

Ketring-Gallup Parks Master Plan

Estimate of Probable Construction Costs - Master Plan

CULTURAL CORE:Bemis Library / Gallup Gardens / Cultural Connection	
	\$10,217,677
GALLUP STREET	
	\$3,656,053
KETRING PARK	
	\$4,765,924
KETRING LAKE EAST	
	\$7,242,293
GALLUP PARK TENNIS COURTS	
	\$1,779,809
GALLUP PARK	
	\$3,305,219
CONSTRUCTION TOTAL	\$30,966,975

Ketring-Gallup Parks Master Plan								
Estimate of Probable Construction Costs - Master Plan								
Preliminary Master Plan - June 2024								
Prepared by: Flow Design Collaborative								
KETRING PARK								
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES	
General Conditions/Requirements								
		Construction Fencing - 6' chain link at staging area	350	LF	\$13.25	\$4,637.50	East parking lot staging area	
		Traffic Control	1	LS	\$5,000.00	\$5,000.00		
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	4500	LF	\$6.50	\$29,250.00	Significant tree protection needed at Ketring Park	
		Root Excavation / Exploration	1	ALLOW	\$10,000.00	\$10,000.00	Air spade unit cost \$30/lf	
		Tree Pruning	1	ALLOW	\$7,500.00	\$7,500.00		
Demolition + Removals								
		Remove Tree	25	EA	\$2,500.00	\$62,500.00	Variable tree sizes	
		Remove asphalt paving	34239	SF	\$1.75	\$59,918.25		
		Remove concrete paving	6000	SF	\$2.50	\$15,000.00	Sidewalk along Gallup St.	
		Remove and salvage drinking fountain	1	EA	\$275.00	\$275.00		
		Remove and salvage pedestrian light pole	15	EA	\$350.00	\$5,250.00		
		Remove pedestrian light pole base	15	EA	\$250.00	\$3,750.00		
		Remove and salvage bench	3	EA	\$275.00	\$825.00		
		Remove wood post & rail fence	676	LF	\$3.50	\$2,366.00	Fence at east edge of park along Lakeview	
		Remove sign	6	EA	\$250.00	\$1,500.00		
		Clearing and grubbing	25000	SF	\$0.75	\$18,750.00	Along new paths	
		Remove sod	28000	SF	\$0.75	\$21,000.00	Along new paths and picnic shelter area	
Signage								
		Park ID sign	2	EA	\$7,500.00	\$15,000.00		
		Wayfinding signs	7	EA	\$1,200.00	\$8,400.00		
Discovery +Play Elements								
		Discovery / nature nodes	5	EA	\$10,000.00	\$50,000.00	Misc nature elements, no safety surfacing	
			0	X	\$0.00	\$0.00		
Fabricated Structures								
		Picnic Pavilion - Custom/semi-custom	1	ALLOW	\$250,000.00	\$250,000.00	Approx. 30'X40'	
Electrical								
		Pedestrian light - Includes service & feeds	37	EA	\$7,500.00	\$277,500.00	Assumes pedestrian light every 100'	
		Electrical service - picnic pavilion	1	LS	\$25,000.00	\$25,000.00		
Earthwork								
		Earthwork, cut/fill on-site	150	CY	\$35.00	\$5,250.00	Assumes balanced site with only on-site grading/earthwork	
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing								
		Concrete paving - Picnic area (6" thick, specialty finish)	2050	SF	\$30.00	\$61,500.00	Includes picnic pavilion	
		Concrete paving - Interior trails (6" thick, standard finish)	54937	SF	\$14.00	\$769,118.00		

