

Preliminary Opinion of Probable Costs (OPC)
SCHEMATIC DESIGN CONCEPT

#	Item / Description	Qty	Unit	Unit Rate	Range	
					Low	High
1	General Requirements				\$ 206,250	\$ 226,875
	Mobilization, Demobilization & Maintenance	1	allow	3.5%	\$ 96,250	\$ 105,875
	Bonds & Insurance	1	allow	3%	\$ 82,500	\$ 90,750
	Traffic Control, Surveying, Safety Plan	1	allow	1%	\$ 27,500	\$ 30,250
2	Demolition/Preservation				\$ 36,198	\$ 39,817
	Demolition, Clearing & Tree Removal	1	allow	\$ 32,907	\$ 36,198	\$ 39,817
3	Grading, Drainage & Utilities				\$ 152,217	\$ 167,439
	Mass Grading, Site Work, & Erosion Control	56018	sf	\$ 0.50	\$ 30,810	\$ 33,891
	Berming	1111	cy	\$ 14.00	\$ 17,111	\$ 18,822
	Misc. Utilities/Water/Sewer	1	allow	2%	\$ 55,000	\$ 60,500
	Storm, Piping, Inlets Etc.	56018	sf	\$ 0.80	\$ 49,296	\$ 54,225
4	Site Paving Infrastructure				\$ 524,315	\$ 576,747
	Parking Drives 8" Concrete	16,000	sf	\$ 12.00	\$ 211,200	\$ 232,320
	Parking Stalls (29 sp)	6,400	sf	\$ 9.00	\$ 63,360	\$ 69,696
	Parking Curbs, Striping & Ramps	1	allow	\$ 41,215	\$ 45,337	\$ 49,870
	Sidewalk Culverts	60	lf	\$ 120	\$ 7,920	\$ 8,712
	Sidewalks	7,268	sf	\$ 7.50	\$ 59,961	\$ 65,957
	Loop Trail	16,550	sf	\$ 7.50	\$ 136,538	\$ 150,191
5	Site Lighting				\$ -	\$ -
6	Architecture				\$ 429,000	\$ 471,900
	Family Restroom/Pavilion	1	allow	\$ 390,000	\$ 429,000	\$ 471,900
7	Site Paving & Hardscapes				\$ 22,000	\$ 24,200
	Monument Sign	1	allow	\$ 20,000	\$ 22,000	\$ 24,200
8	Site Furnishings				\$ 48,964	\$ 53,860
	Site Furniture	0.75	allow	\$ 59,350	\$ 48,964	\$ 53,860
9	Playground Furnishings				\$ 826,760	\$ 909,436
	Playground	1	allow	\$ 246,600	\$ 271,260	\$ 298,386
	Splash Park	1	allow	\$ 505,000	\$ 555,500	\$ 611,050
10	Softscapes				\$ 54,617	\$ 60,079
	Planting/Irrigation	1	allow	\$ 49,652	\$ 54,617	\$ 60,079
	Subtotal				\$ 2,300,321	\$ 2,530,353
	General Conditions	1	allow	7.5%	\$ 172,524	\$ 189,776
	Design Contingency	1	allow	5%	\$ 123,642	\$ 136,006
Total Project Cost with Range					\$ 2,596,487	\$ 2,856,135
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