

## Appendix E: Cost Estimates

**Preliminary Master Plan Cost Estimate**

**Final Master Plan Cost Estimates (3 Phases)**



# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sammamish Valley Park

Phase: Preliminary Master Plan

Date: 1/13/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Mobilization (7%)</b>	ALLOW	LS	\$590,163.15	\$590,163.15	
					\$590,163.15
<b>TESC</b>					
Erosion control	ALLOW	LS	\$30,000.00	\$30,000.00	\$30,000.00
<b>Site Preparation (not incl frontage)</b>					
Clear & grub light brush & strip grasses, haul	20.800	AC	\$6,000.00	\$124,800.00	
Mow wetland area	20.8	AC			
Remove misc items, haul	ALLOW	LS		\$0.00	
Temp construction fence, 6 month rental	ALLOW	LS	\$18,000.00	\$18,000.00	\$142,800.00
<b>Earthwork &amp; Grading (not incl frontage)</b>					
Unsuitable Export on-site (strippings to 6")	24,907	CY	\$15.00	\$373,605.00	
Unsuitable Export in ROW (strippings to 6")	1,126	CY	\$15.00	\$16,890.00	
Cut, haul and place - ex wetland soils	25,985	CY	\$12.00	\$311,820.00	
Import, place & compact subgrade soil	28,348	CY	\$18.00	\$510,264.00	
Topsoil import - community garden plots	657	CY	\$32.00	\$21,024.00	
Rough and Fine Grading	78,099	SY	\$2.00	\$156,198.00	\$1,389,801.00
<b>Storm Drainage</b>					
Catch Basin	9	EA	\$1,500.00	\$13,500.00	
Area Drains	15	EA	\$800.00	\$12,000.00	
Clean out	5	EA	\$600.00	\$3,000.00	
Drainage Pipe, 6"	1,000	LF	\$25.00	\$25,000.00	
Drainage Pipe, 8"+	600	LF	\$35.00	\$21,000.00	
Underground Cistern, 20,000 gal	1	EA	\$22,000.00	\$22,000.00	
Groundwater Interceptor Trench	100	LF	\$20.00	\$2,000.00	
Level Flow Spreader Outlet	100	LF	\$15.00	\$1,500.00	
Storm Basin and Pump (community garden water)	1	EA	\$5,000.00	\$5,000.00	
Biofiltration Swale	200	LF	\$25.00	\$5,000.00	\$110,000.00
<b>Sewer</b>					
Connections	1	EA	\$2,000.00	\$2,000.00	
Sewer Saddle Manhole	1	EA	\$3,500.00	\$3,500.00	
Clean Out	3	EA	\$600.00	\$1,800.00	
Pipe, 6" PVC	180	LF	\$35.00	\$6,300.00	
Grinder Pump Station	1	EA	\$10,000.00	\$10,000.00	
Pipe, 2" Poly Force	150	LF	\$20.00	\$3,000.00	
Pipe, 6" Steel (encase Poly Force across Willows)	50	LF	\$25.00	\$1,250.00	\$27,850.00
<b>Water</b>					
Connect to Existing (Wet Tap)	1	EA	\$1,000.00	\$1,000.00	
Water Line, 1" Poly	500	LF	\$15.00	\$7,500.00	
Water Line, 12" DI	200	LF	\$50.00	\$10,000.00	
Fire Hydrant Assy	1	EA	\$3,000.00	\$3,000.00	
12" Gate Valve	3	EA	\$1,000.00	\$3,000.00	
Domestic Water Meter	1	EA	\$1,500.00	\$1,500.00	\$26,000.00



# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sammamish Valley Park

Phase: Final Master Plan - PHASE 1

Date: 4/14/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Mobilization (7%)</b>	ALLOW	LS	\$14,863.03	\$14,863.03	
					\$14,863.03
<b>TESC</b>					
Erosion control (incl silt fence 6 mo rental)	ALLOW	LS	\$2,400.00	\$2,400.00	
					\$2,400.00
<b>Site Preparation (not incl frontage)</b>					
Clear & grub light brush & strip grasses, haul	1.170	AC	\$6,000.00	\$7,020.00	
					\$7,020.00
<b>Earthwork &amp; Grading (not incl frontage)</b>					
Unsuitable Export on-site (strippings to 6")	944	CY	\$15.00	\$14,160.00	
Unsuitable Export in ROW (strippings to 6")	56	CY	\$15.00	\$840.00	
Import, place & compact subgrade soil	850	CY	\$18.00	\$15,300.00	
Topsoil import - community garden plots	657	CY	\$32.00	\$21,024.00	
Rough and Fine Grading	5,663	SY	\$2.00	\$11,326.00	
					\$62,650.00
<b>Storm Drainage</b>					\$0.00
					\$0.00
<b>Sewer</b>					\$0.00
					\$0.00
<b>Water</b>					\$0.00
					\$0.00
<b>Paving and Surfacing</b>					
Cr rock surface (4" depth)	2,478	SY	\$15.00	\$37,170.00	
					\$37,170.00
<b>Walls, Curbs and Stairs</b>					\$0.00
					\$0.00
<b>Buildings</b>					
Storage Building	ALLOW	LS	\$64,000.00	\$64,000.00	
					\$64,000.00
<b>Site Furnishings (not incl frontage)</b>					
Benches	4	EA	\$1,400.00	\$5,600.00	
Picnic Tables	2	EA	\$1,800.00	\$3,600.00	
Art	ALLOW	LS	\$6,250.00	\$6,250.00	
					\$15,450.00
<b>Irrigation</b>					\$0.00
					\$0.00
<b>Planting</b>					
Buffer Planting	10,745	SF	\$2.20	\$23,639.00	
					\$23,639.00
<b>Lighting &amp; Electrical</b>					\$0.00
					\$0.00
					\$227,192.03
Subtotal					\$227,192.03
Estimating contingency (20%)					\$45,438.41
<b>Base Bid</b>					<b>\$272,630.44</b>

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sammamish Valley Park

Phase: Final Master Plan - PHASE 2

Date: 4/14/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Mobilization (7%)</b>	ALLOW	LS	\$286,005.00	\$286,005.00	
					\$286,005.00
<b>TESC</b>					
Erosion control (incl silt fence 6 mo rental)	ALLOW	LS	\$19,200.00	\$19,200.00	
					\$19,200.00
<b>Site Preparation (not incl frontage)</b>					
Clear & grub light brush & strip grasses, haul	4.520	AC	\$6,000.00	\$27,120.00	
Remove oil tank	1.0	EA	\$20,000.00	\$20,000.00	
Remove misc items, haul	ALLOW	LS	\$10,000.00	\$10,000.00	
					\$57,120.00
<b>Earthwork &amp; Grading (not incl frontage)</b>					
Unsuitable Export on-site (strippings to 6")	3,646	CY	\$15.00	\$54,690.00	
Unsuitable Export in ROW (strippings to 6")	1,013	CY	\$15.00	\$15,195.00	
Import, place & compact subgrade soil	26,648	CY	\$18.00	\$479,664.00	
Rough and Fine Grading	21,877	SY	\$2.00	\$43,754.00	
					\$593,303.00
<b>Storm Drainage</b>					
Catch Basin	9	EA	\$1,500.00	\$13,500.00	
Area Drains	15	EA	\$800.00	\$12,000.00	
Clean out	5	EA	\$600.00	\$3,000.00	
Drainage Pipe, 6"	1,000	LF	\$25.00	\$25,000.00	
Drainage Pipe, 8"+	600	LF	\$35.00	\$21,000.00	
Underground Cistern, 20,000 gal	1	EA	\$22,000.00	\$22,000.00	
Groundwater Interceptor Trench	100	LF	\$30.00	\$3,000.00	
Level Flow Spreader Outlet	100	LF	\$20.00	\$2,000.00	
Storm Basin and Pump (community garden water)	1	EA	\$8,000.00	\$8,000.00	
Biofiltration Swale	200	LF	\$25.00	\$5,000.00	
					\$114,500.00
<b>Sewer</b>					
Connections	1	EA	\$2,000.00	\$2,000.00	
Sewer Saddle Manhole	1	EA	\$3,500.00	\$3,500.00	
Clean Out	3	EA	\$600.00	\$1,800.00	
Pipe, 6" PVC	180	LF	\$35.00	\$6,300.00	
Grinder Pump Station	1	EA	\$10,000.00	\$10,000.00	
Pipe, 2" Poly Force	150	LF	\$20.00	\$3,000.00	
Pipe, 6" Steel (encase Poly Force across Willows)	50	LF	\$25.00	\$1,250.00	
					\$27,850.00
<b>Water</b>					
Connect to Existing (Wet Tap)	1	EA	\$1,000.00	\$1,000.00	
Water Line, 1" Poly	500	LF	\$15.00	\$7,500.00	
Water Line, 12" DI	200	LF	\$50.00	\$10,000.00	
Fire Hydrant Assy	1	EA	\$3,000.00	\$3,000.00	
12" Gate Valve	3	EA	\$1,000.00	\$3,000.00	
Domestic Water Meter, 1" (incl connect fees)	1	EA	\$25,500.00	\$25,500.00	
					\$50,000.00

