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City of Ypsilanti, Michigan - Riverside Park
2008 Conceptual Site Plan

Construction Estimate - Detailed Worksheet

February 12, 2008

* This Estimate is based on the 2008 conceptual plan. Due to the conceptual nature of the plan, all quantities and unit prices are approximate. Numerous factors including construction details, grading plan, project packaging, date of construction and unforeseen site conditions will affect final construction costs.
 ** Estimate does not include all improvements shown or suggested on the Conceptual Site Plan. Items not estimated include but are not limited to stabilization of the west bluff area, tree planting in the Grove, Commons and W. Bluff areas, sanitary manhole retrofits, and grass pave system for large vehicle access.

Phase 1: Dock Renovation & Pavilion (includes removal of existing pavilion) (8)				
PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Pre-development				
Architect / Engineers Fees (as needed)	1	Sum	\$ 7,700	\$ 7,700
			Subtotal - Pre-development	\$ 7,700
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing (as needed)	1	Sum	\$ 7,500	\$ 7,500
Contractor Mobilization	1	Sum	\$ 5,250	\$ 5,250
			Subtotal - Oversight, Mobilization and Site Control	\$ 12,750
Remove Existing Pavilion				
Demo, Haul & Dispose Existing Pavilion Structure	1	Sum	\$ 7,000	\$ 7,000
Demo, Haul & Dispose Existing Conc. Pad	1	Sum	\$ 4,800	\$ 4,800
Demo, Haul & Dispose Existing Conc. Footings	6	Ea	\$ 125	\$ 750
Abandon Existing Water Line (5)	1	Sum	\$ 2,000	\$ 2,000
Abandon Existing Sanitary Line	1	Ea	\$ 2,000	\$ 2,000
			Subtotal - Remove Existing Pavilion	\$ 16,550
Site Development				
Demo ex. Decking & Railings	1	Sum	\$ 3,500	\$ 3,500
Railings for Steps and Approach Ramp	1	Sum	\$ 4,250	\$ 4,250
New P.T. Wood Decking	1	Sum	\$ 10,000	\$ 10,000
Pavilion Structure - Cost Based on: Polygon "Octagon" OCT48 w/ cupola, handrails, electrical access prep, T&G ceiling, & shingles	1	Sum	\$ 41,200	\$ 41,200
Pavilion Installation	1	Sum	\$ 30,000	\$ 30,000
Benches	3	Ea	\$ 1,500	\$ 4,500
Supplemental Electrical & Lighting	1	Sum	\$ 10,000	\$ 10,000
			Subtotal - Site Development	\$ 103,450
			Subtotal	\$ 140,450
			20% Contingency	\$ 28,090
			Total - Phase 1: Dock Renovation & Pavilion	\$ 168,540

Phase 2: New Tridge and Entry Enhancements at Michigan Ave.

