

Compark Village South Filing No. 2 Final Landscape Plan

Phase 1-Parks and Open Space Cost Estimate

Plan West, Inc.

Monday, November 28, 2016

Item						Notes
	Quantity	Unit	Unit Cost	Estimate		
Landscape/Irrigation						
Sod	50,810	SF	\$ 0.85	\$43,188.50		Rhizomatous Tall Fescue
Seed	33,500	SF	\$ 0.35	\$11,725.00		Irrigated
Irrigation - Sod	50,810	SF	\$ 0.80	\$40,648.00		Spray
Irrigation - Native Seed	33,500	SF	\$ 0.90	\$30,150.00		Spray
Irrigation - Drip	9,940	SF	\$ 1.00	\$9,940.00		Drip
Irrigation - Controller	1	EA	\$ 11,000.00	\$11,000.00		
Landscape/Irrigation Subtotal				\$146,651.50		
Hardscape						
Concrete Sidewalk	1,485	SF	\$ 4.25	\$6,311.25		
Hardscape Subtotal				\$6,311.25		
Final Landscape Design Subtotal				\$152,962.75		
Contractor Contingency			10% of total	\$15,296.28		
Final Landscape Design Estimated Total				\$168,259.03		
Landscape Letter of Credit Total (110%)				\$185,084.93		

Disclaimer

This opinion of probable landscape construction cost is made on the basis of the Planner / Landscape Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Planner / Landscape Architect does not have control over the cost of labor, materials, equipment, services furnished by others, the Contractors' methods of determining prices, competitive bidding or market conditions; the Planner / Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this estimate of probably landscape construction costs. If the OWNER wishes greater assurance as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor.

Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described in and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

Compark Village South Filing No. 2 Final Landscape Plan

Phase 1-Streetscape Cost Estimate

Plan West, Inc.

Monday, November 28, 2016

Item	Quantity	Unit	Unit Cost	Estimate	Notes
Vegetation					
Deciduous Trees	57	EA	\$ 560.00	\$31,920.00	2.5" Caliper
Sod	31,000	SF	\$ 0.85	\$26,350.00	Rhizomatous Tall Fescue
Irrigation	31,000	SF	\$ 0.90	\$27,900.00	Spray
Landscape/Irrigation Subtotal				\$86,170.00	
Final Landscape Design Subtotal				\$86,170.00	
Contractor Contingency			10% of total	\$8,617.00	

Final Landscape Design Estimated Total	\$94,787.00	
Landscape Letter of Credit Total (110%)	\$104,265.70	

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Phase 2-Parks and Open Space Cost Estimate

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Item	Quantity		Unit	Unit Cost	Estimate	Notes
Landscape/Irrigation						
Deciduous Trees	48		EA	\$ 560.00	\$26,880.00	2.5" Caliper
Shrubs	10		EA	\$ 35.00	\$350.00	#5 container
Ornamental Grass	6		EA	\$ 17.00	\$102.00	#1 container
Fibar 312 Playground Surfacing	1,558		SF	\$ 3.75	\$5,842.50	
Sod	54,297		SF	\$ 0.85	\$46,152.45	Rhizomatous Tall Fescue
Seed	97,300		SF	\$ 0.35	\$34,055.00	Irrigated
Irrigation - Sod	54,297		SF	\$ 0.80	\$43,437.60	Spray
Irrigation - Native Seed	97,300		SF	\$ 0.90	\$87,570.00	Spray
Irrigation - Drip	297		SF	\$ 1.00	\$297.00	Drip
Irrigation - Controller	1		EA	\$ 11,000.00	\$11,000.00	
Landscape/Irrigation Subtotal					\$255,686.55	
Recreational Facilities						
Little Tikes Play Structure	1		EA		\$20,200.00	
Back Extension Exercise Structure	1		EA	\$ 1,795.00	\$1,795.00	
Rowing Machine Exercise Structure	1		EA	\$ 1,995.00	\$1,995.00	
Full Bar Exercise Structure	1		EA	\$ 2,395.00	\$2,395.00	
Picnic Table	4		EA	\$ 11,000.00	\$44,000.00	
24' Picnic Shelter	1		EA	\$ 13,008.00	\$13,008.00	
Recreational Subtotal					\$83,393.00	
Hardscape						
Concrete Sidewalk	17,615		SF	\$ 4.25	\$74,863.75	
Hardscape Subtotal					\$74,863.75	
Final Landscape Design Subtotal					\$413,943.30	
Contractor Contingency				10% of total	\$41,394.33	
Final Landscape Design Estimated Total					\$455,337.63	
Landscape Letter of Credit (110%)					\$500,871.39	

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Deciduous Trees	90	EA	\$ 560.00	\$50,400.00	2.5" Caliper
Sod	49,140	SF	\$ 0.85	\$41,769.00	Rhizomatous Tall Fescue
Irrigation	49,140	SF	\$ 0.90	\$44,226.00	Spray
Landscape/Irrigation Subtotal				\$136,395.00	
Final Landscape Design Subtotal				\$136,395.00	
Contractor Contingency			10% of total	\$13,639.50	

Final Landscape Design Estimated Total	\$150,034.50	
Landscape Letter of Credit (110%)	\$165,037.95	

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