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Sammamish Valley Park

Phase: Final Master Plan - PHASE 2

Date: 4/14/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Paving and Surfacing</b>					
Asphalt-vehicular	2,557	SY	\$30.00	\$76,710.00	
Concrete pavement-pedestrian	3,981	SY	\$42.00	\$167,202.00	
Cr rock surface (4" depth)	710	SY	\$15.00	\$10,650.00	
Pavement markings	ALLOW	LS	\$1,000.00	\$1,000.00	
Play area surfacing w/ underdrainage	1,659	SF	\$4.20	\$6,967.80	
					\$262,529.80
<b>Walls, Curbs and Stairs</b>					
Timber stairs w/ cr rock	78	LFR	\$16.00	\$1,248.00	
Concrete curbs	1,381	LF	\$20.00	\$27,620.00	
Concrete curbs @ play area	165	LF	\$38.50	\$6,352.50	
Concrete walls	465	FF	\$55.00	\$25,575.00	
					\$60,795.50
<b>Buildings</b>					
Community Building	ALLOW	LS	\$1,271,550.00	\$1,271,550.00	
Restrooms and Garden Shelter	ALLOW	LS	\$540,000.00	\$540,000.00	
Kiosk	ALLOW	LS	\$8,000.00	\$8,000.00	
Shelter	1	EA	\$180,000.00	\$180,000.00	
					\$1,999,550.00
<b>Site Furnishings (not incl frontage)</b>					
Park entrance gate	1	EA	\$6,000.00	\$6,000.00	
Benches	26	EA	\$1,400.00	\$36,400.00	
Firepit with ornamental CI cover	ALLOW	LS	\$12,000.00	\$12,000.00	
Play Equipment	ALLOW	LS	\$50,000.00	\$50,000.00	
Picnic Tables	13	EA	\$1,800.00	\$23,400.00	
Interpretive Signage	ALLOW	LS	\$10,000.00	\$10,000.00	
Directional signage	ALLOW	LS	\$3,500.00	\$3,500.00	
Art	ALLOW	LS	\$112,500.00	\$112,500.00	
Misc.	ALLOW	LS	\$25,000.00	\$25,000.00	
					\$278,800.00
<b>Irrigation</b>					
Lawn areas	10,476	SF	\$0.50	\$5,238.00	
Plant beds	23,769	SF	\$0.85	\$20,203.65	
Controller and POC	ALLOW	LS	\$15,000.00	\$15,000.00	
Deduct Meter, 2" (incl connect fees)	1	EA	\$119,000.00	\$119,000.00	
					\$159,441.65
<b>Planting</b>					
Lawn (incl 4" topsoil, fert & mow)	1,164	SY	\$3.68	\$4,283.52	
Ornamental Plant beds (incl 6" topsoil, 2" mulch)	23,769	SF	\$5.50	\$130,729.50	
Buffer Planting	121,674	SF	\$2.20	\$267,682.80	
					\$402,695.82
<b>Lighting &amp; Electrical</b>					
Parking lot lighting (completed in phase 1)	ALLOW	LS	\$40,000.00	\$40,000.00	
Misc site lighting	ALLOW	LS	\$20,000.00	\$20,000.00	
					\$60,000.00
					<b>Subtotal</b>
					\$4,371,790.77
					Estimating contingency (20%)
					\$874,358.15
					<b>Base Bid</b>
					<b>\$5,246,148.93</b>

