OPINION OF PROBABLE COST

Project:	*Sidney Water Tower Park*
Phase:	Schematic Design
Date:	September 22, 2025
Prepared By:	Interstate Engineering

ITEM		Water Tower Park LOW TOTAL	Water Tower Park HIGH TOTAL
Demolition		$ 57,000	$ 71,250
Earthwork		$ 81,300	$ 101,625
Off-Site Improvements		$ 71,400	$ 89,250
Site Improvements		$ 341,664	$ 427,080
Concession Facility		$ 332,800	$ 416,000
Playground Improvements		$ 349,446	$ 436,808
Site Furnishings		$ 206,360	$ 261,950
Site Utilities		$ 252,000	$ 329,250
Landscape		$ 104,089	$ 131,064
2028 Construction Adjustment (±4.2%)		$ 235,941	$ 297,449
SUBTOTAL		$ 2,032,001	$ 2,561,726
TAXES, BONDS, MOBILIZATION & INSURANCE	15.0%	*$ 304,800*	*$ 384,259*
CONTINGENCY	15.0%	*$ 304,800*	*$ 384,259*
PROFESSIONAL SERVICES (DESIGN)	7.5%	*$ 152,400*	*$ 192,129*
PROFESSIONAL SERVICES (CONSTRUCTION)	4.5%	*$ 91,440*	*$ 115,278*
CONSTRUCTION TOTAL		$ 2,885,441	$ 3,637,650
SRF Offset			
SRF CONSTRUCTION OFFSET		*($587,642)*	*($732,966)*
SFR TAXES, BONDS, MOBILIZATION & INSURANCE	*15.0%*	*($88,146)*	*($109,945)*
SRF CONTINGENCY	*15.0%*	*($88,146)*	*($109,945)*
SRF PROFESSIONAL SERVICES (DESIGN)	*7.5%*	*($152,400)*	*($192,129)*
SRF PROFESSIONAL SERVICES (CONSTRUCTION)	*4.5%*	*($26,444)*	*($32,983)*
CITY TOTAL		$ 1,942,662	$ 2,459,682
SRF TOTAL		$ 942,779	$ 1,177,968

Quantities shown are estimated quantities, provided for information only. Actual quantities of all materials, equipment, and supplies required by the Project may vary. In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method(s) of pricing. The Opinion of Probable Cost is made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

OPINION OF PROBABLE COST
Project: Sidney Water Tower Park
Phase: Schematic Design
Date: September 22, 2025
Prepared By: Interstate Engineering

