

Plum Creek South - Castle Rock, Colorado

Preliminary Opinion of Estimated Costs - Based Upon 95% Construction Documents (dated 10/25/2021)
Prepared By: DHM Design
Monday, October 25, 2021

Category		Qty	Unit Cost	Total Cost	Comments
Project Start-Up					
Project Start Up and Preparation	LS	\$396,945	15.00%	\$59,541.77	
- Mobilization					
- Permits					
- Vehicle Tracking					
- Dust Control (Water)					
Potholing Utilities (Non-Destructive)	EA	10	\$1,250.00	\$12,500.00	Allowance
Erosion Control & Stormwater Management	LS	1	\$7,500.00	\$7,500.00	Allowance-Includes construction fence
Construction Staking / Surveying	LS	1	\$5,000.00	\$5,000.00	Allowance
Traffic Control	LS	1	\$8,000.00	\$8,000.00	Allowance
Section Subtotal				\$92,541.77	
Demolition					
Vegetation					
Clearing & Grubbing	LS	1.0	\$5,000.00	\$5,000.00	Allowance
Tree Protection	LF	306	\$2.50	\$765.00	
Hardscape					
Concrete Pavement	SF	3,083	\$4.00	\$12,332.00	
Playpit Edge	LF	130	\$3.25	\$422.50	
Concrete Curb and Gutter	LF	26	\$15.00	\$390.00	Located at proposed curb ramp
Miscellaneous Demolition					
Playground Equipment	LS	1	\$5,000.00	\$5,000.00	Allowance
EWF	SF	3,064	\$2.25	\$6,894.00	At playground
Site Furniture Relocation	EA	6	\$1,500.00	\$9,000.00	ADA picnic table, Park signs, Trash receptacle, Bench
Miscellaneous	LS	1	\$8,000.00	\$8,000.00	Allowance
Section Subtotal				\$47,803.50	
Earthwork					
Soil Import	CY	147	\$40.00	\$5,880.00	Includes cut/fill-completed in place
Topsoil Strip and Stockpile - Assumption To Date	CY	91	\$8.00	\$728.00	6" depth
Topsoil Placing - Assumption To Date	CY	91	\$8.00	\$728.00	6" depth
Section Subtotal				\$7,336.00	
Utilities					
Playground Underdrain System	LS	1	\$18,000.00	\$18,000.00	Includes inlet and pipe
Sidewalk Chase - 12" Wide	EA	4	\$2,500.00	\$10,000.00	
Section Subtotal				\$28,000.00	
Sitework & Hardscape					
Concrete Flatwork - 6" Depth - Grey - Sidewalk	SF	7,377	\$8.50	\$62,704.50	
Concrete Flatwork - 6" Depth - Grey - Plaza Seating Area	SF	1,233	\$8.50	\$10,480.50	
Roadway Concrete Pavement - 6" Depth	SF	396	\$8.50	\$3,366.00	
Subgrade Prep	SY	1,127	\$4.50	\$5,071.50	
Class 6 Aggregate Base Course	TON	337	\$60.00	\$20,220.00	
Pedestrian ADA Ramp	EA	1	\$5,200.00	\$5,200.00	Located along Mt. Royal Dr.
Detectable Warning Plates	EA	2	\$450.00	\$900.00	2'x2' plates
Structural Concrete - Playpit Wall	CY	8.58	\$2,200.00	\$18,876.00	
Playground Ramp	EA	1	\$3,500.00	\$3,500.00	Located in playpit with EWF
Section Subtotal				\$130,318.50	
Site Structures, Retaining Walls & Playgrounc					
Pre-manufactured Shade Sail	LS	1	\$28,000.00	\$28,000.00	Allowance
Play Equipment	LS	1	\$62,700.00	\$62,700.00	Provided by LSI. Price includes contractor mark-up
Playground - EWF	SF	2,160	\$4.25	\$9,180.00	
Section Subtotal				\$99,880.00	

Site Furnishings					
Trash Receptacle	EA	3	\$1,500.00	\$4,500.00	Does not include relocated existing items
Bench	EA	4	\$1,400.00	\$5,600.00	Does not include relocated existing items
Bike Racks	EA	3	\$400.00	\$1,200.00	
Pet Waste Stations	EA	2	\$500.00	\$1,000.00	Does not include relocated existing items
Section Subtotal				\$12,300.00	
Landscape & Irrigation					
Landscape Boulder	EA	42	\$650.00	\$27,300.00	
Flagstone	EA	6	\$400.00	\$2,400.00	
Native Seed with Soil Prep.	SF	19,127	\$0.45	\$8,607.15	
Section Subtotal				\$38,307.15	
Base Bid Sub-Total:				\$456,486.92	
10% Construction Contingency				\$45,648.69	
Base Bid Total:				\$502,135.61	
Bid Alternate #1 - Mt. Royal Dr. Sidewalk					
Project Start-Up					
Erosion Control & Stormwater Management	LS	1	\$2,000.00	\$2,000.00	Allowance-Includes construction fence
Sitework & Hardscape					
Concrete Flatwork - 6" Depth - Grey - Sidewalk	SF	2,529	\$8.50	\$21,496.50	
Subgrade Prep	SY	340	\$4.50	\$1,530.00	
Class 6 Aggregate Base Course	TON	102	\$60.00	\$6,120.00	
Bid Alternate Sub-Total:				\$31,146.50	
10% Construction Contingency				\$3,114.65	
Bid Alternate #1 Total:				\$34,261.15	
OVERALL PROJECT CONSTRUCTION TOTAL:				\$536,396.76	

Approximate Overall Design Budget (provided by City) \$123,456.00 NOT REFLECTED IN TOTAL PRICE

Notes:

1. All unit prices are approximate and based on recent bids received on projects of similar type.
2. Opinion of Estimated Costs does not include any possible permitting fees that may be incurred.
3. Unit pricing reflects latest project bid examples - 10/2021
4. Bid Alternate pricing assumes work will be completed at same time as Base Bid. Additional costs may apply if constructed separately.
5. Playground equipment pricing assumes a 10% contractor mark-up. There are potential cost savings by Town purchasing directly from Landscape Structures Inc.