

Estimate of Probable Cost of Construction Concept Level - Scenarios

Hough Beck & Baird Inc.

Date: March 25, 2010

Project Name: Lower Kinnear Park Conceptual Plan
 Project Number: 2009-35
 Project Phase: 200
 Prepared By: A. Luoma/D. Koonts
 Checked By: D. Koonts/J. Howard

Item	Quantities	Unit Cost	Item Total	Scenario A		Scenario B	
				Phase 1	Phase 2	Phase 1	Phase 2
Olympic Place Entrance							
1. Demolition & Site Preparation	770 sf	\$ 0.55 sf	\$ 423.50	770 sf	0 sf	0 sf	770 sf
2. Earthwork & Grading	770 sf	\$ 0.40 sf	\$ 308.00	770 sf	0 sf	0 sf	770 sf
3. Park kiosk	1 ea	\$ 3,000.00 ea	\$ 3,000.00	1 ea	0 ea	0 ea	1 ea
4. Planting (trees, groundcover, soil, etc.)	200 sf	\$ 6.00 sf	\$ 1,200.00	200 sf	0 sf	0 sf	200 sf
5. Crushed granite surfacing	570 sf	\$ 2.50 sf	\$ 1,425.00	570 sf	0 sf	0 sf	570 sf
		Subtotal =	\$ 6,356.50	\$ 6,356.50	\$ -	\$ -	\$ 6,356.50
Roy Street Entrance							
1. Demolition & Site Preparation	1280 sf	\$ 0.55 sf	\$ 704.00	1280 sf	0 sf	1280 sf	0 sf
2. Earthwork & Grading	1280 sf	\$ 0.40 sf	\$ 512.00	1280 sf	0 sf	1280 sf	0 sf
3. Park kiosk	1 ea	\$ 3,000.00 ea	\$ 3,000.00	1 ea	0 ea	1 ea	0 ea
4. Concrete plaza	800 sf	\$ 6.00 sf	\$ 4,800.00	800 sf	0 sf	800 sf	0 sf
5. Removable Bollards	5 ea	\$ 300.00 ea	\$ 1,500.00	5 ea	0 ea	5 ea	0 ea
6. Relocate park rainbow sign	1 ea	\$ 500.00 ea	\$ 500.00	1 ea	0 ea	1 ea	0 ea
7. Planting (trees, groundcover, soil, etc.)	300 sf	\$ 6.00 sf	\$ 1,800.00	300 sf	0 sf	300 sf	0 sf
		Subtotal =	\$ 12,816.00	\$ 12,816.00	\$ -	\$ 12,816.00	\$ -
South Hill (Lowering 4 ft + Rockery)							
1. Demolition & Site Preparation	20325 sf	\$ 0.55 sf	\$ 11,178.75	20325 sf	0 sf	0 sf	20325 sf
2. Earthwork & Grading (including haul)	20325 sf	\$ 2.50 sf	\$ 50,812.50	20325 sf	0 sf	0 sf	20325 sf
3. Drainage	200 lf	\$ 23.00 lf	\$ 4,600.00	200 lf	0 lf	0 lf	200 lf
4. Picnic tables w/ foundation	3 ea	\$ 1,000.00 ea	\$ 3,000.00	3 ea	0 ea	0 ea	3 ea
5. Planting (trees, groundcover, soil, etc.)	10000 sf	\$ 6.00 sf	\$ 60,000.00	10000 sf	0 sf	0 sf	10000 sf
6. Rockery retaining wall	350 lf	\$ 19.00 lf	\$ 6,650.00	350 lf	0 lf	0 lf	350 lf
		Subtotal =	\$ 136,241.25	\$ 136,241.25	\$ -	\$ -	\$ 136,241.25
Tennis Court Refurbishment							
1. Tennis Court (fence, net, surface, etc.)	1 ls	\$ 73,000.00 ls	\$ 73,000.00	1 ls	0 ls	0 ls	1 ls
