



CITY OF HEALDSBURG CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: May 19, 2025

SUBJECT: Laura Fish Somersal Park Phase 1 Schematic Design Review

PREPARED BY: Tom Campbell, Project Manager

STRATEGIC INITIATIVE(S):

Maintain and Improve Infrastructure and Facilities
Provide Resident-Driven Community Services

RECOMMENDED ACTION(S):

Approve the schematic design for Laura Fish Somersal Park Phase 1 and direct staff to proceed with preparing a contract for design development, construction drawings and bidding support.

COMMUNITY ENGAGEMENT/OUTREACH:

The Laura Fish Somersal Park master planning process involved significant community outreach, engagement and input including:

- The Parks Design Team, a group of approximately 30 community members representing different demographics in the community, met 13 times throughout the planning process to guide the project.
- 11 focus group work sessions with park user groups, sports associations, partner organizations, outdoor recreation businesses, residents of the Parkland Farms neighborhood, and City officials and staff.
- Open house events (virtual and in-person) and an online survey.

BACKGROUND:

The Development Agreement for the Saggio Hills project required that the developer provide approximately 36 acres of land for a future public park. The City completed a community based master planning process for the new park, and took ownership of the park land in early 2023. The park will be developed in multiple phases due to cost and available funding.

City Council approved the CEQA study and final master plan (Attachment A) for the Saggio Hills development park on August 21, 2023.

On May 6, 2024, the City Council directed that the park’s first phase of development include:

- Multipurpose trail
- Creek restoration
- Parking and support facilities such as a restroom and drinking fountain
- Infrastructure such as utilities and storm water treatment facilities to support the first phase of development as well as future phases of development
- Other park amenities as funding allows, including a modest sports component

City Council voted on October 21, 2024 to name the future park after Laura Fish Somersal, a Native American woman, a world-famous basket maker, a national leader, linguist and educator of California Indian culture.

City Council approved a Professional Services Agreement with Fletcher Studio for the schematic design of the first phase of construction on December 16, 2024. Fletcher Studio is a boutique landscape design firm out of San Francisco and has been involved with the Laura Fish Somersal Park project since 2019. Fletcher has a thorough understanding of the site characteristics, the park’s master plan, the design intent, and the Healdsburg community.

On June 3, 2024, City Council adopted the Five-Year Capital Improvement Program as a component of the biennial budget. The adopted biennial budget for Fiscal Year 2024-25 and 2025-26 established a total project budget for the Laura Fish Somersal Park of \$7,676,355, with funding from the following sources (Attachment A):

Source	Amount
Sonoma County Agriculture Preservation and Open Space District Matching Grant	\$1,000,000
Saggio Hills Development Creek Restoration Contribution	\$578,739
Saggio Hills Development Park Design and Development Contribution	\$2,650,183
Saggio Hills Development Multi-use Trail Design and Development Contribution	\$3,422,233
Saggio Hills Development Crosswalk Contribution	\$25,200
Total	\$7,676,355

The Five-Year Capital Improvement Program reflected potential bond proceeds of \$5,000,000 in Fiscal Year 2026-27, however due to changing market conditions there are no current plans to proceed with a bond issuance to support funding Phase 1 of the project. A primary goal of Phase 1 is to deploy funds that are currently available to construct essential infrastructure that will pave the way for subsequent phases of the park.

DISCUSSION/ANALYSIS:

Schematic design refines concepts in the master plan, assigns cost estimates to determine feasibility, and sets the stage for bidding and construction:



Multi-Purpose Trail, Creek Restoration, and Parking/Restrooms Schematic Design

Fletcher Studio commenced the schematic design process in January 2025. As part of this work, the design team studied and developed approaches that refine the trail and parking lot concepts and provide more specific design context for the creek restoration, utility infrastructure, lighting, bridges, amenities (trash receptacles, benches, bike parking, etc.), and restrooms as identified in the master plan and directed by City Council. (See Attachment C) No significant design barriers arose during the transition from master plan to schematic design, so the proposed schematic design location for these components is similar to the master plan.

The design team commissioned cost estimates at the 90% Schematic Design stage. The cost estimates include anticipated construction costs, design and estimating (15%), general conditions (15%), general contractor fee (7%), bond/insurance (2.5%), and escalation to mid-point of construction (6%).

Initial cost estimates for the City Council directed components came in at \$9,537,478, significantly over the project budget of \$7,676,355. As a result, the team studied options for reducing costs by changing the initially proposed design approach. The following is a summary of the initial schematic design and proposed changes that reduce estimated costs to within budget.

Project Component	90% SD Cost Estimate	Initial Schematic Design Considerations	Changes to Schematic Design to Reduce Costs	Revised 90% SD Cost Estimate
Multipurpose Trail	\$4,423,680	<ul style="list-style-type: none"> • 3,208 linear feet of trail, 10' wide pavement, 1.5' gravel shoulders • Design team studied traditional asphalt and porous pavement for more low impact design approach 	<ul style="list-style-type: none"> • Remove paving required for vehicle bridge with elimination of vehicle bridge (\$109,745 savings) • Raise pole heights 	\$3,813,935

		<ul style="list-style-type: none"> • Cost for porous pavement was estimated to add \$411,000 to the project cost and is not proposed 	to reduce number of light fixtures and amount of conduit (\$500,000 savings)	
Bridge Crossings	\$1,509,917	<ul style="list-style-type: none"> • Two bike-ped bridges like the bridges installed on the Foss Creek pathway that allow light maintenance vehicles to cross • One ped bridge at Montage Way to connect resort ped trail with multipurpose trail • Vehicle bridge (Bridge C) that would cross the creek to serve future central parking area for the park 	<ul style="list-style-type: none"> • Remove vehicle bridge (\$836,719 savings); replace with third bike-ped bridge in this location (\$170,112 cost) 	\$843,310
Creek Restoration	\$490,968	<ul style="list-style-type: none"> • 860 feet of creek restoration • Similar design to creek restoration previously completed upstream by the Saggio Hills developer 	<ul style="list-style-type: none"> • No changes proposed 	\$490,968
Parking Lot	\$2,732,332	<ul style="list-style-type: none"> • Uses a combination of traditional asphalt and low impact design porous paver system to treat storm water runoff • Initial schematic design proposed nine EV installed and six EV ready parking spaces 	<ul style="list-style-type: none"> • Remove EV charging stations and supporting electrical infrastructure (\$800,000 savings) • Retain 15 EV capable spaces for future 	\$1,932,332
Park Restroom	\$380,581	<ul style="list-style-type: none"> • Installs a two-stall prefabricated drop-in flush toilet restroom facility to serve the park and trail • Incorporates design elements reflecting Saggio Hills project as required by DA 	<ul style="list-style-type: none"> • No changes proposed 	\$380,581

		<ul style="list-style-type: none"> • Design allows the building and site to be expanded in the future when the sports component is constructed for additional restroom stalls, concession, and storage as identified in the Master Plan 		
Total	\$9,537,478			\$7,460,856

Additional Schematic Design Considerations

Other Park Amenities

In following City Council's direction to explore other park amenities as funding allows, the design team studied adding the sports component and/or other park amenities from the Master Plan, such as a playground, large picnic pavilion, and sports courts to the Phase 1 work. However, it became apparent early in the schematic design process that Phase 1 funding would not support any significant additional park amenities outside of those directed by City Council.

