
PARK PROGRAMMING AND CONCEPT DEVELOPMENT

FINAL CONCEPT

Concept Presentation

The alternative concepts were presented at a Board of Commissioners Meeting on January 22, 2019 that was open to the public for comment. The project team gave a brief introduction to the overall park Master Plan process and the progress to date. The discussion included an overview of the existing conditions and park concepts. Graphic elements of the presentation included photos of existing conditions and analysis maps, as well as illustrative concepts and rendered perspectives.

Comments from the meeting included support for the project, as well as a desire to make the construction of the Animal Rescue Shelter a priority. It was also noted that the Animal Rescue Shelter should be constructed on the on the existing event space pad.

Final Concept Elements

Once the Project Presentation Phase was completed, the project team summarized all written comments, and any notes taken during conversations with stakeholders and meeting participants. The project team then developed a list of action items for revisions to the Green Energy Park Concept, and presented these to County staff. Once the county reviewed these action items and gave their recommendations, the project team proceeded with the final park concept for Green Energy Park.

The final concept is based on Alternative Concept A, and contains all of the programmatic elements shown in that concept. Modifications include locating the Animal Rescue Shelter within the exact footprint of the existing event space pad and shifting the circular drive and parking to accommodate the shelter location. The SRC has also been eliminated from the plan, as it is anticipated that the SRC will be relocated to a new site. The project team also consulted a construction cost estimation specialist to discuss the grading and site work necessary and the feasibility of the proposed improvement in the Master Plan. The resulting analysis and potential costs associated with the site work were presented to the County, and the project team was instructed to incorporate proceed with the final concept. The final concept can be found on the following spread.



GREEN ENERGY PARK - ILLUSTRATIVE CONCEPT

The fold-out map on the next page shows the illustrative final concept for Green Energy Park, with the location of the primary features and amenities. Below and on the following page are perspective visualizations of the park improvements.