		Crushed stone surfacing - Interior trails, 4' width (6" depth)	7226	SF	\$3.75	\$27,097.50	Unstabilized crusher fines
		Unit Pavers - Memorial expansion	960	SF	\$35.00	\$33,600.00	
Exterior Improvements & Site Furnishings							
		Bench - 6' length	6	EA	\$3,500.00	\$21,000.00	Six total, three salvaged, three additional, includes concrete pad
		Grill	2	EA	\$1,100.00	\$2,200.00	
		Bike rack	2	EA	\$950.00	\$1,900.00	
		Trash & recycling receptacle	5	EA	\$3,200.00	\$16,000.00	
		Picnic Tables at Shelter	6	EA	\$4,500.00	\$27,000.00	
		Picnic Tables on Trails	4	EA	\$4,500.00	\$18,000.00	
Irrigation Improvements							
		Irrigation system replacement	1	LS	\$1,250,000.00	\$1,250,000.00	Full irrigation replacement, use existing tap and backflow
Landscape							
		Soil preparation and fine grade (Sod)	28000	SF	\$0.50	\$14,000.00	Along paths
		Soil preparation and fine grade (Seed)	25000	SF	\$0.50	\$12,500.00	Along paths
		Sodding	28000	SF	\$1.25	\$35,000.00	Along paths
		Seeding - Native seed mix	400000	SF	\$0.35	\$140,000.00	Native area restoration
		Deciduous shade tree - 2" caliper	100	EA	\$975.00	\$97,500.00	
		Deciduous ornamental tree - 1.5" caliper	20	EA	\$750.00	\$15,000.00	
		Evergreen tree - 6' height	13	EA	\$900.00	\$11,700.00	
		Shrub bed	5000	SF	\$6.50	\$32,500.00	Placeholder
		Perennial/ornamental grass bed	5000	SF	\$8.00	\$40,000.00	Placeholder
		Landscape boulders	20	EA	\$650.00	\$13,000.00	Placeholder
			0	EA	\$0.00	\$0.00	
Utilities							
			0	X	\$0.00	\$0.00	
Construction Subtotal						\$3,517,287.25	
General Conditions (10%)		1	LS	\$351,728.73	\$351,728.73		
Construction Survey (1.5%)		1	LS	\$52,759.31	\$52,759.31		
Erosion Control (4%)		1	LS	\$140,691.49	\$140,691.49		
Contingency (20%)		1	LS	\$703,457.45	\$703,457.45		
Estimated Fees & Contingency Subtotal						\$1,248,636.97	
Construction Total						\$4,765,924.22	

Ketrington-Gallup Parks Master Plan							
Estimate of Probable Construction Costs - Master Plan							
Preliminary Master Plan - June 2024							
Prepared by: Flow Design Collaborative							
KETRINGTON LAKE EAST							
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES
General Conditions/Requirements							
		Construction Fencing - 6' chain link at staging area	600	LF	\$13.25	\$7,950.00	assume full use of existing parking area
		Traffic Control - Pedestrian access	2	LS	\$2,500.00	\$5,000.00	
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	1000	LF	\$6.50	\$6,500.00	
		Root Excavation / Exploration	1	ALLOW	\$7,500.00	\$7,500.00	
		Tree Pruning	1	ALLOW	\$2,500.00	\$2,500.00	
Demolition + Removals							
		Remove tree	7	EA	\$2,500.00	\$17,500.00	Variable tree sizes
		Remove stone wall and cap at lake overlook	10	CY	\$85.00	\$850.00	
		Remove guardrail at lake overlook	10	LF	\$22.00	\$220.00	
		Remove chain link fencing at Museum grounds	1400	LF	\$6.00	\$8,400.00	Along Southern and Southwestern edge
		Remove and relocate timber fencing at museum grounds	1350	LF	\$75.00	\$101,250.00	Along Southern and Southwestern edge
		Remove asphalt paving	13824	SF	\$1.75	\$24,192.00	
		Remove concrete paving	11175	SF	\$2.50	\$27,937.50	
		Remove and salvage drinking fountain	130	EA	\$275.00	\$35,750.00	
		Remove and salvage pedestrian light pole	1	EA	\$350.00	\$350.00	
		Remove pedestrian light pole base	1	EA	\$250.00	\$250.00	
		Remove and salvage bench	8	EA	\$275.00	\$2,200.00	
		Remove sign	5	EA	\$250.00	\$1,250.00	
		Clearing and grubbing	20000	SF	\$0.75	\$15,000.00	
Cast-in-place Concrete							
			0	X	\$0.00	\$0.00	
Signage							
		Park ID sign	1	EA	\$7,500.00	\$7,500.00	
		Wayfinding signs	5	EA	\$1,200.00	\$6,000.00	
		Educational / interpretive sign	5	EA	\$3,500.00	\$17,500.00	
Fabricated Structures							
		Picnic Pavilion - Custom/semi-custom pavilion at lake edge	1	LS	\$250,000.00	\$250,000.00	
		Lake Boardwalk	8450	SF	\$175.00	\$1,478,750.00	
Electrical							
		Pedestrian light - Includes service & feeds	32	EA	\$7,500.00	\$240,000.00	
		Picnic pavilion electrical	1	LS	\$25,000.00	\$25,000.00	Assumes lighting along main circulation only
			0	X	\$0.00	\$0.00	
Earthwork							

