

OLSON ENGINEERING INC.

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Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 1

| Item # | Description | Unit Of Measure | Quantity | Unit Price | Total Price |
|-------------------------|---|--------------------|----------|---------------|----------------|
| Grading | | | | | |
| 1 | Import Fill, Place & Compact Material From Adjacent Stockpile | CY | 19,000 | \$ 6.00 | \$ 114,000.00 |
| 2 | Finish Grade | SF | 214,315 | \$ 0.10 | \$ 21,431.50 |
| 3 | Erosion Control | LS | 1 | \$ 15,000.00 | \$ 15,000.00 |
| | | | | Total | \$ 150,431.50 |
| Sidewalk / Trail | | | | | |
| 2 | Finish Grade - Sidewalk | SF | 6,695 | \$ 0.20 | \$ 1,339.00 |
| 3 | 1½"- Crushed Rock (0.17') - Sidewalk | TN | 85 | \$ 23.00 | \$ 1,955.00 |
| 4 | Sidewalk (Concrete - 0.33') - Sidewalk | SF | 6,695 | \$ 5.00 | \$ 33,475.00 |
| 5 | Finish Grade - Heavy Asphalt Pavement | SF | 6,900 | \$ 0.20 | \$ 1,380.00 |
| 6 | 1½"- Crushed Rock (0.50') - Heavy Asphalt Pavement | TN | 245 | \$ 23.00 | \$ 5,635.00 |
| 7 | Asphalt Concrete (0.33') Class ½" 64-22 HMA - Heavy Asphalt Pavem | TN | 175 | \$ 135.00 | \$ 23,625.00 |
| 8 | Finish Grade - Light Asphalt Pavement | SF | 14,240 | \$ 0.20 | \$ 2,848.00 |
| 9 | 1½"- Crushed Rock (0.33') - Light Asphalt Pavement | TN | 334 | \$ 23.00 | \$ 7,682.00 |
| 10 | Asphalt Concrete (0.17') Class ½" 64-22 HMA - Light Asphalt Pavem | TN | 184 | \$ 135.00 | \$ 24,840.00 |
| | | | | Total | \$ 102,779.00 |
| Amenities | | | | | |
| 11 | Finish Grade - Picnic Area | SF | 1,590 | \$ 0.20 | \$ 318.00 |
| 12 | Picnic Structure (576 SF) AS - G2424 - 04 | EA | 1 | \$ 23,000.00 | \$ 23,000.00 |
| 13 | Finish Grade - Picnic Area | SF | 1,590 | \$ 0.20 | \$ 318.00 |
| 14 | 1½"- Crushed Rock (0.25') - Picnic Area | TN | 15 | \$ 23.00 | \$ 345.00 |
| 15 | Concrete (0.33') - Picnic Area | SF | 1,590 | \$ 5.00 | \$ 7,950.00 |
| 16 | ADA Picnic Table 2063 - P | EA | 1 | \$ 2,600.00 | \$ 2,600.00 |
| 17 | Picnic Table 2062 - P | EA | 4 | \$ 2,550.00 | \$ 10,200.00 |
| 18 | Benches 2140 - 6 - P | EA | 9 | \$ 900.00 | \$ 8,100.00 |
| 19 | Trash Receptacle 2770 - DT - P | EA | 1 | \$ 1,400.00 | \$ 1,400.00 |
| 20 | Aluminum Recreational Volleyball System SVB2000A | EA | 1 | \$ 1,700.00 | \$ 1,700.00 |
| | | | | Total | \$ 55,931.00 |
| Play Structure | | | | | |
| 21 | Play Structure (9873 PipeLine) | EA | 1 | \$ 46,500.00 | \$ 46,500.00 |
| 22 | Finish Grade | SF | 2,735 | \$ 0.20 | \$ 547.00 |
| 23 | Geotextile Fabric | SY | 330 | \$ 0.90 | \$ 297.00 |
| 24 | 24" Concrete Curb | LF | 185 | \$ 40.00 | \$ 7,400.00 |
| 25 | Engineered Wood Fiber | CY | 102 | \$ 40.00 | \$ 4,080.00 |
| 26 | ADA Landing & Ramp | SF | 95 | \$ 4.75 | \$ 451.25 |
| 27 | 4" Perf. Pipe (Wrapped) D-2729 w/ Washed Drain Rock | LF | 50 | \$ 30.00 | \$ 1,500.00 |
| 28 | Pipe Outlet, Pyramat w/ Hand Placed Rip Rap | SF | 25 | \$ 10.00 | \$ 250.00 |
| | | | | Total | \$ 61,025.25 |
| Landscaping | | | | | |
| 29 | Eastern White Pine (5' - 6') | EA | 13 | \$ 300.00 | \$ 3,900.00 |
| 30 | Hogan Cedar (5' - 6') | EA | 9 | \$ 300.00 | \$ 2,700.00 |
| 31 | Village Green Zelkova (2" Cal.) | EA | 18 | \$ 300.00 | \$ 5,400.00 |
| 32 | October Glory Maple (1.5" Cal.) | EA | 14 | \$ 300.00 | \$ 4,200.00 |
| 33 | Tulip Tree (1.5" Cal.) | EA | 13 | \$ 300.00 | \$ 3,900.00 |
| 34 | Topsoil (0.33') - Hydroseeded Lawn Area | CY | 2,500 | \$ 30.00 | \$ 75,000.00 |
| 35 | Compost (0.17') -Hydroseeded Lawn Area | CY | 1,290 | \$ 30.00 | \$ 38,700.00 |
| 36 | Finish Grade - Hydroseeded Lawn | SF | 204,705 | \$ 0.10 | \$ 20,470.50 |
| 37 | Finish Grade - Native Grass | SF | 9,610 | \$ 0.10 | \$ 961.00 |

