

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 ASHFORD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$ 114,400.00	\$ 114,400.00	\$100/hrX40hr/weekX26weeksX1.1
	B. Permitting/Testing	1	JOB	\$ 5,000.00	\$ 5,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$ 5,000.00	\$ 5,000.00	Allowance
	D. Bonds	1	JOB	\$ 29,300.00	\$ 29,300.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$ 15,750.00	\$ 15,750.00	9 Field Days
2	Erosion & Sediment Control					
	A. Construction Entrance	1	EA	\$ 5,000.00	\$ 5,000.00	
	B. Silt Socks	4000	LF	\$ 3.50	\$ 14,000.00	
	C. Inlet Protection	8	EA	\$ 150.00	\$ 1,200.00	Allowance
	D. NPDES Monitoring	1	JOB	\$ 11,700.00	\$ 11,700.00	\$450/visitX26visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$ 7,500.00	\$ 7,500.00	Allowance
	F. Tree Protection Fencing	950	LF	\$ 3.50	\$ 3,325.00	
3	Demolition					
	A. Remove Picnic Shelter	1	EA	\$ 18,900.00	\$ 18,900.00	
	B. Removed Concrete Slab	800	SF	\$ 5.00	\$ 4,000.00	
	C. Remove Fence	850	LF	\$ 5.00	\$ 4,250.00	
	D. Remove Stairs (8 6' long concrete treads)	1	JOB	\$ 10,600.00	\$ 10,600.00	
	E. Remove Sidewalk	4000	SF	\$ 5.00	\$ 20,000.00	
	F. Remove Curb	450	LF	\$ 20.00	\$ 9,000.00	
4	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	Covered under normal park operations
5	Site Grading					
	A. Rough Grading	2850	CY	\$ 15.00	\$ 42,750.00	
	B. Haul-Off	250	CY	\$ 30.00	\$ 7,500.00	Does not include contaminated soils
	C. Fine Grading	1200	CY	\$ 15.00	\$ 18,000.00	
6	Site Drainage					
	A. Catch Basin	9	EA	\$ 3,500.00	\$ 31,500.00	INCLUDED IN THE PARK BOND
	B. 18" RCP	825	LF	\$ 55.00	\$ 45,375.00	
7	Proposed Street Entrance					
	A. Concrete Sidewalk	290	SY	\$ 50.00	\$ 14,500.00	FUTURE PROJECT
	B. GAB (4")	32	CY	\$ 35.00	\$ 1,120.00	
	C. Entry Arbor	1	EA	\$ 5,000.00	\$ 5,000.00	
8	Proposed Parking Lot Entrance					
	A. Concrete Sidewalk	95	SY	\$ 50.00	\$ 4,750.00	FUTURE PROJECT

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	B. GAB (4")	11	CY	\$ 35.00	\$ 385.00	FUTURE PROJECT
	C. Entry Arbor	1	EA	\$ 5,000.00	\$ 5,000.00	
9	CSX Retaining Wall Mural	1	JOB	N.I.C	N.I.C	COB Staff will work with local artist to procure pricing for this work
10	Cookout Patio					
	A. Concrete Paving - (20' x 25')	92	SY	\$ 50.00	\$ 4,600.00	
	B. GAB (4")	10	CY	\$ 35.00	\$ 350.00	FUTURE PROJECT
	C. Raised Cookout Pit - (6' x 20')	1	JOB	\$ 15,000.00	\$ 15,000.00	Allowance
	D. Picnic Tables	4	EA	\$ 1,200.00	\$ 4,800.00	
	E. Shade Structure - (15' x 40')	1	JOB	\$ 120,000.00	\$ 120,000.00	
11	Tennis Court Lighting	1	JOB	\$ 65,000.00	\$ 65,000.00	
12	Tennis Court Seating Area					
	A. Granite Seat Walls	30	LF	\$ 125.00	\$ 3,750.00	
	B. Shade Structure	1	JOB	\$ 25,000.00	\$ 25,000.00	
13	Multi-Purpose/Open Space Field					
	A. Soil Preparation & Sod	32000	SF	\$ 3.50	\$ 112,000.00	
	B. Irrigation	1	JOB	\$ 20,000.00	\$ 20,000.00	
14	Loop Trail					
	A. Concrete Multi-Use Loop Trail (8' Wide)	1150	SY	\$ 50.00	\$ 57,500.00	
	B. GAB (6")	125	CY	\$ 35.00	\$ 4,375.00	
15	Open Air Seating Area					
	A. Splash Pad	1	JOB	\$ 500,000.00	\$ 500,000.00	Allowance
	B. Granite Seat Walls	800	LF	\$ 125.00	\$ 100,000.00	INCLUDED AS PART OF THE PARK BOND
	C. Gravel Turf	4000	SF	\$ 35.00	\$ 140,000.00	Allowance
	D. Backdrop Columns	4	EA	\$ 5,000.00	\$ 20,000.00	Allowance
	E. Family Picnic Shelters	3	EA	\$ 140,000.00	\$ 420,000.00	Allowance FUTURE PROJECT
	F. Group Picnic Shelters	1	EA	\$ 280,000.00	\$ 280,000.00	Allowance
16	Renovated Parking Area					
	A. Asphalt Paving	1350	SY	\$ 30.00	\$ 40,500.00	
	B. GAB (8")	270	CY	\$ 35.00	\$ 9,450.00	FUTURE PROJECT
	C. Parking Lot Striping	260	LF	\$ 1.00	\$ 260.00	
	D. Concrete Curb	800	LF	\$ 35.00	\$ 28,000.00	
	E. Crosswalk	1	EA	\$ 500.00	\$ 500.00	
17	Entry Pavilion					

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 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 ASHFORD PARK, CITY OF BROOKHAVEN, GEORGIA**

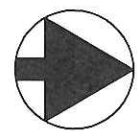
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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	A. Pavilion	1	EA	\$ 140,000.00	\$ 140,000.00	
	B. Concrete Paving	44	SY	\$ 50.00	\$ 2,200.00	FUTURE PROJECT
	C. GAB	5	CY	\$ 35.00	\$ 175.00	
18	Perimeter Fencing					
	A. 4' HT Chain Link Fence (Black Vinyl)	1000	LF	\$ 23.00	\$ 23,000.00	INCLUDED AS PART OF THE PARK BOND
	B. Chain Link Gates (Black Vinyl)	3	EA	\$ 900.00	\$ 2,700.00	
19	Site Utilities and Lighting					
	A. 2" Water Line & Meter - (Splash Pad)	100	LF	\$ 65.00	\$ 6,500.00	
	B. Electric Service Line & Meter - (Splash Pad)	100	LF	\$ 75.00	\$ 7,500.00	
	C. Electric Service Line - (Open Air Seating Area)	100	LF	\$ 75.00	\$ 7,500.00	
	D. Open Air Seating Lighting	1	JOB	\$ 35,000.00	\$ 35,000.00	Allowance
20	Site Irrigation	1	JOB	\$ 35,000.00	\$ 35,000.00	FUTURE PROJECT
21	Site Landscape					
	A. Shade Trees	15	EA	\$ 750.00	\$ 11,250.00	
	B. Ornamental Trees	10	EA	\$ 450.00	\$ 4,500.00	FUTURE PROJECT
	C. Sod	30000	SF	\$ 3.50	\$ 105,000.00	
22	Site Furnishings					
	A. Bench	10	EA	\$ 1,200.00	\$ 12,000.00	
	B. Swing Bench	5	EA	\$ 1,200.00	\$ 6,000.00	INCLUDED AS PART OF THE PARK BOND
	C. Trash Receptacle	4	EA	\$ 1,125.00	\$ 4,500.00	
	D. Picnic Table	8	EA	\$ 850.00	\$ 6,800.00	
	E. Bike Rack	2	EA	\$ 500.00	\$ 1,000.00	
23	Final Grading, Site Cleanup & Demobilization	1	JOB	\$ 15,200.00	\$ 15,200.00	\$475/hr(4man crew)X32hr(4days), Cleanup & Demobilization Only
24	Services					
	A. Design and Permitting	1	JOB	\$ 232,137.00	\$ 232,137.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$ 5,000.00	\$ 5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$ 45,000.00	\$ 45,000.00	6 Month Construction Schedule

Subtotal: \$ 3,133,852.00
 25% Contingency (rounded): \$ 783,463.00
 Estimated Total (rounded): \$ 3,917,315.00

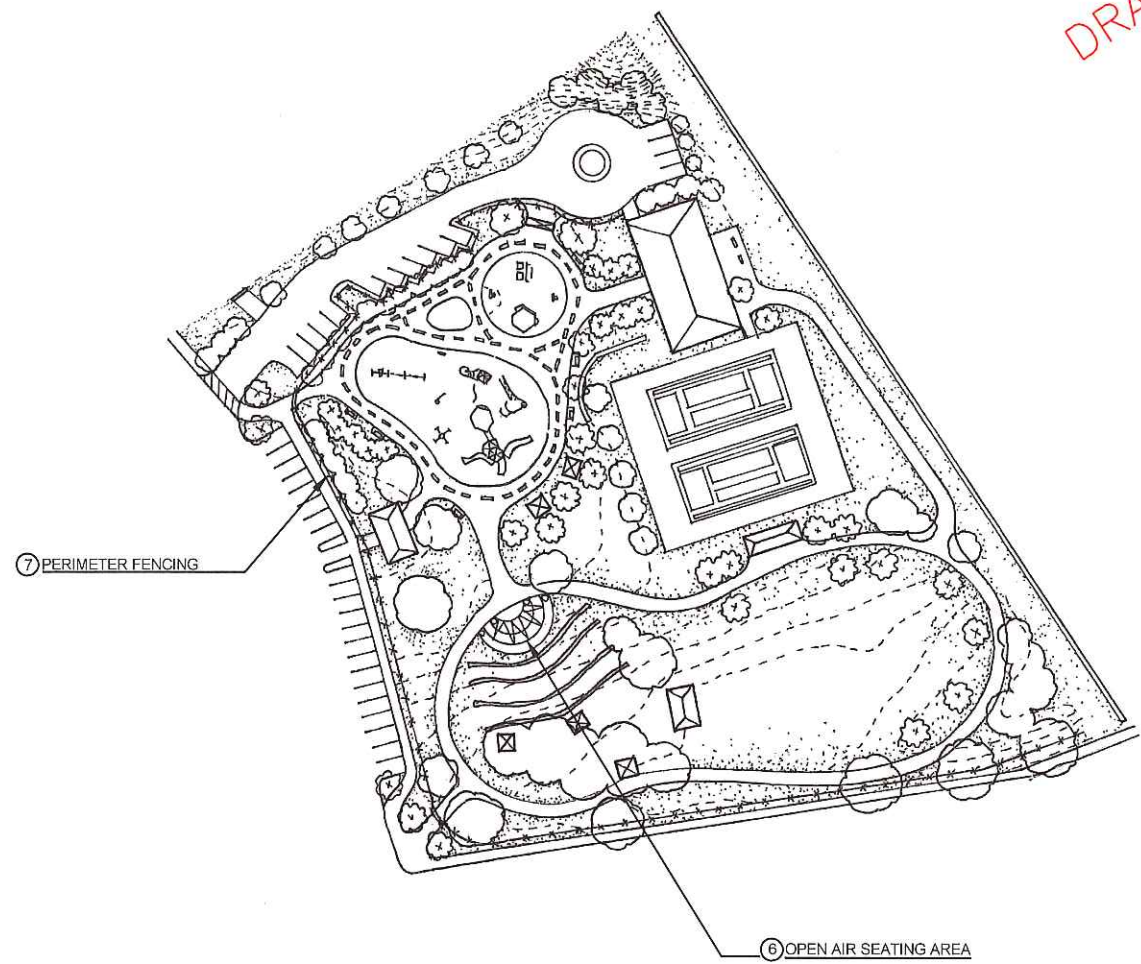
NOTES:
 1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 2018. Unit costs were based on pricing from RSMMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

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- ① GENERAL CONDITIONS
- ② EROSION & SEDIMENT CONTROL
- ③ DEMOLITION
- ④ SITE GRADING
- ⑤ SITE DRAINAGE
- ⑧ SITE UTILITIES & LIGHTING
- ⑨ SITE FURNISHINGS
- ⑩ FINAL GRADING / CLEAN UP
- ⑪ SERVICES



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DIAGRAM – ASHFORD PARK
OPINION OF PROBABLE CONSTRUCTION COSTS
JULY 13, 2018



Red: Project Completed
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**PRELIMINARY
 60% PROGRESS SET**