The design team did evaluate the feasibility of constructing the picnic area between the parking lot and the trail. After conducting preliminary design work the estimated cost for this component is \$673,767. Staff is not proposing to include this work in Phase 1. Staff may be able to develop an informal picnic area in this location as part of operations over time.

Healdsburg Ridge Open Space Parking/Trailhead

The Healdsburg Ridge Open Space Preserve Management Plan identifies the need for a parking/trailhead to serve the preserve and reduce the impact of open space parking and use on the Arabian Way neighborhood. This parking/trailhead is identified along the property line that separates the Saggio Hills affordable housing project and the open space preserve. (See Attachment D)

Shortly after the schematic design process started, the affordable housing project developer Freebird Development Company, informed the City that the affordable housing project had been awarded project funding that included \$409,894 for the City's multipurpose trail component. Staff discussed this additional funding award with the Freebird team and both parties agreed that, if funding allowed, it would be ideal to apply this new affordable housing project funding towards the multipurpose trail project and redirect an equivalent amount of planned City trail funding to construct the long-planned open space parking/trailhead. By constructing both projects simultaneously there would be efficiencies and potential cost savings generated since the projects are interconnected.

The schematic design for the open space parking/trailhead includes 14 standard parking spaces and two handicapped parking spaces, a one stall restroom, and drinking fountain. There would

also be accommodation for bike parking. (See Attachment E) The cost estimate for the parking, restroom, and trailhead is \$992,386.

Accessible Play Area

Community members and a non-profit organization called “Magical Bridge Foundation” (www.magicalbridge.org) recently contacted City Council and staff urging the City to explore the creation of an inclusive playground in Healdsburg. As a result, City Council has a proposed Fiscal Year 2025-2025 goal to prioritize the creation of an inclusive Magical Bridge playground at either Laura Fish Somersal Park or Badger Park.

Staff met with Magical Bridge Foundation representatives to learn more. In the meeting, Magical Bridge shared that other inclusive playgrounds have cost between \$2 million - \$5 million, and fundraising could be an opportunity to help accomplish the creation of the playground. In addition, a planned traditional playground could be re-envisioned as an inclusive playground. The current schematic design does not contemplate or have funding for a playground. Staff is continuing to engage with Magical Bridge on this concept, with Badger Park appearing to be a more viable location.

Proposed Project Design Direction

Staff is recommending that the project move from schematic design to design development, construction drawings, and bidding under the following plan:

Base Bid

The design for the base bid would include the multipurpose trail, bridge crossings, creek restoration, and park parking lot as outlined in the “Revised 90% SD Cost Estimate” above. This work would activate the park and provide basic park infrastructure. The parking lot would also allow the City to open the public “Northwest Trail” that was built as part of the Montage Resort project.

Bid Alternates

The following work would be designed and included as bid alternates:

- The open space parking/trailhead. With potential efficiencies and cost savings of conducting the work concurrent with the affordable housing project, staff is recommending that the design work continue and this component be included as a bid alternate. If funding permits, the work could be completed.
- Restrooms. Staff is recommending that both restrooms be included in the design work and bid as alternates. If funding permits, the restrooms would be constructed with the specific project component (park parking lot or open space parking/trailhead).

With City Council direction, staff would return on June 16, 2025 with a contract to engage Fletcher Studio in design development, construction drawings and bidding support services for the first phase of the park’s development. In addition, the design process will include updated cost estimates during design development and prior to bidding. Construction would begin in early 2026.

In addition:

- Staff and the design team are working with Sherrie Smith-Ferri, Tribal Historic Preservation Officer with the Dry Creek Rancheria Band of Pomo Indians, on the interpretive, planting programs, and artistic elements in the park.
- Arts and Culture Program Administrator Taryn Nicoll will be added to the design team to assist with the integration of art in the project. Taryn will also serve as a conduit with the Arts and Culture Commission.
- Staff also continues to work with the Sonoma County Agriculture and Open Space District on the draft conservation easement and recreation covenant that would accompany the District's \$1 million Matching Grant Program funding. Staff will return to Council with the easement, covenant, and grant agreement later prior to the start of construction.

ENVIRONMENTAL STEWARDSHIP:

The schematic design contemplates an overall approach towards low impact design. Implementation of this approach would be addressed during the design development stage of the project.

ALTERNATIVES:

Provide direction to staff on alternative approaches for moving the project into design development as desired by Council.

FISCAL IMPACT:

The adopted project budget for the Laura Fish Somersal Park Project CS003 (previously titled Saggio Hills Park Development) is \$7,676,355. The Five-Year Capital Improvement Program contemplated an additional \$5,000,000 in bond funding in the Fiscal Year 2026-27, however, due to unfavorable market conditions the council previously directed staff to move forward with completing Phase 1 with the funding appropriated in the current biennial budget. Staff are currently working with Freebird Development Company to draft a grant agreement to be subrecipient to their state grant. It is anticipated that \$409,894 of the grant funding received as a subrecipient from Freebird Development Company's State Grant will be available to support the Laura Fish Somersal park project bringing the potential total budget up to \$8,086,249. Costs incurred to date and remaining contract encumbrances to complete the CEQA and schematic design phase total \$375,495 leaving a potential estimated available budget of \$7,710,790.

The proposed action is to move forward with design development, construction drawings, and bidding with several bid alternatives that are subject to budget availability. The revised costs estimate for the base bid excluding the alternatives is \$7,460,856.

A formal budget amendment increasing the project budget will be brought to City Council when staff returns for authorization to enter into the agreement with Freebird Development Company to be a subrecipient of their state grant.

ENVIRONMENTAL ANALYSIS:

The public park component of the Saggio Hills Project is addressed in the Saggio Hills Project EIR (State Clearinghouse No. 2003062025) which was certified by the Healdsburg City Council through the adoption of Resolution No. 15-2011. Certain components of development on the site, including the park, were addressed at a project-level in the Saggio Hills Project EIR. Raney

Planning and Management prepared an Initial Study/Environmental Checklist for the Saggio Hills Park Master Plan and, based on the analysis contained therein, determined that an Addendum to the Saggio Hills Project EIR is the appropriate environmental document for the City Council's consideration of the Master Plan. Accordingly, on April 21, 2023, the City Council approved the final Master Plan for the Saggio Hills development park and determined, based upon substantial evidence demonstrated by the analysis included in the Addendum, that none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred.

