

LANSING GREENWAY PHASE 1 FEASIBILITY STUDY

FEASIBILITY REPORT

12/12/2025
MJ Project #2210.02

PREPARED FOR:



Town of Lansing
Tompkins, NY

PREPARED BY:



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

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1.0 INTRODUCTION

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) partnered with the Town of Lansing to advance the vision of a connected recreational trail system through the development of schematic design plans and cost estimates for three key trail segments collectively known as the Lansing Greenway Phase 1. These segments include:

These segments include:

- **Section 1:** A perimeter trail and spur connections around the Town Ballfields.
- **Section 2:** A linear path linking NYS Route 34B to the Lansing Center Trails (LCT) parking lot.
- **Section 3:** A linear path connecting the LCT parking lot to the former “Scoops” property.

Together, these segments total approximately 1.33 miles, forming a critical link between civic amenities, recreational facilities, and open spaces in Lansing’s Town Center.

Public interest in expanding Lansing’s trail network is strong. Previous planning efforts and community feedback have consistently highlighted the need for safe, accessible, and interconnected trails. Residents already use informal paths around the Town Ballfields and the mowed LCT trails extensively, underscoring the demand for formalized infrastructure. The Town recognizes that these trails will not only enhance recreational opportunities but also improve quality of life, promote healthy lifestyles, and provide safe, ADA-compliant connections between key destinations.

The Town maintains site control over all parcels involved in Phase 1, either through ownership or easements, making this an opportune time to move forward. This feasibility study provides schematic-level designs and cost estimates for two surfacing options—stone dust and asphalt pavement—for each segment. These estimates assume contractor-led construction but acknowledge that the Town may self-perform certain tasks to reduce costs.

2.0 METHODOLOGY

The feasibility study was developed through a structured process:

- **Program Verification:** MJ met with the Lansing Greenway Committee to confirm project objectives, scope, and priorities.
- **Base Mapping:** Using publicly available geospatial data (LiDAR topography, tax parcels, orthoimagery), MJ prepared schematic base maps in AutoCAD Civil 3D to guide design.
- **Schematic Design:** Alignments were drafted for each trail section, with consideration for ADA compliance, safety features, and site constraints. Key elements such as grading, drainage, and surfacing materials were conceptually addressed.
- **Cost Estimation:** Probable construction costs were calculated using CSI MasterFormat divisions and unit rates derived from RS Means cost data and recent regional construction projects. Each section includes two estimates—one for stone dust surfacing and one for asphalt pavement.

- **Review and Refinement:** Draft plans and estimates were reviewed with the Greenway Committee, revised based on feedback, and compiled into this report.

3.0 TRAIL SECTIONS

3.1 SECTION 1: TOWN BALLFIELDS PERIMETER PATHS

Description: Two loop trails (8 ft wide) around the upper and lower ballfield areas, connected by three 6 ft wide connector paths. The northern connector is a concrete sidewalk providing ADA access; the central connector is a direct path between the upper and lower sections, and the southern connector uses an existing route that is enhanced with pavement markings

- **Length:**
 - Lower section (1A): ~1,550 LF (0.29 Miles) requires significant fill for ADA compliance.
 - Upper section (1B): ~2,200 LF (0.42 Miles) minimal grading required.
- **Key Features:** ADA-compliant northern connector, playground and facility access, perimeter circulation.
- **Cost Estimates:**
 - Asphalt: \$521,657 (Section 1A) + \$524,405 (Section 1B)
 - Stone Dust: \$369,307 (Section 1A) + \$264,227 (Section 1B)

3.2 SECTION 2: LANSING CENTER TRAIL WEST

Description: A 10 ft wide linear path from NYS Route 34B to the LCT parking lot, crossing Louise Bement Lane. Includes a chicane for cyclist safety and uses fill to address wet areas. Significant excavation required to achieve ADA compliance.

- **Length:** ~1,700 LF
- **Key Features:** Connects to new RRFB pedestrian crossing, uses bollards to enhance safety, requires moderate grading, achieves ADA compliance.
- **Cost Estimates:**
 - Asphalt: \$667,681
 - Stone Dust: \$408,023

3.3 SECTION 3: LANSING CENTER TRAIL EAST

Description: A 10 ft wide path connecting the LCT parking lot to the former "Scoops" property, with potential future linkage to Town Barn Fields. Minimal grading required.

- **Length:** ~1,200 LF

Lansing Greenway Phase 1: Feasibility Study

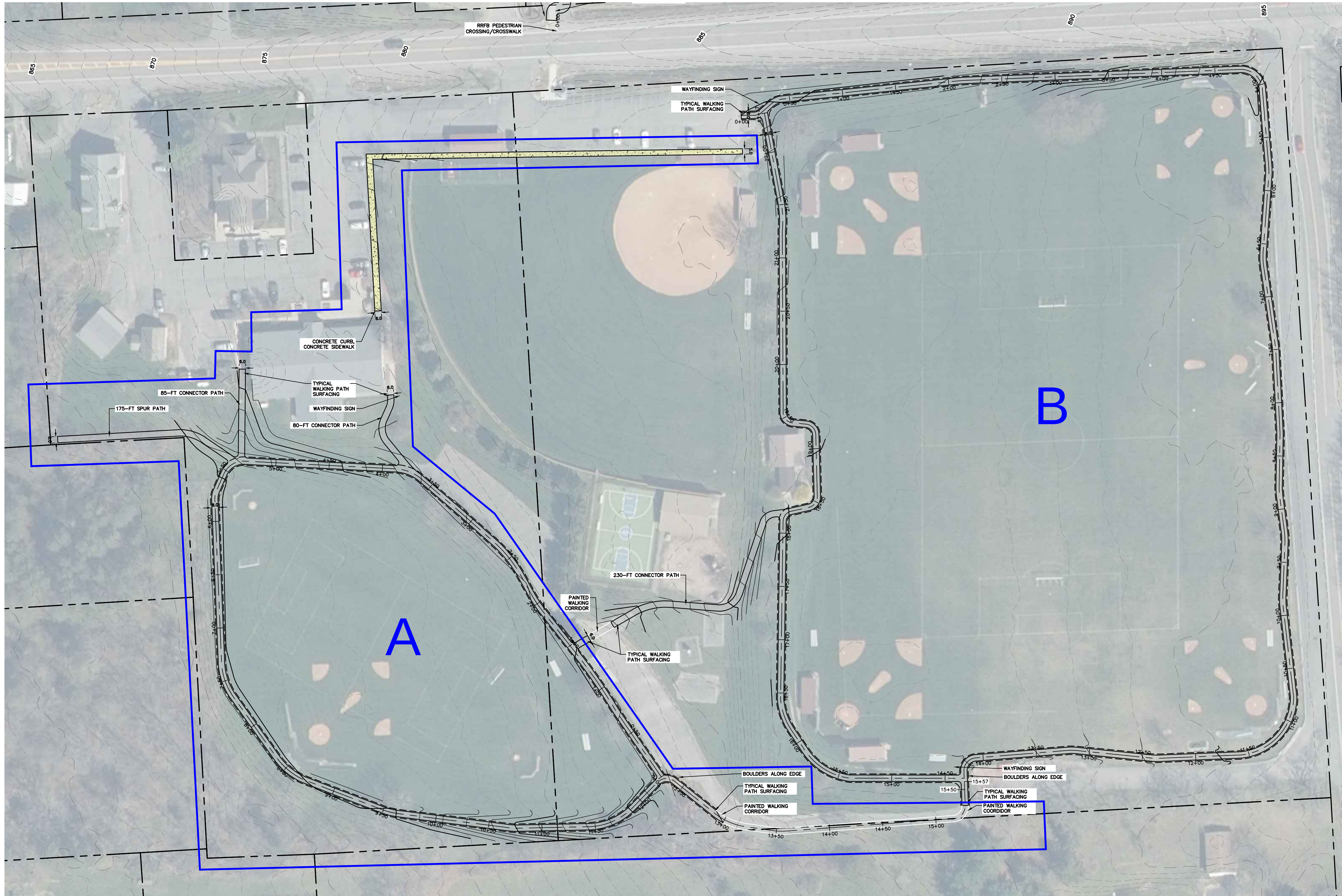
- Key Features: ADA-compliant alignment, wayfinding signage, site restoration.
- Cost Estimates:
 - Asphalt: \$370,261
 - Stone Dust: \$245,333