SRF Eligible?	ITEM	DESCRIPTION	QTY	UNIT	LOW UNIT COST	LOW TOTAL	HIGH UNIT COST	HIGH TOTAL
	DEMOLITION							
FULL	Building Removal		1	LS	$ 7,000.00	$ 7,000	$ 8,750.00	$ 8,750
FULL	Tower Pier Removal		1	LS	$ 50,000.00	$ 50,000	$ 62,500.00	$ 62,500
	EARTHWORK							
PART	Earthwork	Assumed +/- 12-inches	2710	CY	$ 30.00	$ 81,300	$ 37.50	$ 101,625
	OFF-SITE IMPROVEMENTS (GREEN AREAS)							
FULL	Curb & Gutter (incld. curb returns)		510	LF	$ 50.00	$ 25,500	$ 62.50	$ 31,875
FULL	Sidewalks	4" Conc. / 6" Base	110	SY	$ 115.00	$ 12,650	$ 143.75	$ 15,813
FULL	Detectable Warning Devices		8	SY	$ 500.00	$ 4,000	$ 625.00	$ 5,000
FULL	Valley Gutters		130	SY	$ 225.00	$ 29,250	$ 281.25	$ 36,563
	SITE IMPROVEMENTS							
FULL	Yellow Area: Curb & Gutter (incld. curb returns)		371	LF	$ 50.00	$ 18,550	$ 62.50	$ 23,188
FULL	Cyan Area: Curb & Gutter (incld. curb returns)		211	LF	$ 51.00	$ 10,761	$ 63.75	$ 13,451
FULL	Cyan Area: Std. Sidewalk	4" Conc. / 6" Base	85	SY	$ 115.00	$ 9,737	$ 143.75	$ 12,171
FULL	Cyan Area: Heavy Duty Sidewalk	Reinforced 6" / 6" Base	21	SY	$ 175.00	$ 3,694	$ 218.75	$ 4,618
	Pink Area: Heavy Duty Concrete	Reinforced 6" / 6" Base (picnic shelter area)	173	SY	$ 175.00	$ 30,333	$ 218.75	$ 37,917
PART	Pink Area: Std. Sidewalk	4" Conc. / 6" Base	675	SY	$ 115.00	$ 77,651	$ 143.75	$ 97,063
	Pink Area: Decorative Sidewalk	4" Conc. / 6" Base	63	SY	$ 270.00	$ 16,980	$ 337.50	$ 21,225
	Red Area: Std. Sidewalk	4" Conc. / 6" Base	1268	SY	$ 115.00	$ 145,858	$ 143.75	$ 182,323
	Red Area: Decorative Sidewalk	4" Conc. / 6" Base	102	SY	$ 270.00	$ 27,600	$ 337.50	$ 34,500
FULL	Yellow Area: Detectable Warning Devices		1	SY	$ 500.00	$ 500	$ 625.00	$ 625
	CONCESSION FACILITY							
	Building	26-ft x 32-ft	832	SF	$ 400.00	$ 332,800	$ 500.00	$ 416,000
	PLAYGROUND IMPROVEMENTS							
	Playground Equipment		1	LS	$ 243,000	$ 243,000	$ 303,750.00	$ 303,750
PART	Playground Surfacing	PIP Rubber & Base	3610	SF	$ 25.00	$ 90,250	$ 31.25	$ 112,813
FULL	Playground Drainage	4-in perforated pipe	228	LF	$ 32.00	$ 7,296	$ 40.00	$ 9,120
FULL	Playground Drainage	Dry Well	1	EA	$ 2,500.00	$ 2,500	$ 3,125.00	$ 3,125