ATTACHMENT(S):

- A: Laura Fish Somersal Park Final Master Plan
- B: Laura Fish Somersal Park CIP
- C: Laura Fish Somersal Schematic Design Scope
- D: Healdsburg Ridge Management Plan Map
- E: Healdsburg Ridge Parking-Trailhead Schematic Design
- F: Laura Fish Somersal Park Proposed Schematic Design
- G: Laura Fish Somersal Park Schematic Design Cost Estimate

Laura Fish Somersal Park

Final Master Plan

Park was informally referred to “Saggio Hills Park” or “Montage Park”

Park recently named after Native American leader Laura Fish Somersal

-A national leader, linguist and educator of California Indian culture

-A lifelong resident of northern Sonoma County, Laura dedicated much of her life to preserving local Native culture and language

-Bilingual in Southern Pomo (her father's language) and Wappo (her mother's language)

-World famous as a basket maker



LAURA FISH SOMERSAL PARK



8.B.a

- 1 HEALDSBURG AVE
- 2 PASSALACQUA RD
- 3 FOSS CREEK
- 4 STORMWATER DETENTION
- 5 CONSTRUCTED WETLANDS
- 6 BARBIERI PARK
- 7 KNOLL
- 8 HIGH POINT
- 9 MONTAGE RESORT

Attachment: A: Laura Fish Somersal Park Final Master Plan

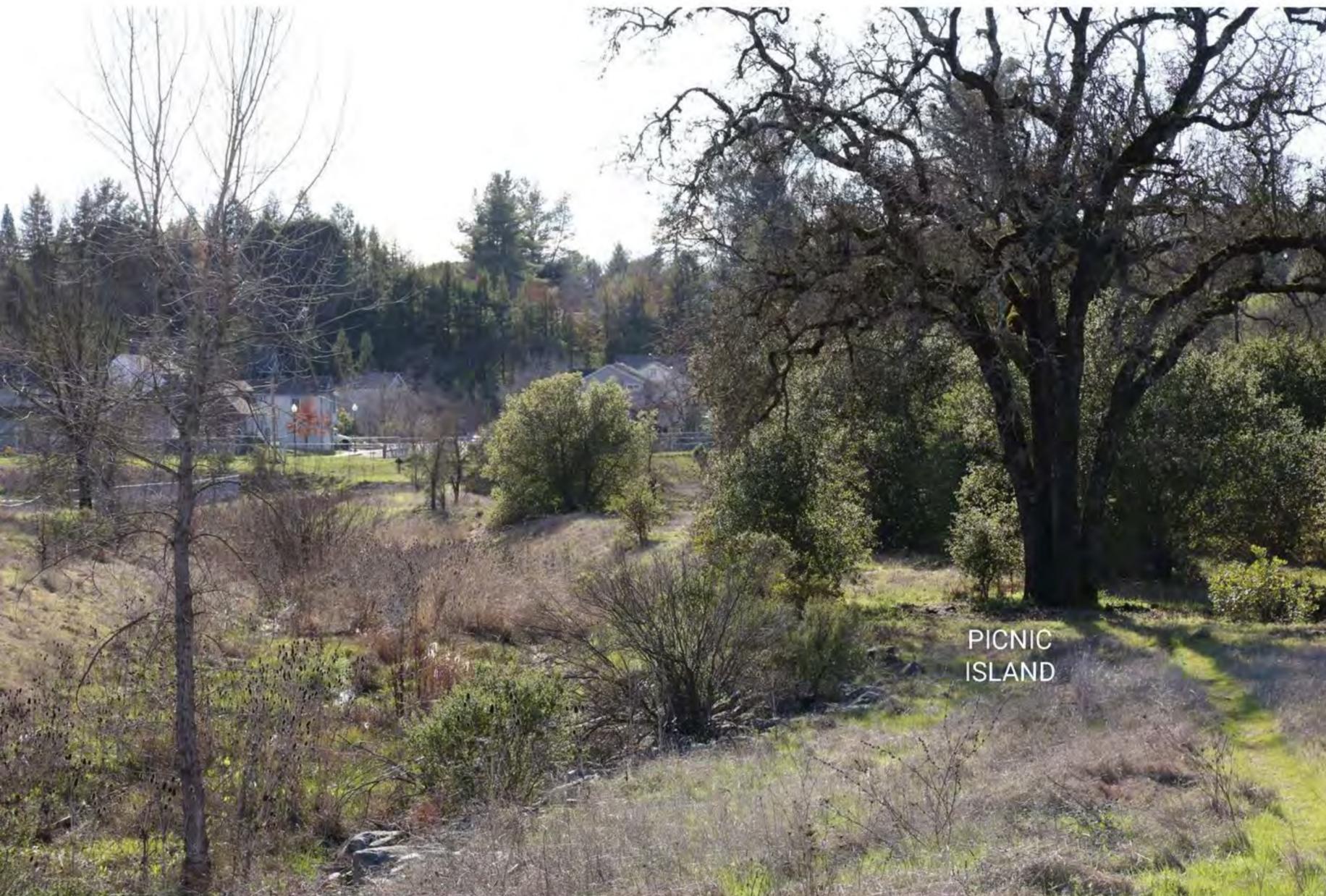
SITE FEATURES



WETLANDS + STORMWATER DETENTION



FOSS CREEK



PICNIC ISLAND



BANK STABILIZATION



PICNIC ISLAND

CREEK REALIGNMENT

TRAIL



EXISTING
CREEKSIDE TRAIL



8.B.a



CONNECTION
TO RESORT

Attachment: A: Laura Fish Somersal Park Final Master Plan (4722 : Laura Fish Somersal Park Phase 1 Schematic Design Review)

FINAL MASTER PLAN

LAURA FISH SOMERSAL PARK

8.B.a



Attachment: A: Laura Fish Somersal Park Final Master Plan

FINAL MASTER PLAN

LAURA FISH SOMERSAL PARK

- ① SPORTS FIELDS
- ② PLAY AREAS
- ③ PICNIC ISLAND
- ④ PROMENADES
- ⑤ PARKING
- ⑥ RESTROOMS + CONCESSIONS
- ⑦ DOG PLAY AREA
- ⑧ HIKING TRAILS
- ⑨ SPORTS COURTS
- ⑩ PUMP TRACK
- ⑪ COMMUNITY GARDEN
- ⑫ OAK GROVE
- ⑬ OPEN LAWN
- ⑭ SPECIAL USE GARDENS
- ⑮ PICNIC PAVILION
- ⑯ BANDSHELL
- ⑰ MULTI-USE TRAIL
- ✳ POSSIBLE ART



