

Westwood

ENGINEER'S PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

Client Name: City of Willow Park, Texas
 Project Title: Kings Gate Park Concept Master Plan & Memorial Park

PK No.: 4968-21.230
 Date: 8/5/2024

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
Area 1					
1	Demolition & Site Clearing	SY	48,000	\$ 1.00	\$ 48,000.00
2	Mobilization	LS	1	\$ 180,000.00	\$ 180,000.00
3	Erosion Control	LS	1	\$ 10,000.00	\$ 10,000.00
4	Expand Existing Parking Lot (66 of spaces)	EA	66	\$ 1,600.00	\$ 105,600.00
5	Food Truck Parking (4 spaces)	EA	4	\$ 2,200.00	\$ 8,800.00
6	4" Pedestrian Paving	SY	1,000	\$ 75.00	\$ 75,000.00
7	4" Pedestrian Paving - Enhanced	SY	1,500	\$ 110.00	\$ 165,000.00
8	Playground Resurfacing	SF	6,000	\$ 26.00	\$ 156,000.00
9	Playground New Equipment	LS	1	\$ 250,000.00	\$ 250,000.00
10	Volleyball Courts	EA	1	\$ 15,000.00	\$ 15,000.00
11	Event Lawn	LS	1	\$ 25,000.00	\$ 25,000.00
12	Restroom Building	LS	1	\$ 600,000.00	\$ 600,000.00
13	Water and Sewer Utilities	LS	1	\$ 75,000.00	\$ 75,000.00
14	Stormwater Allowance	LS	1	\$ 75,000.00	\$ 75,000.00
15	Interactive Water Feature	LS	1	\$ 750,000.00	\$ 750,000.00
16	Pavilion	LS	1	\$ 250,000.00	\$ 250,000.00
17	Kids Pump Track	SF	9,000	\$ 20.00	\$ 180,000.00
18	Tennis Court (Or Pickle Ball)	EA	2	\$ 85,000.00	\$ 170,000.00
19	Basketball Court	EA	2	\$ 60,000.00	\$ 120,000.00
20	Board Walk	LF	60	\$ 1,500.00	\$ 90,000.00
21	Dog Park Fence	LF	900	\$ 28.00	\$ 25,200.00
22	Lighting (Service, Foundation, Pole and Fixture)	EA	20	\$ 8,000.00	\$ 160,000.00
23	Site Furnishing	UNITS	25	\$ 2,500.00	\$ 62,500.00
24	Planting & Irrigation (w/Berms)	SF	10,000	\$ 12.00	\$ 120,000.00
25	Hydromulch, Sod and & Partial Irrigation	SF	150,000	\$ 2.00	\$ 300,000.00
SUB-TOTAL CONSTRUCTION COSTS					\$ 4,016,100.00
30% CONTINGENCY					\$ 1,200,000.00
TOTAL Area 1					\$ 5,216,100.00
Area 2					
1	Demolition & Site Clearing	SY	34,000	\$ 1.00	\$ 34,000.00
2	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00
3	Erosion Control	LS	1	\$ 10,000.00	\$ 10,000.00
4	New Street Parking (24 of spaces)	EA	24	\$ 1,600.00	\$ 38,400.00
5	4" Pedestrian Paving	SY	750	\$ 75.00	\$ 56,250.00
6	4" Pedestrian Paving - Enhanced	SY	500	\$ 110.00	\$ 55,000.00
7	Detention Pond	SF	18,000	\$ 4.00	\$ 72,000.00
8	Stormwater Allowance	LS	1	\$ 50,000.00	\$ 50,000.00
9	Amphitheatre (Passive, labeled as terraced lawn)	LS	1	\$ 50,000.00	\$ 50,000.00
10	Small Shade Structure	LS	3	\$ 15,000.00	\$ 45,000.00
11	Historic Exhibit (Interpretive Signage + Sculpture)	LS	1	\$ 75,000.00	\$ 75,000.00
12	Open Space (Meadow - 2 acres)	SF	85,000	\$ 1.50	\$ 127,500.00
13	Lighting (Service, Foundation, Pole and Fixture)	EA	10	\$ 8,500.00	\$ 85,000.00
14	Site Furnishing	UNITS	15	\$ 2,500.00	\$ 37,500.00
15	Planting & Irrigation (w/Berms)	SF	5,000	\$ 12.00	\$ 60,000.00
16	Hydromulch and & Partial Irrigation	SF	175,000	\$ 1.00	\$ 175,000.00
SUB-TOTAL CONSTRUCTION COSTS					\$ 1,010,650.00
30% CONTINGENCY					\$ 300,000.00
TOTAL Area 2					\$ 1,310,650.00
Area 3					
1	Demolition & Site Clearing	SY	33,300	\$ 1.00	\$ 33,300.00
2	Mobilization	LS	1	\$ 40,000.00	\$ 40,000.00
3	Erosion Control	LS	1	\$ 10,000.00	\$ 10,000.00
4	Detention Pond	SF	8,100	\$ 4.00	\$ 32,400.00
5	Stormwater Allowance	LS	1	\$ 50,000.00	\$ 50,000.00
6	4" Pedestrian Paving	SY	1,000	\$ 75.00	\$ 75,000.00
7	4" Pedestrian Paving - Enhanced	SY	500	\$ 110.00	\$ 55,000.00
8	Pavilion (for rentals)	LS	1	\$ 250,000.00	\$ 250,000.00
9	Small Shade Structure	LS	1	\$ 15,000.00	\$ 15,000.00
10	Bike Repair Station	EA	1	\$ 2,500.00	\$ 2,500.00
11	Interpretive Signage	EA	5	\$ 500.00	\$ 2,500.00
12	Disc Golf Course (9 hole)	LS	1	\$ 15,000.00	\$ 15,000.00
13	Lighting (Service, Foundation, Pole and Fixture)	EA	4	\$ 8,500.00	\$ 34,000.00
14	Site Furnishing	UNITS	15	\$ 2,500.00	\$ 37,500.00
15	Planting & Irrigation	SF	5,000	\$ 12.00	\$ 60,000.00
16	Hydromulch and & Partial Irrigation	SF	275,000	\$ 1.00	\$ 275,000.00
SUB-TOTAL CONSTRUCTION COSTS					\$ 987,200.00
30% CONTINGENCY					\$ 300,000.00
TOTAL Area 3					\$ 1,287,200.00

