

Appendix D

Estimate of Probable Costs for Park Development

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Isthmus Park Feasibility Study

2009 Dollars

LAND COSTS

ITEM	DESCRIPTION	UNITS	UNIT PRICE	QTY	TOTAL
Base Acquisition Cost	Per Appraisal (Subject Parcels 1 through 5)	LS	\$ 20,630,000.00	1	\$20,630,000
Acquisition Costs under Condemnation, if necessary	Additional appraisal, review and acquisition contractors	EA	\$ 10,000.00	5	\$50,000
Acquisition Costs under Condemnation, if necessary	Tenant relocation costs	EA	\$ 100,000.00	5	\$500,000
Acquisition Costs under Condemnation, if necessary	Attorney's fees for filing the condemnation action	EA	\$ 17,000.00	5	\$85,000
Acquisition Costs under Condemnation, if necessary	Court costs- attorney's fees and expert witnesses	EA	\$ 100,000.00	5	\$500,000
TOTAL					\$21,765,000

BUILDING DEMOLITION

ITEM	DESCRIPTION	UNITS	UNIT PRICE	QTY	TOTAL
Building Removal	Existing buildings on site	SF	\$ 14.00	127,000	\$1,778,000
TOTAL					\$1,778,000

PARK DEVELOPMENT COSTS

ITEM	DESCRIPTION	UNITS	UNIT PRICE	QTY	TOTAL
Site Demolition					
Mobilization		LS	\$ 20,000.00	1	\$20,000
Landscape Clear & Grub	Entire site after building removal	SF	\$ 0.15	172,498	\$25,875
					\$45,875
Earthwork					
Earthwork		CY	\$ 4.50	8,000	\$36,000
Rough Grade		SF	\$ 0.20	172,498	\$34,500
Fine Grade	Landscape areas	SF	\$ 0.50	137,998	\$68,999
					\$139,499
Building					
Restroom Building	4 stall designed restroom	LS	\$ 400,000.00	1	\$400,000
					\$400,000
Pavements					
New Pavement in Park	Concrete	SF	\$ 6.00	12,000	\$72,000
Trails	Gravel	SF	\$ 2.00	5,400	\$10,800
Vehicular Parking - 18 Spaces	Asphalt	SF	\$ 5.00	5,400	\$27,000
					\$109,800
Lighting					
Pedestrian Lighting	Budget	LS	\$ 180,000.00	1	\$180,000
Electrical Utilities & Transformer	Electrical connections, wires, misc.	LS	\$ 25,500.00	1	\$25,500
					\$205,500
Furniture					
Benches		EA	\$ 1,500.00	22	\$33,000
Bike Rack		EA	\$ 600.00	5	\$3,000
Trash & Recycling	Two bins per unit	EA	\$ 1,250.00	18	\$22,500
Flagpole		EA	\$ 20,000.00	2	\$40,000
					\$98,500
Signage					
Wayfinding	To match existing Olympia City Parks	EA	\$ 1,250.00	12	\$15,000
					\$15,000
Utilities					
Power	Building connection, lighting, misc park use.	LS	\$ 10,000.00	1	\$10,000
Phone/Communications	Building & emergency security systems	LS	\$ 20,000.00	1	\$20,000
Storm Drainage	Integral Park drain inlets and connections to main	LS	\$ 5,000.00	1	\$5,000
Potable Water	Building and Irrigation	LS	\$ 20,000.00	1	\$20,000
Sanitary Sewer	Building connection	LS	\$ 20,000.00	1	\$20,000
					\$75,000
Soil					
Topsoil	Shrub Planting areas-18" depth	CY	\$ 35.00	7,400	\$259,000
Lawn	Sod	SF	\$ 0.60	90,000	\$54,000
					\$313,000
Irrigation					
Irrigation	Water Source Budget	LS	\$ 10,000.00	4	\$40,000
Irrigation		SF	\$ 1.50	138,000	\$207,000
					\$247,000
Plants					
Trees	Canopy-3"-3 1/2"cal	EA	\$ 500.00	115	\$57,500
Shrubs & Ground cover	Plants & Mulch	SF	\$ 5.00	45,000	\$225,000
					\$225,000
Street Frontage Improvements					
ADA Curb Ramps	Concrete	EA	\$ 500.00	6	\$3,000
Street Lighting	City Standard	LS	\$ 75,000.00	1	\$75,000
Bus Shelter		EA	\$ 25,000.00	1	\$25,000
Traffic Signs	Update street edge signage if necessary	LS	\$ 25,000.00	1	\$25,000
Storm Drain @ Street	Tie into existing storm systems	LS	\$ 10,000.00	1	\$10,000
Street Trees	Tree, grate, planting, drainage	EA	\$ 1,800.00	70	\$126,000
					\$264,000
TOTAL					\$2,138,174

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SOFT COSTS

<i>ITEM</i>	<i>DESCRIPTION</i>	<i>UNITS</i>	<i>UNIT PRICE</i>	<i>QTY</i>	<i>TOTAL</i>
Design, Engineering, Permitting	Assume 30% of Development Costs	LS	\$1,174,852	1	\$1,174,852
					\$1,174,852

TOTAL DEVELOPMENT COSTS (NOT INCLUDING LAND COSTS)

	Building Demolition Total				\$1,778,000
	Park Development Costs				\$2,138,174
	Soft Cost Total				\$1,174,852
	Design Contingency (25%)				\$979,043
	TOTAL				\$6,070,069

Overall cost per square foot (Park Area = 172,498 square feet) \$35.19

Cost per square foot without soft costs \$28.38

Cost per square foot without building demolition & soft costs \$15.49

OPERATIONS AND MAINTENANCE (O&M)

Annual O&M Costs- Labor		Acre	\$ 1,506.00	3.96	\$5,964
Annual O&M Costs- Materials		Acre	\$ 1,506.00	3.96	\$5,964
TOTAL					\$11,928