July 13, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 BLACKBURN PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$228,800.00	\$228,800.00	\$100/hrX40hr/weekX52weeksX1.1
	B. Permitting/Testing	1	JOB	\$25,000.00	\$25,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$25,000.00	\$25,000.00	Allowance
	D. Bonds	1	JOB	\$114,000.00	\$114,000.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$43,750.00	\$43,750.00	25 Field Days
2	Erosion & Sediment Control					
	A. Construction Entrance	5	EA	\$5,000.00	\$25,000.00	
	B. Silt Socks	14,275	LF	\$3.50	\$49,962.50	
	C. Inlet Protection	18	EA	\$150.00	\$2,700.00	
	D. NPDES Monitoring	1	JOB	\$23,400.00	\$23,400.00	\$450/visitX52visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$37,000.00	\$37,000.00	Allowance
	F. Tree Protection Fencing	19,100	LF	\$3.50	\$66,850.00	
3	Demolition					
	A. Remove Shelter	8,000	SF	\$15.00	\$120,000.00	
	B. Remove Maintenance Building	2,000	SF	\$15.00	\$30,000.00	
	C. Remove Chain-link Fencing	2,750	LF	\$5.00	\$13,750.00	
	D. Remove Parking Lot	2,800	SY	\$30.00	\$84,000.00	
4	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	Item to be covered in normal park operations
	B. Woodland Cleanup	1	JOB	N.I.C.	N.I.C.	Item to be covered in normal park operations
5	Site Grading					
	A. Rough Grading	9,100	CY	\$15.00	\$136,500.00	
	B. Haul-Off	3,600	CY	\$30.00	\$108,000.00	Does not include contaminated soils
	C. Fine Grading	14,500	CY	\$15.00	\$217,500.00	
6	Park Service Area					
	A. Family Picnic Shelter	3	EA	\$140,000.00	\$420,000.00	
	B. Group Picnic Shelter	1	EA	\$280,000.00	\$280,000.00	
	C. Concrete Multi-Use Trailway (10' Wide)	1,725	SY	\$50.00	\$86,250.00	FUTURE PROJECT
	E. GAB (6")	287	CY	\$35.00	\$10,045.00	
	D. Benches	6	EA	\$1,200.00	\$7,200.00	
7	Maintenance Facility	1	JOB	N.I.C.	N.I.C.	Facility to be relocated (Not in plan)
8	Ballfield Improvements					
	A. Foul Line Chainlink Fence (4' Chainlink)	600	LF	\$23.00	\$13,800.00	
	B. Concrete Plaza Paving	665	SY	\$50.00	\$33,250.00	FUTURE PROJECT
	C. GAB (6")	111	CY	\$35.00	\$3,885.00	

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	D. Granite Slope Bleacher Wall/Seating Area	500	LF	\$125.00	\$62,500.00	FUTURE PROJECT
9	Community Garden					
	A. Garden Plots	30	EA	\$3,000.00	\$90,000.00	
	B. Outdoor Classroom	1	EA	\$30,000.00	\$30,000.00	FUTURE PROJECT
	C. Storage Barn	900	SF	\$500.00	\$450,000.00	
	D. Work Stations	3	EA	\$2,000.00	\$6,000.00	
	E. Water Tank	1	EA	\$10,000.00	\$10,000.00	
	F. Gravel Walkways	200	SF	\$7.50	\$1,500.00	
	G. Concrete Walkway (6' Wide)	888	SY	\$50.00	\$44,400.00	FUTURE PROJECT
	H. GAB (6")	148	CY	\$35.00	\$5,180.00	
	I. 4' Ht. Chainlink Fence	800	LF	\$23.00	\$18,400.00	
	J. Utilities - (Water & Electric Service)	1	JOB	\$15,000.00	\$15,000.00	\$40/LF water, \$75/LF electric
	K. Grand Staircase/Plaza	1	JOB	\$75,000.00	\$75,000.00	Allowance
10	Renovated/Expanded Parking Area					
	A. Asphalt Paving	1,100	SY	\$30.00	\$33,000.00	INCLUDED IN THE PARK BOND
	B. GAB (8")	275	CY	\$35.00	\$9,625.00	
	C. Crosswalk	1	JOB	N.I.C.	N.I.C.	This street project is to be completed by COB Public Works Department
	D. Decel Lane	2,000	SF	N.I.C.	N.I.C.	This street project is to be completed by COB Public Works Department
	E. Concrete Curb	500	LF	\$35.00	\$17,500.00	
11	Multi-Purpose Field					
	A. Soil Preparation & Sod	52,000	SF	\$3.50	\$182,000.00	
	B. Irrigation	1	JOB	\$30,000.00	\$30,000.00	
	C. Concrete Multi-Use Trailway (10' Wide)	1,166	SY	\$50.00	\$58,300.00	FUTURE PROJECT
	D. GAB (6")	191	CY	\$35.00	\$6,685.00	
	E. Granite Bleacher Wall Seating	600	LF	\$125.00	\$75,000.00	
12	Park Service Area					
	A. Restroom	1	JOB	\$390,000.00	\$390,000.00	
	B. Group Picnic Shelter	2	EA	\$140,000.00	\$280,000.00	FUTURE PROJECT
	C. Family Picnic Shelter	2	EA	\$280,000.00	\$560,000.00	
	D. Natural Play Area	1	JOB	\$200,000.00	\$200,000.00	
13	Multi-Purpose Field					
	A. Soil Preparation & Sod	115,000	SF	\$3.50	\$402,500.00	
	B. Irrigation	1	JOB	\$30,000.00	\$30,000.00	
	C. Concrete Multi-Use Trailway (10' Wide)	1,700	SY	\$50.00	\$85,000.00	FUTURE PROJECT
	D. GAB (6")	32	CY	\$35.00	\$1,120.00	
	E. Bleachers	1	JOB	\$50,000.00	\$50,000.00	
	F. 4' Ht. Chainlink Fence	1,300	LF	\$23.00	\$29,900.00	
14	Renovate Existing Multi-Use Trailway					
	A. Concrete Multi-Use Trailway (10' Wide)	2,225	SY	\$50.00	\$111,250.00	FUTURE PROJECT

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	B. GAB (6")	45	CY	\$35.00	\$1,575.00	FUTURE PROJECT
	C. Wooden Pedestrian Bridge	1	JOB	\$120,000.00	\$120,000.00	Allowance
15	Landscape Buffer	1	JOB	\$55,000.00	\$55,000.00	Allowance
16	Festival Field					
	A. Soil Preparation & Sod	350,000	SF	\$3.50	\$1,225,000.00	
	B. Group Picnic Shelters	4	EA	\$140,000.00	\$560,000.00	
	C. Family Picnic Shelters	2	EA	\$280,000.00	\$560,000.00	FUTURE PROJECT
	D. Concrete Multi-Use Trailway (10' Wide)	3,333	SY	\$50.00	\$166,650.00	
	E. GAB (6")	62	CY	\$35.00	\$2,170.00	
	F. Granite Stairs and Walls	2	JOB	\$55,000.00	\$110,000.00	
	G. Swing Benches	6	EA	\$1,200.00	\$7,200.00	
17	Park Welcome Center					
	A. Welcome Center	1	JOB	N.I.C.	N.I.C.	To be considered in a future phase of the master plan depending on available Funds. FUTURE PROJECT
18	Park Service Area					
	A. Restroom	1	JOB	\$390,000.00	\$390,000.00	
	B. Group Picnic Shelter	2	EA	\$280,000.00	\$560,000.00	IN PROGRESS 2018
	C. Family Picnic Shelter	6	EA	\$140,000.00	\$840,000.00	
	D. Natural Play Area	1	JOB	\$225,000.00	\$225,000.00	
19	Nature Trail					
	A. 5' Nature Trail - (Natural Surface)	4,500	LF	\$20.00	\$90,000.00	
	B. Granite Retaining Walls	1,000	LF	\$125.00	\$125,000.00	FUTURE PROJECT
	C. Wood Foot Bridge	500	SF	\$150.00	\$75,000.00	
20	Multi-Purpose Field					
	A. Soil Preparation & Sod	50,000	SF	\$3.50	\$175,000.00	
	B. Irrigation	1	JOB	\$30,000.00	\$30,000.00	IN PROGRESS 2018
	C. Concrete Multi-Use Trailway	2,111	SY	\$50.00	\$105,550.00	
	D. GAB (6")	40	CY	\$35.00	\$1,400.00	
21	Renovated Parking Area					
	A. Asphalt Paving - (Parking Area)	3,333	SY	\$30.00	\$99,990.00	
	B. GAB (8")	80	CY	\$35.00	\$2,800.00	INCLUDED IN THE PARK BOND
	C. Concrete Curb	1,500	LF	\$35.00	\$52,500.00	
	D. Accel Lane	1	JOB	N.I.C.	N.I.C.	Cost to be evaluated upon availability of transportation improvement funding. Not in short term goals.
	E. Parking Area Lighting	1	JOB	\$10,000.00	\$10,000.00	\$10,000/one concrete base and area light
	F. Concrete Walkways (6' Wide)	722	SY	\$50.00	\$36,100.00	
	G. GAB (6")	13	CY	\$35.00	\$455.00	
22	Tennis Center Renovation	1	JOB	N.I.C.	N.I.C.	Project completed as part of 2018 CIP Budget IN PROGRESS 2018

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
23	Site Landscape					
	A. Shade Trees	75	EA	\$750.00	\$56,250.00	FUTURE PROJECT
	B. Ornamental Trees	100	EA	\$450.00	\$45,000.00	
24	Site Furnishings					
	A. Picnic Tables	25	EA	\$850.00	\$21,250.00	
	B. Trash Receptacles	15	EA	\$1,125.00	\$16,875.00	
	C. Bike Racks	10	EA	\$500.00	\$5,000.00	FUTURE PROJECT
	D. Benches	12	EA	\$1,200.00	\$14,400.00	
	E. Swing Benches	8	EA	\$1,200.00	\$9,600.00	
25	Final Grading, Site Cleanup & Demobilization	1	JOB	\$19,000.00	\$19,000.00	\$475/hr(4man crew)X40hr(5days), Cleanup & Demobilization Only
26	Services					
	A. Design and Permitting	1	JOB	\$998,000.00	\$998,000.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$90,000.00	\$90,000.00	12 month Construction Schedule

Subtotal: \$12,472,268
 25% Contingency (rounded): \$3,118,067
 Estimated Total (rounded): \$15,590,334

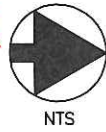
NOTES:

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White: (Part of general construction practices)	\$ 2,463,212
Green: (Included in the Park Bond)	\$ 261,970
Purple	\$ 2,326,950
Orange	\$ 7,420,135
Yellow	0
Subtotal:	\$12,472,268
25% Contingency	\$ 3,118,067
Estimated Total	\$15,590,334
Red:	*5,000 (Park Monument Sign Insert)

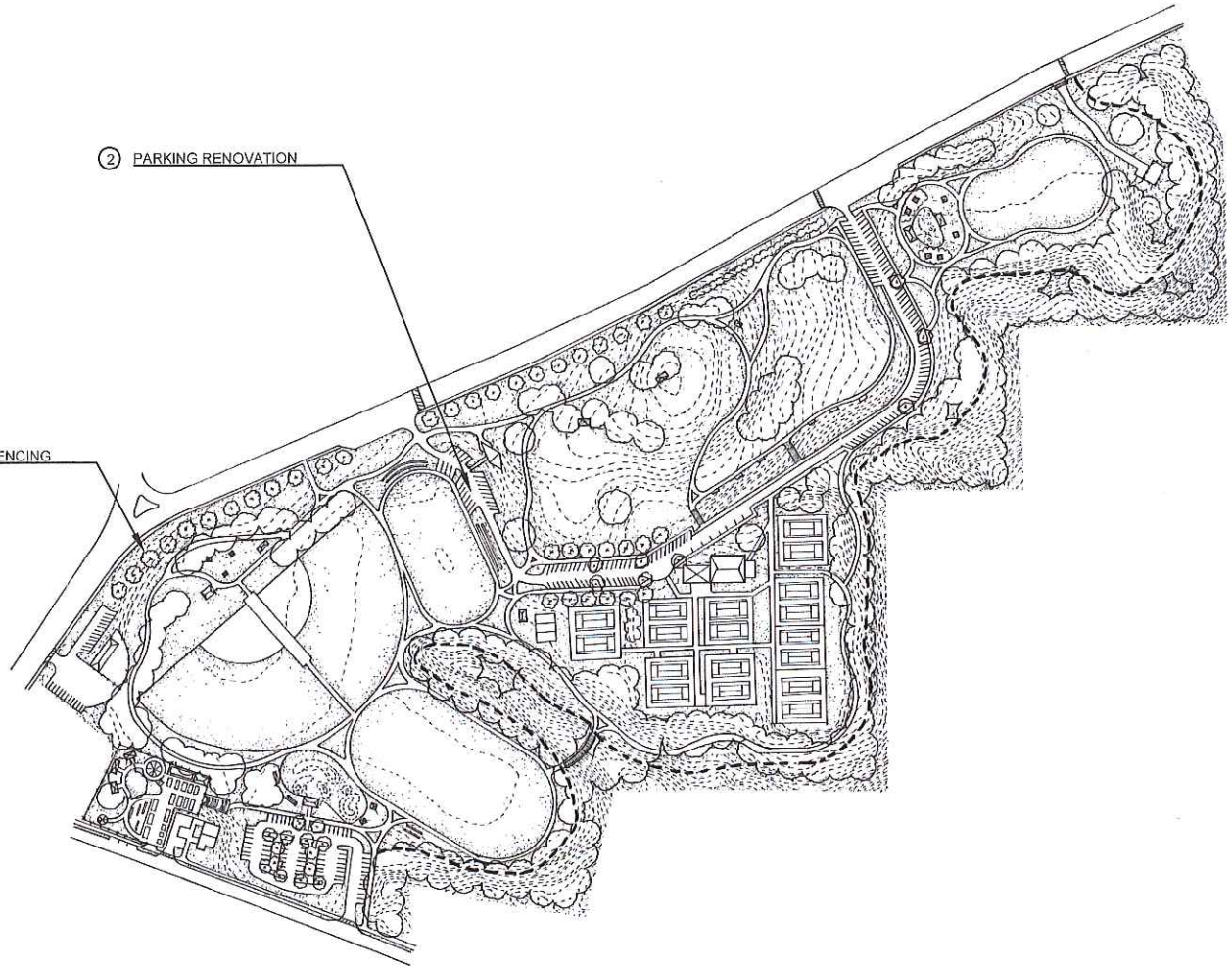
White: (Part of general construction practices)	\$ 0
Green: (Included in the Park Bond)	\$ 650,000
Subtotal:	\$ 650,000
25% Contingency	\$ 162,500
Estimated Total	\$ 812,500

