

OPINION OF PROBABLE CONSTRUCTION COST FOR MASTER PLAN (High Level Summary)
Northside Park Master Plan
City of Forney

No.	Item	Quantity	Unit	Unit Price	Amount
A. General Items					
	Clearing /Grubbing/Demo	1	LS	\$ 220,000.00	\$ 220,000.00
	Erosion Control	1	LS	\$ 150,000.00	\$ 150,000.00
	Tree Protection	1	LS	\$ 100,000.00	\$ 100,000.00
	Subtotal				\$ 470,000.00
B. Earthwork					
	Unclassified Cut & Fill	1	LS	\$ 1,100,000.00	\$ 1,100,000.00
	Subtotal				\$ 1,100,000.00
C. Roadway, Parking & Corresponding Lighting					
	6" Concrete Paving on LTS	1	LS	\$ 4,975,000.00	\$ 4,975,000.00
	Roadway and Parking Lights	1	LS	\$ 735,000.00	\$ 735,000.00
	Accessible Ramps, Wheelstops & Parking Signs	1	LS	\$ 20,000.00	\$ 20,000.00
	Firelane, Accessibility Symbols & Parking Lot Pain Striping	1	LS	\$ 30,000.00	\$ 30,000.00
	Subtotal				\$ 5,760,000.00
D. Pedestrian Site Paving & Corresponding Lighting					
	Concrete Pedestrian Paving (plaza, 14,200 LF of trail, sidewalk, etc.)	1	LS	\$ 1,580,000.00	\$ 1,580,000.00
	Pedestrian Light Poles	1	LS	\$ 440,000.00	\$ 440,000.00
	Subtotal				\$ 2,020,000.00
E. Athletic Fields/Courts					
	Baseball Field (315' F.L., synthetic turf, in-grade bleachers, metal canopy, lighted)	6	EA	\$ 2,210,000.00	\$ 13,260,000.00
	Practice Football Field (360'x160', natural grass, lighted)	2	EA	\$ 245,000.00	\$ 490,000.00
	Sand Volleyball (2 courts, lighted)	1	LS	\$ 180,000.00	\$ 180,000.00
	Basketball Court (lighted)	1	EA	\$ 150,000.00	\$ 150,000.00
	Subtotal				\$ 14,080,000.00
F. Structures					
	Restroom/Concession Bldg. (2,400sf)	2	EA	\$ 940,000.00	\$ 1,880,000.00
	Restroom/Pavilion Bldg. (4,500 sf)	1	EA	\$ 1,055,000.00	\$ 1,055,000.00
	Maintenance Building & Yard Allowance (incl. foundation, MEP, masonry wall, etc.)	1	EA	\$ 1,515,000.00	\$ 1,515,000.00
	Pavilion (25'x25')	10	EA	\$ 55,000.00	\$ 550,000.00
	Subtotal				\$ 5,000,000.00
G. Other Site Items					
	Landscaping Allowance (incl. irrigation)	1	LS	\$ 1,400,000.00	\$ 1,400,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, fountains, etc.)	1	LS	\$ 600,000.00	\$ 600,000.00
	Ponds w/ Hard Edge Allowance	1	LS	\$ 1,560,000.00	\$ 1,560,000.00
	Skate Park Allowance (conc., lighted)	1	LS	\$ 1,500,000.00	\$ 1,500,000.00
	Splash Pad Allowance (equipment, surfacing)	1	LS	\$ 880,000.00	\$ 880,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 2,500,000.00	\$ 2,500,000.00
	Fitness Stations	1	LS	\$ 80,000.00	\$ 80,000.00
	Signage Allowance	1	LS	\$ 225,000.00	\$ 225,000.00
	Boardwalk	1	LS	\$ 60,000.00	\$ 60,000.00
	Ornamental Fencing	1	LS	\$ 160,000.00	\$ 160,000.00
	Dumpster Enclosure	1	LS	\$ 30,000.00	\$ 30,000.00
	Storm Drainage	1	LS	\$ 470,000.00	\$ 470,000.00
	Utilities (Sewer & Water)	1	LS	\$ 670,000.00	\$ 670,000.00
	Electrical	1	LS	\$ 700,000.00	\$ 700,000.00
	Subtotal				\$ 10,835,000.00
				Subtotal	\$ 39,265,000.00
				Contractor O&P	\$ 11,780,750.00
				20% Contingency	\$ 7,854,250.00
				Total	\$ 58,900,000.00

* 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.