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Pre-development				
Park Boundary Survey (Boundary for entire park required even if working on part)	1	Sum	\$ 7,500	\$ 7,500
Topographic and Detailed Feature Survey for Project Area	1	Sum	\$ 3,100	\$ 3,100
Design Development & Engineering	1	Sum	\$ 44,000	\$ 44,000
Subtotal - Pre-development				\$ 54,600
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 42,500	\$ 42,500
Contractor Mobilization	1	Sum	\$ 30,000	\$ 30,000
Construction Fencing (as needed)	550	LF	\$ 3.50	\$ 1,925
Erosion & Sediment Control	1	Sum	\$ 2,500	\$ 2,500
Subtotal - Oversight, Mobilization and Site Control				\$ 76,925
New Tridge & Entry Enhancements				
Demo, Haul and Dispose Old Dock & Steps (as needed)	1	Sum	\$ 12,500	\$ 12,500
Remove Old Dock Piles (as needed)	1	Sum	\$ 2,500	\$ 2,500
Modify MI Ave Conc. Guard Rail at W. End	1	Sum	\$ 1,000	\$ 1,000
Site Prep at E. End	1	Sum	\$ 2,000	\$ 2,000
Strip Asphalt Paving E. End	80	SY	\$ 8	\$ 640
New Abutments	2	Ea	\$ 15,000	\$ 30,000
New Dock / Bridge Piles	1	Sum	\$ 10,000	\$ 10,000
New Tridge Design, Fabrication, & Delivery	1	Sum	\$ 330,000	\$ 330,000
New Tridge Installation	1	Sum	\$ 110,000	\$ 110,000
Metal Entry Arches w/ Cobblestone Base and Metal Lettering	2	Ea	\$ 10,000	\$ 20,000
Concrete Paved Approach at E End	300	Sf	\$ 7	\$ 2,100
Concrete Paving at Materials Unltd..	300	Sf	\$ 10	\$ 3,000
Enclosure to Restrict Access Under MI Ave Bridge	1	Sum	\$ 5,000	\$ 5,000
Electrical & Lighting	1	Sum	\$ 25,000	\$ 25,000
Subtotal - New Tridge & Entry Enhancements				\$ 553,740
Site Furnishings				
B2B Map and Wayfinding Signage at E. End	1	Ea	\$ 3,500	\$ 3,500
Park Entry Signs at Mi. Ave. Vehicle Entrance & on Huron at RAC	2	Ea	\$ 3,500	\$ 7,000
Subtotal - Site Furnishings				\$ 10,500
Planting & Site Restoration (0)				
MI Boulder Toe Protection (as needed)	80	LF	\$ 35	\$ 2,800
Bioengineering - Fascines & Livestakes	80	LF	\$ 30	\$ 2,400
Planting Soil	50	CY	\$ 55	\$ 2,750
Erosion Control Blanket (as needed)	200	SY	\$ 3	\$ 600
Shade Trees	4	Ea	\$ 475	\$ 1,900
Ornamental Trees	10	Ea	\$ 350	\$ 3,500
Shrubs	61	Ea	\$ 60	\$ 3,660
Ornamental Grasses	35	Ea	\$ 16	\$ 560
Fine Grade & Seed Lawn Areas	1200	SY	\$ 2	\$ 2,400
Mulch	30	CY	\$ 80	\$ 2,400
Site Cleanup	1	Sum	\$ 2,250	\$ 2,250
Subtotal - Planting & Site Restoration				\$ 25,220
Subtotal				\$ 720,985
20% Contingency				\$ 144,197
Total - Phase 2: New Tridge and Entry Enhancements at Michigan Ave.				\$ 865,182

Phase 3: Shoreline Improvements - Bank Stabilization, Buffer Zone, River Overlooks and Canoe Landings (1)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Pre-development				
Topographic and Detailed Feature Survey for Project Area	1	Sum	\$ 3,900	\$ 3,900
Design Development & Engineering	1	Sum	\$ 26,400	\$ 26,400
Subtotal - Pre-development				\$ 30,300
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 25,600	\$ 25,600
Contractor Mobilization	1	Sum	\$ 18,000	\$ 18,000
Construction Fencing (as needed)	2000	LF	\$ 3.50	\$ 7,000
Erosion & Sediment Control	1	Sum	\$ 7,500	\$ 7,500
Subtotal - Oversight, Mobilization and Site Control				\$ 58,100
Shoreline Stabilization & Improvements				
Saw Cut Asphalt (at north lot)	1	Sum	\$ 750	\$ 750
Strip Asphalt From Ex. Parking Spaces (at north lot)	225	SY	\$ 7	\$ 1,575
Demo Curb & Gutter from Parking Spaces (at north lot)	180	LF	\$ 7	\$ 1,260
Abandon Ex. Catch Basin and Pipe from Lot	1	Sum	\$ 750	\$ 750
Remove Haul & Dispose Gravel Base (dispose on site if possible)	60	CY	\$ 20	\$ 1,200
Remove Haul & Dispose Log Paving at Tridge End	12	CY	\$ 20	\$ 240
Strip and Stockpile Top Soil	500	CY	\$ 6	\$ 3,000
Excavate Load, Haul, & Dispose Subsoil From Banks (Place onsite as possible to reduce cost)	1000	CY	\$ 20	\$ 20,000
Place & Grade Top Soil	500	CY	\$ 6	\$ 3,000
Michigan Boulder Overlook	4	Ea	\$ 8,000	\$ 32,000
MI Boulder Overlook w/ Limestone Slab Steps	5	Ea	\$ 11,000	\$ 55,000
MI Boulder Canoe Landing w/ Limestone Slab Steps at S. End	1	Ea	\$ 15,000	\$ 15,000
MI Boulder Canoe Landing w/ Limestone Slab Steps at Central Picnic Area	1	Ea	\$ 17,000	\$ 17,000
Root Wads (as needed)	12	Ea	\$ 900	\$ 10,800
MI Boulder Toe Protection or Rock Vanes (as needed)	1500	LF	\$ 35	\$ 52,500
Bioengineering - Fascines & Livestakes (as needed)	1000	LF	\$ 30	\$ 30,000
Concrete Paving for W. Tridge End	250	SF	\$ 7	\$ 1,750
Subtotal - Shoreline Stabilization & Improvements				\$ 245,825
Site Furnishings				
Metal Trash + Recycling Receptacle (at W. Tridge End)	1	Ea	\$ 2,500	\$ 2,500
Metal Trash Receptacles	4	Ea	\$ 1,000	\$ 4,000
Benches for Overlooks etc.	10	Ea	\$ 2,000	\$ 20,000
Picnic Tables w/ Conc. Slab for Areas Along River	3	Ea	\$ 3,500	\$ 10,500
B2B Map and Wayfinding Signage (for W. Tridge End or at Cross St. Entry)	1	Ea	\$ 3,500	\$ 3,500
Interpretive Signs	5	Ea	\$ 1,500	\$ 7,500
Subtotal - Site Furnishings				\$ 48,000
Planting & Site Restoration (0)				
Shade Trees	19	Ea	\$ 475	\$ 9,025
Evergreen Trees	4	Ea	\$ 450	\$ 1,800
Ornamental Trees	26	Ea	\$ 350	\$ 9,100
Shrubs (for n. tridge & dock area)	40	Ea	\$ 60	\$ 2,400
Prairie Seeding	0.75	AC	\$ 6,000	\$ 4,500
Erosion Control Blanket / Netting (as needed)	1350	SY	\$ 3	\$ 4,050
Fine Grade & Seed Lawn Areas (as needed)	5450	SY	\$ 2	\$ 10,900
Wetland Pocket Plantings	1	Sum	\$ 800	\$ 800
Mulch	35	CY	\$ 80	\$ 2,800
Site Cleanup	1	Sum	\$ 3,000	\$ 3,000
Subtotal - Planting & Site Restoration				\$ 48,375
Subtotal				\$ 430,600
				\$ 86,120
Total - Phase3: Shoreline Improvements (1)				\$ 516,720

