

# Newport Park System Master Plan

Opinion of Construction Cost at Master Plan Level

4-Mar-19

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	4,000	\$ 30.00	\$ 120,000.00	Permeable asphalt includes gravel base, Striping, Curb, Landscaping	
Walkway (5' wide)	SF	4,250	\$ 7.00	\$ 29,750.00	850 LF - Permeabel Asphalt Pavement	
Walkway (5' wide)	SF	1,700	\$ 7.00	\$ 11,900.00	340 LF - Permeable Asphalt Pavement	
Signage	EA	4	\$ 3,000.00	\$ 12,000.00	Post and panel, 36"W x 46" H, includes install	
Play Structure - New (includes install)	EA	1	\$ 60,000.00	\$ 60,000.00	Pre-fab Marine Rated includes install	
Play Structure - New Tot Lot (includes install)	EA	1	\$ 30,000.00	\$ 30,000.00	Pre-fab Marine Rated includes install	
Benches	EA	4	\$ 2,000.00	\$ 8,000.00	Pre-fab includes concrete base and install	
Chainlink Fence and Gate (Dog Park)	LF	130	\$ 5.00	\$ 650.00	Marine Rated	
Drinking Fountain	LS	7,000	\$ 1.00	\$ 7,000.00	Includes Install	
Landscape Improvements	SF	10,000	\$ 3.00	\$ 30,000.00	Incl. Minimal Earthwork	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 309,300</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 15,465.00	\$ 324,765.00		
Contingency (% of Construction Total and General Conditions)	30%		\$ 97,429.50	\$ 422,194.50		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 126,658.35	\$ 548,852.85		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 548,853</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	\$ 132,800.00	\$ 132,800.00	Cost from the City	
Large Field improvements	LS	1	\$ 150,000.00	\$ 150,000.00	Includes drainage and gravel warning track	
Small Field improvements	LS	1	\$ 100,000.00	\$ 100,000.00	Includes drainage and gravel warning track	
Retaining Wall - 12" wide	LS	1	\$ 124,500.00	\$ 124,500.00	Cost from the City	
Security Fencing	LF	100	\$ 5.00	\$ 500.00	Chainlink - Marine Rated	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 507,800</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 25,390.00	\$ 533,190.00		
Contingency (% of Construction Total and General Conditions)	30%		\$ 159,957.00	\$ 693,147.00		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 207,944.10	\$ 901,091.10		
		0		\$ -		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 901,091</b>		

<b>P-04: Big Creek Park Improvements</b>					
Amenities	Units	Qty	Unit Price	TOTAL	Notes
Parking Lot Upgrade - Eastside	SF	275	\$ 15.00	\$ 4,125.00	Asphalt, Striping, Curb, Landscaping
Drainage Improvements	LS	1	\$ 100,000.00	\$ 100,000.00	
Restroom	LS	1	\$ 100,000.00	\$ 100,000.00	Flushable, prefab with sink
Existing Play Equipment Improvements	LS	1	\$ 10,000.00	\$ 10,000.00	
New Play Equipment	LS	1	\$ 60,000.00	\$ 60,000.00	Pre-fab Marine Rated
New All Weather Shelter	LS	1	\$ 30,000.00	\$ 30,000.00	Small park shelter (20x20) includes eng. drawings
Trail Lighting	EA	20	\$ 2,500.00	\$ 50,000.00	Assume 50' spacing for pedestrian lighting along trail
Swings	LS	1	\$ 20,000.00	\$ 20,000.00	Pre-fab Marine Rated
Picnic Tables	EA	2	\$ 5,000.00	\$ 10,000.00	Includes, Concrete Pad, and Install
Bench	EA	2	\$ 2,000.00	\$ 4,000.00	Pre-fab includes concrete base and install
BBQ Grills	EA	2	\$ 1,000.00	\$ 2,000.00	Pre-fab includes concrete base and install
Signage	EA	1	\$ 3,000.00	\$ 3,000.00	Post and panel, 36"W x 46" H, includes install
Walkway (5' wide)	SF	6,225	\$ 4.00	\$ 24,900.00	1250 LF Asphalt Pavement
Boardwalk (6' Wide)	SF	450	\$ 100.00	\$ 45,000.00	75', includes kick rail
Landscape Improvements	SF	500	\$ 3.00	\$ 1,500.00	Incl. Minimal Earthwork and Windblock at Shelter
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 464,525</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 23,226.25	\$ 487,751.25	
Contingency (% of Construction Total and General Conditions)	30%		\$ 146,325.38	\$ 634,076.63	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 126,815.33	\$ 760,891.95	
				\$ -	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 760,892</b>	

