
3.	Interpretive panel	2	EA	\$5,000.00	\$10,000.00	
4.	Plant ID plaques	50	EA	\$75.00	\$3,750.00	
5.	Wheelstops	33	EA	\$50.00	\$1,650.00	
6.	Large kiosk	1	EA	\$20,000.00	\$20,000.00	
7.	Small pilaster	6	EA	\$800.00	\$4,800.00	
8.	Large pilaster	4	EA	\$4,000.00	\$16,000.00	
						\$61,200.00
G.	Irrigation					
1.	Irrigation system	9,440	SF	\$0.75	\$7,080.00	
						\$7,080.00
H.	Soil Preparation					
1.	Soil preparation and fine grading	13,015	SF	\$0.40	\$5,206.00	
						\$5,206.00
I.	Planting					
1.	Trees	30	EA	\$200.00	\$6,000.00	
2.	Shrubs and groundcover	9,440	SF	\$2.00	\$18,880.00	
3.	Mulch	9,440	SF	\$0.40	\$3,776.00	
						\$28,656.00
J.	Maintenance (3 months)					
		ALLOW	LS	\$9,000.00	\$9,000.00	\$9,000.00
K.	Subtotal					
						\$504,609.00
L.	Design Contingency					
		ALLOW	20%	\$100,922.00	\$100,922.00	\$100,922.00
M.	Construction Contingency					
		ALLOW	20%	\$100,922.00	\$100,922.00	\$100,922.00
N.	TOTAL ZONE 4 - CLUBHOUSE PARKING CONSTRUCTION COST					
						\$706,453.00

prepared for		Estimate of Probable Landscape Construction Costs				
Fair Oaks Recreation and Park District		Village Park, Plaza Park, and Community Clubhouse				
		Master Plan-Phasing				
PHASING CONCEPT						12/15/2011
						prepared by: JT/MR
						checked by: SD/MR
5.	TOTAL PROJECT CONSTRUCTION COSTS					\$3,419,270.00
6.	CONSTRUCTION MANAGEMENT	ALLOW	2%	\$68,385.40	\$68,385.40	\$68,385.40
7.	SOFT COSTS AND DESIGN FEES	ALLOW	15%	\$512,890.50	\$512,890.50	\$512,890.50
8.	TOTAL ESTIMATED PROJECT COSTS					\$4,000,545.90
Based on "Preferred Concept Plan" prepared by Callander Associates, dated 11/15/11						
<i>The above items, amounts, quantities, and related information are based on CA's judgment at this level</i>						
<i>of document preparation and is offered only as reference data. CA has no control over construction quantities,</i>						
<i>costs and related factors affecting costs, and advises the client that significant variation may occur between</i>						
<i>this estimate of probable construction costs and actual construction prices.</i>						