1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

HALFF

Project: Founders Park Master Plan
Owner/Client: City of Wylie
Halff AVO: 37634
Date: 06/04/2021

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST (MASTER PLAN)

****ALL 2021 BASE BID TOTALS INCLUDE A 20% CONTINGENCY**

PHASE	TOTAL ESTIMATED COST	TOTAL PROJECTED ESTIMATE WITH INFLATION				
		2021*	2022*	2023*	2024*	2025*
PHASE 1.1	$ 8,967,420.00	$ 9,326,116.80	$ 9,699,161.47	$ 10,087,127.93	$ 10,490,613.05	$ 10,910,237.57
PHASE 1.2	$ 1,775,941.80	$ 1,846,979.47	$ 1,920,858.65	$ 1,997,693.00	$ 2,077,600.72	$ 2,160,704.75
PHASE 2	$ 5,228,760.00	$ 5,437,910.40	$ 5,655,426.82	$ 5,881,643.89	$ 6,116,909.64	$ 6,361,586.03
PHASE 3	$ 815,706.00	$ 848,334.24	$ 882,267.61	$ 917,558.31	$ 954,260.65	$ 992,431.07
GRAND TOTAL 2021	$ 16,787,827.80	$ 17,459,340.91	$ 18,157,714.55	$ 18,884,023.13	$ 19,639,384.06	$ 20,424,959.42

*Projected inflation costs are approximated at 4% per year

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Date: 06/04/2021

Founders Park Master Plan - Estimate of Probable Cost (PHASE 1.1)

Base Bid

Item	Quantity	Units	Unit Cost	Total
General				
Mobilization	1	LS	$ 500,000.00	$ 500,000.00
SWPPP Controls and Maintenance	1	LS	$ 10,000.00	$ 10,000.00
Barricades, Signs and Traffic Handling	12	MO	$ 5,000.00	$ 60,000.00
Traffic Signage and Posts (Yield, Stop, Ped. Crossing Signs)	49	EA	$ 550.00	$ 26,950.00
Subtotal General				**$ 596,950.00**
Demolition				
Tree Protection	35	EA	$ 100.00	$ 3,500.00
Tree Removal	23	EA	$ 250.00	$ 5,750.00
Sawcut, Remove Concrete (Curb and Gutter)	7,200	LF	$ 18.00	$ 129,600.00
Sawcut, Remove Concrete Road / Paving	5,100	SY	$ 18.00	$ 91,800.00
Gravel Paving to be Removed	300	SY	$ 12.00	$ 3,600.00
Field Lights to be Removed and Salvaged	12	EA	$ 5,000.00	$ 60,000.00
Scoreboards to be Removed and Relocated	2	EA	$ 2,500.00	$ 5,000.00
Overhead Utilities to be Buried at Hensley Lane	1,800	LF	$ 500.00	$ 900,000.00
Subtotal Demolition				**$ 1,199,250.00**
Utilities				
2x2 Grate Inlet	15	EA	$ 2,500.00	$ 37,500.00
Curb Inlet	5	EA	$ 5,000.00	$ 25,000.00
Water Service Main Connection (Tap and Appurtenances)	2	EA	$ 15,000.00	$ 30,000.00