Phase 4a: North End Improvements - Stormwater Wetland, Sledding Hill, Children's Garden, Parking Removal, and Paths
(includes site plan & earthwork for Phase 4b)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Pre-development				
Topographic and Detailed Feature Survey for Project Area (includes Phase 4b)	1	Sum	\$ 3,500	\$ 3,500
Design Development & Engineering (includes Phase 4b)	1	Sum	\$ 61,700	\$ 61,700
			Subtotal - Pre-development	\$ 65,200
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 47,500	\$ 47,500
Contractor Mobilization	1	Sum	\$ 33,400	\$ 33,400
Silt Fence	1200	LF	\$ 2.50	\$ 3,000
Construction Fencing (as needed)	2000	LF	\$ 3.50	\$ 7,000
			Subtotal - Oversight, Mobilization and Site Control	\$ 90,900
Stormwater Wetland / Stream & Sledding Hill				
Tree Removal	1	Sum	\$ 1,500	\$ 1,500
Remove Existing Gate & Posts	1	Sum	\$ 500	\$ 500
Remove Ex. Wood Bollards	27	Ea	\$ 50	\$ 1,350
Remove Ex. Wood Ret. Walls	1	Sum	\$ 2,000	\$ 2,000
Strip Ex. Asphalt Drive Way	1600	SY	\$ 7	\$ 11,200
Abandon & Reroute 30" Storm Sewer	1	Sum	\$ 6,750	\$ 6,750
Abandon Ex. Catch Basin and Pipe From Sledding Area	1	Sum	\$ 800	\$ 800
Remove Driveway Gravel Base & Place On Site (partial removal for non-fill planting areas)	200	CY	\$ 6	\$ 1,200
Strip and Stockpile Top Soil (for use on site)	1500	CY	\$ 6	\$ 9,000
Excavation (cut & fill on site)	3500	CY	\$ 7	\$ 24,500
Compact Backfill in Sledding Hill & Overlook Area	3500	CY	\$ 2	\$ 5,250
Place & Grade on site topsoil	1500	CY	\$ 6	\$ 9,000
MI Boulder Retaining Walls	2000	FF	\$ 30	\$ 60,000
MI Boulder Check Dams / Control Structures (for wetland / stream area)	7	Ea	\$ 800	\$ 5,600
MI Boulder Rip Rap and Rock work For 30" Storm Outfall	1	Sum	\$ 5,000	\$ 5,000
MI Boulder Check Dams / Control Structures (optional for Cross St. storm daylighting)	5	Ea	\$ 800	\$ 4,000
MI Boulder Outcrops along Cross	3	Ea	\$ 500	\$ 1,500
Culverts (for wetland / stream area; elliptical w/ end sections; explore bridges)	2	Ea	\$ 5,500	\$ 11,000
Culvert (at children's garden mulch path)	1	Ea	\$ 600	\$ 600
Culvert (under path; optional Cross St. storm daylighting)	1	Ea	\$ 4,000	\$ 4,000
Snags w/ Nesting Cavities in Wetland	7	Ea	\$ 1,500	\$ 10,500
Tree Grate	1	Ea	\$ 2,000	\$ 2,000
Bollards Fixed (at Cross St.)	2	Ea	\$ 750	\$ 1,500
Bollards Removable (at Cross St.)	6	Ea	\$ 850	\$ 5,100
Relocate and Add New Bike Racks w/ conc. pad.	1	Sum	\$ 3,000	\$ 3,000
Railing for Overlook Area	140	LF	\$ 125	\$ 17,500
			Subtotal - Stormwater Wetland / Stream & Sledding Hill	\$ 204,350
Add Parallel Parking on Cross St (With Optional Storm Sewer Daylighting)				
Saw-cut Curb & Gutter	4	Ea	\$ 100	\$ 400
Demo Curb & Gutter	260	LF	\$ 7	\$ 1,820
Remove Conc. Sidewalks	246	SY	\$ 13	\$ 3,198
Reroute Storm Sewer from Cross St. to Park (optional)	1	Sum	\$ 6,250	\$ 6,250