Attachment: A: Laura Fish Somersal Park Final Master Plan

FINAL MASTER PLAN

BARBIERI PARK INTEGRATION

INITIAL: PARK AMENITIES AND DESIGN REMAIN AS IS



FUTURE: AMENITIES UPGRADED AFTER NEW PARK DEVELOPED



Attachment: A: Laura Fish Somersal Park Final Master Plan

FINAL MASTER PLAN PROGRAMS

LAURA FISH SOMERSAL PARK

8.B.a

-  1 OPEN LAWN
-  2 PLAY AREA
-  3 COMMUNITY GARDEN
-  4 DOG PLAY AREA
-  5 OFF-LEASH DOG PLAY AREA
-  6 ACTIVE USE AREAS (SOCCER, BASEBALL, COURTS, PUMP TRACK)
-  7 SPECIAL USE GARDENS
-  8 PASSIVE PROGRAM AREA
-  * PICNIC AREAS
-  VIEWS



Attachment: A: Laura Fish Somersal Park Final Master Plan

Packet Pg. 187

AERIAL LOOKING SOUTHEAST

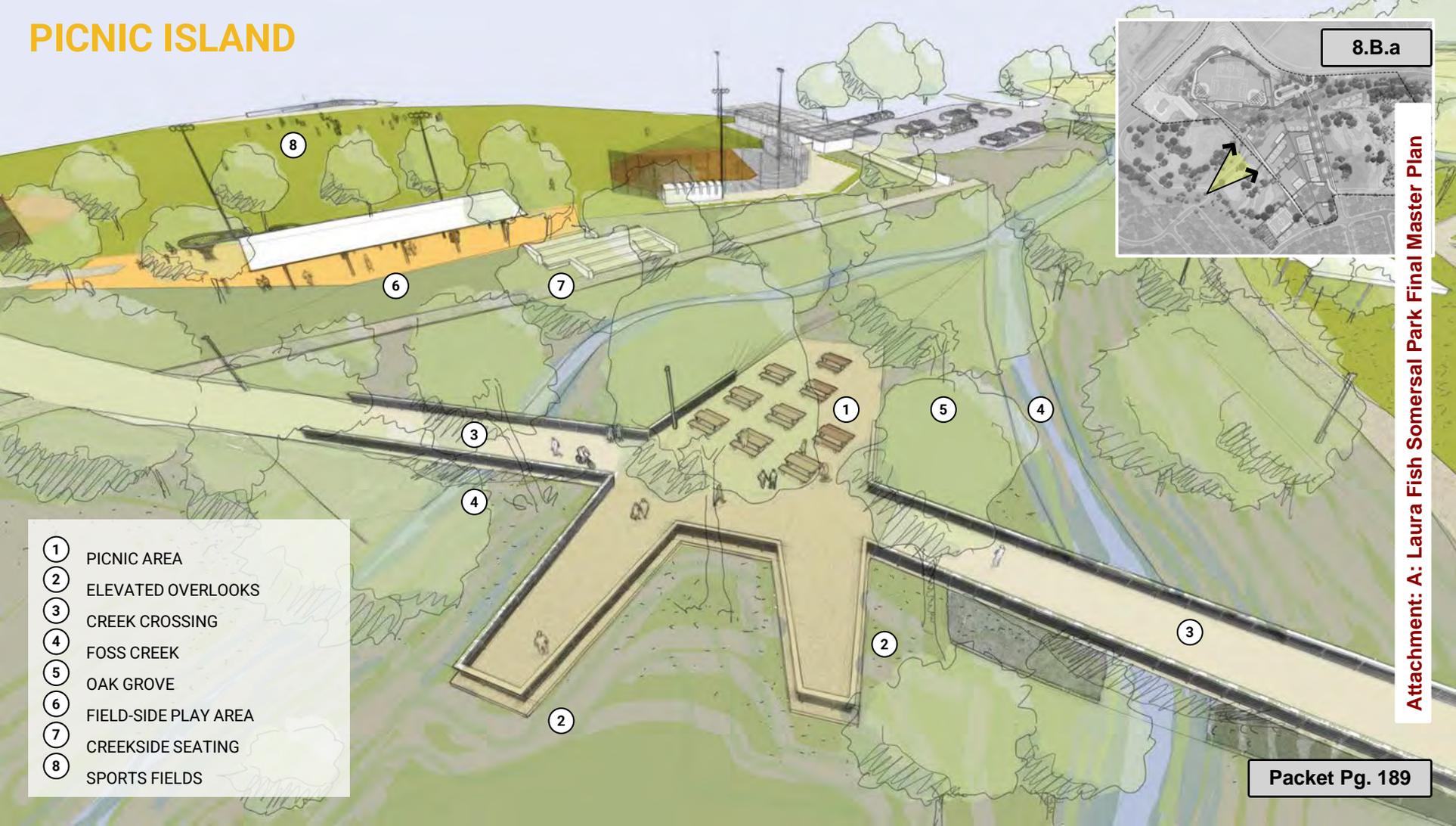


8.B.a

- ① SPORTS FIELDS
- ② PLAY AREA
- ③ RESTROOMS + CONCESSIONS
- ④ DUGOUTS + BLEACHERS
- ⑤ GATHERING SPACE
- ⑥ PICNIC ISLAND
- ⑦ FOSS CREEK
- ⑧ PARKING AREA
- ⑨ DOG PLAY AREA (FENCED)
- ⑩ FIRESTATION

