

NCPRD MILWAUKIE BAY PARK

11211 SE MCLOUGHLIN BLVD, MILWAUKIE, OR 97222
100% SCHEMATIC DESIGN

Prepared For

2.ink Studio
Portland, Oregon

January 25th, 2019

Submitted on

Prepared By

Rider Levett Bucknall
Portland, Oregon

Our Ref

PDX21266-3

Project Number

3

NOTE: For Milwaukie Bay Park CM/GC RFP #2020-08, NCPRD assumes the following:

- Items 120 & 121 for Interpretive Rail Line are excluded
- Alternate B3 Loading Area is included

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1.00 Estimate Summaries

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NCPRD Milwaukie Bay Park

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Location Summary

SA: Site Area
Rates Current At January 2019

11211 SE McLoughlin Blvd, Milwaukie, OR 97222		SA SF	Cost/SF	Total Cost USD
A SITE WORK		155,741	49.22	7,664,923
ESTIMATED NET COST		155,741	\$49.22	\$7,664,923
MARGINS & ADJUSTMENTS				
Escalation to 2Q2020		6 %		\$459,895
ESTIMATED TOTAL COST		155,741	\$52.17	\$8,124,818

NCPRD Milwaukie Bay Park

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Location Summary

SA: Site Area
Rates Current At January 2019

11211 SE McLoughlin Blvd, Milwaukie, OR 97222		SA SF	Cost/SF	Total Cost USD
A SITE WORK		155,741	38.10	5,933,536
ESTIMATED NET COST		155,741	\$38.10	\$5,933,536
MARGINS & ADJUSTMENTS				
General Conditions	10 %			\$593,354
Bonds & Insurances	3 %			\$195,807
Overhead & Profit	3.5 %			\$235,294
Design Contingency	8 %			\$556,639
Market Volatility Contingency	2 %			\$150,293
Escalation to 2Q2020	6 %			\$459,895
ESTIMATED TOTAL COST		155,741	\$52.17	\$8,124,818

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Uniformat Level 2 Summary

Site Area: 155,741 SF
Rates Current At January 2019

Description		Cost/SF	Total Cost USD
F10	Special Construction	\$2.93	\$456,345
G10	Site Preparations	\$4.66	\$725,940
G20	Site Improvements	\$26.90	\$4,188,710
G30	Site Civil/Mechanical Utilities	\$1.07	\$166,885
G40	Site Electrical Utilities	\$2.54	\$395,656
ESTIMATED NET COST		\$38.10	\$5,933,536
MARGINS & ADJUSTMENTS			
General Conditions		10 %	\$593,354
Bonds & Insurances		3 %	\$195,807
Overhead & Profit		3.5 %	\$235,294
Design Contingency		8 %	\$556,639
Market Volatility Contingency		2 %	\$150,293
Escalation to 2Q2020		6 %	\$459,895
ESTIMATED TOTAL COST		\$52.17	\$8,124,818

NCPRD Milwaukie Bay Park

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Elements Summary

Site Area: 155,741 SF
Rates Current At January 2019

Description		Cost/SF	Total Cost USD
F1010	Special Structures	\$2.93	\$456,345
G1010	Site Clearing	\$0.10	\$15,574
G1020	Site Demolition and Relocations	\$1.07	\$166,768
G1030	Site Earthwork	\$3.49	\$543,598
G2030	Pedestrian Paving	\$5.42	\$843,815
G2040	Site Development	\$15.78	\$2,458,191
G2050	Landscaping	\$5.69	\$886,704
G3010	Water Supply	\$0.20	\$30,445
G3020	Sanitary Water	\$0.06	\$9,860
G3030	Storm Sewer	\$0.77	\$120,230
G3090	Other Site Mechanical Utilities	\$0.04	\$6,350
G4020	Site Lighting	\$1.52	\$236,305
G4090	Other Site Electrical Utilities	\$1.02	\$159,351
ESTIMATED NET COST		\$38.10	\$5,933,536
MARGINS & ADJUSTMENTS			
General Conditions		10 %	\$593,354
Bonds & Insurances		3 %	\$195,807
Overhead & Profit		3.5 %	\$235,294
Design Contingency		8 %	\$556,639
Market Volatility Contingency		2 %	\$150,293
Escalation to 2Q2020		6 %	\$459,895
ESTIMATED TOTAL COST		\$52.17	\$8,124,818

2.00 Basis of Estimate

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Project Details

Description

Basis of Estimate

The project consists of redevelopment of Milwaukie Bay Park with paved areas, interactive water feature, amphitheater, restroom building, picnic shelter, landscaping, rail line interpretive element, play equipment etc., in Milwaukie, Oregon.

Items Specifically Included

ESTIMATE PRICING:

- . Pricing is based on Construction Costs as of January 2019
- . Margins and Adjustments are included in the estimate.
- . Items included or excluded are detailed in the estimate. Other assumptions, inclusions and exclusions are listed below.

TOTAL SITE AREA:

- . Site Area - 155,740 SF

The following assumptions have been made in the preparation of this estimate:

- . The works will be carried out during normal working hours.
- . The Contractor will be required to pay prevailing wage rates.
- . Resources are available locally.

ITEMS SPECIFICALLY INCLUDED:

- . Please note where allowances have been made, we would request the Design Team and Owner to review the sum to ensure the allowance meets their intent.
- . Sub-Contractors Overheads and Profit are included in the unit rates.

