

South Whidbey Campground - Phase 1 Cost Estimate

Schematic Design - Phase 1 Development SUBMITTAL
PRELIMINARY BUDGET ESTIMATE



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DRAFT - Reduction to target \$400,000.00

Date: 06-Jan-17

Site furniture elements that could be done by Parks

01100 MOBILIZATION

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Mobilization	0.07	%	\$330,000.00	\$23,100.00	\$23,100.00

Notes: Updated in Laymen terms

Contractor Costs to setup and stage for construction.

02000 DEMOLITION & CLEARING

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Clear and Grub (sitework for roadway, parking and campsites)	2.0	ACRE	\$6,234.00	\$12,468.00	
2	Selective Clear and Grub	0.5	ACRE	\$5,469.00	\$2,734.50	
3	Individual Tree Removal / reuse on site for slope and traffic control	48	EA	\$400.00	\$19,200.00	
4	Tree Protection	1	LS	\$4,000.00	\$4,000.00	
					\$38,402.50	

Clear and grub understory and soil duff to prepare for road excavation. Transplant native plants.
Select removal of understory species and invasives to prepare for picnic tables social space at sites
Remove individual trees for road improvements and camp site development
Fencing to protect trees during construction

02200 GRADING and EROSION CONTROL

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Straw Wattle for erosion control	1	LS	\$6,000.00	\$6,000.00	
2	Grading (Cut & Spread as Fill with Equipment)	3,500	CY	\$8.00	\$28,000.00	
3	Fine Grading	15,000	SF	\$0.10	\$1,500.00	
					\$35,500.00	

Rough grading of site
Final grading of the ground plane

02500 AUTO CIRCULATION

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Crushed Rock paving for road and parallel parking area (6" thick)	4,800	SY	\$20.00	\$96,000.00	
2	Wheel Stops - ADA stall Parking area	1	EA	\$200.00	\$200.00	
3	Bollard	3	EA	\$300.00	\$900.00	
4	New Gate (double gate)	0	EA	\$4,000.00	\$0.00	
5	Log guardrail along drive edge	1	LS	\$1,500.00	\$1,500.00	
6	Iron Ranger - Pay station	1	EA	3,000	\$3,000.00	
					\$101,600.00	

6" thick profile - 4" base course, 2" top dressing
Includes parking and RV campsites; Means p 357 6"x13"x6"; Wen factor
Standard steel bollard 36" tall. With Concrete footing
Gate for entrance of campground
Felled trees placed as traffic barrier and campsite grading control where applicable
Iron box to hold payment from campers. Manual Drop box with lock and key.

2501 PEDESTRIAN CIRCULATION

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Forest Trail - Connect to existing trail (crushed rock)	0	SF	\$1.50	\$0.00	\$0.00

Crushed rock, 4" deep, 5' wide

02600 SITE UTILITIES (WATER, SEWER, STORM)

Item	Description	Quantity	Unit	Unit Costs	Subtotal	Total
1	Domestic Waterline (4" PVC)	800	LF	\$33.00	\$26,400.00	
2	Central Fountains/Wash Basin's	2	EA	\$1,750.00	\$3,500.00	
					\$29,900.00	

4" PVC pipe connected to existing water source in park stub to three hose bib wash basins
Fountain/Wash Basin installation includes Concrete Chamber, risers and fittings

02800 SITE IMPROVEMENTS

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Costs</u>	<u>Subtotal</u>	<u>Total</u>	
CAMPING FACILITIES							
1	RV/ Tent sites (amenities in living area)	5	EA	\$1,980.00	\$9,900.00		Cost includes, picnic area, tent pad, fire ring, bollard, campsite number post.
2	ADA RV / Tent Sites (amenities in living area)	2	EA	\$2,000.00	\$4,000.00		Cost includes, picnic area, raised timber ADA tent pad, fire ring , bollard, campsite number.
3	Group RV/ Tent sites (amenities in living area)	3	EA	\$1,980.00	\$5,940.00		Cost includes, picnic area, tent pad, fire ring , bollard, campsite number.
4	Crushed Rock Spur Pad for RV /Tent Site- 30-45 deg.	5	EA	\$2,280.00	\$11,400.00		Crushed rock area for parking of car or RV - Include wheel stop
5	Crushed Rock Pad for RV/ Tent - pull through	2	EA	\$3,600.00	\$7,200.00		Crushed rock area for parking of car or RV - Include wheelstop
6	Crushed Rock Spur Pad Double Group RV/ Tent site	1	EA	\$4,360.00	\$4,360.00		Crushed rock area for parking of car or RV - Include wheelstop
						\$42,800.00	
SITE FURNITURE							
1	Bench	0	EA	\$1,000.00	\$0.00		Standrad wood bench with arm rest
2	Bike Rack	0	EA	\$500.00	\$0.00		Standrad 4-6 bike rack surface mounted on concrete pad
3	Picnic Table For Rv/Tent Sites	0	EA	\$700.00	\$0.00		Standrad heavy timber wood picnic table.
4	Trash Dumpster Enclosure	1	EA	\$3,000.00	\$3,000.00		Concrete pad, cmu retaining wall, wood fence (dumpster not included)
5	Trash Receptacles	0	EA	\$1,000.00	\$0.00		Standard 10 gallon trash container. With post and chain to secure in place
						\$3,000.00	
SIGNAGE							
1	Stop/Yield	1	EA	\$233.00	\$233.00		Standard sign post and steel sign. Per Manual Uniform Traffic Control Devices (MUTCD)
2	One way	2	EA	\$233.00	\$466.00		Means p 179 24"x24" stock reflectorized and 10' galv post (\$84+\$49) Wen factor plus \$100 footing
3	Small wayfinding	2	EA	\$800.00	\$1,600.00		Standard wayfinding signage steel sign with wood post.
4	Interpretive base (sign by Owner)	1	EA	\$3,150.00	\$3,150.00		Interpretive sign mounted on steel frame
5	Info kiosk: Entry area	0	EA	\$6,500.00	\$0.00		Standard wood off the shelf information board
6	ADA parking sign	2	EA	\$350.00	\$700.00		Standard ADA sign post and steel sign. Per Manual Uniform Traffic Control Devices (MUTCD)
7	Restroom signs	2	EA	\$150.00	\$300.00		Standard sign post and steel sign. Per Manual Uniform Traffic Control Devices (MUTCD)
						\$6,449.00	
STRUCTURES							
1	Temporary Comfort Station pad (phase 1)	1	EA	\$6,000.00	\$6,000.00		Concrete Pad for Temporary restroom Facility
						\$6,000.00	
16000	SITE ELECTRICAL						
<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Costs</u>	<u>Subtotal</u>	<u>Total</u>	
1	Connect to existing power - For temporary Comfort station	0	LS	\$16,000.00	\$0.00		Underground conduit and power from existing Transformer to RV pedestal for temporary restroom. 150 amp cricuit
						\$0.00	
SUB TOTAL						\$286,751.50	
25% CONTINGENCY						\$71,687.88	
8.7% Sales Tax						\$31,184.23	verified rate for 4-25-2016
TOTAL						\$389,623.60	
Anticipated MACC - for Phase 1 -		\$420,000.00					
				May be low on unit price			