New Conc. Sidewalks	3133	Sf	\$ 5	\$ 15,665
New Curb & Gutter	280	LF	\$ 25	\$ 7,000
Concrete Barrier free Ramp (oversize at corner)	1	Ea	\$ 2,000	\$ 2,000
Concrete Vehicle and Barrier free Ramp (on Cross St.)	1	Ea	\$ 4,000	\$ 4,000
Signage (as needed)	1	Sum	\$ 1,500	\$ 1,500
Striping	1	Sum	\$ 500	\$ 500
Subtotal - Parking on Cross St.				\$ 42,333
Site Electrical & Lighting (additional electrical & lighting budget provided under individual projects)				
Path Lighting	1	Sum	\$ 17,000	\$ 17,000
Supplemental Electrical Renovations (for north half of park as needed)	1	Sum	\$ 45,000	\$ 45,000
Subtotal - Site Electrical & Lighting				\$ 62,000
Paths (9)				
Strip Asphalt From Ex. Paths (as needed)	1250	SY	\$ 7	\$ 8,750
Base Prep (as needed for ex paths)	950	SY	\$ 5	\$ 4,750
Repave Existing Paths 10' wide	950	SY	\$ 14	\$ 13,300
New Asphalt Paths 10' nom. Width	860	SY	\$ 30	\$ 25,800
Subtotal - Paths				\$ 52,600
Children's Garden				
Artist Consulting & Installation Observation	1	Sum	\$ 15,000	\$ 15,000
Seatwalls (explore modular or custom benches as alternates to seatwalls)	90	LF	\$ 300	\$ 27,000
Rough hewn Cedar Balance Log	1	Ea	\$ 600	\$ 600
Rough hewn Cedar Posts	26	Ea	\$ 400	\$ 10,400
MI Boulder Outcrops	7	Ea	\$ 500	\$ 3,500
Culvert for Play Sculpture	1	Ea	\$ 400	\$ 400
Metal Sculpture Arch (10)	1	Ea	\$ 40,000	\$ 40,000
Climbing Mound	300	Sf	\$ 20	\$ 6,000
Concrete Paving	1000	Sf	\$ 7	\$ 7,000
Play Surfaces	1500	SF	\$ 15	\$ 22,500
Supplemental Electrical & Lighting (as needed)	1	Sum	\$ 15,000	\$ 15,000
Boardwalks	170	LF	\$ 275	\$ 46,750
Wood Chip Paths	30	CY	\$ 80	\$ 2,400
Stone Steps for Trail	7	Ea	\$ 400	\$ 2,800
Willow Arcade (planting only - additional work necessary as plants grow to mature ht.)	1	Sum	\$ 500	\$ 500
Log Bench for Storm Outfall Overlook	1	Ea	\$ 750	\$ 750
Interpretive Signage	5	Ea	\$ 1,500	\$ 7,500
Subtotal - Children's Garden				\$ 208,100
Site Furnishings				
Picnic Tables w/ Conc. Slab	7	Ea	\$ 3,500	\$ 24,500
Benches	3	Ea	\$ 2,000	\$ 6,000
Metal Trash + Recycling Receptacles	1	Ea	\$ 2,500	\$ 2,500
Flat-Top MI Boulder Seat Outcrops	16	Ea	\$ 600	\$ 9,600
Subtotal - Site Furnishings				\$ 42,600
Planting & Site Restoration (0)				
Shade Trees	27	Ea	\$ 475	\$ 12,825
Evergreen Trees	10	Ea	\$ 450	\$ 4,500
Ornamental Trees	15	Ea	\$ 350	\$ 5,250
Shrubs	35	Ea	\$ 60	\$ 2,100
Prairie Seeding	0.5	AC	\$ 6,000	\$ 3,000
Wetland Seeding	0.25	AC	\$ 6,500	\$ 1,625
Wetland Plantings for 30" Storm Outfall area	1	Sum	\$ 750	\$ 750
Fine Grade & Seed Lawn Areas	9600	SY	\$ 2	\$ 19,200
Mulch	20	CY	\$ 80	\$ 1,600
Site Cleanup	1	Sum	\$ 3,500	\$ 3,500
Subtotal - Planting & Site Restoration				\$ 54,350
Subtotal				\$ 822,433
20% Contingency				\$ 164,487
Total - Phase 4a North End Improvements				\$ 986,920

