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COST ESTIMATE





Conceptual Construction Cost Estimate

Windjammer Park Phasing | Summary

Submitted 05/4/16

No.	Description	Phase 1	Phase 1B	Phase 2	Phase 3	Phase 4	Phase 5	
	General Features and Appurtenances	\$ 153,221	\$ 124,843	\$ 147,702	\$ 186,139	\$ 201,354	\$ 201,354	\$ 1,014,613
1	Mobilization	\$ 87,555	\$ 90,795	\$ 107,420	\$ 135,373	\$ 146,439	\$ 146,439	\$ 714,022
2	Temporary Traffic Control	\$ 21,889	\$ 11,349	\$ 13,427	\$ 16,922	\$ 18,305	\$ 18,305	\$ 100,197
3	Erosion and Sediment Control	\$ 43,777	\$ 22,699	\$ 26,855	\$ 33,843	\$ 36,610	\$ 36,610	\$ 200,394
	Earthwork	\$ 371,332	\$ 62,699	\$ 200,565	\$ 181,530	\$ 229,830	\$ 269,830	\$ 1,315,785
4	Construction Surveying	\$ 43,777	\$ 22,699	\$ 26,855	\$ 33,843	\$ 36,610	\$ 36,610	\$ 200,394
5	Site Demolition	\$ 87,555	- \$	\$ 53,710	\$ 67,687	\$ 73,220	\$ 73,220	\$ 355,391
6	Embankment	\$ 240,000	\$ 40,000	\$ 120,000	\$ 80,000	\$ 120,000	\$ 160,000	\$ 760,000
	Utilities	\$ 150,000	\$ 100,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000
7	Site Utilities (storm/gas/water, power, sewer)	\$ 100,000	\$ 50,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000
8	Building Utilities (gas/water/sewer/power)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
	Lagoon	\$ -	\$ -	\$ -	\$ -	\$ 375,009	\$ -	\$ 375,009
9	Perimeter edge treatment	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
10	Floating Dock	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
11	Wier and Bridge	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
	Paving and Surfacing	\$ 1,201,260	\$ 529,000	\$ 686,980	\$ 486,500	\$ 249,300	\$ 313,760	\$ 3,466,800
12	Aggregate Base	\$ 296,000	\$ 70,000	\$ 146,720	\$ 122,600	\$ 36,000	\$ 58,800	\$ 730,120
13	Asphalt Pavement	\$ 64,800	- \$	\$ 208,160	\$ 32,000	- \$	\$ 21,600	\$ 326,560
14	Concrete Walkways	\$ 372,960	\$ 72,000	\$ 49,600	\$ 19,200	\$ 48,000	\$ 103,200	\$ 664,960
15	Special Walkways	\$ 450,000	\$ 381,000	\$ 225,000	\$ 300,000	\$ 157,500	\$ 115,500	\$ 1,629,000
16	Concrete Curbs	\$ 17,000	\$ -	\$ 57,000	\$ 12,500	\$ -	\$ 14,000	\$ 100,500
17	Paint Striping	\$ 500	\$ -	\$ 500	\$ 200	\$ -	\$ 300	\$ 1,500
18	Soft Surface Path	\$ -	\$ 6,000	\$ -	\$ -	\$ 7,800	\$ 360	\$ 14,160
	Landscaping and Site Amenities	\$ 835,700	\$ 685,700	\$ 329,700	\$ 1,692,800	\$ 643,400	\$ 1,560,500	\$ 5,747,800
19	Restroom/Kitchen	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 750,000
20	Restroom	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
21	Picnic Shelter	\$ -	\$ -	\$ 100,000	\$ 300,000	\$ -	\$ 100,000	\$ 500,000
22	Site Retaining Walls	\$ 40,000	\$ 35,000	\$ 20,000	\$ 40,000	\$ -	\$ 42,000	\$ 177,000
23	Clearing and grubbing (invasive weed control)	\$ 152,500	\$ 67,000	\$ 30,000	\$ 140,000	\$ 49,000	\$ 118,750	\$ 557,250
24	Tree removal	\$ 33,000	\$ 21,000	\$ 7,500	\$ 8,000	\$ 1,000	\$ 5,500	\$ 76,000
25	Overlook Viewpoints with canopy	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 225,000
26	Misc. Signs	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000
27	Interpretive Kiosks	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000
28	Modern Windmill'	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
29	Relocate and Renovate Existing Windmill	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
30	Benches (6' w/back and arms)	\$ 12,000	\$ 12,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ 8,000	\$ 54,000
31	Freestanding Drinking Fountains	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 14,000
32	Trash Receptacles (grabage/recycling)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 12,000
33	Picnic Tables (8' with ADA)	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 30,000
34	Wind Shelters	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 30,000
35	Bike Racks - "U"	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ -	\$ 4,000	\$ 16,800
36	Irrigation	\$ 228,000	\$ 32,000	\$ 40,000	\$ 420,000	\$ -	\$ 280,000	\$ 1,000,000
37	Lawn Areas	\$ 28,500	\$ 7,000	\$ 5,000	\$ 96,000	\$ -	\$ 60,000	\$ 196,500
38	Rough Seeded Areas	\$ 10,500	\$ 6,000	\$ 4,500	\$ 2,100	\$ 29,400	\$ 750	\$ 53,250
39	Plantings	\$ 171,000	\$ 6,000	\$ 30,000	\$ 54,000	\$ 15,000	\$ 60,000	\$ 336,000
40	Water Feature Sequence	\$ 75,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
41	Splash Play Area	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
42	Masonry Trash Enclosure	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 20,000
43	Kayak Launch Area	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
44	Water Quality Deck Overlook	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
45	Security Chain Link Fencing/Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Basketball Courts	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
47	Bocce courts	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
48	Play Area - Small	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 200,000
49	Nature Play - Large	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
50		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Subtotal	\$ 2,711,513	\$ 1,502,242	\$ 1,514,947	\$ 2,646,969	\$ 1,798,893	\$ 2,445,444	
	Contingency (30%)	\$ 813,454	\$ 450,673	\$ 454,484	\$ 794,091	\$ 539,668	\$ 733,633	
	Total Estimated Construction Cost	\$ 3,524,967	\$ 1,952,915	\$ 1,969,431	\$ 3,441,059	\$ 2,338,561	\$ 3,179,077	
	Design Fees	\$ 281,997	\$ 195,291	\$ 196,943	\$ 344,106	\$ 233,856	\$ 317,908	
	Total Estimated Construction Cost & Design Fees	\$ 3,806,964	\$ 2,148,206	\$ 2,166,374	\$ 3,785,165	\$ 2,572,417	\$ 3,496,985	
	GRAND TOTAL	\$ 17,976,111						\$ 12,620,007

