

Willowbrooke Park Concepts - Preliminary Cost Estimates - November 7, 2022

THE COMMONS: GATHER + MOVE					
BASE PLUS					
Item	Pricing Source & Assumptions	Qty	Unit	Unit Cost	Total Cost
Earthwork (Soil import/export, grading)	Summer 2022 Bid Tab Average	1	LS	\$ 100,000.00	\$ 100,000.00
Trees	Summer 2022 Bid Tab Average	60	EA	\$ 1,000.00	\$ 60,000.00
Green Infrastructure Plantings	Recent Construction Bid Tabs from Lions Park and Biber Park in New Berlin, WI (Stantec projects) for furnishing and installing perennials.	14,000	SF	\$ 25.00	\$ 350,000.00
Low Maintenance Turf Seeding	Summer 2022 Bid Tab Average	23,500	SY	\$ 3.00	\$ 70,500.00
6' Wide Concrete Walking Paths	Recent Construction Bid Tabs from Buena Park, Lions Park, and Biber Park in New Berlin, WI (Stantec projects).	3,600	LF	\$ 60.00	\$ 216,000.00
Allowance for Central Gathering, Overlook, and Flex Performance Space Overhead Structure - 2,000 SF	BASE (\$78.5k) + BASE PLUS (\$125k). Base Price: Quote from Northland Recreation, obtained by Stantec. Assumes (4) FSL-30x30x30 Poligon shade sails (including all equipment, anchor bolts, and freight charge). Base Plus in-addition Price: Allowance above Base cost (Structure not yet designed, selected).	1	LS	\$ 203,500.00	\$ 203,500.00
Concrete Pavement Allowance for Central Gathering, Overlook, and Flex Performance Space - 2,000 SF	Recent Construction Bid Tabs from Buena Park, Lions Park, and Biber Park in New Berlin, WI (Stantec projects).	2,400	SF	\$ 10.00	\$ 24,000.00
Picnic Tables	Average vendor pricing (includes installed product + shipping/freight)	4	EA	\$ 3,000.00	\$ 12,000.00
Restroom/Shelter Building Allowance - 1,000 SF	BASE (\$100k) + BASE PLUS (\$260k). Base price: Recent Construction Example (sent by City of Oakdale) Rotary Park in North St. Paul along Gateway Trail. Base Plus in-addition Price: Recent Construction Bid Tabs from Buena Park, New Berlin, WI (Stantec project).	1	EA	\$ 360,000.00	\$ 360,000.00
Playground Area Shade Sail Allowance	Quote from Northland Recreation, obtained by Stantec. Assumes (2) FSL-25x25x25 Poligon shade sails (including all equipment, anchor bolts, and freight charge).	1	LS	\$ 36,000.00	\$ 36,000.00
2-5 Playground Allowance - 1,250 SF	BASE (\$40k) + BASE PLUS (\$75k). Base Price: Recent Quote (Eberle Park, GameTime Equipment via Minnesota Wisconsin Playground, quote obtained by City of Oakdale) on equipment (\$103k) and install (\$22k) for ages 2-12. Base Plus in-addition Price: Recent Construction Bid Tabs from Lions Park Playground, New Berlin, WI (Stantec project).	1	EA	\$ 115,000.00	\$ 115,000.00
5-12 Playground Allowance - 3,500 SF	BASE (\$75k) + BASE PLUS (\$200k). Base Price: Recent Quote (Eberle Park, GameTime Equipment via Minnesota Wisconsin Playground, quote obtained by City of Oakdale) on equipment (\$103k) and install (\$22k) for ages 2-12. Base Plus in-addition Price: Recent Construction Bid Tabs from Lions Park Playground, New Berlin, WI (Stantec project)	1	EA	\$ 275,000.00	\$ 275,000.00
Playground Surfacing (PIP)	BASE + BASE PLUS. Base Price (Engineered Wood Fiber 15" Depth, \$22/CY at 220 CY for \$4,840): Recent Quote (Eberle Park, Minnesota Wisconsin Playground, quote obtained by City of Oakdale) for 193 CY at \$4,140. Base Plus in-addition Price (\$18/SF at 4,750 SF for \$85.5k): Recent Construction Bid Tabs from Lions Park Playground, New Berlin, WI (Stantec project)	4,750	SF	\$ 19.00	\$ 90,250.00
Concrete Playground Curb	Recent Construction Bid Tabs from Buena Park, Lions Park, and Biber Park in New Berlin, WI (Stantec projects)	322	LF	\$ 50.00	\$ 16,100.00
Outdoor Fitness Equipment	Average unit price based on GameTime's Outdoor Fitness Equipment Price List, plus freight/shipping. (https://mnwiplay.com/outdoor-fitness-equipment/)	6	EA	\$ 5,000.00	\$ 30,000.00

Seating Nodes (includes 350 SF concrete pavement and 3 benches at each node)	Based on \$10/SF concrete pavement (\$3,500) and \$2,000/bench. Pricing from Recent Construction Bid Tabs from Buena Park, Lions Park, and Biwer Park in New Berlin, WI (Stantec projects), and average bench furnishing pricing.	3	EA	\$ 5,500.00	\$ 16,500.00
Hammocks	Average vendor pricing.	6	EA	\$ 2,000.00	\$ 12,000.00
Teen/Adult Playground Allowance - 1,700 SF	Based on GameTime's Outdoor Fitness Equipment Price List, plus freight/shipping. (https://mnwiplay.com/outdoor-fitness-equipment/)	1	EA	\$ 100,000.00	\$ 100,000.00
<i>Combined Base + Base Plus following 10/11/22 Council Mtg.</i>				Construction Subtotal	\$ 2,086,850.00
				15% Contingency	\$ 313,027.50
				TOTAL CONSTRUCTION ESTIMATE	\$ 2,399,877.50
Design Budget	Assumptions: Deliver final construction documents (plans, details, and specifications) following completion of Phase 2 (30% plans). Includes an estimated 50 sheets (Cover, General Notes, Site Plans, Erosion Control Plans, Materials Plan, Layout Plans, Grading Plans, Site Details, Speciality Site Features Details, Planting Plan, Planting Details).				\$ 300,000.00
Construction Administration/Observation Budget	Assumptions: Seven (7) months of in-construction services (30 weeks), including (1) on-site staff person 2 days/week for 8 hrs/day, and an additional 8/hrs per week for management, coordination, and submittal reviews. Assumes the City of Oakdale administers the project contract and provides a Construction Project Manager.				\$ 167,500.00
				SUBTOTAL (Construction, Design Budget, Construction Administration Budget)	\$ 2,867,377.50
				2.5% Inflation - Year One (2023)	\$ 71,684.44
				TOTAL ESTIMATE (Construction, Design Budget, Construction Administration Budget, and Inflation)	\$ 2,939,061.94