Attachment: A: Laura Fish Somersal Park Final Master Plan

PICNIC ISLAND

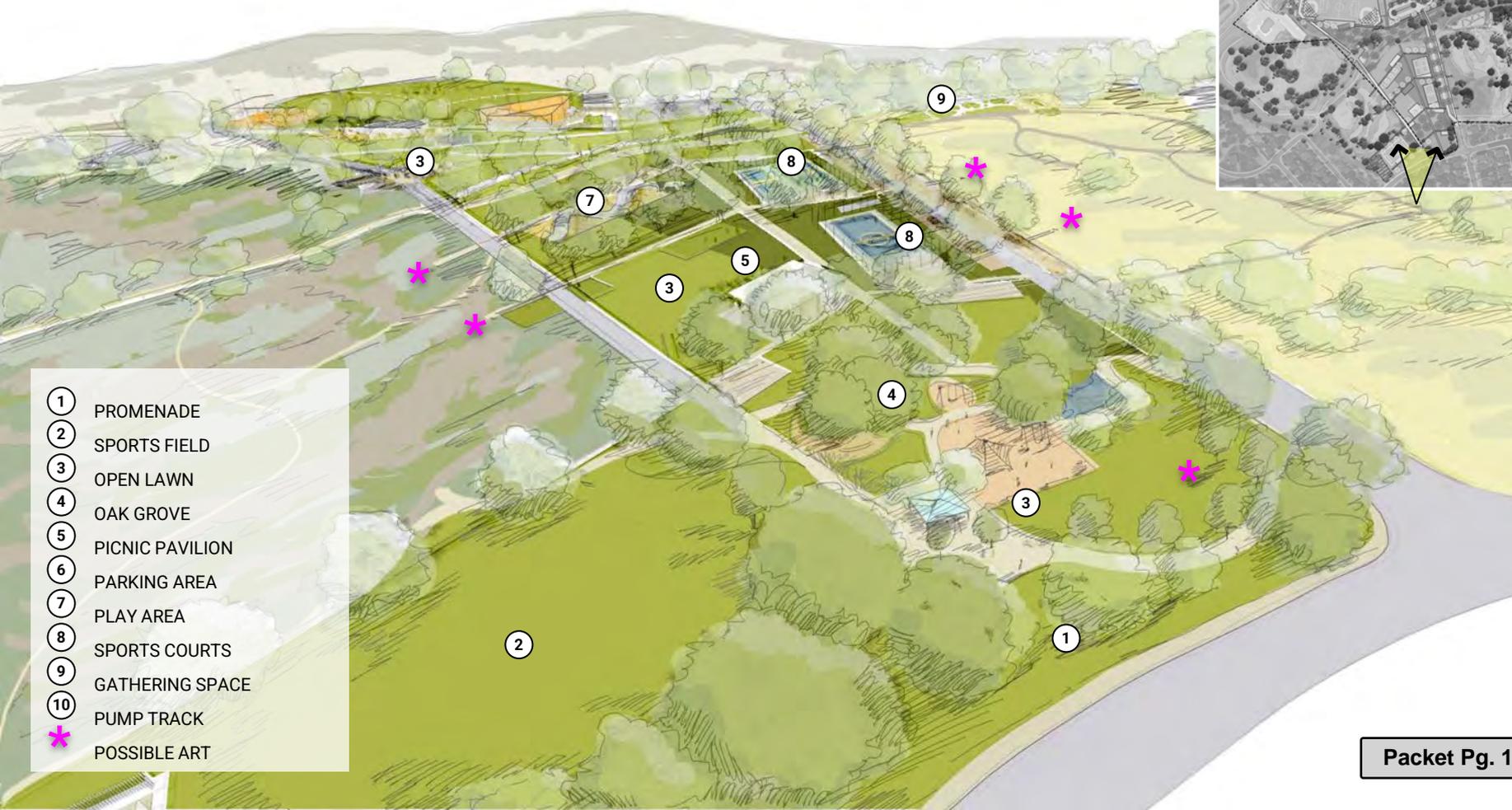


- ① PICNIC AREA
- ② ELEVATED OVERLOOKS
- ③ CREEK CROSSING
- ④ FOSS CREEK
- ⑤ OAK GROVE
- ⑥ FIELD-SIDE PLAY AREA
- ⑦ CREEKSIDE SEATING
- ⑧ SPORTS FIELDS

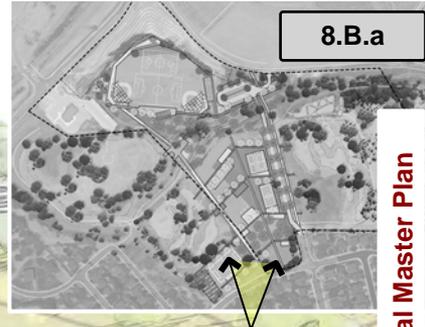
8.B.a

Attachment: A: Laura Fish Somersal Park Final Master Plan

AERIAL LOOKING NORTH



- ① PROMENADE
- ② SPORTS FIELD
- ③ OPEN LAWN
- ④ OAK GROVE
- ⑤ PICNIC PAVILION
- ⑥ PARKING AREA
- ⑦ PLAY AREA
- ⑧ SPORTS COURTS
- ⑨ GATHERING SPACE
- ⑩ PUMP TRACK
- ★ POSSIBLE ART