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① MARQUEE FENCING

② PARKING RENOVATION



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DIAGRAM — BLACKBURN PARK
OPINION OF PROBABLE CONSTRUCTION COSTS
JULY 13, 2018



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 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 BRIARWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$228,800.00	\$228,800.00	\$100/hrX40hr/weekX52weeksX1.1
	B. Permitting/Testing	1	JOB	\$5,000.00	\$5,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$56,000.00	\$56,000.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$17,500.00	\$17,500.00	10 Field Days
2	Erosion & Sediment Control					
	A. Construction Entrance	3	EA	\$5,000.00	\$15,000.00	
	B. Silt Socks	4,600	LF	\$3.50	\$16,100.00	
	C. Inlet Protection	14	EA	\$150.00	\$2,100.00	
	D. NPDES Monitoring	1	JOB	\$23,400.00	\$23,400.00	\$450/visitX52visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$7,500.00	\$7,500.00	Allowance
	F. Tree Protection Fencing	6,500	LF	\$3.50	\$22,750.00	
3	Demolition					
	A. Park Access Road (Asphalt - 25' x 280 LF)	780	SY	\$30.00	\$23,400.00	
	B. Spray Pad	1	JOB	\$25,000.00	\$25,000.00	
	C. Bath House - (2000 SF)	1	JOB	\$30,000.00	\$30,000.00	
	D. Parking Lot Asphalt	1,120	SY	\$30.00	\$33,600.00	
4	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	Covered as a part of normal park operations
5	Site Grading					
	A. Rough Grading	9,000	CY	\$15.00	\$135,000.00	
	B. Haul-Off	3,500	CY	\$30.00	\$105,000.00	Does not include contaminated soils
	C. Fine Grading	2,700	CY	\$15.00	\$40,500.00	
6	Proposed Parking					
	A. Asphalt Parking	444	SY	\$30.00	\$13,320.00	
	B. GAB (8")	74	CY	\$35.00	\$2,590.00	INCLUDED AS PART OF THE PARK BOND
	C. Parking Lot Striping	240	LF	\$1.00	\$240.00	
7	Tennis Court Improvements					
	A. Seat Walls (18" Granite Seat Wall)	170	LF	\$125.00	\$21,250.00	FUTURE PROJECT
	B. Seating Area Shade Shelter	1	JOB	\$75,000.00	\$75,000.00	Allowance
	C. Court Lighting	1	JOB	\$75,000.00	\$75,000.00	INCLUDED AS PART OF THE PARK BOND
	D. Pavilion	1	JOB	\$140,000.00	\$140,000.00	
8	Renovated Playground					

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July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 BRIARWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	A. Natural Play Area	1	JOB	\$175,000.00	\$175,000.00	Allowance
	B. Family Picnic Shelters	3	EA	\$140,000.00	\$420,000.00	FUTURE PROJECT
9	Adventure Playground					INCLUDED AS PART OF THE PARK BOND
	A. Tree Houses & Climbing Structures	1	JOB	\$500,000.00	\$500,000.00	Will be completed as part of 2018 CIP Budget
	B. Wooden Canopy Walk	1,400	SF	\$150.00	\$210,000.00	
10	Community/Educational Garden					
	A. Group Shelter	1	JOB	\$280,000.00	\$280,000.00	
	B. Medice Wheel Stone Edged Planting Beds w/ Gravel Walks	1	JOB	\$50,000.00	\$50,000.00	INCLUDED AS PART OF THE PARK BOND
	C. Native Plant Materials	1	JOB	\$25,000.00	\$25,000.00	
	D. Educational Signage	1	JOB	\$15,000.00	\$15,000.00	
11	Multi-Use Trail (10' Wide)					
	A. 10' Wide Concrete Trail	5,000	SY	\$50.00	\$250,000.00	INCLUDED AS PART OF THE PARK BOND
	B. GAB (8")	92	CY	\$35.00	\$3,220.00	
	C. Boardwalk Bridge - (10' Wide X 20' Long)	200	SF	\$150.00	\$30,000.00	
12	Internal Park Nature Trail					
	A. 5' Wide Natural Surface Trail	3,000	LF	\$20.00	\$60,000.00	
	B. Stream Crossing - (Stone Boulders)	3	EA	\$2,500.00	\$7,500.00	INCLUDED AS PART OF THE PARK BOND
	C. Granite Rubble Retaining Wall	500	LF	\$125.00	\$62,500.00	
	D. Wood Foot Bridge	100	LF	\$85.00	\$8,500.00	
13	Wood Pedestrian Bridge - (10' Wide X 140' Long)	1,400	SF	\$150.00	\$210,000.00	INCLUDED AS PART OF THE PARK BOND
14	Parking Lot Improvements					
	A. Asphalt Turnaround	3,500	SY	\$30.00	\$105,000.00	
	B. Asphalt Parking	2,000	SY	\$30.00	\$60,000.00	INCLUDED AS PART OF THE PARK BOND
	C. GAB (8")	37	CY	\$35.00	\$1,295.00	
	D. Concrete Curb	200	LF	\$35.00	\$7,000.00	
15	Pool Renovations					
	A. Pool Upgrade/Code Compliance	1	JOB	\$650,000.00	\$650,000.00	Cost provided by others
	B. Seasonal Pool Covering	1	EA	N.I.C.	N.I.C.	Cost prohibitive at this time to purchase seasonal pool cover.
	C. Spray Pad	1	JOB	\$250,000.00	\$250,000.00	INCLUDED AS PART OF THE PARK BOND
	D. Restroom	1	JOB	\$390,000.00	\$390,000.00	
16	Outdoor Classroom					
	A. Selective Site/Hand Clearing	1	JOB	N.I.C.	N.I.C.	Covered as a part of normal park operations
	B. Granite Seat wall	210	LF	\$125.00	\$26,250.00	INCLUDED AS PART OF THE PARK BOND
	C. Speaker Stage	1	JOB	\$15,000.00	\$15,000.00	

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July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 BRIARWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
17	Perimeter Park Nature Trail					
	A. 5' Wide Natural Surface Trail	2,700	LF	\$20.00	\$54,000.00	
	B. Drainage Crossing - (Stone Boulders)	4	EA	\$2,500.00	\$10,000.00	INCLUDED AS PART OF THE PARK BOND
	C. Granite Retaining Wall	500	LF	\$125.00	\$62,500.00	
	D. Wood Foot Bridge	2,200	SF	\$150.00	\$330,000.00	
18	Community Center Building Renovation					
	A. Iconic Tower	1	JOB	N.I.C.	N.I.C.	To be considered in future phase of master plan depending on funds available. FUTURE PROJECT
	B. Building Renovations	1	JOB	N.I.C.	N.I.C.	To be considered in future phase of master plan depending on funds available. INCLUDED AS PART OF THE PARK BOND
19	Community Center Entrance/Arrival Renovation					
	A. Concrete Pavers	1,000	SF	\$15.00	\$15,000.00	
	B. Concrete Sidewalk	138	SY	\$50.00	\$6,900.00	
	C. GAB (6")	23	CY	\$35.00	\$805.00	INCLUDED AS PART OF THE PARK BOND
	D. Concrete Curb	360	LF	\$35.00	\$12,600.00	
	E. Asphalt Parking	1,000	SY	\$30.00	\$30,000.00	
	F. GAB (8")	225	CY	\$35.00	\$7,875.00	
20	Site Furnishing					
	A. Benches	12	EA	\$1,200.00	\$14,400.00	
	B. Swing Benches	6	EA	\$1,200.00	\$7,200.00	INCLUDED AS PART OF THE PARK BOND
	C. Picnic Tables	6	EA	\$850.00	\$5,100.00	
	D. Trash Receptacles	6	EA	\$1,125.00	\$6,750.00	
	E. Bike Racks	3	EA	\$500.00	\$1,500.00	
21	Site Landscape					
	A. Shade Trees	25	EA	\$750.00	\$18,750.00	INCLUDED AS PART OF THE PARK BOND
	B. Ornamental Trees	50	EA	\$450.00	\$22,500.00	C. O. B. Public Works
22	Site Lighting	1	JOB	N.I.C.	N.I.C.	To be provided under system wide improvements estimate at time of construction. FUTURE PROJECT
23	Final Grading, Site Cleanup & Demobilization	1	JOB	\$19,000.00	\$19,000.00	\$475/hr(4man crew)X40hr(5days)
24	Services					
	A. Design and Permitting	1	JOB	\$447,535.00	\$447,535.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$90,000.00	\$90,000.00	12 month Construction Schedule

Subtotal: \$6,097,730.00

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 BRIARWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
25% Contingency (rounded): <u>\$1,524,432.50</u>						
Estimated Total (rounded): <u>\$7,622,162.50</u>						

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 2018. Unit costs were based on pricing from RSMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

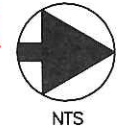
Briarwood Park 60% Opinion of Probable Cost Break Down

White: (Part of general construction practices)	\$ 1,353,185
Green: (Included in the Park Bond)	\$ 2,823,295
Purple: (In Progress 2018)	\$ 616,250
Orange: (Future Project)	\$ 1,305,000
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$ 6,097,730
25% Contingency	\$ 1,524,432
Estimated Total	\$ 7,622,162
Red: (Project Completed)	*\$5,000 (Installation of new Briarwood Park sign insert. Not Included in OPC)

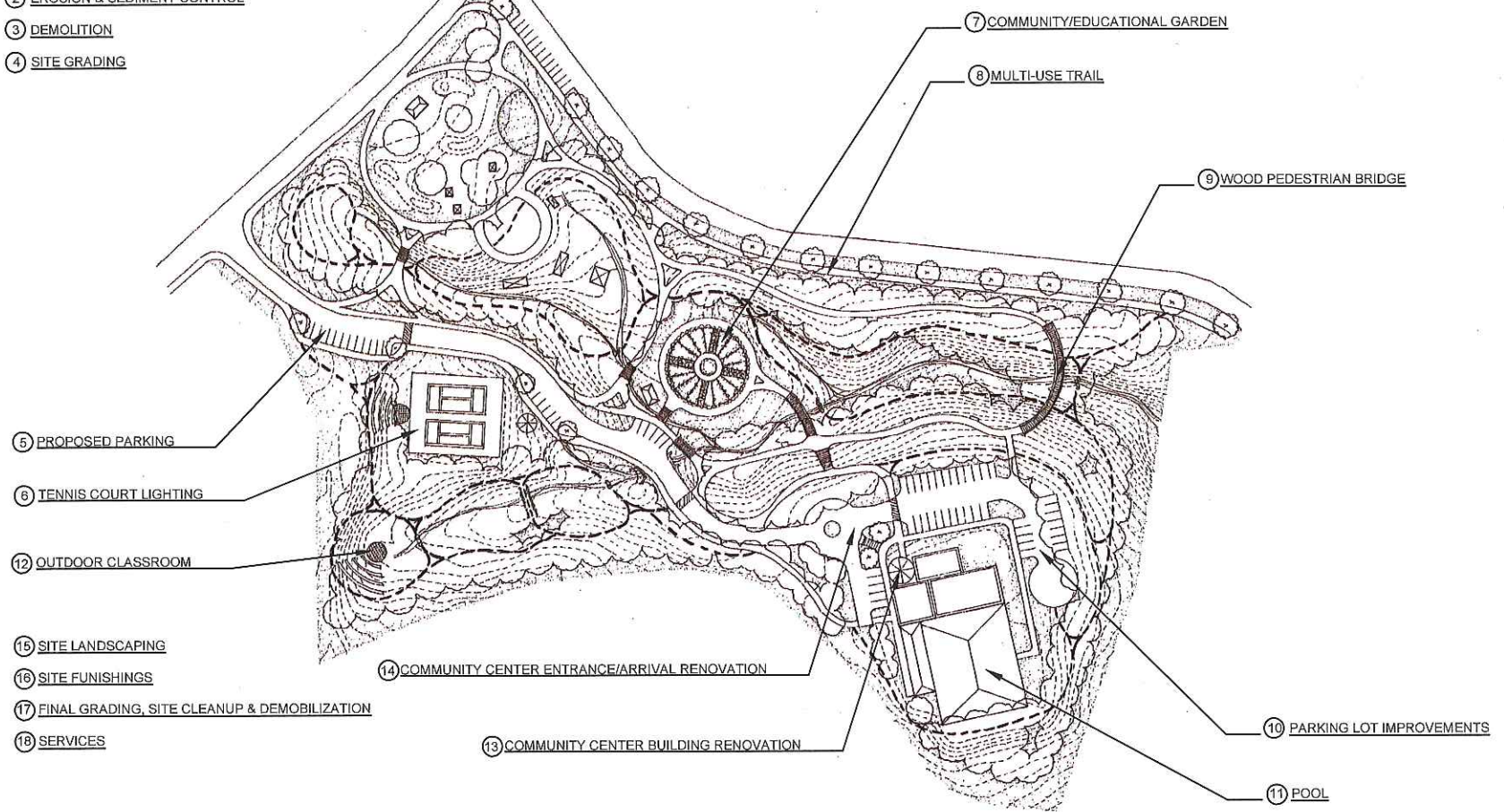
Projects included as part of the Park Bond