4.0 CONCLUSION

The Lansing Greenway Phase 1 Feasibility Study demonstrates that the Town Center Trails project is both achievable and impactful. By formalizing existing informal paths and creating new connections, Lansing can deliver a safe, accessible, and attractive trail network that strengthens community ties and promotes active lifestyles. The schematic designs and cost estimates provided herein offer a clear roadmap for implementation, whether through phased construction, grant funding, or partnerships. With public support and site control in place, the Town is well-positioned to advance this transformative initiative.

Appendix A \

Trail Plans



- LEGEND:**
- TYPICAL TRAIL SURFACING
 - ASPHALT PAVE. VEHICLE RATED
 - CONCRETE SIDEWALK
 - PAVEMENT MARKINGS
 - 8-FT WIDE TRAIL
 - TRAIL WIDTH AS SHOWN
 - PROPOSED 1-FT MIN. CONTOUR
 - PROPOSED 1-FT MAJ. CONTOUR



CONSULTANTS:
CERTIFICATE OF AUTHORIZATION: #0017980
MJ Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

UNIFORM CODE STATEMENT:
TO THE BEST OF THE REGISTERED DESIGN PROFESSIONAL'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 UNIFORM CODE.

NOT FOR CONSTRUCTION
REGISTRATION EXPIRES: 10/31/2026
STAMP

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS				
No.	DATE	DESCRIPTION	DESIGNER	APPROVER
#	08/28/28	REVISION DESCRIPTION	ABC	DEF
#	08/28/28	REVISION DESCRIPTION	ABC	DEF
#	08/28/28	REVISION DESCRIPTION	ABC	DEF
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#	08/28/28	REVISION DESCRIPTION	ABC	DEF
#	08/28/28	REVISION DESCRIPTION	ABC	DEF

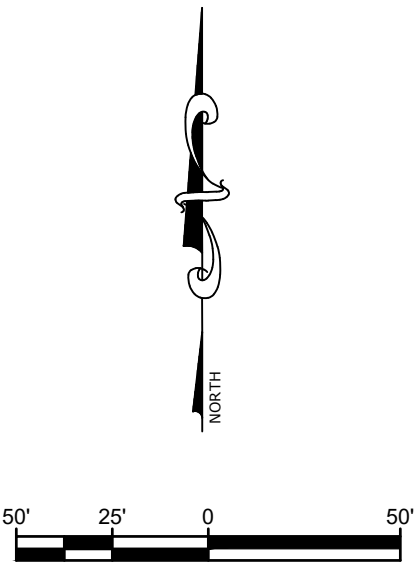
MJ PROJECT NUMBER: MJ2210.02
CLIENT PROJECT NUMBER: NA
PROJ. MANAGER: JCS DESIGNER: JCS
DATE: 9/23/2025 APPROVER: JML

CONCEPT DESIGN
TOWN BALL FIELDS PERIMETER PATH LAYOUT
C-110

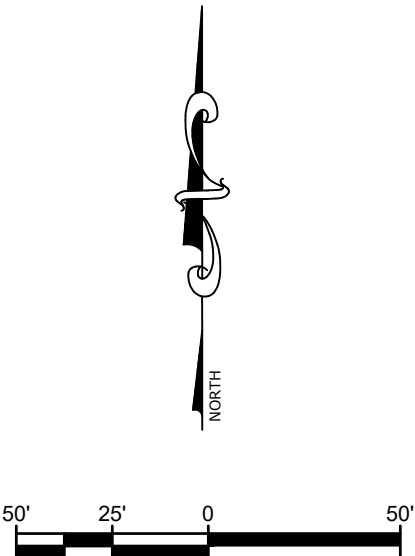
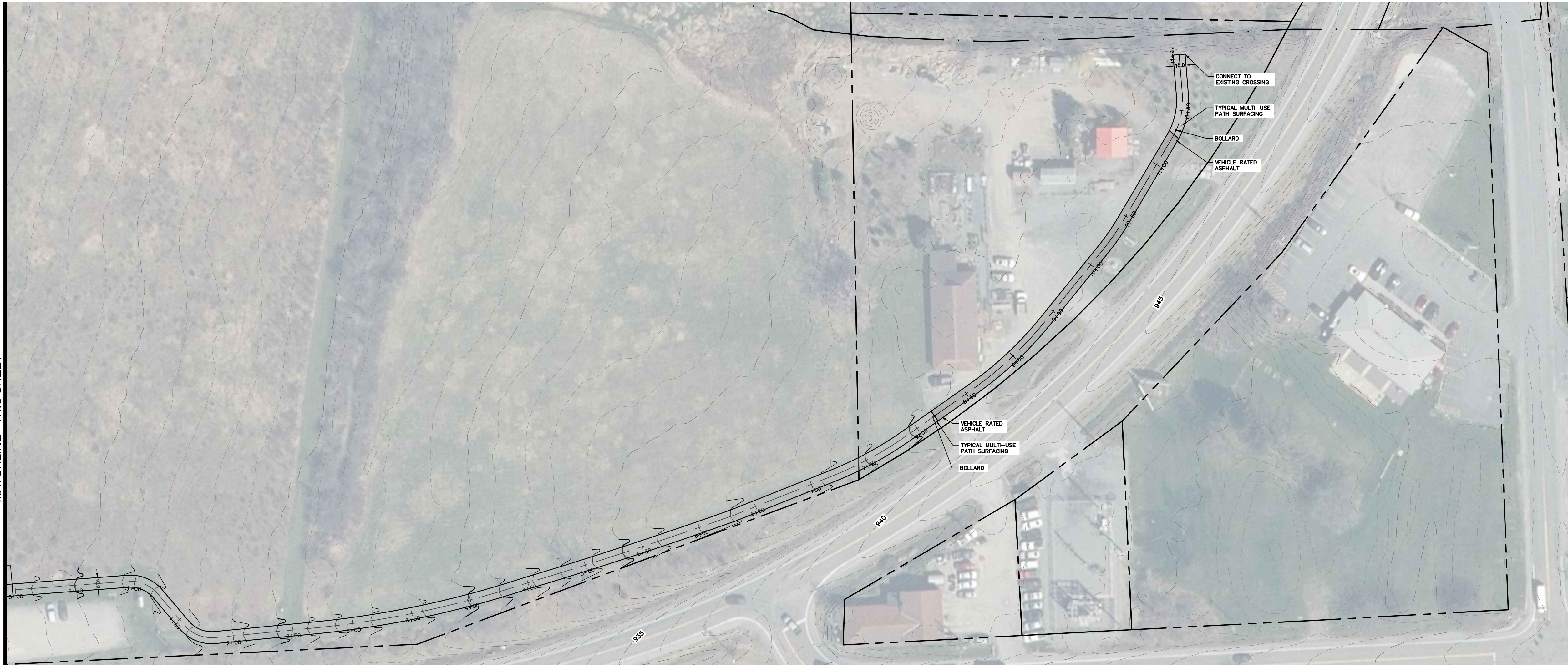
1 LCT: SECTION 1 "TOWN BALL FIELDS PERIMETER PATH"
SCALE: 1" = 50'