The following items have been specifically included in Margins and Adjustments:

- . General Conditions (10%)
- . Bonds & Insurances (3%)
- . Overhead and Profit (3.5%)
- . Design Contingency (8%)
- . Market Volatility Contingency (2%)
- . Escalation to 2Q2020 (6%)

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Project Details

Description

Items Specifically Excluded

ITEMS SPECIFICALLY EXCLUDED:

- . Items marked as "Excl." in the estimate.
- . Shiftwork or overtime working or acceleration.
- . Double handling or materials due to site access restrictions.
- . Delays or working restrictions on the Contractor.
- . Abatement of any type
- . Underpinning of adjacent structures.
- . Piled or caisson foundations or other special foundation systems.
- . Underground services encountered during excavation.
- . De-watering required during excavation other than surface water.
- . Assumes disposal of materials to a local dump only.
- . Allow for improvements to existing site where shown.
- . Site furnishings, equipment besides that shown in estimate.
- . Interior Landscaping.
- . The affects of potential unfair Contract Conditions which may affect Bid pricing.
- . Building & Statutory Industry Fringe Benefits.
- . Statutory Authorities' charges, contributions (and compliance orders).
- . The implications of proposed Construction legislation which may occur during the Construction period.
- . Lack of competition amongst Sub-Contractors bidding the Project
- . Unavailability of local resources to undertake specific trades and the affect on bid pricing from non-regional bidders.
- . Uncompetitive bidding due to the complexity of the project Sub-Contractors work loads.
- . Abnormal changes in market conditions affecting our assessment of escalation.
- . Construction Management Fees.
- . Owner's Contingency & Insurances.
- . Development Soft Costs including; Land, Financing and Legal costs.
- . Escalation beyond that shown in estimate.

Documents

DESIGN DETAILS USED FOR THE ESTIMATE:

This estimate is based upon measured quantities and built-up rates prepared from the following information :

Landscape Drawings and Narrative provided by 2.ink Studio

January 8th, 2019

- . 100% Schematic Design

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Project Details

Description

Civil Details and Narrative provided by Zucker Engg. & Design

January 8th, 2019

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Architecural Details provided by Fieldwork Design & Architecture

January 8th, 2019

. 100% Schematic Design

Mechanical, Electrical and Plumbing Details provided by R&W Engineering, Inc.

January 8th, 2019

. 100% Schematic Design

Water Feature Equipment Details/Estimate provided by STO Design Group, Inc.

January 4th, 2019

. 100% Schematic Design

. Where information was insufficient, assumptions and allowances were made based on conversations with the landscape architect.

3.00 Estimate Detail

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Location Unifomat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK

Description	Unit	Qty	Rate	Total USD
F10 Special Construction				
F1010 Special Structures				
110 Picnic shelter - Wood decking incl. concrete slab, vapor barrier etc., mechanically fastened	SF	3,545	40.00	141,800
111 Picnic shelter trellis structure - Cor-ten steel slat screens on steel framing bolted to concrete piers	SF	954	150.00	143,100
112 Picnic shelter trellis structure - Perforated metal roofing w/ cor-ten steel purlins, flashings, trims etc.,	SF	491	45.00	22,095
127 Restroom block - Interior fit-out (High-end) incl. finishes, fixtures/fittings and furnishings (MEP services measured elsewhere)	SF	329	110.00	36,190
129 Restroom block - structure incl. foundations, slab on grade, wall framing, doors and roof system	SF	329	200.00	65,800
130 Restroom block - Wall cladding w/ Cor-ten battens over perforated metal rainscreen system	SF	592	80.00	47,360
Special Structures			\$2.93/SF	\$456,345
Special Construction			\$2.93/SF	\$456,345
G10 Site Preparations				
G1010 Site Clearing				
136 Site clearing allowance	SF	155,741	0.10	15,574
Site Clearing			\$0.10/SF	\$15,574
G1020 Site Demolition and Relocations				
27 Allowance for protection of existing trees/landscaping to remain	LS	1	20,000.00	20,000
70 Demo and remove (E) hardscapes incl. base rock	SF	23,362	2.50	58,405
71 Demo and remove (E) stairs, cheek walls, handrails etc.,	LS	1	25,000.00	25,000
118 Prune dead branches of existing trees to remain - allowance	LS	1	15,000.00	15,000
124 Remove and salvage all boulders, sculptures, signage etc.,	Item			25,000
125 Remove misc. landscaping incl. irrigation system	SF	15,575	1.50	23,363
Site Demolition and Relocations			\$1.07/SF	\$166,768
G1030 Site Earthwork				
57 Construction entrances	EA	2	7,500.00	15,000
73 Excavation; remove excess spoils off site	CY	8,666	18.00	155,988
74 Excavation; site cut and stockpile	CY	10,166	8.50	86,411
75 Excavation; site fill/compaction w/ stockpiles onsite	CY	1,500	9.00	13,500
78 Fine grading incl. compaction	SF	42,259	1.50	63,389
87 Imported topsoil	CY	5,166	35.00	180,810
89 Inlet protection	EA	10	250.00	2,500
106 Misc. erosion and sedimentation control allowance incl. bio-bags/waddles	LS	1	20,000.00	20,000

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Location Unformat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK (continued)

