

RIVERLINE SPLASH PAD

6/15/2023

Opinion of Probable Cost

Riverline Splash Pad					
Opinion of Probable Cost - Alternative Site					
Prepared by Pond & Company					
Jun-23					
ITEM		QUANTITY	UNIT	COST/UNIT	TOTAL
Demolition and Site Clearing					
Tree Removal, clearing/grubbing, site prep		0.60	AC	\$20,000.00	\$12,000.00
Grading complete		1	LS	\$160,000.00	\$160,000.00
Soil haul-off		2,000	CY	\$20.00	\$40,000.00
SUBTOTAL					\$212,000.00
Erosion Control & Site Utilities					
E&S control (silt fence, tree protection fencing, filter sock)		0.60	AC	\$5,500.00	\$3,300.00
Water Quality BMP (in-pipe system)		2.00	LS	\$20,000.00	\$40,000.00
Site Utilities (includes recirc system vault, storm drainage, and sewer)		1.00	LS	\$125,000.00	\$125,000.00
SUBTOTAL					\$168,300.00
Hardscape, Furnishings, Buildings					
Concrete pavement - 4" thick (sidewalks)		2150	SF	\$11.00	\$23,650.00
Concrete Pavement - 4" thick - Dry Deck (inside fence)		8754	SF	\$11.00	\$96,294.00
Asphalt Repair - Medium Duty		1000	SF	\$8.00	\$8,000.00
Modular block retaining wall (average height of 3.5')		1000	SF	\$60.00	\$60,000.00
Wayfinding/entry signage		2	EA	\$500.00	\$1,000.00
4' HT double access gate		2	EA	\$1,000.00	\$2,000.00
4' HT single access gate		1	EA	\$500.00	\$500.00
4' HT fence		375	LF	\$125.00	\$46,875.00
Site Furnishings Budget		1	LS	\$25,000.00	\$25,000.00
Building (restroom, concessions, admin)		1	LS	\$500,000.00	\$500,000.00
Splashpad (by others) - includes surface, play equipment, mechanical equipment, recirc system and installation		1	LS	\$500,000.00	\$500,000.00
SUBTOTAL					\$1,263,319.00
Landscape					
Understory and overstory Trees		10	EA	\$1,500.00	\$15,000.00
Shubs		50	EA	\$50.00	\$2,500.00
Sod		5,000	SF	\$2.00	\$10,000.00
					\$27,500.00
CONSTRUCTION COST TOTAL					\$1,671,119.00
CONTINGENCIES AND SOFT COSTS					
15% Contingency					\$250,668.00
General Conditions					\$300,801.00
Add Services Design Fees					\$16,000.00
CONTINGENCIES AND SOFT COSTS TOTAL					\$567,469.00
CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS					\$2,238,588.00
INFLATION: 3% INCREASE PER YEAR					
2024 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS					\$2,305,745.64
2025 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS					\$2,374,918.01
2026 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS					\$2,446,165.55
ADD ALTERNATE AMENTITIES					
Site lighting & Electrical	\$ 100,000.00				
Irrigation	\$ 10,000.00				
Shade Structure	\$ 75,000.00				
Robust site furnishings package	\$ 75,000.00				
Total Cost with Add Alternates	\$2,498,588.00				
Notes:					
1. Contingency percentages are included in the opinion of cost. The 15% contingency accounts for associated costs that are unpredictable due to the current market.					
2. Due to current market volatility, for each additional year of project not moving to construction, 3% of total cost will be accrued to account for economic inflation.					
3. Costs given assume that all improvements will be made under contract with a qualified contractor.					
4. Overhead, profit, and mobilization fees are included as a percentage of construction cost.					
5. Construction costs do not include costs incurred for phased project development.					
6. Design fees are an estimate. Pond will work with the City on additional services scope. Fees will vary depending on final agreed upon scope					
7. Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.					