		Earthwork, cut/fill on-site	1500	CY	\$35.00	\$52,500.00				
		Earthwork, import, and place	2500	CY	\$60.00	\$150,000.00	Need to develop rough estimate of fill required for terraces			
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing										
		Concrete paving - Picnic pavilion area (6" thick, enhanced finish)	3552	SF	\$30.00	\$106,560.00				
		Concrete paving - Interior trails/walks (6" thick, standard finish)	81835	SF	\$14.00	\$1,145,690.00				
		Crushed stone surfacing - Interior trails, 4' widht (6" depth)	3871	SF	\$3.75	\$14,516.25				
Exterior Improvements & Site Furnishings										
		Bench - 6' length	16	EA	\$3,500.00	\$56,000.00	Includes 8 salvaged benches and concrete pads			
		Grill	2	EA	\$1,100.00	\$2,200.00				
		Bike rack	3	EA	\$950.00	\$2,850.00				
		Trash & recycling receptacle	5	EA	\$3,200.00	\$16,000.00				
		Picnic Tables at picnic pavilion	8	EA	\$4,500.00	\$36,000.00				
		Fencing - 6' ornamental fencing at south trail connection	820	LF	\$115.00	\$94,300.00	Assumes 6' ht ornamental fencing w/out concrete move			
		Fencing - reinstall existing Timber fencing at Museum grounds	1350	LF	\$0.00	\$0.00	Included in demo cost			
Irrigation Improvements										
		Irrigation system improvements & expansion	430000	LS	\$2.50	\$1,075,000.00				
Landscape										
		Soil preparation and fine grade (Seed)	82000	SF	\$0.50	\$41,000.00				
		Seeding - Native seed mix	430000	SF	\$0.35	\$150,500.00				
		Deciduous shade tree - 2" caliper	34	EA	\$975.00	\$33,150.00				
		Deciduous ornamental tree - 1.5" caliper	7	EA	\$750.00	\$5,250.00				
		Evergreen tree - 6' height	5	EA	\$900.00	\$4,500.00				
		Shrub bed	5000	EA	\$6.50	\$32,500.00				
		Perennial/ornamental grass bed	3000	SF	\$8.00	\$24,000.00				
		Landscape boulders	20	EA	\$650.00	\$13,000.00				
Utilities										
			0	X	\$0.00	\$0.00				
Construction Subtotal						\$5,344,865.75				
General Conditions (10%)						1	LS	\$534,486.58	\$534,486.58	
Construction Survey (1.5%)						1	LS	\$80,172.99	\$80,172.99	
Erosion Control (4%)						1	LS	\$213,794.63	\$213,794.63	
Contingency (20%)						1	LS	\$1,068,973.15	\$1,068,973.15	
Estimated Fees & Contingency Subtotal								\$1,897,427.34		
Construction Total								\$7,242,293.09		