2. Tree Removal/Pruning	1 ls	\$ 4,000.00 ls	\$ 4,000.00	1 ls	0 ls	0 ls	1 ls
3. Planting (trees, groundcover, soil.)	750 sf	\$ 6.00 sf	\$ 4,500.00	750 sf	0 sf	0 sf	750 sf
		Subtotal =	\$ 81,500.00	\$ 81,500.00	\$ -	\$ -	\$ 81,500.00
General Trail Improvements & Grading							
1. Demolition & Site Preparation	12850 sf	\$ 0.55 sf	\$ 7,067.50	7500 sf	5350 sf	7000 sf	5850 sf
2. Earthwork & Grading	12850 sf	\$ 0.40 sf	\$ 5,140.00	7500 sf	5350 sf	7000 sf	5850 sf
3. Rockery retaining wall	200 lf	\$ 19.00 lf	\$ 3,800.00	200 lf	0 lf	0 lf	200 lf
4. Benches w/ foundation	7 ea	\$ 1,000.00 ea	\$ 7,000.00	7 ea	0 ea	0 ea	7 ea
5. 8'-10' wide trail w/ crushed rock surfacing	1285 lf	\$ 35.00 lf	\$ 44,975.00	750 lf	535 lf	700 lf	585 lf
6. Way Finding Signs	15 ea	\$ 600.00 ea	\$ 9,000.00	15 ea	0 ea	0 ea	15 ea
7. Interpretive Sign	4 ea	\$ 3,250.00 ea	\$ 13,000.00	4 ea	0 ea	4 ea	0 ea
8. Wood crib stairs	30 ea	\$ 80.00 ea	\$ 2,400.00	30 ea	0 ea	0 ea	30 ea
9. Planting restoration	1 ls	\$ 8,000.00 ls	\$ 8,000.00	0.75 ls	0.25 ls	0.75 ls	0.25 ls
		Subtotal =	\$ 100,382.50	\$ 74,575.00	\$ 25,807.50	\$ 50,150.00	\$ 50,232.50
Perched Wetland							
1. Demolition & Site Preparation	3800 sf	\$ 0.55 sf	\$ 2,090.00	3800 sf	0 sf	3800 sf	0 sf
2. Earthwork & Grading	3800 sf	\$ 0.40 sf	\$ 1,520.00	3800 sf	0 sf	3800 sf	0 sf
3. Drainage	300 lf	\$ 22.00 lf	\$ 6,600.00	300 lf	0 lf	300 lf	0 lf
4. Planting (groundcover, soil, etc.)	3800 sf	\$ 4.00 sf	\$ 15,200.00	3800 sf	0 sf	3800 sf	0 sf
		Subtotal =	\$ 25,410.00	\$ 25,410.00	\$ -	\$ 25,410.00	\$ -
Mercer Place Entrance							
1. Demolition & Site Preparation	3450 sf	\$ 0.55 sf	\$ 1,897.50	0 sf	3450 sf	3450 sf	0 sf
2. Earthwork & Grading	3450 sf	\$ 0.40 sf	\$ 1,380.00	0 sf	3450 sf	3450 sf	0 sf
3. Park kiosk	1 ea	\$ 3,000.00 ea	\$ 3,000.00	0 ea	1 ea	1 ea	0 ea
4. Concrete plaza	650 sf	\$ 6.00 sf	\$ 3,900.00	0 sf	650 sf	650 sf	0 sf
5. Planting (trees, groundcover, soil, etc.)	2840 sf	\$ 5.00 sf	\$ 14,200.00	0 sf	2840 sf	2840 sf	0 sf
6. Concrete stairs, railing, landing (per Linear Foot Nosing)	560 lfn	\$ 37.00 lfn	\$ 20,720.00	0 lfn	560 lfn	560 lfn	0 lfn
7. Relocate park rainbow sign	1 ea	\$ 200.00 ea	\$ 200.00	0 ea	1 ea	1 ea	0 ea
		Subtotal =	\$ 45,297.50	\$ -	\$ 45,297.50	\$ 45,297.50	\$ -

