

# Appendix G: Cost Opinion

## Cost Opinion Unit Price and Key Component Range

Park Element	Low Cost	High Cost	Comments	Lower Cost Considerations	Higher Cost Considerations
Restroom Building	\$175,000	\$600,000	assume new structure and relocation	pre-fab structure; 1-2 stalls ea side; short utility runs	custom structure; 4-6 stalls ea side; longer utility runs
Picnic Shelter	\$125,000	\$300,000	assume new structure	pre-fab structure; no amenities	custom structure; water, BBQ's, tables, prep counter, fireplace
Pedestrian (plaza) Paving	\$8 per SF	\$12 per SF	assume concrete CIP or pavers	base course material is firm/unyielding; no or minimal utility work;	base course material replaced; significant (underground) utility work;
Pedestrian Sidewalk	\$75 per LF	\$125 per LF	includes curb, gutter, 6' width, ramps	no or limited demo; no embedded text or special finishes	moderate demo; embedded artwork or special finishes
Regional Trail	\$95 per LF	\$450 per LF	assume 12' width	limited earthwork; no critical area mitigation; no structures	more earthwork; critical area impact / mit; some culverts but no other structures
Crossing Improvements	\$3,000	\$70,000	2 options – see description at right	crosswalk striping improvements and signs	rapid rectangular flashing beacon; striping and signs
Parking Areas	\$13 per SF	\$25 per SF	unknown on detention; may be possible to balance impervious surface; assumes curb, striping, signs	bioswale for water quality; lighter duty street section = 3" HMA over 6" CSBC surfacing;	filter vault for water quality; moderate amount for detention; heavy duty street section = 4" HMA over 8" CSBC
Sport Courts	\$8 per SF	\$14 per SF	range reflects difference in surface and fencing quality	single lift HMA, CSTC, net and poles, fence and gates	dbl lift HMA, CSTC, synthetic surfacing, mow strip, net and poles, fence and gates
Play Areas	\$100,000	\$500,000	range reflects differences noted at right	retain selected existing equipment; no underdrainage; min. change to equipment footprint or surround; targeted ADA compliant design/equipment; engineered wood fiber	all new equipment; complete underdrainage system; larger, and age separated play area footprint; fully ADA compliant design and equipment; mat surfacing
Spray Play Park	\$150,000	\$250,000	spray jets only, no stand-alone equip.; water supply not considered	non-recirculating system will be lower initial cost, higher water supply cost	recirculating system will be higher installation cost, lower water supply cost
Seeded lawn	\$0.15 per SF	\$3 per SF	new or restored	no or shallow depth topsoil; no irrigation	6" topsoil; irrigated
Plant Bed	\$2.50 per SF	\$8 per SF	includes site prep	no irrigation; small plants spaced widely; few trees	irrigated; moderate sized and spaced plants; large trees
Sandstone Wall Cap	\$60 per LF	\$120 per LF	range reflects difference in width, thickness, stone type, availability	bluestone, limestone	sandstone, granite