	Playground Edge Restraint	12-in. x 6-in. Concrete Edge	8	SY	$ 800.00	$ 6,400	$ 1,000.00	$ 8,000
	SITE FURNISHINGS							
	Benches	6-ft Bench	10	EA	$ 2,500.00	$ 25,000	$ 3,125.00	$ 31,250
	Picnic Tables	6-ft Table	8	EA	$ 3,500.00	$ 28,000	$ 4,375.00	$ 35,000
	Waste Receptacles	32 Gallon	5	EA	$ 2,000.00	$ 10,000	$ 2,500.00	$ 12,500
	Bleachers	3-Row (30 person capacity)	4	EA	$ 4,000.00	$ 16,000	$ 6,000.00	$ 24,000
	Planters	Tournesol FRP DS2400	12	EA	$ 1,530.00	$ 18,360	$ 1,912.50	$ 22,950
	Site Signage	Wayfinding, Informational, Regulatory	10	EA	$ 500.00	$ 5,000	$ 625.00	$ 6,250
	Picnic Shelters	24-ft x 18-ft	2	EA	$ 52,000.00	$ 104,000	$ 65,000.00	$ 130,000
	SITE UTILITIES							
FULL	Electrical Utilites	Building Service	1	LS	$ 40,000.00	$ 40,000	$ 50,000.00	$ 50,000
	Electrical Utilites	Site Lighting	1	LS	$ 120,000.00	$ 120,000	$ 150,000.00	$ 150,000
FULL	Sanitary Utilities	6-in. line, Service Connection, Valves	1	LS	$ 15,000.00	$ 15,000	$ 18,750.00	$ 18,750
FULL	Water Utilities	6-in. line, Service Connection, Valves	1	LS	$ 54,000.00	$ 54,000	$ 67,500.00	$ 67,500
PART	Misc. Utilities	Misc. Equipment	1	LS	10%	$ 23,000	15%	$ 43,000
	LANDSCAPE							
FULL	Large Trees	2" Cal. Shade Tree / 8-ft Hgt Evergreen	25	EA	$ 1,000.00	$ 25,000	$ 1,250.00	$ 31,250
	Ornamental Trees	1-1/2" Cal.	16	EA	$ 775.00	$ 12,400	$ 970.00	$ 15,520
	Shrubs/Grasses		73	EA	$ 100.00	$ 7,300	$ 130.00	$ 9,490
	Planting Beds	Topsoil	61	CY	$ 30.00	$ 1,830	$ 40.00	$ 2,440
	Planting Beds	Landscape Fabric	122	SY	$ 15.00	$ 1,830	$ 20.00	$ 2,440
	Planting Beds	Rock Mulch	14	TON	$ 30.00	$ 420	$ 40.00	$ 560
PART	General Turf	Sod	1540	SY	$ 20.00	$ 30,800	$ 25.00	$ 38,500
PART	Irrigation	Rotors, Equipment, Pump	18155	SF	$ 1.35	$ 24,509	$ 1.70	$ 30,864
	2028 CONSTRUCTION ADJUSTMENT							
	2028 Construction Adjustment				4.2%	$ 235,941		$ 297,449
	SUBTOTAL					$ 2,032,001		$ 2,561,726
PART	General Conditions (Taxes, Bonds, Mobilization & Insurance)				15.0%	$ 304,800		$ 384,259
PART	CONTINGENCY				15.0%	$ 304,800		$ 384,259
FULL	PROFESSIONAL SERVICES (DESIGN)				7.5%	$ 152,400		$ 192,129
PART	PROFESSIONAL SERVICES (CONSTRUCTION)				4.5%	$ 91,440		$ 115,278
	TOTAL					$ 2,885,441		$ 3,637,650