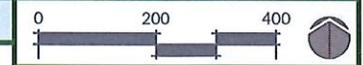
Proposed Walking Trail



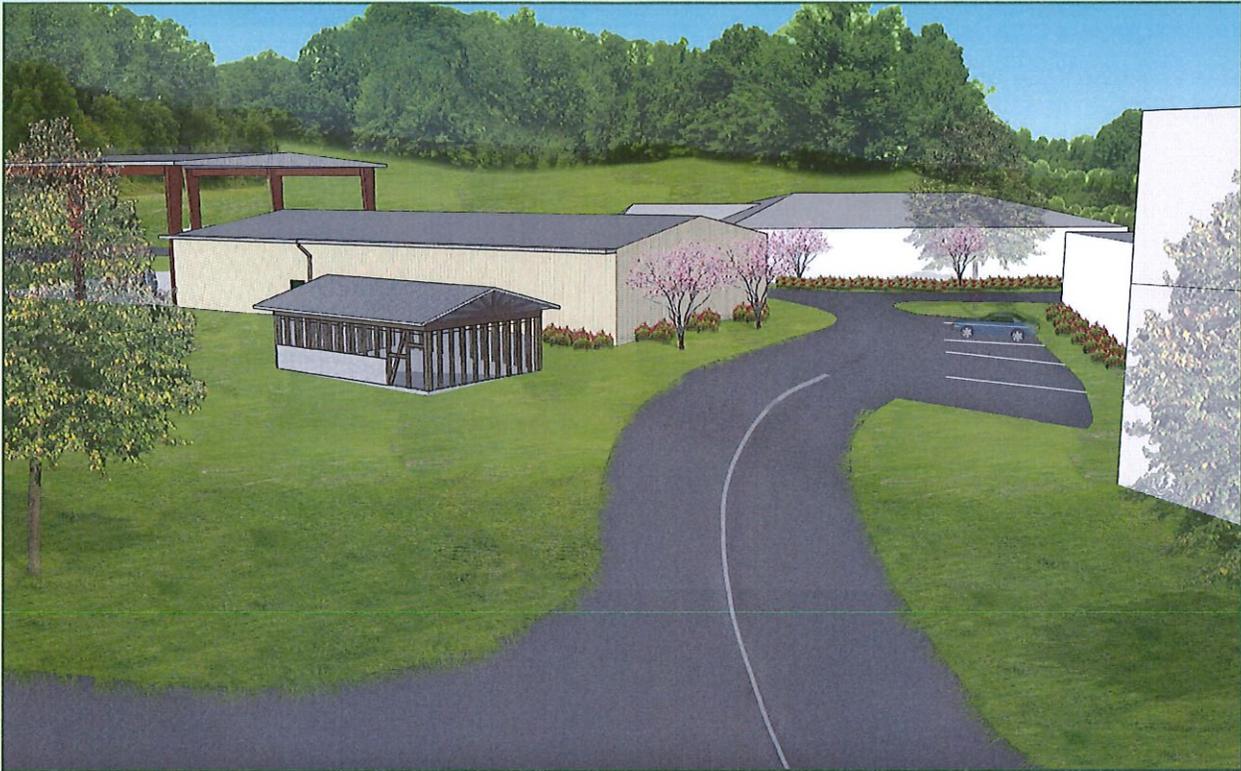
Proposed Site Development



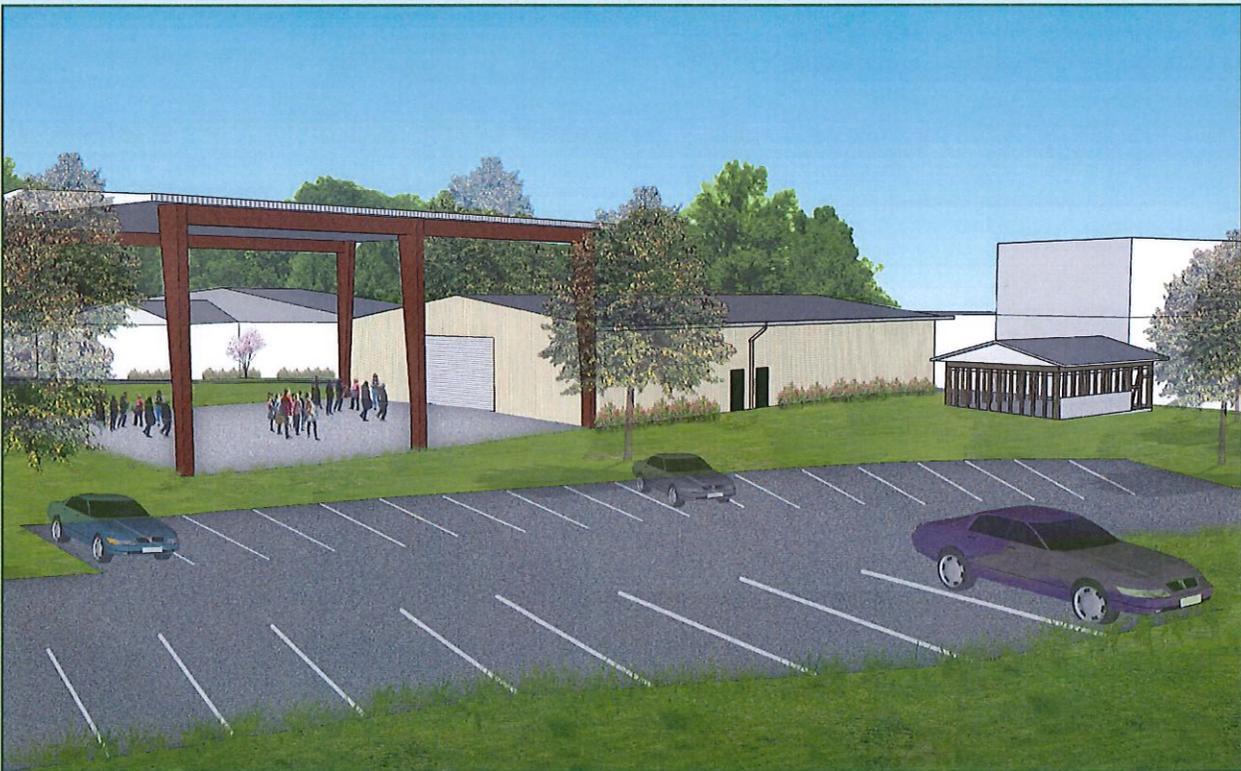
Final Master Plan Concept



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Proposed Kiln Relocation and Circular Drive



Proposed Parking Areas and Event Space

ESTIMATE OF PROBABLE COST

COST CONSIDERATIONS

The cost estimates are based on current market trends, similar projects, and project-specific research conducted by the project team. The project team utilized all of its available resources and technical expertise to provide order-of-magnitude cost estimates that are for planning purposes only.

