

SCHMIDT DESIGN GROUP, INC.



BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY

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**Stadium River Park
 Preliminary Estimate of Probable Construction Cost**

Prepared by: Schmidt Design Group, Inc.

Date: March 15, 2016

Project No. 16-402

Note : The following Opinion of Probable Cost has been provided for the budget ONLY. The designer does not certify to the quantities, unit costs, or totals provided below. The Contractors bidding the project are required to obtain their own quantities and unit prices based upon "Bid Set" plans and specifications. Due to the volatility of the construction industry, the cost of certain materials and items will vary depending on various factors beyond the engineer's control, such as, but not limited to: the cost of crude oil, steel, and concrete, as well as the availability of import soils. Additionally, construction costs increase on an annual basis.

<u>Demolition</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Clear and grub (turfgrass / planted area)	180,768	Sq. Ft.	\$0.25	\$45,192.00
Remove Existing Asphalt	2,651,121	Sq. Ft.	\$2.50	\$6,627,802.50
Erosion control measures	1	Allowance	\$125,000.00	\$125,000.00
			SUBTOTAL	\$6,797,994.50

<u>Grading</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Cut and Fill Grading	65	Acre	\$15,000.00	\$975,000.00
Landforming	1	Allowance	\$250,000.00	\$250,000.00
Re-Align Creek and Pond	6	Acre	\$200,000.00	\$1,149,219.47
			SUBTOTAL	\$2,374,219.47

<u>Sewer and Storm Drain</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Drainage infrastructure	65	Acre	\$30,000.00	\$1,950,000.00
Sewer Infrastructure	1	Allowance	\$250,000.00	\$250,000.00
			SUBTOTAL	\$2,200,000.00

<u>Water</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Water meter - Comfort Station 1.5"	1	Lump sum	\$3,000.00	\$3,000.00
Water meter - Community Center 2"	1	Lump sum	\$3,500.00	\$3,500.00
Water meter - Retail/Restaurant 2"	1	Lump sum	\$3,500.00	\$3,500.00
Water meter - Boat House 1"	1	Lump sum	\$2,500.00	\$2,500.00
2-2" Irr. Service W2-2" Meter, Manifold (3 POC's)	3	Lump sum	\$5,000.00	\$15,000.00
Water Capacity Fees - Comfort Station (City of San Diego)	3	EDU	\$3,047.00	\$8,531.60
Water Capacity Fees - Community Center (City of San Diego)	5	EDU	\$3,047.00	\$15,235.00
Water Capacity Fees - Retail/Restaurant (City of San Diego)	5	EDU	\$3,047.00	\$15,235.00
Water Capacity Fees - Boat House (City of San Diego)	2	EDU	\$3,047.00	\$6,094.00
Water Capacity Fees - Comfort Station (CWA) (1.5" meter)	1	Lump sum	\$14,889.00	\$14,889.00
Water Capacity Fees - Community Center (CWA) (2" meter)	1	Lump sum	\$25,808.00	\$25,808.00
Water Capacity Fees - Retail/Restaurant (CWA) (2" meter)	1	Lump sum	\$25,808.00	\$25,808.00
Water Capacity Fees - Boat House (CWA) (1" meter)	1	Lump sum	\$7,941.00	\$7,941.00
Sewer Capacity Fees - Comfort Station (City of San Diego)	3	EDU	\$4,124.00	\$11,341.00
Sewer Capacity Fees - Community Center (City of San Diego)	5	EDU	\$4,124.00	\$20,620.00
Sewer Capacity Fees - Retail/Restaurant (City of San Diego)	5	EDU	\$4,124.00	\$20,620.00
Sewer Capacity Fees - Boat House (City of San Diego)	2	EDU	\$4,124.00	\$8,248.00
Water Capacity Fees - Irrigation (City of San Diego)	48	EDU	\$3,047.00	\$146,256.00
Water Capacity Fees - Irrigation (CWA)	6	Lump sum	\$25,808.00	\$154,848.00
Irr. Backflow Prevention Assembly (w/enclosure)	6	Ea.	\$2,392.50	\$14,355.00
Fire Service Backflow Prevention Assembly	1	Ea.	\$4,780.00	\$4,780.00
Water Service Backflow Prevention Assembly	4	Ea.	\$2,392.50	\$9,570.00
Water Infrastructure Allowance	1	Allowance	\$350,000.00	\$350,000.00
Groundwater Well	1	Allowance	\$150,000.00	\$150,000.00
			SUBTOTAL	\$1,037,679.60