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|-------|---------------------|----|---------|----|----------|----|------------|------------|
| 38 | Irrigation | SF | 204,705 | \$ | 0.75 | \$ | 153,528.75 | |
| 39 | 2" Irrigation Meter | LS | 1 | \$ | 9,000.00 | \$ | 9,000.00 | |
| 40 | Power | LS | 1 | \$ | 2,500.00 | \$ | 2,500.00 | |
| 41 | Lawn (Hydroseeded) | SF | 204,705 | \$ | 0.20 | \$ | 40,941.00 | |
| 42 | Lawn (Native Grass) | SF | 9,610 | \$ | 0.20 | \$ | 1,922.00 | |
| Total | | | | | | | \$ | 363,123.25 |

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| Phase 1 Construction Costs | Subtotal | \$ | 733,290.00 |
| | Design, Permit & Fees @ 15% | \$ | 109,993.50 |
| | Construction Observation @ 3% | \$ | 21,998.70 |
| | Contingency @ 15% | \$ | 109,993.50 |
| | Tax @ 8.4% | \$ | 61,596.36 |
| | Total | \$ | 1,036,872.06 |

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|-------------------------------|-------|------|----|------------|----|---------------------|
| Land | | | | | | |
| Developable Upland in Phase 1 | Acres | 3.85 | \$ | 400,000.00 | \$ | 1,540,000.00 |

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| Phase 1 Total Costs | \$ 2,576,872.06 |
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Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 2

