

**FALCON HEIGHTS COMMUNITY PARK
Master Plan Cost Estimate**

	Item	Description	Qty.	Units	Unit Cost	Subtotal	Estimated Development Cost Range	
1		Building Area (2703 s.f. building)					2,199,600	2,419,560
2		Indirect Project Costs					374,817	374,817
Base Bid: Total Range of Project Costs for Community Park Improvements							2,574,417	2,794,377

Bid Alternates			
3A	Play Area (5000 s.f.) (incl. wood fiber)	312,000	343,200
3B	Play Area (7500 s.f.) (incl. wood fiber)	402,000	442,200
3C	Play Area Rubber Surfacing (5000 s.f.)	180,000	198,000
3D	Play Area Rubber Surfacing 7500 s.f.)	270,000	297,000
3E	Play Area Fencing	75,600	83,160
4	Parking Lot	465,000	511,500
5	Small Shelter - 24' x 24'	119,880	131,868
6A	Large Pre-Fab Shelter - 30' x 40'	373,200	410,520
6B	Large Custom Shelter - 30' x 40'	697,680	767,448
7A	Splash Pad (1,200 s.f.)	263,280	289,608
7B	Splash Pad Fencing	32,400	35,640
8	Basketball Court Improvements	81,240	89,364
9	Geothermal System for Building	96,000	105,600

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	Item	Description	Qty.	Units	Unit Cost	Subtotal	Estimated Development Cost Range	
1	Building Area (2703 s.f. building)						2,199,600	2,419,560
	1	Excavation / SWPPP	1	LS	20,000	20,000		
	2	Park building w/restrooms	1	LS	1,630,500	1,630,500		
	3	Water Service	160	LF	175	28,000		
	4	Sanitary Sewer Improvements	160	LF	175	28,000		
	5	Site Lighting / Electrical	1	LS	50,000	50,000		
	6	4" concrete walk	2500	SF	18	45,000		
	7	Bike rack	2	EA	2,500	5,000		
	8	Bench	2	EA	2,500	5,000		
	9	Trash receptacles	2	EA	1,500	3,000		
	10	Drinking Fountain	1	EA	3,500	3,500		
	11	Landscape Improvements	1	LS	15,000	15,000		
	12	Recommended Contingency (20 - 30%)	1	LS	366,600	366,600		
2	Indirect Project Costs						374,817	374,817
	1	Consultant Fee (estimated)	1	LS	329,817	329,817		
	2	Permit Fees & Xcel Fee for power feedpoint (estimated)	1	LS	45,000	45,000		
Base Bid: Total Range of Project Costs for Community Park Improvements							2,574,417	2,794,377
Bid Alternates								
3A	Play Area (5000 s.f.) (incl. wood fiber)						312,000	343,200
	1	Excavation / SWPPP	1	LS	15,000	15,000		
	2	Play equipment and wood fiber surfacing	1	LS	150,000	150,000		
	3	Play container concrete curb	300	LF	50	15,000		
	4	4" drain tile	200	LF	20	4,000		
	5	4" concrete walk	2500	SF	18	45,000		
	6	Bench	2	EA	2,500	5,000		
	7	Trash receptacles	2	EA	2,000	4,000		
	8	Picnic tables	2	EA	3,500	7,000		
	9	Landscape Improvements	1	LS	15,000	15,000		
	10	Recommended Contingency (20 - 30%)	1	LS	52,000	52,000		
3B	Play Area (7500 s.f.) (incl. wood fiber)						402,000	442,200
	1	Excavation / SWPPP	1	LS	15,000	15,000		
	2	Play equipment and wood fiber surfacing	1	LS	225,000	225,000		
	3	Play container concrete curb	300	LF	50	15,000		
	4	4" drain tile	200	LF	20	4,000		
	5	4" concrete walk	2500	SF	18	45,000		
	6	Bench	2	EA	2,500	5,000		
	7	Trash receptacles	2	EA	2,000	4,000		
	8	Picnic tables	2	EA	3,500	7,000		
	9	Landscape Improvements	1	LS	15,000	15,000		
	10	Recommended Contingency (20 - 30%)	1	LS	67,000	67,000		
3C	Play Area Rubber Surfacing (5000 s.f.)						180,000	198,000
	1	PIP surfacing	1	LS	150,000	150,000		
	2	Recommended Contingency (20 - 30%)	1	LS	30,000	30,000		
3D	Play Area Rubber Surfacing 7500 s.f.)						270,000	297,000
	1	PIP surfacing	1	LS	225,000	225,000		
	2	Recommended Contingency (20 - 30%)	1	LS	45,000	45,000		
3E	Play Area Fencing						75,600	83,160
	1	Ornamental Fence	350	LF	180	63,000		
	2	Recommended Contingency (20 - 30%)	1	LS	12,600	12,600		
4	Parking Lot						465,000	511,500
	1	Excavation / SWPPP	1	LS	45,000	45,000		
	2	Parking lot removal	2300	SY	10	23,000		
	3	Storm Infrastructure	1	LS	65,000	65,000		
	4	Site Lighting / Electrical	1	LS	50,000	50,000		
	5	8' wide bituminous trail	1000	SY	40	40,000		
	6	Parking lot - Pavement	2800	SY	40	112,000		
	7	Parking Lot - Curb	700	LF	25	17,500		
	8	Landscape Improvements / BMP	1	LS	35,000	35,000		