Ketring-Gallup Parks Master Plan							
Estimate of Probable Construction Costs - Master Plan							
Preliminary Master Plan - June 2024							
Prepared by: Flow Design Collaborative							
GALLUP PARK							
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES
General Conditions/Requirements							
		Construction Fencing - 6' chain link at staging area	400	LF	\$13.25	\$5,300.00	Assume construction staging at ball field parking lot
		Traffic Control	1	LS	\$7,500.00	\$10,000.00	Minimal TC signing
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	1500	LF	\$6.50	\$9,750.00	
		Root Excavation / Exploration	1	ALLOW	\$5,000.00	\$5,000.00	
		Tree Pruning	1	ALLOW	\$1,500.00	\$1,500.00	
Demolition + Removals							
		Tree removal	5	EA	\$2,500.00	\$12,500.00	Variable tree sizes anticipated to need removal
		Remove evergreen shrubs at Library Lane parking	1	LS	\$2,500.00	\$2,500.00	
		Remove existing playground equipment	1	LS	\$15,000.00	\$15,000.00	
		Remove maintenance building	1	LS	\$12,500.00	\$12,500.00	Assumes no asbestos or other hazerdous material remediation
		Remove playground picnic shelter	1	LS	\$7,500.00	\$7,500.00	
		Remove and salvage picnic tables	6	EA	\$550.00	\$3,300.00	
		Remove concrete play pit curb	215	LF	\$35.00	\$7,525.00	
		Remove modular block wall	1	LS	\$2,500.00	\$2,500.00	Modular wall adjacent to maintenance building
		Remove and salvage park rules sign	2	EA	\$250.00	\$500.00	
		Remove and salvage drinking fountain	2	EA	\$275.00	\$550.00	
		Remove asphalt paving	1515	SF	\$1.75	\$2,651.25	
		Remove concrete paving	1500	SF	\$4.00	\$6,000.00	Includes Picnic Shelter pad
		Remove and salvage pedestrian light pole	2	EA	\$350.00	\$700.00	
		Remove pedestrian light pole base	2	EA	\$250.00	\$500.00	
		Remove and salvage Bench	2	EA	\$275.00	\$550.00	
		Remove chainlink fencing at ballfield backstop and foul lines	515	LF	\$15.00	\$7,725.00	
		Remove and fencing and concrete mow band at outfield	450	LF	\$20.00	\$9,000.00	
		Remove dugout roofing	1	LS	\$1,500.00	\$1,500.00	
		Remove and salvage benches and bleachers at dugout	1	LS	\$3,500.00	\$3,500.00	
		Remove parking blocks	37	EA	\$8.50	\$314.50	
		Remove and salvage park ID sign	2	EA	\$500.00	\$1,000.00	
		Clearing and grubbing	24000	SF	\$0.75	\$18,000.00	
		Remove sod	29000	SF	\$0.75	\$21,750.00	
Cast-in-place Concrete							
		Concrete edger / mow band	500	LF	\$65.00	\$32,500.00	Include at new outfield fence
Signage							
		Park ID sign	1	EA	\$7,500.00	\$7,500.00	Add one new at Corner of Library + Gallup

		Wayfinding signs	4	EA	\$1,200.00	\$4,800.00	
		Rules & Regulations signs	1	EA	\$750.00	\$750.00	Add one new at Corner of Library + Gallup
Fabricated Structures							
		Ballfield dugouts	1	LS	\$7,500.00	\$7,500.00	
		Maintenance building	1	LS	\$125,000.00	\$125,000.00	Includes concrete pad/foundation
		Picnic pavilion - standard pre-fabricated	1	LS	\$90,000.00	\$90,000.00	
Electrical							
		Pedestrian light - Includes service & feeds	8	EA	\$7,500.00	\$60,000.00	
		Electrical service - maintenance building	1	ALLOW	\$10,000.00	\$10,000.00	Extend existing electrical service
Earthwork							
		Earthwork, excavation, and haul off-site	0	CY	\$60.00	\$0.00	
		Earthwork, cut/fill on-site	1400	CY	\$35.00	\$49,000.00	
		Earthwork, import, and place	0	CY	\$40.00	\$0.00	
Asphalt Paving							
		Asphalt paving at ballfield parking	2500	SY	\$135.00	\$337,500.00	Includes aggregate base course, pavement marking and parking blocks
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing							
		Concrete paving - Picnic pavilion/maintenance building (6" thick, standard finish)	4680	SF	\$30.00	\$140,400.00	
		Concrete paving - Interior trails (6" thick, standard finish)	14190	SF	\$14.00	\$198,660.00	
Exterior Improvements & Site Furnishings							
		Bench - 6' length	12	EA	\$3,500.00	\$42,000.00	Includes 2 Salvaged Benches and concrete pad
		Grill	2	EA	\$1,100.00	\$2,200.00	
		Bike rack	3	EA	\$950.00	\$2,850.00	
		Trash & recycling receptacle	7	EA	\$3,200.00	\$22,400.00	
		Picnic Tables at Picnic pavilion	4	EA	\$4,500.00	\$18,000.00	
		Bleachers at ballfield	1	LS	\$20,000.00	\$20,000.00	
		Ballfield Infield	270	CY	\$85.00	\$22,950.00	At 4" Depth (Confirm unit cost)
		Chainlink fencing - 4' height at outfield	495	LF	\$65.00	\$32,175.00	
		Chainlink fencing - 8' height at ballfield	420	LF	\$95.00	\$39,900.00	
		Chainlink fencing - Backstop at ballfield	1	LS	\$25,000.00	\$25,000.00	
Irrigation Improvements							
		Irrigation system improvements	1	LS	\$695,000.00	\$695,000.00	Full irrigation replacement, utilizing existing tap and backflow
Landscape							
		Soil preparation and fine grade (Sod)	100000	SF	\$0.50	\$50,000.00	
		Soil preparation and fine grade (Seed)	48700	SF	\$0.50	\$24,350.00	
		Sodding	100000	SF	\$1.25	\$125,000.00	
		Deciduous shade tree - 2" caliper	9	EA	\$975.00	\$8,775.00	
		Deciduous ornamental tree - 1.5" caliper	3	EA	\$750.00	\$2,250.00	
		Evergreen tree - 6' height	3	EA	\$900.00	\$2,700.00	
		Shrub Bed	4000	SF	\$6.50	\$26,000.00	
		Perennial/ornamental grass bed	4000	SF	\$8.00	\$32,000.00	

