

Ballard Corner's Park • Revised Design Development Cost Estimate

updated 9/4/2007



Prepared by Barker Landscape Architects, 1514 NW 52nd St., Seattle, WA 98107

Qty.	Unit	Item	Labor	Mat's	\$/unit	Subtotal	RainGarde	PlayArea	LivingRoom	CornerStore	Base Bid
							Estimate	Estimate	Estimate	Estimate	Estimate
MOBILIZATION, DEMOLITION, TESC											
1	LS	Mobilization	\$5,000	\$5,000	\$10,000	\$10,000	\$1,000	\$1,000	\$1,000	\$2,000	\$5,000
620	LF	Temp fencing of site		\$3	\$3	\$1,860	\$200	\$200	\$400	\$400	\$660
1	LS					\$10,000	\$2,000	\$1,000	\$1,000	\$2,000	\$4,000
1	LS	Environmental Protection (cb filters, tire cleaning, other permits)	\$1,000	\$1,000	\$2,000	\$2,000	\$1,000	\$500	\$0	\$0	\$500
1	LS	Allowance for pruning, grubbing, sod removal and export	\$1,750	\$250	\$2,000	\$2,000		\$500	\$500	\$500	\$500
1	LS	sawcut street paving, demo. concrete curb and roadway	\$3,500	\$1,500	\$5,000	\$5,000	\$5,000				\$0
1	LS	House demolition BY OTHERS	\$0								
		Subtotal				\$30,860	\$9,200	\$3,200	\$2,900	\$4,900	\$10,660
EARTHWORK											
370	CY	Rough grading (15,000 SF/8" = 5000 CF= 370 CF)	\$32		\$32	\$11,840	\$2,000	\$500	500	\$2,960.00	\$5,880
200	CY	Soil Import	\$30	\$15	\$45	\$9,000	\$1,800				\$7,200
500	CY	Fine grading	\$15		\$15	\$7,500	\$3,000	\$1,500	500	\$500.00	\$2,000
		Subtotal				\$28,340	\$6,800	\$2,000	\$1,000	\$3,460	\$15,080
SITE UTILITIES (Storm Conveyance)											
1	LS	Irrigation	\$10,000	\$10,000	\$20,000	\$20,000					\$20,000
1	LS	Drainage Allowance (play area, raingarden)	\$3,000	\$3,000	\$6,000	\$6,000	\$4,000	\$1,000			\$1,000
		Subtotal				\$26,000	\$4,000	\$1,000			\$21,000
HARDSCAPE AND SURFACING											
120	LF	new curb/gutter for raingarden	\$20	\$20	\$40	\$4,800	\$4,800				\$0
290	SF	Plaza paving for corner store	\$12	\$12	\$24	\$6,960				\$6,960	\$0
155	SF	Living room seating area	\$12	\$12	\$24	\$3,720			\$3,720		\$0
600	SF	Gravel paths	\$0.50	\$1	\$1.50	\$900					\$900
1	LS	Allowance for sawcutting, grinding, adapting 'ruin' walls	\$2,000	\$2,000	\$4,000	\$4,000					\$4,000
1275	SF	Concrete path and sidewalk	\$4	\$3	\$7	\$8,925					\$8,925
2	LS	Safe crossings	\$1,000	\$1,000	\$2,000	\$4,000					\$4,000
95	SFF	Concrete childrens seatwall around play area	\$20	\$20	\$40	\$3,800		\$3,800			\$0
80	SFF	Seatwall along path (w/Skate Dot edge)	\$20	\$20	\$40	\$3,200					\$3,200
9	EA	Seat boulders	\$200	\$250	\$450	\$4,050		\$4,050			\$0
25	CY	Accessible wood fiber surfacing	\$20	\$30	\$50	\$1,250		\$1,250			\$0
		Subtotal				\$45,605	\$4,800	\$9,100	\$3,720		\$27,985
FURNITURE AND ARTISTIC ELEMENTS											
1	LS	Cast in Place Concrete footings, counter, columns	\$10,000	\$5,000	\$15,000	\$15,000				\$15,000	\$0
1	LS	Steel storefront, sign framing, wood look incorporated	\$5,000	\$5,000	\$10,000	\$10,000				\$10,000	\$0
12	ea	custom heavy duty outdoor soda fountain stools	\$250	\$1,000	\$1,250	\$15,000				\$15,000	\$0