Attachment: A: Laura Fish Somersal Park Final Master Plan

AERIAL LOOKING NORTH

8.B.a

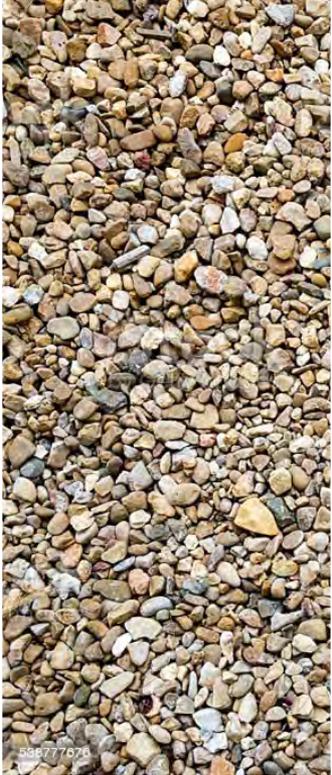


Attachment: A: Laura Fish Somersal Park Final Master Plan

FINAL MASTER PLAN MATERIAL PALETTE

LAURA FISH SOMERSAL PARK

GRAVEL



DECOMPOSED GRANITE



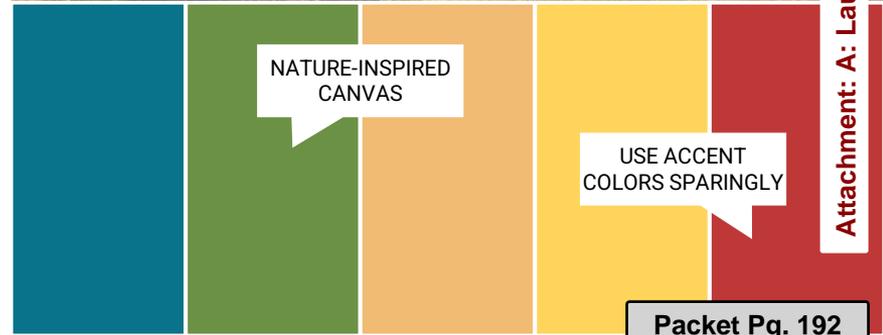
CONCRETE



WARM TONES TO MATCH GRASSES



GRASS LANDSCAPE IS CANVAS FOR COLOR



NATURE-INSPIRED CANVAS

USE ACCENT COLORS SPARINGLY

Attachment: A: Laura Fish Somersal Park Final Master Plan



PAVILION FOR 100



AGRARIAN STYLE

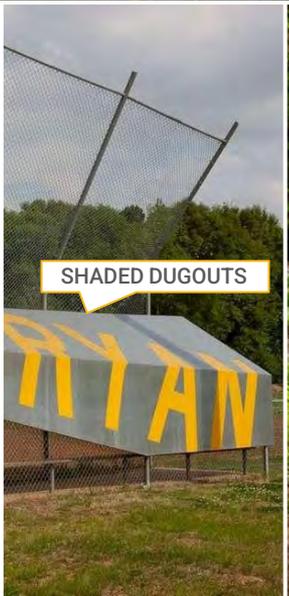


8.B.a

ADVENTURE PLAY



ARCHITECTURAL FENCING



SHADED DUGOUTS



PROMENADES



SPORTS FIELD LIGHTING

- Park to be developed in multiple phases due to costs and funding
- Phase 1
 - Multi-Purpose Trail
 - Lighted
 - Connect to Healdsburg Avenue
 - Parking and Support Infrastructure
 - Other Park Improvements TBD
- Phase 1 Timeline
 - Design: 2025
 - Construction: 2026

FINAL MASTER PLAN

LAURA FISH SOMERSAL PARK

8.B.a



Attachment: A: Laura Fish Somersal Park Final Master Plan

Project Name:
 Saggio Hills Park Development

Project Number: CS003
Project Priority: Mandate

Project Description:
 Plan, design, and construct Montage Healdsburg Park, a 36-acre site associated with the Montage Resort development. The park will feature active and passive areas, trails, picnicking, parking, and restroom facilities.



Department: Community Services

General Plan Consistency:
 Guiding Principal 6.B. Maximize opportunities for active and passive recreation.

Appropriations beyond the 5 year program period are needed to complete the project: Yes () No (X)

Capital Improvement Program Detail	Adopted Budget	Estimated Expenditures	2024-25	2025-26	2026-27	2027-28	2028-29	Projected Project Total
Project Costs:	\$ 2,284,052	\$ 2,284,052	\$ 1,000,000	\$ 4,392,303	\$ 5,000,000	\$ -	\$ -	\$ 12,676,355
Planning	\$ 61,980	\$ 61,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,980
Design	\$ 750,000	\$ 750,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Construction	\$ 1,472,072	\$ 1,472,072	\$ 750,000	\$ 4,392,303	\$ 5,000,000	\$ -	\$ -	\$ 11,614,375
Funding Sources:								
Open Space Grant	\$ -	\$ -	\$ 250,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 1,000,000
Creek Restoration Contribution	\$ 205,565	\$ 205,565	\$ 67,500	\$ 305,674	\$ -	\$ -	\$ -	\$ 578,739
Park Restoration Contribution	\$ 913,621	\$ 913,621	\$ 300,000	\$ 1,436,562	\$ -	\$ -	\$ -	\$ 2,650,183
Multi-use Trail Contribution	\$ 1,164,866	\$ 1,164,866	\$ 382,500	\$ 1,874,867	\$ -	\$ -	\$ -	\$ 3,422,233
Crosswalk Contribution	\$ -	\$ -	\$ -	\$ 25,200	\$ -	\$ -	\$ -	\$ 25,200
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Total	\$ 2,284,052	\$ 2,284,052	\$ 1,000,000	\$ 4,392,303	\$ 5,000,000	\$ -	\$ -	\$ 12,676,355

Attachment: B: Laura Fish Somersal Park CIP (4722 : Laura Fish Somersal Park Phase 1 Schematic

