

Opinion of Probable Cost - Landscape Master Plan - Cascade Library (Phase I) - April 18, 2023

Item	Qty.	Unit	Unit Price	Total	Notes
PHASE I - PRIMARY USE AREA ADJACENT TO NW SIDE OF LIBRARY					
Mobilization and Staging	1	LS	\$ 2,500.00	\$ 2,500.00	
Construction Staking and Mat. Testing	1	LS	\$ 5,000.00	\$ 5,000.00	Construction staking for paths and other features.
Soil Erosion and Sedimentation Controls	1	LS	\$ 1,500.00	\$ 1,500.00	
Site Prep. & Demolition	1	LS	\$ 10,000.00	\$ 10,000.00	Includes tree removal, clearing and grubbing.
Grading, Drainage, and Soils Placement	1	LS	\$ 5,000.00	\$ 5,000.00	All site grading and drainage for rain garden.
Utilities	1	LS	\$ 5,000.00	\$ 5,000.00	Connections for lighting and fountain.
4" Sidewalks	6,500	SF	\$ 18.00	\$ 117,000.00	
Concrete Pavers	706	SF	\$ 32.00	\$ 22,592.00	
Fountain	1	EA	\$ 30,000.00	\$ 30,000.00	Paid for by donor contribution.
Lighting	1	Allowance	\$ 15,000.00	\$ 15,000.00	
Irrigation	1	Allowance	\$ 15,000.00	\$ 15,000.00	
Benches	30	EA	\$ 2,800.00	\$ 84,000.00	
Tables	4	EA	\$ 2,000.00	\$ 8,000.00	
Trash Recepticles	3	EA	\$ 1,250.00	\$ 3,750.00	
Signage	1	Allowance	\$ 4,000.00	\$ 4,000.00	
Trees	12	EA	\$ 750.00	\$ 9,000.00	
Shrubs	229	EA	\$ 80.00	\$ 18,320.00	
Perennials	4,500	EA	\$ 8.00	\$ 36,000.00	
Mulch	50	CY	\$ 75.00	\$ 3,750.00	
Sod Lawn	3,370	SF	\$ 1.75	\$ 5,897.50	
Woodland Restoration Plantings	1	LS	\$ 5,000.00	\$ 5,000.00	Replanting of woodland understory in natural area.

Phase I Subtotal	\$ 406,309.50	
Site Survey	\$ 3,000.00	Completed by Feenstra & Associates Feb. '23
Professional Fees	\$ 16,250.00	Native Edge Design and CA Contract.
Construction Administration @ 3%	\$ 12,189.29	Includes engineering consultant and QAQC
Contingency @ 5%	\$ 20,315.48	
Annual Garden Maintenance	\$3,500	

Phase I Total	\$ 461,564.26
Donor Contribution for Fountain	\$ 30,000.00
Friends of the Library Contribution	\$ 201,000.00
Estimated Remaining Phase I Funding Needed	\$ 230,564.26

Notes:

- 1) The cost estimates provided in this table assume average material and construction prices for the various site improvements. Most features have a high and low range depending on exact materials specified and the prices in this spreadsheet assume the median price range for these features. This means that there is potential for the constructed price of the proposed site improvements to be above or below the estimated prices based on the exact materials chosen.
- 2) Due to the variable nature of material prices and contractor fees, no guarantee is made as to the actual cost of construction of the features listed in this table. These numbers are intended to provide an estimation of probable cost which can be used to plan for construction and next steps.

Opinion of Probable Cost - Landscape Master Plan - Cascade Library (Phases 2-4) April 18, 2023

Item	Qty.	Unit	Unit Price	Total	Notes
PHASE II - PAVILION AREA AND IMPROVEMENTS NORTH OF EXISTING WOODS					
Mobilization and Staging	1	LS	\$ 2,000.00	\$ 2,000.00	
Construction Staking and Mat. Testing	1	LS	\$ 1,000.00	\$ 1,000.00	
Soil Erosion and Sedimentation Control	1	LS	\$ 500.00	\$ 500.00	
Site Prep. & Demolition	1	LS	\$ 8,000.00	\$ 8,000.00	
Grading & Drainage and Soil Placement	1	LS	\$ 5,000.00	\$ 5,000.00	
4" Sidewalks	10,000	SF	\$ 18.00	\$ 180,000.00	
60' Pavilion	1	LS	\$ 300,000.00	\$ 300,000.00	Includes Engineering, Installation, and Utilities
Decomposed Granite Path	1,100	SF	\$ 6.00	\$ 6,600.00	
Tables and Chairs	10	EA	\$ 2,000.00	\$ 20,000.00	
Perennial Garden Areas	3,223	SF	\$ 10.00	\$ 32,230.00	Rounded to include mulch.
Lawn Areas	3,926	SF	\$ 1.75	\$ 6,870.50	Installed as sod.
Lighting	1	Allowance	\$ 15,000.00	\$ 15,000.00	
Irrigation	1	Allowance	\$ 6,000.00	\$ 6,000.00	

Phase II Subtotal	\$ 583,200.50	
Professional Fees @ 10%	\$ 58,320.05	Includes Construction Administration
Contingency @ 12%	\$ 69,984.06	
Annual Garden Maintenance	\$2,500	
Phase II Total	\$ 714,004.61	

PHASE III - NORTHEAST SIDE OF BUILDGIN FACING DETENTION BASIN					
Site Prep., Demo, Grading, & Drainage	1	LS	\$ 2,500.00	\$ 2,500.00	
4" Sidewalks	2,075	SF	\$ 18.00	\$ 37,350.00	
Perennial Garden Areas	4,495	SF	\$ 10.00	\$ 44,950.00	Rounded to include mulch.
Tables and Chairs	3	EA	\$ 2,000.00	\$ 6,000.00	

Phase III Subtotal	\$ 90,800.00	
Professional Fees @ 5%	\$ 4,540.00	
Contingency @ 6%	\$ 5,448.00	
Annual Garden Maintenance	\$2,500	
Phase III Total	\$ 103,288.00	

PHASE IIII - NATURAL AREA IMPROVEMENTS					
Prairie Area Prep.	2.3	AC	\$ 1,500.00	\$ 3,450.00	Includes eradication of exiting lawn areas in all of the
Prairie Area Seed Installation	2.3	AC	\$ 5,000.00	\$ 11,500.00	
Meadow and Wet Meadow Area Prep.	0.8	AC	\$ 2,000.00	\$ 1,600.00	
Meadow and Wet Meadow Seed Installation	0.8	AC	\$ 6,000.00	\$ 4,800.00	This number may be increased if erosion control
Woodland Expansion Area Plantings	1	Allowance	\$ 10,000.00	\$ 10,000.00	

Phase IIII Subtotal	\$ 31,350.00	
Professional Fees @ 5%	\$ 1,567.50	
Contingency @ 6%	\$ 1,881.00	
Phase IIII Total	\$ 34,798.50	

Project Summary (Phase 2-4)

Phase II Total	\$ 711,504.61
Phase III Total	\$ 100,788.00
Phase IIII Total	\$ 34,798.50
Phases 2-4 Grand Total	\$ 847,091.11

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- 2) Due to the variable nature of material prices and contractor fees, no guarantee is made as to the actual cost of construction of the features listed in this table. These numbers are intended to provide an estimation of probable cost which can be used to plan for construction and next steps.
- 3) This cost estimate assumes the job is approved and executed with phase 1. The project will save budget on things like mobilization and staging, construction staking, SESC, site prep, and grading.