<b>P-06: Don and Ann Davis Park (Grassy Area)</b>					
Amenities	Units	Qty	Unit Price	TOTAL	Notes
Sculpture	EA	3	\$ 25,000.00	\$ 75,000.00	includes install
Flexible Lawn Space	SF	3,500	\$ 2.50	\$ 8,750.00	Install and irrigation
Walkway (5' wide)	SF	4,250	\$ 8.00	\$ 34,000.00	850 LF - Concrete Pavement
Kiosk	LS	1	\$ 10,000.00	\$ 10,000.00	New
Hardscape surfacing	SF	5,203	\$ 20.00	\$ 104,060.00	Permeable pavement includes sandbase and fabric Permeable asphalt includes gravel base, Striping, Curb,
Renovated Parking Area	SF	2,500	\$ 30.00	\$ 75,000.00	Landscaping
Benches	EA	5	\$ 2,000.00	\$ 10,000.00	Pre-fab includes concrete base and install
Landscape Area	SF	4,587	\$ 5.00	\$ 22,935.00	Climate appropriate plantings
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 339,745</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 16,987.25	\$ 356,732.25	
Contingency (% of Construction Total and General Conditions)	30%		\$ 107,019.68	\$ 463,751.93	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 92,750.39	\$ 556,502.31	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 556,502</b>	

<b>T-G: Big Creek Reservoir</b>					
Amenities	Units	Qty	Unit Price	TOTAL	Notes
Multi-use Trails	SF	114,060	\$ 4.00	\$ 456,240.00	9,505' length 12' wide, Asphalt
Gravel Road	SF	196,500	\$ 3.00	\$ 589,500.00	16,375 12' wide, gravel
Mountain Bike/Running Trail	SF	204,000	\$ 2.00	\$ 408,000.00	17,000' length x 12' wide Natural Surfacing
Grading - Trails	LF	42,880	\$ 1.00	\$ 42,880.00	Stripping, rough grade, grading
Restroom	EA	1	\$ 100,000.00	\$ 100,000.00	Flushable, prefab with sink
Wayfinding	EA	10	\$ 2,500.00	\$ 25,000.00	Post and panel, 24"W x 46" H, includes install
Trash Cans	EA	3	\$ 2,500.00	\$ 7,500.00	
Parking lot	EA	3	\$ 50,000.00	\$ 150,000.00	Asphalt, Striping, Curb, Landscaping
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 1,779,120</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 88,956.00	\$ 1,868,076.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 560,422.80	\$ 2,428,498.80	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 728,549.64	\$ 3,157,048.44	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 3,157,048</b>	

<b>X-08: Forest Park Trail Improvements</b>					
Amenities	Units	Qty	Unit Price	TOTAL	Notes
New Trails	LF	3,000	\$ 3.00	\$ 9,000.00	Soft surface trail (12' wide)
Shelter	LS	1	\$ 30,000.00	\$ 30,000.00	Small park shelter (20x20) includes eng drawings
Dog Amenities	LS	1	\$ 30,000.00	\$ 30,000.00	Dog baggy station, disposal, fencing, water
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 69,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,450.00	\$ 72,450.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 21,735.00	\$ 94,185.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 18,837.00	\$ 113,022.00	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 113,022</b>	

<b>P-09: Frank Wade Park Improvements</b>					
Amenities	Units	Qty	Unit Price	TOTAL	Notes
New Play Equipment	LS	1	\$ 60,000.00	\$ 60,000.00	Pre-fab Marine Rated, includes install
Trash Containers	EA	2	\$ 2,000.00	\$ 4,000.00	Concrete pad, Marine Rated
Resurface Tennis Courts	LS	1	\$ 330,000.00	\$ 330,000.00	Includes full court replacement, striping, nets and fencing
Signage	LS	1	\$ 3,000.00	\$ 3,000.00	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%		\$ 19,850.00	\$ 416,850.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 125,055.00	\$ 541,905.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 108,381.00	\$ 650,286.00	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 650,286</b>	

<b>T-H/T-I: Ocean to Bay Trail Improvements</b>					
<b>Amenities</b>	<b>Units</b>	<b>Qty</b>	<b>Unit Price</b>	<b>TOTAL</b>	<b>Notes</b>
Add non-slip materials to boardwalks	LS	1	\$ 5,000.00	\$ 5,000.00	
Lighting	EA	20	\$ 5,000.00	\$ 100,000.00	
Signage	LS	6	\$ 3,000.00	\$ 18,000.00	Post and panel, 36"W x 46" H, includes install
New Trails	LF	1,000	\$ 3.00	\$ 3,000.00	Soft surface trail (8')
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 126,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 6,300.00	\$ 132,300.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 39,690.00	\$ 171,990.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 51,597.00	\$ 223,587.00	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 223,587</b>	