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Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
Memorial Plaza					
1	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00
2	Temporary Erosion, Sedimentation and Water Pollution Prevention (SWPPP)	LS	1	\$ 5,000.00	\$ 5,000.00
3	Demolition & Site Clearing	SY	600	\$ 1.00	\$ 600.00
4	4" Pedestrian Paving	SY	800	\$ 75.00	\$ 60,000.00
5	4" Pedestrian Paving - Enhanced	SY	200	\$ 110.00	\$ 22,000.00
6	Memorial Monuments	EA	5	\$ 15,000.00	\$ 75,000.00
7	Military Flagpole	EA	5	\$ 3,000.00	\$ 15,000.00
8	Retaining Walls (less than 3ft)	LF	200	\$ 150.00	\$ 30,000.00
9	Lighting (Service, Foundation, Pole and Fixture)	EA	10	\$ 8,500.00	\$ 85,000.00
10	Site Furnishing	UNITS	15	\$ 2,500.00	\$ 37,500.00
11	Planting & Irrigation (w/berms)	SF	5,000	\$ 12.00	\$ 60,000.00
12	Sod & Irrigation	SF	10,000	\$ 3.00	\$ 30,000.00
	SUB-TOTAL CONSTRUCTION COSTS				\$ 470,100.00
	30% CONTINGENCY				\$ 140,000.00
	TOTAL Memorial Plaza				\$ 610,100.00
	SUB-TOTAL CONSTRUCTION COSTS				\$ 8,424,050.00
	12% Survey, Design, Environmental, Testing				\$ 1,010,000.00
	TOTAL OPINION OF CONSTRUCTION COSTS				\$ 9,434,050.00

Assumptions:

1. Assumed proposed pavement section is 7" concrete on 8" lime stabilized subgrade at application rate of 42 lbs/sy
2. Two parking lanes (9-ft width)
3. OPCC does not include FEMA coordination