

**Attachment 1 to Capital Improvement Component - Detailed Costs***Opinion of Construction Cost at Master Plan Level*

New Parks and Facility Improvements

**TIER I Projects****P-01: Agate Beach Neighborhood and Dog Park Improvements**

Amenities	Units	Qty	Unit Price	TOTAL	Notes
Parking Lot	SF	2,000	\$ 15.00	\$ 30,000	Asphalt, Striping, Curb, Landscaping
Walkway (5' wide)	SF	4,250	\$ 4.00	\$ 17,000	850 LF - Asphalt Pavement
Walkway (5' wide)	SF	1,700	\$ 4.00	\$ 6,800	340 LF - Asphalt Pavement
Signage	Allowance	3	\$ 3,000.00	\$ 9,000	Post and panel, 36"W x 46" H, includes install
Play Structure - New (includes install)	EA	1	\$ 60,000.00	\$ 60,000	Pre-fab Marine Rated includes install
Play Structure - New Tot Lot (includes install)	EA	1	\$ 30,000.00	\$ 30,000	Pre-fab Marine Rated includes install
Benches	EA	4	\$ 2,000.00	\$ 8,000	Pre-fab includes concrete base and install
Chainlink Fence and Gate (Dog Park)	LF	130	\$ 5.00	\$ 650	Marine Rated
Landscape Improvements	SF	10,000	\$ 3.00	\$ 30,000	Incl. Minimal Earthwork
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 191,450</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 9,572.50	\$ 201,023	
Contingency (% of Construction Total and General Conditions)	30%		\$ 60,306.75	\$ 261,329	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 78,398.78	\$ 339,728	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 339,728</b>	

**P-03: Betty Wheeler Memorial Field Improvements (Costs from Newport with refinements)**

Amenities	Units	Qty	Unit Price	TOTAL	Notes
Parking lot/Detention Pond	LS	1	\$ 132,800	\$ 132,800	Cost from the City
Large Field improvements	LS	1	\$ 150,000	\$ 150,000	Includes drainage and gravel warning track
Small Field improvements	LS	1	\$ 100,000	\$ 100,000	Includes drainage and gravel warning track
Retaining Wall - 12" wide	LS	1	\$ 124,500	\$ 124,500	Cost from the City
Security Fencing	LF	100	\$ 5	\$ 500	Chainlink - Marine Rated
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 507,800</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 25,390	\$ 533,190	
Contingency (% of Construction Total and General Conditions)	30%		\$ 159,957	\$ 693,147	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 207,944	\$ 901,091	
		0		\$ -	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 901,091</b>	

P-04: Big Creek Park Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking Lot Upgrade - Eastside	SF	275	\$ 15	\$ 4,125	Asphalt, Striping, Curb, Landscaping	
Restroom	LS	1	\$ 100,000	\$ 100,000	Flushable, prefab with sink	
Existing Play Equipment Improvements	Allowance	1	\$ 10,000	\$ 10,000		
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000	Pre-fab Marine Rated	
Swings	Allowance	1	\$ 20,000	\$ 20,000	Pre-fab Marine Rated	
Picnic Tables	EA	2	\$ 5,000	\$ 10,000	Includes, Concrete Pad, and Install	
Bench	EA	2	\$ 2,000	\$ 4,000	Pre-fab includes concrete base and install	
Walkway (5' wide)	SF	6,225	\$ 4	\$ 24,900	1250 LF Asphalt Pavement	
Boardwalk (6' Wide)	SF	450	\$ 100	\$ 45,000	75', includes kick rail	
Landscape Improvements	SF	500	\$ 3	\$ 1,500	Incl. Minimal Earthwork and Windblock at Shelter	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 279,525</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 13,976	\$ 293,501		
Contingency (% of Construction Total and General Conditions)	30%		\$ 88,050	\$ 381,552		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 76,310	\$ 457,862		
				\$ -		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 457,862</b>		

P-06: Don and Ann Davis Park (Grassy Area)						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Sculpture	EA	3	\$ 25,000	\$ 75,000	includes install	
Flexible Lawn Space	SF	3,500	\$ 2.50	\$ 8,750	Install and irrigation	
Walkway (5' wide)	SF	4,250	\$ 8	\$ 34,000	850 LF - Concrete Pavement	
Kiosk	LS	1	\$ 10,000	\$ 10,000	New	
Hardscape surfacing	SF	5,203	\$ 10	\$ 52,030	Concrete pavement	
Renovated Parking Area	SF	2,500	\$ 15	\$ 37,500	Asphalt, Striping, Curb, Landscaping	
Benches	EA	5	\$ 2,000	\$ 10,000	Pre-fab includes concrete base and install	
Landscape Area	SF	4,587	\$ 5	\$ 22,935	Climate appropriate plantings	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 250,215</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 12,511	\$ 262,726		
Contingency (% of Construction Total and General Conditions)	30%		\$ 78,818	\$ 341,543		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 68,309	\$ 409,852		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 409,852</b>		

