

# KCDC - AUSTIN HOMES OPEN SPACE

OPINION OF PROBABLE COST - DESIGN DEVELOPMENT

Project #20138-1

12/20/2021



## SUMMARY SHEET

ITEM NO.	DESCRIPTION	SUBTOTAL
1	GENERAL SITE	\$ 969,800.00
2	PLAYGROUND/SLIDES	\$ 1,141,350.00
3	ADA RAMP	\$ 642,300.00
4	STAIRS	\$ 127,400.00
5	SIDEWALK	\$ 198,300.00
6	BUS STOP / PLAZA	\$ 190,250.00
7	RESTROOM	\$ 342,950.00
<b>SUBTOTAL</b>		<b>\$ 3,612,350.00</b>
	DESIGN CONTINGENCY, CONSTRUCTION CONTINGENCY, CONTRACTOR FEES & MARKUPS	20% \$ 722,470.00
<b>TOTAL</b>		<b>\$ 4,334,820.00</b>

### ADDITIONAL NOTES

1. Unless otherwise noted, all unit prices reflect the furnishing of all labor, mobilization, materials, supplies, services, etc. and all items of cost, overhead, profit, insurance, taxes, fees permits, etc.
2. Unless otherwise noted, all unit prices DO NOT include earth moving necessary for installation; earth moving shall be reflected in specified line items (e.g. Earthwork, Undercutting, etc.)
3. All unit prices are current as of the date listed on this document.
4. Estimates of construction quantities and opinion of probable costs provided by us are made on the basis of our experience and the level of design. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and cost estimates. Lose Design makes no warranty, expressed or implied, for the accuracy of such opinions as compared to bid or actual costs.



**20138-1 KCDC - AUSTIN HOMES OPEN SPACE**  
20-Dec-21

50% SCHEMATIC DESIGN OPC

			AREAS														
			GENERAL SITE		PLAYGROUND AND SLIDES		ADA RAMP / GREENWAY		STAIRS		SIDEWALK		BUS STOP / PLAZA		RESTROOM		
AREA TOTAL:			\$ 969,800.00		\$ 1,141,350.00		\$ 642,300.00		\$ 127,400.00		\$ 198,300.00		\$ 190,250.00		\$ 342,950.00		
DIV.	ITEM	UNIT PRICE	UNIT	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL
1	<b>GENERAL REQUIREMENTS</b>																
	SURVEY	\$ 2,500.00	AC	5	\$ 11,250.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	CONSTRUCTION SIGN (BUDGET)	\$ 1,500.00	EA	3	\$ 4,500.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	CONSTRUCTION WASTE DISPOSAL	\$ 8,500.00	LS	1	\$ 8,500.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
2	<b>EXISTING CONDITIONS</b>																
	CLEARING & GRUBBING	\$ 8,500.00	AC	3	\$ 25,500.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	DEMOLITION OF EXISTING SITE ELEMENTS	\$ 8,500.00	LS	1	\$ 8,500.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
3	<b>CONCRETE</b>																
				-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
4	<b>MASONRY</b>																
	WALL - SEAT (ARCHITECTURAL)	300.00	LF		\$ -	430	\$ 129,000.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
5	<b>METALS</b>																
				-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
6	<b>WOOD, PLASTICS, &amp; COMPOSITES</b>																
				-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
10	<b>SPECIALTIES</b>																
	SIGNS - PARK WAYFINDING, BUDGET	\$ 500.00	EA	2	\$ 1,000.00	2	\$ 1,000.00		\$ -		\$ -		\$ -	1	\$ 500.00		\$ -
	SIGNS - TRAIL, BUDGET	400.00	EA	1	\$ 400.00		\$ -	2	\$ 800.00		\$ -		\$ -	1	\$ 400.00		\$ -
	SIGNS - PARK ENTRY, BUDGET	1.00	LS	5,000	\$ 5,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SIGNS - VEHICULAR, BUDGET	400.00	LS	7	\$ 2,800.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SIGNS - TRAIL KIOSK	6,500.00	EA	1	\$ 6,500.00		\$ -		\$ -		\$ -		\$ -	1	\$ 6,500.00		\$ -
	SIGNS - ENTRY SIGN	6,500.00	EA	2	\$ 13,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	WHEEL STOPS	300.00	EA	2	\$ 600.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
11	<b>EQUIPMENT</b>																
	MISC - BENCHES (6' GENERAL)	\$ 1,500.00	EA	10	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	MISC - TRASH RECEPTICLES	\$ 600.00	EA	20	\$ 12,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	MISC - HANDRAILS (WITH LED LIGHT PODS)	\$ 150.00	LF		\$ -		\$ -	1,800	\$ 270,000.00	250	\$ 37,500.00		\$ -		\$ -		\$ -
	FITNESS	\$ 5,000.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PLAYGROUND (2-5 AGE GROUP)	500000	LS		\$ -	1	\$ 250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -
	PLAYGROUND (5-12 AGE GROUP)	500000	LS		\$ -	1	\$ 350,000.00		\$ -		\$ -		\$ -		\$ -		\$ -
	PLAYGROUND (EMBANKMENT HILL SLIDES)	50000	EA		\$ -	2	\$ 100,000.00		\$ -		\$ -		\$ -		\$ -		\$ -
12	<b>FINISHES</b>																
	FURNISHINGS - BUDGET	1.00	LS	25,000	\$ 25,000.00		\$ -		\$ -		\$ -		\$ -		\$ -	15,000	\$ 15,000.00
13	<b>SPECIAL CONSTRUCTION</b>																
	RESTROOM	\$ 300.00	SF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	900	\$ 270,000.00
	DUMPSTER ENCLOSURE	13,000.00	LS		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STRUCTURE - BOARDWALK	600.00	LF		\$ -		\$ -	485	\$ 291,000.00		\$ -		\$ -		\$ -		\$ -
22	<b>PLUMBING</b>																
				-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
26	<b>ELECTRICAL</b>																
	ELEC - TRANSFORMER CONNECTION FEE	\$ 15,000.00	EA	1	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	ELEC - SERVICE		LS	10,000	\$ 10,000.00		\$ -		\$ -		\$ -		\$ -		\$ -	5,000	\$ 5,000.00
	LIGHTING - PARKING, BUDGET	7,500.00	EA	2	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -	1	\$ 7,500.00		\$ -
	LIGHTING - PEDESTRIAN BOLLARD, BUDGET	1,500.00	EA	15	\$ 22,500.00		\$ -		\$ -		\$ -		\$ -	5	\$ 7,500.00		\$ -