# MacLeod Reckord

Landscape Architects

Ph 3 includes all of southwestern and eastern areas  
outside of wetland

# Cost Estimate

Project: Sammamish Valley Park

Phase: Final Master Plan - PHASE 3

Date: 4/14/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Mobilization (7%)</b>	ALLOW	LS	\$378,425.56	\$378,425.56	\$378,425.56
<b>TESC</b>					
Erosion control (incl silt fence 6 mo rental)	ALLOW	LS	\$26,400.00	\$26,400.00	\$26,400.00
<b>Site Preparation (not incl frontage)</b>					
Clear & grub light brush & strip grasses, haul	15.250	AC	\$6,000.00	\$91,500.00	\$91,500.00
<b>Earthwork &amp; Grading (not incl frontage)</b>					
Unsuitable Export on-site(strippings to 6")	12,303	CY	\$15.00	\$184,545.00	
Cut, haul and place - ex wetland soils	25,985	CY	\$12.00	\$311,820.00	
Import, place & compact subgrade soil	850	CY	\$18.00	\$15,300.00	
Rough and Fine Grading	73,810	SY	\$2.00	\$147,620.00	\$659,285.00
<b>Storm Drainage</b>					\$0.00
<b>Sewer</b>					\$0.00
<b>Water</b>					\$0.00
<b>Paving and Surfacing</b>					
Concrete pavement-pedestrian	195	SY	\$42.00	\$8,190.00	
Cr rock surface (4" depth)	355	SY	\$15.00	\$5,325.00	
Wooden Boardwalk	2,408	LF	\$225.00	\$541,800.00	
Boardwalk Viewpoint	3	EA	\$27,000.00	\$81,000.00	\$636,315.00
<b>Walls, Curbs and Stairs</b>					
Timber stairs w/ cr rock	84	LFR	\$16.00	\$1,344.00	
Concrete walls	150	FF	\$55.00	\$8,250.00	
Timber Stairs at Boardwalk	42	LFR	\$22.00	\$924.00	\$10,518.00
<b>Buildings</b>					
Shelter	1	EA	\$180,000.00	\$180,000.00	\$180,000.00
<b>Site Furnishings (not incl frontage)</b>					
Benches	10	EA	\$1,400.00	\$14,000.00	
Picnic Tables	5	EA	\$1,800.00	\$9,000.00	
Interpretive Signage	ALLOW	LS	\$10,000.00	\$10,000.00	
Art	ALLOW	LS	\$6,250.00	\$6,250.00	\$39,250.00
<b>Irrigation</b>					\$0.00



# MacLeod Reckord

Landscape Architects

Ph 3 includes all of southwestern and eastern areas  
outside of wetland

# Cost Estimate

Project: Sammamish Valley Park

Phase: Final Master Plan - PHASE 3

Date: 4/14/10

By: JR/LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<b>Planting</b>					
Buffer Planting	192,357	SF	\$2.20	\$423,185.40	
Wetland Planting - shrubs, emergents and per.	418,556	SF	\$3.50	\$1,464,946.00	
Wetland Planting - forested areas	338,690	SF	\$4.50	\$1,524,105.00	
Wood chip mulch in wetland areas, 6" depth	14,023	CY	\$25.00	\$350,575.00	
					\$3,762,811.40
<b>Lighting &amp; Electrical</b>					
					\$0.00
Subtotal					\$5,784,504.96
Estimating contingency (20%)					\$1,156,900.99
<b>Base Bid</b>					<b>\$6,941,405.95</b>