White: (Part of general construction practices)	\$1,282,685
Green: (Included in the Park Bond)	\$4,327,798
Subtotal:	\$5,610,480
25% Contingency	\$1,402,620
Estimated Total	\$7,013,100

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- ① GENERAL CONDITIONS
- ② EROSION & SEDIMENT CONTROL
- ③ DEMOLITION
- ④ SITE GRADING



- ⑤ PROPOSED PARKING
- ⑥ TENNIS COURT LIGHTING
- ⑫ OUTDOOR CLASSROOM
- ⑮ SITE LANDSCAPING
- ⑯ SITE FINISHINGS
- ⑰ FINAL GRADING, SITE CLEANUP & DEMOBILIZATION
- ⑱ SERVICES

- ⑭ COMMUNITY CENTER ENTRANCE/ARRIVAL RENOVATION
- ⑬ COMMUNITY CENTER BUILDING RENOVATION

- ⑦ COMMUNITY/EDUCATIONAL GARDEN
- ⑧ MULTI-USE TRAIL
- ⑨ WOOD PEDESTRIAN BRIDGE
- ⑩ PARKING LOT IMPROVEMENTS
- ⑪ POOL

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DIAGRAM – BRIARWOOD PARK
OPINION OF PROBABLE CONSTRUCTION COSTS
JULY 13, 2018



Red: Project Completed
 Purple: In Progress 2018
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 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

PRELIMINARY
 60% PROGRESS SET

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OPINION OF PROBABLE CONSTRUCTION COST
 BROOKHAVEN PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$114,400.00	\$114,400.00	\$100/hrX40hr/weekx36weeksX1.1
	B. Permitting/Testing	1	JOB	\$25,000.00	\$25,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$60,000.00	\$60,000.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$17,500.00	\$17,500.00	10 Field Days
2	Erosion & Sedimentation Control					
	A. Construction Entrance	2	EA	\$5,000.00	\$10,000.00	
	B. Silt Fence	6,700	LF	\$3.50	\$23,450.00	Allowance
	C. Tree Protection Fencing	3,750	LF	\$3.50	\$13,125.00	Allowance
	D. Inlet Protection	8	EA	\$150.00	\$1,200.00	Allowance
	E. NPDES Monitoring	1	JOB	\$23,400.00	\$23,400.00	
	F. Temporary Seeding	1	AC	\$1,206.00	\$1,206.00	Previous Project Experience
	G. Temporary Mulching	75	CY	\$266.00	\$19,950.00	Previous Project Experience
	H. Sediment Basins and Associated Items	1	JOB	\$50,000.00	\$50,000.00	
	I. COB Inspector Field Modifications	1	JOB	\$7,500.00	\$7,500.00	
3	Demolition					
	A. Asphalt Road	1,545	SY	\$30.00	\$46,350.00	
	B. Asphalt Trail	1,683	SY	\$30.00	\$50,490.00	
	C. Concrete Trail	367	SY	\$13.00	\$4,771.00	Previous Project Experience
	D. Concrete/Stone Wall	714	LF	\$15.50	\$11,067.00	RSMeans 024113900100
	E. Restroom/Pavilion Building	2,800	CF	\$13.00	\$36,400.00	
	F. Concrete Steps	15	SY	\$13.00	\$195.00	
	G. Benches	11	EA	\$180.00	\$1,980.00	
	H. Trash Cans	4	EA	\$120.00	\$480.00	
	I. Grills	2	EA	\$120.00	\$240.00	
	J. Sign Posts	2	EA	\$120.00	\$240.00	
	K. Water Fountain	2	EA	\$120.00	\$240.00	
	L. Dog Waste Station	3	EA	\$120.00	\$360.00	
	M. Basketball Goal	2	EA	\$250.00	\$500.00	
	N. Wood Bridge	18	LF	\$150.00	\$2,700.00	
	O. Selective Clearing and Grubbing	1	JOB	\$30,000.00	\$30,000.00	Allowance
	P. Subsurface Investigation/Abandoned Facility Removal	1	JOB	N.I.C.	N.I.C.	Unable to determine until land disturbance activity begins
	Q. Relocate Hammock Bike Rack	1	JOB	\$1,000.00	\$1,000.00	
4	Woodland Cleanup/Tree Removal	1	JOB	\$15,000.00	\$15,000.00	INCLUDED AS PART OF THE PAK BOND
5	Site Grading					
	A. Rough Grading	3,755	CY	\$15.00	\$56,325.00	INCLUDED AS PART OF THE PAK BOND
	B. Fine Grading	1,245	CY	\$15.00	\$18,675.00	
6	Site Utilities					

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**PRELIMINARY
 60% PROGRESS SET
 OPINION OF PROBABLE CONSTRUCTION COST
 BROOKHAVEN PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA**

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	A. Transformer/Electric Meter	1	JOB	\$12,250.00	\$12,250.00	RSMeans261219100100
	B. 2" RPZ/BFP/Water Meter	1	JOB	\$10,500.00	\$10,500.00	Previous Project Experience
	C. Water/Electric Service Utility Connection to Small Restroom	1	JOB	\$55,000.00	\$55,000.00	Water- 2" Type K Copper Water Line (\$45 LF Water, \$70 LF Electric)
	D. Sanitary Sewer Connection to Small Restroom	1	N.I.C.	N.I.C.		INCLUDED AS PART OF THE PAK BOND
	E. Electric Service Connection to Pavilion Structure	1	JOB	\$32,500.00	\$32,500.00	\$70 LF Electric
	F. Electric Service Connection to Temporary Stages	1	JOB	\$47,500.00	\$47,500.00	\$70 LF Electric
7	Site Amenities					
	A. 10' wide Concrete Trailway (6" Thick w/Fiber Mesh Reinforcement)	4,700	SY	\$50.00	\$235,000.00	
	B. GAB (6")	800	CY	\$35.00	\$28,000.00	
	C. Granite Steps and Cheek Wall	20	LF	\$275.00	\$5,500.00	INCLUDED AS PART OF THE PAK BOND
	D. Stair Handrails	40	LF	\$98.00	\$3,920.00	
	E. Small Restroom	2	EA	\$390,000.00	\$780,000.00	
	F. Pavilion	1	EA	\$300,000.00	\$300,000.00	
	G. Replacement Pavilion	1	EA	\$300,000.00	\$300,000.00	
	G. Vendor Parking (6" Thick w/Fiber Mesh Reinforcement)	900	SY	\$50.00	\$45,000.00	
8	Multi-Purpose/Festival Field #1					INCLUDED AS PART OF THE PAK BOND
	A. Soil Preparation/Sod	111,000	SF	\$7.50	\$832,500.00	Anticipates areas of unsuitable soils & slope stabilization
9	Multi-Purpose/Festival Field #2					INCLUDED AS PART OF THE PAK BOND
	A. Soil Preparation/Sod	128,000	SF	\$7.50	\$960,000.00	Anticipates areas of unsuitable soils & slope stabilization
10	Open Space Field					INCLUDED AS PART OF THE PAK BOND
	A. Soil Preparation/Sod	20,000	SF	\$7.50	\$150,000.00	Anticipates areas of unsuitable soils & slope stabilization
11	Playground Zone Amenities					
	A. Natural Playground (by Kompan Playgrounds)	1	JOB	\$500,000.00	\$500,000.00	INCLUDED AS PART OF THE PAK BOND
	B. Half-Court Basketball Court	1	JOB	\$10,000.00	\$10,000.00	
	C. COB Standard Solar Canopy	2	EA	\$75,000.00	\$150,000.00	
12	Nature Trail Zone					
	A. 5' Wide Natural Surface Trail	225	LF	\$40.00	\$9,000.00	INCLUDED AS PART OF THE PAK BOND
13	Site Furnishings					
	A. Benches	20	EA	\$1,200.00	\$24,000.00	
	B. Trash Receptacles	10	EA	\$1,500.00	\$15,000.00	
	C. Bicycle Racks	4	EA	\$1,500.00	\$6,000.00	INCLUDED AS PART OF THE PAK BOND
	D. Misc. Amenities	1	JOB	\$5,000.00	\$5,000.00	
	E. Dogipots	20	EA	\$500.00	\$10,000.00	
14	Site Landscape/Irrigation					
	A. Shade Trees	105	EA	\$750.00	\$78,750.00	INCLUDED AS PART OF THE PAK BOND
	B. Ornamental Trees	40	EA	\$450.00	\$18,000.00	

Red: Project Completed
 Purple: In Progress 2018
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 Orange: Future Project
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**PRELIMINARY
 60% PROGRESS SET**

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**OPINION OF PROBABLE CONSTRUCTION COST
 BROOKHAVEN PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA**

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	C. Slope Plantings	1	JOB	\$70,000.00	\$70,000.00	INCLUDED AS PART OF THE PAK BOND
	D. Irrigation	1	JOB	\$200,000.00	\$200,000.00	
15	Final Grading, Site Cleanup & Demobilization	1	JOB	\$19,000.00	\$19,000.00	\$475/hr(4man crew)X40hr(5days)
16	Services					
	A. Design and Permitting	1	JOB	\$444,500.00	\$444,500.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$50,000.00	\$50,000.00	9 month construction schedule

Subtotal: \$6,060,664.00
25% Contingency (rounded): \$1,515,166.00
Estimated Total (rounded): \$7,575,830.00

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from "Brookhaven Park Master Plan" developed for the City of Brookhaven, dated July 2018. Unit costs were based on pricing from RSMMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

Brookhaven Park 60% Opinion of Probable Cost Break Down

White: (Part of general construction practices) \$ 1,077,244
 Green: (Included in the Park Bond) \$ 4,983,420
 Purple: (In Progress 2018) \$ 0
 Red: (Project Completed) \$ 0
 Orange: (Future Project) \$ 0
 Yellow: (Covered as part of normal park maintenance) \$ 0
 Subtotal: \$ 6,060,664
 25% Contingency \$ 1,515,166
 Estimated Total \$ 7,575,830

Projects included as part of the Park Bond

White: (Part of general construction practices) \$1,077,224
 Green: (Included in the Park Bond) \$4,974,420
 Subtotal: \$6,051,664
 25% Contingency \$1,512,916
 Estimated Total \$7,564,580

Land Acquisition: \$2,000,000

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- ① GENERAL CONDITIONS
- ② EROSION & SEDIMENTATION CONTROL
- ③ DEMOLITION
- ④ WOODLAND CLEANUP/ TREE REMOVAL
- ⑤ SITE GRADING
- ⑥ SITE UTILITIES
- ⑦ SITE AMENITIES

⑧ MULTI-PURPOSE / FESTIVAL FIELD #1

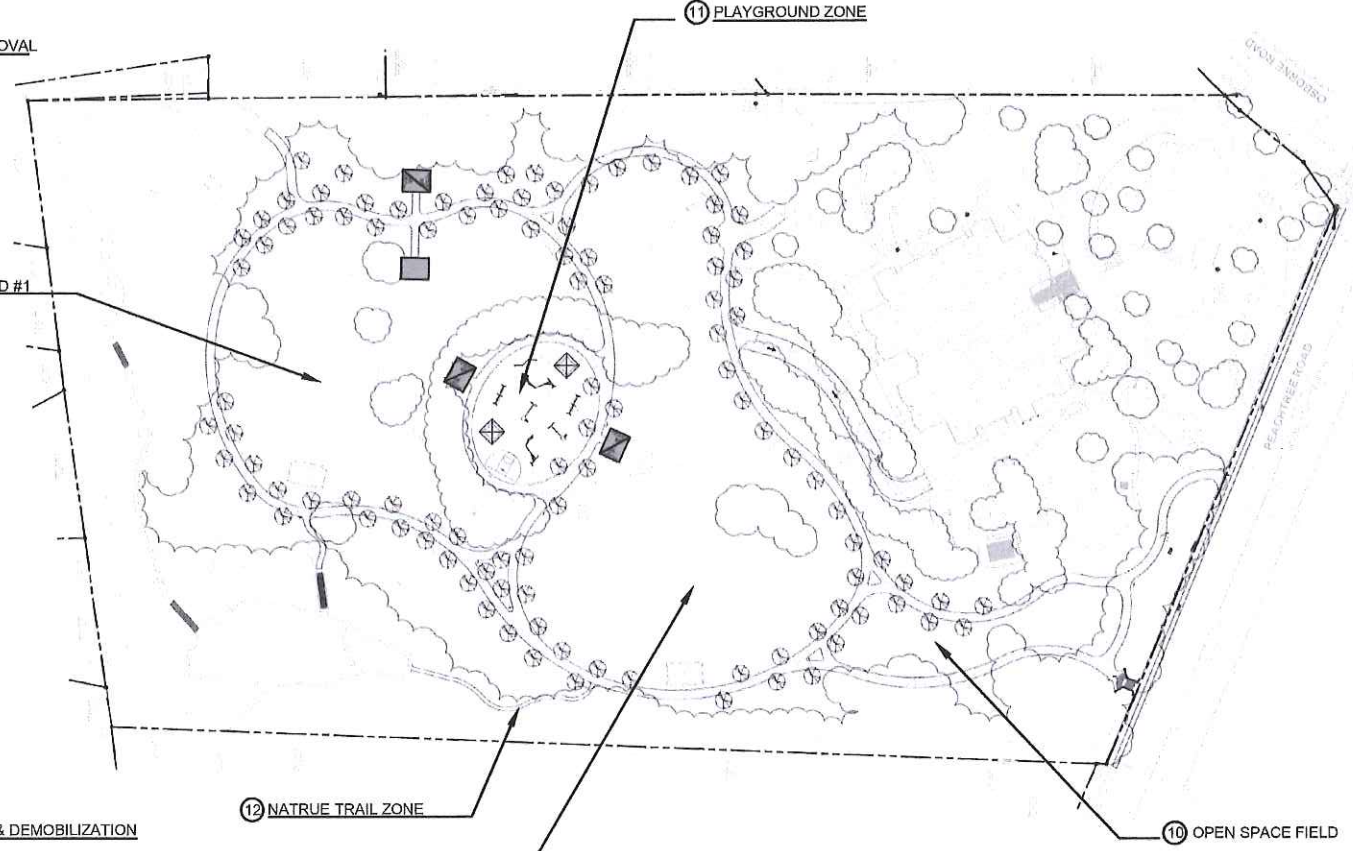
⑪ PLAYGROUND ZONE

- ⑬ SITE FURNISHINGS
- ⑭ SITE LANDSCAPE / IRRIGATION
- ⑮ FINAL GRADING, SITE CLEANUP & DEMOBILIZATION
- ⑯ SERVICES

⑫ NATRUE TRAIL ZONE

⑨ MULTI-PURPOSE / FESTIVAL FIELD #2

⑩ OPEN SPACE FIELD



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DIAGRAM – BROOKHAVEN PARK
 OPINION OF PROBABLE CONSTRUCTION COSTS
 JULY 13, 2018



Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 FERNWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$114,400.00	\$114,400.00	\$100/hrX40hr/weekX26weeksX1.1
	B. Permitting/Testing	1	JOB	\$5,000.00	\$5,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$17,250.00	\$17,250.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$5,250.00	\$5,250.00	3 Field Days
2	Erosion & Sediment Control					
	A. Construction Entrance	1	EA	\$5,000.00	\$5,000.00	
	B. Silt Socks	4,000	LF	\$3.50	\$14,000.00	
	C. Inlet Protection	5	EA	\$150.00	\$750.00	Allowance
	D. NPDES Monitoring	1	JOB	\$11,700.00	\$11,700.00	\$450/visitX26visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$7,500.00	\$7,500.00	Allowance
	F. Tree Protection Fencing	6,700	LF	\$3.50	\$23,450.00	
3	Demolition					
	A. Remove Existing Wood Bridge & Piers (960 SF)	1	JOB	\$16,650.00	\$16,650.00	\$475/hr(4man crew)X24hr(3days) + 3dumpsters@\$750
	B. Remove Existing Stairs	1	JOB	\$14,400.00	\$14,400.00	
	C. Remove Timber Retaining Wall Ties @ Sidewalk	850	LF	\$29.00	\$24,650.00	
4	Tree Care					
	A. Selective Pruning & Disease Management	1	JOB	N.I.C.	N.I.C.	Covered as a part of normal park operations
	B. Woodland Cleanup	1	JOB	N.I.C.	N.I.C.	Covered as a part of normal park operations
5	Site Grading					
	A. Rough Grading	52	CY	\$15.00	\$780.00	
	B. Haul-Off	22	CY	\$30.00	\$660.00	Does not include contaminated soils
	C. Fine Grading	31	CY	\$15.00	\$465.00	
6	Park Extension - (MARTA Property)	1	JOB	N.I.C.	N.I.C.	Will be a partnership project between COB and Marta
7	Overlook Deck A					
	A. Wood Deck	600	SF	\$150.00	\$90,000.00	FUTURE PROJECT
	B. Swing Bench	2	EA	\$1,200.00	\$2,400.00	
8	Overlook Deck B					
	A. Wood Deck	600	SF	\$150.00	\$90,000.00	FUTURE PROJECT
	B. Swing Bench	2	EA	\$1,200.00	\$2,400.00	
9	Stream Cleanup/Stabilization	1,000	LF	\$225.00	\$225,000.00	Allowance FUTURE PROJECT

Red: Project Completed
 Purple: In Progress 2018
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 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 FERNWOOD PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
10	Swing Benches	5	EA	\$1,200.00	\$6,000.00	FUTURE PROJECT
11	Outlet Structure Repair/Stormwater	1	JOB	N.I.C.	N.I.C.	C.O.B. Public Works Department
12	Sidewalk Improvements					
	A. Reset Existing Granite Curb	1,000	LF	\$25.00	\$25,000.00	
	B. Asphalt Removal	225	SY	\$6.00	\$1,350.00	
	C. Asphalt Patching	225	SY	\$30.00	\$6,750.00	FUTURE PROJECT
	D. Boardwalk - (10' Wide x 650 LF)	6,500	SF	\$85.00	\$552,500.00	
	E. Boardwalk Bridge - (10' Wide x 220 LF)	2,200	SF	\$150.00	\$330,000.00	
13	Park Sign	1	JOB	\$18,000.00	\$18,000.00	C.O.B. Purchasing Department FUTURE PROJECT
14	Site Landscape					
	A. Native Plant Material - (Flood Plain Plantings)	1	JOB	\$35,000.00	\$35,000.00	Allowance FUTURE PROJECT
15	Final Grading, Site Cleanup & Demobilization	1	JOB	\$15,200.00	\$15,200.00	\$475/hr(4man crew)X32hr(4days), Cleanup & Demobilization Only
16	Services					
	A. Design and Permitting	1	JOB	\$137,350.00	\$137,350.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$45,000.00	\$45,000.00	6 Month Construction Schedule

Subtotal: \$1,853,855.00
 25% Contingency (rounded): \$463,463.75
 Estimated Total (rounded): \$2,317,318.75

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 2018. Unit costs were based on pricing from RSMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

Fernwood Park 60% Opinion of Probable Cost Break Down

White: (Part of general construction practices)	\$ 469,455
Green: (Included in the Park Bond)	\$ 0
Purple: (In Progress 2018)	\$ 0
Orange: (Future Project)	\$ 1,384,400
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$ 1,853,855
25% Contingency	\$ 463,463
Estimated Total	\$ 2,317,318

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 14, 2018

**PRELIMINARY
 60% PROGRESS SET**

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 GEORGIAN HILLS PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$114,400.00	\$114,400.00	\$100/hrX40hr/weekX26weeksX1.1
	B. Permitting/Testing	1	JOB	\$5,000.00	\$5,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	N.I.C.	N.I.C.	
	E. Survey	1	JOB	\$15,750.00	\$15,750.00	9 Days Field Work
2	Erosion & Sediment Control					
	A. Construction Entrance	3	EA	\$5,000.00	\$15,000.00	
	B. Silt Socks	10,600	LF	\$3.50	\$37,100.00	
	C. Inlet Protection	5	EA	\$150.00	\$750.00	
	D. NPDES Monitoring	1	JOB	\$23,400.00	\$11,700.00	\$450/visitX26visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$7,500.00	\$7,500.00	
	F. Tree Protection Fencing	7,300	LF	\$3.50	\$25,550.00	
3	Demolition					
	A. Remove Picnic Structure	1	JOB	\$5,000.00	\$5,000.00	
	B. Remove Playground Structures	1	JOB	\$8,500.00	\$8,500.00	
4	Tree Care					
	A. Selective Pruning & Woodland Cleanup	1	JOB	N.I.C.	N.I.C.	Covered a a part of normal park operations
5	Site Grading					
	A. Rough Grading	8,125	CY	\$15.00	\$121,875.00	
	B. Haul-Off	4,000	CY	\$30.00	\$120,000.00	
	C. Fine Grading	4,000	CY	\$15.00	\$60,000.00	
6	Adventure Play Area					
	A. Concrete Multi-Use Trailway (8' Wide x 850 LF)	755	SY	\$50.00	\$37,750.00	
	B. GAB	130	CY	\$35.00	\$4,550.00	FUTURE PROJECT
	C. Boardwalk Bridge - (8' Wide x 50')	1	JOB	\$60,000.00	\$60,000.00	Allowance
	D. Boardwalk Bridge - (8' Wide x 100')	1	JOB	\$120,000.00	\$120,000.00	Allowance
	E. Adventure Play Structure	1	JOB	\$275,000.00	\$275,000.00	Allowance
7	Crosswalk	2	EA	\$500.00	\$1,000.00	FUTURE PROJECT
8	Concrete Multi-Use Trailway					
	A. Concrete Walkway - (8' Wide x 3725 LF)	2,330	SY	\$50.00	\$116,500.00	FUTURE PROJECT

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 White: Part of general construction practices

July 14, 2018

**PRELIMINARY
60% PROGRESS SET**

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
GEORGIAN HILLS PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	B. GAB - (6")	390	CY	\$35.00	\$13,650.00	
	C. Boardwalk Bridge - (8' Wide x 50 LF)	1	JOB	\$60,000.00	\$60,000.00	FUTURE PROJECT
	D. Viewing/Seating Platforms	2	EA	\$15,000.00	\$30,000.00	
9	Open Air Seating Area					
	A. Entry Walls & Steps	1	JOB	\$55,000.00	\$55,000.00	
	B. Granite Seat Walls	180	LF	\$125.00	\$22,500.00	
	C. Splash Pad - (Including Supporting Utilities)	1	JOB	\$250,000.00	\$250,000.00	FUTURE PROJECT
	D. Concrete Walkway - (8' Wide x 180 LF)	160	SY	\$50.00	\$8,000.00	
	E. GAB - (6")	27	CY	\$35.00	\$945.00	
10	Stream Bank Stabilization	3,200	LF	\$225.00	\$720,000.00	Allowance - (\$225.00 per LF) FUTURE PROJECT
11	Restroom	1	JOB	\$390,000.00	\$390,000.00	FUTURE PROJECT
12	Site Furnishing					
	A. Benches	6	EA	\$1,200.00	\$7,200.00	
	B. Swing Benches	3	EA	\$1,200.00	\$3,600.00	
	C. Picnic Tables	6	EA	\$850.00	\$5,100.00	FUTURE PROJECT
	D. Trash Receptacles	6	EA	\$1,125.00	\$6,750.00	
	E. Bike Racks	3	EA	\$500.00	\$1,500.00	
13	Duke Street Traffic Calming					
	A. Remove Asphalt	1	JOB	N.I.C.	N.I.C.	Cost to be evaluated upon availability of transportation funds. Not in short term goals. FUTURE PROJECT
	B. Reset Granite Curb	1	JOB	N.I.C.	N.I.C.	
	C. Brick Pavers	1	JOB	N.I.C.	N.I.C.	
	D. Crosswalk	1	JOB	N.I.C.	N.I.C.	
14	Site Landscape					
	A. Shade Trees	15	EA	\$750.00	\$11,250.00	FUTURE PROJECT
	B. Ornamental Trees	24	EA	\$450.00	\$10,800.00	
15	Final Grading, Site Cleanup & Demobilization	1	JOB	\$15,200.00	\$15,200.00	\$475/hr(4man crew)X32hr(4days), Cleanup & Demobilization Only
16	Services					
	A. Design and Permitting	1	JOB	\$225,550.00	\$225,550.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents & Construction Observation	1	JOB	\$45,000.00	\$45,000.00	6 Month Construction Schedule

Red: Project Completed
 Purple: In Progress 2018
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 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 14, 2018

**PRELIMINARY
60% PROGRESS SET**

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
GEORGIAN HILLS PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
					Subtotal	\$3,054,970.00
					25% Contingency (rounded)	\$763,742.50
					Estimated Total (rounded)	\$3,818,712.50

NOTE:
 1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 2018. Unit costs were based on pricing from RSMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

White: (Part of general construction practices)	\$ 843,875
Green: (Included in the Park Bond)	\$ 0
Purple: (In Progress 2018)	\$ 0
Orange: (Future Project)	\$ 2,211,875
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$ 3,818,712
25% Contingency	\$ 763,742
Estimated Total	\$ 3,818,712
Red: (Project Completed)	*\$1,221,119 Georgian Hills Park Phase I Not Included in OPC

Red: Project Completed
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 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