Description	Unit	Qty	Rate	Total USD
134 Sediment fence	LF	1,000	6.00	6,000
Site Earthwork			\$3.49/SF	\$543,598
Site Preparations			\$4.66/SF	\$725,940
G20 Site Improvements				
G2030 Pedestrian Paving				
15 Aggregate base course	CY	608	45.00	27,360
18 Allowance for expansion joints	SF	32,091	0.35	11,232
26 Allowance for painting and striping	SF	32,091	0.50	16,045
31 Allowance to protect and make good (E) paving to remain	Item			10,000
33 Aluminum edging between trolley trail paving and adjoining landscaped areas	LF	1,228	21.00	25,788
45 Concrete curb	LF	900	20.00	18,000
47 Concrete paving (reinforced), 6" - Vehicular grade	SF	7,409	9.00	66,681
49 Concrete paving, 4" - Pedestrian	SF	3,371	6.50	21,912
52 Concrete sidewalk paving restoration - along OR 99E right-of-way - incl. in Trolley trail paving, per consultant	SF	7,600		Incl.
53 Concrete sub-slab (reinforced) under stone paving, 6" thick	SF	8,562	8.50	72,777
82 Gravel paving, 4" thick	SF	587	3.00	1,761
96 Klein point paving, to match adjacent paving (similar to Cambridge cobble pavers)	SF	124	30.00	3,720
122 Reinforced turf paving (Grasspave2 Porous Grass paver system or equal)	SF	163	18.00	2,934
141 Stone unit paving, mortar set (vehicular grade)	SF	8,562	40.00	342,480
151 Trolley trail concrete unit paving w/ specialty pattern (vehicular grade)	SF	12,750	17.50	223,125
Pedestrian Paving			\$5.42/SF	\$843,815
G2040 Site Development				
16 Aggregate base course, compacted	CY	256	45.00	11,520
20 Allowance for manufactured and custom play equipment - per 2.Ink Studio 01/08/2019	LS	1	150,000.00	150,000
24 Allowance for misc. site retaining/cheek walls	LS	1	50,000.00	50,000
29 Allowance for site furnishings incl. picnic tables, lounge seating, park benches, signage, skate deterrents etc., - per 2.Ink Studio 01/08/2019	LS	1	200,000.00	200,000
39 Boulder wall, stacked and mortar set w/ 24"-72" dia. boulders	LF	110	225.00	24,750
41 Cast in place concrete stair	LF	536	95.00	50,920
43 Chip seal paving over asphalt surface	SF	1,270	6.00	7,620
44 CMU wall, reinforced and fully grouted	SF	2,613	35.00	91,455
50 Concrete retaining wall, 10" thick (incl. partly curved walls)	CY	48	1,250.00	60,000

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Location Uniformat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK (continued)

Description	Unit	Qty	Rate	Total USD
58 Cor-ten steel guardrail w/ wood top over steel retaining wall, 3'-6"H approx.	LF	282	175.00	49,350
59 Corten steel panel, mechanically fastened to concrete wall	SF	1,550	75.00	116,250
79 Fire pit, complete incl. stone wall, pit cover etc., - allowance	LS	1	25,000.00	25,000
81 Goose fencing, 2' H galvanized steel mesh incl. posts	LF	400	35.00	14,000
83 Guardrail at concrete ramp/stairs	LF	20	250.00	5,000
85 Hardwood decking, mechanically fastened to steel structure below - Stage	SF	1,471	45.00	66,195
90 Interactive water feature - 3" Stone pavers, 48" x 48" (CNC milled stone or equal) mortar set incl. waterproofing	SF	2,540	95.00	241,300
91 Interactive water feature - reinforced concrete slab, 6" thick	SF	2,540	11.00	27,940
92 Interactive water feature equipment (concrete, pavers, lighting measured elsewhere) - allowance per consultant's estimate 01/04/2019	Item			325,000
107 Pedestrian bridge allowance, complete incl. decking, steel structure, posts, footings etc.,	SF	256	175.00	44,800
115 Play area w/ rubberized surfacing over compacted aggregate	SF	2,513	12.00	30,156
119 Rail line corten steel rails embedded into paving/planting area - allowance	LS	1	20,000.00	20,000
120 Rail line interpretive graphics/text - allowance per 2.Ink Studio 01/08/2019	LS	1	60,000.00	60,000
121 Rail line interpretive paving w/ 18" wide stone slabs & chip seal paving	SF	2,050	75.00	153,750
137 Stainless steel handrail to stairs, custom made	LF	615	150.00	92,250
138 Stone stair - Type 3	SF	1,540	60.00	92,400
139 Stone treads over concrete stair - Type 2	SF	183	60.00	10,980
140 Stone treads over concrete stair - Type 1	SF	237	60.00	14,220
142 Stone veneer set in mortar to CMU wall incl. capping	SF	5,617	55.00	308,935
152 Wall footings complete, incl. concrete, rebar and formwork	CY	208	550.00	114,400
Site Development			\$15.78/SF	\$2,458,191
G2050 Landscaping				
19 Allowance for landscape boulders (24"-72" dia.), landscape logs (8'-24' long) etc.,	Item			100,000
22 Allowance for misc. landscaping incl. mow strip, mulch etc.,	SF	103,192	0.25	25,798
93 Irrigation	SF	103,192	1.50	154,788
104 Lowland / Stormwater planting (bio-swale)	SF	5,914	12.00	70,968
114 Planting areas (mix of 1 gal, 3 gal and 5 gal container plantings at 24" o.c.)	SF	66,661	6.50	433,297
135 Seeded turf	SF	30,618	1.25	38,273
146 Temporary landscape fencing, w/ 4'H wood slat panels, posts footings etc.	LF	249	20.00	4,980

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Location Unifomat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK (continued)