<u>Gas</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
3" High Pressure Gas Piping (by SDG&E)	3,000	Lineat Foot	\$4.00	\$12,000.00
Trenching	3,000	Linear Foot	\$25.00	\$75,000.00
Valve and connection to SDG&E main	1	Lump Sum	\$10,000.00	\$10,000.00
gas meters future	2	Allowance	\$1,500.00	\$3,000.00
SDG&E Coordination Fees (gas meters future)	1	Allowance	\$5,000.00	\$5,000.00
			SUBTOTAL	\$105,000.00

<u>Construction</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Natural Gray Concrete Paving - 6" Vehicular	212,500	Sq. Ft.	\$7.50	\$1,593,750.00
Natural Gray Concrete Paving with Top Cast - 6" Vehicular	37,500	Sq. Ft.	\$11.50	\$431,250.00
4" Stabilized Decomposed Granite with concrete edging	104,000	Sq. Ft.	\$7.00	\$728,000.00
42" height Tubular Steel Fence @ Dog park	1,400	Lin. Ft.	\$75.00	\$105,000.00
4' Tubular Steel Gates	12	Each	\$750.00	\$9,000.00
30" height Tubular Steel Fence @ nature play	4,800	Lin. Ft.	\$45.00	\$216,000.00
16" Mow Curb at fencing	6,200	Lin. Ft.	\$25.00	\$155,000.00
18" Raised Planter / Seat Walls with concrete cap	1	Allowance	\$150,000.00	\$150,000.00
5' Retaining Wall CMU or CIP	1,000	Lin. Ft.	\$500.00	\$500,000.00
Park Monument Sign	1	Allowance	\$35,000.00	\$35,000.00
6" Curb & Gutter (Type G-2)	4,350	Linear Ft.	\$22.00	\$95,700.00
6" Curb (Type G-1)	2,300	Linear Ft.	\$16.50	\$37,950.00
4" Aggregate Base at Asphalt paving	1,948	Cubic Yards	\$49.50	\$96,423.69
AC Paving	157,800	Sq. Ft.	\$8.00	\$1,262,400.00
Parking stripes & Handicap Painting	1	Lump Sum	\$75,000.00	\$75,000.00
Parking Lot Signage & Disabled Access Signage	1	Lump Sum	\$15,000.00	\$15,000.00
Pedestrian Bridge over creek	20,000	Allowance	\$150.00	\$3,000,000.00
Scenic Overlook @ trolley platform	1	Allowance	\$200,000.00	\$200,000.00
Flag Pole, 30' with footing	2	Each	\$3,500.00	\$7,000.00
Boulders and Cobble	1	Allowance	\$180,000.00	\$180,000.00
Oversized Amphitheatre seatwalls @ slope	600	Lin. Ft.	\$150.00	\$90,000.00
			SUBTOTAL	\$8,982,473.69

<u>Signature Structures</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Pavilion & Signature Shade Structure	1	Allowance	\$1,000,000.00	\$1,000,000.00
Shade Structure at Childrens Play Area	1	Allowance	\$425,000.00	\$425,000.00
Park Shade Structure(s)	10	Allowance	\$100,000.00	\$1,000,000.00
Tax, Freight and Installation (65%)				\$276,250.00
			SUBTOTAL	\$2,701,250.00

Park Comfort Station	1	Allowance	\$750,000.00	\$750,000.00
Restaurant/Retail Space	9,500	Sq. Ft.	\$500.00	\$4,750,000.00
Boat House + Dock	2,360	Sq. Ft.	\$100.00	\$236,000.00
Terraced Skate Park Area	18,360	Sq. Ft.	\$40.00	\$734,400.00
Retrofit Existing Rail Stop	1	Allowance	\$750,000.00	\$750,000.00
			SUBTOTAL	\$9,921,650.00

<u>Site Furnishings</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Picnic Table 6'	60	Each	\$1,500.00	\$90,000.00
Picnic Table ADA 6'	20	Each	\$3,457.00	\$69,140.00
Game Tables	15	Each	\$1,200.00	\$18,000.00
ADA Game Table	10	Each	\$1,200.00	\$12,000.00
Bench	100	Each	\$1,200.00	\$120,000.00
Bike Rack	25	Each	\$500.00	\$12,500.00
Trash/Recycling Receptacle	80	Each	\$500.00	\$40,000.00
Large Double Barbeque Grill w/ built-in hot ash	20	Each	\$2,400.00	\$48,000.00
Public Art Commissioning (Sculpture Garden)	1	Allowance	\$2,000,000.00	\$2,000,000.00
			SUBTOTAL	\$2,409,640.00
Tax, Freight and Installation (65%)				\$266,266.00
			SUBTOTAL	\$2,675,906.00

