

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (High Level Summary)

Forney Community Park

City of Forney



May 2021

| No.   | Item   | Quantity | Unit | Unit Price       | Amount                   |
|---|--|----------|------|------------------|--------------------------|
| <b>A. General Items</b>                                       |  |          |      |                  |                          |
|   | Clearing /Grubbing/Demo  | 1        | LS   | \$ 380,000.00    | \$ 380,000.00            |
|   | Erosion Control  | 1        | LS   | \$ 150,000.00    | \$ 150,000.00            |
|   | Tree Protection  | 1        | LS   | \$ 100,000.00    | \$ 100,000.00            |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 630,000.00</b>     |
| <b>B. Earthwork</b>   |  |          |      |                  |                          |
|   | Unclassified Cut & Fill  | 1        | LS   | \$ 1,050,000.00  | \$ 1,050,000.00          |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 1,050,000.00</b>   |
| <b>C. Roadway, Parking &amp; Corresponding Lighting</b>       |  |          |      |                  |                          |
|   | 6" Paving on LTS   | 1        | LS   | \$ 3,950,000.00  | \$ 3,950,000.00          |
|   | Vehicular Bridge (200ft.)  | 1        | LS   | \$ 2,200,000.00  | \$ 2,200,000.00          |
|   | Roadway & Parking Lights   | 1        | LS   | \$ 515,000.00    | \$ 515,000.00            |
|   | Accessible Ramps, Wheelstops & Parking Signs                                   | 1        | LS   | \$ 20,000.00     | \$ 20,000.00             |
|   | Firelane, Accessibility Symbols & Parking Lot Paint Striping                   | 1        | LS   | \$ 30,000.00     | \$ 30,000.00             |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 6,715,000.00</b>   |
| <b>D. Pedestrian Site Paving &amp; Corresponding Lighting</b> |  |          |      |                  |                          |
|   | Concrete Pedestrian Paving (plaza, 14,200 LF of trail, sidewalk, etc.)         | 1        | LS   | \$ 1,300,000.00  | \$ 1,300,000.00          |
|   | Pedestrian Bridge (80ft.)  | 2        | EA   | \$ 150,000.00    | \$ 300,000.00            |
|   | Pedestrian Lighting Allowance (Approx. 120 new poles)                          | 1        | LS   | \$ 1,055,000.00  | \$ 1,055,000.00          |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 2,655,000.00</b>   |
| <b>E. Athletic Fields / Courts</b>                            |  |          |      |                  |                          |
|   | Multipurpose Field (360'x225' w/ 30' buffer, synthetic turf, lighted)          | 3        | EA   | \$ 2,080,000.00  | \$ 6,240,000.00          |
|   | Ex. Softball Field (200' F.L., synthetic turf)                                 | 4        | EA   | \$ 895,000.00    | \$ 3,580,000.00          |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 9,820,000.00</b>   |
| <b>F. Disc Golf</b>   |  |          |      |                  |                          |
|   | 18 Hole Disc Golf Course (Pads & Baskets)                                      | 1        | LS   | \$ 90,000.00     | \$ 90,000.00             |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 90,000.00</b>      |
| <b>G.. Structures</b>   |  |          |      |                  |                          |
|   | Recreation/Senior Center Allowance   | 1        | LS   | \$ 50,000,000.00 | \$ 50,000,000.00         |
|   | Additional Water Storage Tank Allowance  | 1        | LS   | \$ 585,000.00    | \$ 585,000.00            |
|   | Pavilion (25'x25')   | 5        | EA   | \$ 55,000.00     | \$ 275,000.00            |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 50,860,000.00</b>  |
| <b>H. Other Site Items</b>                                    |  |          |      |                  |                          |
|   | Landscaping Allowance  | 1        | LS   | \$ 550,000.00    | \$ 550,000.00            |
|   | Irrigation   | 1        | LS   | \$ 435,000.00    | \$ 435,000.00            |
|   | Site Amenities Allowance (benches, tables, trash receptacles, fountains, etc.) | 1        | LS   | \$ 400,000.00    | \$ 400,000.00            |
|   | Fitness Equipment Allowance (equipment & surfacing)                            | 1        | LS   | \$ 80,000.00     | \$ 80,000.00             |
|   | Playground Allowance (equipment & surfacing)                                   | 1        | LS   | \$ 350,000.00    | \$ 350,000.00            |
|   | Signage Allowance  | 1        | LS   | \$ 50,000.00     | \$ 50,000.00             |
|   | Storm Drainage   | 1        | LS   | \$ 410,000.00    | \$ 410,000.00            |
|   | Utilities (Sewer & Water)  | 1        | LS   | \$ 350,000.00    | \$ 350,000.00            |
|   | Electrical   | 1        | LS   | \$ 650,000.00    | \$ 650,000.00            |
|   | <b>Subtotal</b>  |          |      |                  | <b>\$ 3,275,000.00</b>   |
|   |  |          |      | <b>Subtotal</b>  | <b>\$ 75,095,000.00</b>  |
|   |  |          |      | Contractor O&P   | \$ 22,532,250.00         |
|   |  |          |      | 20% Contingency  | \$ 15,022,750.00         |
|   |  |          |      | <b>Total</b>     | <b>\$ 112,650,000.00</b> |

\* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.), primary electrical connections, land acquisition or impact/permitting fees associated with construction in the City of Forney, Texas. The Opinion of Probable Construction Cost is based on current market conditions (2021). To estimate construction costs for subsequent years a 4.25% inflation rate should be added for each additional year.