P-09: Frank Wade Park Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000	Pre-fab Marine Rated, includes install	
Trash Containers	EA	2	\$ 2,000	\$ 4,000	Concrete pad, Marine Rated	
Resurface Tennis Courts	LS	1	\$ 330,000	\$ 330,000	Includes full court replacement, striping, nets and fencing	
Signage	Allowance	1	\$ 3,000	\$ 3,000	Post and panel, 36"W x 46" H, includes install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 397,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 19,850	\$ 416,850		
Contingency (% of Construction Total and General Conditions)	30%		\$ 125,055	\$ 541,905		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 108,381	\$ 650,286		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 650,286</b>		

P-17/T-J: Sam More Park and Trail Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking lot Improvements	SF	3,500	\$ 15	\$ 52,500	Asphalt, Striping, Curb, Landscape	
ADA Fishing Pier	LS	1	\$ 25,000	\$ 25,000		
Community Garden 1,175 sf	SF					
Wood Planter Boxes - 12" high x4'x8'	SF	30	\$ 100	\$ 3,000	Planter boxes	
Topsoil for Wood Planter Boxes:	CY	36	\$ 28	\$ 1,008	Topsoil fill at 1.2 cy/box	
Garden Shed; 8'x10'	SF	80	\$ 75	\$ 6,000	Wood Garden Shed	
Garden Greenhouse; 60'x10'	SF	600	\$ 100	\$ 60,000	Wood and acrylic Garden Greenhouse	
Entry gate	LS	1	\$ 15,000	\$ 15,000	Powder Coated Chainlink	
Fencing: 6' high chain link (powder coated)	LF	137	\$ 25	\$ 3,425	Chain link fence with gate based on 1,175 sf garden	
Pump Track	Allowance	1	\$ 50,000	\$ 50,000	Natural Surface, Estimate based on 1/4 acre	
Trail improvements	LS	1	\$ 95,000	\$ 95,000	Cost from City of Newport	
Trail lighting	LS	1	\$ 153,000	\$ 153,000	Cost from City of Newport	
Diversion Weirs	LS	1	\$ 122,200	\$ 122,200	Cost from City of Newport	
Sewer Rehabilitation	LS	1	\$ 74,000	\$ 74,000	Cost from City of Newport	
Landscape Restoration Improvements	Acre	2	\$ 75,000	\$ 112,500		
Invasive Species Removal	LS	1	\$ 95,500	\$ 95,500	Cost from City of Newport	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 868,133</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 43,407	\$ 911,540		
Contingency (% of Construction Total and General Conditions)	30%		\$ 273,462	\$ 1,185,002		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 237,000	\$ 1,422,002		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 1,422,002</b>		

T-G: Big Creek Reservoir						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Multi-use Trails	SF	114,060	\$ 4	\$ 456,240	9,505' length 12' wide, Asphalt	
Gravel Road	SF	196,500	\$ 3	\$ 589,500	16,375 12' wide, gravel	
Mountain Bike/Running Trail	SF	204,000	\$ 3	\$ 612,000	17,000' length x 12' wide, Gravel with subbase	
Grading - Trails	LF	42,880	\$ 1	\$ 42,880	Stripping, rough grade, grading	
Wayfinding	EA	12	\$ 2,500	\$ 30,000	Post and panel, 24"W x 46" H, includes install	
Parking lot	EA	2	\$ 50,000	\$ 100,000	Asphalt, Striping, Curb, Landscaping	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 1,830,620</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 91,531	\$ 1,922,151		
Contingency (% of Construction Total and General Conditions)	30%		\$ 576,645	\$ 2,498,796		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 749,639	\$ 3,248,435		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 3,248,435</b>		

T-H/T-I: Ocean to Bay Trail Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Add non-slip materials to boardwalks	Allowance	1	\$ 5,000	\$ 5,000		
Lighting	EA	20	\$ 5,000	\$ 100,000		
Signage	Allowance	6	\$ 3,000	\$ 18,000	Post and panel, 36"W x 46" H, includes install	
New Trails	LF	1,000	\$ 3	\$ 3,000	Soft surface trail (8')	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 126,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 6,300	\$ 132,300		
Contingency (% of Construction Total and General Conditions)	30%		\$ 39,690	\$ 171,990		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 51,597	\$ 223,587		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 223,587</b>		

X-08: Forest Park Trail Improvements						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
New Trails	LF	3,000	\$ 3	\$ 9,000	Soft surface trail (12' wide)	
Shelter	LS	1	\$ 30,000	\$ 30,000	Small park shelter (20x20) includes eng drawings	
Dog Amenities	Allowance	1	\$ 30,000	\$ 30,000	Dog baggy station, disposal, fencing, water	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 69,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,450	\$ 72,450		
Contingency (% of Construction Total and General Conditions)	30%		\$ 21,735	\$ 94,185		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 18,837	\$ 113,022		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 113,022</b>		