Description	Unit	Qty	Rate	Total USD
148 Trees, 2-1/2"-3" cal.	EA	64	650.00	41,600
149 Trees, 6" cal.	EA	17	1,000.00	17,000
Landscaping			\$5.69/SF	\$886,704
Site Improvements			\$26.90/SF	\$4,188,710
G30 Site Civil/Mechanical Utilities				
G3010 Water Supply				
1 1" PVC water supply line--includes excavation and backfill	LF	400	28.00	11,200
2 2" Double check valve and water meter in concrete vault	EA	1	5,725.00	5,725
3 2" hot tap to (E) 10" water main	EA	1	4,100.00	4,100
4 2" PVC UG pipe and fittings--includes excavation and backfill	LF	35	42.00	1,470
5 2" PVC water supply line--includes excavation and backfill	LF	30	45.00	1,350
36 Backflow device for water feature--Assume 1 1/2", on stands--includes non-freeze cover	EA	1	1,600.00	1,600
72 Drinking fountain on site--includes connection	EA	2	2,500.00	5,000
Water Supply			\$0.20/SF	\$30,445
G3020 Sanitary Water				
7 4" Sanitary sewer clean-out	EA	3	880.00	2,640
8 4" Sanitary sewer connection to (E) sewer manhole w/ inside drop	EA	1	2,100.00	2,100
9 4" Sanitary sewer connection to building sewer	EA	1	800.00	800
10 4" Sanitary sewer pipework--includes excavation and backfill	LF	85	32.00	2,720
132 Sanitary sewer connection to drinking fountain	EA	1	400.00	400
133 Sanitary sewer indirect drain connection and gravel sump for drinking fountain	EA	1	1,200.00	1,200
Sanitary Water			\$0.06/SF	\$9,860
G3030 Storm Sewer				
6 4" Perforated underdrain	LF	1,900	18.00	34,200
11 4" Storm Drain Line including excavation and backfill	LF	300	32.00	9,600
12 6" Storm Drain Line including excavation and backfill	LF	650	36.00	23,400
13 8" Storm Drain Line including excavation and backfill	LF	75	44.00	3,300
56 Connection to roof drain, existing area drain or other outlet	EA	6	480.00	2,880
98 Landscape area drain	EA	9	1,400.00	12,600
143 Storm drain clean-out	EA	10	880.00	8,800
144 Storm drain outfall	EA	7	2,800.00	19,600
150 Trench Drain	LF	26	225.00	5,850
Storm Sewer			\$0.77/SF	\$120,230
G3090 Other Site Mechanical Utilities				
68 Demo (E) field inlet	EA	1	1,200.00	1,200

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Uniformat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK (continued)

Description	Unit	Qty	Rate	Total USD
69 Demo (E) site gas lines	LF	200	12.00	2,400
123 Remove (E) 12" storm drain pipework	LF	110	25.00	2,750
Other Site Mechanical Utilities			\$0.04/SF	\$6,350
Site Civil/Mechanical Utilities			\$1.07/SF	\$166,885
G40 Site Electrical Utilities				
G4020 Site Lighting				
14 A--Light fixture--Pathway bollard, LED--American Lighting Bollard Series BERO8442LC with L2ORCCO5LEPA luminaire--includes conduit	EA	20	1,500.00	30,000
30 Allowance for water feature accent lighting connections to OFCI lighting	LS	1	7,000.00	7,000
35 B--Light fixture--In ground path luminaire, LED--Bega Lighting 88673	EA	15	800.00	12,000
40 C--Light fixture--Recessed LED luminaire--Bega Lighting 24061	EA	26	680.00	17,680
60 D--Light fixture--In ground facade luminaire--Lumenpulse, Lumenfacade inground series	EA	26	965.00	25,090
76 F--Light fixture--Recessed LED bench tapelight--Kelvix Lighting PH300 outdoor adhesive	LF	173	95.00	16,435
80 G--Light fixture--Recessed LED Step light--Bega Lighting 33831	EA	10	500.00	5,000
84 H--Light fixture--4" Surface mtd. linear LED light--Selux M125	EA	14	800.00	11,200
94 K--Light fixture--4" Surface mtd. linear LED light--Kenall ES8	EA	2	585.00	1,170
95 KE--Light fixture--4" Surface mtd. linear LED light--Kenall ES8 with battery back-up and test switch	EA	2	615.00	1,230
97 L--Light fixture--5" x 18" round wall mtd. LED sconce--Kenall Millenium Freescale FS518	EA	3	800.00	2,400
99 Lighting conduit--includes installation and backfill	LF	4,920	20.00	98,400
100 Lighting controls for site and building lighting	EA	1	4,500.00	4,500
126 Remove, store and then reinstall (E) luminaire per notes 1 and 2	EA	7	600.00	4,200
Site Lighting			\$1.52/SF	\$236,305
G4090 Other Site Electrical Utilities				
17 Allowance for 200A, 120/240V, 1PH, 3-wire--electrical power service from power pole--includes panel, overrides and receptacles	LS	1	18,000.00	18,000
25 Allowance for new communications service to Restroom Building	EA	1	5,000.00	5,000
32 Allowance to relocate (E) traffic signal mast and crosswalk sensor	LS	1	70,000.00	70,000
34 Automatic door lock--programmable	EA	4	1,200.00	4,800
37 BFP-1--Backflow preventer--Watts LF009M2QT--with bracket to wall	EA	1	800.00	800

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Location Unifomat Level 2/Elements Item

SA: 155,741 SF Cost/SF: \$38.10

Rates Current At January 2019

A SITE WORK (continued)

Description	Unit	Qty	Rate	Total USD
77 FD-1--Floor drain--AO Smith 2005-A	EA	3	425.00	1,275
86 HB-1--Smith 5609GT wall hydrant, non-freeze	EA	1	550.00	550
88 In-slab electric radiant heating	SF	329	22.00	7,238
101 Locking, vandal proof receptacle in lawn gathering space--unit price includes power conduit	EA	8	2,000.00	16,000
102 Locking, vandal proof receptacle in theatrical area--unit price includes power conduit	EA	1	2,000.00	2,000
103 Locking, vandal proof receptacle--unit price includes power conduit	EA	4	1,850.00	7,400
105 LV-1--Lavatory--Acorn 1652-1-BPH-03M--Wall hung with trap	EA	2	2,800.00	5,600
131 Restrooms SWV and DW	SF	329	22.00	7,238
145 TEF Exhaust fan, plenum, discharge louvers and diffusers	LS	1	5,250.00	5,250
147 Trap primer--electronic--Includes tubing to traps	EA	1	1,200.00	1,200
153 WC-1--Water closet--Acorn 1680-W-1-ULF1.6--wall mounted with carrier--sensor flush valve in chase	EA	2	3,500.00	7,000
Other Site Electrical Utilities			\$1.02/SF	\$159,351
Site Electrical Utilities			\$2.54/SF	\$395,656
SITE WORK			\$38.10/SF	\$5,933,536

