

 <b>Stimmel</b> Landscape Architecture Civil Engineering Land Planning Stimmel Associates, PA	601 N. Trade Street Suite 200 Winston Salem, NC 27101-2916  P: 336.723.1067 F: 336.723.1069	<b>DATE:</b> 08/28/18 <b>TO:</b> City of Winston Salem R&P <b>FROM:</b> Stimmel Associates, PA Kimberly Barb, RLA
		<b>OPINION OF PROBABLE COSTS</b>
<b>PROJECT:</b> Long Creek Park Master Plan		<b>BASIS FOR ESTIMATE:</b> <input type="checkbox"/> CODE A (No design completed) <input checked="" type="checkbox"/> CODE B (Preliminary Design) <input type="checkbox"/> CODE C (Final Design) <input type="checkbox"/> OTHER (Specify)
<b>DESCRIPTION:</b> Opinion of Probable Costs Demolition, Grading E/C, Site Work, Hardscape Amenity & Landscape Work	ESTIMATOR: KMB  CHEC'D BY:	
This is an opinion of probable costs and opinion of Stimmel Associates, P.A. and does not represent actual cost for labor, equipment, material, or the contractor's method of pricing. Stimmel Associates, P.A. makes no warranty, expressed or implied as to the accuracy of such opinion as compared to bid or actual cost.		

### Long Creek Park Master Plan 2018

**NOTE: This estimate does not include any costs for Rock Excavation or Permitting.**

ITEM	Demolition/Site Prep/ Grading/ EC & Utility Items	Quantity	Unit	Unit Price	Total Price
1.0	Mobilization - General Conditions for GC	1	LS	\$1,750,000.00	\$1,750,000.00
1.1	Construction Stake out, tie to CAD drawing files	1	LS	\$65,000.00	\$65,000.00
1.2	Remove Ex. Cart Paths Remaining, pulverize in place & use for sub-base at New Main Pa	3,850	SF	\$5.00	\$19,250.00
1.3	Remove Ex. Buildings - Dispose off-site	5,250	SF	\$8.00	\$42,000.00
2.0	Clearing & Grubbing ( 6.85 +/- Acres at Pool/Rec Crt., 1 +/- Acres at East Shelter & Parki	8	AC	\$8,500.00	\$68,000.00
3.0	Erosion Control Measures including Silt Fence, Temp. Sediment Traps, Seeding	8	AC	\$10,000.00	\$80,000.00
4.0	Additional Cleanup at North Property near Tree Removal, Supplement w/New Trees/Scre	1	LS	\$35,000.00	\$35,000.00
4.1	Arborist to Limb Up & Selective Removal	1	LS	\$125,000.00	\$125,000.00
4.2	Add Protection Fence Ex. Large Trees to Remain	1	LS	\$35,000.00	\$35,000.00
5.0	Remove Portion of Ex. Asphalt Parking, Drives & Dispose of off-site	5,935	SY	\$15.00	\$89,025.00
5.1	Remove Portion of Ex. Asphalt Pathways & Dispose of off-site	2,550	SY	\$10.00	\$25,500.00
5.2	Remove Ex. Concrete Walks & Dispose of off-site	400	SF	\$2.50	\$1,000.00
6.0	Relocate Ex. O/H Power Transmission Line U/G to new Amenities	1	LS	\$25,000.00	\$25,000.00
6.1	Extend Public Water Lines & Tie to new Amenties	2,250	LF	\$60.00	\$135,000.00
6.2	Extend Public Sanitary Sewer & Tie to new Rec Center & Comfort Stations	1	LS	\$100,000.00	\$100,000.00
6.3	Misc. Utility Reconnections, Adjustments (Meters, Hydrants, Vaults, Electric, Fiber)	1	LS	\$50,000.00	\$50,000.00
7.0	Remove & Relocate Ex. Catch Basins and Storm Drain Pipe	1	LS	\$35,000.00	\$35,000.00
7.1	Add New Catch Basins, Install Pipes, Culverts, Slope Repairs as Needed	1	LS	\$150,000.00	\$150,000.00
8.0	New Site Lighting, Coordinate with Duke Energy	28	EA	\$2,400.00	\$67,200.00
8.1	Retrofit Ex. Arched Historic Signage, clean, paint/repair iron, tuck point & repair stone	3	EA	\$15,000.00	\$45,000.00
9.0	Grading New Access Pathways and Road Connection, New Parking Area Fields	1	LS	\$525,000.00	\$525,000.00
9.1	Re-Grade Old Cart Pathways after removal for Natural Drainage Flow.	1	LS	\$50,000.00	\$50,000.00
10.0	Storm Water Management, Stream Restoration as required.	1	LS	\$250,000.00	\$250,000.00
				<b>SUB TOTAL</b>	<b>\$3,766,975.00</b>
				<b>20% Contingency</b>	<b>\$753,395.00</b>
				<b>Site Prep Sub-Total</b>	<b>\$4,520,370.00</b>

ITEM	New Paving, Buildings, Shelters, Ball Fields & Hardscape	Quantity	Units	Unit Price	Total Price
1.0	1" Overlay on existing Parking & Restriping	2,780	SY	\$30.00	\$83,400.00
1.1	8" ABC and 3" thick Asphalt Paving for Roadways & Parking Lots	8,925	SY	\$55.00	\$490,875.00
1.2	New Painted Crosswalks	1,450	SF	\$3.00	\$4,350.00
2.0	Primary Entrance Signage and Landscaping at Main Street	1	LS	\$50,000.00	\$50,000.00
2.1	New Entrance Signage and Landscaping at Turfwood Drive	1	LS	\$30,000.00	\$30,000.00
2.2	New Flashing Lights at Crosswalks along Turfwood, Bethania Rural Hall Rd & Bright Leaf	5	EA	\$2,500.00	\$12,500.00