		Landscape boulders	20	EA	\$650.00	\$13,000.00	
Utilities							
			0	X	\$0.00	\$0.00	
Construction Subtotal						\$2,439,275.75	
General Conditions (10%)			1	LS	\$243,927.58	\$243,927.58	
Construction Survey (1.5%)			1	LS	\$36,589.14	\$36,589.14	
Erosion Control (4%)			1	LS	\$97,571.03	\$97,571.03	
Contingency (20%)			1	LS	\$487,855.15	\$487,855.15	
Estimated Fees & Contingency Subtotal						\$865,942.89	
Construction Total						\$3,305,218.64	

Ketring-Gallup Parks Master Plan							
Estimate of Probable Construction Costs - Master Plan							
Preliminary Master Plan - June 2024							
Prepared by: Flow Design Collaborative							
GALLUP PARK TENNIS COURTS							
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES
General Conditions/Requirements							
		Construction Fencing - 6' chain link at staging area	750	LF	\$13.25	\$9,937.50	Assume construction staging at ball field parkir
		Traffic Control	1	LS	\$5,000.00	\$5,000.00	
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	100	LF	\$6.50	\$650.00	
		Root Excavation / Exploration	1	ALLOW	\$2,500.00	\$2,500.00	
Demolition + Removals							
		Remove shrubs/groundcovers	4300	SF	\$3.50	\$15,050.00	
		Remove concrete paving	1850	SF	\$2.50	\$4,625.00	
		Remove fencing and gates at tennis courts	1120	LF	\$15.00	\$16,800.00	
		Remove tennis court equipment	1	LS	\$5,000.00	\$5,000.00	Assumes no asbestos or other hazerdous mat
		Remove tennis court paving and walls, and concrete terraces	1	LS	\$75,000.00	\$75,000.00	
		Remove timber retaining walls	150	LF	\$16.00	\$2,400.00	
Cast-in-place Concrete							
		Reinforced concrete walls and terrace seating at tennis courts	435	CY	\$1,250.00	\$543,750.00	Includes Concrete Reinforcement Steel
		Concrete stairs at tennis courts	100	LF	\$275.00	\$27,500.00	
Metal Fabrication							
		Steel handrails at tennis court stairs	40	LF	\$300.00	\$12,000.00	
Electrical							
		Tennis Court lighting	0	LS	\$650,000.00	\$0.00	Need to confirm whether or not lighting would l
Earthwork							
		Earthwork, cut/fill on-site	100	CY	\$35.00	\$3,500.00	
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing							
		Concrete paving - 6" depth, standard finish	1800	SF	\$14.00	\$25,200.00	
Post-tensioned Concrete Tennis Courts							
		Post-tensioned concrete courts	1	LS	\$480,000.00	\$480,000.00	Confirm court costs
Exterior Improvements & Site Furnishings							
		Bench - 6' length	2	EA	\$3,500.00	\$7,000.00	Includes Concrete Pad
		Bike rack	1	EA	\$950.00	\$950.00	
		Trash & recycling receptacle	1	EA	\$3,200.00	\$3,200.00	
Irrigation Improvements							
		Irrigation system improvements	1	LS	\$35,000.00	\$35,000.00	Drip irrigation at tennis court perimeter
Landscape							
		Deciduous ornamental tree - 1.5" caliper	10	EA	\$750.00	\$7,500.00	
		Shrub bed	2300	SF	\$6.50	\$14,950.00	

		Perennial/ornamental grass bed	2000	SF	\$8.00	\$16,000.00	
Construction Subtotal						\$1,313,512.50	
General Conditions (10%)			1	LS	\$131,351.25	\$131,351.25	
Construction Survey (1.5%)			1	LS	\$19,702.69	\$19,702.69	
Erosion Control (4%)			1	LS	\$52,540.50	\$52,540.50	
Contingency (20%)			1	LS	\$262,702.50	\$262,702.50	
Estimated Fees & Contingency Subtotal						\$466,296.94	
Construction Total						\$1,779,809.44	