	9	Recommended Contingency (20 - 30%)	1	LS	77,500	77,500		
5	Small Shelter - 24' x 24'						119,880	131,868
	1	Excavation / SWPPP	1	LS	10,000	10,000		
	2	Outdoor Shelter	1	LS	45,000	45,000		
	3	Site Lighting / Electrical	1	LS	10,000	10,000		
	4	4" concrete walk	800	SF	18	14,400		
	5	Trash receptacle	1	EA	1,500	1,500		
	6	Picnic table	4	EA	3,500	14,000		
	7	Landscape Improvements	1	LS	5,000	5,000		
	8	Recommended Contingency (20 - 30%)	1	LS	19,980	19,980		
6A	Large Pre-Fab Shelter - 30' x 40'						373,200	410,520
	1	Excavation / SWPPP	1	LS	20,000	20,000		
	2	Outdoor Shelter	1	LS	200,000	200,000		
	3	Site Lighting / Electrical	1	LS	25,000	25,000		
	4	4" concrete walk	1500	SF	18	27,000		
	5	Trash receptacle	4	EA	1,500	6,000		
	6	Picnic table	8	EA	3,500	28,000		
	7	Landscape Improvements	1	LS	5,000	5,000		
	8	Recommended Contingency (20 - 30%)	1	LS	62,200	62,200		
6B	Large Custom Shelter - 30' x 40'						697,680	767,448
	1	Excavation / SWPPP	1	LS	20,000	20,000		
	2	Outdoor Shelter	1	LS	470,400	470,400		
	3	Site Lighting / Electrical	1	LS	25,000	25,000		
	4	4" concrete walk	1500	SF	18	27,000		
	5	Trash receptacle	4	EA	1,500	6,000		
	6	Picnic table	8	EA	3,500	28,000		
	7	Landscape Improvements	1	LS	5,000	5,000		
	8	Recommended Contingency (20 - 30%)	1	LS	116,280	116,280		
7A	Splash Pad (1,200 s.f.)						263,280	289,608
	1	Excavation / SWPPP	1	LS	20,000	20,000		
	2	Splash Pad equipment	1	LS	150,000	150,000		
	3	6" reinforced concrete walk	1200	SF	22	26,400		
	4	Trash receptacle	2	EA	1,500	3,000		
	5	Bench	2	EA	2,500	5,000		
	6	Landscape Improvements / BMP	1	LS	15,000	15,000		
	7	Recommended Contingency (20 - 30%)	1	LS	43,880	43,880		
7B	Splash Pad Fencing						32,400	35,640
	1	Ornamental Fence	150	LF	180	27,000		
	2	Recommended Contingency (20 - 30%)	1	LS	5,400	5,400		
8	Basketball Court Improvements						81,240	89,364
	1	Excavation / SWPPP	1	LS	10,000	10,000		
	2	Basketball Hoops (Pair)	1	LS	9,000	9,000		
	3	Court Paving	560	SY	40	22,400		
	4	Maintenance Strip	300	LF	40	12,000		
	5	Court Color Surfacing	1	LS	7,500	7,500		
	6	4" concrete walk	100	SF	18	1,800		
	7	Landscape Improvements	1	LS	5,000	5,000		
	8	Recommended Contingency (20 - 30%)	1	LS	13,540	13,540		
9	Geothermal System for Building						96,000	105,600