- LEGEND:**
- TYPICAL TRAIL SURFACING
 - ASPHALT PAVE. VEHICLE RATED
 - CONCRETE SIDEWALK
 - PAVEMENT MARKINGS
 - 8-FT WIDE TRAIL
 - TRAIL WIDTH AS SHOWN
 - PROPOSED 1-FT MIN. CONTOUR
 - PROPOSED 1-FT MAJ. CONTOUR



1 LCT: SECTION 2
SCALE: 1" = 50'



2 LCT: SECTION 3
SCALE: 1" = 50'



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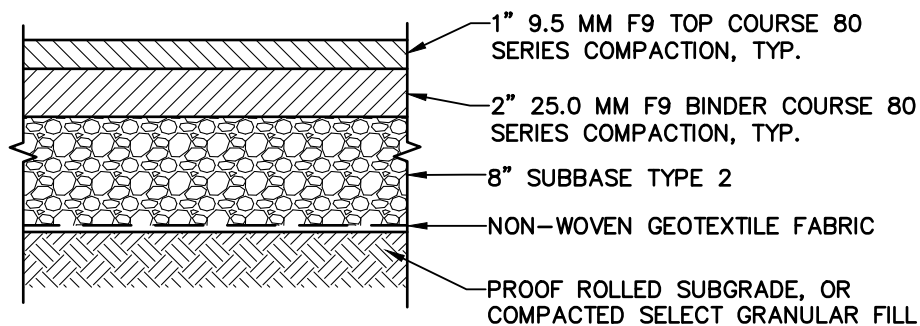
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MJ PROJECT NUMBER: MJ2210.02
CLIENT PROJECT NUMBER: NA
PROJ. MANAGER: JCS DESIGNER: JCS
DATE: 9/23/2025 APPROVER: JML

CONCEPT DESIGN
LANSING CENTER TRAIL LAYOUT
C-111

Appendix B \

Trail Details



1 ASPHALT RECREATIONAL TRAIL SECTION

SCALE: NTS

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DONE UNDER THE DIRECTION OF A COMPARABLE
PROFESSIONAL, (I.E.) ARCHITECT OR AN ARCHITECT,
ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT
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SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE	PROJ. MANAGER:
						DESIGNED BY:
						DRAWN BY:
						CHECKED BY:



29 AUBURN ROAD
LANSING NY, 14882

TOWN OF LANSING
TOWN OF LANSING GREENWAY FEASIBILITY STUDY

DETAIL 1

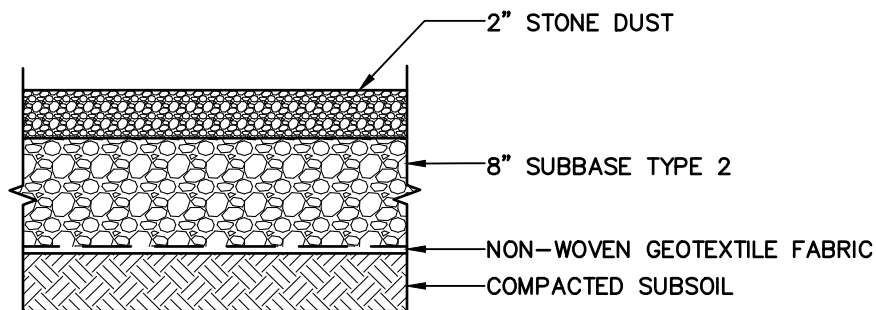
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

SCALE: N.T.S.
MJ PROJ. No.: 2210.02
DATE: 09/15/2025

DT-1



2 STONE DUST RECREATIONAL TRAIL SECTION

SCALE: N.T.S.

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT, FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE	PROJ. MANAGER:
						DESIGNED BY:
						DRAWN BY:
						CHECKED BY:



29 AUBURN ROAD
LANSING NY, 14882

TOWN OF LANSING
TOWN OF LANSING GREENWAY FEASIBILITY STUDY

DETAIL 2

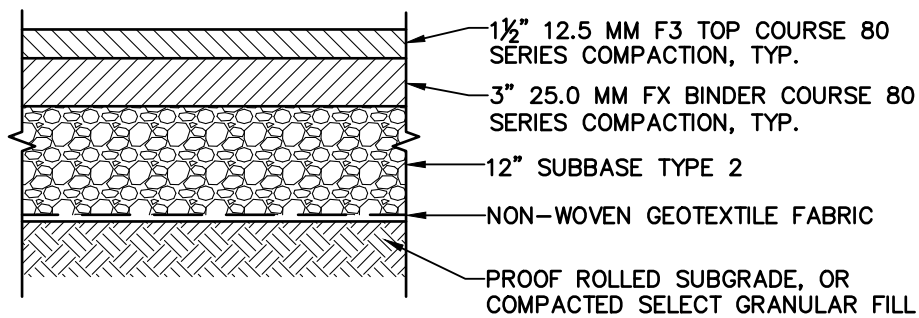
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



**Engineering
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Landscape Architecture
and Land Surveying, P.C.**

SCALE: N.T.S.
MJ PROJ. No.: 2210.02
DATE: 09/15/2025

DT-2



3 VEHICLE RATED ASPHALT SECTION

SCALE: NTS

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SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE	PROJ. MANAGER:
						DESIGNED BY:
						DRAWN BY:
						CHECKED BY:



29 AUBURN ROAD
LANSING NY, 14882

TOWN OF LANSING
TOWN OF LANSING GREENWAY FEASIBILITY STUDY

DETAIL 3

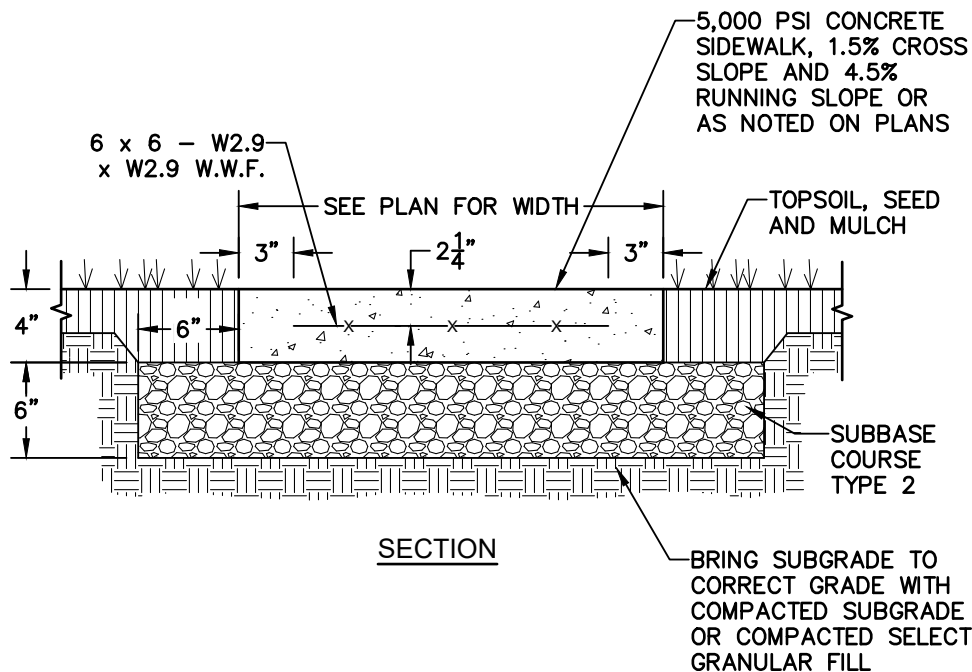
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

SCALE: N.T.S.
MJ PROJ. No.: 2210.02
DATE: 09/15/2025

DT-3



NOTES:

1. 5,000 PSI IS THE REQUIRED RATING FOR ALL CONCRETE. CONFORM WITH SPECIFICATION SECTION 321313 FOR CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION.
2. BROOM TEXTURED FINISH AND TOOLED EDGES ARE REQUIRED FOR ALL EXPOSED CONCRETE SURFACES. PROVIDE A MAXIMUM OF 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
3. THE MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS IS 20' ON CENTER OR AS INDICATED ON PLANS.
4. DO NOT SAW CUT JOINTS.
5. PROVIDE SUBBASE MATERIAL IN CONFORMANCE WITH SPECIFICATION SECTION 310000.
6. PROVIDE FILL MATERIAL, WHERE NECESSARY FOR BRINGING THE SUBGRADE ELEVATION TO A SPECIFIED GRADE, THAT IS IN ACCORDANCE WITH SPECIFICATION SECTION 310000.

4

CONCRETE SIDEWALK SECTION

SCALE: NTS

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT, FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE	PROJ. MANAGER:
						DESIGNED BY:
						DRAWN BY:
						CHECKED BY:



29 AUBURN ROAD
LANSING NY, 14882

TOWN OF LANSING
TOWN OF LANSING GREENWAY FEASIBILITY STUDY

DETAIL 4

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

SCALE: N.T.S.
MJ PROJ. No.: 2210.02
DATE: 09/15/2025

DT-4

Appendix C \

Cost Estimates

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 1A - Asphalt



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 1A - Asphalt
SUMMARY SHEET**

Phase Report: Trail Section 1A - Asphalt

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 40,000

ESTIMATE \$/SF: \$ 13.04 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 14,460.00
310000	Earthwork	\$ 98,342
320000	Exterior Improvements	\$ 186,825.00
SUB TOTAL ESTIMATE		\$ 299,627
GENERAL CONDITIONS : 8.00%		\$ 23,970.16
OVERHEAD AND PROFIT : 16.00%		\$ 47,940.32
DESIGN CONTINGENCY : 20.00%		\$ 59,925.40
A&E FEES : 15.00%		\$ 75,000.00
SUB TOTAL W/ MARKUPS		\$ 506,463
ESCALATION : 3.00%		\$ 15,193.89
TOTAL CONSTRUCTION COST ESTIMATE		\$ 521,657

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 1A - Asphalt
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL UNIT RATE AMOUNT		LABOR UNIT RATE AMOUNT		UNIT PRICE	TOTAL AMOUNT
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	1	AC	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Temporary Facilities: Sanitary Facilities	3	MO	\$ 200.00	\$ 600	\$ -	\$ -	\$ 200.00	\$ 600
	Temporary Safety Fence	440	LF	\$ 2.00	\$ 880.00	\$ 4.00	\$ 1,760.00	\$ 6.00	\$ 2,640.00
	Temporary Erosion & Sediment Control	715	LF	\$ 3.00	\$ 2,145.00	\$ 5.00		\$ 8.00	\$ 5,720.00
310000 Earthwork									
	Excavation	100	CY	\$ 30.00	\$ 3,000.00	\$ 10.00	\$ 1,000.00	\$ 40.00	\$ 4,000.00
	Fill	350	CY	\$ 40.00	\$ 14,000.00	\$ 10.00	\$ 3,500.00	\$ 50.00	\$ 17,500.00
	Grading	32,656	SF	\$ 0.50	\$ 16,328.00	\$ 0.25	\$ 8,164.00	\$ 0.75	\$ 24,492.00
	Subbase - 8" Depth (asphalt)	560	CY	\$ 60.00	\$ 33,600.00	\$ 10.00	\$ 5,600.00	\$ 70.00	\$ 39,200.00
	Subbase - 6" Depth (concrete)	85	CY	\$ 60.00	\$ 5,100.00	\$ 10.00	\$ 850.00	\$ 70.00	\$ 5,950.00
	Geotextile Fabric - Woven	12,000	SF	\$ 0.35	\$ 4,200.00	\$ 0.25	\$ 3,000.00	\$ 0.60	\$ 7,200.00
320000 Exterior Improvements									
	Asphalt Paving, Top 1" & Binder 2"	1,250	SY	\$ 36.00	\$ 45,000.00	\$ 38.00	\$ 47,500.00	\$ 74.00	\$ 92,500.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 100.00	\$ 300.00	\$ 400.00	\$ 1,200.00
	Concrete Curb	500	LF	\$ 11.00	\$ 5,500.00	\$ 15.00	\$ 7,500.00	\$ 26.00	\$ 13,000.00
	Concrete Sidewalk - 6" + WWF	3,000	SF	\$ 8.50	\$ 25,500.00	\$ 7.00	\$ 21,000.00	\$ 15.50	\$ 46,500.00
	Site Restoration: Topsoil, Seed, & Mulch	40,000	SF	\$ 0.15	\$ 6,000.00	\$ 0.50	\$ 20,000.00	\$ 0.65	\$ 26,000.00
	Crosswalk	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
	Pavement Markings	700	LF	\$ 1.00	\$ 700.00	\$ 0.75	\$ 525.00	\$ 1.75	\$ 1,225.00
	Boulders	8	EA	\$ 150.00	\$ 1,200.00	\$ 150.00	\$ 1,200.00	\$ 300.00	\$ 2,400.00
	Sign	1	EA	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
TOTAL DIRECT COST				\$ 162,753		\$ 125,674			\$ 299,627

