

Jamestown Park

Jamestown, NC

Estimation of Probable Cost

May 27, 2020



	QUANT.	UNIT	UNIT COST	TOTAL
A. Site Preparation and Earthwork				
1. Rough grading	96,806	CY	\$11.00	\$1,064,866.00
2. Fine Grading	217,812	SF	\$0.75	\$163,359.00
3. Import Fill	3,281	CY	\$17.00	\$55,777.00
A. Site Preparation and Earthwork Subtotal:				\$1,284,002.00
B. Infrastructure				
1. 8" sewer 6-8' depth	150	LF	\$40.00	\$6,000.00
2. Electrical Service	1	LS	\$50,000.00	\$50,000.00
3. Backflow	1	EA	\$3,000.00	\$3,000.00
4. Waterline Extension 2"	1	LS	\$25,000.00	\$25,000.00
5. 24" Storm water pipe	0	LF	\$40.00	\$0.00
6. Catch basin	0	EA	\$450.00	\$0.00
B. Infrastructure Subtotal:				\$84,000.00
C. Paving & Hardscape				
1. Concrete walks 4"	43,420	SF	\$5.00	\$217,100.00
2. Concrete Pavers	1,258	SF	\$12.00	\$15,096.00
3. Granite Fines	160	CY	\$4.00	\$640.00
4. Concrete Stairs	1	LS	\$75,000.00	\$75,000.00
5. Paint Striping (Pedestrian Crosswalk)	348	LF	\$5.00	\$1,740.00
C. Paving & Hardscape Subtotal:				\$232,836.00
D. Site Elements				
1. Inclusive Playground Structures & Surface	1	LS	\$650,000.00	\$650,000.00
2. Nature Play Structures	1	LS	\$65,000.00	\$65,000.00
3. 4' Decorative Aluminum Fencing	1,523	LF	\$42.00	\$63,966.00
4. 4' Aluminum Pedestrian Gate	7	EA	\$450.00	\$3,150.00
5. Outdoor Fitness Equipment	1	LS	\$300,000.00	\$300,000.00
6. Artificial Turf	800	SF	\$18.00	\$14,400.00
7. Play Berms	1	LS	\$25,000.00	\$25,000.00
8. Fitness Retaining Wall	1	LS	\$75,000.00	\$75,000.00
D. Site Elements Subtotal:				\$1,196,516.00
E. Structures				
1. Basketball Court Renovation (84'x50')	4,200	SF	\$4.85	\$20,370.00
2. Volleyball Court Relocation	1	LS	\$5,000.00	\$5,000.00
3. Restroom Renovation	1	LS	\$150,000.00	\$150,000.00
4. New Shelters	1	LS	\$120,000.00	\$120,000.00
5. New Indoor/Outdoor Fitness Building with Restrooms	1	LS	\$650,000.00	\$650,000.00
6. New Flex Pavilion	1	LS	\$250,000.00	\$250,000.00
E. Structures Subtotal:				\$1,195,370.00
F. Furnishings & Signs				
1. Dog Park Water Fountains	2	EA	\$3,700.00	\$7,400.00
2. Pet Waste Stations	4	EA	\$300.00	\$1,200.00
3. Directional/Park System Continuity Sign	1	EA	\$150.00	\$150.00
4. Benches	17	EA	\$1,500.00	\$25,500.00
5. Trash cans	12	EA	\$1,500.00	\$18,000.00
6. Cafe Tables	14	EA	\$1,000.00	\$14,000.00
7. Picnic Tables	10	EA	\$3,000.00	\$30,000.00
8. Outdoor Comfortable Seating	1	LS	\$7,500.00	\$7,500.00
F. Furnishings & Signs Subtotal:				\$96,250.00

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	QUANT.	UNIT	UNIT COST	TOTAL
F. Lighting				
1. Pedestrian Lights	20	EA	\$1,000.00	\$20,000.00
F. Lighting Subtotal:				\$20,000.00
G. Landscape				
1. Erosion Control Landscaping	14,455	SF	\$6.00	\$86,730.00
2. Large Shade Trees (4" cal.)	58	EA	\$500.00	\$29,000.00
3. Small Trees (2" cal.)	24	EA	\$350.00	\$8,400.00
4. Shrubs (med)	4,500	SF	\$6.00	\$27,000.00
5. Sod	82,480	SF	\$1.00	\$82,480.00
6. Grass Seed	113,417	SF	\$0.25	\$28,354.25
7. Mulch (Double Shredded Hardwood Mulch)	56	CY	\$35.00	\$1,960.00
8. Import and Spread Top Soil	56	CY	\$30.00	\$1,680.00
9. Soil Amendments	1	LS	\$500.00	\$500.00
10. Irrigation (Sod S.F. + Mulch S.F.)	88,502	SF	\$0.65	\$57,526.30
G. Landscape Subtotal:				\$236,900.55

Summary By Area

	% OF TOTAL	EXTENSION
A. Site Preparation and Earthwork	30%	\$1,284,002.00
B. Infrastructure	2%	\$84,000.00
C. Paving & Hardscape	5%	\$232,836.00
D. Site Elements	28%	\$1,196,516.00
E. Structures	28%	\$1,195,370.00
F. Furnishings & Signs	2%	\$96,250.00
F. Lighting	0%	\$20,000.00
G. Landscape	5%	\$236,900.55
SUBTOTAL		\$4,345,874.55
GENERAL REQUIREMENTS		\$217,293.73
12 MONTHS ESCALATION		\$228,158.41
Total Pre-design Estimate	TOTAL	\$4,791,326.69

NOTES:*

- The above opinion of probable construction cost was prepared by McAdams as part of the preliminary design phase. Estimate is subject to change.
- Estimate was prepared for budgeting purposes using historical data, RS Means and generalized contractor estimates. Actual costs may vary.
- Estimate does not include mobilization, permitting and contractor's fees.
- Materials identified in estimate are intended for pricing purposes only. Materials may be substituted as the design develops.
- This estimate does not include design & engineering consultant fees, any required permitting fees, sub-contractor professional fees, construction/contract administration fees, the cost of various bonds that may be required in the construction contract, or reimbursable.
- Cost estimate does not include pre-bid or pre-construction consultation, inspection/management, design revisions, submittal review, plotting or printing costs due to Client instructed design changes.
- Estimate does not include any property acquisition, easements or other property costs or legal fees.