Phase 4b: Huron Plaza and Overlook (complete site plan & earthwork with Phase 4a)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
<i>Oversight, Mobilization and Site Control (0)</i>				
Observation, Staking, Permits, Testing (as needed)	1	Sum	\$ 12,300	\$ 12,300
Contractor Mobilization	1	Sum	\$ 8,700	\$ 8,700
Silt Fence	100	LF	\$ 2.50	\$ 250
Construction Fencing (as needed)	325	LF	\$ 3.50	\$ 1,138
Subtotal - Oversight, Mobilization and Site Control				\$ 22,388
<i>Hardscape, Site Furnishings & Electrical</i>				
Remove Sod & Prep Site	9	MSF	\$ 250	\$ 2,250
Seatwalls (explore modular or custom benches as alternates to seatwalls)	75	LF	\$ 300	\$ 22,500
Curb Edge at Plaza Center (add additional curb at plaza perimeter if benches used)	61	LF	\$ 20	\$ 1,220
Curb or Stone Bed Edge (as needed)	205	LF	\$ 20	\$ 4,100
Decorative Paving at Plaza (Possible Donor Pavers)	1000	SF	\$ 15	\$ 15,000
Concrete Paving at Overlook	300	Sf	\$ 7	\$ 2,100
Decorative Paving at Overlook (Possible Donor Pavers)	200	SF	\$ 15	\$ 3,000
New Asphalt Paths	325	SY	\$ 30	\$ 9,750
Metal Entry Arches w/ Cobblestone Base and Metal Lettering	2	Ea	\$ 10,000	\$ 20,000
Focal Element at Plaza (10)	1	Ea	\$ 30,000	\$ 30,000
Bollard Fixed (at Corner)	1	Ea	\$ 750	\$ 750
Bollard Removable (at Huron St.)	1	Ea	\$ 850	\$ 850
MI Boulder Outcrops along Cross & Huron	6	Ea	\$ 500	\$ 3,000
Bench at Overlook	1	Ea	\$ 2,000	\$ 2,000
Interpretive Sign at Overlook	1	Ea	\$ 1,500	\$ 1,500
Metal Trash + Recycling Receptacles (at Plaza)	1	Ea	\$ 2,500	\$ 2,500
Metal Trash Receptacle (at overlook)	1	Ea	\$ 1,000	\$ 1,000
Path Lighting	1	Sum	\$ 12,000	\$ 12,000
Supplemental Electrical & Lighting	1	Sum	\$ 10,000	\$ 10,000
Subtotal - Hardscape & Site Furnishings				\$ 143,520
<i>Planting & Site Restoration (0)</i>				
Furnish & Grade Planting Soil (as needed; utilize Compost from Waterworks Park if possible)	30	CY	\$ 60	\$ 1,800
Shade Trees	4	Ea	\$ 475	\$ 1,900
Ornamental Trees	17	Ea	\$ 350	\$ 5,950
Shrubs	80	Ea	\$ 60	\$ 4,800
Ornamental Grasses / Perennials	425	Ea	\$ 14	\$ 5,950
Mulch	55	CY	\$ 80	\$ 4,400
Fine Grade & Seed Lawn Areas (as needed)	510	SY	\$ 2	\$ 1,020
Site Cleanup	1	Sum	\$ 1,000	\$ 1,000
Subtotal - Planting & Site Restoration				\$ 26,820
Subtotal				\$ 192,728
20% Contingency				\$ 38,546
Total - Phase 4b Huron Plaza and Overlook				\$ 231,273

