

**Sportsmans Park  
Master Plan Cost Estimate - November 2023**

<b>PHASE ONE</b>							<b>725,002</b>
<b>1</b>	<b>Expanded Gravel Parking Upper Ball fields</b>						<b>56,815</b>
	1	SWPPP / erosion control items/ mobilization	1	LS	2,000	2,000	
	2	Excavation	1	LS	8,000	8,000	
	3	Tree Removal	3	EA	750	2,250	
	4	8" concrete ADA Parking pad	400	SF	29	11,600	
	5	Truncated domes	8	SF	200	1,600	
	6	special striping	1	LS	2,000	2,000	
	7	Gravel drive and parking	1000	SY	12	12,000	
	8	Landscape Improvements/BMP	1	LS	5,000	5,000	
	9	wheel stops	60	EA	120	7,200	
	10	Contingency - 10%	1	LS	5,165	5,165	
<b>2</b>	<b>Partial lower Main Park Road/ Disk Golf Parking</b>						<b>85,624</b>
	1	SWPPP / erosion control items/ mobilization	1	LS	16,000	16,000	
	2	Excavation	1	LS	16,000	16,000	
	3	Tree Removal	8	EA	750	6,000	
	4	8" concrete ADA Parking pad	400	SF	29	11,600	
	5	Truncated domes	8	SF	200	1,600	
	6	special striping	1	LS	2,000	2,000	
	7	Gravel drive and parking	1800	SY	12	21,600	
	8	Landscape Improvements/BMP	1	LS	1,000	1,000	
	9	wheel stops	17	EA	120	2,040	
	10	Contingency - 10%	1	LS	7,784	7,784	
<b>3</b>	<b>Upper ADA Playground</b>						<b>103,356</b>
	1	SWPPP / erosion control items mobilization	1	LS	2,000	2,000	
	2	Excavation @ 1% grade	1	LS	3,000	3,000	
	3	Tree removal	2	EA	750	1,500	
	4	6" play curb	96	LF	55	5,280	
	5	Landscape Improvements/BMP	1	LS	2,000	2,000	
	6	4" perf drain tile	30	LF	6	180	
	7	Play ground by Vendor (1)	1	LS	80,000	80,000	
	8	Contingency - 10%	1	LS	9,396	9,396	
<b>4</b>	<b>18 hole Disc golf course</b>						<b>46,189</b>
	1	Excavation/Tree removal/Brush removal-Done by others	0	0	0	0	
	2	mobilization/SWPPP/Erosion control item	1	LS	5,000	5,000	
	3	4" (12x6) concrete pad	18	EA	1,388	24,984	
	4	Footing/Basket	18	EA	667	12,006	
	5	Contingency - 10%	1	LS	4,199	4,199	
<b>5</b>	<b>Upper Concession Restoration</b>						<b>309,984</b>
	1	SWPPP / erosion control items mobilization	1	LS	5,000	5,000	
	2	Excavation	1	LS	2,500	2,500	
	3	5" concrete Plaza	868	SY	28	24,304	
	4	exterior renevation	1	LS	35,000	35,000	
	5	Septic system	1	LS	45,000	45,000	
	6	Restroom	1	LS	125,000	125,000	
	6	Site furniture	1	LS	15,000	15,000	
	7	Lighting	1	LS	15,000	15,000	
	8	New park sign	1	LS	15,000	15,000	
	9	Contingency - 10%	1	LS	28,180	28,180	
	1	Project Fee - 20% (Design/Engineering/Admin/Staking/Testii	1	LS	120393.68	120393.68	123034

<b>PHASE TWO</b>							<b>777,948</b>
<b>1</b>	<b>Lower Gravel Parking/Main Road</b>						<b>389,884</b>
	1	SWPPP / erosion control items/ mobilization	1	LS	14,000	14,000	
	2	Excavation	1	LS	44,000	44,000	
	3	Tree Removal	16	EA	750	12,000	
	4	8" concrete ADA Parking pad	2760	SF	29	80,040	
	5	Truncated domes	68	SF	200	16,800	
	6	special striping	1	LS	10,000	10,000	
	7	Gravel drive and parking	4400	SY	32	140,800	
	8	Landscape Improvements/BMP	1	LS	29,000	29,000	
	9	wheel stops	65	EA	120	7,800	
	10	Contingency - 10%	1	LS	35,444	35,444	
<b>2</b>	<b>Upper Volley Ball courts (1)</b>						<b>48,485</b>
	1	SWPPP / erosion control items mobilization	1	LS	2,500	2,500	

