

SOUTHWEST DISTRICT PARK > MASTER PLAN

LEGEND

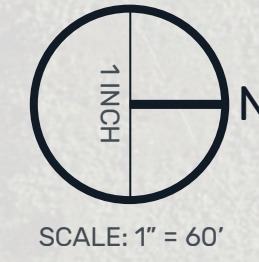
- PROPERTY LINE
- - - - 1/2 MILE WALKING LOOP
- - - - SETBACKS / BUFFERS

PARKING

Total Proposed Parking: 141 spaces

NOTES:

1. This concept plan is preliminary in nature and subject to change.
2. All base data has been provided by Chatham County GIS and should be confirmed with a topographic and boundary survey prior to development of construction drawings.
3. This concept diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the park configuration or location of amenities. A preliminary soils, Geotech or similar investigations should inform the final concept design.
4. Compacted gravel trail locations are preliminary in nature. Actual location of all trails shall be placed in a way that preserves existing natural vegetation to the greatest extent possible.
5. All existing vegetation within the 100' and 200' Protected Species Riparian Buffers shall be protected to the greatest extent possible.
6. All stormwater control measures are preliminary and all stormwater shall be treated through vegetated conveyances discharging at a non-erosive velocity.



CONCEPT PLAN - SOUTHWEST DISTRICT PARK

ACTIVITY	Facility Description	Unit Cost	Unit	Quantity	Total Cost	Assumptions
General						
Mobilization	equipment, manpower, materials, etc.	0.05	Lump Sum	1	\$ 166,961.40	
Erosion Control	silt fence, check dams, sediment protection, etc	\$20,000.00	Lump Sum	1	\$ 20,000.00	
Overall Demolition	existing playground, gravel drive	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Subtotal General					\$ 236,961.40	
Exterior Items						
Shelter Renovation	update kitchen, restrooms and exterior furnishings	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Splash Pad	(+/-) 5,000 sf + aluminum fencing	\$300,000.00	Lump Sum	1	\$ 300,000.00	Equipment - 250,000, plumbing and concrete - 50,000
Shade Structure	5 custom shade sails (designed by others)	\$25.00	SF	1,500	\$ 37,500.00	Sails + Footings included within cost
Small Playground	Small (+/-) 2,633 sf	\$100,000.00	Lump Sum	1	\$ 100,000.00	
Picnic Shelter	Small (+/-) 900 SF, open air shelter	\$68.97	SF	900	\$ 62,073.00	
Large Playground	Large (+/-) 6,500 sf Inclusive Playground Equipment	\$160,000.00	Lump Sum	1	\$ 160,000.00	
Gravel Trail	(+/-) .75 miles Expansion (8-ft wide 4" thick)	\$5.68	SY	3520	\$ 19,993.60	
Maintenance Building + Yard	1,300 sf building with gravel yard	\$175,000.00	Lump Sum	1	\$ 175,000.00	No restrooms
Community Building	(+/- 7,700 sf) Indoor office, community gathering space	\$770,000.00	Lump Sum	1	\$ 770,000.00	\$100 per square foot for building construction costs
Basketball Court	1 Court - concrete, goals, court surfacing and fencing	\$165,405.00	Lump Sum	1	\$ 165,405.00	Man hours + removal of understory and providing trail blazes
Tennis/Pickle Ball Courts	2 Courts - concrete, netting, court surfacing and fencing	\$350,000.00	Lump Sum	1	\$ 350,000.00	
Enhanced Landscaping	foundation plantings, parking lot trees, screening materials, etc	\$55,000.00	Lump Sum	1	\$ 55,000.00	
Furnishings	benches, trash, tables + chairs, etc	\$50,000.00	Lump Sum	1	\$ 50,000.00	
Park Signage	Wayfinding + Entry	\$25,000.00	Lump Sum	1	\$ 25,000.00	
Public Art Installment	1% of project budget incorporated within project	\$30,000.00	Lump Sum	1	\$ 30,000.00	Per Comprehensive Parks and Recreation Master Plan
Sidewalks	6-ft wide concrete sidewalk	\$9.00	SF	28142	\$ 253,278.00	
Irrigation	For existing multi-use field and misc landscape beds	\$80,000.00	Lump Sum	1	\$ 80,000.00	
Utility Work (electric, water, sewer)	various upgrades and extension of services to park amenities	\$45,000.00	Lump Sum	1	\$ 45,000.00	
Subtotal Exterior Items					\$ 2,728,249.60	
Parking Lot + Roadway + Infrastructure						
Asphalt	(3" Asphalt, 6" Stone)	\$31.60	SY	9,594	\$ 303,158.08	
Curb + Gutter		\$30.00	LF	550	\$ 16,500.00	
Gravel Drive	(6" Gravel)	\$13.00	SY	537	\$ 6,981.00	
Playground Surface	Large All Inclusive Playground	\$18.00	SF	6500	\$ 117,000.00	
Playground Mulch	Small Playground	\$39.00	CY	391	\$ 15,249.00	
Subtotal Parking Lot + Roadway					\$ 458,888.08	
Earthwork						
Cut/Fill		\$80,000.00	Lump Sum	1	\$ 80,000.00	
Fine Grading		\$0.95	SY	2200	\$ 2,090.00	
Subtotal Stormwater + Drainage					\$ 82,090.00	
Subtotal					\$3,506,189.08	
20% Contingency					\$ 701,237.82	
Contractor General Conditions, Overhead, Profit (10.00%)					\$ 336,594.15	
Bonding + Insurance (1.75%)					\$ 73,629.97	
10% Soft Cost (Design Fees, etc.)					\$ 420,742.69	
Allowances						
Environmental Disturbance Permitting		\$20,000.00	Lump Sum	1	\$ 20,000.00	
Site Survey		\$30,000.00	Lump Sum	1	\$ 30,000.00	
Subtotal Allowances					\$ 50,000.00	
Total					\$5,088,393.70	

This estimate of probable cost is preliminary and based upon the conceptual design for Siytwest District Park dated June 25, 2019, which is subject to change through the detailed construction drawing process and industry escalation. McAdams has no control over unforeseen subsurface conditions, the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices or competitive bidding and market conditions. This Estimate of Probable Cost of construction is made on the basis of experience, qualifications, and best judgement of McAdams. McAdams cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.