<u>Playground Equipment</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Play Structure (2-5) Neighborhood Park	1	Allowance	\$170,000.00	\$170,000.00
Play System (5-12) Nature Play Garden	1	Allowance	\$395,000.00	\$395,000.00
		SUBTOTAL EQUIPMENT		\$565,000.00
Tax, delivery, installation of Play Equipment @ 55% Total				\$310,750.00

Drainage	1	Lump Sum	\$10,000.00	\$10,000.00
Resilient Play Surfacing	26,000	Sq. Ft.	\$27.50	\$715,000.00
		SUBTOTAL		\$1,600,750.00

<u>Lighting and Electrical</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Lighting Infrastructure	65	Acre	\$68,000.00	\$4,420,000.00
Sports Field Lighting (4 per field)	16	Each	\$60,000.00	\$960,000.00
Basket Ball Court lighting	8	Each	\$30,000.00	\$240,000.00
		SUBTOTAL		\$5,620,000.00

<u>Irrigation</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
2-Wire Controller with central control	3	Allowance	\$28,000.00	\$84,000.00
Booster Pump	3	Each	\$40,000.00	\$120,000.00
Lawn areas (rotors)	662,200	Sq. Ft.	\$1.50	\$993,300.00
Shrub areas - (spray and drip irrigation)	676,000	Sq. Ft.	\$2.50	\$1,690,000.00
Tree Bubbler (2 @ each tree / palm)	768	Each	\$75.00	\$57,600.00
Temporary irrigation at Riparian Wetland Restoration/Mitigation	628,000	Sq. Ft.	\$1.25	\$785,000.00
		SUBTOTAL		\$3,729,900.00

<u>Planting</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Soil preparation - shrub beds	676,000	Sq. Ft	\$0.25	\$169,000.00
Fine grading	1,338,200	Sq. Ft	\$0.15	\$200,730.00
Class A \Top soil (in turf areas @ 4" depth)	8,174	Cu. Yds.	\$65.00	\$531,341.92
Turfgrass - Sod	662,200	Sq. Ft	\$1.00	\$662,200.00
Mulch	676,000	Sq. Ft	\$0.35	\$236,600.00
Root barrier 24' linear per tree	768	Each	\$250.00	\$192,000.00
48" Box Tree	378	Each	\$1,100.00	\$415,800.00
36" Box Tree	390	Each	\$650.00	\$253,500.00
Shrub Area (40% 1 Gallon, 60% 5 Gallon)	676,000	Sq. Ft	\$5.00	\$3,380,000.00
Riparian Wetland Restoration/Mitigation (hydroseed and 1Gal. container plants @ 10' oc in clusers)	628,000	Sq. Ft	\$2.00	\$1,256,000.00
		SUBTOTAL		\$7,297,171.92

<u>Storm Water Pollution Prevention Plan</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
SWPPP Erosion Control	1	Allowance	\$100,000.00	\$100,000.00
		SUBTOTAL		\$100,000.00

<u>Maintenance</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
120 Days	1,966,000	Sq. Ft.	\$0.20	\$393,200.00
		SUBTOTAL		\$393,200.00

<u>SUMMARY</u>				
Demolition				\$6,797,994.50
Grading and Drainage				\$2,374,219.47
Sewer and Storm Drain				\$2,200,000.00
Water				\$1,037,679.60
Gas				\$105,000.00
Construction				\$8,982,473.69
Signature Structures				\$9,921,650.00
Site Furnishings				\$2,675,906.00
Playground Equipment				\$1,600,750.00
Lighting and electrical				\$5,620,000.00
Irrigation				\$3,729,900.00
Planting				\$7,297,171.92
Storm Water Pollution Prevention Plan				\$100,000.00
Maintenance				\$393,200.00
			Subtotal	\$52,835,945.18

Design Contingency	3% of Subtotal Hard Costs	\$1,585,078.36
Mobilization/Bonding/Profit and Overhead Costs	20% of Subtotal Hard Costs	\$10,567,189.04
	Subtotal Hard Costs Excluding Contingency	\$64,988,212.57

Construction Contingency Costs	10% of Subtotal Hard Costs	\$6,498,821.26
	<u>GRAND TOTAL</u>	\$71,487,033.83

<u>Community Center</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extension</u>
Community Center	25,000	Sq. Ft.	\$500.00	\$12,500,000.00
Design Contingency		5% of Subtotal Hard Costs		\$625,000.00
Mobilization/Bonding/Profit and Overhead Costs		20% of Subtotal Hard Costs		\$2,500,000.00
		Subtotal Hard Costs Excluding Contingency		\$15,625,000.00

Construction Contingency Costs	10% of Subtotal Hard Costs	\$1,562,500.00
	<u>COMM CENTER GRAND TOTAL</u>	\$19,687,500.00