Plaza Water Service Connection (Taps , Appurtenances, and Meters)	2	EA	$ 5,000.00	$ 10,000.00
Water Service Line Extension	2,000	LF	$ 25.00	$ 50,000.00
Sewer Service Line Extension	1,200	LF	$ 50.00	$ 60,000.00
Sewer Manhole (Tap, Bends, and Intermediate)	3	EA	$ 5,000.00	$ 15,000.00
18" RCP	3,500	LF	$ 75.00	$ 262,500.00
24" RCP	1,150	LF	$ 90.00	$ 103,500.00
30" RCP	850	LF	$ 100.00	$ 85,000.00
36" RCP	1,100	LF	$ 125.00	$ 137,500.00
42" RCP	600	LF	$ 150.00	$ 90,000.00
36" Outfall (Headwall, Wingwalls, Erosion Protection)	2	EA	$ 7,500.00	$ 15,000.00
42" Outfall (Headwall, Wingwalls, Erosion Protection)	1	EA	$ 10,000.00	$ 10,000.00
Trench Safety	7,200	LF	$ 2.00	$ 14,400.00
Subtotal Utilities				**$ 945,400.00**
Grading and Earthwork				
Site Prep (Cut, Fill, and Balance) (3' Depth Max.)	40	AC	$ 2,500.00	$ 100,000.00
Mass Grading (Field Preparation, Swales, Sidewalks, Plazas) (2' Depth)	20	AC	$ 2,000.00	$ 40,000.00
Subtotal Grading and Earthwork				**$ 140,000.00**
Paving				
Pedestrian Concrete Paving (6" Thickness)	6,500	SY	$ 55.00	$ 357,500.00
Pedestrian Soft-Surface Paving (6" Thickness)	150	SY	$ 45.00	$ 6,750.00
Vehicular Concrete Paving (8" Thickness)	17,000	SY	$ 65.00	$ 1,105,000.00
Vehicular Concrete Paving (Deceleration Lane) (8" Thickness)	150	SY	$ 65.00	$ 9,750.00
Vehicular Brick Paving (Entry and Food Truck Areas)	16,000	SF	$ 25.00	$ 400,000.00
Concrete Curb and Gutter (6" Reinforced)	14,800	LF	$ 20.00	$ 296,000.00
ADA Curb Ramp	28	EA	$ 2,500.00	$ 70,000.00
Parking Lot Striping (White, Surface Preparation, Sealer, Complete in Place)	13,000	LF	$ 2.00	$ 26,000.00
Roadway Striping (Yellow, Surface Preparation, Sealer, Complete in Place)	8,300	LF	$ 5.00	$ 41,500.00
Crosswalk Striping (White, Surface Preparation, Sealer, Complete in Place)	4,000	LF	$ 2.00	$ 8,000.00
Subtotal Paving				**$ 2,320,500.00**
Structures				
Scoreboard Pole Foundations	3	EA	$ 1,000.00	$ 3,000.00
Additional Parking Lot Lighting Pole Foundations	60	EA	$ 1,500.00	$ 90,000.00
Additional Field Lighting Pole Foundations	16	EA	$ 3,000.00	$ 48,000.00
Subtotal Structures				**$ 141,000.00**