<b>P-17/T-J: Sam More Park and Trail Improvements</b>					
<b>Amenities</b>	<b>Units</b>	<b>Qty</b>	<b>Unit Price</b>	<b>TOTAL</b>	<b>Notes</b>
Parking lot Improvements	SF	3,500	\$ 15.00	\$ 52,500.00	Asphalt, Striping, Curb, Landscape
Entry gate	LS	1	\$ 15,000.00	\$ 15,000.00	Powder Coated Chainlink
Fencing: 6' high chain link (powder coated)	LF	400	\$ 25.00	\$ 10,000.00	Chain link fence with gate around pump track
Existing Play Equipment Improvements	LS	1	\$ 10,000.00	\$ 10,000.00	
Community Garden 1,175 sf	SF				
Wood Planter Boxes - 12" high x4'x8'	SF	30	\$ 100.00	\$ 3,000.00	Planter boxes
Topsoil for Wood Planter Boxes:	CY	36	\$ 28.00	\$ 1,008.00	Topsoil fill at 1.2 cy/box
Garden Shed; 8'x10'	SF	80	\$ 75.00	\$ 6,000.00	Wood Garden Shed
Garden Greenhouse	SF	400	\$ 100.00	\$ 40,000.00	Wood and acrylic Garden Greenhouse
Fencing: 6' high chain link (powder coated)	LF	350	\$ 25.00	\$ 8,750.00	Chain link fence with gate based on 1,175 sf garden
Pump Track	LS	1	\$ 50,000.00	\$ 50,000.00	Natural Surface, Estimate based on 1/4 acre
Trail improvements	LS	1	\$ 95,000.00	\$ 95,000.00	Cost from City of Newport
Trail lighting	LS	1	\$ 153,000.00	\$ 153,000.00	Cost from City of Newport
Diversion Weirs	LS	1	\$ 122,200.00	\$ 122,200.00	Cost from City of Newport
Sewer Rehabilitation	LS	1	\$ 74,000.00	\$ 74,000.00	Cost from City of Newport
Disc Golf	LS	1	\$ 3,000.00	\$ 3,000.00	3 baskets installed
Landscape Restoration Improvements	Acre	2	\$ 75,000.00	\$ 112,500.00	
Invasive Species Removal	LS	1	\$ 95,500.00	\$ 95,500.00	Cost from City of Newport
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 851,458</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 42,572.90	\$ 894,030.90	
Contingency (% of Construction Total and General Conditions)	30%		\$ 268,209.27	\$ 1,162,240.17	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 232,448.03	\$ 1,394,688.20	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 1,394,688</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	\$ 80.00	\$ 5,600.00		
Aggregate Paths	TON	196	\$ 24.00	\$ 4,704.00		
Boardwalks	SF	3,815	\$ 100.00	\$ 381,500.00	updated	
Walks	SF	935	\$ 4.00	\$ 3,740.00	updated - Asphalt (assume 8')	
Benches	EA	2	\$ 2,000.00	\$ 4,000.00	updated, Pre-fab includes concrete base and install	
Bicycle Racks	EA	5	\$ 500.00	\$ 2,500.00	updated	
Signage	LS	2	\$ 3,000.00	\$ 6,000.00	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%		\$ 20,102.20	\$ 422,146.20		
Contingency (% of Construction Total and General Conditions)	30%		\$ 126,643.86	\$ 548,790.06		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 164,637.02	\$ 713,427.08		
<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%		\$ 13,701.80	\$ 287,737.80		
Contingency (% of Construction Total and General Conditions)	30%		\$ 86,321.34	\$ 374,059.14		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 112,217.74	\$ 486,276.88		
<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	LS	1	\$ 10,000.00	\$ 10,000.00	
New Play Equipment	LS	1	\$ 60,000.00	\$ 60,000.00	Pre-fab Marine Rated, includes install
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 70,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,500.00	\$ 73,500.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 22,050.00	\$ 95,550.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 19,110.00	\$ 114,660.00	
<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	\$ 4.00	\$ 3,000.00	(5' wide X 150')
Habitat Enhancement	SF	10,000	\$ 2.00	\$ 20,000.00	planting, woody debris, etc.
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 23,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 1,150.00	\$ 24,150.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 7,245.00	\$ 31,395.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 6,279.00	\$ 37,674.00	
<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	LS	1	\$ 50,000.00	\$ 50,000.00	Pre-Fab Equipment. Includes Concrete Pads
Bike Repair Station	LS	1	\$ 20,000.00	\$ 20,000.00	Fix-it bike pump, repair station
Benches	EA	5	\$ 2,000.00	\$ 10,000.00	Pre-fab includes concrete base and install
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 80,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 4,000.00	\$ 84,000.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 25,200.00	\$ 109,200.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 21,840.00	\$ 131,040.00	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 131,040</b>	

<b>S-02: Wilder Dog Park Improvements</b>					
<b>Amenities</b>	<b>Units</b>	<b>Qty</b>	<b>Unit Price</b>	<b>TOTAL</b>	<b>Notes</b>
Removal of old / aging equipment	LS	1	\$ 10,000.00	\$ 10,000.00	Demolition
New Amenities - Large & Small Dog Areas	LS	1	\$ 50,000.00	\$ 50,000.00	Dog baggy station, disposal, fencing, shelter
Water Fountain	EA	2	\$ 8,000.00	\$ 16,000.00	Includes concrete base, utility and install
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 76,000</b>	
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,800.00	\$ 79,800.00	
Contingency (% of Construction Total and General Conditions)	30%		\$ 23,940.00	\$ 103,740.00	
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 20,748.00	\$ 124,488.00	
<b>TOTAL CONSTRUCTION</b>				<b>\$ 124,488</b>	

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