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 1A - Stone Dust



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

October 8, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 1A - Stone Dust
SUMMARY SHEET**

Phase Report: Trail Section 1A - Stone Dust

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 40,000

ESTIMATE \$/SF: \$ 9.23 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 14,460.00
310000	Earthwork	\$ 91,342
320000	Exterior Improvements	\$ 101,525.00
SUB TOTAL ESTIMATE		\$ 207,327
GENERAL CONDITIONS : 8.00%		\$ 16,586.16
OVERHEAD AND PROFIT : 16.00%		\$ 33,172.32
DESIGN CONTINGENCY : 20.00%		\$ 41,465.40
A&E FEES : 15.00%		\$ 60,000.00
SUB TOTAL W/ MARKUPS		\$ 358,551
ESCALATION : 3.00%		\$ 10,756.53
TOTAL CONSTRUCTION COST ESTIMATE		\$ 369,307

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 1A - Stone Dust
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE

Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL		LABOR		UNIT PRICE	TOTAL AMOUNT
				UNIT RATE	AMOUNT	UNIT RATE	AMOUNT		
020000 Existing Conditions									
	Underground Utility Locator	1	LS	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	1	AC	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Temporary Facilities: Sanitary Facilities	3	MO	\$ 200.00	\$ 600	\$ -	\$ -	\$ 200.00	\$ 600
	Temporary Safety Fence	440	LF	\$ 2.00	\$ 880.00	\$ 4.00	\$ 1,760.00	\$ 6.00	\$ 2,640.00
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	Excavation	100	CY	\$ 30.00	\$ 3,000.00	\$ 10.00	\$ 1,000.00	\$ 40.00	\$ 4,000.00
	Fill	350	CY	\$ 20.00	\$ 7,000.00	\$ 10.00	\$ 3,500.00	\$ 30.00	\$ 10,500.00
	Grading	32,656	SF	\$ 0.50	\$ 16,328.00	\$ 0.25	\$ 8,164.00	\$ 0.75	\$ 24,492.00
	Subbase - 8" Depth	560	CY	\$ 60.00	\$ 33,600.00	\$ 10.00	\$ 5,600.00	\$ 70.00	\$ 39,200.00
	Subbase - 6" Depth	85	CY	\$ 60.00	\$ 5,100.00	\$ 10.00	\$ 850.00	\$ 70.00	\$ 5,950.00
	Geotextile Fabric - Non Woven	12,000	SF	\$ 0.35	\$ 4,200.00	\$ 0.25	\$ 3,000.00	\$ 0.60	\$ 7,200.00
320000 Exterior Improvements									
	Stone Dust Path - 2" Depth	120	CY	\$ 50.00	\$ 6,000.00	\$ 10.00	\$ 1,200.00	\$ 60.00	\$ 7,200.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 100.00	\$ 300.00	\$ 400.00	\$ 1,200.00
	Concrete Curb	500	LF	\$ 11.00	\$ 5,500.00	\$ 15.00	\$ 7,500.00	\$ 26.00	\$ 13,000.00
	Concrete Sidewalk - 6" + WWF	3,000	SF	\$ 8.50	\$ 25,500.00	\$ 7.00	\$ 21,000.00	\$ 15.50	\$ 46,500.00
	Site Restoration: Topsoil, Seed, & Mulch	40,000	SF	\$ 0.15	\$ 6,000.00	\$ 0.50	\$ 20,000.00	\$ 0.65	\$ 26,000.00
	Crosswalk	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
	Pavement Markings	700	LF	\$ 1.00	\$ 700.00	\$ 0.75	\$ 525.00	\$ 1.75	\$ 1,225.00
	Boulders	8	EA	\$ 150.00	\$ 1,200.00	\$ 150.00	\$ 1,200.00	\$ 300.00	\$ 2,400.00
	Sign	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
TOTAL DIRECT COST					\$ 116,753		\$ 79,374		\$ 207,327

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 1B - Asphalt



**Engineering
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Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 1B - Asphalt
SUMMARY SHEET**

Phase Report: Trail Section 1B - Asphalt

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 54000

ESTIMATE \$/SF: \$ 9.71 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 13,890.00
310000	Earthwork	\$ 95,540
320000	Exterior Improvements	\$ 192,050.00
SUB TOTAL ESTIMATE		\$ 301,480
GENERAL CONDITIONS : 8.00%		\$ 24,118.40
OVERHEAD AND PROFIT : 16.00%		\$ 48,236.80
DESIGN CONTINGENCY : 20.00%		\$ 60,296.00
A&E FEES : 15.00%		\$ 75,000.00
SUB TOTAL W/ MARKUPS		\$ 509,131
ESCALATION : 3.00%		\$ 15,273.94
TOTAL CONSTRUCTION COST ESTIMATE		\$ 524,405

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 1B - Asphalt
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL		LABOR		UNIT PRICE	TOTAL AMOUNT
				UNIT RATE	AMOUNT	UNIT RATE	AMOUNT		
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	2	AC	\$ -	\$ -	\$ 3,000.00	\$ 4,500.00	\$ 3,000.00	\$ 4,500.00
	Temporary Facilities: Sanitary Facilities	3	MO	\$ 200.00	\$ 600	\$ -	\$ -	\$ 200.00	\$ 600
	Temporary Safety Fence	415	LF	\$ 2.00	\$ 830.00	\$ 4.00	\$ 1,660.00	\$ 6.00	\$ 2,490.00
	Temporary Erosion & Sediment Control	475	LF	\$ 3.00	\$ 1,425.00	\$ 5.00		\$ 8.00	\$ 3,800.00
310000 Earthwork									
	Excavation	111	CY	\$ 30.00	\$ 3,330.00	\$ 10.00	\$ 1,110.00	\$ 40.00	\$ 4,440.00
	Fill	80	CY	\$ 20.00	\$ 1,600.00	\$ 10.00	\$ 800.00	\$ 30.00	\$ 2,400.00
	Grading	22,000	SF	\$ 0.50	\$ 11,000.00	\$ 0.25	\$ 5,500.00	\$ 0.75	\$ 16,500.00
	Subbase - 8" Depth (asphalt)	860	CY	\$ 60.00	\$ 51,600.00	\$ 10.00	\$ 8,600.00	\$ 70.00	\$ 60,200.00
	Geotextile Fabric - Woven	20,000	SF	\$ 0.35	\$ 7,000.00	\$ 0.25	\$ 5,000.00	\$ 0.60	\$ 12,000.00
320000 Exterior Improvements									
	Asphalt Paving, Top 1" / Binder 2"	2,150	SY	\$ 36.00	\$ 77,400.00	\$ 38.00	\$ 81,700.00	\$ 74.00	\$ 159,100.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 100.00	\$ 300.00	\$ 400.00	\$ 1,200.00
	Site Restoration: Topsoil, Seed, & Mulch	35,000	SF	\$ 0.15	\$ 5,250.00	\$ 0.50	\$ 17,500.00	\$ 0.65	\$ 22,750.00
	Boulders	20	EA	\$ 150.00	\$ 3,000.00	\$ 150.00	\$ 3,000.00	\$ 300.00	\$ 6,000.00
	Sign	2	EA	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ 1,500.00	\$ 3,000.00
TOTAL DIRECT COST				\$ 160,935		\$ 129,170			\$ 301,480