Site Amenity				
Decorative Bollard	20	EA	$ 500.00	$ 10,000.00
Decorative Removable/Foldable Bollard	20	EA	$ 750.00	$ 15,000.00
Decorative Bench	5	EA	$ 2,000.00	$ 10,000.00
Decorative Trash Receptacle	5	EA	$ 1,750.00	$ 8,750.00
Football Field Uprights	6	EA	$ 5,000.00	$ 30,000.00
15' Player Benches	6	EA	$ 1,500.00	$ 9,000.00
Bleachers	6	EA	$ 10,000.00	$ 60,000.00
Wayfinding Signage	5	EA	$ 500.00	$ 2,500.00
Subtotal Site Amenity				**$ 145,250.00**
Erosion Control				
Silt Fence (Temporary Sediment Control) (Install)	11,000	LF	$ 1.80	$ 19,800.00
Silt Fence (Temporary Sediment Control) (Remove)	11,000	LF	$ 0.20	$ 2,200.00
Temporary Construction Entrance/Exit (Install)	2	EA	$ 1,750.00	$ 3,500.00
Temporary Construction Entrance/Exit (Remove)	2	EA	$ 500.00	$ 1,000.00
Subtotal Erosion Control				**$ 26,500.00**
Landscaping				
Shade Tree	240	EA	$ 750.00	$ 180,000.00
Ornamental Tree	35	EA	$ 500.00	$ 17,500.00
Decorative Planting	14,000	SF	$ 15.00	$ 210,000.00
Sodding (Crowned Fields) (419 Bermuda)	15,500	SY	$ 6.00	$ 93,000.00
Seeding (Open Space) (Bermuda)	34,000	SY	$ 1.25	$ 42,500.00
Plant Maintenance	12	MO	$ 4,000.00	$ 48,000.00
Subtotal Landscaping				**$ 591,000.00**
Lighting and Electric				
Additional Parking Lot Lighting	60	EA	$ 10,000.00	$ 600,000.00
Site Wiring (Parking Lot and Field Lighting)	7,750	LF	$ 20.00	$ 155,000.00
Additional Field Lighting	16	EA	$ 30,000.00	$ 480,000.00
Additional Football Scoreboard	1	EA	$ 5,000.00	$ 5,000.00
Subtotal Lighting/Electrical				**$ 1,240,000.00**
Irrigation				
Temporary/Permanent Irrigation	63,500	SY	$ 2.00	$ 127,000.00
Subtotal Irrigation				**$ 127,000.00**
Overall Subtotal				***$ 7,472,850.00***
Contingency			*20%*	*$ 1,494,570.00*
PHASE 1.1 Total Estimated Cost				***$ 8,967,420.00***