Ketring-Gallup Parks Master Plan							
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Prepared by: Flow Design Collaborative							
CULTURAL CORE (Bemis Library / Gallup Gardens / Library Lane)							
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES
General Conditions/Requirements							
		Construction Fencing - 6' chain link at staging area	775	LF	\$13.25	\$10,268.75	Assume staging on Library Lane parking lot
		Traffic Control	1	LS	\$25,000.00	\$25,000.00	Need to keep Library access open
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	7500	LF	\$6.50	\$48,750.00	Significant for this pahse of work
		Root Excavation / Exploration	1	ALLOW	\$15,000.00	\$15,000.00	
		Tree Pruning	1	ALLOW	\$7,500.00	\$7,500.00	
Demolition + Removals							
		Remove tree	15	EA	\$2,500.00	\$37,500.00	Need to dig into this further to review tree removals & quantities
		Remove concrete paving	4650	SF	\$2.50	\$11,625.00	
		Remove unit paver paving	13500	SF	\$4.50	\$60,750.00	
		Remove asphalt paving	26000	SF	\$1.75	\$45,500.00	
		Remove concrete curb and pan	2000	LF	\$22.00	\$44,000.00	
		Remove and salvage interpretive signs at garden	20	EA	\$150.00	\$3,000.00	
		Remove pedestrian light pole (steel)	14	EA	\$350.00	\$4,900.00	
		Remove pedestrian light pole base	14	EA	\$250.00	\$3,500.00	
		Remove parking light pole (wooden)	3	EA	\$575.00	\$1,725.00	
		Remove and salvage bench	4	EA	\$275.00	\$1,100.00	
		Remove and salvage drinking fountain	1	EA	\$275.00	\$275.00	
		Remove boulder water feature	1	LS	\$25,000.00	\$25,000.00	Assumes reuse of large boulders on site
		Remove boulder wall	20	CY	\$150.00	\$3,000.00	
		Remove boulders	20	CY	\$150.00	\$3,000.00	
		Remove cactus garden	1	LS	\$5,000.00	\$5,000.00	
		Remove steel handrail	120	LF	\$22.00	\$2,640.00	
		Remove and salvage picnic table	10	EA	\$250.00	\$2,500.00	
		Remove dumpster enclosure	1	LS	\$3,500.00	\$3,500.00	
		Remove bike rack	1	EA	\$250.00	\$250.00	
		Remove and salvage art installations	1	ALLOW	\$10,000.00	\$10,000.00	Coordinate w Arts & Culture who will need to remove and store
		Remove parking stops	26	EA	\$12.00	\$312.00	
		Clearing and grubbing	20000	SF	\$0.75	\$15,000.00	
		Remove sod	75000	SF	\$0.75	\$56,250.00	
Cast-in-place Concrete							
		Concrete edger / mow band	750	LF	\$65.00	\$48,750.00	
		CIP Concrete seat walls at gardens/playground	350	LF	\$450.00	\$157,500.00	24"w X 24" tall, no footing
		Structural retaining wall at Bemis parking lot / playground	235	LF	\$400.00	\$94,000.00	