3.0	Sleeving for Utility Conduit & Lighting along drives, pathways & parking	1	LS	\$65,000.00	\$65,000.00
4.0	Main Multi-Use Pathways 1.6 +/- miles (8' Wide Concrete at 4" thick)	67,875	SF	\$4.00	\$271,500.00
4.1	Primary Multi-Use Trails 4 +/- miles (6' wide, 1/3 Natural stone, 2/3's Natural Surface Mulch)	21,330	LF	\$15.00	\$319,950.00
4.2	Natural Surface Trails 1.3 +/- miles (4' wide for Mtn. Biking)	6,935	LF	\$10.00	\$69,350.00
5.0	Dog Park Fencing (6.0' ht. w/small dog pickets at bottom)	1,500	LF	\$40.00	\$60,000.00
5.1	Dog Park Gates, Signage, 2 Water Fountains, 5 Waste Stations, 1 Shade Structure	1	LS	\$75,000.00	\$75,000.00
6.0	4 New Bridges at Muddy Creek (90-100 LF x 10' wide)	4	EA	\$150,000.00	\$600,000.00
7.0	New Multi-Purpose Field (Sub-base, drainage, goals, sod/seed)	1	EA	\$125,000.00	\$125,000.00
8.0	New Pool Clubhouse and Pool Renovations including Splash Pad	1	LS	\$1,500,000.00	\$1,500,000.00
8.1	New Maintenance Facility 2,000 SF w/2 bays (Include Fencing, Parking, Storage Yard)	1	LS	\$650,000.00	\$650,000.00
9.0	New Recreation Center (Child & Senior Facilities, Meeting Venue, Programming TBD)	1	LS	\$3,500,000.00	\$3,500,000.00
9.1	New Picnic Shelters at Central Playground & East Park (20 x 30')	8	EA	\$100,000.00	\$800,000.00
9.2	New Large Picnic Pavilions with Comfort Station (40 x 100') 1 at central park & 1 at east park	2	EA	\$375,000.00	\$750,000.00
9.3	New Boardwalk & Scenic Overlooks	2	EA	\$85,000.00	\$170,000.00
9.4	New Large Central Playground with Shade Sail Structures	1	LS	\$150,000.00	\$150,000.00
9.5	New Small Playground at East Park	1	LS	\$85,000.00	\$85,000.00
10.0	New Lawn Amphitheater	1	LS	\$45,000.00	\$45,000.00
11.0	New Electrical Supply and Conduit for new Amenity Structures	1	LS	\$165,000.00	\$165,000.00
11.1	Duke Energy 10 year Lease Agreement for New Site Lighting (28 poles)	1	LS	\$175,000.00	\$175,000.00
11.2	New IT feeds, Wi-fi, cameras, cables, etc. per City of WS standards	1	LS	\$125,000.00	\$125,000.00
12.0	New Benches, place along main pathways every 500 LF or so	50	EA	\$1,400.00	\$70,000.00
12.1	New Trash Receptacles, Bike Racks,	30	LS	\$1,250.00	\$37,500.00
13.0	New Park Signage - Trail Markers, Way Finding, Rules, Mile Markers, etc.	1	LS	\$45,000.00	\$45,000.00
				<b>SUB TOTAL</b>	<b>\$10,524,425.00</b>
				<b>20% Contingency</b>	<b>\$2,104,885.00</b>
				<b>New Amenity Sub-Total</b>	<b>\$12,629,310.00</b>

ITEM	<b>New Landscape Improvements</b>	Quantity	Units	Unit Price	Total Price
1.0	Native Canopy Trees (Black Walnut, Maples, Oaks, Elms)	30	EA	\$500.00	\$15,000.00
2.0	Native Evergreen Trees (American Hollies, Magnolias, Cedars,)	25	CY	\$375.00	\$9,375.00
3.0	Native Flowering & Fruiting Trees (Redbuds, Dogwoods, Apples, Peaches)	35	EA	\$325.00	\$11,375.00
4.0	Native Shrubs & Perennials to be reviewed with Rec & Parks	1,500	EA	\$25.00	\$37,500.00
4.0	Seed Lawn Areas with Meadow Mix and Fescue	1	LS	\$105,000.00	\$105,000.00
5.0	Soil Amendments	1	LS	\$35,000.00	\$35,000.00
6.0	Hardwood Mulch (Double Shredded, include some natural areas)	1	LS	\$65,000.00	\$65,000.00
7.0	Screening at Entrance Utilities	1	LS	\$15,000.00	\$15,000.00
				<b>SUB TOTAL</b>	<b>\$293,250.00</b>
				<b>20% Contingency</b>	<b>\$58,650.00</b>
				<b>Landscape Sub-Total</b>	<b>\$351,900.00</b>

ITEM	<b>Soft Costs</b>	Quantity	Units	Unit Price	Total Price
1.0	Surveying, Geo-Tech, Flood Study, Engineering (Civil, Structural/MEP) Architectural, LA	1	LS	9-10% of Cost	\$1,650,000.00
				<b>Soft Cost Sub-Total</b>	<b>\$1,650,000.00</b>

<b>TOTAL</b>				<b>\$19,151,580.00</b>
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