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Date: 06/04/2021

Founders Park Master Plan - Estimate of Probable Cost (PHASE 1.2)

Base Bid				
Item	**Quantity**	**Units**	**Unit Cost**	**Total**
General				
Mobilization	1	LS	$ 100,000.00	$ 100,000.00
SWPPP Controls and Maintenance	1	LS	$ 10,000.00	$ 10,000.00
Barricades, Signs and Traffic Handling	12	MO	$ 5,000.00	$ 60,000.00
Traffic Signage and Posts (Yield, Stop, Ped. Crossing Signs)	6	EA	$ 550.00	$ 3,300.00
Subtotal General				**$ 173,300.00**
Demolition				
Tree Removal	14	EA	$ 250.00	$ 3,500.00
Sawcut, Remove Concrete (Curb and Gutter)	165	LF	$ 18.00	$ 2,970.00
Sawcut, Remove Concrete Road / Paving	480	SY	$ 18.00	$ 8,640.00
Playground Removal And Salvage	1	EA	$ 50,000.00	$ 50,000.00
Open Air Pavilion Removal and Salvage	1	EA	$ 25,000.00	$ 25,000.00
Subtotal Demolition				**$ 90,110.00**
Utilities				
2x2 Grate Inlet	1	EA	$ 2,500.00	$ 2,500.00
Curb Inlet	2	EA	$ 5,000.00	$ 10,000.00
18" RCP	200	LF	$ 75.00	$ 15,000.00
Trench Safety	200	LF	$ 2.00	$ 400.00
Subtotal Utilities				**$ 27,900.00**
Grading and Earthwork				
Site Prep (Cut, Fill, and Balance) (3' Depth Max.)	5	AC	$ 2,500.00	$ 12,500.00
Mass Grading (Field Preparation, Swales, Sidewalks, Plazas) (2' Depth)	5	AC	$ 2,000.00	$ 10,000.00
Subtotal Grading and Earthwork				**$ 22,500.00**
Paving				
Pedestrian Concrete Paving (6" Thickness)	920	SY	$ 55.00	$ 50,600.00
Vehicular Concrete Paving (8" Thickness)	9,225	SY	$ 65.00	$ 599,625.00
Concrete Curb and Gutter (6" Reinforced)	3,000	LF	$ 20.00	$ 60,000.00
ADA Curb Ramp	4	EA	$ 2,500.00	$ 10,000.00
Parking Lot Striping (White, Surface Preparation, Sealer, Complete in Place)	4,536	LF	$ 2.00	$ 9,072.00
Roadway Striping (Yellow, Surface Preparation, Sealer, Complete in Place)	1,085	LF	$ 5.00	$ 5,425.00
Crosswalk Striping (White, Surface Preparation, Sealer, Complete in Place)	576	LF	$ 2.00	$ 1,152.00
Subtotal Paving				**$ 735,874.00**
Structures				
Additional Parking Lot Lighting Pole Foundations	24	EA	$ 1,500.00	$ 36,000.00
Subtotal Structures				**$ 36,000.00**
Site Amenity				
Decorative Bollard	10	EA	$ 500.00	$ 5,000.00
Decorative Removable/Foldable Bollard	10	EA	$ 750.00	$ 7,500.00
Decorative Bench	5	EA	$ 2,000.00	$ 10,000.00
Decorative Trash Receptacle	2	EA	$ 1,750.00	$ 3,500.00
Wayfinding Signage	2	EA	$ 500.00	$ 1,000.00
Subtotal Site Amenity				**$ 27,000.00**
Erosion Control				
Silt Fence (Temporary Sediment Control) (Install)	1,700	LF	$ 1.80	$ 3,060.00
Silt Fence (Temporary Sediment Control) (Remove)	1,700	LF	$ 0.20	$ 340.00
Temporary Construction Entrance/Exit (Install)	1	EA	$ 1,750.00	$ 1,750.00
Temporary Construction Entrance/Exit (Remove)	1	EA	$ 500.00	$ 500.00
Subtotal Erosion Control				**$ 5,650.00**
Landscaping				
Shade Tree	53	EA	$ 750.00	$ 39,750.00
Seeding (Open Space) (Bermuda)	1,190	SY	$ 1.25	$ 1,487.50
Plant Maintenance	12	MO	$ 4,000.00	$ 48,000.00
Subtotal Landscaping				**$ 89,237.50**