The vision for Green Energy Park may be modified over time in response to actual costs, future department objectives, and available funding sources. Additionally, it is recommended that proposed improvements undergo a detailed feasibility and costs analysis prior to physical implementation.

COST ESTIMATES

Jackson County Green Energy Park Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Construction Entrance	5	EA	\$5,000.00	\$25,000.00
2	Tree Protection Fence	3,930	LF	\$4.00	\$15,720.00
3	Silt Fence	2,420	LF	\$5.00	\$12,100.00
4	Temporary Diversion Ditch	400	LF	\$5.00	\$2,000.00
5	Rip Rap 22" Thick Class B w/ Filter Fabric	425	SY	\$95.00	\$40,391.30
6	Inlet Protection	3	EA	\$330.00	\$990.00
7	Horseshoe Inlet Protection	2	EA	\$450.00	\$900.00
8	Silt Fence Outlet	17	EA	\$200.00	\$3,400.00
9	Check Dam	110	EA	\$170.00	\$18,700.00
10	Slope Drains	280	LF	\$10.00	\$2,800.00
11	Matting	525	SY	\$2.85	\$1,496.74
SUBTOTAL EROSION CONTROL					\$123,498.03
DEMOLITION/BUILDING ADDITIONS					
1	Animal Shelter	10,000	SF	\$300.00	\$3,000,000.00
2	Innovation Center	13,000	SF	\$137.50	\$1,787,500.00
3	Steel Structure Demolition	1	LS	\$25,000.00	\$25,000.00
4	Greenhouse and Pad Removal	1	LS	\$40,000.00	\$40,000.00
5	Brick Kiln Relocation	1	LS	\$30,000.00	\$30,000.00
6	Demo Existing SRC and Concrete Storage Bins	1	LS	\$15,000.00	\$15,000.00
7	Demo. Existing Event Plaza	1	LS	\$25,000.00	\$25,000.00
8	Event Plaza	4,000	SF	\$5.00	\$20,000.00
9	Construct Walking Trails and Gardens	1	LS	\$20,000.00	\$20,000.00
10	Construct Dog Park	1	LS	\$25,000.00	\$25,000.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$4,987,500.00

ESTIMATE OF PROBABLE COST

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GRADING					
1	Mobilization	1	LS	\$90,000.00	\$90,000.00
2	Clearing and Grubbing	3.3	AC	\$6,000.00	\$19,800.00
3	Temporary Seeding and Mulching	5.5	AC	\$1,600.00	\$8,800.00
4	Seeding and Mulching	9.5	AC	\$2,200.00	\$20,900.00
5	Topsoil Placed on Site	80	CY	\$5.00	\$400.00
6	Topsoil Stockpiled on Site	1,000	CY	\$5.00	\$5,000.00
7	Structural Soil	30	CY	\$40.00	\$1,200.00
8	Common Excavation - Cut to Fill Earthwork	7,100	CY	\$6.00	\$42,600.00
9	Rock Removal	400	CY	\$150.00	\$60,000.00
10	Unclassified Excavation	150	CY	\$6.00	\$900.00
11	Fine Grading	3,300	SY	\$5.00	\$16,500.00
12	Segmental Block Retaining Wall w/ Geogrid, Select Backfill	7,400	SF	\$51.00	\$377,400.00
SUBTOTAL - GRADING					\$643,500.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$5,754,498.03
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$40,000.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$12,500.00
WATER SYSTEM					
SUBTOTAL - WATER					\$10,000.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					\$62,500.00
SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING					
PAVING					
1	Fine Grading	13,353	SY	\$2.00	\$26,706.86
2	1.50" S 9.5B	6,068	SY	\$9.00	\$54,615.37
3	1.50" S 9.5B Final Overlay	6,068	SY	\$9.00	\$54,615.37
4	8" ABC Base	6,068	SY	\$11.00	\$66,752.12
5	5' Wide, 4" thick Concrete Sidewalk	900	LF	\$24.00	\$21,600.00
SUBTOTAL - PAVING					\$224,289.73
CURB & GUTTER					
1	30" Standard Curb and Gutter	3,561	LF	\$30.00	\$106,816.47
SUBTOTAL - CURB & GUTTER					\$106,816.47
STRIPING AND SIGNAGE					
1	Handicap Ramps	6	EA	\$1,200.00	\$7,200.00
2	Signage	1	LS	\$9,625.86	\$9,625.86
3	Pavement Marking / Stripping	1	LS	\$16,255.15	\$16,255.15
SUBTOTAL - SIDEWALK					\$33,081.00
LANDSCAPING					
1	Landscaping	1	LS	\$107,000.00	\$107,000.00
SUBTOTAL - LANDSCAPING					\$107,000.00
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, SIDEWALK					\$471,187.20