EXHIBIT A
PHASE 1 SCOPE EXHIBIT
 LAURA FISH SOMERSAL PARK

EXHIBIT A
PHASE 1 SCOPE EXHIBIT
 OFFSITE TRAILHEAD

8.B.c

Trail improvements begin

Restroom with required utility connections

Trail Connection to the Northwest

Passalacqua Parking Lot

Potential Alternate Trail Connection to Northwest

Creek Crossing

N.I.C. in Phase 1



Trailhead

Creek Crossing

Creek Restoration begins

Creek Crossing

Creek Restoration Modify preliminary design as needed

N.I.C. in Phase 1

Creek Restoration Amendment to preliminary design

Creek Restoration ends

Potential Trail Connection to Parkland Farms Neighborhood

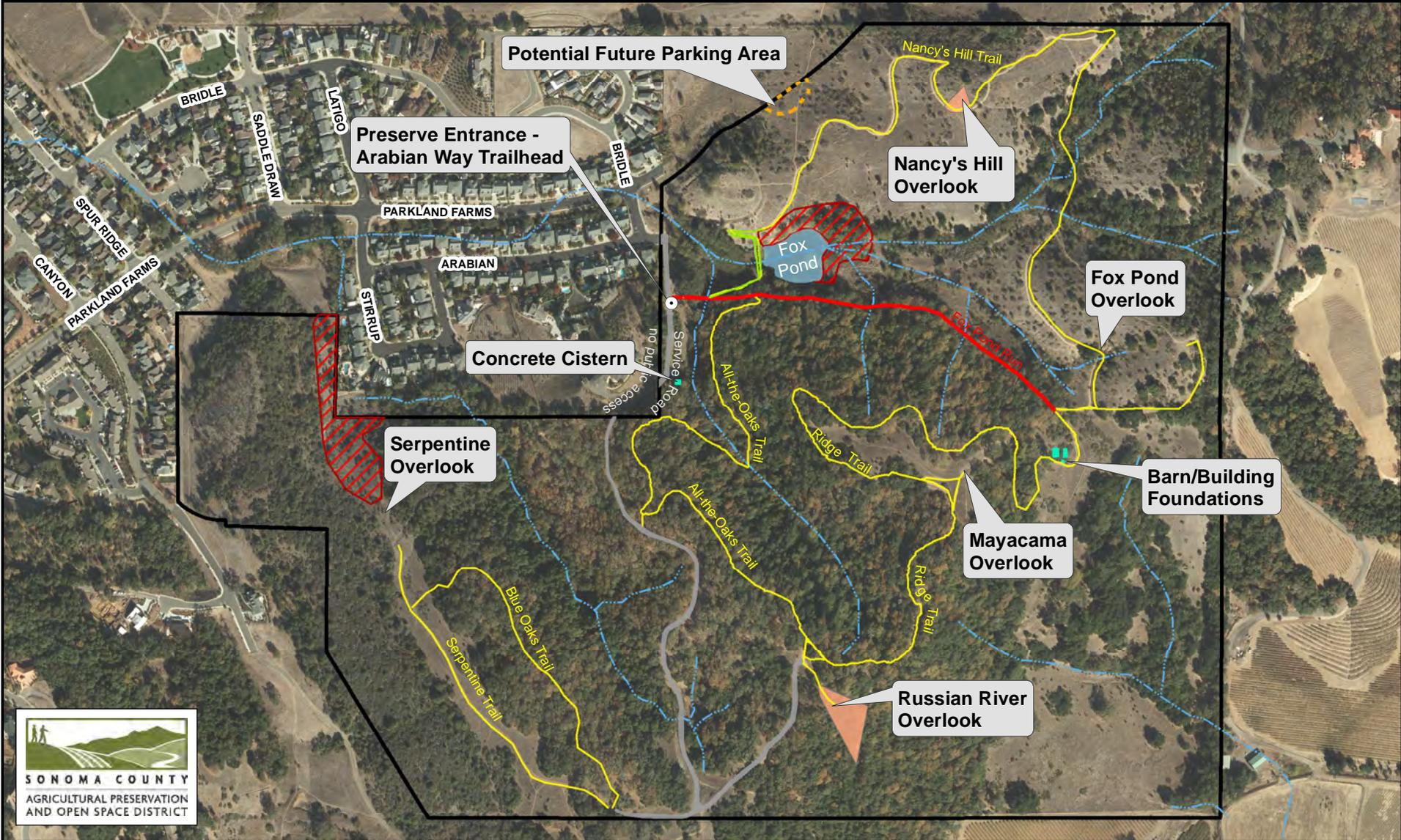
Trail improvements end at Passalacqua

Creek Crossing

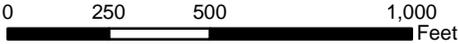
N.I.C. in Phase 1

N.I. Ph

Attachment: C: Laura Fish Somersal Schematic Design Scope



Healdsburg Ridge Open Space Preserve Project Structure Map



Intermittent Stream

Trail Network

Multi-Use Trail

Accessible Trail

Maintenance Road (paved)

Emergency Access

Group Area

Limited Access (Fragile Area)

Preserve Boundary



Map Date: 3/16/2015
 Sources: County GIS (roads, parcels); SCWA (streams); ESRI online (2013 imagery)
 This map is for illustrative purposes; it is not intended to be a definitive property description.

LAURA FISH SOMERSAL PARK PHASE I

RECOMMENDED VALUE ENGINEERED OPTION
EST. \$8,679,218 (WITH MARKUPS)

BASE

- 1 MULTI-USE TRAIL
- 2 MAIN PARKING
- 3 MAIN RESTROOM
- 4 GATHERING AREA
- 5 CREEK RESTORATION
- 6 BRIDGE
- 7 CONNECTION TO TRAIL

ALTERNATE 1

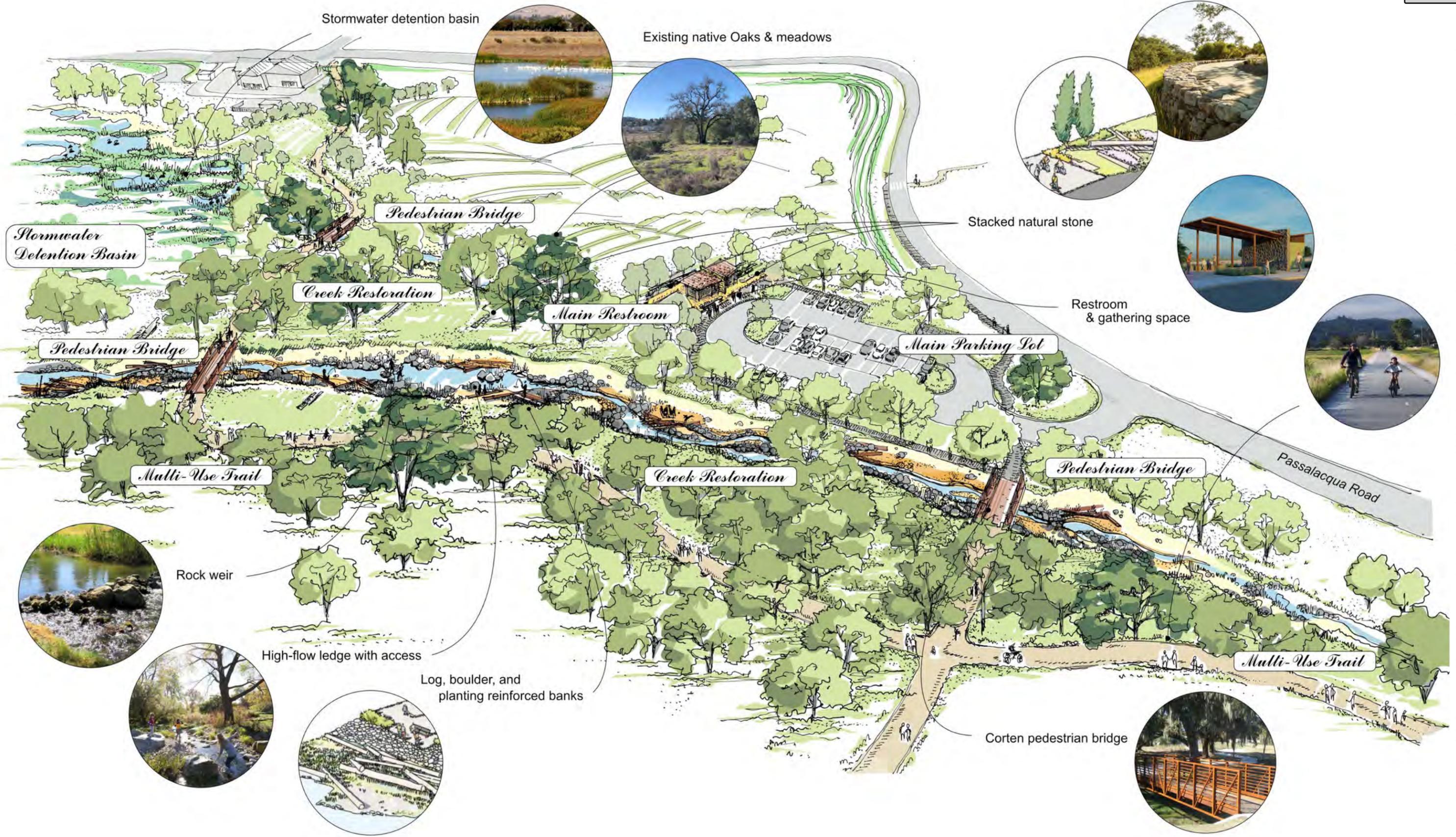
- 8 OPEN SPACE PARKING
- 9 OPEN SPACE RESTROOM



1 SITE PLAN



Attachment: F: Laura Fish Somersal Park Proposed Schematic Design (4722 : Laura Fish Somersal Park Phase 1 Schematic Design Review)



