

PLANNING-LEVEL COST ESTIMATE

East Inlet Boat Ramp Rehabilitation

Town of Grand Lake, Colorado | FLAP Application Supporting Document | June 2026

Applicant:	Town of Grand Lake	Prepared By:	Steve Kudron, Town Manager
Project:	East Inlet Boat Ramp Rehabilitation	Date:	June 5, 2026
Location:	Grand Lake, Grand County, CO	FLMA Sponsor:	U.S. Bureau of Reclamation – Eastern CO Area Office
Estimate Class:	Planning-Level (Class 5 / AACE)	Accuracy Range:	-30% to +50% (typical for Class 5)

Work Item / Description	Qty	Unit	Unit Cost	Total	Notes
DIVISION 1 – Site Preparation & Demolition					
Remove & dispose existing concrete ramp	1,400	SF	\$8	\$11,200	
Demo existing dock / landing structure	1	LS	\$5,000	\$5,000	
Site clearing and grubbing	0.5	AC	\$8,000	\$4,000	
Cut/fill earthwork and rough grading	300	CY	\$35	\$10,500	
Division Subtotal	\$30,700				
DIVISION 2 – Boat Ramp Reconstruction					
Aggregate subbase (12" compacted)	200	CY	\$65	\$13,000	
8" reinforced concrete ramp slab	1,400	SF	\$95	\$133,000	
Concrete approach apron	600	SF	\$85	\$51,000	
Edge curbs, bollards, wheel stops	1	LS	\$8,000	\$8,000	
Division Subtotal	\$205,000				
DIVISION 3 – Parking Area Reconfiguration & Expansion					
Earthwork, grading & compaction	400	CY	\$30	\$12,000	
6" aggregate base course	850	CY	\$55	\$46,750	
4" compacted gravel surface	10,000	SF	\$6	\$60,000	
Traffic delineation & pavement marking	1	LS	\$4,500	\$4,500	
Division Subtotal	\$123,250				
DIVISION 4 – Courtesy / Staging Dock					
Aluminum floating dock system (8' x 80')	640	SF	\$225	\$144,000	
ADA-compliant gangway with handrails (30')	1	EA	\$22,000	\$22,000	
Mooring pilings and anchor system	4	EA	\$8,500	\$34,000	

Division Subtotal	\$200,000				
DIVISION 5 – ADA & Pedestrian Improvements					
Concrete accessible pathway (5' wide x 200 LF)	1,000	SF	\$15	\$15,000	
ADA parking spaces – striping and signage	3	EA	\$2,200	\$6,600	
Handrails and guardrails	150	LF	\$85	\$12,750	
Division Subtotal	\$34,350				
DIVISION 6 – Stormwater & Drainage					
Detention/infiltration basin	1	LS	\$25,000	\$25,000	
Storm drain inlets (CDOT Type R)	4	EA	\$3,500	\$14,000	
12" HDPE storm drain pipe	200	LF	\$45	\$9,000	
Erosion control – rock check dams, silt fence	1	LS	\$10,000	\$10,000	
Seeding and native revegetation	1	LS	\$8,000	\$8,000	
Division Subtotal	\$66,000				
DIVISION 7 – Restroom Facility					
Pre-manufactured 2-stall accessible vault restroom	1	LS	\$85,000	\$85,000	
Concrete foundation and site work	1	LS	\$15,000	\$15,000	
Electrical service, exterior lighting	1	LS	\$8,000	\$8,000	
Division Subtotal	\$108,000				
DIVISION 8 – Signage, Interpretive Panels & Landscaping					
Entry monument sign	1	EA	\$6,500	\$6,500	
Wayfinding and regulatory signs	6	EA	\$1,200	\$7,200	
Interpretive display panels (BOR/RMNP)	2	EA	\$8,500	\$17,000	
Native landscaping and revegetation	1	LS	\$14,000	\$14,000	
Division Subtotal	\$44,700				
SUBTOTAL – DIRECT CONSTRUCTION (Div. 1–8)				\$812,000	
CONSTRUCTION ADJUSTMENTS					
Mobilization & Demobilization	1	LS	5% of direct construction	40600	<i>Remote mountain site</i>
Subtotal Construction (incl. Mobilization)	\$852,600				
Construction Contingency	1	LS	20% of construction subtotal	170520	<i>Planning-level; reduce at final design</i>
TOTAL CONSTRUCTION COST	\$1,023,120				
SOFT COSTS / PROJECT DEVELOPMENT					

Design, Engineering & Permitting	<i>15% of construction</i>	15%	\$153,468	
Environmental Review / NEPA	<i>Categorical Exclusion anticipated</i>	LS	\$15,000	
Survey, Geotechnical & Materials Testing	<i>LS</i>	LS	\$20,000	
Construction Administration & Inspection	<i>8% of construction</i>	8%	\$81,850	
Subtotal – Soft Costs	\$270,318			
TOTAL ESTIMATED PROJECT COST (FLAP 100% Eligible)				\$1,293,438

Assumptions and Notes

1. This is a Class 5 planning-level estimate prepared in accordance with AACE International guidelines. Accuracy is –30% to +50% of final constructed cost. A formal Engineer's Opinion of Probable Construction Cost (EOPCC) shall be prepared during final design.
2. Unit costs reflect general construction pricing for Grand County, Colorado, including a remote mountain location adjustment of approximately 20–25% above national mean costs. Costs are in 2026 dollars; FLAP construction is anticipated for 2029–2030 and should be escalated accordingly (approximately 3–5% per year).
3. Parking area is assumed to receive a compacted aggregate gravel surface consistent with the natural mountain character of the site. Asphalt paving, if required, would increase Division 3 costs by approximately \$30,000–\$40,000.
4. The floating dock is assumed to be a commercial-grade aluminum system suitable for seasonal deployment and removal to address Grand Lake's ice conditions. Unit pricing assumes contractor-supplied system including delivery.
5. Restroom is assumed to be a prefabricated accessible vault restroom unit requiring no municipal water/sewer connection. A connected restroom with septic system would increase Division 7 costs by approximately \$75,000–\$125,000.
6. NEPA review is anticipated to qualify as a Categorical Exclusion given the rehabilitation nature of the project on an existing disturbed site. If a more extensive environmental review is required, additional costs would apply.
7. No right-of-way acquisition costs are included. The project is assumed to be entirely within Town-owned or Town-maintained property.
8. FLAP has no local match requirement; the full estimated project cost of \$1,293,438 is submitted as a 100% FLAP-funded request.