



A4. COST ESTIMATES

STREETSCAPE CONSTRUCTION COST ESTIMATE

ITEM	PRICE	UNITS	COST
DEMOLITION			
DEMO CONCRETE SIDEWALKS	\$3.50 SF	23504	\$82,264.00
DEMO CONCRETE CURB/ GUTTER	\$5.00 LF	3215	\$16,075.00
DEMO ASPHALT PAVING	\$0.80 SF	56000	\$44,800.00
SAW CUT ASPHALT PAVING	\$2.50 LF	61600	\$154,000.00
TRAFFIC CONTROL, BARRICADES	\$50,000 LS	1	\$50,000.00
ELECTRICAL TRENCH	\$20 LF	2376	\$47,520.00
CONCRETE & PAVERS			
CONCRETE SIDEWALKS 4"	\$4.00 SF	80919	\$323,676.00
HANDICAP RAMPS	\$525 EA	20	\$10,500.00
CONCRETE CURB	\$9.00 LF	6155	\$55,395.00
CONCRETE DRIVEWAY APRONS & PARALLEL PARKING	\$8.00 SF	13750	\$110,000.00
CONCRETE CROSSWALK PAVING EDGE	\$7.00 SF	770	\$5,390.00
BRIDGE WALL	\$22.00 SF	500	\$11,000.00
STREETWORK			
ASPHALT MILLING 1.5"-2"	\$7.00 SY	10336	\$72,352.00
ASPHALT TOPPING 1.5"-2"	\$7.00 SY	10336	\$72,352.00
LANE STRIPING	\$0.50 LF	11000	\$5,500.00
CROSSWALK (BRICK PAVERS)	\$10.00 SF	2860	\$28,600.00
STREET CLEANUP	\$900 EA	1	\$900.00
SIGNAGE	\$15,000 EA	1	\$15,000.00
LANDSCAPING			
GROUND COVER	\$2.50 SF	78155	\$195,387.50
TREES & INSTALLATION	\$525 EA	40	\$21,000.00
TREES - ORNAMENTAL & INSTALLATION	\$750 EA	15	\$11,250.00
TOPSOIL AT MEDIANS AND ROUNDABOUT	\$50 CY	990	\$49,500.00
DIAMOND PLANTER BEDS (TOPSOIL & ROOT CONTROL)	\$200 EA	23	\$4,600.00
STORMWATER MANAGEMENT			
STORM STRUCTURES/ CATCH BASINS	\$20,000 EA	2	\$40,000.00
STREET FURNITURE			
TRASH RECEPTACLES	\$1,000 EA	14	\$14,000.00
BENCHES	\$1,600 EA	12	\$19,200.00
ELECTRICAL			
STREET FIXTURES - TYPE "C"	\$3,100 UNIT	50	\$155,000.00
SUBTOTAL			\$1,615,261.50
GENERAL CONDITIONS (15% OF SUBTOTAL)			\$242,289.23
TOTAL CONSTRUCTION COST			\$1,857,550.73
CONTINGENCY (15% OF TOTAL CONST. COST)			\$278,632.61
TOTAL STREETSCAPE COST			\$2,136,183.33

SOFT COSTS

PROJECT MANAGEMENT (4% OF TOTAL COST)			\$85,447.33
ADMINISTRATION (4% OF TOTAL COST)			\$85,447.33
DESIGN AND ENGINEERING (10% OF TOTAL COST)			\$213,618.33
OTHER COSTS (10% OF TOTAL COST)			\$213,618.33

TOTAL PROJECT COST **\$2,734,314.67**

ALLOWANCES NOT INCLUDED IN ESTIMATE

UNDERGROUND POWER (BURYING POWER LINES)	\$250,000 EA	1	\$250,000.00
R.O.W. ACQUISITION	\$250,000 EA	1	\$250,000.00

NEW PARK COST ESTIMATE

DEMOLITION (allowance)			\$65,000.00
SITE PREPARATION - GRADING, SOIL RESTORE	\$2.50 SF	8500	\$21,250.00
GROUND COVER	\$2.50 SF	8500	\$21,250.00
TOPSOIL	\$50 CY	1800	\$90,000.00
TREES & INSTALLATION	\$525 EA	39	\$20,475.00
CONCRETE SIDEWALKS 4"	\$4.00 SF	700	\$2,800.00
PARK STRUCTURE	\$40,000.00 EA	1	\$40,000.00
TRASH RECEPTACLES	\$1,000.00 EA	4	\$4,000.00
BENCHES	\$1,600.00 EA	8	\$12,800.00

NEW PARK SUBTOTAL **\$191,325.00**

GENERAL CONDITIONS (15% OF SUBTOTAL) **\$28,698.75**

TOTAL CONSTRUCTION COST **\$220,023.75**

CONTRACTOR'S OH&P (at 15%) **\$33,003.56**

TOTAL CONSTRUCTION COST **\$253,027.31**

CONTINGENCY (15%) OF CONST. COST) **\$37,954.10**

TOTAL NEW PARK COST **\$290,981.41**

PROJECT SOFT COSTS: DESIGN, OH & MANAGEMENT 35% **\$101,843.49**

TOTAL PROJECT COST **\$392,824.90**

MASTERPLAN PRIVATE SECTOR BUILDINGS COST ESTIMATE

ITEM	PRICE	UNITS (SF)	COST
BUILDING 1			
RETAIL	\$150.00 SF	16000	\$2,400,000.00
RESIDENTIAL	\$125.00 SF	45000	\$5,625,000.00
PARKING - STRUCTURE	\$75.00 SF	25000	\$1,875,000.00
SITE WORK*			\$337,029.00
TOTAL FOR BUILDING 1			\$10,237,029.00
BUILDING 2			
RETAIL (CINEMA)	\$120.00 SF	4500	\$540,000.00
RESIDENTIAL	\$125.00 SF	54000	\$6,750,000.00
PARKING - SURFACE	\$32.00 SF	49000	\$1,568,000.00
PARKING - STRUCTURE	\$75.00 SF	5220	\$391,500.00
SITE WORK*			\$186,404.00
TOTAL FOR BUILDING 2			\$9,435,904.00
BUILDING 3			
RETAIL	\$150.00 SF	12500	\$1,875,000.00
RESIDENTIAL	\$125.00 SF	44500	\$5,562,500.00
PARKING - STRUCTURE	\$75.00 SF	60,000	\$4,500,000.00
SITE WORK*			\$129,459.00
TOTAL FOR BUILDING 3			\$12,066,959.00
BUILDING 4			
RETAIL	\$150.00 SF	25000	\$3,750,000.00
RESIDENTIAL	\$125.00 SF	46300	\$5,787,500.00
PARKING - SURFACE	\$32.00 SF	46300	\$1,481,600.00
SITE WORK*			\$148,434.00
TOTAL FOR BUILDING 4			\$11,167,534.00
TOTAL BUILDING COST			\$42,907,426.00
PROJECT SOFT COSTS. DESIGN, OH & MANAGEMENT (at 35%)			<u>\$15,017,599.10</u>
TOTAL PRIVATE SECTOR			\$57,925,025.10