

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

**Northside Park Master Plan**

**City of Forney**



**May 2021**

No.	Item	Quantity	Unit	Unit Price	Amount
<b>A. General Items</b>					
	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
	<b>Subtotal</b>				<b>\$ 470,000.00</b>
<b>B. Earthwork</b>					
	Unclassified Cut & Fill	1	LS	\$ 1,100,000.00	\$ 1,100,000.00
	<b>Subtotal</b>				<b>\$ 1,100,000.00</b>
<b>C. Roadway, Parking &amp; Corresponding Lighting</b>					
	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
	<b>Subtotal</b>				<b>\$ 5,760,000.00</b>
<b>D. Pedestrian Site Paving &amp; Corresponding Lighting</b>					
	Concrete Pedestrian Paving (plaza, 14,200 LF of trail, sidewalk, etc.)	1	LS	\$ 1,580,000.00	\$ 1,580,000.00
	Pedestrian Light Poles	1	LS	\$ 440,000.00	\$ 440,000.00
	<b>Subtotal</b>				<b>\$ 2,020,000.00</b>
<b>E. Athletic Fields/Courts</b>					
	Baseball Field (315' F.L., natural grass, at-grade portable bleachers, fabric canopy, lighted)	6	EA	\$ 900,000.00	\$ 5,400,000.00
	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
	<b>Subtotal</b>				<b>\$ 6,220,000.00</b>
<b>F. Structures</b>					
	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 Pre-Fabricated Metal Pole Barn	1	EA	\$ 350,000.00	\$ 350,000.00
	Pavilion (25'x25')	10	EA	\$ 55,000.00	\$ 550,000.00
	<b>Subtotal</b>				<b>\$ 3,835,000.00</b>
<b>G. Other Site Items</b>					
	Landscaping Allowance (incl. irrigation)	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
	Site Amenities Allowance (benches, tables, trash receptacles, fountains, etc.)	1	LS	\$ 550,000.00	\$ 550,000.00
	Pond Allowance	1	LS	\$ 1,200,000.00	\$ 1,200,000.00
	Skate Park Allowance (prefabricated, lighted)	1	LS	\$ 300,000.00	\$ 300,000.00
	Splash Pad Allowance (equipment, surfacing)	1	LS	\$ 350,000.00	\$ 350,000.00
	Playground Allowance (equipment & surfacing)	1	LS	\$ 750,000.00	\$ 750,000.00
	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
	<b>Subtotal</b>				<b>\$ 6,545,000.00</b>
				<b>Subtotal</b>	<b>\$ 25,950,000.00</b>
				Contractor O&P	\$ 7,785,000.00
				20% Contingency	\$ 5,190,000.00
				<b>Total</b>	<b>\$ 38,925,000.00</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.