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 1B - Stone Dust



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 1B - Stone Dust
SUMMARY SHEET**

Phase Report: Trail Section 1B - Stone Dust

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 40,000

ESTIMATE \$/SF: \$ 6.61 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 13,890.00
310000	Earthwork	\$ 76,640
320000	Exterior Improvements	\$ 45,950.00
SUB TOTAL ESTIMATE		\$ 136,480
GENERAL CONDITIONS :		8.00%
		\$ 10,918.40
OVERHEAD AND PROFIT :		16.00%
		\$ 21,836.80
DESIGN CONTINGENCY :		20.00%
		\$ 27,296.00
A&E FEES :		15.00%
		\$ 60,000.00
SUB TOTAL W/ MARKUPS		\$ 256,531
ESCALATION :		3.00%
		\$ 7,695.94
TOTAL CONSTRUCTION COST ESTIMATE		\$ 264,227

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 1B - Stone Dust
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL		LABOR		UNIT PRICE	TOTAL AMOUNT
				UNIT RATE	AMOUNT	UNIT RATE	AMOUNT		
020000 Existing Conditions									
	Underground Utility Locator	1	LS	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	2	AC	\$ -	\$ -	\$ 3,000.00	\$ 4,500.00	\$ 3,000.00	\$ 4,500.00
	Temporary Facilities: Sanitary Facilities	3	MO	\$ 200.00	\$ 600	\$ -	\$ -	\$ 200.00	\$ 600
	Temporary Safety Fence	415	LF	\$ 2.00	\$ 830.00	\$ 4.00	\$ 1,660.00	\$ 6.00	\$ 2,490.00
	Clearing and Grubbing	475	LF	\$ 3.00	\$ 1,425.00	\$ 5.00		\$ 8.00	\$ 3,800.00
310000 Earthwork									
	Excavation	111	CY	\$ 30.00	\$ 3,330.00	\$ 10.00	\$ 1,110.00	\$ 40.00	\$ 4,440.00
	Fill	80	CY	\$ 20.00	\$ 1,600.00	\$ 10.00	\$ 800.00	\$ 30.00	\$ 2,400.00
	Grading	22,000	SF	\$ 0.50	\$ 11,000.00	\$ 0.25	\$ 5,500.00	\$ 0.75	\$ 16,500.00
	Subbase - 8" Depth	590	SF	\$ 60.00	\$ 35,400.00	\$ 10.00	\$ 5,900.00	\$ 70.00	\$ 41,300.00
	Geotextile Fabric - Woven	20,000	SF	\$ 0.35	\$ 7,000.00	\$ 0.25	\$ 5,000.00	\$ 0.60	\$ 12,000.00
320000 Exterior Improvements									
	Stone Dust Path - 2" Depth	160	CY	\$ 50.00	\$ 8,000.00	\$ 10.00	\$ 1,600.00	\$ 60.00	\$ 9,600.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 150.00	\$ 450.00	\$ 450.00	\$ 1,350.00
	Site Restoration: Topsoil, Seed, & Mulch	40,000	SF	\$ 0.15	\$ 6,000.00	\$ 0.50	\$ 20,000.00	\$ 0.65	\$ 26,000.00
	Boulders	20	EA	\$ 150.00	\$ 3,000.00	\$ 150.00	\$ 3,000.00	\$ 300.00	\$ 6,000.00
	Sign	2	EA	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ 1,500.00	\$ 3,000.00
TOTAL DIRECT COST					\$ 82,085		\$ 52,020	\$ 8,166	\$ 136,480

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 2 - Asphalt



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 2 - Asphalt
SUMMARY SHEET**

Phase Report: Trail Section 2 - Asphalt

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 60000

ESTIMATE \$/SF: \$ 11.13 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 18,380.00
310000	Earthwork	\$ 143,000
320000	Exterior Improvements	\$ 236,699.00
SUB TOTAL ESTIMATE		\$ 398,079
GENERAL CONDITIONS : 8.00%		\$ 31,846.32
OVERHEAD AND PROFIT : 16.00%		\$ 63,692.64
DESIGN CONTINGENCY : 20.00%		\$ 79,615.80
A&E FEES : 15.00%		\$ 75,000.00
SUB TOTAL W/ MARKUPS		\$ 648,234
ESCALATION : 3.00%		\$ 19,447.01
TOTAL CONSTRUCTION COST ESTIMATE		\$ 667,681