4.00 Alternates

- . Grand Summary with Margins & Adjustments Distributed
- . Grand Summary with Margins & Adjustments Undistributed
- . Estimate Detail

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Location Summary

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11211 SE McLoughlin Blvd, Milwaukie, OR 97222

Total Cost
USD

B ALTERNATES

B1 PROGRAM DEDUCTS

B1A	Eliminate Water Feature	-785,579
B1B	Eliminate Play Area	-241,130
B1C	Eliminate Picnic Terrace	-578,893
B1D	Eliminate Stage	-71,004
B1E	Eliminate Amphitheater Walls, Stair & Fire Pit	-166,989
B1F	Eliminate Rail Line Interpretive Paving	-243,153

B1 - PROGRAM DEDUCTS (\$2,086,748)

B - ALTERNATES (\$2,086,748)

ESTIMATED NET COST (\$2,086,748)

MARGINS & ADJUSTMENTS

Escalation to 2Q2020 6 % (\$125,205)

ESTIMATED TOTAL COST (\$2,211,953)

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**Total Cost
USD**

B ALTERNATES

B1 PROGRAM DEDUCTS

B1A	Eliminate Water Feature	-608,130
B1B	Eliminate Play Area	-186,663
B1C	Eliminate Picnic Terrace	-448,131
B1D	Eliminate Stage	-54,965
B1E	Eliminate Amphitheater Walls, Stair & Fire Pit	-129,269
B1F	Eliminate Rail Line Interpretive Paving	-188,228

B1 - PROGRAM DEDUCTS **(\$1,615,386)**

B - ALTERNATES **(\$1,615,386)**

ESTIMATED NET COST **(\$1,615,386)**

MARGINS & ADJUSTMENTS

General Conditions	10 %	(\$161,537)
Bonds & Insurances	3 %	(\$53,308)
Overhead & Profit	3.5 %	(\$64,057)
Design Contingency	8 %	(\$151,543)
Market Volatility Contingency	2 %	(\$40,917)
Escalation to 2Q2020	6 %	(\$125,205)

ESTIMATED TOTAL COST **(\$2,211,953)**

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**Total Cost
USD**

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2A	Stone Paving to Concrete Vehicular Paving	-436,883
B2B	Stone Unit Paving to Concrete Unit Paving (sand set over concrete paving - vehicular)	-359,463
B2C	Interactive Water Feature Stone Paving to Concrete Paving (Pedestrian)	-282,180
B2D	Interactive Water Feature Stone Paving to Concrete Unit Paving	-272,337
B2E	Trolley Trail Paving to Concrete Paving - Vehicular	-139,999
B2F	Picnic Terrace Wood Decking to Gravel Paving	-155,700
B2G	Stone Stair - Type 1 to Concrete Stair	-15,920
B2H	Stone Stair - Type 2 to Concrete Stair	-12,293
B2I	Stone Stair - Type 3 to Concrete Stair	-59,681
B2J	Stone Retaining Wall to 18" Wide Concrete Wall	-268,552
B2K	Steel Retaining Wall to Concrete Retaining Wall (Delete Corten Steel Fascia)	-86,518
B2L	Handrail Replacement (Stainless Steel to Powdercoated Steel)	-27,806
B2M	Restroom Building Finishes - High End to Medium	-12,750

B2 - FINISHES REPLACEMENTS (\$2,130,082)

B - ALTERNATES (\$2,130,082)

ESTIMATED NET COST (\$2,130,082)

MARGINS & ADJUSTMENTS

Escalation to 2Q2020 6 % (\$127,805)

ESTIMATED TOTAL COST (\$2,257,887)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Summary

Rates Current At January 2019

11211 SE McLoughlin Blvd, Milwaukie, OR 97222

**Total Cost
USD**

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2A	Stone Paving to Concrete Vehicular Paving	-338,199
B2B	Stone Unit Paving to Concrete Unit Paving (sand set over concrete paving - vehicular)	-278,265
B2C	Interactive Water Feature Stone Paving to Concrete Paving (Pedestrian)	-218,440
B2D	Interactive Water Feature Stone Paving to Concrete Unit Paving	-210,820
B2E	Trolley Trail Paving to Concrete Paving - Vehicular	-108,375
B2F	Picnic Terrace Wood Decking to Gravel Paving	-120,530
B2G	Stone Stair - Type 1 to Concrete Stair	-12,324
B2H	Stone Stair - Type 2 to Concrete Stair	-9,516
B2I	Stone Stair - Type 3 to Concrete Stair	-46,200
B2J	Stone Retaining Wall to 18" Wide Concrete Wall	-207,890
B2K	Steel Retaining Wall to Concrete Retaining Wall (Delete Corten Steel Fascia)	-66,975
B2L	Handrail Replacement (Stainless Steel to Powdercoated Steel)	-21,525
B2M	Restroom Building Finishes - High End to Medium	-9,870

B2 - FINISHES REPLACEMENTS **(\$1,648,929)**

B - ALTERNATES **(\$1,648,929)**

ESTIMATED NET COST **(\$1,648,929)**

MARGINS & ADJUSTMENTS

General Conditions	10 %	(\$164,894)
Bonds & Insurances	3 %	(\$54,415)
Overhead & Profit	3.5 %	(\$65,389)
Design Contingency	8 %	(\$154,690)
Market Volatility Contingency	2 %	(\$41,765)
Escalation to 2Q2020	6 %	(\$127,805)

