

B. F. NELSON MASTER PLAN - COST ESTIMATE

Contract item	Av. 2004 unit price	Unit	Quantity	Extension	Notes
Site preparation					
Clearing	\$200.00	each	70	\$ 14,000.00	Gross estimate
Grubbing	\$100.00	each	100	\$ 10,000.00	
Remove ex. bit parking area & drive	\$10.00	SY	2915	\$ 29,150.00	Gross estimate
Remove curb and gutter (parking area & drive)	\$2.50	LF	1100	\$ 2,750.00	
Remove sewer pipe	\$20.00	LF	500	\$ 10,000.00	actual quantity unknown
Sawcut bit pavement at ex. parking lot	\$5.00	LF	100	\$ 500.00	
Common excavation	\$12.00	CY	3100	\$ 37,200.00	Assumes excavated material is not contaminated and does not require testing or special disposal
Remove random rubble/debris (shoreline and elsewhere)	\$65.00	CY	1000	\$ 65,000.00	Assumes non-contaminated material
Floating silt curtain	\$13.50	LF	500	\$ 6,750.00	
Silt fence	\$4.00	LF	1200	\$ 4,800.00	
Tree protection fencing	\$4.00	LF	1500	\$ 6,000.00	
Subtotal site preparation				\$ 186,150.00	
Internal circulation					
Sidewalk along Main St. (concrete)					6' wide; reduce to 4' wide where thickened edge walk used
4" concrete walk	\$4.35	SF	2550	\$ 11,092.50	
Thickened edge concrete walk (28" wide)	\$22.30	SF	280	\$ 6,244.00	120 LF -- use where railing needed and no retaining wall
4" Cl. 5 base under walk	\$37.80	CY	36	\$ 1,360.80	
Modular block retaining wall	\$30.00	SF	2000	\$ 60,000.00	200 LF -- estimate average above-ground height 6', 4' below ground. Backfill, geogrid, drainage incidental to item.
Railing	\$180.00	LF	320	\$ 57,600.00	
Internal paths (bituminous)					4000 LF 6' wide paths
3" bit walk	\$2.75	SF	24000	\$ 66,000.00	
6" Cl. 5 base	\$37.80	CY	450	\$ 17,010.00	
Modular block retaining wall along river edge path	\$30.00	SF	4200	\$ 126,000.00	Assume needed along 1/2 river frontage (600 LF), estimate average above-ground height 3', 4' below ground.
Railing along river edge path	\$180.00	LF	600	\$ 108,000.00	Assume needed wherever mod block wall is used
Ped bridge	\$120,000.00	LS	1	\$ 120,000.00	Gross estimate
Steps down steep slopes to riveredge paths	\$100.00	LF	200	\$ 20,000.00	Gross estimate
Surveillance path (10' wide)					
3" bit walk	\$2.75	SF	9000	\$ 24,750.00	900 LF
8" Cl. 5 base	\$37.80	CY	222	\$ 8,391.60	
Subtotal internal circulation				\$ 626,448.90	
Parking and vehicular access					
Mill and overlay ex. parking area	\$4.00	SF	17500	\$ 70,000.00	Gross estimate; may not be feasible
Handicapped parking area (6600 SF)					
2" non wear course	\$60.00	ton	88	\$ 5,280.00	115 lb/inch/square yard
2" wear course	\$62.00	ton	92	\$ 5,704.00	120 lb/inch/square yard
Bit tack coat	\$3.50	gal	38	\$ 133.00	0.05 gal/square yard
8" Cl. 5 base	\$37.80	CY	165	\$ 6,237.00	
Concrete curb and gutter	\$25.00	LF	370	\$ 9,250.00	
12" RC Storm sewer pipe	\$40.00	LF	180	\$ 7,200.00	Gross estimate
Catchbasin	\$2,500.00	each	2	\$ 5,000.00	
Entrance drive (6100 SF)					
2" non wear course	\$60.00	ton	80	\$ 4,800.00	115 lb/inch/square yard
2" wear course	\$62.00	ton	83	\$ 5,146.00	120 lb/inch/square yard
Bit tack coat	\$3.50	gal	35	\$ 122.50	0.05 gal/square yard
8" Cl. 5 base	\$37.80	CY	150	\$ 5,670.00	
Concrete curb and gutter	\$25.00	LF	500	\$ 12,500.00	
12" RC Storm sewer pipe	\$40.00	LF	230	\$ 9,200.00	Gross estimate
CB	\$2,500.00	each	2	\$ 5,000.00	
Connect to existing storm sewer	\$2,500.00	each	1	\$ 2,500.00	
Parking lot striping (epoxy)	\$1.00	LF	1200	\$ 1,200.00	
Subtotal parking and vehicular access				\$ 154,942.50	