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 2 - Asphalt
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL		LABOR		UNIT PRICE	TOTAL AMOUNT
				UNIT RATE	AMOUNT	UNIT RATE	AMOUNT		
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	3	AC	\$ -	\$ -	\$ 3,000.00	\$ 9,000.00	\$ 3,000.00	\$ 9,000.00
	Temporary Safety Fence	400	LF	\$ 2.00	\$ 800.00	\$ 4.00	\$ 1,600.00	\$ 6.00	\$ 2,400.00
	Temporary Erosion & Sediment Control	560	LF	\$ 3.00	\$ 1,680.00	\$ 5.00		\$ 8.00	\$ 4,480.00
310000 Earthwork									
	Excavation	500	CY	\$ 30.00	\$ 15,000.00	\$ 10.00	\$ 5,000.00	\$ 40.00	\$ 20,000.00
	Fill	200	CY	\$ 40.00	\$ 8,000.00	\$ 10.00	\$ 2,000.00	\$ 50.00	\$ 10,000.00
	Grading	60,000	SF	\$ 0.50	\$ 30,000.00	\$ 0.25	\$ 15,000.00	\$ 0.75	\$ 45,000.00
	Subbase - 8" Depth (asphalt)	800	CY	\$ 60.00	\$ 48,000.00	\$ 10.00	\$ 8,000.00	\$ 70.00	\$ 56,000.00
	Geotextile Fabric - Non Woven	20,000	SF	\$ 0.35	\$ 7,000.00	\$ 0.25	\$ 5,000.00	\$ 0.60	\$ 12,000.00
320000 Exterior Improvements									
	Asphalt Paving, Top 1" & Binder 2"	2,000	SY	\$ 36.00	\$ 72,000.00	\$ 38.00	\$ 76,000.00	\$ 74.00	\$ 148,000.00
	HDPE Storm Pipe - 12"	100	LF	\$ 43.09	\$ 4,309.00	\$ 26.40	\$ 2,640.00	\$ 69.49	\$ 6,949.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 100.00	\$ 300.00	\$ 400.00	\$ 1,200.00
	Site Restoration: Topsoil, Seed, & Mulch	45,000	SF	\$ 0.15	\$ 6,750.00	\$ 0.50	\$ 22,500.00	\$ 0.65	\$ 29,250.00
	RRFB Pedestrian Crossing & Crosswalk	1	AL	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00
	Crosswalk	2	EA	\$ 2,500.00	\$ 5,000.00	\$ -	\$ -	\$ 2,500.00	\$ 5,000.00
	Bollard	2	EA	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 1,050.00	\$ 2,100.00
	Traffic Sign	3	EA	\$ 250.00	\$ 750.00	\$ 150.00	\$ 450.00	\$ 400.00	\$ 1,200.00
	Wayfinding Sign	2	LS	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ 1,500.00	\$ 3,000.00
TOTAL DIRECT COST				\$ 515	\$ 244,789	\$ 6,104	\$ 150,490	\$ 51,669	\$ 398,079

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 2 - Stone Dust



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 2 - Stone Dust
SUMMARY SHEET**

Phase Report: Trail Section 2 - Stone Dust

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 60000

ESTIMATE \$/SF: \$ 6.80 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 18,380.00
310000	Earthwork	\$ 125,500.00
320000	Exterior Improvements	\$ 89,550.00
SUB TOTAL ESTIMATE		\$ 233,430
GENERAL CONDITIONS : 8.00%		\$ 18,674.40
OVERHEAD AND PROFIT : 16.00%		\$ 37,348.80
DESIGN CONTINGENCY : 20.00%		\$ 46,686.00
A&E FEES : 15.00%		\$ 60,000.00
SUB TOTAL W/ MARKUPS		\$ 396,139
ESCALATION : 3.00%		\$ 11,884.18
TOTAL CONSTRUCTION COST ESTIMATE		\$ 408,023

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 2 - Stone Dust
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL UNIT RATE AMOUNT		LABOR UNIT RATE AMOUNT		UNIT PRICE	TOTAL AMOUNT
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	3	AC	\$ -	\$ -	\$ 3,000.00	\$ 9,000.00	\$ 3,000.00	\$ 9,000.00
	Temporary Safety Fence	400	LF	\$ 2.00	\$ 800.00	\$ 4.00	\$ 1,600.00	\$ 6.00	\$ 2,400.00
	Temporary Erosion & Sediment Control	560	LF	\$ 3.00	\$ 1,680.00	\$ 5.00		\$ 8.00	\$ 4,480.00
310000 Earthwork									
	Excavation	500	CY	\$ 30.00	\$ 15,000.00	\$ 10.00	\$ 5,000.00	\$ 40.00	\$ 20,000.00
	Fill	200	CY	\$ 40.00	\$ 8,000.00	\$ 10.00	\$ 2,000.00	\$ 50.00	\$ 10,000.00
	Grading	60,000	SF	\$ 0.50	\$ 30,000.00	\$ 0.25	\$ 15,000.00	\$ 0.75	\$ 45,000.00
	Subbase - 8" Depth (stone dust)	550	CY	\$ 60.00	\$ 33,000.00	\$ 10.00	\$ 5,500.00	\$ 70.00	\$ 38,500.00
	Geotextile Fabric - Non Woven	20,000	SF	\$ 0.35	\$ 7,000.00	\$ 0.25	\$ 5,000.00	\$ 0.60	\$ 12,000.00
320000 Exterior Improvements									
	Stone Dust Path - 2" Depth	130	CY	\$ 50.00	\$ 6,500.00	\$ 10.00	\$ 1,300.00	\$ 60.00	\$ 7,800.00
	Tactile Warning Surface	3	EA	\$ 300.00	\$ 900.00	\$ 100.00	\$ 300.00	\$ 400.00	\$ 1,200.00
	Turf/Lawn	45,000	SF	\$ 0.15	\$ 6,750.00	\$ 0.50	\$ 22,500.00	\$ 0.65	\$ 29,250.00
	RRFB Pedestrian Crossing & Crosswalk	1	AL	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00
	Crosswalk	2	EA	\$ 2,500.00	\$ 5,000.00	\$ -	\$ -	\$ 2,500.00	\$ 5,000.00
	Bollard	2	EA	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 1,050.00	\$ 2,100.00
	Traffic Sign	3	EA	\$ 250.00	\$ 750.00	\$ 150.00	\$ 450.00	\$ 400.00	\$ 1,200.00
	Wayfinding Sign	2	LS	\$ 1,500.00	\$ 3,000.00	\$ -	\$ -	\$ 1,500.00	\$ 3,000.00
TOTAL DIRECT COST				\$ 45,536	\$ 159,980	\$ 6,050	\$ 70,650	\$ 51,586	\$ 233,430

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 3 - Asphalt



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 3 - Asphalt
SUMMARY SHEET**

Phase Report: Trail Section 3 - Asphalt

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 32000

ESTIMATE \$/SF: \$ 11.57 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 13,300.00
310000	Earthwork	\$ 64,200
320000	Exterior Improvements	\$ 130,470.00
SUB TOTAL ESTIMATE		\$ 207,970
GENERAL CONDITIONS : 8.00%		\$ 16,637.60
OVERHEAD AND PROFIT : 16.00%		\$ 33,275.20
DESIGN CONTINGENCY : 20.00%		\$ 41,594.00
A&E FEES : 15.00%		\$ 60,000.00
SUB TOTAL W/ MARKUPS		\$ 359,477
ESCALATION : 3.00%		\$ 10,784.30
TOTAL CONSTRUCTION COST ESTIMATE		\$ 370,261