		AREAS															
		AREA:		GENERAL SITE		PLAYGROUND AND SLIDES		ADA RAMP / GREENWAY		STAIRS		SIDEWALK		BUS STOP / PLAZA		RESTROOM	
AREA TOTAL:		\$ 969,800.00		\$ 1,141,350.00		\$ 642,300.00		\$ 127,400.00		\$ 198,300.00		\$ 190,250.00		\$ 342,950.00			
DIV.	ITEM	UNIT PRICE	UNIT	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL
<b>31</b>	<b>EARTHWORK</b>																
	EARTHWORK - BALANCED, GENERAL	\$ 9.00	CY	25,000	\$ 225,000.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	EARTHWORK - BALANCED, SPECIALTY	6.50	CY		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	EARTHWORK - LASER GRADING	0.50	SF		\$ -	9,500	\$ 4,750.00		\$ -		\$ -		\$ -		\$ -		\$ -
	EARTHWORK - IMPORT FILL	40.00	CY	1,000	\$ 40,000.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>																
	CURB - CURB & GUTTER	\$ 20.00	LF	1,350	\$ 27,000.00		\$ -		\$ -		\$ -		\$ -	200	\$ 4,000.00		\$ -
	CURB - POST	16.00	LF		\$ -	125	\$ 2,000.00		\$ -	500	\$ 8,000.00	500	\$ 8,000.00		\$ -		\$ -
	CURB - RIBBON	14.00	LF		\$ -	650	\$ 9,100.00		\$ -		\$ -		\$ -	250	\$ 3,500.00		\$ -
	LANDSCAPE - IRRIGATION	1.00	LS	50,000	\$ 50,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	LANDSCAPE - SEED, TEMPORARY	4,500.00	AC	2.0	\$ 9,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	LANDSCAPE - SEED, PERMANENT	9,000.00	AC	1.0	\$ 9,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	LANDSCAPE - SEED, WEEPING LOVE GRASS	0.50	SF	15,000	\$ 7,500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	LANDSCAPE - SOD, GENERAL	0.60	SF	20,000	\$ 12,000.00		\$ -		\$ 2,500.00	1,500	\$ 900.00	500	\$ 300.00	1,000	\$ 600.00		\$ -
	LANDSCAPE - SHRUB AND GROUND COVER PLANTINGS (BUDGET)	1.00	LS	1	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	LANDSCAPE - TREE, OVERSTORY (3" CAL)	500.00	EA	75	\$ 37,500.00		\$ -		\$ -		\$ -		\$ -	12	\$ 6,000.00		\$ -
	LANDSCAPE - TREE, UNDERSTORY (1.5" CAL)	300.00	EA	50	\$ 15,000.00		\$ -		\$ -		\$ -		\$ -	5	\$ 1,500.00		\$ -
	LANDSCAPE - MULCH (3" DEEP)	35.00	CY	200	\$ 7,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - PLAYGROUND SURFACING, BONDED RUBBER	30.00	SF		\$ -	9,600	\$ 288,000.00		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - ASPHALT, HEAVY DUTY	7.50	SF	10,500	\$ 78,750.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - ASPHALT, LIGHT DUTY	5.00	SF	4,350	\$ 21,750.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - CONCRETE, HEAVY DUTY	8.00	SF	1,500	\$ 12,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - CONCRETE, LIGHT DUTY	6.00	SF		\$ -		\$ -	5,000	\$ 30,000.00	1,500	\$ 9,000.00	20,000	\$ 160,000.00	4,500	\$ 36,000.00		\$ -
	PAVEMENT - PAVERS	30.00	SF		\$ -		\$ -		\$ -		\$ -	1,000	\$ 30,000.00	275	\$ 8,250.00		\$ -
	PAVEMENT - STRIPING, PAVEMENT MARKING	1	LS	10,000	\$ 10,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	PAVEMENT - TACTILE WARNING STRIP	500.00	EA	12	\$ 6,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STAIRS (LF/RISER)	75	LF		\$ -		\$ -		\$ -		\$ 72,000.00		\$ -		\$ -		\$ -
	SURFACING - SYNTHETIC TURF	16.00	SF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	WALL - RETAINING, MODULAR BLOCK	60.00	SFF	750	\$ 45,000.00		\$ -	800	\$ 48,000.00		\$ -		\$ -	1,800	\$ 108,000.00		\$ -
	WALL - RETAINING, CAST-IN-PLACE	350.00	CY		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	WALL - RETAINING, CAST-IN-PLACE (STONE VENEERS)	15.00	SFF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	EROSION CONTROL (BUDGET)	15,000.00	AC	3	\$ 45,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
<b>33</b>	<b>UTILITIES</b>																
	SANITARY - CONNECTION FEE	\$ 1,500.00	LS		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 1,500.00
	SANITARY - FORCE MAIN, 2"	\$ 12.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SANITARY - GRAVITY 6"	\$ 65.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	250	\$ 16,250.00
	SANITARY - GRINDER PUMP	25,500.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SANITARY - SEPTIC TANK	5,000.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SANITARY - GREASE TRAP	7,500.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	SANITARY - MANHOLE	3,500.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	2	\$ 7,000.00
	SANITARY - CLEANOUT	500.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 500.00
	STORM-HEADWALL 12"	700.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-HEADWALL 15"	750.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-HEADWALL 18"	825.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-HEADWALL 24"	942.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-HEADWALL 36"	1,800.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE (PERFORATED UNDER-DRAINS)	12.00	LF		\$ -	625	\$ 7,500.00		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE 12"	30.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE 15"	35.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE 18"	50.00	LF	625	\$ 31,250.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE 24"	60.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PIPE 36"	100.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM - TRENCH DRAIN (8", NON VEHICULAR)	80.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM - DRAIN BASIN	2,500.00	EA	10	\$ 25,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM - CURB INLET	3,500.00	EA	1	\$ 3,500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-SIDEWALK DRAIN	2,500.00	EA	7	\$ 17,500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-PEDESTAL INLET	2,550.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-POND STRUCTURE	10,000.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	STORM-BIORETENTION AREA	6.50	SF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -

