

Major Recreation Projects

Whittier Park

Proposed Scope of Services & Construction Cost Estimate

2/16/2022

SCOPE OF SERVICES

The following is proposed for Whittier Park in Jackson County. This proposal is provided for use in budgeting purposes.

Task 1: Master Plan (PARTF Ready)

The Master Plan will include the following:

- Base Map
- Field Visit
- CAD Prep
- Stream Determination and Delineation
- Site Plan
- Master Plan Document
 - Site Analysis
 - Recreational Needs
 - Program Description
- Environmental Review
- Public Engagement
 - One public workshop
 - Assist County with Survey to send to the public per PARTF requirements

Task 2: Design Development, Construction Documents & Permitting

- Design Development-65% Design (Grading, Stormwater, Layout)
- Construction Documents -100% Design (Grading, Stormwater, Layout, Details)
- Planting Plan
- Bid Set
- QA/QC and Revisions

- Culvert Design
- Landscape Architecture
 - Play Equipment Options
 - Play Equipment Detail/CD
 - Vegetative Screening concept
 - Vegetative Screening Planting Design/CD
- Permitting
 - Permit Set
 - Permit Coordination
 - Calculations
 - Permit applications (6)
- Management
 - Coordination with team members
 - Meetings with client
 - Project Management

Task 3: Construction Observation

- Responses to Contractor for Requests for Information (RFIs)
- Pre-Construction Meeting
- Site Visits during key times during construction
- Punch List and Walkthrough

Expenses

- Mileage
- Printing Costs

PLANNING, DESIGN & SITE ENGINEERING COST ESTIMATE

Task	Cost
Task 1: Master Plan (PARTF Ready)	\$21,034
Task 2: Design Development, Construction Documents & Permitting	\$50,069
Task 3: Construction Observation	\$11,397
Total Estimate Design Fee for Budgeting	\$82,500

Exclusions:

- *Permitting fees to be paid by Jackson County.*
- *Equinox provides grant writing and has been successful with PARTF Grants. Services can be provided on an hourly basis and typically range from \$6,000-\$11,500 depending on whether Equinox is handling a portion or all of the grant application.*

TOTAL COST (DESIGN & CONSTRUCTION)- For a breakdown of cost see the attached construction estimate that was developed based on the concept provided to Equinox. The estimate including the above **Planning, Design & Site Engineering Cost Estimate** and **Construction** is \$1,686,302 not including the exclusions listed above.

