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|  <p><b>Stimmel</b><br/>Landscape Architecture<br/>Civil Engineering<br/>Land Planning</p>  | <p>601 N. Trade Street<br/>Suite 200<br/>Winston Salem, NC<br/>27101-2918</p> <p>P: 336.723.1067<br/>F: 336.723.1069</p> | <p><b>DATE:</b> 11/09/17<br/><b>TO:</b> City of Winston Salem R&amp;P<br/><b>FROM:</b> Stimmel Associates, PA<br/>Kimberly Barb, RLA</p>   |
| <b>OPINION OF PROBABLE COSTS</b>  |  |  |
| <b>PROJECT:</b>   |  | <b>BASIS FOR ESTIMATE:</b>   |
| Washington Park - Master Plan   |  | <input type="checkbox"/> CODE A (No design completed)<br><input checked="" type="checkbox"/> CODE B (Preliminary Design)<br><input type="checkbox"/> CODE C (Final Design)<br><input type="checkbox"/> OTHER (Specify) |
| <b>DESCRIPTION:</b>   | <b>ESTIMATOR:</b> KMB  |  |
| Opinion of Probable Costs   |  |  |
| <b>Demolition, Grading E/C, Site Work, Hardscape Amenity &amp; Landscape Work</b>   | <b>CHEC'D BY:</b>  |  |
| 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. |  |  |

**Washington Park Master Plan 2017**

**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   | \$1,250,000.00             | \$1,250,000.00        |
| 1.1 Construction Stake out, tie to CAD drawing files  | 1        | LS   | \$65,000.00                | \$65,000.00           |
| 1.2 Remove & Stockpile Ex. Softball Dugouts, Bleachers, Equipment etc. Remove Fencing         | 1        | LS   | \$85,000.00                | \$85,000.00           |
| 1.3 Remove Ex. Comfort Stations / Shelter at North side & by Playground - Dispose off-site    | 4,250    | SF   | \$8.00                     | \$34,000.00           |
| 2.0 Clearing & Grubbing (28 Acres +/-)  | 28       | AC   | \$7,500.00                 | \$210,000.00          |
| 3.0 Erosion Control Measures including Silt Fence, Temp. Sediment Traps, Seeding              | 28       | AC   | \$8,000.00                 | \$224,000.00          |
| 4.0 Relocate feasible Small Trees elsewhere on site. (25 +/- trees)                           | 25       | LS   | \$300.00                   | \$7,500.00            |
| 4.1 Arborist to Limb Up & Selective Removal   | 1        | LS   | \$250,000.00               | \$250,000.00          |
| 4.2 Add Protection Fence Ex. Large Trees to Remain  | 1        | LS   | \$75,000.00                | \$75,000.00           |
| 5.0 Remove Portion of Ex. Asphalt Parking, Drives & Dispose of off-site                       | 2,790    | SY   | \$15.00                    | \$41,850.00           |
| 5.1 Remove Portion of Ex. Asphalt Pathways & Dispose of off-site                              | 1,548    | SY   | \$17.00                    | \$26,316.00           |
| 5.2 Remove Ex. Concrete Walks & Dispose of off-site   | 400      | SF   | \$2.50                     | \$1,000.00            |
| 5.3 Remove Ex. Dog Park Fencing   | 1,400    | LF   | \$3.50                     | \$4,900.00            |
| 5.4 Update Ex. Fitness Center & Basketball Court - add Shade Sail at Fitness Ctr.             | 1        | LS   | \$35,000.00                | \$35,000.00           |
| 6.0 Relocate Ex. O/H Power Transmission Line U/G to allow for Softball Fields & Lighting      | 1,200    | LF   | \$600.00                   | \$720,000.00          |
| 6.1 Relocate Ex. Private Water Lines & Add to tie to new Amenities                            | 850      | LF   | \$60.00                    | \$51,000.00           |
| 6.2 Relocate Ex. Public Sanitary Sewer & Add to tie to new Comfort Stations                   | 1        | LS   | \$75,000.00                | \$75,000.00           |
| 6.3 Relocate Ex. Electrical feeds for Site & Softball Fields as needed                        | 1        | LS   | \$75,000.00                | \$75,000.00           |
| 6.4 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   | \$75,000.00                | \$75,000.00           |
| 7.1 Dam Repairs, Install Pipes, Culverts, Slope Repairs at Lake area.                         | 1        | LS   | \$300,000.00               | \$300,000.00          |
| 8.0 Retrofit Ex. Historic Light Poles, clean, paint, repair & replace fixtures w/LED.         | 25       | EA   | \$2,150.00                 | \$53,750.00           |
| 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 Pathways after removal for Natural flow.                                     | 1        | LS   | \$45,000.00                | \$45,000.00           |
| 10.0 Storm Water Management as required.  | 1        | LS   | \$250,000.00               | \$250,000.00          |
|   |          |      | <b>SUB TOTAL</b>           | <b>\$4,574,316.00</b> |
|   |          |      | <b>25% Contingency</b>     | <b>\$1,143,579.00</b> |
|   |          |      | <b>Site Prep Sub-Total</b> | <b>\$5,717,895.00</b> |