			0	X	\$0.00	\$0.00	
			0	X	\$0.00	\$0.00	
Signage							
		Park ID sign	2	EA	\$7,500.00	\$15,000.00	
		Wayfinding signs	5	EA	\$1,200.00	\$6,000.00	
		Interpretive signs	5	EA	\$2,500.00	\$12,500.00	
		Story walk signs	20	EA	\$750.00	\$15,000.00	
Playground Equipment							
		New Regional Scale Playground	1	LS	\$1,750,000.00	\$1,750,000.00	Includes play equipment, safety surfacing, grading & drainage, play pit curbs
			0	X	\$0.00	\$0.00	
Fabricated Structures							
		Custom picnic pavilion	1	LS	\$250,000.00	\$250,000.00	
		Pre-fabricated restroom building	1	LS	\$350,000.00	\$350,000.00	
		Pedestrian Bridge at garden water feature	45	LF	\$1,000.00	\$45,000.00	Needs more research
		Library trash enclosure	1	LS	\$15,000.00	\$15,000.00	New trash enclosure for Library
Electrical							
		Pedestrian light - Includes pole, service & feeds	22	EA	\$7,500.00	\$165,000.00	Assumes pedestrian light every 100'
		Picnic pavilion electrical service	1	LS	\$25,000.00	\$25,000.00	
		Site lighting	1	LS	\$75,000.00	\$75,000.00	Needs more evaluation
Earthwork							
		Earthwork, excavation, and haul off-site	50	CY	\$60.00	\$3,000.00	
		Earthwork, cut/fill on-site	2050	CY	\$35.00	\$71,750.00	
		Earthwork, import, and place	0	CY	\$40.00	\$0.00	
Asphalt Paving							
		Asphalt paving at Library Lane / Bemis Library	23800	SF	\$12.00	\$285,600.00	
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing							
		Concrete paving - Picnic pavilion area (6" thick, enhanced finish)	4880	SF	\$30.00	\$146,400.00	
		Concrete paving - Cultural Connection (6" thick, enhanced finish)	18250	SF	\$30.00	\$547,500.00	
		Concrete paving - (6" thick, standard finish)	9100	SF	\$14.00	\$127,400.00	
		Crushed stone surfacing - Interior trails, 4' width (6" depth)	2500	SF	\$3.75	\$9,375.00	
		Concrete curb ramps	6	EA	\$3,000.00	\$18,000.00	ADA ramps at crossings w truncated domes
Unit Paving							
		Unit pavers - Vehicular at Library Lane	18600	SF	\$45.00	\$837,000.00	Needs more evaluation/research
		Unit pavers - Pedestrian at Library Lane	11200	SF	\$25.00	\$280,000.00	Needs more evaluation/research
Exterior Improvements & Site Furnishings							
		Bench, standard - 6' length	16	EA	\$3,200.00	\$51,200.00	
		Seating / benches - Picnic Pavilion	4	EA	\$4,000.00	\$16,000.00	
		Grill	6	EA	\$1,100.00	\$6,600.00	
		Bike rack	5	EA	\$950.00	\$4,750.00	
		Trash & recycling receptacle	5	EA	\$3,200.00	\$16,000.00	
		Boulder Amphitheatre	110	LF	\$750.00	\$82,500.00	

		Picnic Tables	15	EA	\$4,500.00	\$67,500.00	
		Cultural Connection flag/pillar installations	10	EA	\$15,000.00	\$150,000.00	
		Natural Water Feature	1	ALLOW	\$200,000.00	\$200,000.00	Further evaluation needed regarding water proofing
		Architectural Water Feature	1	ALLOW	\$250,000.00	\$250,000.00	Further evaluation needed
Irrigation Improvements							
		Irrigation system improvements / modifications	1	LS	\$450,000.00	\$450,000.00	Assumes a complete overhaul of existing irrigation system
Landscape							
		Soil preparation and fine grade (Sod)	2700	SF	\$0.50	\$1,350.00	
		Soil preparation and fine grade (Seed)	81500	SF	\$0.50	\$40,750.00	
		Sodding	2700	SF	\$1.25	\$3,375.00	
		Seeding - Native seed mix	81500	SF	\$0.35	\$28,525.00	
		Deciduous shade tree - 2" caliper	20	EA	\$975.00	\$19,500.00	
		Deciduous ornamental tree - 1.5" caliper	6	EA	\$750.00	\$4,500.00	
		Evergreen tree - 6' height	7	EA	\$900.00	\$6,300.00	
		Shrub bed	28500	SF	\$6.50	\$185,250.00	
		Perennial/ornamental grass bed	20000	SF	\$8.00	\$160,000.00	
Utilities							
			0	X	\$0.00	\$0.00	
Construction Subtotal						\$7,540,720.75	
General Conditions (10%)			1	LS	\$754,072.08	\$754,072.08	
Construction Survey (1.5%)			1	LS	\$113,110.81	\$113,110.81	
Erosion Control (4%)			1	LS	\$301,628.83	\$301,628.83	
Contingency (20%)			1	LS	\$1,508,144.15	\$1,508,144.15	
Estimated Fees & Contingency Subtotal						\$2,676,955.87	
Construction Total						\$10,217,676.62	