Contract item	Av. 2004 unit price	Unit	Quantity	Extension	Notes
Park amenities					
Canoe landing	\$12,000.00	LS	1	\$ 12,000.00	Gross estimate
Bench on concrete pad	\$1,800.00	Each	20	\$ 36,000.00	
Picnic table on concrete pad	\$2,500.00	Each	8	\$ 20,000.00	
Interpretive center (kiosks/pergola/special paving)	\$150,000.00	LS	1	\$ 150,000.00	Gross estimate
Drinking fountain	\$8,000.00	Each	1	\$ 8,000.00	
New water service from street	\$38,000.00	LS	1	\$ 38,000.00	
Orientation nodes (40 x 30)					
Special paving	\$20.00	SF	1200	\$ 24,000.00	
Base	\$37.80	CY	30	\$ 1,134.00	
Wildlife overlook (deck?)	\$30,000.00	LS	1	\$ 30,000.00	
Mill foundation ghosting	\$50,000.00	LS	1	\$ 50,000.00	Gross estimate
Interpretive signage	\$6,000.00	Each	12	\$ 72,000.00	
Park identification signs	\$5,000.00	Each	2	\$ 10,000.00	
Pioneer monument area improvements	\$50,000.00	LS	1	\$ 50,000.00	
Subtotal park amenities				\$ 501,134.00	
Lighting					
Lighting unit	\$3,500.00	Each	25	\$ 87,500.00	Rough estimate
#8 copper wire	\$0.80	LF	10000	\$ 8,000.00	
2" Schedule 40 PVC conduit	\$12.00	LF	10000	\$ 120,000.00	
Service panel	\$7,000.00	Each	1	\$ 7,000.00	
Subtotal lighting				\$ 222,500.00	
Plantings					
Herbicide	\$5,000.00	per app	3	\$15,000.00	
Shoreline restoration	\$3.50	SF	36,000	\$126,000.00	1200LF, 30' wide corridor
Wildlife meadow (seeded)	\$0.25	SF	105,000	\$26,250.00	
Meadow plugs	\$1.40	Each	2,500	\$3,500.00	
Wetland seeding	\$7,500.00	Acre	0.57	\$ 4,275.00	25,000 SF
Wetland plugs	\$2.50	Each	9,000	\$ 22,500.00	
Park quality turfgrass (seeded)	\$5,000.00	Acre	5	\$25,000.00	
Wood fiber blanket	\$1.50	SY	20,000	\$30,000.00	
Slope reforestation: whips/shrubs	\$200.00	Each	100	\$ 20,000.00	60,000 SF
Larger trees (w/ soil and mulch)	\$415.00	Each	50	\$20,750.00	
Import and place topsoil	\$20.00	CY	22,000	\$440,000.00	Assumes placing 18" topsoil on 9 acres of site
Sod (4' strips) along Main St. sidewalk	\$4.00	SY	270	\$ 1,080.00	
Sod (4' strips) along other paved areas	\$4.00	SY	5400	\$ 21,600.00	
Maintenance contracts on restoration areas (3 years)	\$85,000.00	LS	1	\$ 85,000.00	Assume maintenance on 4 acres totally
Subtotal plantings				\$840,955.00	
Mobilization	varies	LS	1	\$ 189,909.78	Typically 7.5%
Subtotal				\$ 2,722,040.18	
20% estimate error factor				\$ 544,408.04	
Subtotal				\$ 3,266,448.22	
Construction contingency (10%)				\$ 326,644.82	
Subtotal				\$ 3,593,093.04	
Design and engineering (10%)				\$ 359,309.30	
Subtotal				\$ 3,952,402.34	
Environmental engineering (plans, oversight, testing, reporting)				\$ 75,000.00	Assumes no additional major issues
Topographic survey				\$ 25,000.00	
MPCA fees				\$ 10,000.00	
Public notification, advertising, mailings, etc.				\$ 2,500.00	
Design and misc. contingency				\$ 10,000.00	
Subtotal				\$ 4,074,902.34	
MPRB construction administration (3.5%)				\$ 142,621.58	
Estimated project total cost (2004 dollars)				\$ 4,217,523.92	
Increase to 2006 dollars @ 5% per year adjustment				\$ 4,649,820.13	