DRAFT

PRELIMINARY
60% PROGRESS SET
 OPINION OF PROBABLE CONSTRUCTION COST
 LYNWOOD PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$158,400.00	\$158,400.00	\$100/hrX40hr/weekx36weeksX1.1
	B. Permitting/Testing	1	JOB	\$40,000.00	\$40,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$84,750.00	\$84,750.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$26,250.00	\$26,250.00	15 Field Days @ \$1750/day
2	Erosion & Sedimentation Control					
	A. Construction Entrance	2	EA	\$5,000.00	\$10,000.00	
	B. Silt Fence	5,400	LF	\$3.50	\$18,900.00	Allowance
	C. Tree Protection Fencing	1,850	LF	\$3.50	\$6,475.00	Allowance
	D. Inlet Protection	15	EA	\$150.00	\$2,250.00	Allowance
	E. NPDES Monitoring	1	JOB	\$32,400.00	\$32,400.00	
	F. Temporary Seeding	2	AC	\$1,206.00	\$1,809.00	Previous Project Experience
	G. Temporary Mulching	100	CY	\$266.00	\$26,600.00	Previous Project Experience
	H. Sediment Basins and Associated Items	1	JOB	\$50,000.00	\$50,000.00	
	I. COB Inspector Field Modifications	1	JOB	\$7,500.00	\$7,500.00	
3	Demolition					
	A. Pool and Pool Deck	1	JOB	\$25,000.00	\$25,000.00	
	B. Pool Building	1	JOB	\$40,000.00	\$40,000.00	
	C. Parking Lot	1	JOB	\$11,700.00	\$11,700.00	
	D. 4' Chain-link Fence	1	JOB	\$14,400.00	\$14,400.00	
	E. Pavilion	1	JOB	\$2,500.00	\$2,500.00	
	F. Sidewalks	1	JOB	\$10,000.00	\$10,000.00	
	G. Concrete Staircase	1	JOB	\$5,000.00	\$5,000.00	
	H. Granite Wall	1	JOB	\$7,500.00	\$7,500.00	
	I. CMP Storm Pipes	1	JOB	\$16,500.00	\$16,500.00	
	J. Selective Clearing and Grubbing	1	JOB	\$20,000.00	\$20,000.00	
4	Woodland Cleanup/Tree Removal	1	JOB	\$15,000.00	\$15,000.00	
5	Site Grading					
	A. Rough Grading	13,750	CY	\$15.00	\$206,250.00	
	B. Structural Fill	1,700	CY	\$60.00	\$102,000.00	
	C. Imported Fill	1,500	CY	\$50.00	\$75,000.00	
	D. Fine Grading	3,960	CY	\$15.00	\$59,400.00	
6	Site Utilities					
	A. Transformer/Electric Meter	1	JOB	\$12,250.00	\$12,250.00	RMeans261219100100
	B. 2" RPZ/BFP/Water Meter	1	JOB	\$10,500.00	\$10,500.00	Previous Project Experience
	C. Water/Electric Service Utility Connection to Small Restroom	1	JOB	\$34,000.00	\$34,000.00	Water- 2" Type K Copper Water Line (\$45 LF Water, \$70 LF Electric)
	D. Sanitary Sewer Connection to Small Restroom	1	JOB	N.I.C.	N.I.C.	COB Public Works Department to make connection
	E. Electric Service Connection to Pavilion Structure	1	JOB	\$8,000.00	\$8,000.00	\$70 LF Electric
7	Parking Lot Renovations (Osborne Rd. Entrance)					
	A. Asphalt Paving	3,075	SY	\$30.00	\$92,250.00	
	B. GAB (6")	708	CY	\$35.00	\$24,780.00	INCLUDED IN THE PARK BOND
	C. Wheel Stops	35	EA	\$75.00	\$2,625.00	
	D. 5' Wide Concrete Sidewalk (6" Thick w/Fiber Mesh Reinforcement)	725	SY	\$50.00	\$36,250.00	

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July 13, 2018

**PRELIMINARY
 60% PROGRESS SET**

**OPINION OF PROBABLE CONSTRUCTION COST
 LYNWOOD PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA**

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	E. GAB (6")	126	CY	\$35.00	\$4,410.00	
	F. Parking Space Striping	560	LF	\$1.00	\$560.00	
	G. ADA Striping and Traffic Control Signage	1	JOB	\$2,500.00	\$2,500.00	INCLUDED IN THE PARK BOND
	H. Pedestrian Crosswalk	1	EA	\$500.00	\$500.00	
	I. Half-Court Basketball Court	1	JOB	\$7,400.00	\$7,400.00	Previous Project Experience
	J. Fire Access Gate	1	EA	\$3,650.00	\$3,650.00	Previous Project Experience
8	Lynwood Recreation Center Connection					
	A. 5' Wide Concrete Sidewalk (6" Thick w/ Fiber Mesh Reinforcement)	150	SY	\$50.00	\$7,500.00	
	B. GAB (6")	25	CY	\$35.00	\$875.00	INCLUDED IN THE PARK BOND
	C. 5' Wide Concrete Steps	212	LF	\$100.00	\$21,200.00	
	D. Stair Handrail	200	LF	\$98.00	\$19,600.00	
9	Mendell Circle Improvements	1	JOB	N.I.C.	N.I.C.	Cost to be evaluated upon availability of transportation improvement funding. Not in short term goals. FUTURE PROJECT
10	Lap Pool, Splash Pad, and Lazy River Facilities					
	A. Pool Restroom, Changing Room, Manned Entry and Equipment Structure	1	EA	\$900,000.00	\$900,000.00	INCLUDED IN THE PARK BOND
	B. Water/Electric Service Connection to Pool Restroom, Changing, and Equipment/Chemical Storage Structure)	1	JOB	\$75,000.00	\$75,000.00	Water- 2" Type K Copper Water Line (\$45 LF Water, \$70 Electric)
	C. Lazy River/Lap Pool (Including High Capacity Filtration and Chlorination System)	1	JOB	\$3,250,000.00	\$3,250,000.00	
	D. Water/Electric Service Utility Connection to Lazy River/Lap Pool	1	JOB	\$20,000.00	\$20,000.00	Water- 2" Type K Copper Water Line (DeKalb County Standard)
	E. Lazy River/Lap Pool Equipment and Chemical Storage	1	JOB	\$30,000.00	\$30,000.00	
	F. Splash Pad (Includes High Capacity Filtration and Chlorination System)	1	JOB	\$125,000.00	\$125,000.00	
	G. Water/Electric Service Utility Connection to Splash Pad	1	JOB	\$16,500.00	\$16,500.00	Water- 2" Type K Copper Water Line (DeKalb County Standard)
	H. Splash Pad Equipment and Chemical Storage	1	JOB	\$25,000.00	\$25,000.00	
	I. Transformer/Electric Meter Connection to Pool and Lazy River Facilities	1	JOB	\$15,000.00	\$15,000.00	INCLUDED IN THE PARK BOND
	J. Sewer Connection to Lap Pool, Splash Pad and Lazy River Facilities	1	JOB	N.I.C.	N.I.C.	
	K. COB Standard Solar Canopy	1	EA	\$75,000.00	\$75,000.00	
	L. Additional Facilities Chemical Storage (6' Chain-link Cage and Gate)	150	LF	\$60.00	\$9,000.00	
	M. 6' High Pool Fence and Gate	550	LF	\$50.00	\$27,500.00	
	N. "Wet Deck" Pool Decking (4" Thick Concrete w/Fiber Mesh Reinforcement and Permacrete Overlay)	1,050	SY	\$150.00	\$157,500.00	
	O. "Dry Deck" Pool Decking (4" Thick Concrete w/ Fiber Mesh Reinforcement)	163	SY	\$75.00	\$12,225.00	
	P. Vehicular Access to Pool Facilities (6" Thick Concrete w/Fiber Mesh Reinforcement)	25	SY	\$75.00	\$1,875.00	INCLUDED IN THE PARK BOND
	Q. 6" GAB	65	CY	\$30.00	\$1,950.00	
	R. Pool Facilities Lounge Chairs	21	EA	\$500.00	\$10,500.00	
	S. Pool Facilities Umbrellas	8	EA	\$250.00	\$2,000.00	
	T. Pool Facilities Landscape	1	JOB	\$75,000.00	\$75,000.00	
	U. Pool Facilities Irrigation	1	JOB	\$50,000.00	\$50,000.00	
11	Multi-Use Field					
	A. 8' Wide Concrete Trailway (4" Thick Concrete w/ Fiber Mesh Reinforcement)	975	SY	\$50.00	\$48,750.00	
	B. GAB (6")	160	CY	\$35.00	\$5,600.00	INCLUDED IN THE PARK BOND
	C. Artificial Turf	55,000	SF	\$12.00	\$660,000.00	
	D. COB Standard Pavilion	1	EA	\$280,000.00	\$280,000.00	
	E. Regulation Soccer Goal	2	EA	\$3,000.00	\$6,000.00	RSMeans 11633130500
	F. Granite Seat Wall (18" Tall)	51	LF	\$550.00	\$28,050.00	

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

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PRELIMINARY
60% PROGRESS SET
 OPINION OF PROBABLE CONSTRUCTION COST
 LYNWOOD PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	G. Granite Pavers (includes 1" Mortar Bed and 4" Concrete Sub slab w/WWM reinforcement)	685	SF	\$20.00	\$13,700.00	INCLUDED IN THE PARK BOND
12	Food Truck Park					
	A. Asphalt Paving	480	SY	\$30.00	\$14,400.00	INCLUDED IN THE PARK BOND
	B. GAB (6")	80	CY	\$35.00	\$2,800.00	
	C. Concrete Ribbon Curb	575	LF	\$28.00	\$16,100.00	
	D. Granite Pavers (includes 1" Mortar Bed and 4" Concrete Sub slab w/WWM reinforcement)	2,217	SF	\$20.00	\$44,340.00	
	E. 5' Wide Concrete Sidewalk (6" Thick w/Fiber Mesh Reinforcement)	111	SY	\$50.00	\$5,550.00	
	F. GAB (6")	18	CY	\$30.00	\$540.00	
	G. Traffic Control Markings and Signage	1	JOB	\$500.00	\$500.00	
	H. Pedestrian Crosswalk	1	EA	\$500.00	\$500.00	INCLUDED IN THE PARK BOND
	I. Landscape- Soil Preparation and Sod	4,750	SF	\$5.00	\$23,750.00	
	J. Landscape- Ornamental Trees	6	EA	\$450.00	\$2,700.00	
	K. Landscape- Shade Trees	6	EA	\$750.00	\$4,500.00	
	L. Irrigation	1	JOB	\$15,000.00	\$15,000.00	
	M. Water Utility Connection to Food Truck Park	1	JOB	\$6,500.00	\$6,500.00	Water- 2" Type K Copper Water Line (DeKalb County Standard)
	N. Picnic Tables	6	EA	\$850.00	\$5,100.00	
	O. Benches	8	EA	\$1,200.00	\$9,600.00	
	P. Trash Receptacles	3	EA	\$1,500.00	\$4,500.00	
13	Site Furnishings					
	A. Benches	8	EA	\$1,200.00	\$9,600.00	INCLUDED IN THE PARK BOND
	B. Trash Receptacles	6	EA	\$1,500.00	\$9,000.00	
14	Site Landscape/Irrigation					
	A. Shade Trees	26	EA	\$750.00	\$19,500.00	
	B. Ornamental Trees	8	EA	\$450.00	\$3,600.00	
	C. Soil Preparation and Sod	40,000	SF	\$5.00	\$200,000.00	INCLUDED IN THE PARK BOND
	D. Irrigation	1	JOB	\$150,000.00	\$150,000.00	
15	Final Grading, Site Cleanup & Demobilization	1	JOB	\$38,000.00	\$38,000.00	\$475/hr(4man crew)X40hr(10days)
16	Services					
	A. Design and Permitting	1	JOB	\$627,750.00	\$627,750.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$50,000.00	\$50,000.00	9 month construction schedule

Subtotal: \$8,559,414.00
 25% Contingency (rounded): \$2,139,853.50
 Estimated Total (rounded): \$10,699,267.50

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 13, 2018

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PRELIMINARY
60% PROGRESS SET
OPINION OF PROBABLE CONSTRUCTION COST
LYNWOOD PARK MASTER PLAN, CITY OF BROOKHAVEN, GEORGIA

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
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NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from "Lynwood Park Master Plan" developed for the City of Brookhaven, dated July 2018. Unit costs were based on pricing from RSMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

Lynwood Park 60% Opinion of Probable Cost Break Down	
White: (Part of general construction practices)	\$ 1,866,084
Green: (Included in the Park Bond)	\$ 6,693,330
Purple: (In Progress 2018)	\$ 0
Orange: (Future Project)	\$ 0
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$ 8,559,414
25% Contingency	\$ 2,139,853
Estimated Total	\$10,699,267

Projects included as part of the Park Bond	
White: (Part of general construction practices)	\$ 1,873,584
Green: (Included in the Park Bond)	\$ 6,732,530
Subtotal:	\$ 8,606,114
25% Contingency	\$ 2,151,529
Estimated Total	\$10,757,643

- ① GENERAL CONDITIONS
- ② EROSION & SEDIMENTATION CONTROL
- ③ DEMOLITION
- ④ WOODLAND CLEANUP / TREE REMOVAL
- ⑤ SITE GRADING
- ⑥ SITE UTILITIES

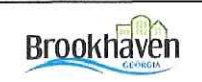
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- ⑫ SITE FURNISHINGS
- ⑬ SITE LANDSCAPE / IRRIGATION
- ⑭ FINAL GRADING, SITE CLEANUP & DEMOBILIZATION
- ⑮ SERVICES

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DIAGRAM – LYNWOOD PARK
 OPINION OF PROBABLE CONSTRUCTION COSTS
 JULY 13, 2018



Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 12, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 MCP I, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$228,800.00	\$228,800.00	\$100/hrX40hr/weekX52weeksX1.1
	B. Permitting/Testing	1	JOB	\$30,000.00	\$30,000.00	Allowance (6 phases)
	C. Temporary Project Facilities	1	JOB	\$30,000.00	\$30,000.00	Allowance (6 phases)
	D. Bonds	1	JOB	\$140,000.00	\$140,000.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$52,500.00	\$52,500.00	30 Field Days (6 phases)
2	Erosion & Sediment Control					
	A. Construction Entrance	8	EA	\$5,000.00	\$40,000.00	
	B. Silt Socks	15,550	LF	\$3.50	\$54,425.00	
	C. Inlet Protection	23	EA	\$150.00	\$3,450.00	
	D. NPDES Monitoring	1	JOB	\$23,400.00	\$23,400.00	\$450/visitX52visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$7,500.00	\$45,000.00	Allowance (6 phases)
	F. Tree Protection Fencing	12,750	LF	\$5.00	\$63,750.00	
3	Demolition					
	A. Remove Shelters & Restroom	9,500	SF	\$15.00	\$142,500.00	\$15/SF
	B. Remove Playground Equipment	1	JOB	\$15,000.00	\$15,000.00	
	C. Relocate Sea Scout Hut	1	JOB	N.I.C.	N.I.C.	
	D. Demolish Existing Driveway @ Ball Field	14,000	SF	\$15.00	\$210,000.00	
	E. Demolish Existing Curb @ Ballfield	500	LF	\$20.00	\$10,000.00	
4	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	Covered as part of normal park operations
5	Site Grading					
	A. Rough Grading	14,000	CY	\$15.00	\$210,000.00	
	B. Haul Off	4,900	CY	\$30.00	\$147,000.00	Does not include contaminated soils
	C. Fine Grading	1,700	CY	\$15.00	\$25,500.00	
6	Concrete Multi-Use Trailway @ Ballfields					
	A. Concrete Multi-Use Trailway - (10' Wide)	6,300	SY	\$50.00	\$315,000.00	INCLUDED AS PART OF THE PARK BOND
	B. GAB (6")	1,050	CY	\$35.00	\$36,750.00	
	C. Steel Structure Pedestrian Bridge - (10' Wide)	2	EA	\$225,000.00	\$450,000.00	Allowance
7	Challenger Field	1	JOB	\$125,000.00	\$125,000.00	Allowance FUTURE PROJECT
8	Renovated Parking Area and Ballfield Drop Off					