| ITEM New Paving, Buildings, Shelters, Ball Fields & Hardscape             | Quantity | Units | Unit Price  | Total Price  |
|---|----------|-------|-------------|--------------|
| 1.0 1" Overlay on existing Parking & Restriping                           | 2,750    | SY    | \$30.00     | \$82,500.00  |
| 1.1 8" ABC and 3" thick Asphalt Paving for Roadways & Parking Lots        | 5,435    | SY    | \$55.00     | \$298,925.00 |
| 1.2 New Painted Crosswalks  | 2,250    | SF    | \$3.00      | \$6,750.00   |
| 2.0 Primary Entrance Signage and Landscaping at Broad Street              | 1        | LS    | \$50,000.00 | \$50,000.00  |
| 2.1 New Entrance Signage and Landscaping at Hutton Street                 | 1        | LS    | \$30,000.00 | \$30,000.00  |
| 2.2 Update Kiosk at West Cascade Ave & Park Blvd., add Paving & Landscape | 1        | LS    | \$5,000.00  | \$5,000.00   |

|      |   |        |    |                |                |
|------|---|--------|----|----------------|----------------|
| 3.0  | Sleeving for Utility Conduit & Lighting along drives, pathways & parking            | 1      | LS | \$65,000.00    | \$65,000.00    |
| 4.0  | 8' Wide Concrete Walks - 4" thick   | 64,500 | SF | \$5.00         | \$322,500.00   |
| 4.1  | 10' Wide Concrete Walks & internal Service Drives - 6" thick                        | 44,250 | SF | \$7.50         | \$331,875.00   |
| 5.0  | Natural Surface Trails (4' wide)  | 4,000  | LF | \$15.00        | \$60,000.00    |
| 6.0  | Dog Park Fencing (6.0' ht. w/small dog pickets at bottom)                           | 1,500  | LF | \$50.00        | \$75,000.00    |
| 6.1  | Dog Park Gates, Signage, 2 Water Fountains, 5 Waste Stations, 1 Shade Structure     | 1      | LS | \$75,000.00    | \$75,000.00    |
| 7.0  | 2 New Bridges at Salem Creek (90-100 LF x 10' wide)                                 | 2      | EA | \$150,000.00   | \$300,000.00   |
| 8.0  | New Softball Fields (Sub-base, drainage, fencing, dugouts, bleachers, sod/seed)     | 4      | EA | \$550,000.00   | \$2,200,000.00 |
| 8.1  | Relocate and Retrofit Softball Field Lighting                                       | 4      | EA | \$110,000.00   | \$440,000.00   |
| 8.2  | New Softball Clubhouse (Restrooms, Concessions, Pressbox)                           | 1      | LS | \$1,500,000.00 | \$1,500,000.00 |
| 8.3  | New Maintenance Facility 2,000 SF w/2 bays (Include Fencing, Parking, Storage Yard) | 1      | LS | \$1,050,000.00 | \$1,050,000.00 |
| 8.4  | New Picnic Shelters at Sports Complex (30 x 50')                                    | 3      | EA | \$125,000.00   | \$375,000.00   |
| 8.5  | New Picnic Pavilions (24' diameter with natural stone base at columns)              | 3      | EA | \$75,000.00    | \$225,000.00   |
| 8.6  | Renovate Ex. Picnic Historic Shelters, replace w/new cedar posts/supprts & roofing) | 2      | EA | \$35,000.00    | \$70,000.00    |
| 8.7  | New Pickleball Courts at Sports Complex   | 6      | EA | \$50,000.00    | \$300,000.00   |
| 9.1  | New Basketball Courts at Sports Complex   | 2      | EA | \$30,000.00    | \$60,000.00    |
| 9.2  | New Playground at Sports Complex with Shade Sail Structures                         | 1      | LS | \$110,000.00   | \$110,000.00   |