ESTIMATED TOTAL COST **(\$2,257,887)**

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Summary

Rates Current At January 2019

11211 SE McLoughlin Blvd, Milwaukie, OR 97222		Total Cost USD
B ALTERNATES		
B3 Loading Area		58,636
	B - ALTERNATES	\$58,636
	ESTIMATED NET COST	\$58,636
MARGINS & ADJUSTMENTS		
Escalation to 2Q2020	6 %	\$3,518
	ESTIMATED TOTAL COST	\$62,154

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Summary

Rates Current At January 2019

11211 SE McLoughlin Blvd, Milwaukie, OR 97222

Total Cost
USD

B ALTERNATES

B3 Loading Area

45,391

B - ALTERNATES **\$45,391**

ESTIMATED NET COST **\$45,391**

MARGINS & ADJUSTMENTS

General Conditions	10 %	\$4,539
Bonds & Insurances	3 %	\$1,498
Overhead & Profit	3.5 %	\$1,800
Design Contingency	8 %	\$4,258
Market Volatility Contingency	2 %	\$1,150
Escalation to 2Q2020	6 %	\$3,518

ESTIMATED TOTAL COST **\$62,154**

NCPRD Milwaukie Bay Park

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Location Uniformat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1A Eliminate Water Feature

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
16 Aggregate base course, compacted	CY	-50	45.00	-2,250
44 CMU wall, reinforced and fully grouted	SF	-145	35.00	-5,075
61 Delete - C.I.P. concrete stair	LF	-57	95.00	-5,415
64 Delete - Interactive water feature, complete incl. wet deck area, paving, waterproofing, equipment, accent lighting etc., - allowance (Equipment cost per consultant's estimate 01/04/2019)	Item			-325,000
67 Delete - Stone treads over concrete stair	SF	-64	60.00	-3,840
90 Interactive water feature - 3" Stone pavers, 48" x 48" (CNC milled stone or equal) mortar set incl. waterproofing	SF	-2,540	95.00	-241,300
91 Interactive water feature - reinforced concrete slab, 6" thick	SF	-2,540	11.00	-27,940
137 Stainless steel handrail to stairs, custom made	LF	-26	150.00	-3,900
152 Wall footings complete, incl. concrete, rebar and formwork	CY	-9	550.00	-4,950
Site Development				(\$619,670)
G2050 Landscaping				
93 Irrigation	SF	2,540	1.50	3,810
113 Planting area, 1 ga containers at 24" o.c.	SF	2,540	7.50	19,050
146 Temporary landscape fencing, w/ 4'H wood slat panels, posts footings etc.	LF	-136	20.00	-2,720
Landscaping				\$20,140
Site Improvements				(\$599,530)
G30 Site Civil/Mechanical Utilities				
G3010 Water Supply				
36 Backflow device for water feature--Assume 1 1/2", on stands-- includes non-freeze cover	EA	-1	1,600.00	-1,600
Water Supply				(\$1,600)
Site Civil/Mechanical Utilities				(\$1,600)
G40 Site Electrical Utilities				
G4020 Site Lighting				
30 Allowance for water feature accent lighting connections to OFCI lighting	LS	-1	7,000.00	-7,000
Site Lighting				(\$7,000)
Site Electrical Utilities				(\$7,000)
ELIMINATE WATER FEATURE				(\$608,130)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Uniformat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1B Eliminate Play Area

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
16 Aggregate base course, compacted	CY	-47	45.00	-2,115
20 Allowance for manufactured and custom play equipment - per 2.Ink Studio 01/08/2019	LS	-1	150,000.00	-150,000
39 Boulder wall, stacked and mortar set w/ 24"-72" dia. boulders	LF	-110	225.00	-24,750
115 Play area w/ rubberized surfacing over compacted aggregate	SF	-2,513	12.00	-30,156
Site Development				(\$207,021)
G2050 Landscaping				
93 Irrigation	SF	2,513	1.50	3,770
113 Planting area, 1 ga containers at 24" o.c.	SF	2,513	7.50	18,848
146 Temporary landscape fencing, w/ 4'H wood slat panels, posts footings etc.	LF	-113	20.00	-2,260
Landscaping				\$20,358
Site Improvements				(\$186,663)
ELIMINATE PLAY AREA				(\$186,663)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Uniformat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1C Eliminate Picnic Terrace

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
F10 Special Construction				
F1010 Special Structures				
110 Picnic shelter - Wood decking incl. concrete slab, vapor barrier etc., mechanically fastened	SF	-3,545	40.00	-141,800
111 Picnic shelter trellis structure - Cor-ten steel slat screens on steel framing bolted to concrete piers	SF	-954	150.00	-143,100
112 Picnic shelter trellis structure - Perforated metal roofing w/ cor-ten steel purlins, flashings, trims etc.,	SF	-491	45.00	-22,095
Special Structures				(\$306,995)
Special Construction				(\$306,995)
G20 Site Improvements				
G2040 Site Development				
16 Aggregate base course, compacted	CY	-11	45.00	-495
28 Allowance for site furnishings incl. picnic tables, benches etc.,	LS	-1	50,000.00	-50,000
50 Concrete retaining wall, 10" thick (incl. partly curved walls)	CY	-22	1,250.00	-27,500
58 Cor-ten steel guardrail w/ wood top over steel retaining wall, 3'-6"H approx.	LF	-129	175.00	-22,575
59 Corten steel panel, mechanically fastened to concrete wall	SF	-709	75.00	-53,175
61 Delete - C.I.P. concrete stair	LF	-27	95.00	-2,565
67 Delete - Stone treads over concrete stair	SF	-13	60.00	-780
152 Wall footings complete, incl. concrete, rebar and formwork	CY	-29	550.00	-15,950
Site Development				(\$173,040)
G2050 Landscaping				
93 Irrigation	SF	3,545	1.50	5,317
113 Planting area, 1 ga containers at 24" o.c.	SF	3,545	7.50	26,587
Landscaping				\$31,904
Site Improvements				(\$141,136)
ELIMINATE PICNIC TERRACE				(\$448,131)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Unifomat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1D Eliminate Stage