Quantities shown are estimated quantities, provided for information only. Actual quantities of all materials, equipment, and supplies required by the Project may vary. In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method(s) of pricing. The Opinion of Probable Cost is made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.

OPINION OF PROBABLE COST

Project: *Sidney Water Tower Park*
Phase: Schematic Design
Date: September 22, 2025
Prepared By: Interstate Engineering

ITEM	DESCRIPTION	QTY	UNIT	LOW UNIT COST	LOW TOTAL	HIGH UNIT COST	HIGH TOTAL
DEMOLITION							
Building Removal		1	LS	$ 7,000.00	$ 7,000	$ 8,750.00	$ 8,750
Tower Pier Removal		1	LS	$ 50,000.00	$ 50,000	$ 62,500.00	$ 62,500
EARTHWORK							
Earthwork	Assumed +/- 12-inches	2030	CY	$ 30.00	$ 60,900	$ 37.50	$ 76,125
OFF-SITE IMPROVEMENTS							
Curb & Gutter (incld. curb returns)		510	LF	$ 50.00	$ 25,500	$ 62.50	$ 31,875
Sidewalks	4" Conc. / 6" Base	110	SY	$ 115.00	$ 12,650	$ 143.75	$ 15,813
Detectable Warning Devices		8	SY	$ 500.00	$ 4,000	$ 625.00	$ 5,000
Valley Gutters		130	SY	$ 225.00	$ 29,250	$ 281.25	$ 36,563
SITE IMPROVEMENTS							
Yellow Area: Curb & Gutter (incld. curb returns)		371	LF	$ 50.00	$ 18,550	$ 62.50	$ 23,188
Cyan Area: Curb & Gutter (incld. curb returns)		211	LF	$ 51.00	$ 10,761	$ 63.75	$ 13,451
Cyan Area: Std. Sidewalk	4" Conc. / 6" Base	85	SY	$ 115.00	$ 9,737	$ 143.75	$ 12,171
Cyan Area: Heavy Duty Sidewalk	Reinforced 6" / 6" Base	21	SY	$ 175.00	$ 3,694	$ 218.75	$ 4,618
Pink Area: Heavy Duty Concrete	Reinforced 6" / 6" Base	173	SY	$ 175.00	$ -	$ 218.75	$ -
Pink Area: Std. Sidewalk	4" Conc. / 6" Base	620	SY	$ 115.00	$ 71,300	$ 143.75	$ 89,125
Pink Area: Decorative Sidewalk	4" Conc. / 6" Base	63	SY	$ 270.00	$ -	$ 337.50	$ -
Red Area: Std. Sidewalk	4" Conc. / 6" Base	1268	SY	$ 115.00	$ -	$ 143.75	$ -
Red Area: Decorative Sidewalk	4" Conc. / 6" Base	102	SY	$ 270.00	$ -	$ 337.50	$ -
Yellow Area: Detectable Warning Devices		1	SY	$ 500.00	$ 500	$ 625.00	$ 625
CONCESSION FACILITY							
Building	26-ft x 32-ft		SF	$ 400.00	$ -	$ 500.00	$ -
PLAYGROUND IMPROVEMENTS							
Playground Equipment			LS	$ 243,000	$ -	$ 303,750.00	$ -
Playground Surfacing	EWF @ 12-In.	115	CY	$ 35.00	$ 4,025	$ 43.75	$ 5,031
Playground Drainage	4-in perforated pipe	228	LF	$ 32.00	$ 7,296	$ 40.00	$ 9,120
Playground Drainage	Dry Well	1	EA	$ 2,500.00	$ 2,500	$ 3,125.00	$ 3,125
Landscape Fabric	Typar 3401	407	SY	$ 12.00	$ 4,884	$ 15.00	$ 6,105
SITE FURNISHINGS							
Benches	6-ft Bench		EA	$ 2,500.00	$ -	$ 3,125.00	$ -
Picnic Tables	6-ft Table		EA	$ 3,500.00	$ -	$ 4,375.00	$ -
Waste Receptacles	32 Gallon		EA	$ 2,000.00	$ -	$ 2,500.00	$ -
Bleachers	3-Row (30 person capacity)		EA	$ 4,000.00	$ -	$ 6,000.00	$ -
Planters	Tournesol FRP DS2400		EA	$ 1,530.00	$ -	$ 1,912.50	$ -
Site Signage	Wayfinding, Informational, Regulatory		EA	$ 500.00	$ -	$ 625.00	$ -
Picnic Shelters	24-ft x 18-ft		EA	$ 52,000.00	$ -	$ 65,000.00	$ -
SITE UTILITIES							
Electrical Utilites	Building Service	1	LS	$ 40,000.00	$ 40,000	$ 50,000.00	$ 50,000
Electrical Utilites	Site Lighting	1	LS	$ 120,000.00	$ -	$ 150,000.00	$ -
Sanitary Utilities	6-in. line, Service Connection, Valves	1	LS	$ 15,000.00	$ 15,000	$ 18,750.00	$ 18,750
Water Utilities	6-in. line, Service Connection, Valves	1	LS	$ 54,000.00	$ 54,000	$ 67,500.00	$ 67,500
Misc. Utilities	Misc. Equipment	1	LS	10%	$ 11,000	15%	$ 20,000
LANDSCAPE							
Large Trees	3" Cal. Shade Tree / 20-ft Hgt Evergreen	10	EA	$ 3,125.00	$ 31,250	$ 3,125.00	$ 31,250
Ornamental Trees	1-1/2" Cal.		EA	$ 775.00	$ -	$ 970.00	$ -
Shrubs/Grasses			EA	$ 100.00	$ -	$ 130.00	$ -
Planting Beds	Topsoil		CY	$ 30.00	$ -	$ 40.00	$ -
Planting Beds	Landscape Fabric		SY	$ 15.00	$ -	$ 20.00	$ -
Planting Beds	Rock Mulch		TON	$ 30.00	$ -	$ 40.00	$ -
General Turf	Sod	1420	SY	$ 20.00	$ 28,400	$ 25.00	$ 35,500
Irrigation	Rotors, Equipment, Pump	12750	SF	$ 1.35	$ 17,213	$ 1.70	$ 21,675
2028 CONSTRUCTION ADJUSTMENT							
	2028 Constuction Adjustment			4.2%	$ 68,233		$ 85,107
SUBTOTAL					**$ 587,642**		**$ 732,966**
	General Conditions (Taxes, Bonds, Mobilization & Insurance)			15.0%	$ 88,146		$ 109,945
	CONTINGENCY			15.0%	$ 88,146		$ 109,945
	PROFESSIONAL SERVICES (DESIGN)				$ 152,400		$ 192,129
	PROFESSIONAL SERVICES (CONSTRUCTION)			4.5%	$ 26,444		$ 32,983
TOTAL					**$ 942,779**		**$ 1,177,968**