Lighting and Electric				
Additional Parking Lot Lighting	24	EA	$ 10,000.00	$ 240,000.00
Site Wiring (Parking Lot and Field Lighting)	1,500	LF	$ 20.00	$ 30,000.00
Subtotal Lighting/Electrical				**$ 270,000.00**
Irrigation				
Temporary/Permanent Irrigation	1,190	SY	$ 2.00	$ 2,380.00
Subtotal Irrigation				**$ 2,380.00**
Overall Subtotal				***$ 1,479,951.50***
Contingency			*20%*	*$ 295,990.30*
PHASE 1.2 Total Estimated Cost				***$ 1,775,941.80***

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Project: Founders Park Master Plan
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Date: 06/04/2021

Founders Park Master Plan - Estimate of Probable Cost (PHASE 2)

Base Bid				
Item	**Quantity**	**Units**	**Unit Cost**	**Total**
General				
Mobilization	1	LS	$ 350,000.00	$ 350,000.00
SWPPP Controls and Maintenance	1	LS	$ 10,000.00	$ 10,000.00
Barricades, Signs and Traffic Handling	12	MO	$ 5,000.00	$ 60,000.00
Subtotal General				**$ 420,000.00**
Demolition				
Tree Protection	2	EA	$ 100.00	$ 200.00
Tree Removal	38	EA	$ 250.00	$ 9,500.00
Sawcut, Remove Concrete Road / Paving	1,200	SY	$ 18.00	$ 21,600.00
Field Lights to be Removed and Salvaged	7	EA	$ 5,000.00	$ 35,000.00
Subtotal Demolition				**$ 66,300.00**
Grading and Earthwork				
Site Prep (Cut, Fill, and Balance) (3' Depth Max.)	15	AC	$ 2,500.00	$ 37,500.00
Mass Grading (Field Preparation, Swales, Sidewalks, Plazas) (2' Depth)	10	AC	$ 2,000.00	$ 20,000.00
Subtotal Grading and Earthwork				**$ 57,500.00**
Paving				
Pedestrian Concrete Paving (6" Thickness)	5,600	SY	$ 55.00	$ 308,000.00
Pedestrian Integral Color Concrete Paving (6" Thickness)	600	SY	$ 85.00	$ 51,000.00
Pedestrian Soft-Surface Paving (6" Thickness)	1,500	SY	$ 45.00	$ 67,500.00
Vehicular Concrete Paving (8" Thickness)	1,400	SY	$ 65.00	$ 91,000.00
Subtotal Paving				**$ 517,500.00**
Structures				
Concession/Restroom/Storage	2	EA	$ 250,000.00	$ 500,000.00
Open-Air Pavilion	1	EA	$ 100,000.00	$ 100,000.00
Scoreboard Pole Foundations	3	EA	$ 1,000.00	$ 3,000.00
Subtotal Structures				**$ 603,000.00**
Site Amenity				
Decorative Bench	15	EA	$ 2,000.00	$ 30,000.00
Decorative Picnic Table	22	EA	$ 3,500.00	$ 77,000.00
Decorative Trash Receptacle	15	EA	$ 1,750.00	$ 26,250.00
Decorative Drinking Fountain (Plazas and Playground)	4	EA	$ 7,500.00	$ 30,000.00
Soccer Field Goals/Nets	6	EA	$ 4,000.00	$ 24,000.00
15' Player Benches	6	EA	$ 1,500.00	$ 9,000.00
Bleachers	2	EA	$ 10,000.00	$ 20,000.00
Sculpture/Public Art	6	EA	$ 10,000.00	$ 60,000.00
All-Inclusive Playground Equipment (2-5 YR and 5-12 YR)	1	LS	$ 500,000.00	$ 500,000.00
Playground Surfacing (Poured in Place)	18,000	SF	$ 15.00	$ 270,000.00
Subtotal Site Amenity				**$ 1,046,250.00**
Erosion Control				
Silt Fence (Temporary Sediment Control) (Install)	5,500	LF	$ 1.80	$ 9,900.00
Silt Fence (Temporary Sediment Control) (Remove)	5,500	LF	$ 0.20	$ 1,100.00
Temporary Construction Entrance/Exit (Install)	4	EA	$ 1,750.00	$ 7,000.00
Temporary Construction Entrance/Exit (Remove)	4	EA	$ 500.00	$ 2,000.00
Subtotal Erosion Control				**$ 20,000.00**
Landscaping				
Shade Tree	59	EA	$ 750.00	$ 44,250.00
Ornamental Tree	42	EA	$ 500.00	$ 21,000.00
Decorative Planting	35,000	SF	$ 15.00	$ 525,000.00
Sodding (Crowned Fields) (419 Bermuda)	16,000	SY	$ 6.00	$ 96,000.00
Seeding (Open Space) (Bermuda)	38,000	SY	$ 1.25	$ 47,500.00
Plant Maintenance	12	MO	$ 4,000.00	$ 48,000.00
Subtotal Landscaping				**$ 781,750.00**

Lighting and Electric				
Site Wiring (Parking Lot and Field Lighting)	3,100	LF	$ 20.00	$ 62,000.00
Additional Field Lighting	19	EA	$ 30,000.00	$ 570,000.00
Additional Soccer Scoreboard	3	EA	$ 5,000.00	$ 15,000.00
Electric Service Connection to Concession/Restroom/Storage	2	EA	$ 10,000.00	$ 20,000.00
Subtotal Lighting/Electrical				**$ 667,000.00**
Irrigation				
Temporary/Permanent Irrigation	89,000	SY	$ 2.00	$ 178,000.00
Subtotal Irrigation				**$ 178,000.00**
Overall Subtotal				***$ 4,357,300.00***
Contingency			*20%*	*$ 871,460.00*
PHASE 2 Total Estimated Cost				***$ 5,228,760.00***