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
63 Delete - Hardwood decking, mechanically fastened to steel structure below - Stage	SF	-1,471	45.00	-66,195
Site Development				(\$66,195)
G2050 Landscaping				
93 Irrigation	SF	1,470	1.50	2,205
113 Planting area, 1 ga containers at 24" o.c.	SF	1,470	7.50	11,025
Landscaping				\$13,230
Site Improvements				(\$52,965)
G40 Site Electrical Utilities				
G4090 Other Site Electrical Utilities				
102 Locking, vandal proof receptacle in theatrical area--unit price includes power conduit	EA	-1	2,000.00	-2,000
Other Site Electrical Utilities				(\$2,000)
Site Electrical Utilities				(\$2,000)
ELIMINATE STAGE				(\$54,965)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Uniformat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1E Eliminate Amphitheater Walls, Stair & Fire Pit

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G10 Site Preparations				
G1030 Site Earthwork				
73 Excavation; remove excess spoils off site	CY	63	18.00	1,134
74 Excavation; site cut and stockpile	CY	63	8.51	536
87 Imported topsoil	CY	63	35.00	2,205
Site Earthwork				\$3,875
Site Preparations				\$3,875
G20 Site Improvements				
G2040 Site Development				
16 Aggregate base course, compacted	CY	-31	45.00	-1,395
44 CMU wall, reinforced and fully grouted	SF	-1,227	35.00	-42,945
61 Delete - C.I.P. concrete stair	LF	-183	95.00	-17,385
62 Delete - Fire pit, complete - allowance	LS	-1	25,000.00	-25,000
67 Delete - Stone treads over concrete stair	SF	-225	60.00	-13,500
152 Wall footings complete, incl. concrete, rebar and formwork	CY	-69	550.00	-37,950
Site Development				(\$138,175)
G2050 Landscaping				
22 Allowance for misc. landscaping incl. mow strip, mulch etc.,	SF	1,677	0.25	419
93 Irrigation	SF	1,677	1.50	2,516
135 Seeded turf	SF	1,677	1.25	2,096
Landscaping				\$5,031
Site Improvements				(\$133,144)
ELIMINATE AMPHITHEATER WALLS, STAIR & FIRE PIT				(\$129,269)

NCPRD Milwaukie Bay Park

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Location Uniformat Level 2/Elements Item

B ALTERNATES

B1 PROGRAM DEDUCTS

B1F Eliminate Rail Line Interpretive Paving

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
65 Delete - Rail line interpretive graphics/text - allowance per 2.Ink Studio 01/08/2019	LS	-1	60,000.00	-60,000
66 Delete - Rail line interpretive paving w/ 18" wide stone slabs & chip seal paving over asphalt layer	SF	-2,050	75.00	-153,750
119 Rail line corten steel rails embedded into paving/planting area - allowance	LS	-1	20,000.00	-20,000
Site Development				(\$233,750)
G2050 Landscaping				
93 Irrigation	SF	5,058	1.50	7,587
113 Planting area, 1 ga containers at 24" o.c.	SF	5,058	7.50	37,935
Landscaping				\$45,522
Site Improvements				(\$188,228)
ELIMINATE RAIL LINE INTERPRETIVE PAVING				(\$188,228)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2B Stone Unit Paving to Concrete Unit Paving (sand set over concrete paving vehicular)

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2030 Pedestrian Paving				
53 Concrete sub-slab (reinforced) under stone paving, 6" thick	SF	-8,562	8.50	-72,777
54 Concrete unit paving (sand set), vehicular	SF	8,562	16.00	136,992
141 Stone unit paving, mortar set (vehicular grade)	SF	-8,562	40.00	-342,480
Pedestrian Paving				(\$278,265)
Site Improvements				(\$278,265)
STONE UNIT PAVING TO CONCRETE UNIT PAVING (SAND SET OVER CONCRETE PAVING - VEHICULAR)				(\$278,265)

NCPRD Milwaukie Bay Park

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Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2C Interactive Water Feature Stone Paving to Concrete Paving (Pedestrian)

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2030 Pedestrian Paving				
48 Concrete paving incl. waterproofing (assume 4") - Pedestrian	SF	2,540	20.00	50,800
Pedestrian Paving				\$50,800
G2040 Site Development				
90 Interactive water feature - 3" Stone pavers, 48" x 48" (CNC milled stone or equal) mortar set incl. waterproofing	SF	-2,540	95.00	-241,300
91 Interactive water feature - reinforced concrete slab, 6" thick	SF	-2,540	11.00	-27,940
Site Development				(\$269,240)
Site Improvements				(\$218,440)
INTERACTIVE WATER FEATURE STONE PAVING TO CONCRETE PAVING (PEDESTRIAN)				(\$218,440)

NCPRD Milwaukie Bay Park

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Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2D Interactive Water Feature Stone Paving to Concrete Unit Paving

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2030 Pedestrian Paving				
55 Concrete unit paving, sand set incl. waterproofing (assume 4") - Pedestrian	SF	2,540	23.00	58,420
Pedestrian Paving				\$58,420
G2040 Site Development				
90 Interactive water feature - 3" Stone pavers, 48" x 48" (CNC milled stone or equal) mortar set incl. waterproofing	SF	-2,540	95.00	-241,300
91 Interactive water feature - reinforced concrete slab, 6" thick	SF	-2,540	11.00	-27,940
Site Development				(\$269,240)
Site Improvements				(\$210,820)
INTERACTIVE WATER FEATURE STONE PAVING TO CONCRETE UNIT PAVING				(\$210,820)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2E Trolley Trail Paving to Concrete Paving - Vehicular