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 3 - Asphalt
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL UNIT RATE AMOUNT		LABOR UNIT RATE AMOUNT		UNIT PRICE	TOTAL AMOUNT
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	2	AC	\$ -	\$ -	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	\$ 6,000.00
	Temporary Safety Fence	400	LF	\$ 2.00	\$ 800.00	\$ 4.00	\$ 1,600.00	\$ 6.00	\$ 2,400.00
	Temporary Erosion & Sediment Control	300	LF	\$ 3.00	\$ 900.00	\$ 5.00		\$ 8.00	\$ 2,400.00
310000 Earthwork									
	Excavation	100	CY	\$ 30.00	\$ 3,000.00	\$ 10.00	\$ 1,000.00	\$ 40.00	\$ 4,000.00
	Fill	100	CY	\$ 40.00	\$ 4,000.00	\$ 10.00	\$ 1,000.00	\$ 50.00	\$ 5,000.00
	Grading	32,000	SF	\$ 0.50	\$ 16,000.00	\$ 0.25	\$ 8,000.00	\$ 0.75	\$ 24,000.00
	Subbase - 8" Depth (asphalt)	375	CY	\$ 60.00	\$ 22,500.00	\$ 10.00	\$ 3,750.00	\$ 70.00	\$ 26,250.00
	Geotextile Fabric - Non Woven	8,250	SF	\$ 0.35	\$ 2,887.50	\$ 0.25	\$ 2,062.50	\$ 0.60	\$ 4,950.00
320000 Exterior Improvements									
	Asphalt Paving, Top 1" / Binder 2"	950	SY	\$ 36.00	\$ 34,200.00	\$ 38.00	\$ 36,100.00	\$ 74.00	\$ 70,300.00
	Asphalt Paving, Top 1.5" / Binder 3" (Veh. Rtd)	420	SY	\$ 40.00	\$ 16,800.00	\$ 44.00	\$ 18,480.00	\$ 84.00	\$ 35,280.00
	Tactile Warning Surface	2	EA	\$ 300.00	\$ 600.00	\$ 100.00	\$ 200.00	\$ 400.00	\$ 800.00
	Site Restoration: Topsoil, Seed, & Mulch	23,000	SF	\$ 0.15	\$ 3,450.00	\$ 0.50	\$ 11,500.00	\$ 0.65	\$ 14,950.00
	Pavement Marking	650	LF	\$ 1.20	\$ 780.00	\$ 8.40		\$ 9.60	\$ 6,240.00
	Bollard	2	EA	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 1,050.00	\$ 2,100.00
	Traffic Sign	2	EA	\$ 250.00	\$ 500.00	\$ 150.00	\$ 300.00	\$ 400.00	\$ 800.00
TOTAL DIRECT COST				\$ 1,563	\$ 108,018	\$ 6,130	\$ 92,993	\$ 7,694	\$ 207,970

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY
Town of Lansing, Tompkins County, State of New York**

MJ Project Number:
2210.02

Trail Section 3 - Stone Dust



**Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.**

21 Corporate Drive, Clifton Park, NY 12065

November 20, 2025

**TOWN OF LANSING
LANSING GREENWAY FEASIBILITY STUDY**

**Trail Section 3 - Stone Dust
SUMMARY SHEET**

Phase Report: Trail Section 3 - Stone Dust

Prepared By: MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.

MJ PN: 2210.02

GROSS AREA (SF): 32000

ESTIMATE \$/SF: \$ 7.67 /SF

CONSTRUCTION CONTRACT		
CSI Division	DIVISION TITLE	TOTAL
020000	Existing Conditions	\$ 13,300.00
310000	Earthwork	\$ 55,888
320000	Exterior Improvements	\$ 64,970.00
SUB TOTAL ESTIMATE		\$ 134,158
GENERAL CONDITIONS :		8.00%
		\$ 10,732.64
OVERHEAD AND PROFIT :		16.00%
		\$ 21,465.28
DESIGN CONTINGENCY :		20.00%
		\$ 26,831.60
A&E FEES :		15.00%
		\$ 45,000.00
SUB TOTAL W/ MARKUPS		\$ 238,188
ESCALATION :		3.00%
		\$ 7,145.63
TOTAL CONSTRUCTION COST ESTIMATE		\$ 245,333

Project: LANSING GREENWAY FEASIBILITY STUDY
Client: TOWN OF LANSING
Project Phase: Trail Section 3 - Stone Dust
Prepared By: MJ Engineering
MJ PN: 2210.02

DETAILED ESTIMATE
Construction Contract

DESCRIPTION		QUANTITY	UNIT	MATERIAL		LABOR		UNIT PRICE	TOTAL AMOUNT
				UNIT RATE	AMOUNT	UNIT RATE	AMOUNT		
020000 Existing Conditions									
	Underground Utility Locator	1	AL	\$ -	\$ -	\$ 2,500.00	\$ 2,500	\$ 2,500.00	\$ 2,500.00
	Survey Stakeout	2	AC	\$ -	\$ -	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	\$ 6,000.00
	Temporary Safety Fence	400	LF	\$ 2.00	\$ 800.00	\$ 4.00	\$ 1,600.00	\$ 6.00	\$ 2,400.00
	Temporary Erosion & Sediment Control	300	LF	\$ 3.00	\$ 900.00	\$ 5.00		\$ 8.00	\$ 2,400.00
310000 Earthwork									
	Excavation	100	CY	\$ 30.00	\$ 3,000.00	\$ 10.00	\$ 1,000.00	\$ 40.00	\$ 4,000.00
	Fill	100	CY	\$ 40.00	\$ 4,000.00	\$ 10.00	\$ 1,000.00	\$ 50.00	\$ 5,000.00
	Grading	32,000	SF	\$ 0.50	\$ 16,000.00	\$ 0.25	\$ 8,000.00	\$ 0.75	\$ 24,000.00
	Subbase - 8" Depth (stone dust)	250	CY	\$ 60.00	\$ 15,000.00	\$ 10.00	\$ 2,500.00	\$ 70.00	\$ 17,500.00
	Subbase - 12" Depth (Veh. Rtd. Asphalt)	150	CY	\$ 2.07	\$ 310.50	\$ 0.85	\$ 127.50	\$ 2.92	\$ 438.00
	Geotextile Fabric - Non Woven	8,250	SF	\$ 0.35	\$ 2,887.50	\$ 0.25	\$ 2,062.50	\$ 0.60	\$ 4,950.00
320000 Exterior Improvements									
	Stone Dust Path - 2" Depth	80	CY	\$ 50.00	\$ 4,000.00	\$ 10.00	\$ 800.00	\$ 60.00	\$ 4,800.00
	Asphalt Paving, Top 1.5" / Binder 3" (Veh. Rtd)	420	SY	\$ 40.00	\$ 16,800.00	\$ 44.00	\$ 18,480.00	\$ 84.00	\$ 35,280.00
	Tactile Warning Surface	2	EA	\$ 300.00	\$ 600.00	\$ 100.00	\$ 200.00	\$ 400.00	\$ 800.00
	Site Restoration: Topsoil, Seed, & Mulch	23,000	SF	\$ 0.15	\$ 3,450.00	\$ 0.50	\$ 11,500.00	\$ 0.65	\$ 14,950.00
	Pavement Marking	650	LF	\$ 1.20	\$ 780.00	\$ 8.40		\$ 9.60	\$ 6,240.00
	Bollard	2	EA	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 1,050.00	\$ 2,100.00
	Traffic Sign	2	EA	\$ 250.00	\$ 500.00	\$ 150.00	\$ 300.00	\$ 400.00	\$ 800.00
TOTAL DIRECT COST				\$ 1,579	\$ 70,628	\$ 6,103	\$ 56,570	\$ 7,683	\$ 134,158