Phase 5a: South End Improvements - Pond & Bioswale, Pavilion, Sculpture Mounds, Paths, Restroom and Parking Lot Improvements (includes site plan for Phase 5b)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Pre-development				
Topographic and Detailed Feature Survey for Project Area	1	Sum	\$ 4,800	\$ 4,800
Design Development & Engineering	1	Sum	\$ 77,000	\$ 77,000
Subtotal - Pre-development				\$ 81,800
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 73,500	\$ 73,500
Contractor Mobilization	1	Sum	\$ 51,700	\$ 51,700
Silt Fence	900	LF	\$ 2.50	\$ 2,250
Construction Fencing	2400	LF	\$ 3.50	\$ 8,400
Subtotal - Oversight, Mobilization and Site Control				\$ 135,850
Pond & Bioswale (Earthwork & Hardscape)				
Tree Removal on RAC Slope etc. (as required)	1	Sum	\$ 7,000	\$ 7,000
Abandon Ex. Catch Basin in Lot and Bulkhead Storm Pipe	1	Sum	\$ 1,300	\$ 1,300
Strip and Stockpile Top Soil (for use on site) (3)	2500	CY	\$ 6	\$ 15,000
Excavation (cut & fill on site)	5500	CY	\$ 7	\$ 38,500
Place & Grade on site topsoil	2500	CY	\$ 6	\$ 15,000
MI Boulder Ha-Ha Wall for Bioswale	1700	FF	\$ 30	\$ 51,000
MI Boulder Wall Along Entry Drive	580	FF	\$ 30	\$ 17,400
MI Boulder Check Dams / Control Structures (as needed for bioswale)	3	Ea	\$ 800	\$ 2,400
Sheet Pile Control Structure (as needed for bioswale outfall)	35	LF	\$ 90	\$ 3,150
Seatwalls At Base of RAC Steps	160	LF	\$ 300	\$ 48,000
Subtotal - Pond & Bioswale (Earthwork & Hardscape)				\$ 198,750
Pavilion (7)				
Seatwalls	280	LF	\$ 285	\$ 79,800
Pavilion Structure - Cost Based on: Polygon "Carmel" GCO 57 w/ 3 tiered roof, ornamentation, electrical access prep, T&G ceiling, shingles & factory paint	1	Sum	\$ 98,900	\$ 98,900
Pavilion Installation	1	Sum	\$ 77,750	\$ 77,750
Concrete Paving (6)	1480	SF	\$ 7	\$ 10,360
Decorative Paving (Possible Donor Pavers) (6)	710	SF	\$ 15	\$ 10,650
New Asphalt Path from Parking Lot	65	SY	\$ 30	\$ 1,950
Boardwalk (to pavilion)	23	LF	\$ 275	\$ 6,325
Wood Chip Path	10	CY	\$ 80	\$ 800
Supplemental Electrical & Lighting	1	Sum	\$ 15,000	\$ 15,000
Subtotal - Pavilion				\$ 301,535
Site Electrical & Lighting (additional electrical & lighting budget provided for individual projects)				
Path Lighting	1	Sum	\$ 45,000	\$ 45,000
Supplemental Electrical Renovations (for south half of park as needed)	1	Sum	\$ 55,000	\$ 55,000
Subtotal - Site Electrical & Lighting				\$ 100,000
Paths (2) (9)				
Strip Asphalt From Ex. Paths (as needed)	1050	SY	\$ 7	\$ 7,350
Base Prep (as needed for ex paths)	1050	SY	\$ 5	\$ 5,250
Repave Existing Paths 10' wide	1050	SY	\$ 14	\$ 14,700
New Asphalt Path 8' nom. width (Grove to RAC)	1220	SY	\$ 30	\$ 36,600
New Asphalt Paths Misc.	50	SY	\$ 30	\$ 1,500
Culvert From Collector Basin to Swale (HDPE; near new tridge)	1	Ea	\$ 600	\$ 600
Vehicle Bridge (4)	2	Ea	\$ 20,000	\$ 40,000
Subtotal - Paths				\$ 106,000