| 10.0 | Restored Lake Construction -1/2 acre 5' depth (Slopes, Aeration Fountain, Pathways) | 1      | LS | \$185,000.00   | \$185,000.00   |
| 10.1 | New Lake Pavilion w/deck, stage area, low stone retaining walls                     | 1      | LS | \$625,000.00   | \$625,000.00   |
| 10.2 | New Amphitheater Seating - Low stone walls with Chapel Hill Gravel                  | 1      | LS | \$100,000.00   | \$100,000.00   |
| 10.3 | New Comfort Station at Lake Pavilion (1,250 SF)                                     | 1      | LS | \$225,000.00   | \$225,000.00   |
| 10.4 | New Comfort Station at Playground (800 SF)  | 1      | LS | \$125,000.00   | \$125,000.00   |
| 11.0 | New 12' ht. Historic Light Poles & LED Fixtures to match existing                   | 15     | EA | \$3,750.00     | \$56,250.00    |
| 11.1 | New Electrical Supply and Conduit for new Amenity Structures                        | 1      | LS | \$165,000.00   | \$165,000.00   |
| 11.2 | Duke Energy 10 year Lease Agreement for New Parking Lot Lighting (25 poles)         | 1      | LS | \$150,000.00   | \$150,000.00   |
| 11.3 | 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   | 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    |

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| <b>SUB TOTAL</b>             | <b>\$9,941,300.00</b>  |
| <b>25% Contingency</b>       | <b>\$2,485,325.00</b>  |
| <b>New Amenity Sub-Total</b> | <b>\$12,426,625.00</b> |

| ITEM | New Landscape Improvements                                   | Quantity | Units | Unit Price  | Total Price |
|------|--|----------|-------|-------------|-------------|
| 1.0  | Native Canopy Trees (Maples, Oaks, Elms)                     | 45       | EA    | \$500.00    | \$22,500.00 |
| 2.0  | Native Evergreen Trees (Hollies, Magnolias)                  | 35       | CY    | \$375.00    | \$13,125.00 |
| 3.0  | Native Flowering Trees (Redbuds, Dogwoods)                   | 24       | EA    | \$325.00    | \$7,800.00  |
| 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    | \$85,000.00 | \$85,000.00 |
| 5.0  | Soil Amendments  | 1        | LS    | \$25,000.00 | \$25,000.00 |
| 6.0  | Hardwood Mulch (Double Shredded, include some natural areas) | 1        | LS    | \$55,000.00 | \$55,000.00 |
| 7.0  | Screening or Accent Lighting at Duke Sub-Station             | 1        | LS    | \$35,000.00 | \$35,000.00 |

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| <b>SUB TOTAL</b>           | <b>\$280,925.00</b> |
| <b>20% Contingency</b>     | <b>\$56,185.00</b>  |
| <b>Landscape Sub-Total</b> | <b>\$337,110.00</b> |

| ITEM | Soft Costs  | Quantity | Units | Unit Price  | Total Price    |
|------|---|----------|-------|-------------|----------------|
| 1.0  | Surveying, Geo-Tech, Flood Study, Engineering (Civil, Structural/MEP) Architectural, LA | 1        | LS    | 10% of Cost | \$1,895,165.00 |

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| <b>Soft Cost Sub-Total</b> | <b>\$1,895,165.00</b> |
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| <b>TOTAL</b> | <b>\$20,376,795.00</b> |
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