Red: Project Completed
 Purple: In Progress 2018
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 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 12, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 MCP I, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	A. Asphalt Paving	7,700	SY	\$30.00	\$231,000.00	
	B. GAB (8")	1,285	CY	\$35.00	\$44,975.00	
	C. Wheelstops	40	EA	\$500.00	\$20,000.00	IN PROGRESS 2018
	D. Storm Drainage	1	JOB	\$35,000.00	\$35,000.00	
	E. Granite Curb	800	LF	\$35.00	\$28,000.00	
	F. Clubhouse & Score Tower Renovations	1	JOB	\$250,000.00	\$250,000.00	FUTURE PROJECT
9	Renovated Gravel Parking Area					
	A. Gravel Top Coat (2")	1,900	CY	\$158.00	\$300,200.00	IN PROGRESS 2018
	B. Wheelstops	80	EA	\$500.00	\$40,000.00	
10	Woodland Trails					FUTURE PROJECT
	A. 5' Nature Trail	1,500	LF	\$20.00	\$30,000.00	
	B. Wooden Pedestrian Bridge	1	JOB	N.I.C.	N.I.C.	Necessity will be determined upon execution of 100% site plan. May not be required.
11	Renovate Pool Parking Lot					
	A. Asphalt Paving	4,800	SY	\$30.00	\$144,000.00	FUTURE PROJECT
	B. GAB (8")	2,400	SY	\$35.00	\$84,000.00	
12	Park Gateway					
	A. Precast Concrete Pavers	44,000	SF	\$12.50	\$550,000.00	FUTURE PROJECT
	B. GAB (6")	540	CY	\$35.00	\$18,900.00	
	C. Wooded Guardrail	1,100	LF	\$15.00	\$16,500.00	
13	Community Center					
	A. Community Center	1	JOB	N.I.C.	N.I.C.	Will be considered in a future phase of master plan implementation depending on available funds. INCLUDED AS PART OF THE PARK BOND
	B. Community Center Event Lawn	1	JOB	N.I.C.	N.I.C.	
14	Renovated Parking Area					
	A. Asphalt Paving	7,200	SY	\$30.00	\$216,000.00	
	B. GAB (8")	1,800	CY	\$35.00	\$63,000.00	
	C. Granite Curb	5,750	LF	\$35.00	\$201,250.00	
	D. Wheelstops	60	EA	\$500.00	\$30,000.00	IN PROGRESS 2018
	E. Catch Basin	6	EA	\$3,500.00	\$21,000.00	
	F. 18" RCP	404	LF	\$55.00	\$22,220.00	
	G. Concrete Sidewalk (6' Wide)	550	SY	\$50.00	\$27,500.00	
	H. GAB (6")	140	CY	\$35.00	\$4,900.00	

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 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 12, 2018

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 MCP I, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
15	Lakeside Trail System					
	A. Concrete Trail (8")	3,100	SY	\$50.00	\$155,000.00	FUTURE PROJECT
	B. GAB (6")	775	CY	\$35.00	\$27,125.00	FUTURE PROJECT
	C. Boardwalk - (10' Wide)	17,000	SF	\$150.00	\$2,550,000.00	INCLUDED IN THE PARK BOND
	D. Swing Bench	12	EA	\$1,200.00	\$14,400.00	
16	Lakefront Bulkhead					
	A. Lakefront Wall (18" Granite w/cap)	550	LF	\$125.00	\$68,750.00	
	B. Boat Ramp	1	JOB	\$35,000.00	\$35,000.00	
	C. Family Picnic Shelter	2	EA	\$140,000.00	\$280,000.00	FUTURE PROJECT
	D. Group Picnic Shelter	1	EA	\$280,000.00	\$280,000.00	
	E. Picnic Tables	4	EA	\$1,200.00	\$4,800.00	
	F. Trash Receptacles	2	EA	\$850.00	\$1,700.00	
	G. Boat House/Sea Scout House	1	JOB	N.I.C.	N.I.C.	Will be considered in future phase of the master plan implementation depending on available funds. INCLUDED IN THE PARK BOND
17	Natural Play Area					
	A. Natural Play Area	1	JOB	\$275,000.00	\$275,000.00	
	B. Family Picnic Pavilion	4	EA	\$140,000.00	\$560,000.00	
	C. Group Picnic Pavilion	4	EA	\$280,000.00	\$1,120,000.00	IN PROGRESS 2018
	D. Picnic Tables	12	EA	\$1,200.00	\$14,400.00	
	E. Bench	6	EA	\$1,200.00	\$7,200.00	
	F. Trash Receptacles	4	EA	\$850.00	\$3,400.00	
18	Pool Clubhouse	1	JOB	N.I.C.	N.I.C.	Will be considered in future phase of the master plan implementation depending on available funds. FUTURE PROJECT
19	Invasive Species Removal & Woodland Cleanup	1	JOB	N.I.C.	N.I.C.	Covered as part of normal park operations.
20	Woodland Nature Trail					
	A. Existing Nature Trail Rehabilitation- (3' Wide)	1	JOB	\$136,000.00	\$136,000.00	Allowance FUTURE PROJECT
	B. Proposed Nature- (4' Wide)	1	LF	\$86,000.00	\$86,000.00	Allowance
21	Park Services Area					
	A. Natural Play Area	1	JOB	\$175,000.00	\$175,000.00	Allowance INCLUDED IN THE PARK BOND
	B. Family Picnic Pavilion	4	EA	\$140,000.00	\$560,000.00	
	C. Group Picnic Pavilion	2	EA	\$280,000.00	\$560,000.00	FUTURE PROJECT
	D. Picnic Tables	8	EA	\$850.00	\$6,800.00	
	E. Bench	6	EA	\$1,200.00	\$7,200.00	
	F. Trash Receptacles	2	EA	\$1,125.00	\$2,250.00	
	G. Restroom	1	JOB	\$390,000.00	\$390,000.00	

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 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 12, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 MCP I, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
22	Community Green					
	A. Soil Preparation & Sod	18,500	SF	\$3.50	\$64,750.00	
	B. Irrigation	1	JOB	\$14,000.00	\$14,000.00	INCLUDED IN THE PARK BOND
	C. Stage	1	JOB	\$30,000.00	\$30,000.00	
23	Horseshoe Parking Area	1	JOB	\$50,000.00	\$50,000.00	INCLUDED IN THE PARK BOND
24	Proposed Sidewalk					
	A. Concrete Sidewalk (6' Wide)	2,400	SY	\$50.00	\$120,000.00	FUTURE PROJECT
	B. GAB (6")	400	CY	\$35.00	\$14,000.00	
25	Proposed Parking Under the Trees					
	A. Asphalt Road Paving	1,700	SY	\$30.00	\$51,000.00	FUTURE PROJECT
	B. 8" GAB	425	CY	\$35.00	\$14,875.00	
26	Multi-Purpose/Open Space Field					
	A. Soil Preparation & Sod	1	JOB	N.I.C.	N.I.C.	This project was completed as part of the 2017 CIP budget. Project Completed
	B. Irrigation	1	JOB	N.I.C.	N.I.C.	
	C. Concrete Perimeter Trail - (10' Wide)	1	JOB	N.I.C.	N.I.C.	
	D. 6" Granite Aggregate Base	1	JOB	N.I.C.	N.I.C.	
	E. Entrance Plaza w/ Steps	1	JOB	N.I.C.	N.I.C.	
	F. Decorative Fencing	1	JOB	N.I.C.	N.I.C.	
27	Site Landscape					
	A. Shade Trees	150	EA	\$750.00	\$112,500.00	FUTURE PROJECT
	B. Ornamental Trees	75	EA	\$450.00	\$33,750.00	
28	Site Utilities					
	A. Sewer Line	1	JOB	\$15,000.00	\$15,000.00	
	B. Water Line	1	JOB	\$30,000.00	\$30,000.00	
	C. Electric Service Line	1	JOB	\$50,000.00	\$50,000.00	
	D. Site Lighting	1	JOB	\$225,000.00	\$225,000.00	
29	Final Grading, Site Cleanup & Demobilization	1	JOB	\$19,000.00	\$19,000.00	\$475/hr(4man crew)X40hr(5days), Cleanup/DM only
30	Services					
	A. Design and Permitting	1	JOB	\$1,040,450.00	\$1,040,450.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$60,000.00	\$60,000.00	12 month construction schedule

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

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**PRELIMINARY
 60% PROGRESS SET**

July 12, 2018

**OPINION OF PROBABLE CONSTRUCTION COST
 MCP I, CITY OF BROOKHAVEN, GEORGIA**

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
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Subtotal: \$14,045,870.00

25% Contingency (rounded): \$3,511,467.50

Estimated Total (rounded): \$17,557,337.50

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 2018. Unit costs were based on pricing from RSMMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

MCP I 60% Opinion of Probable Cost Break Down

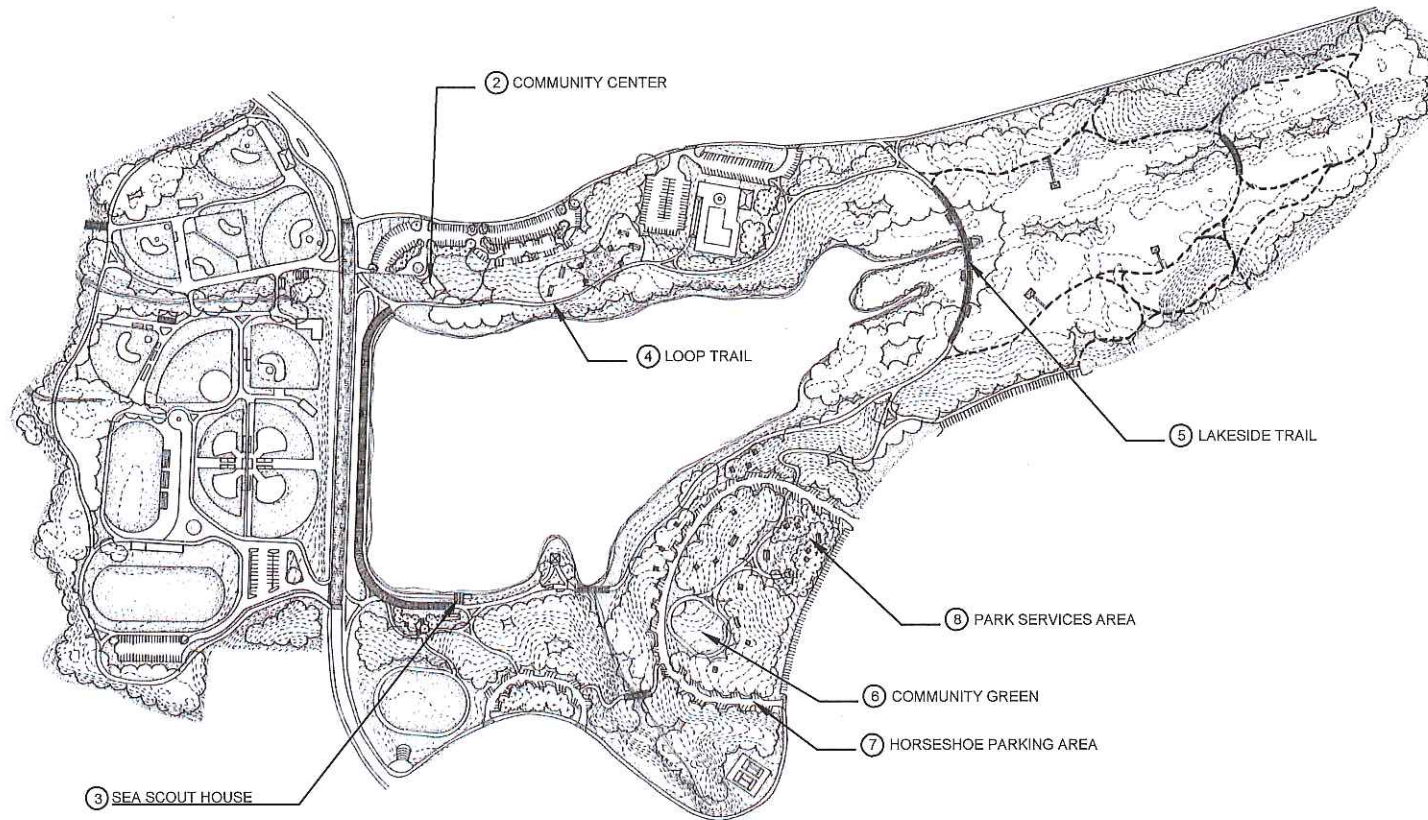
White: (Part of general construction practices)	\$ 2,915,775
Green: (Included in the Park Bond)	\$ 3,685,500
Purple: (In Progress 2018)	\$ 3,265,045
Orange: (Future Project)	\$ 4,179,550
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$14,045,870.00
25% Contingency	\$ 3,511,467.50
Estimated Total	\$ 17,557,337.50
Red: (Project Completed)	*\$625,000 (Not Included in OPC)