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2030 Pedestrian Paving				
46 Concrete paving (reinforced) 6" - Vehicular grade	SF	12,750	9.00	114,750
151 Trolley trail concrete unit paving w/ specialty pattern (vehicular grade)	SF	-12,750	17.50	-223,125
Pedestrian Paving				(\$108,375)
Site Improvements				(\$108,375)
TROLLEY TRAIL PAVING TO CONCRETE PAVING - VEHICULAR				(\$108,375)

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B ALTERNATES

B2F Picnic Terrace Wood Decking to Gravel Paving

Description		Unit	Qty	Rate	Total USD
F10 Special Construction					
F1010 Special Structures					
109	Picnic shelter - Gravel paving incl. geo-textile fabric etc.,	SF	3,545	6.00	21,270
110	Picnic shelter - Wood decking incl. concrete slab, vapor barrier etc., mechanically fastened	SF	-3,545	40.00	-141,800
Special Structures					(\$120,530)
Special Construction					(\$120,530)
PICNIC TERRACE WOOD DECKING TO GRAVEL PAVING					(\$120,530)

NCPRD Milwaukie Bay Park

100% Schematic Design

Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2H Stone Stair -- Type 2 to Concrete Stair

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
117 Premium for finishing cast-in- place concrete stair	SF	183	8.00	1,464
139 Stone treads over concrete stair - Type 2	SF	-183	60.00	-10,980
Site Development				(\$9,516)
Site Improvements				(\$9,516)
STONE STAIR -- TYPE 2 TO CONCRETE STAIR				(\$9,516)

NCPRD Milwaukie Bay Park

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Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2J Stone Retaining Wall to 18" Wide Concrete Wall

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
44 CMU wall, reinforced and fully grouted	SF	-2,613	35.00	-91,455
51 Concrete retaining wall, 18" thick	CY	175	1,100.00	192,500
142 Stone veneer set in mortar to CMU wall incl. capping	SF	-5,617	55.00	-308,935
Site Development				(\$207,890)
Site Improvements				(\$207,890)
STONE RETAINING WALL TO 18" WIDE CONCRETE WALL				(\$207,890)

NCPRD Milwaukie Bay Park

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Location Uniformat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2K Steel Retaining Wall to Concrete Retaining Wall (Delete Corten Steel Fascia)

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
58 Cor-ten steel guardrail w/ wood top over steel retaining wall, 3'-6"H approx.	LF	282	175.00	49,350
59 Corten steel panel, mechanically fastened to concrete wall	SF	-1,551	75.00	-116,325
Site Development				(\$66,975)
Site Improvements				(\$66,975)
STEEL RETAINING WALL TO CONCRETE RETAINING WALL (DELETE CORTEN STEEL FASCIA)				(\$66,975)

NCPRD Milwaukie Bay Park

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Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2L Handrail Replacement (Stainless Steel to Powdercoated Steel)

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G20 Site Improvements				
G2040 Site Development				
116 Powdercoated steel handrail to stairs	LF	615	115.00	70,725
137 Stainless steel handrail to stairs, custom made	LF	-615	150.00	-92,250
Site Development				(\$21,525)
Site Improvements				(\$21,525)
HANDRAIL REPLACEMENT (STAINLESS STEEL TO POWDERCOATED STEEL)				(\$21,525)

NCPRD Milwaukie Bay Park

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Location Unifomat Level 2/Elements Item

B ALTERNATES

B2 FINISHES REPLACEMENTS

B2M Restroom Building Finishes - High End to Medium

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
F10 Special Construction				
F1010 Special Structures				
127 Restroom block - Interior fit-out (High-end) incl. finishes, fixtures/fittings and furnishings (MEP services measured elsewhere)	SF	-329	110.00	-36,190
128 Restroom block - Interior fit-out (Medium-end) incl. finishes, fixtures/fittings and furnishings (MEP services measured elsewhere)	SF	329	80.00	26,320
Special Structures				(\$9,870)
Special Construction				(\$9,870)
RESTROOM BUILDING FINISHES - HIGH END TO MEDIUM				(\$9,870)

NCPRD Milwaukie Bay Park

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Location Uniformat Level 2/Elements Item

B ALTERNATES

B3 LOADING AREA

Rates Current At January 2019

Description	Unit	Qty	Rate	Total USD
G10 Site Preparations				
G1010 Site Clearing				
136 Site clearing allowance	SF	3,311	0.10	331
Site Clearing				\$331
Site Preparations				\$331
G20 Site Improvements				
G2030 Pedestrian Paving				
15 Aggregate base course	CY	49	45.00	2,205
18 Allowance for expansion joints	SF	1,597	0.35	559
21 Allowance for minor patch and repair adjoining paving, curbs, planters etc.,	LS	1	5,000.00	5,000
26 Allowance for painting and striping	SF	355	0.50	178
45 Concrete curb	LF	198	20.00	3,960
46 Concrete paving (reinforced) 6" - Vehicular grade	SF	1,597	9.00	14,373
47 Concrete paving (reinforced), 6" - Vehicular grade	SF	-335	9.00	-3,015
108 Permeable pavers, to match adjacent parking stalls	SF	690	20.00	13,800
Pedestrian Paving				\$37,060
G2040 Site Development				
23 Allowance for misc. site furnishings incl. signage etc.,	LS	1	2,500.00	2,500
38 Bollard, removable (vehicular rated) - allowance	EA	5	1,100.00	5,500
Site Development				\$8,000
Site Improvements				\$45,060
LOADING AREA				\$45,391