**TIER II Projects**

<b>T-N: Coastal Gully Open Space (Costs from Newport with refinements)</b>						
Amenities	Units	Qty	Unit Price	TOTAL		Notes
Pavement (HMAC)	TON	70	\$ 80	\$ 5,600		
Aggregate Paths	TON	196	\$ 24	\$ 4,704		
Boardwalks	SF	3,815	\$ 100	\$ 381,500		updated
Walks	SF	935	\$ 4	\$ 3,740		updated - Asphalt (assume 8')
Benches	EA	2	\$ 2,000	\$ 4,000		updated, Pre-fab includes concrete base and install
Bicycle Racks	EA	5	\$ 500	\$ 2,500		updated
Signage	Allowance	2	\$ 3,000	\$ 6,000		Post and panel, 36"W x 46" H, includes install
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 402,044</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 20,102	\$ 422,146		
Contingency (% of Construction Total and General Conditions)	30%		\$ 126,644	\$ 548,790		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 164,637	\$ 713,427		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 713,427</b>		

<b>P-J: Yaquina Bay Bridge Open Space (Cost from the City)</b>						
Amenities	Units	Qty	Unit Price	TOTAL		Notes
Pavement (HMAC)	TON	234	\$ 80.00	\$ 18,720.00		
Aggregate Paths	TIN	433	\$ 18.00	\$ 7,794.00		
ADA Sidewalk Ramps	EA	4	\$ 1,000.00	\$ 4,000.00		
Reinforced Concrete	SF	1,180	\$ 10.00	\$ 11,800.00		updated
Reinforced Lawn	SF	18,075	\$ 5.00	\$ 90,375.00		
Landscaping	SF	10,883	\$ 3.00	\$ 32,649.00		
Lawn	SF	15,398	\$ 1.00	\$ 15,398.00		
Trees	EA	38	\$ 350.00	\$ 13,300.00		
Benches	EA	5	\$ 2,000.00	\$ 10,000.00		Updated, Pre-fab includes concrete base and install
Windscreen/Sculpture	LS	1	\$ 40,000.00	\$ 40,000.00		
Basketball (half court)	LS	1	\$ 10,000.00	\$ 10,000.00		
Shelter Structure	EA	4	\$ 5,000.00	\$ 20,000.00		updated
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 274,036</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 13,702	\$ 287,738		
Contingency (% of Construction Total and General Conditions)	30%		\$ 86,321	\$ 374,059		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 112,218	\$ 486,277		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 486,277</b>		

**TIER III Projects**

<b>P-05: Coast Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Existing Play Equipment Improvements	Allowance	1	\$ 10,000	\$ 10,000	Pre-fab Marine Rated, includes install	
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000		
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 70,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,500	\$ 73,500		
Contingency (% of Construction Total and General Conditions)	30%		\$ 22,050	\$ 95,550		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 19,110	\$ 114,660		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 114,660</b>		

<b>P-13: Mombetsu Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Walkway	SF	750	\$ 4	\$ 3,000	(5' wide X 150')	
Habitat Enhancement	SF	10,000	\$ 2	\$ 20,000	planting, woody debris, etc.	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 23,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 1,150	\$ 24,150		
Contingency (% of Construction Total and General Conditions)	30%		\$ 7,245	\$ 31,395		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 6,279	\$ 37,674		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 37,674</b>		

<b>P-20: Yaquina Bay State Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Fitness Course	Allowance	1	\$ 50,000	\$ 50,000	Pre-Fab Equipment. Includes Concrete Pads	
Bike Repair Station	LS	1	\$ 20,000	\$ 20,000	Fix-it bike pump, repair station	
Benches	EA	5	\$ 2,000	\$ 10,000	Pre-fab includes concrete base and install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 80,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 4,000	\$ 84,000		
Contingency (% of Construction Total and General Conditions)	30%		\$ 25,200	\$ 109,200		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 21,840	\$ 131,040		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 131,040</b>		

S-02: Wilder Dog Park Improvements							
Amenities		Units	Qty	Unit Price	TOTAL	Notes	
Removal of old / aging equipment		LS	1	\$ 10,000	\$ 10,000	Demolition	
New Amenities - Large & Small Dog Areas		Allowance	1	\$ 50,000	\$ 50,000	Dog baggy station, disposal, fencing, shelter	
Water Fountain		EA	2	\$ 8,000	\$ 16,000	Includes concrete base, utility and install	
SUBTOTAL LANDSCAPE CONSTRUCTION COSTS					\$ 76,000		
General Conditions (Mobilization - % of Total Construction)		5%		\$ 3,800	\$ 79,800		
Contingency (% of Construction Total and General Conditions)		30%		\$ 23,940	\$ 103,740		
Soft Costs - Agency Fee, Design Fee, Permits		20%		\$ 20,748	\$ 124,488		
TOTAL CONSTRUCTION					\$ 124,488		

Assumptions

1. Does not include land acquisitions
2. Some designs are more detailed based on concepts/costs created by others
3. Earthwork is not included