Projects included as part of the Park Bond

White: (Part of general construction practices)	\$ 470,000
Green: (Included in the Park Bond)	\$5,235,500
Subtotal:	\$5,705,500
25% Contingency	\$1,426,375
Estimated Total	\$7,131,875

① GENERAL CONDITIONS

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DIAGRAM – MURPHEY CANDLER PARK
OPINION OF PROBABLE CONSTRUCTION COSTS
JULY 13, 2018



Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 MCP II, CITY OF BROOKHAVEN, GEORGIA**

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$114,400.00	\$114,400.00	\$100/hrX40hr/weekX26weeksX1.1
	B. Permitting/Testing	1	JOB	\$5,000.00	\$5,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$9,160.00	\$9,160.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$8,750.00	\$8,750.00	5 Field Days
2	Erosion & Sediment Control					
	A. Constuction Entrance	1	EA	\$5,000.00	\$5,000.00	
	B. Silt Socks	3,500	LF	\$3.50	\$12,250.00	
	C. Inlet Protection	2	EA	\$150.00	\$300.00	
	D. NPDES Monitoring	1	JOB	\$11,700.00	\$11,700.00	\$450/visitX26visits(1/week)
	E. C.O.B Field Modifications	1	JOB	\$7,500.00	\$7,500.00	Allowance
	F. Tree Protection Fencing	3,000	LF	\$5.00	\$15,000.00	
3	Woodland Cleanup/Selective Clearing	1	JOB	N.I.C.	N.I.C.	Covered under normal park operations.
4	Site Grading					
	A. Rough Grading	2,200	CY	\$15.00	\$33,000.00	
	B. Haul-Off	1,175	CY	\$30.00	\$35,250.00	Does not include contaminated soils.
	C. Fine Grading	485	CY	\$15.00	\$7,275.00	
5	Creative Play Area	1	JOB	\$500,000.00	\$500,000.00	Allowance IN PROGRESS 2018
6	Pedestrian Bridge - (10' Wide Steel Structure)	1	JOB	\$350,000.00	\$350,000.00	Allowance IN PROGRESS 2018
7	Concrete Multi-Use Trailway - (10' Wide)					
	A. Concrete Trailway (10' Wide)	3,500	SY	\$50.00	\$175,000.00	Allowance IN PROGRESS 2018
	B.GAB (6")	585	CY	\$35.00	\$20,475.00	Allowance
8	Site Furnishings					
	A. Benches	9	EA	\$1,200.00	\$10,800.00	
	B. Trash Receptacles	1	EA	\$1,125.00	\$1,125.00	IN PROGRESS 2018
	C. Bike Racks	2	EA	\$500.00	\$1,000.00	
	D. Swing Benches	4	EA	\$1,200.00	\$4,800.00	
9	Final Grading, Site Cleanup & Demobilization	1	JOB	\$15,200.00	\$15,200.00	\$475/hr(4man crew)X32hr(4days), Cleanup & Demobilization Only
27	Services					
	A. Design and Permitting	1	JOB	\$107,838.80	\$107,838.80	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	

Red: Project Completed
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 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

July 14, 2018

**PRELIMINARY
 60% PROGRESS SET**

**OPINION OF PROBABLE CONSTRUCTION COST
 MCP II, CITY OF BROOKHAVEN, GEORGIA**

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Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	C. Conformed Documents and Construction Observation	1	JOB	\$45,000.00	\$45,000.00	6 Month Construction Schedule

Subtotal: \$1,505,823.80
 25% Contingency (rounded): \$376,455.95
 Estimated Total (rounded): \$1,882,279.75

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated January 18, 2018. Unit costs were based on pricing from RSMMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

MCP II 60% Opinion of Probable Cost Break Down

White: (Part of general construction practices)	\$ 442,623
Green: (Included in the Park Bond)	\$ 0
Purple: (In Progress 2018)	\$ 1,063,200
Orange: (Future Project)	\$ 0
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$1,505,823.80
25% Contingency	\$ 376,455.95
Estimated Total	\$1,882,279.75

Red: Project Completed
 Purple: In Progress 2018
 Green: Included in the Park Bond
 Orange: Future Project
 Yellow: Covered as part of normal park maintenance
 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

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**OPINION OF PROBABLE CONSTRUCTION COST
 OSBORNE PARK, CITY OF BROOKHAVEN, GEORGIA**

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$140,800.00	\$140,800.00	\$100/hrX40hr/weekx32weeksX1.1
	B. Permitting/Testing	1	JOB	\$25,000.00	\$25,000.00	Allowance
	C. Temporary Project Facilities	1	JOB	\$5,000.00	\$5,000.00	Allowance
	D. Bonds	1	JOB	\$37,500.00	\$37,500.00	Based on 1% of Subtotal
	E. Survey	1	JOB	\$17,500.00	\$17,500.00	10 Field Days
2	Erosion & Sediment Control					
	A. Construction Entrance	1	EA	\$5,000.00	\$5,000.00	
	B. Silt Socks	5,560	LF	\$3.50	\$19,460.00	Allowance
	C. Inlet Protection	3	EA	\$150.00	\$450.00	Allowance
	D. NPDES Monitoring	1	JOB	\$14,400.00	\$14,400.00	\$450/visitX32visits(1/week)
	E. C.O.B. Field Modifications	1	JOB	\$7,500.00	\$7,500.00	Allowance
	F. Tree Protection Fencing	2,780	LF	\$3.50	\$9,730.00	Allowance
3	Demolition					
	A. Asphalt Access Road (630 x 20)	1,400	SY	\$30.00	\$42,000.00	Allowance
	B. Asphalt Pad (220 x 200)	4,900	SY	\$30.00	\$147,000.00	Allowance
4	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	Covered as a part of normal park operations.
5	Site Grading					
	A. Rough Grading	4,155	CY	\$15.00	\$62,325.00	Allowance
	B. Haul-Off	1,400	CY	\$30.00	\$42,000.00	Does not include contaminated soils.
	C. Fine Grading	1,385	CY	\$15.00	\$20,775.00	Allowance
6	Proposed Entry Road & Parking					
	A. Entry Road					
	1. Asphalt	1,575	SY	\$30.00	\$47,250.00	FUTURE PROJECT
	2. GAB (8")	350	CY	\$35.00	\$12,250.00	
	B. Parking					
	1. Asphalt	1,880	SY	\$30.00	\$56,400.00	
	2. GAB (8")	450	CY	\$35.00	\$15,750.00	
	3. Parking Lot Striping	270	LF	\$1.00	\$270.00	
	4. Wheel Stops	17	EA	\$75.00	\$1,275.00	FUTURE PROJECT
	5. Handicapped Striping	1	JOB	\$1,000.00	\$1,000.00	
	6. Hanicapped Signage	1	JOB	\$500.00	\$500.00	
	C. Park Monument Sign					

Red: Project Completed
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 White: Part of general construction practices

**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

DRAFT

**OPINION OF PROBABLE CONSTRUCTION COST
 OSBORNE PARK, CITY OF BROOKHAVEN, GEORGIA**

DRAFT

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	1. COB Park Monument Sign	2	EA	\$18,000.00	\$36,000.00	COB Purchasing Department
7	Open Space Field Zone					
	A. Drop-Off					
	1. Trellis Canopy Structure	1	JOB	\$195,000.00	\$195,000.00	FUTURE PROJECT
	2. Concrete Paving	34	SY	\$50.00	\$1,700.00	
	3. GAB (6")	6	CY	\$35.00	\$210.00	
	4. Shade Trees	13	EA	\$750.00	\$9,750.00	
	5. Ornamental Trees	3	EA	\$450.00	\$1,350.00	
	6. Native Planting Material	1	JOB	\$500.00	\$500.00	FUTURE PROJECT
	7. Soil Preperation & Sod	3,000	SF	\$3.50	\$10,500.00	
	8. Irrigation	1	JOB	\$1,000.00	\$1,000.00	
	B. Open Space Field					
	1. Soil Preperation & Sod	30,000	SF	\$3.50	\$105,000.00	
	2. Irrigation	1	JOB	\$10,000.00	\$10,000.00	
	C. Solar Canopies					FUTURE PROJECT
	1. COB Standard Solar Canopies	2	EA	\$75,000.00	\$150,000.00	
	D. Restroom					
	1. COB Standard Small Restroom	1	EA	\$390,000.00	\$390,000.00	
	E. Pavilion					
	1. COB Standard Pavilion	2	EA	\$280,000.00	\$560,000.00	
	F. Utilities					
	1. Utilities - (Water & Electric Service)	1	JOB	\$138,000.00	\$138,000.00	(\$40/LF water, \$75/LF electric)
	2. Utilities - (Sewer)	1	JOB	N.I.C.	N.I.C.	COB Public Works to make connections.
	H. Native Plant Gardens					
	1. Gravel Walkways	1,100	SF	\$7.50	\$8,250.00	
	2. Native Plant Material	1	JOB	\$30,000.00	\$30,000.00	
	I. Multi-Use Trail (10' Wide)					FUTURE PROJECT
	1. 10' Wide Concrete Trail	890	SY	\$50.00	\$44,500.00	
	2. GAB (6")	150	CY	\$35.00	\$5,250.00	
	J. Concrete Sidewalk (5' Wide)					
	1. 5' Wide Concrete Sidewalk	206	SY	\$50.00	\$10,300.00	
	2. GAB (6")	35	CY	\$35.00	\$1,225.00	
	J. Boardwalk Overlook					
	1. Boardwalk - (10' Wide X' Long)	2,500	SF	\$150.00	\$375,000.00	Allowance
	2. Cargo Net Hammocks W/ Steel Structure	1	JOB	\$375,000.00	\$375,000.00	Allowance
						FUTURE PROJECT
8	Internal Park Nature Trail					
	A. 5' Wide Natural Surface Trail	2,110	LF	\$20.00	\$42,200.00	Allowance
	B. Drainage Channel Crossing - (Stone Boulders)	8	EA	\$2,500.00	\$20,000.00	Allowance
	C. Granite Rubble Retaining Wall	500	LF	\$125.00	\$62,500.00	Allowance
	D. Wood Foot Bridge	150	LF	\$85.00	\$12,750.00	Allowance

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**PRELIMINARY
 60% PROGRESS SET**

July 14, 2018

DRAFT

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**OPINION OF PROBABLE CONSTRUCTION COST
 OSBORNE PARK, CITY OF BROOKHAVEN, GEORGIA**

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
	E. Nature Observation Platforms/Towers	4	EA	\$55,000.00	\$220,000.00	Allowance FUTURE PROJECT
9	Rock Climbing Outdoor Classroom					
	A. ADA, Emergency & Maintenance Vehicular Access	1	JOB	\$25,000.00	\$25,000.00	Allowance
	B. Pedestrian Access	150	LF	\$20.00	\$3,000.00	FUTURE PROJECT
	C. Upper Rock Terrace W/ ADA Climbing Facilities	1	EA	N.I.C.	N.I.C.	Cost will be evaluated upon availability of funds.
	D. Lower Rock Terrace W/ ADA Climbing Facilities	1	EA	N.I.C.	N.I.C.	Cost will be evaluated upon availability of funds.
	E. Outdoor Classroom	1	EA	\$15,000.00	\$15,000.00	Allowance
	F. Canopy/Storage Structures	2	EA	\$25,000.00	\$50,000.00	Allowance
20	Site Furnishing					
	A. Benches	6	EA	\$1,200.00	\$7,200.00	
	B. Swing Benches	2	EA	\$1,200.00	\$2,400.00	FUTURE PROJECT
	C. Picnic Tables	2	EA	\$850.00	\$1,700.00	
	D. Trash Receptacles	6	EA	\$1,125.00	\$6,750.00	
	E. Bike Racks	2	EA	\$500.00	\$1,000.00	
23	Final Grading, Site Cleanup & Demobilization	1	JOB	\$19,000.00	\$19,000.00	\$475/hr(4man crew)X40hr(5days)
24	Services					
	A. Design and Permitting	1	JOB	\$299,500.00	\$299,500.00	Based on 8% of Subtotal
	B. Bidding	1	JOB	\$5,000.00	\$5,000.00	
	C. Conformed Documents and Construction Observation	1	JOB	\$60,000.00	\$60,000.00	8 month Construction Schedule

Subtotal: \$4,042,670.00

25% Contingency (rounded): \$1,010,667.50

Estimated Total (rounded): \$5,053,337.50

NOTES:

1. This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from Park Master Plan Drawings developed for the City of Brookhaven, dated May 2018. Unit costs were based on pricing from RSMeans, manufacturers, product suppliers and previous project experience. Since our project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, our project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

Osborne Park 60% Opinion of Probable Cost Break Down

White: (Part of general construction practices)	\$ 979,940
Green: (Included in the Park Bond)	\$ 0
Purple: (In Progress 2018)	\$ 0
Red: (Project Completed)	\$ 0
Orange: (Future Project)	\$ 3,062,730
Yellow: (Covered as part of normal park maintenance)	\$ 0
Subtotal:	\$ 4,042,670
25% Contingency	\$ 1,010,667
Estimated Total	\$ 5,053,337