Parking Lot Renovation				
Strip Ex. Asphalt Parking Lot & Drive	2400	SY	\$ 7	\$ 16,800
Saw-cut Curb & Gutter	1	Sum	\$ 600	\$ 600
Demo Curb & Gutter	75	LF	\$ 7	\$ 525
Remove Ex. Wood Bollards	8	Ea	\$ 50	\$ 400
Remove Existing Gate & Posts	1	Sum	\$ 500	\$ 500
Hydrant Installation & Restroom Water Service Site Prep (from Mi. Ave.)	1	Sum	\$ 61,000	\$ 61,000
Sanitary Connection and Restroom Site Prep	1	Sum	\$ 6,000	\$ 6,000
Gravel Base for New Spaces	1	Sum	\$ 1,800	\$ 1,800
Base Prep (Entire Lot with New Spaces & Entry Drive)	2445	SY	\$ 5	\$ 12,225
New Curb & Gutter (req. for lot)	335	LF	\$ 25	\$ 8,375
New Curb & Gutter (optional for entry drive)	350	LF	\$ 25	\$ 8,750
Bollards Removable	4	Ea	\$ 850	\$ 3,400
Concrete Barrier free Ramps (oversize)	4	Ea	\$ 2,000	\$ 8,000
Asphalt Paving (Lot with New Spaces & Entry Drive)	2445	SY	\$ 19	\$ 46,455
Excavation & Bed Prep for New Lot Island	1	Sum	\$ 500	\$ 500
Signage (as needed)	1	Sum	\$ 2,500	\$ 2,500
Lot Striping	1	Sum	\$ 1,200	\$ 1,200
			Subtotal - Parking Lot Renovation	\$ 179,030
Restrooms (2)				
Concrete Prep (explore options to prep foundation for permanent structure)	1	Sum	\$ 5,000	\$ 5,000
Portable Toilet Shelter	1	Ea	\$ 12,055	\$ 12,055
Portable Toilet Shelter Installation	1	Ea	\$ 12,055	\$ 12,055
			Subtotal - Restrooms	\$ 29,110
Site Furnishings				
Relocate and Add New Bike Racks w/ conc. pad.	1	Sum	\$ 3,000	\$ 3,000
Benches (for trail head area)	2	Ea	\$ 2,000	\$ 4,000
Flat-Top MI Boulder Seats for The Grove	8	Ea	\$ 600	\$ 4,800
Metal Trash + Recycling Receptacles	2	Ea	\$ 2,500	\$ 5,000
Metal Trash Receptacles	4	Ea	\$ 1,000	\$ 4,000
B2B Map and Wayfinding Signage at Trailhead Area	1	Ea	\$ 3,500	\$ 3,500
Interpretive Signage	3	Ea	\$ 1,500	\$ 4,500
			Subtotal - Site Furnishings	\$ 28,800
Planting & Site Restoration (0)				
Shade Trees	19	Ea	\$ 475	\$ 9,025
Evergreen Trees	27	Ea	\$ 450	\$ 12,150
Small Evergreen Trees	16	Ea	\$ 225	\$ 3,600
Ornamental Trees	13	Ea	\$ 350	\$ 4,550
Shrubs	65	Ea	\$ 60	\$ 3,900
Wetland Plantings for pond	1	Sum	\$ 2,000	\$ 2,000
Prairie Seeding	0.8	AC	\$ 6,000	\$ 4,800
Fine Grade & Seed Lawn Areas	11100	SY	\$ 2	\$ 22,200
Mulch	45	CY	\$ 80	\$ 3,600
Site Cleanup	1	Sum	\$ 3,500	\$ 3,500
			Subtotal - Planting & Site Restoration	\$ 69,325
Subtotal				\$ 1,230,200
20% Contingency				\$ 246,040
Total - Phase 5a South End Improvements				\$ 1,476,240

Phase 5b: Sculpture Garden (complete site plan with Phase 5a)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 5,000	\$ 5,000
Contractor Mobilization	1	Sum	\$ 2,500	\$ 2,500
Subtotal - Oversight, Mobilization and Site Control				\$ 7,500
Site Development				
Remove Sod & Prep Site	9	MSF	\$ 250	\$ 2,250
Landscape Sculpture (10)	3	Ea	\$ 30,000	\$ 90,000
Flat-Top MI Boulder Seat Outcrops	3	Ea	\$ 600	\$ 1,800
Decorative Paving at base of RAC stairs (optional around sculpture)	400	SF	\$ 15	\$ 6,000
RAC Signage	1	Ea	\$ 2,000	\$ 2,000
Herbicide & Till Prairie Areas Along West Park Edge	1	Sum	\$ 1,500	\$ 1,500
Prairie Seeding Along West Park Edge	0.5	AC	\$ 6,000	\$ 3,000
Lawn Repair	360	SY	\$ 2	\$ 720
Site Cleanup	1	Sum	\$ 1,000	\$ 1,000
Subtotal - Site Development				\$ 108,270
Subtotal				\$ 115,770
20% Contingency				\$ 23,154
Total - Phase 5b Sculpture Garden				\$ 138,924