| Item # | Description | Unit Of Measure | Quantity | Unit Price | Total Price |
|-------------------------|--|--------------------|----------|---------------|----------------|
| Landscaping | | | | | |
| 1 | Eastern White Pine (5' - 6') | EA | 27 | \$ 300.00 | \$ 8,100.00 |
| 2 | Hogan Cedar (5' - 6') | EA | 11 | \$ 300.00 | \$ 3,300.00 |
| 3 | Finish Grade - Lawn | SF | 26,696 | \$ 0.10 | \$ 2,669.60 |
| 4 | Topsoil (0.33') - Lawn Area | CY | 330 | \$ 8.00 | \$ 2,640.00 |
| 5 | Compost (0.17') - Lawn Area | CY | 170 | \$ 30.00 | \$ 5,100.00 |
| 6 | Irrigation | SF | 26,696 | \$ 0.75 | \$ 20,022.00 |
| 7 | Lawn (Hydroseeded) | SF | 26,696 | \$ 0.20 | \$ 5,339.20 |
| Total | | | | | \$ 47,170.80 |
| Amenities | | | | | |
| 8 | Finish Grade - Sport Court | SF | 2,400 | \$ 0.20 | \$ 480.00 |
| 9 | 1½"- Crushed Rock (0.25') - Sport Court | TN | 43 | \$ 23.00 | \$ 989.00 |
| 10 | Concrete (0.33') - Sport Court | SF | 2,400 | \$ 5.00 | \$ 12,000.00 |
| 11 | Basketball Hoop Assembly 1001 - 01 | EA | 2 | \$ 2,400.00 | \$ 4,800.00 |
| 12 | Restroom | LS | 1 | \$ 150,000.00 | \$ 150,000.00 |
| 13 | Finish Grade - Restroom | SF | 400 | \$ 0.20 | \$ 80.00 |
| 14 | Drinking Fountain | EA | 1 | \$ 3,500.00 | \$ 3,500.00 |
| 15 | Bicycle Rack | EA | 1 | \$ 400.00 | \$ 400.00 |
| 16 | Benches 21400 - 6 - P | EA | 6 | \$ 800.00 | \$ 4,800.00 |
| 17 | Trash Receptacle 2770 - DT - P | EA | 4 | \$ 1,000.00 | \$ 4,000.00 |
| 18 | Wetland Enhancements | EA | 1 | \$ 20,000.00 | \$ 20,000.00 |
| Total | | | | | \$ 201,049.00 |
| Sidewalk / Trail | | | | | |
| 19 | Finish Grade - Light Asphalt Pavement (Sport Court) | SF | 1,040 | \$ 0.20 | \$ 208.00 |
| 20 | 1½"- Crushed Rock (0.33') - Light Asphalt Pavement (Sport Court) | TN | 25 | \$ 23.00 | \$ 575.00 |
| 21 | Asphalt Concrete (0.17') Class ½" 64-22 HMA - Light Asphalt Pavement (Sport Court) | TN | 13 | \$ 135.00 | \$ 1,755.00 |
| 22 | Finish Grade - Sidewalk / Trail | SF | 7,165 | \$ 0.20 | \$ 1,433.00 |
| 23 | 1½"- Crushed Rock (0.17') - Sidewalk / Trail | TN | 90 | \$ 20.00 | \$ 1,800.00 |

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|----|-------------------------------------|----|-------|----|------|-------|--------------|
| 24 | Sidewalk / Trail (Concrete - 0.33') | SF | 7,165 | \$ | 5.00 | \$ | 35,825.00 |
| | | | | | | Total | \$ 41,596.00 |

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|----------------------------|-------------------------------|--|--|--|--|----|-------------------|
| Phase 2 Construction Costs | Subtotal | | | | | \$ | 289,815.80 |
| | Design, Permit & Fees @ 15% | | | | | \$ | 43,472.37 |
| | Construction Observation @ 3% | | | | | \$ | 8,694.47 |
| | Contingency @ 15% | | | | | \$ | 43,472.37 |
| | Tax @ 8.4% | | | | | \$ | 24,344.53 |
| | Total | | | | | \$ | 409,799.54 |

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|-------------------------------|-------------|------|----|------------|----|--|-------------------|
| | Land | | | | | | |
| Developable Upland in Phase 2 | Acres | 1.27 | \$ | 400,000.00 | \$ | | 508,000.00 |

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| Phase 2 Total Costs | \$ 917,799.54 |
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TOTAL PARK COST

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|-------------------------------|---------|----|---------------------|
| Neighborhood Park Total Costs | Phase 1 | \$ | 2,576,872.06 |
| | Phase 2 | \$ | 917,799.54 |
| | | \$ | 3,494,671.60 |

ASSUMPTIONS

- 1 Prices based off current market rates.
- 2 This Cost Estimate is based on plans prepared by Olson Engineering, Inc - Green Mountain Mixed Use PRD Neighborhood Park - LS1.1, LS1.2 & LS1.3, June 2017.
- 3 "Grading" - Import Fill Material From Adjacent Stockpile
- 4 The Play Structure and Park Amenities were quoted by "Columbia Cascade Company".
- 5 The Picnic Structure was quoted by "RCP Shelters, Inc.".
- 6 The Aluminum Recreational Volleyball System was quoted by "Bison, Inc.".
- 7 Crushed Rock - Cubic Feet to Tons conversion rate of 0.071 utilities.
- 8 AC - Cubic Feet to Tons conversion rate of 0.076 utilities.
- 9 "Restroom" is based on Dorothy Fox Park's Estimate by others
- 10 Acreage and Cost for "Developable Upland in Phase 1 & 2" was provided by John Schmidt of Metropolitan Land Group, LLC
- 11 Remove SDC Fee from 2" Irrigation Meter



9/11/17