

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (Low Level Summary)
Forney Community Park
City of Forney

No.	Item	Quantity	Unit	Unit Price	Amount
A. General Items					
	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
	Subtotal				\$ 630,000.00
B. Earthwork					
	Unclassified Cut & Fill	1	ls	\$ 1,050,000.00	\$ 1,050,000.00
	Subtotal				\$ 1,050,000.00
C. Roadway, Parking & Corresponding Lighting					
	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
	Subtotal				\$ 6,715,000.00
D. Pedestrian Site Paving & Corresponding Lighting					
	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
	Subtotal				\$ 2,655,000.00
E. Athletic Fields / Courts					
	Multipurpose Field (360'x225' w/ 30' buffer, natural grass, lighted)	2	EA	\$ 575,000.00	\$ 1,150,000.00
	Subtotal				\$ 1,150,000.00
F. Disc Golf					
	18 Hole Disc Golf Course (Pads & Baskets)	1	LS	\$ 90,000.00	\$ 90,000.00
	Subtotal				\$ 90,000.00
G.. Structures					
	Recreation/Senior Center Allowance	1	LS	\$ 15,000,000.00	\$ 15,000,000.00
	Additional Water Storage Tank Allowance	1	LS	\$ 585,000.00	\$ 585,000.00
	Pavilion (25'x25')	5	EA	\$ 55,000.00	\$ 275,000.00
	Subtotal				\$ 15,860,000.00
H. Other Site Items					
	Landscaping Allowance	1	LS	\$ 300,000.00	\$ 300,000.00
	Irrigation	1	LS	\$ 315,000.00	\$ 315,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, fountains, etc.)	1	LS	\$ 200,000.00	\$ 200,000.00
	Fitness Equipment Allowance (equipment & surfacing)	1	LS	\$ 80,000.00	\$ 80,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 250,000.00	\$ 250,000.00
	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
	Subtotal				\$ 2,605,000.00
				Subtotal	\$ 30,755,000.00
				Contractor O&P	\$ 9,235,250.00
				20% Contingency	\$ 6,159,750.00
				Total	\$ 46,150,000.00

* 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.