

Roberts Drive Park Concept Plan
Opinion of Probable Cost

9/6/2022

ROBERTS DRIVE PARK IMPROVEMENTS APPROVED CONCEPT OPINION OF PROBABLE COST						
City of Dunwoody						
Prepared by Pond & Company						
10/10/2022						
ITEM	QUANTITY	UNIT	COST		TOTAL	
			COST/UNIT			
Demolition and Site Clearing						
Remove existing misc. signage	1	LS	\$2,000.00		\$2,000.00	
Tree Protection Fencing/Signage	1	LS	\$10,000.00		\$10,000.00	
Tree Removal	1	LS	\$5,000.00		\$5,000.00	
Clearing/Grubbing + Site Prep	3	AC	\$14,400.00		\$43,200.00	
Grading Complete	1	LS	\$211,629.00		\$211,629.00	
SUBTOTAL					\$271,829.00	
Erosion Control						
E&S Control	7	AC	\$5,200.00		\$35,828.00	
SUBTOTAL					\$35,828.00	
Utilities						
Electrical conduit	645	LF	\$8.00		\$5,160.00	
Electrical power/service assembly	1	LS	\$6,900.00		\$6,900.00	
Electrical junction box	3	EA	\$610.00		\$1,830.00	
Sewer/connection	645	LF	\$20.00		\$12,900.00	
Water connection/tap/meter/backflow preventer	1	LS	\$2,600.00		\$2,600.00	
Drainage	1	LS	\$45,000.00		\$45,000.00	
SUBTOTAL					\$74,390.00	
Hardscape + Furnishings						
Entry Plaza Pavers	885	SF	\$50.00		\$44,250.00	
Paved Walking Path 10' Wide	9320	SF	\$10.00		\$93,200.00	
Nature Trail 10' Wide (crushed granite)	14909	SF	\$5.00		\$74,545.00	
Concrete Sidewalks 6' Wide	13494	SF	\$10.00		\$134,940.00	
Asphalt Parking	36800	SF	\$5.00		\$184,000.00	
Concrete Stairs + Handrail	445	LF	\$20.00		\$8,900.00	
Gravel 6" Depth Subbase for vehicular pavements	4100	SY	\$60.00		\$246,000.00	
Gravel 4" Depth Subbase for ped pavements	2535	SY	\$45.00		\$114,075.00	
Concrete Gutter 18"	1940	LF	\$20.00		\$38,800.00	
Crosswalk with signal	2	LS	\$5,000.00		\$10,000.00	
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking)	2536	FSF	\$120.00		\$304,320.00	
48" avg concrete wall (integral color, score jointing, finish - 1 face)	2536	FSF	\$200.00		\$507,200.00	
24'x30' Restroom	2	EA	\$350,000.00		\$700,000.00	
16'x24' Pavilion	2	EA	\$30,000.00		\$60,000.00	
30'x40' Pavilion	1	EA	\$92,400.00		\$92,400.00	
Overlook Structure	1	LS	\$50,000.00		\$50,000.00	
Site Lighting (parking & pedestrian)	1	LS	\$60,000.00		\$60,000.00	
Parks Rules Signage	2	EA	\$1,600.00		\$3,200.00	
Neighborhood "No Parking" Signage	6	EA	\$500.00		\$3,000.00	
Interpretive Signage	3	EA	\$500.00		\$1,500.00	
Trash/Recycle Receptacles	3	EA	\$1,400.00		\$4,200.00	
Water Fountain w/dog bowl	2	EA	\$6,000.00		\$12,000.00	
Dog Waste Station	2	EA	\$200.00		\$400.00	
Bike Rack	2	EA	\$1,200.00		\$2,400.00	
Benches	6	EA	\$2,000.00		\$12,000.00	
Public Art	3	LS	\$25,000.00		\$25,000.00	
SUBTOTAL					\$2,786,330.00	
Program Elements						
Concession	1	LS	\$300,000.00		\$300,000.00	
Tennis/Pickleball Courts Material	21216	SF	\$12.00		\$254,592.00	
Tennis/Pickleball Courts Fence	920	LF	\$150.00		\$138,000.00	
Tennis/Pickleball Courts Light	6	EA	\$15,000.00		\$90,000.00	
Basketball Court	6300	SF	\$20.00		\$126,000.00	
Basketball Lights	6	EA	\$15,000.00		\$90,000.00	
165'x300' Multi-Purpose Field (Artificial Turf)	49500	SF	\$12.00		\$594,000.00	
165'x300' Multi-Purpose Field Subbase Gravel	917	CY	\$80.00		\$73,360.00	
165'x300' Multi-Purpose Field Lights	1	LS	\$275,000.00		\$275,000.00	
Splash Pad (50' dia)	1	LS	\$956,955.00		\$956,955.00	
Splash Pad Pump House	1	LS	\$100,000.00		\$100,000.00	
Playground (8000 sf)	8000	LS	\$50.00		\$400,000.00	
SUBTOTAL					\$3,397,907.00	
Landscape						
Sod Grass	97074	SF	\$2.00		\$194,148.00	
Shrub/Perennial Plantings (parking islands, landscape around entry)	13300	SF	\$4.00		\$53,200.00	
Bioswale Plantings	6700	SF	\$40.00		\$268,000.00	
Detention Basin Plantings	5000	SF	\$6.00		\$30,000.00	
Native Meadow	18000	SF	\$1.00		\$18,000.00	
Plant topsoil shrubs	25	CY	\$60.00		\$1,500.00	
Plant topsoil native meadow	218	CY	\$60.00		\$13,080.00	
Trees 4 inch caliper	40	EA	\$1,800.00		\$72,000.00	
Trees 2 inch caliper (Understory)	60	EA	\$800.00		\$48,000.00	
Landscape mulch	170	SY	\$10.00		\$1,700.00	
SUBTOTAL					\$699,628.00	
CONSTRUCTION COST TOTAL					\$7,265,912.00	
CONTINGENCIES AND SOFT COSTS						
			20% Contingency		\$1,453,182.00	
			General Conditions		\$1,453,182.00	
			Survey		\$20,000.00	
			Geotech		\$15,000.00	
			Design		\$187,330.00	
			Permitting		\$25,000.00	
			Bidding + CA		\$30,000.00	
CONTINGENCIES AND SOFT COSTS TOTAL					\$3,183,694.00	
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS					\$10,449,606.00	
Notes:						
1. Contingency percentages are included in the opinion of cost. The 20% contingency accounts for the details and associated costs that are yet unknown at a concept level estimate.						
2. Costs given assume that all improvements will be made under contract with a qualified contractor.						
3. Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.						
4. All permitting costs assume up to two resubmittals.						
5. Design, permitting, bidding and CA fees are preliminary based on the current understanding of the scope. Fees may change based on final scoping.						