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$6,288,185.24
20% CONTINGENCY	\$1,257,637.05
GRAND TOTAL:	\$7,545,822.28

IMPLEMENTATION & PHASING STRATEGIES

IMPLEMENTATION STRATEGY

After the completion of the cost estimates, the project team met with County staff and officials to discuss the implementation and phasing strategies for Green Energy Park. During the implementation discussions, the County was presented with graphic phasing plans, overall cost estimates, and cost estimates for the each phase of the park. Discussions with County Staff resulted in the development of five phases for the implementation of Green Energy Park.

The phases are intended to utilize current and future funding and be implemented as this funding becomes available. Phase 1 will be initiated upon completion of this Master Plan Study, and provide the County with meaningful improvements that accomplish short-term goals while also setting the foundation for future park improvements. These five phases, along with their associated cost estimates, can be found on the following pages.

PHASING RECOMMENDATIONS

Phase 1

The Phase 1 improvements for Green Energy Park include site work and demolition that begins to lay the foundation for future improvements and additions. Elements of Phase 1 include:

- Relocate existing kilns to be closer to the Art Center
- Regrade the area around the existing kilns for future open space
- Demo existing steel structure and building on the existing concrete slab

Jackson County Green Energy Park (Phase 1) Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Silt Fence	200	LF	\$5.00	\$1,000.00
2	Silt Fence Outlet	1	EA	\$200.00	\$200.00
SUBTOTAL EROSION CONTROL					\$1,200.00
DEMOLITION/BUILDING ADDITIONS					
1	Brick Kiln Relocation	1	LS	\$30,000.00	\$30,000.00
2	Steel Structure Demolition	1	LS	\$25,000.00	\$25,000.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$55,000.00
GRADING					
1	Mobilization	1	LS	\$5,000.00	\$5,000.00
2	Clearing and Grubbing	0.1	AC	\$6,000.00	\$600.00
3	Temporary Seeding and Mulching	0.1	AC	\$1,600.00	\$160.00
4	Seeding and Mulching	0.1	AC	\$2,200.00	\$220.00
5	Topsoil Placed on Site	80	CY	\$5.00	\$400.00
6	Structural Soil	30	CY	\$40.00	\$1,200.00
7	Unclassified Excavation	100	CY	\$6.00	\$600.00
SUBTOTAL - GRADING					\$8,180.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$64,380.00

IMPLEMENTATION & PHASING STRATEGIES



Green Energy Park Phase 1

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$0.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$0.00
WATER SYSTEM					
SUBTOTAL - WATER					\$0.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					\$0.00
SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING					
PAVING					
SUBTOTAL - PAVING					\$0.00
CURB & GUTTER					
SUBTOTAL - CURB & GUTTER					\$0.00
STRIPING AND SIGNAGE					
SUBTOTAL - STRIPING AND SIDEWALK					\$0.00
LANDSCAPING					
1	Landscaping	1	LS	\$2,000.00	\$2,000.00
SUBTOTAL - LANDSCAPING					\$2,000.00
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, STRIPING AND SIGNAGE, AND LANDSCAPING					\$2,000.00

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$66,380.00
20% CONTINGENCY	\$13,276.00
GRAND TOTAL:	\$79,656.00

Phase 2

Phase 2 continues the site work improvements begun in Phase 1 and includes the following elements :

- Demo existing Staffed Recycling Center and regrade the area to the level of the Art Center
- Demo existing concrete bays and regrade to the level of the Art Center
- Clear and prepare site for future innovation center
- Spread excess topsoil from excavations on landfill
- Install a mix of native plantings on landfill