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Item	Quantities	Unit Cost	Item Total	Scenario A		Scenario B	
				Phase 1	Phase 2	Phase 1	Phase 2
Prospect Street Entrance							
1. Park kiosk	1 ea	\$ 3,000.00 ea	\$ 3,000.00	0 ea	1 ea	1 ea	0 ea
2. Planting (trees, groundcover, soil, etc.)	1250 sf	\$ 10.00 sf	\$ 12,500.00	0 sf	1250 sf	1250 sf	0 sf
3. Precast concrete planters	3 ea	\$ 2,500.00 ea	\$ 7,500.00	0 ea	3 ea	3 ea	0 ea
4. Park rainbow sign	1 ea	\$ 2,400.00 ea	\$ 2,400.00	0 ea	1 ea	1 ea	0 ea
		Subtotal =	\$ 25,400.00	\$ -	\$ 25,400.00	\$ 25,400.00	\$ -
North Link Trail							
1. Demolition & Site Preparation	10000 sf	\$ 0.55 sf	\$ 5,500.00	0 sf	10000 sf	10000 sf	0 sf
2. Earthwork & Grading	10000 sf	\$ 0.40 sf	\$ 4,000.00	0 sf	10000 sf	10000 sf	0 sf
3. 8' wide pin-pile boardwalk	300 lf	\$ 220.00 lf	\$ 66,000.00	0 lf	300 lf	300 lf	0 lf
4. 8' wide trail w/ crushed rock surfacing	600 lf	\$ 27.00 lf	\$ 16,200.00	0 lf	600 lf	600 lf	0 lf
5. Planting (groundcover, soil, etc.)	5000 sf	\$ 4.00 sf	\$ 20,000.00	0 sf	5000 sf	5000 sf	0 sf
		Subtotal =	\$ 111,700.00	\$ -	\$ 111,700.00	\$ 111,700.00	\$ -
Mercer Place Slope Restoration							
1. Demolition & Site Preparation	10000 sf	\$ 0.55 sf	\$ 5,500.00	0 sf	10000 sf	10000 sf	0 sf
2. Earthwork & Grading	10000 sf	\$ 0.40 sf	\$ 4,000.00	0 sf	10000 sf	10000 sf	0 sf
3. Planting (trees, groundcover, soil, etc.)	10000 sf	\$ 6.00 sf	\$ 60,000.00	0 sf	10000 sf	10000 sf	0 sf
		Subtotal =	\$ 69,500.00	\$ -	\$ 69,500.00	\$ 69,500.00	\$ -
Grass Meadow Pathway							
1. Demolition & Site Preparation	700 sf	\$ 0.55 sf	\$ 385.00	700 sf	0 sf	700 sf	0 sf
2. Earthwork & Grading	700 sf	\$ 1.00 sf	\$ 700.00	700 sf	0 sf	700 sf	0 sf
3. Planting (trees, groundcover, soil, etc.)	500 sf	\$ 6.00 sf	\$ 3,000.00	500 sf	0 sf	500 sf	0 sf
4. 8' - 10' wide trail with crushed rock surfacing	90 lf	\$ 35.00 lf	\$ 3,150.00	90 lf	0 lf	90 lf	0 lf
		Subtotal =	\$ 7,235.00	\$ 7,235.00	\$ -	\$ 7,235.00	\$ -
Off-Leash Area *							
1. Off-Leash Area (fencing, surfacing, kiosk, water)	1 ls	\$ 40,000.00 ls	\$ 40,000.00	0 ls	1 ls	0 ls	1 ls
2. Rockery Retaining Wall	130 lf	\$ 19.00 lf	\$ 2,470.00	0 lf	130 lf	0 lf	130 lf
3. Planting (trees, groundcover, soil, etc.)	1200 sf	\$ 6.00 sf	\$ 7,200.00	0 sf	1200 sf	0 sf	1200 sf
		*Subtotal =	\$ 49,670.00	\$ -	\$ 49,670.00	\$ -	\$ 49,670.00
		<i>*Not Included in Construction Cost Calculations</i>		<i>*Not Included in Construction Cost Calculations</i>			
Reforestation							
1. Planting Restoration (trees and shrubs live stake/bareroot)	8.3 ac	\$ 18,000.00 ac	\$ 149,400.00	7 ac	1.3 ac	7 ac	1.3 ac
2. Invasive Species Removal	6.3 ac	\$ 8,000.00 ac	\$ 50,400.00	6.3 ac	0 ac	6.3 ac	0 ac
		Subtotal =	\$ 199,800.00	\$ 176,400.00	\$ 23,400.00	\$ 176,400.00	\$ 23,400.00
Lighting							
1. Pedestrian lights	12 ea	\$ 3,500.00 ea	\$ 42,000.00	6 ea	6 ea	6 ea	6 ea
2. Electrical conduit	2000 lf	\$ 12.00 lf	\$ 24,000.00	1000 lf	1000 lf	1000 lf	1000 lf
3. Electrical boxes (transformers, j-boxes, etc.)	1 ls	\$ 10,000.00 ls	\$ 10,000.00	0.5 ls	0.5 ls	0.5 ls	0.5 ls
		Subtotal =	\$ 76,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00
		Subtotal (1)	\$ 897,638.75	\$ 558,533.75	\$ 339,105.00	\$ 561,908.50	\$ 335,730.25
Mobilization (8%)			\$ 71,811.10	\$ 44,682.70	\$ 27,128.40	\$ 44,952.68	\$ 26,858.42
		Subtotal (2)	\$ 969,449.85	\$ 603,216.45	\$ 366,233.40	\$ 606,861.18	\$ 362,588.67
Sales Tax (9.5%)			\$ 92,097.74	\$ 57,305.56	\$ 34,792.17	\$ 57,651.81	\$ 34,445.92
Contingency (15%)			\$ 145,417.48	\$ 90,482.47	\$ 54,935.01	\$ 91,029.18	\$ 54,388.30
Construction Total			\$ 1,206,965.06	\$ 751,004.48	\$ 455,960.58	\$ 755,542.17	\$ 451,422.89

Assumptions:

- Costs represent 2010 construction costs based on data from recent Seattle Parks Department Projects and recent projects completed by HBB.
- Scenario A focuses on construction of elements in the south end of the park in Phase 1. Scenario B focuses on construction of elements in the north end of the park in Phase 1.
- Cost areas and quantities are based on the Lower Kinnear Park Concept Plan dated March 2010. Information in the plan is conceptual, based on partial survey data and historical plans, and costs will vary as specific site information is obtained during Design Development of the project.
- The Prospect Street Entrance in ROW: rockery retaining wall and concrete sidewalk paving provided by SDOT as part of sidewalk improvements.
- Mercer Place Sidewalk in ROW: sidewalk and curb provided by SDOT as part of street frontage improvements.
- Demolition & Site Preparation includes TESC, clearing, and grubbing
- Earthwork & Grading includes cut, fill, rough and fine grading.
- Operations and maintenances costs associated with the park are not included in this estimate.
- Reforestation costs take into account recent invasive species removal on approx. 2 acres.