COST COMPARISON





Khunamokwst Park

Portland, OR

Built 2015

4 AC - \$450,000/AC

Park Program Elements:

Traditional playground, swing set, canopy with rain-garden, water play, stormwater management, skate park, multi-use lawn, paths, landscaping, restrooms

Funding Sources:

City General Fund



Milwaukie Riverfront Park

Milwaukie, OR

Phase I 2014

8.5 AC - \$1,060,000/AC

Park Program Elements:

Public plaza, amphitheater, playgrounds, parking lot, pathways, boat dock, landscaping, restrooms

Funding Sources:

Oregon State Parks Fund Local Grant, Oregon

Marine board



The Dalles Festival Park

Portland, OR
Built 2015

4AC - \$450,000/AC

Park Program Elements:
Pavilion, parking loop, paths, restroom, picnic facilities, great lawn, landscaping

Funding Sources:
ARRA Funding (American Recovery and Reinvestment Act



Westmoreland Park

Portland, OR
Built 2012

0.6AC - \$1,000,000/AC

Park Program Elements:
Nature play, water and sand play, trails, landscaping, plaza

Funding Sources:
City General Fund, Metro Nature in Neighborhood Grant





AM Kennedy Park

Beaverton, OR

Built 2012

2AC - \$141,200/AC

Park Program Elements:

Community gardens, playground, picnic areas, trails, open grassy areas, courts, landscaping, restroom

Funding Sources:

THPRD Bond Measure



Engelman Park

Wilsonville, OR

Built 2012

1AC - \$350,000/AC

Park Program Elements:

Playground, picnic areas, paths, stromwater management, multi-use lawn, sports fields, landscaping

Funding Sources:

City General Fund, Oregon State Park Local Park Grant



Hood River Waterfront Park

Hood River, OR
Built 2015

6AC - \$420,000/AC

Park Program Elements:
Beach and swimming access, playground, large lawns, riverbank restoration, plaza, restroom

Funding Sources:
City General Fund



Tanner Springs Park, Portland, OR

Built 2004

1AC - \$2,500,000/AC

Park Program Elements:
Wetland restoration, plaza, walkways, art

Funding Sources:
Portland Development Commission, Tanner Springs Development Community, Private Investments





AVERAGE COST per ACRE

\$640,000/AC



Windjammer Park
Oak Harbor, WA

28.5 AC - \$630,000/AC





Graphic created by Ecem Afacan from Noun Project.

