

EARL THOMPSON PARK > MASTER PLAN

LEGEND

- PROPERTY LINE
- 100-YEAR FLOODPLAIN
- SETBACKS / BUFFERS
- 500-YEAR FLOODPLAIN

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 Protected Species 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 - EARL THOMPSON PARK

ACTIVITY	Facility Description	Unit Cost	Unit	Quantity	Total Cost	Assumptions
General						
Mobilization	equipment, manpower, materials, etc.	0.05	Lump Sum	1	\$ 91,263.10	
Erosion Control	silt fence, check dams, sediment protection, etc	\$40,000.00	Lump Sum	1	\$ 40,000.00	
Overall Demolition	field fencing, lighting, playground, restroom building, etc	\$40,000.00	Lump Sum	1	\$ 40,000.00	
Subtotal General					\$ 171,263.10	
Exterior Items						
Open Lawn	(+/-) 70,686 sf open green lawn (seed + straw)	\$0.09	SF	70,686	\$ 6,361.74	Bermuda Sod - 1.50; bermuda sprig - .13 (1,000Sf) 3 mos.
Irrigation	For open lawn and misc landscape areas	\$60,000.00	Lump Sum	1	\$ 60,000.00	
Interpretive Arts + History Center	(+/-) 4,300 sf climate controlled building with restrooms	\$430,000.00	Lump Sum	1	\$ 430,000.00	\$100 per square foot for building construction costs
Picnic Shelter	Small (+/-) 1,200 sf open air shelter	\$68.97	SF	1,200	\$ 82,764.00	
All-Inclusive Playground	Nature play themed	\$160,000.00	Lump Sum	1	\$ 160,000.00	
Amphitheater	Stone veneer seatwalls (120 lf @ 18" HT)	\$275.00	LF	120	\$ 33,000.00	
Maintenance Yard + Building	1,300 sf building with gravel yard	\$175,000.00	Lump Sum	1	\$ 175,000.00	No restrooms
Place of Pause	Labyrinth, meditation garden, 50 lf stone veneer seat wall	\$275.00	LF	50	\$ 13,750.00	
Trail Boardwalk	6-ft wide at stream crossings	\$30.00	SF	240	\$ 7,200.00	
Boardwalk Ramp	10-ft wide (175 ft ramp @ history center)	\$45.00	SF	1750	\$ 78,750.00	
Nature Trails	Natural Surface - Design Build	\$2,500.00	Lump Sum	1	\$ 2,500.00	Donated labor - dirt paths (clearing required)
Sidewalks	6-ft wide (typical)	\$9.00	SF	16,394	\$ 147,546.00	
Enhanced Landscaping Allowance	foundation plantings, parking lot trees, screening materials, etc	\$20,000.00	Lump Sum	1	\$ 20,000.00	
Furnishings	benches, trash, tables + chairs, etc	\$30,000.00	Lump Sum	1	\$ 30,000.00	
Public Art Installation	Public art in coordination with community (1% of project budget)	\$19,000.00	Lump Sum	1	\$ 19,000.00	Per Comprehensive Parks and Recreation Master Plan
Park Signage	Wayfinding + Entry	\$25,000.00	Lump Sum	1	\$ 25,000.00	
Utility Work (electric, water, sewer)	various upgrades and extension of services to park amenities	\$15,000.00	Lump Sum	1	\$ 15,000.00	
Subtotal Exterior Items					\$ 1,305,871.74	
Parking Lot + Roadway + Infrastructure						
Asphalt	(3" Asphalt, 6" Stone)	\$31.60	SY	4,378	\$ 138,344.80	
Curb + Gutter		\$30.00	LF	700	\$ 21,000.00	
Gravel Drive	(6" Gravel)	\$1.70	SF	4841	\$ 8,229.70	
Playground Mulch		\$6.52	SF	5504	\$ 35,886.08	
Retaining Walls	Engineered with geo grid	\$29.98	SF	2000	\$ 59,960.00	
Subtotal Parking Lot + Roadway					\$ 263,420.58	
Stormwater + Conveyance						
Vegetated Swale	trapezoidal (3' min bottom width)	\$30,000.00	Lump Sum	1	\$ 30,000.00	
Storm Drainage (pipes, structures, inlets, etc)	(6" HDPE Underdrain)	\$35.00	LF	500	\$ 17,500.00	
Subtotal Stormwater + Drainage					\$ 47,500.00	
Earthwork						
Cut/Fill	for parking lot and sidewalk network	\$100,000.00	Lump Sum	1	\$ 100,000.00	
Fine Grading		\$0.95	SY	29968	\$ 28,469.60	
Subtotal Stormwater + Drainage					\$ 128,469.60	
Subtotal					\$1,919,025.02	
20% Contingency					\$ 383,805.00	
Contractor General Conditions, Overhead, Profit (10.00%)					\$ 184,226.40	
Bonding + Insurance (1.75%)					\$ 40,299.53	
10% Soft Cost (Design Fees, etc.)					\$ 225,283.00	
Allowances						
Environmental Disturbance Permitting		\$25,000.00	Lump Sum	1	\$ 25,000.00	
Site Survey		\$25,000.00	Lump Sum	1	\$ 25,000.00	
Subtotal Allowances					\$ 50,000.00	
Total					\$2,802,638.95	

This estimate of probable cost is preliminary and based upon the conceptual design for Earl Thompson 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.