180	EA	donor countertops of bronze tiles (20 SF each x 9 tiles/SF=180 t	\$10	\$25	\$35	\$6,300				\$6,300	\$0
1	LS	Allowance for 'Living room' polished shotcrete "couch"	\$500	\$5,500	\$6,000	\$6,000			\$6,000		\$0
1	LS	Allowance for 'Living room' polished shotcrete chair	\$300	\$3,000	\$3,300	\$3,300			\$3,300		\$0
1	LS	Allowance for stone end table/lamp	\$300	\$1,200	\$1,500	\$1,500			\$1,500		\$0
1	LS	Allowance for 'Living room' coffee table"	\$300	\$1,800	\$2,100	\$2,100			\$2,100		\$0
1	LS	natural play elements (boulder, logs, etc.	\$1,000	\$2,000	\$3,000	\$3,000			\$3,000		\$0
1	LS	Children's Play Structure ("Algol GXY927000-37" & supervision)	\$1,800	\$13,000	\$14,800	\$14,800		\$14,800			\$0
1	EA	Bike Rack	\$200	\$250	\$450	\$450					\$450
		Subtotal				\$77,450	\$0	\$14,800	\$15,900	\$46,300	\$450
PLANTING											
2610	SF	Main park planting area soil preparation	\$0.50	\$1	\$1.50	\$3,915					\$3,915
1280	SF	Rain Garden A planting area soil preparation	\$0.50	\$1	\$1.50	\$1,920					\$0
1500	SF	Rain Garden B planting area soil preparation	\$0.50	\$1	\$1.50	\$2,250	\$1,920				\$0
50	CY	Imported and placed mulch	\$0	\$20	\$20	\$1,000					\$1,000
100	CY	Imported and placed soil amendments	\$20	\$20	\$40	\$4,000					\$4,000
10	EA	Trees (procured and delivered by contractor/planting by others)		\$200	\$2,000	\$2,000					\$2,000
100	EA	Shrubs (procured and delivered by contractor/planting by others)		\$15	\$15	\$1,500					\$0
500	EA	Perennials (procured and delivered by contractor/planting by others)		\$7	\$7	\$3,500					\$0
750	EA	Groundcovers (procured and delivered by contractor/planting by others)		\$2	\$2	\$1,500					\$1,500
1	LS	Fencing to protect lawn	\$800	\$400	\$1,200	\$1,200					\$1,200
5600	SF	Hydroseed lawn	0.14	0.14	0.28	\$1,568					\$1,568
		Subtotal				\$24,353	\$9,170	\$0	U	U	\$15,183
Subtotal before tax and contingencies						\$232,608	\$33,970	\$30,100	\$23,520	\$54,660	\$232,608
Overhead, Profit 15% (contractor's markup above material and labor for profit and overhead)						\$34,891	\$5,096	\$4,515	\$3,528	\$8,199	\$34,891
Subtotal Construction Costs						\$267,499	\$39,066	\$34,615	\$27,048	\$62,859	\$267,499
8.9% WSST						\$23,807	\$3,477	\$3,081	\$2,407	\$5,594	\$23,807
Subtotal						\$291,307	\$42,542	\$37,696	\$29,455	\$68,453	\$291,307
13% Design, Permitting, Project Management (after DD phase complete)						\$37,870	\$5,531	\$4,900	\$3,829	\$8,899	\$37,870
Subtotal						\$329,176	\$48,073	\$42,596	\$33,284	\$77,352	\$329,176
SDOI Permitting- Civil Engineering Design/Permit documents fee						\$23,000					\$23,000
Subtotal						\$352,176	\$71,073	\$42,596	\$33,284	\$77,352	\$352,176
15% Owner's Contingency						\$52,826	\$10,661	\$6,389	\$4,993	\$11,603	\$52,826
3% Escalation costs						\$10,565	\$2,132	\$1,278	\$999	\$2,321	\$10,565
TOTAL ESTIMATED PROJECT BUDGET						\$415,568	\$83,866	\$50,263	\$39,276	\$91,276	\$415,568
Total Project							RainGarden	PlayArea	livingRoom	cornerStore	Base Bid
											totals