2	Excavation Grade to 1%	1	LS	1,250	1,250	
3	Washed Sand for court play	32	CY	22	704	
4	Geo-textile	1300	LF	1	728	
5	4" per Drain tile	70	LF	7	455	
6	Footing/ netting	1	LS	15,000	15,000	
7	Landscape Improvements/BMP	1	LS	10,000	10,000	
8	Concrete play curb to contain sand	240	LF	56	13,440	
9	Contingency - 10%	1	LS	4,408	4,408	
<b>3</b>	<b>Fishing dock/Pier</b>					<b>80,850</b>
1	SWPPP / erosion control items mobilization	1	LS	5,000	5,000	
2	Excavation	1	LS	2,000	2,000	
3	Trees Removal	2	EA	750	1,500	
4	Dock by American Muscle Docks	1	LS	65,000	65,000	
5	Contingency - 10%	1	LS	7,350	7,350	
<b>4</b>	<b>Storm Water/Civil/Restoration</b>					<b>117,613</b>
1	SWPPP / erosion control items mobilization	1	LS	5,000	5,000	
2	Excavation of stormwater pond/Swal/BMP	1	LS	14,000	14,000	
4	Culverts	3	LS	5,600	16,800	
5	2.5 Cal. Tree Deciduous/Coniferous	75	EA	600	45,000	
6	Type III Wetland Seed	1	LS	4,000	4,000	
7	Type I seed	1	LS	16,000	16,000	
8	Contingency - 10%	1	LS	10,080	16,813	
<b>3</b>	<b>Slabling Hill</b>					<b>13,750</b>
1	SWPPP / erosion control items mobilization	1	LS	1,500	1,500	
2	Excavation	1	LS	1,000	1,000	
3	Trees Removal/Brush Removal	8	EA	750	6,000	
4	Restoration	1	LS	4,000	4,000	
5	Contingency - 10%	1	LS	1,250	1,250	
1	Project Fee - 20% (Design/Engineering/Admin/Staking/Testi	1	LS	127,366.3	127,366.3	<b>127366.34</b>

## PHASE THREE

**1,926,780**

<b>1</b>	<b>Steps and Trails</b>					<b>403,698</b>
1	SWPPP / erosion control items	1	LS	5,000	5,000	
2	Trees Removal	22	EA	750	16,500	
3	Excavation	1	LS	24,000	24,000	
4	lookout concrete pad	1	LS	12,000	12,000	
5	Concrete seating node (9SY)	3	Ea	8,000	24,000	
6	Site Furniture allong trails and seating nodes	7	EA	5,000	35,000	
7	8' bituminous trail with base	4234	SY	22	93,148	
8	Ground Treated Timber Step units with Footing/Railing/geo-textile fabric/drain tile/aggergate class 5 filler	146	EA	975	142,350	
10	Type I seed	1	LS	5,000	5,000	
11	Excavation	1	LS	10,000	10,000	
12	Contingency - 10%	1	LS	36,700	36,700	
<b>2</b>	<b>Volley Ball courts (1)</b>					<b>48,485</b>
1	SWPPP / erosion control items mobilization	1	LS	2,500	2,500	
2	Excavation Grade to 1%	1	LS	1,250	1,250	
3	Washed Sand for court play	32	CY	22	704	
4	Geo-textile	1300	LF	1	728	
5	4" per Drain tile	70	LF	7	455	
6	Footing/ netting	1	LS	15,000	15,000	
7	Landscape Improvements/BMP	1	LS	10,000	10,000	
8	Concrete play curb to contain sand	240	LF	56	13,440	
9	Contingency - 10%	1	LS	4,408	4,408	
<b>3</b>	<b>New T-ball field (1)</b>					<b>194,700</b>
1	SWPPP / erosion control items mobilization	1	LS	15,000	15,000	
2	Aglime	1	LS	35,000	35,000	
3	Athletic Turf Grade	1	LS	16,000	16,000	
4	2 Bleachers and Backstop fence	1	LS	30,000	30,000	
5	Trash receptacles	3	EA	1,500	4,500	
6	New Park Sign	1	LS	4,500	4,500	
7	Plaza Pavilion 20'x20'	1	LS	62,000	62,000	
8	Landscape Improvements/BMP	1	LS	10,000	10,000	
9	Contingency - 10%	1	LS	17,700	17,700	
<b>4</b>	<b>River Pavilion Restoration/Formal Green Space</b>					<b>756,910</b>
1	SWPPP / erosion control items/ mobilization	1	LS	15,000	15,000	
2	Trees Removal	8	EA	750	6,000	
3	Demo and removal	1	LS	7,500	7,500	
4	Site grading	1	LS	30,000	30,000	

