

Compark Village South Filing No. 2 Final Landscape Plan

Phase 2-Parks and Open Space Cost Estimate

Plan West, Inc.

Thursday, December 29, 2016

Item			Unit Cost	Estimate	Notes
	Quantity	Unit			
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	1,600	SF	\$3.75	\$6,000.00	See Landscape Plan Details
Shredded Wood Mulch - 3" Depth	94	CU YD	\$45.00	\$4,230.00	
Crusher Fines	38	TON	\$25.00	\$950.00	
Sod	60,000	SF	\$0.85	\$51,000.00	Rhizomatous Tall Fescue
Seed	87,000	SF	\$0.35	\$30,450.00	Irrigated
Irrigation - Sod	60,000	SF	\$0.80	\$48,000.00	Spray
Irrigation - Native Seed	87,000	SF	\$0.90	\$78,300.00	Spray
Irrigation - Drip	800	SF	\$1.00	\$800.00	Drip
Irrigation - Controller	1	EA	\$11,000.00	\$11,000.00	
Landscape/Irrigation Subtotal				\$258,062.00	
Recreational Facilities					
Little Tikes Play Structure	1	EA	\$20,200.00	\$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	\$15,000.00	\$15,000.00	
Recreational Subtotal				\$85,385.00	
Hardscape					
Concrete Sidewalk	17,615	SF	\$4.25	\$74,863.75	
Hardscape Subtotal				\$74,863.75	
Final Landscape Design Subtotal				\$418,310.75	
Contractor Contingency			10% of total	\$41,831.08	
Final Landscape Design Estimated Total				\$460,141.83	
Landscape Letter of Credit (110%)				\$506,156.01	

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 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 2-Streetscape Cost Estimate

Plan West, Inc.

Thursday, December 29, 2016

Item					Notes
	Quantity	Unit	Unit Cost	Estimate	
Vegetation					
Deciduous Trees	90	EA	\$ 560.00	\$50,400.00	2.5" Caliper
Sod	50,000	SF	\$ 0.85	\$42,500.00	Rhizomatous Tall Fescue
Irrigation	50,000	SF	\$ 0.90	\$45,000.00	Spray
Landscape/Irrigation Subtotal				\$137,900.00	
Final Landscape Design Subtotal				\$137,900.00	
Contractor Contingency			10% of total	\$13,790.00	

Final Landscape Design Estimated Total	\$151,690.00	
Landscape Letter of Credit (110%)	\$166,859.00	

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Compark Village South Filing No. 2 Final Landscape Plan

Phase 1-Parks and Open Space Cost Estimate

Plan West, Inc.

Thursday, December 29, 2016

Item						
	Quantity	Unit	Unit Cost	Estimate	Notes	
Landscape/Irrigation						
Sod	50,000	SF	\$0.85	\$42,500.00	Rhizomatous Tall Fescue	
Seed	33,500	SF	\$0.35	\$11,725.00	Irrigated	
Irrigation - Sod	50,000	SF	\$0.90	\$45,000.00	Spray	
Irrigation - Native Seed	33,500	SF	\$0.50	\$16,750.00	Spray	
Irrigation - Controller	1	EA	\$11,000.00	\$11,000.00		
Landscape/Irrigation Subtotal				\$126,975.00		
Hardscape						
Concrete Sidewalk	1,485	SF	\$4.25	\$6,311.25		
Hardscape Subtotal				\$6,311.25		
Final Landscape Design Subtotal						
				\$133,286.25		
Contractor Contingency			10% of total	\$13,328.63		
Final Landscape Design Estimated Total						
				\$146,614.88		
Landscape Letter of Credit Total (110%)						
				\$161,276.36		

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Compark Village South Filing No. 2 Final Landscape Plan

Phase 1-Streetscape Cost Estimate

Plan West, Inc.

Thursday, December 29, 2016

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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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