WHITTIER PARK - QUANTITIES & COSTS CONCEPTUAL DESIGN



ITEM		QUANTITY	UNIT	UNIT COST	TOTAL COST
SITE GRADING & PREPARATION					
1	MOBILIZATION	1	LS	\$20,000	\$20,000
2	CLEARING & GRUBBING (TOTAL DISTURBANCE: 0.6AC)	1	LS	\$10,000	\$10,000
3	DEMO AND HAUL OFF (STRUCTURES AND DEBRIS)	1	LS	\$30,000	\$30,000
4	EARTHWORK (ROUGH GRADING)	1,200	CY	\$29	\$34,320
5	FINE GRADING	2,000	SY	\$20	\$40,000
6	SOIL TESTING	5	DAY	\$500	\$2,500
7	TREE PROTECTION FENCE	700	LF	\$2	\$1,400
EROSION CONTROL					
8	INLET PROTECTION	2	EA	\$150	\$300
9	OUTLET PROTECTION	2	EA	\$200	\$400
10	DITCH OUTLET PROTECTION	4	EA	\$200	\$800
11	CONSTRUCTION ENTRANCE (MUDMAT)	1	SF	\$4,500	\$4,500
12	CONCRETE WASHOUT	1	EA	\$1,500	\$1,500
13	REINFORCED SILT FENCE	900	LF	\$4	\$3,600
14	REINFORCED SWALE (INCLUDES EROSION CONTROL MATTING, 3' WIDTH)	350	LF	\$6	\$2,100
15	EROSION CONTROL MATTING (100% BIODEGRADABLE, NORTH AMERICAN GREEN)	600	SF	\$1	\$600
16	ROCK CHECK DAMS	4	EA	\$300	\$1,200
17	TEMPORARY SEEDING (INCLUDES STRAW)	0.50	AC	\$5,500	\$2,750
					\$155,970
PAVING & CIRCULATION					
18	PEDESTRIAN ASPHALT SURFACE (INCLUDES 8" DEPTH CABC (3/4" MAX AGGREGATE SIZE WITH FINES) AND 2" ASPHALT)	2,900	SY	\$60	\$174,000
19	VEHICULAR ASPHALT SURFACE (INCLUDES 8" DEPTH CABC (3/4" MAX AGGREGATE SIZE WITH FINES) AND 4" ASPHALT)	2,550	SY	\$80	\$204,000
20	CONCRETE CURB (6")	350	LF	\$35	\$12,250
21	PEDESTRIAN CONCRETE PAVING - FIBER REINFORCED, 6" THICKNESS, 2" CABC	205	SY	\$95	\$19,475
22	PRECAST CONCRETE WHEEL STOPS	35	EA	\$75	\$2,625
23	PAINTING & STRIPING (PARKING SPACES, ARROW STRIPING, STOP BARS)	1	LS	\$4,000	\$4,000
24	ALTERNATE DRIVEWAY (Additional earthwork, asphalt, stormwater, and stream crossing)	1	LS	\$150,000	\$150,000
					\$566,350
SITE ELEMENTS					
25	BIKE RACK	1	LS	\$1,000	\$1,000
26	BOULDER (LANDSCAPE)	10	TON	\$95	\$950
27	PICNIC TABLES	6	LF	\$1,800	\$10,800
28	BENCHES	7	EA	\$3,000	\$21,000
29	PLAYGROUND	1	LS	\$80,000	\$80,000
TRAFFIC SIGNAGE (INSTALLED PER SPEC), INTERPRETATION & WAYFINDING					
30	ENTRANCE SIGN	1	LS	\$500	\$5,000
31	PLAYGROUND SIGN	1	LS	\$1,400	\$1,400
32	EXIT (K-2900)	1	EA	\$300	\$300
33	ADA PARKING SIGN (K-1449)	2	EA	\$1,400	\$2,800
34	DIRECTIONAL SIGNAGE	3	EA	\$200	\$600
35	INTERPERATIVE SIGNAGE (GENERAL)	1	LS	\$2,000	\$2,000
ACCESSIBILITY ELEMENTS					
36	DETECTABLE WARNING PLATE (2' WIDTH)	4	LF	\$90	\$360
37	ACCESSIBLE RAMPS	1	EA	\$5,000	\$5,000
					\$131,210
STRUCTURES					
38	PAVILION (PRE-FABRICATED)	1	LS	\$97,000	\$97,000
39	RESTROOM (BUILT IN-HOUSE)	1	LS	\$130,000	\$130,000
					\$227,000
UTILITY SERVICES					
40	WATER CONNECTION	1	LS	\$5,000	\$5,000
41	SEPTIC CONNECTION	1	LS	\$8,000	\$8,000
42	ELECTRICAL	1	LS	\$16,000	\$16,000
					\$32,000
PLANTING					
43	SITE PLANTING (5311 CONSERVATION MIX / GRASS SEED MIX (ERNMX-114), 3 & 5 GALLON SHRUBS)	0.75	AC	\$3,000	\$2,250
44	SWALES (NC MOUNTAINS RIPARIAN BUFFER MIX (ERNMX-304))	0.25	AC	\$3,000	\$750
45	TREES	30	EA	\$850	\$25,500
46	MULCH (SHREDDED HARDWOOD)	35	CY	\$35	\$1,225
					\$29,725
STORMWATER & DRAINAGE					
47	VEGETATED SWALE WITH ROCK CHECKS/DROPS)	400	LF	\$60	\$24,000
48	UNDERDRAINS AND POP-UP EMITTERS	1	LS	\$15,000	\$15,000
49	POCKET SCMs, INCLUDES SOIL MIX AND PREPARATION (3,565 SF)	1	LS	\$30,000	\$30,000
					\$69,000
Sub Total					\$1,212,155
ADDITIONAL SOIL TESTING					
50	SOIL TESTING AND MONITORING - If needed	5	DAY	\$500	\$2,500
DESIGN					
51	DESIGN, SURVEY, PERMITTING FEES, CONSTRUCTION OBSERVATION	1	LS	\$82,500	\$82,500
					\$85,000
Sub Total					\$1,297,155
30% Contingency					\$389,147
Conceptual Design Cost Estimate					\$1,686,302

DISCLAIMER: EQUINOX IS FURNISHING THIS COST ESTIMATE AS REQUESTED BY THE CLIENT. PLEASE NOTE THAT ESTIMATED COSTS ARE SUBJECT TO CHANGE BASED ON DESIGN, FIELD CONDITIONS, LOCAL OR REGIONAL DIFFERENCES, DEVELOPMENT OF PLANS, CHANGES TO THE PLANS, AND/ OR CHANGES IN UNIT COSTS. COST ESTIMATES ARE PROVIDED FOR USE IN BUDGETING, BUT IN NO WAY SHOULD THIS ESTIMATE BE CONSTRUED AS A FINAL COST FOR THE PROJECT. FINAL COSTS ARE CONTINGENT ON ACTUAL BIDS FROM CONTRACTORS. EQUINOX WILL NOT BE HELD RESPONSIBLE FOR DIFFERENCES BETWEEN THIS COST ESTIMATE AND BID COSTS.