

Trails at Crowfoot JDA Filing 2-Preliminary Landscape Cost Estimate-Open Space

PCS Group

Opinion of Probable Cost

Date: 3.1.2018

Filing 2-Open Space

<u>Improvement</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Ornamental Trees (2" cal)	8	EA	\$ 480.00	\$ 3,840.00
Deciduous Shrubs (5 gal)	17	EA	\$ 50.00	\$ 850.00
Evergreen Shrubs (5 gal)	3	EA	\$ 50.00	\$ 150.00
Native Seed Open Space (w/prep)	20,056	SF	\$ 0.75	\$ 15,042.00
2" Diam. Cobble Rock mulch (3" depth)	993	SF	\$ 1.25	\$ 1,241.25
Steel Edger	126	LF	\$ 3.00	\$ 378.00
Concrete Walk (4" depth)	3,300	SF	\$ 7.00	\$ 23,100.00
Irrigation (Spray for native and turf areas)	20,056	SF	\$ 0.90	\$ 18,050.40
Irrigation (Drip emitters for shrub beds)	1	LS	\$ 1,200.00	\$ 1,200.00
Sub-Total				\$ 63,851.65
15% Contingency				\$ 9,577.75
Total				\$ 73,429.40
110% SIA Total				\$ 80,772.34

*Temporary native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

Disclaimer

OPENSOURCE COST ESTIMATE

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 probable 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 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.