50% SCHEMATIC DESIGN OPC

			AREAS														
AREA:			GENERAL SITE		PLAYGROUND AND SLIDES		ADA RAMP / GREENWAY		STAIRS		SIDEWALK		BUS STOP / PLAZA		RESTROOM		
AREA TOTAL:			\$ 969,800.00		\$ 1,141,350.00		\$ 642,300.00		\$ 127,400.00		\$ 198,300.00		\$ 190,250.00		\$ 342,950.00		
DIV.	ITEM	UNIT PRICE	UNIT	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL	QTY.	UNIT TOTAL
	INFILTRATION POND	35,000.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	WATER TAP FEE	2,500.00	EA		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 2,500.00
	WATER - 2" PVC	30.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	200	\$ 6,000.00
	WATER - 6" PVC	30.00	LF		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
	WATER METER (BUDGET)	4,500.00	EA	1	\$ 4,500.00		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 4,500.00
	WATER SERVICE - BACKFLOW PREVENTOR	7,500.00	EA	1	\$ 7,500.00		\$ -		\$ -		\$ -		\$ -		\$ -	1	\$ 7,500.00
	WATER - FIRE HYDRANT, INCL BACKFLOW	6,000.00	EA	1	\$ 6,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
			GENERAL SITE		PLAYGROUND AND SLIDES		ADA RAMP / GREENWAY		STAIRS		SIDEWALK		BUS STOP / PLAZA		RESTROOM		