Jackson County Green Energy Park (Phase 2) Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Construction Entrance	2	EA	\$5,000.00	\$10,000.00
2	Tree Protection Fence	2,850	LF	\$4.00	\$11,400.00
3	Silt Fence	1,650	LF	\$5.00	\$8,250.00
4	Temporary Diversion Ditch	250	LF	\$5.00	\$1,250.00
5	Rip Rap 22" Thick Class B w/ Filter Fabric	425	SY	\$95.00	\$40,391.30
6	Silt Fence Outlet	10	EA	\$200.00	\$2,000.00
7	Check Dam	50	EA	\$170.00	\$8,500.00
8	Slope Drains	100	LF	\$10.00	\$1,000.00
9	Matting	425	SY	\$2.85	\$1,211.74
SUBTOTAL EROSION CONTROL					\$84,003.03
DEMOLITION/BUILDING ADDITIONS					
1	Demo Existing SRC and Concrete Storage Bins	1	LS	\$15,000.00	\$15,000.00
2	Greenhouse and Pad Removal	1	LS	\$40,000.00	\$40,000.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$55,000.00
GRADING					
1	Mobilization	1	LS	\$25,000.00	\$25,000.00
2	Clearing and Grubbing	0.5	AC	\$6,000.00	\$3,000.00
3	Temporary Seeding and Mulching	4.0	AC	\$1,600.00	\$6,400.00
4	Seeding and Mulching	4.0	AC	\$2,200.00	\$8,800.00
5	Topsoil Stockpile on Site	500	CY	\$5.00	\$2,500.00
6	Common Excavation - Cut to Fill Earthwork	5,100	CY	\$6.00	\$30,600.00
7	Rock Removal	200	CY	\$150.00	\$30,000.00
SUBTOTAL - GRADING					\$106,300.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$245,303.03
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$10,000.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$0.00
WATER SYSTEM					
SUBTOTAL - WATER					\$0.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					\$10,000.00



Green Energy Park Phase 2

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING					
PAVING					
1	Fine Grading	8,503	SY	\$2.00	\$17,006.86
2	1.50" S 9.5B	2,168	SY	\$9.00	\$19,515.37
3	1.50" S 9.5B Final Overlay	2,168	SY	\$9.00	\$19,515.37
4	8" ABC Base	2,168	SY	\$11.00	\$23,852.12
SUBTOTAL - PAVING					\$79,889.73
CURB & GUTTER					
1	30" Standard Curb and Gutter	1,361	LF	\$30.00	\$40,816.47
SUBTOTAL - CURB & GUTTER					\$40,816.47
STRIPING AND SIGNAGE					
1	Signage	1	LS	\$2,125.86	\$2,125.86
2	Pavement Marking / Striping	1	LS	\$6,377.57	\$6,377.57
SUBTOTAL - STRIPING AND SIDEWALK					\$8,503.43
LANDSCAPING					
1	Landscaping	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL - LANDSCAPING					\$10,000.00
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, SIDEWALK					\$139,209.63

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$394,512.66
20% CONTINGENCY	\$78,902.53
GRAND TOTAL:	\$473,415.20

Phase 3

Phase 3 begins to introduce new elements into the site, including the construction of a new animal shelter, vehicular circulation and a new event space:

- Construct a 10,000 SF animal rescue shelter and open space
- Demo existing greenhouses and associated infrastructure
- Construct new internal loop drive, north entrance and parking lot
- Construct a new event plaza at the Art Center

Jackson County Green Energy Park (Phase 3) Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Construction Entrance	1	EA	\$5,000.00	\$5,000.00
2	Tree Protection Fence	780	LF	\$4.00	\$3,120.00
3	Silt Fence	270	LF	\$5.00	\$1,350.00
4	Silt Fence Outlet	3	EA	\$200.00	\$600.00
5	Check Dam	50	EA	\$170.00	\$8,500.00
6	Slope Drains	80	LF	\$10.00	\$800.00
SUBTOTAL EROSION CONTROL					\$19,370.00
DEMOLITION/BUILDING ADDITIONS					
1	Animal Rescue Building and Appurtenances	10000	SF	\$300.00	\$3,000,000.00
2	Demo. Existing Event Plaza	1	LS	\$25,000.00	\$25,000.00
3	Build New Event Plaza	4,000	SF	\$5.00	\$20,000.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$3,045,000.00
GRADING					
1	Mobilization	1	LS	\$25,000.00	\$25,000.00
2	Clearing and Grubbing	2	AC	\$6,000.00	\$12,000.00
3	Temporary Seeding and Mulching	1.0	AC	\$1,600.00	\$1,600.00
4	Seeding and Mulching	1.0	AC	\$2,200.00	\$2,200.00
5	Topsoil Stockpile on Site	500	CY	\$5.00	\$2,500.00
6	Common Excavation - Cut to Fill Earthwork	1,000	CY	\$6.00	\$6,000.00
7	Rock Removal	200	CY	\$150.00	\$30,000.00
8	Segmental Block Retaining Wall w/ Geogrid, Select Backfill	4,200	SF	\$51.00	\$214,200.00
SUBTOTAL - GRADING					\$293,500.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$3,357,870.00
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$10,000.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$10,000.00
WATER SYSTEM					
SUBTOTAL - WATER					\$3,500.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					\$23,500.00



