

BEACH AREA PHASE 1 IMPROVEMENTS GRAPHIC





Beach Area Phase 1 Buildout - OPCC						November 2019
Item Number	Description	Units	Unit Price	Quantity	Total Price	
Hardscape and Site Structures						
1.01	Standard Concrete Walkways [Phase 1]	SF	\$6.50	12,000	\$ 78,000.00	
1.02	Decorative Paving Walkways [Phase 1]	SF	\$10.00	1,800	\$ 18,000.00	
1.03	Decomposed Granite Trails (trail behind esplanade and connection to neighborhood)	SF	\$4.00	12,870	\$ 51,480.00	
Sub-Total Hardscape Elements					\$ 147,480.00	
Landscape Elements						
2.01	Proposed Landscape allowance [Phase 1] (10% parking & 10% esplanade constr. costs)	LS	\$87,000.00	1	\$ 87,000.00	
2.02	Irrigation allowance (5% of esplanade area)	LS	\$7,000.00	1	\$ 7,000.00	
Sub-Total Landscape Elements					\$ 94,000.00	
Infrastructure						
3.01	Parking lot (~110 spots added [190], resurfacing and added parking lot, striping, C&G)	LS	\$690,000.00	1	\$ 690,000.00	
3.02	Utilities (water and wastewater lines for water fountains & new restroom)	LS	\$35,000.00	1	\$ 35,000.00	
Sub-Total Site Infrastructure					\$ 725,000.00	
Restroom Facilities						
4.01	Refurbish Existing Restroom Building (new fixtures, furnishings, lighting, paint) Allowance	LS	\$50,000.00	1	\$ 50,000.00	
4.02	New Restroom Facility (open-air, custom design, 4 mens, 4 womens) Allowance	LS	\$400,000.00	1	\$ 400,000.00	
Sub-Total Refurb. & New Building					\$ 450,000.00	
Furnishings						
5.01	Site Furnishings Allowance [Phase 1] (15% of esplanade area)	LS	\$20,000.00	1	\$ 20,000.00	
Sub-Total Site Furnishings					\$ 20,000.00	
Lighting and Electrical						
6.01	Lighting, Fixtures, and Wiring Allowance [Phase 1] (5% parking & 10% esplanade costs)	LS	\$51,000.00	1	\$ 51,000.00	
Sub-Total Site Lighting & Electrical					\$ 51,000.00	
Misc. improvements and contingencies						
7.01	General conditions, Mobilization, Site preparation (5% of Phase 1 project cost)	LS	\$74,000.00	1	\$ 74,000.00	
Sub-Total Beach Area Construction					\$ 1,561,480.00	
Construction Contingency (10%)					\$ 156,000.00	
Soft Cost Contingency (12%)					\$ 187,000.00	
Total Estimated Development Cost					\$1,904,480.00	

Assumptions/Disclaimers

- 1) All Opinion of Probable Construction Costs (OPCC) represent the Consultant and their Sub-Consultant(s) best judgment as professionals familiar with the construction industry and current available unit pricing. Consultant/Sub-Consultant(s) do not guarantee that proposals, bids or actual Project Construction Costs will not vary from this opinion. Quantities are estimates only and the actual amount of work and/or materials are contingent upon final existing conditions, survey, and construction design of these improvements.
- 2) Unit pricing is based on average cost statewide and does not account for any site specific determinates that would effect costs of construction (i.e., unknown subsurface conditions, structural foundations/footing per local soil conditions, etc.).
- 3) Regulatory Review, Permitting and Fees are not included in this OPCC.
- 4) Horizontal utility adjustments/relocations/extensions/services for storm sewer, domestic water, sanitary sewer, gas, electric and communication utility lines to the site are not included in this OPCC.
- 5) Projection of future construction costs should include a 10% annual increase at a minimum.

BIEHLE PROPERTY PHASE 1 IMPROVEMENTS GRAPHIC





Biehle Property Phase 1 - OPCC

June 2019

Item Number	Description	Units	Unit Price	Quantity	Total Price
Demo Existing Building					
1.01	Remove existing buildings and garage slab (testing and abatement for asbestos and lead) allowance	LS	\$50,000.00	1	\$ 50,000.00
Sub-Total Building Demo					\$ 50,000.00
Hardscape and Site Structures					
2.01	Semi - Permanent Restroom (simple metal enclosure to contain port-a-cans)	LS	\$10,000.00	1	\$ 10,000.00
2.02	Regional Trail connection (9,500sf)	LS	\$66,500.00	1	\$ 66,500.00
2.03	Community Gardens (55 total plots with gravel walking surface)	LS	\$300,000.00	1	\$ 300,000.00
2.04	Simple Shade Structure(prefab hip roof structure)	LS	\$30,000.00	1	\$ 30,000.00
2.05	Price increase for Artistic Shade Structure (allowance)	LS	\$50,000.00	1	\$ 50,000.00
2.06	Benches (Allowance)	EA	\$2,000.00	3	\$ 6,000.00
2.07	Drinking fountain with bottle filler	EA	\$4,500.00	1	\$ 4,500.00
Sub-Total Hardscape Elements					\$ 467,000.00
Landscape Elements (plaza only)					
3.01	Proposed trees (3" min.)	EA	\$500.00	20	\$ 10,000.00
3.02	bio-swaales (heavily landscaped) allowance	LS	\$100,000.00	1	\$ 100,000.00
3.03	Irrigation (sub-surface and drip)	SF	\$1.50	35000	\$ 52,500.00
Sub-Total Landscape Elements					\$ 162,500.00
Parking lot and Infrastructure improvements					
4.01	Parking lot and utilities (4,700 SY Parking)	LS	\$625,000.00	1	\$ 625,000.00
Sub-Total Parking and Infrastructure					\$ 625,000.00
Misc. improvements and contingencies					
5.01	General site grading and earthwork (5% of project cost)	LS	\$ 65,000.00	1	\$ 65,000.00
Sub-Total Misc.					\$ 65,000.00
Sub-Total Estimated Construction Cost					\$ 1,369,500.00
Construction Contingency (10%)					\$ 136,950.00
Soft Cost Contingency (12%)					\$ 181,000.00
Total Estimated Construction Cost					\$1,687,450.00

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