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Date: 06/04/2021

Founders Park Master Plan - Estimate of Probable Cost (PHASE 3)				
Base Bid				
Item	**Quantity**	**Units**	**Unit Cost**	**Total**
General				
Mobilization	1	LS	$ 100,000.00	$ 100,000.00
SWPPP Controls and Maintenance	1	LS	$ 10,000.00	$ 10,000.00
Barricades, Signs and Traffic Handling	12	MO	$ 5,000.00	$ 60,000.00
Traffic Signage and Posts (Yield, Stop, Ped. Crossing Signs)	3	EA	$ 550.00	$ 1,650.00
Subtotal General				**$ 171,650.00**
Demolition				
Tree Protection	16	EA	$ 100.00	$ 1,600.00
Tree Removal	50	EA	$ 250.00	$ 12,500.00
Sawcut, Remove Concrete (Curb and Gutter)	200	LF	$ 18.00	$ 3,600.00
Sawcut, Remove Concrete Road / Paving	260	SY	$ 18.00	$ 4,680.00
Subtotal Demolition				**$ 22,380.00**
Utilities				
Curb Inlet	2	EA	$ 5,000.00	$ 10,000.00
Subtotal Utilities				**$ 10,000.00**
Grading and Earthwork				
Site Prep (Cut, Fill, and Balance) (3' Depth Max.)	2	AC	$ 2,500.00	$ 3,750.00
Mass Grading (Field Preparation, Swales, Sidewalks, Plazas) (2' Depth Max.)	1	AC	$ 2,000.00	$ 2,000.00
Subtotal Grading and Earthwork				**$ 5,750.00**
Paving				
Pedestrian Concrete Paving (6" Thickness)	430	SY	$ 55.00	$ 23,650.00
Vehicluar Concrete Paving (8" Thickness)	3,400	SY	$ 65.00	$ 221,000.00
Concrete Curb and Gutter (6" Reinforced)	1,300	LF	$ 20.00	$ 26,000.00
ADA Curb Ramp	8	EA	$ 2,500.00	$ 20,000.00
Parking Lot Striping (White, Surface Preparation, Sealer, Complete in Place)	700	LF	$ 2.00	$ 1,400.00
Crosswalk Striping (White, Surface Preparation, Sealer, Complete in Place)	200	LF	$ 2.00	$ 400.00
Subtotal Paving				**$ 292,450.00**
Structures				
Additional Parking Lot Lighting Pole Foundations	4	EA	$ 1,500.00	$ 6,000.00
Additional Field Lighting Pole Foundations	4	EA	$ 3,000.00	$ 12,000.00
Subtotal Structures				**$ 18,000.00**
Site Amenity				
Decorative Trash Receptacle	2	EA	$ 1,750.00	$ 3,500.00
Wayfinding Signage	2	EA	$ 500.00	$ 1,000.00
Subtotal Site Amenity				**$ 4,500.00**
Erosion Control				
Silt Fence (Temporary Sediment Control) (Install)	1,500	LF	$ 1.80	$ 2,700.00
Silt Fence (Temporary Sediment Control) (Remove)	1,500	LF	$ 0.20	$ 300.00
Temporary Construction Entrance/Exit (Install)	2	EA	$ 1,750.00	$ 3,500.00
Temporary Construction Entrance/Exit (Remove)	2	EA	$ 500.00	$ 1,000.00
Subtotal Erosion Control				**$ 7,500.00**
Landscaping				
Shade Tree	15	EA	$ 750.00	$ 11,250.00
Ornamental Tree	10	EA	$ 500.00	$ 5,000.00
Decorative Planting	2,000	SF	$ 15.00	$ 30,000.00
Seeding (Open Space) (Bermuda)	1,500	SY	$ 1.25	$ 1,875.00
Plant Maintenance	12	MO	$ 4,000.00	$ 48,000.00
Subtotal Landscaping				**$ 96,125.00**
Lighting and Electric				
Additional Parking Lot Lighting	4	EA	$ 10,000.00	$ 40,000.00
Site Wiring (Parking Lot and Field Lighting)	220	LF	$ 20.00	$ 4,400.00
Subtotal Lighting/Electrical				**$ 44,400.00**
Irrigation				
Temporary/Permanent Irrigation	3,500	SY	$ 2.00	$ 7,000.00
Subtotal Irrigation				**$ 7,000.00**
Overall Subtotal				***$ 679,755.00***
Contingency			*20%*	*$ 135,951.00*
PHASE 3 Total Estimated Cost				***$ 815,706.00***