Ketring-Gallup Parks Master Plan								
Estimate of Probable Construction Costs - Master Plan								
Preliminary Master Plan - June 2024								
Prepared by: Flow Design Collaborative								
GALLUP STREET								
		ITEM	QTY.	UNIT	UNIT COST	EXTENDED COST	NOTES	
General Conditions/Requirements								
		Construction Fencing - 6' chain link at staging area	775	LF	\$13.25	\$10,268.75	Assume staging on Library Lane parking lot, museum parking or museum storage	
		Traffic Control	1	LS	\$65,000.00	\$65,000.00	Anticipate full closure north and south of the park with access to private drives	
		Tree Retention & Protection Fencing - 48" orange plastic safety fencing	1275	LF	\$6.50	\$8,287.50		
		Root Excavation / Exploration	1	ALLOW	\$10,000.00	\$10,000.00		
		Tree Pruning	1	LS	\$7,500.00	\$7,500.00		
Demolition + Removals								
		Remove tree	2	EA	\$2,500.00	\$5,000.00		
		Remove asphalt paving	700	CY	\$1.75	\$1,225.00	Assumes 6" depth	
		Remove concrete paving	225	CY	\$2.50	\$562.50		
		Remove concrete curb and pan	1750	LF	\$10.00	\$17,500.00		
Cast-in-place Concrete								
		Concrete edger	2000	SF	\$12.00	\$24,000.00	Between Pedestrian Pavers and Planted Buffers	
Signage								
		MUTCD Signs	8	EA	\$500.00	\$4,000.00		
		Wayfinding signs	4	EA	\$1,200.00	\$4,800.00		
Electrical								
		Pedestrian light - Includes service & feeds	18	EA	\$7,500.00	\$135,000.00	Assumes pedestrian fixture every 100'	
		Vehicular light - includes service & feeds	18	EA	\$9,000.00	\$162,000.00	Assumes every 100'	
Earthwork								
		Earthwork, excavation, and haul off-site	0	CY	\$30.00	\$0.00		
		Earthwork, cut/fill on-site	800	CY	\$20.00	\$16,000.00		
		Earthwork, import, and place	0	CY	\$55.00	\$0.00		
Asphalt Paving								
		Asphalt paving	500	SF	\$12.00	\$6,000.00	Patchback	
Concrete Walks, Curbs, Misc Flatwork & Crushed Stone Surfacing								
		Concrete paving - (6" thick, standard finish)	5000	SF	\$18.00	\$90,000.00	Paver/Planter/Shared Street Separation Banding	
		Concrete curb ramps	4	EA	\$3,000.00	\$12,000.00	ADA ramps at crossings w truncated domes	
Unit Paving								
		Unit pavers - Vehicular at Gallup St.	30000	SF	\$45.00	\$1,350,000.00	Needs more evaluation/research	
		Unit pavers - Pedestrian at Gallup St.	15000	SF	\$25.00	\$375,000.00	Needs more evaluation/research	
Exterior Improvements & Site Furnishings								
		Bench - 6' length	10	EA	\$2,500.00	\$25,000.00		
		Bike rack	1	EA	\$950.00	\$950.00		
		Trash & recycling receptacle	4	EA	\$1,200.00	\$4,800.00		

		Raised planter	20	EA	\$4,000.00	\$80,000.00	
		Bollards	12	EA	\$1,200.00	\$14,400.00	
Irrigation Improvements							
		Irrigation system improvements	1	LS	\$75,000.00	\$75,000.00	
Landscape							
		Deciduous shade tree - 2" caliper	20	EA	\$950.00	\$19,000.00	
		Deciduous ornamental tree - 1.5" caliper	6	EA	\$750.00	\$4,500.00	
		Evergreen tree - 6' height	6	EA	\$900.00	\$5,400.00	
		Shrub bed	8000	SF	\$6.50	\$52,000.00	
		Perennial/ornamental grass bed	6000	SF	\$8.00	\$48,000.00	
		Raised planter planting	20	EA	\$750.00	\$15,000.00	
Utilities							
			1	LS	\$50,000.00	\$50,000.00	Assumes no new or major utility relocations, minor adjustments to existing
Construction Subtotal						\$2,698,193.75	
General Conditions (10%)		1	LS	\$269,819.38	\$269,819.38		
Construction Survey (1.5%)		1	LS	\$40,472.91	\$40,472.91		
Erosion Control (4%)		1	LS	\$107,927.75	\$107,927.75		
Contingency (20%)		1	LS	\$539,638.75	\$539,638.75		
Estimated Fees & Contingency Subtotal						\$957,858.78	
Construction Total						\$3,656,052.53	