East End of Tridge / Depot Town Entry Improvements

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Design Development & Engineering				
	1	Sum	\$ 3,800	\$ 3,800
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 3,700	\$ 3,700
Contractor Mobilization	1	Sum	\$ 2,600	\$ 2,600
Erosion & Sediment Control	1	Sum	\$ 500	\$ 500
Staking & Layout	1	Sum	\$ 800	\$ 800
Subtotal - Oversight, Mobilization and Site Control				\$ 7,600
Site Development				
Brush Removal and Clearing	1	Sum	\$ 1,000	\$ 1,000
Metal Entry Arches w/ Cobblestone Base and Metal Lettering (1 for Frog Island bridge entry)	2	Ea	\$ 10,000	\$ 20,000
MI Boulder Rip Rap and Rock Walls at Storm Outfall	1	Sum	\$ 15,000	\$ 15,000
Ornamental Trees	7	Ea	\$ 350	\$ 2,450
Shrubs	25	Ea	\$ 60	\$ 1,500
Subtotal - Site Development				\$ 39,950
Supplemental Electrical & Lighting				\$ 10,000
Subtotal				\$ 61,350
20% Contingency				\$ 12,270
Total - East End of Tridge / Depot Town Entry Improvements				\$ 73,620

Paths In Commons Area (remaining paths not included above) (9)

PROJECT COMPONENT	Qty.	Unit	Unit Price	Total Cost
Design Development & Engineering	1	Sum	\$ 2,800	\$ 2,800
Oversight, Mobilization and Site Control (0)				
Observation, Staking, Permits, Testing	1	Sum	\$ 2,700	\$ 2,700
Contractor Mobilization	1	Sum	\$ 1,900	\$ 1,900
Subtotal - Oversight, Mobilization and Site Control				\$ 4,600
Site Development				
Strip Asphalt From Ex. Paths (as needed)	1450	SY	\$ 7	\$ 10,150
Base Prep (as needed for ex paths)	1450	SY	\$ 5	\$ 7,250
Repave Existing Paths 10' wide	1450	SY	\$ 14	\$ 20,300
Metal Trash Receptacles	1	Ea	\$ 1,000	\$ 1,000
Subtotal - Site Development				\$ 38,700
Subtotal				\$ 46,100
20% Contingency				\$ 9,220
Total - Paths In Commons Area				\$ 55,320

Riverside Grand Subtotal				\$ 3,760,616
20% Contingency				\$ 752,123.10
Riverside Grand Total				\$ 4,512,739

PROJECT FOOTNOTES

(0) Costs for Oversight, Mobilization & Site Control as well as Planting & Site Restoration are based on project packaging as shown. Modifications to project scope will affect these costs and require they be divided and refigured for smaller project phases.

(1) Streambank stabilization costs are for west side of river only. Inclusion of the east side would more than double the project budget with additional costs likely due to difficult site access (slopes and multiple property owners). Costs for Shoreline stabilization are highly dependent on engineering calculations / recommended construction details and may vary significantly from estimated amounts.

(2) Portable toilet shelter is an interim solution until a permanent structure is feasible. Site plan should include provisions for permanent structure. Water service should be installed with parking lot improvements, and sanitary prep installed prior to path installation.

(3) Topsoil cut volume based on 12" cut from selected areas to meet project topsoil needs (6" depth). Additional topsoil may be available on site. Explore sale of additional topsoil to offset project costs.

(4) Explore Open bottom or elliptical culverts to save cost.

(5) Explore using existing water line for drinking fountain

(6) Cost for pavers based on a circular inlay surrounded by concrete. If donor program successful, explore using pavers for entire pavilion area.

(7) Pavilion costs approximate based on model indicated. Final pavilion size, model and details will affect final cost.

(8) Project costs assume dock substructure in good condition; structure should be inspected as part of project development. The ability of the dock structure to handle the added load of a pavilion structure is unknown. Structural modifications and improvements may be required. Explore a pergola with vines as a lighter weight alternative. Cost shown are based on model indicated; final pavilion model and detail selections may alter the price significantly.

(9) Existing Paths, especially along river, may require complete removal and reinstallation to improve base strength and insure durability for larger vehicles.

(10) Sculpture and Focal Element costs vary significantly with size, materials and complexity. Costs are provided as a place holder only.