Green Energy Park Phase 3

SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING						
PAVING						
1	Fine Grading	4,000	SY	\$2.00	\$8,000.00	
2	1.50" S 9.5B	3,200	SY	\$9.00	\$28,800.00	
4	1.50" S 9.5B Final Overlay	3,200	SY	\$9.00	\$28,800.00	
3	8" ABC Base	3,200	SY	\$11.00	\$35,200.00	
5	5' Wide, 4" thick Concrete Sidewalk	700	LF	\$24.00	\$16,800.00	
SUBTOTAL - PAVING					\$117,600.00	
CURB & GUTTER						
1	30" Standard Curb and Gutter	1,800	LF	\$30.00	\$54,000.00	
SUBTOTAL - CURB & GUTTER					\$54,000.00	
STRIPING AND SIGNAGE						
1	Handicap Ramps	4	EA	\$1,200.00	\$4,800.00	
2	Signage	1	LS	\$2,500.00	\$2,500.00	
3	Pavement Marking / Striping	1	LS	\$3,500.00	\$3,500.00	
SUBTOTAL - STRIPING AND SIDEWALK					\$10,800.00	
LANDSCAPING						
1	Landscaping	1	LS	\$50,000.00	\$50,000.00	
SUBTOTAL - LANDSCAPING					\$50,000.00	
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING					\$232,400.00	

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$3,613,770.00
20% CONTINGENCY	\$722,754.00
GRAND TOTAL:	\$4,336,524.00

Phase 4

Phase 4 focuses on developing the landfill as a park amenity. Elements of Phase 4 include:

- Construct walking trails on landfill site
- Enhance native plantings and gardens on landfill
- Construct dog park on top of landfill



Green Energy Park Phase 4

Jackson County Green Energy Park (Phase 4) Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Construction Entrance	1	EA	\$5,000.00	\$5,000.00
SUBTOTAL EROSION CONTROL					\$5,000.00
DEMOLITION/BUILDING ADDITIONS					
1	Construct Walking Trails and Gardens	1	LS	\$20,000.00	\$20,000.00
2	Construct Dog Park	1	LS	\$25,000.00	\$25,000.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$45,000.00
GRADING					
1	Mobilization	1	LS	\$10,000.00	\$10,000.00
2	Seeding and Mulching	4.0	AC	\$2,200.00	\$8,800.00
3	Unclassified Excavation	50	CY	\$6.00	\$300.00
4	Fine Grading	3,300	SY	\$5.00	\$16,500.00
SUBTOTAL - GRADING					\$35,600.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$85,600.00
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$10,000.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$0.00
WATER SYSTEM					
SUBTOTAL - WATER					\$3,000.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					\$13,000.00
SECTION III - PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING					
PAVING					
SUBTOTAL - PAVING					\$0.00
CURB & GUTTER					
SUBTOTAL - CURB & GUTTER					\$0.00
STRIPING AND SIGNAGE					
1	Signage	1	LS	\$2,500.00	\$2,500.00
SUBTOTAL - STRIPING AND SIDEWALK					\$2,500.00
LANDSCAPING					
1	Landscaping	1	LS	\$30,000.00	\$30,000.00
SUBTOTAL - LANDSCAPING					\$30,000.00
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, SIDEWALK					\$32,500.00

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$131,100.00
20% CONTINGENCY	\$26,220.00
GRAND TOTAL:	\$157,320.00

Phase 5

Phase 5 involves continuing improvements to the infrastructure and circulation of the site, as well as constructing the Innovation Center.