# Cost Opinion

MacLeod Reckord, PLLC

Landscape Architecture Planning Urban Design

Project Name: Orting Main Parks

Project Phase: **Master Plan**

Prepared By: CR

Date: 05/22/2023

ITEM AND DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
MOBILIZATION (10%)					\$ 483,524
<b>NORTH MAIN PARK</b>					
Plaza Paving	4,500	SF	\$ 10	\$ 45,000	
Pedestrian Sidewalk	280	LF	\$ 100	\$ 28,000	
Fountain Reconstruction	1	allow	\$ 60,000	\$ 60,000	
Wall Cap	210	LF	\$ 90	\$ 18,900	
Plant Bed	1,500	SF	\$ 8	\$ 12,000	
Seeding	13,000	SF	\$ 3	\$ 39,000	
<b>Subtotal</b>					\$ 202,900
<b>MAIN PARK NORTH PHASE</b>					
Plaza Paving	3,500	SF	\$ 10	\$ 35,000	
Pedestrian Sidewalk	870	LF	\$ 100	\$ 87,000	
Regional Trail	390	LF	\$ 95	\$ 37,050	
Parking Areas	24,000	SF	\$ 19	\$ 456,000	
Restroom Building	1	allow	\$ 390,000	\$ 390,000	
Play Areas	1	EA	\$ 300,000	\$ 300,000	
Spray Play Park	1	EA	\$ 200,000	\$ 200,000	
Wall Cap	390	LF	\$ 90	\$ 35,100	
Plant Bed	12,000	SF	\$ 8	\$ 96,000	
Seeding	20,000	SF	\$ 3	\$ 60,000	
<b>Subtotal</b>					\$ 1,696,150
<b>MAIN PARK SOUTH PHASE</b>					
Plaza Paving	1,500	SF	\$ 10	\$ 15,000	
Pedestrian Sidewalk	940	LF	\$ 100	\$ 94,000	
Regional Trail	540	LF	\$ 95	\$ 51,300	
Parking Areas	23,500	SF	\$ 19	\$ 446,500	
Gazebo Improvements	1	allow	\$ 20,000	\$ 20,000	
Basketball Court Improvements	1	allow	\$ 22,000	\$ 22,000	
Wall Cap	1	LF	\$ 90	\$ 90	
Plant Bed	3,000	SF	\$ 8	\$ 24,000	
Seeding	40,000	SF	\$ 3	\$ 120,000	
<b>Subtotal</b>					\$ 792,890
<b>TRAIN STREET PHASE</b>					
Plaza Paving	16,000	SF	\$ 12	\$ 192,000	
Wall and Elevated Platform	1	allow	\$ 50,000	\$ 50,000	
Picnic Shelter	1	allow	\$ 250,000	\$ 250,000	
Wall Cap	60	LF	\$ 90	\$ 5,400	
Plant Bed	500	SF	\$ 8	\$ 4,000	
<b>Subtotal</b>					\$ 501,400

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MacLeod Reckord, PLLC

Landscape Architecture Planning Urban Design

Project Name: Orting Main Parks

Project Phase: **Master Plan**

Prepared By: CR

Date: 05/22/2023

ITEM AND DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>PARKING EXPANSION PHASE</b>					
Plaza Paving	2,400	SF	\$ 10	\$ 24,000	
Parking Areas	4,000	SF	\$ 25	\$ 100,000	
Restroom Building	1	allow	\$ 390,000	\$ 390,000	
Plant Bed	500	SF	\$ 8	\$ 4,000	
Seeding	1,500	SF	\$ 1	\$ 1,500	
<b>Subtotal</b>					<b>\$ 519,500</b>
<b>PUMP TRACK PHASE</b>					
Earthwork	1	allow	\$ 25,000	\$ 25,000	
Paving	1	allow	\$ 20,000	\$ 20,000	
Seeding	15,000	SF	\$ 1	\$ 15,000	
<b>Subtotal</b>					<b>\$ 60,000</b>
<b>SPORT COURT PHASE</b>					
Pedestrian Sidewalk	230	LF	\$ 100	\$ 23,000	
Parking Areas	7,200	SF	\$ 19	\$ 136,800	
Sport Courts	25,000	SF	\$ 14	\$ 350,000	
Covering for selected Sport Courts	1	allow	\$ 200,000	\$ 200,000	
Plant Bed	1,200	SF	\$ 8	\$ 9,600	
Seeding	20,000	SF	\$ 1	\$ 20,000	
<b>Subtotal</b>					<b>\$ 739,400</b>
<b>TRAIL PHASE</b>					
Regional Trail	1,400	LF	\$ 200	\$ 280,000	
Plant Bed	4,500	SF	\$ 8	\$ 36,000	
Seeding	7,000	SF	\$ 1	\$ 7,000	
<b>Subtotal</b>					<b>\$ 323,000</b>
<b>SUBTOTAL</b>					
					<b>\$ 5,318,764</b>
Traffic Control (2%)					\$ 106,375
Survey (1.5%)					\$ 79,781
Testing and Inspection (1.5%)					\$ 79,781
Estimating Contingency (20%)					\$ 1,063,753
<b>PROJECT SUBTOTAL</b>					<b>\$ 6,648,455</b>
WSST (9.4%)					\$ 624,955
Construction Contingency (10% Recommended)					\$ 664,846
<b>TOTAL CONSTRUCTION COST</b>					<b>\$ 7,938,255</b>

**GENERAL NOTES:**

- 1) Cost Opinion in 2023 dollars
- 2) Frontage and Utility improvements or utility fees unknown or accounted for
- 3) WSDOT requirements unknown or accounted for
- 4) Does not include unknown requirements from Phase 1 ESA or Cultural Resource protection
- 5) Does not include unknown requirements for potential environmental mitigation
- 6) Opinion based on limited site information
- 7) Construction costs may not account for phasing