5	Doors and interior restoration	1296	SF	100	129,600	
6	Updated lighting	1	LS	25,000	25,000	
7	5" Concrete Special Walk/Plaza	3600	SF	25	90,000	
8	Septic system	1	LS	55,000	55,000	
9	Concrete Steps	1	LS	10,000	10,000	
10	Custom Deck/Railing	1	LS	150,000	150,000	
11	Restroom	1	LS	145,000	145,000	
12	Plumbing/Electrical hook up	1	LS	5,000	5,000	
13	Landscape Improvements/BMP	1	LS	20,000	20,000	
14	Contingency - 10%	1	LS	68,810	68,810	
5	<b>Lower ADA Playgrounds</b>					<b>191,774</b>
	1 SWPPP / erosion control items mobilization	1	LS	6,000	6,000	
	2 Excavation @ 1% grade	1	LS	5,000	5,000	
	3 Tree removal	8	EA	750	6,000	
	4 6" play curb	176	LF	55	9,680	
	5 Landscape Improvements/BMP	1	LS	7,000	7,000	
	6 4" perf drain tile	110	LF	6	660	
	7 Play ground by Vendor (1)	1	LS	140,000	140,000	
	8 Contingency - 10%	1	LS	17,434	17,434	
6	1 Project Fee - 20% (Design/Engineering/Admin/Staking/Testi	1	LS	319,113.3	319113.3	331213.3

### TOTAL PHASES COMBINED

	Item	Description	Qty.	Units	Unit Cost	Subtotal	Total
1		<b>River Pavilion Restoration/Formal Green Space</b>					<b>756,910</b>
2		<b>Gravel Parking/Road</b>					<b>541,519</b>
3		<b>Fishing dock/Pier</b>					<b>80,850</b>
4		<b>2 ADA Playgrounds (Upper and Lower)</b>					<b>301,358</b>
5		<b>Steps and Trails</b>					<b>403,698</b>
6		<b>Upper Concession Restoration</b>					<b>309,984</b>
7		<b>18 hole Disc golf course</b>					<b>46,189</b>
8		<b>Volley Ball courts (2)</b>					<b>82,221</b>
9		<b>Storm Water/Civil/Restoration</b>					<b>117,613</b>
10		<b>New T-ball field (1)</b>					<b>255,200</b>
		<b>Total Estimated Construction Cost</b>					<b>2,895,542</b>
11		<b>Indirect Project Costs</b>					<b>579,108</b>
	1	Project Fee - 20% (Design/Engineering/Admin/Staking/Testing)	1	LS	579,108	579,108	
		<b>Total Project Cost:</b>					<b>3,474,650</b>

### ASSUMED Annual Maintenance Cost (Full Build Out)

1	8months Mowing of parkways/green space 70\$/acre	LS	23,000
2	4 month of snow removal/Ice removal .15/acre/2large snow events	LS	1,500
3	Annual Landscape improvements/mulch/weeding/flowers/tree replacemen	LS	8,000
4	Buckthorn managements 600\$/acre	LS	1,800
5	Septic System Clean out 2 per year	LS	6,000
6	Garbage removal 8 months @ \$100/month	LS	800
7	1 Maintenance staff 52 Weeks @ \$20/hr.	LS	44,000
8	Gravel Road Maintenance wash outs	LS	5,000
9	Utilities (Electric,Water,Sewer 8 months)	LS	6,800
10	Free skating flooding of green space	LS	2,500
11	Parking lot maintainance	LS	1,500
12	Fishing Dock/pier/storage/maint./install	LS	2,000
11	Athletic field irrigation/maintainance (3)	LS	9,000
	<b>TOTAL</b>	<b>\$2,600/ACRE</b>	<b>111,900</b>

Comparably MSP Park system spends \$8,000/ACRE