- Construct Innovation Center on previously prepared site
- Construct south entry of internal loop drive and additional parking
- Improve the main park entry drive

Jackson County Green Energy Park (Phase 5) Project Unit Costs

ENGINEER'S OPINION OF PROBABLE COST

April 1, 2019

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SECTION I - EROSION CONTROL AND GRADING					
EROSION CONTROL					
1	Construction Entrance	1	EA	\$5,000.00	\$5,000.00
2	Tree Protection Fence	300	LF	\$4.00	\$1,200.00
3	Silt Fence	300	LF	\$5.00	\$1,500.00
4	Temporary Diversion Ditch	150	LF	\$5.00	\$750.00
5	Inlet Protection	3	EA	\$330.00	\$990.00
6	Horseshoe Inlet Protection	2	EA	\$0.00	\$0.00
7	Silt Fence Outlet	3	EA	\$200.00	\$600.00
8	Check Dam	10	EA	\$170.00	\$1,700.00
9	Slope Drains	100	LF	\$10.00	\$1,000.00
10	Matting	100	SY	\$2.85	\$285.00
SUBTOTAL EROSION CONTROL					\$13,025.00
DEMOLITION/BUILDING ADDITIONS					
	Construct Innovation Center				
1	Rigid Frame Steel Warehouse Space	9,750	SF	\$100.00	\$975,000.00
2	Class B Office Space	3,250	SF	\$250.00	\$812,500.00
SUBTOTAL DEMOLITION/BUILDING ADDITIONS					\$1,787,500.00
GRADING					
1	Mobilization	1	LS	\$25,000.00	\$25,000.00
2	Clearing and Grubbing	0.7	AC	\$6,000.00	\$4,200.00
3	Temporary Seeding and Mulching	0.4	AC	\$1,600.00	\$640.00
4	Seeding and Mulching	0.4	AC	\$2,200.00	\$880.00
5	Common Excavation - Cut to Fill Earthwork	1,000	CY	\$6.00	\$6,000.00
6	Segmental Block Retaining Wall 2 w/ Geogrid, Select Backfill	3,200	SF	\$51.00	\$163,200.00
SUBTOTAL - GRADING					\$199,920.00
SUBTOTAL - SECTION I - EROSION CONTROL, DEMO/BUILDING ADDITIONS, AND GRADING					\$2,000,445.00
SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER					
STORM DRAINAGE					
SUBTOTAL - STORM DRAINAGE					\$10,000.00
SANITARY SEWER					
SUBTOTAL - SANITARY SEWER					\$2,500.00



Green Energy Park Phase 5

WATER SYSTEM						
SUBTOTAL - WATER						\$3,500.00
SUBTOTAL - SECTION II - STORM DRAINAGE, SANITARY SEWER, WATER						\$16,000.00
SECTION III - PAVING, CURB & GUTTER, SIDEWALK						
PAVING						
1	Fine Grading	850	SY	\$2.00	\$1,700.00	
2	8" ABC Base	700	SY	\$11.00	\$7,700.00	
3	1.50" S 9.5B	700	SY	\$9.00	\$6,300.00	
4	1.50" S 9.5B	700	SY	\$9.00	\$6,300.00	
5	5' Wide, 4" Thick Concrete Sidewalk	200	LF	\$24.00	\$4,800.00	
SUBTOTAL - PAVING						\$40,800.00
CURB & GUTTER						
1	30" Standard Curb and Gutter	400	LF	\$30.00	\$12,000.00	
SUBTOTAL - CURB & GUTTER						\$12,000.00
1	HC Ramps	2	EA	\$1,200.00	\$2,400.00	
2	Signage	1	LS	\$2,500.00	\$2,500.00	
3	Pavement Marking / Striping	1	LS	\$6,377.57	\$6,377.57	
SUBTOTAL - SIDEWALK						\$11,277.57
LANDSCAPING						
1	Landscaping	1	LS	\$15,000.00	\$15,000.00	
SUBTOTAL - LANDSCAPING						\$15,000.00
SUBTOTAL - SECTION III - PAVING, CURB & GUTTER, SIDEWALK						\$79,077.57

Note: This estimate of probable cost is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the estimators.

SUBTOTAL:	\$2,095,522.57
20% CONTINGENCY	\$419,104.51
GRAND TOTAL:	\$2,514,627.09