Attachment: F: Laura Fish Somersal Park Proposed Schematic Design (4722 : Laura Fish Somersal Park Phase 1 Schematic Design Review)

SITE ELEMENTS, FURNISHINGS, & MATERIALS

MAIN RESTROOM



(2) Unisex Stalls, Shaded Gathering Area

OPEN SPACE RESTROOM



(1) Unisex Stall

CORTEN STEEL



Restrooms, Bridges

SIDING/CLADDING



Stained Wood Siding / Zia Tile

ACCENT STONE WALL



Restroom

STONE SITE WALLS



Sonoma Fieldstone (Tan)

STONE SEAT WALLS



Sonoma Fieldstone (Tan)

BRIDGES



Pratt Truss, Corten Steel

PICNIC TABLE



Color: Palomino

BIKE RACK



Corten Steel

WASTE RECEPTACLE



Corten Steel

LIGHT FIXTURE



Color: Black

DRINKING FOUNTAIN



Bi-Level, Bottle Filler

CONCRETE PAVING



Color: Natural

CONCRETE PAVING



Color: Palomino

LID & GREEN INFRASTRUCTURE

BIORETENTION AREAS



PERMEABLE PAVERS



PERMEABLE ASPHALT



PERMEABLE TRAIL



Porous Pave, Color: Tan

RAIN CHAINS



PLANTING

NATIVE



RIPARIAN



UPLAND



MEDICINAL & WEAVING



BIORETENTION



LAURA FISH SOMERSAL PARK PHASE I



Opinion of Probable Construction Cost

Laura Fish Somersal Park
Dated March 5, 2025
90% Schematic Design

Healdsburg Ave. & Passalacqua Road
Healdsburg, CA 95448



Prepared for:

Fletcher Studio

Landscape Architecture & Urban Design

Date of Cost Estimate
4/21/2025

Prepared by:



Healdsburg Ave. & Passalacqua Road

Laura Fish Somersal Park

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Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

PROJECT CONTACT INFORMATION

Laura Fish Somersal Park

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Summary Cost Estimate

Laura Fish Somersal Park
90% Schematic Design

Estimate Date: 04/21/25

Description	DIRECT COST	LOADED WITH MARK-UPS
MULTI-PURPOSE TRAIL WITHOUT ANY BRIDGES	\$ 2,883,084	\$ 4,432,68
PICNIC AREA	\$ 438,229	\$ 673,76
MAIN PARKING LOT	\$ 1,777,151	\$ 2,732,33
CREEK RESTORATION	\$ 319,333	\$ 490,96
OPEN SPACE PARKING LOT	\$ 645,463	\$ 992,38
SUBTOTAL	\$ 6,063,259	\$ 9,322,13

SELECT OF THE TWO OPTIONS FOR BRIDGES THEN ADDED TO THE ABOVE SUBTOTAL

BRIDGES (A, B, C & D) BY EXCEL BRIGE - \$2,417,125		
BRIDGES (A, B, C & D) BY BRIDGE BROTHERS	\$ 982,073	\$ 1,509,91
SUBTOTAL (SELECTED BRIDGE BROTHERS)	\$ 7,045,332	\$ 10,832,05

RESTROOMS OPTIONS- Pick & Choose to add to above Subtotal	Prefab Purchase Only - No Markups	GC Installation without Mar-ups	Complete including Mar-ups + Prefab U Purchase
PARK RESTROOM (4 STALLS) - \$739,440			
PARK RESTROOM (4 STALLS, ALT 1)- \$664,880			
PARK RESTROOM (4 STALLS, ATL 2) -\$685,789			
PARK RESTROOM (4 STALLS, ALT 3) - \$665,963			
PARK RESTROOM (2 STALLS)	\$ 100,000	\$ 182,494	\$ 380,58
TRAILHEAD RESTROOM (2 STALLS) - \$386,959			
TRAILHEAD RESTROOM (1 STALL)	\$ 50,000	\$ 114,282	\$ 225,70
SUBTOTAL WITH BRIDGES BROTHERS AND SELECTED RESTROOMS			\$ 11,438,33

ALTERNATE- POROUS AC PAVING \$ 267,330 \$ 411,01

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 50,370 SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 01	GENERAL REQUIREMENTS					
01 91 13	General Commissioning Requirements				In General Requirements	
Division 01 - GENERAL REQUIREMENTS					\$ -	\$
12 93 00	Site Furnishings					\$ 23,840
	Removable Bollard (including footing)	8	EA	\$ 2,980.00	\$ 23,840	
Division 12 - SITE FURNISHINGS					\$ 23,840	\$ 23,840
Div. 26	ELECTRICAL					
26 05 00	Common Work Results for Electrical					\$ 239,100
	4' Architectural Bollard As "C"	100	EA	\$ 1,850.00	\$ 185,000	
	Architectural Scone Surface Mounted As "F"	36	EA	\$ 950.00	\$ 34,200	
	Rapid Flashing Beacons	4	EA	\$ 980.00	\$ 3,920	
	Watt stopper On/Off/0-10 Volt Dimming Outdoor Exterior Fixture Controller	8	EA	\$ 590.00	\$ 4,720	
	Watt Stopper 8-Relay Lighting Control Panel W/ Astronomical Time Clock & Photocell Control W/ manual Override Switch	4	EA	\$ 2,500.00	\$ 10,000	
	Watt stopper Photocell Compatible W/ LP8 Panel	4	EA	\$ 445.00	\$ 1,780	
	Power					\$ 621,100
	Strong Box Heavy Duty Stainless Steel SB-24SS Enclosure W/ Pedestal	8	EA	\$ 2,440.00	\$ 19,520	
	Feeder As "F001" 600 AMP	360	LF	\$ 273.69	\$ 98,528	
	Feeder As "F002" 50 AMP	1,200	LF	\$ 102.56	\$ 123,072	
	Feeder As "F003" 50 AMP	320	LF	\$ 102.56	\$ 32,819	
	Feeder As "F004" 50 AMP	900	LF	\$ 102.56	\$ 92,304	
	Feeder As "F005" 50 AMP	2,000	LF	\$ 102.56	\$ 205,120	
	Feeder As "F006" 50 AMP	50	LF	\$ 105.12	\$ 5,256	
	Feeder As "F007" 50 AMP	50	LF	\$ 105.12	\$ 5,256	
	Feeder As "F008" 50 AMP	50	LF	\$ 105.12	\$ 5,256	
	Feeder As "F009" 50 AMP	50	LF	\$ 105.12	\$ 5,256	
	Feeder As "F010" 50 AMP	50	LF	\$ 89.78	\$ 4,489	
	Duel pedestal EV charger	1	EA	\$ 16,500.00	\$ 16,500	
	Single pedestal EV charger	1	EA	\$ 8,500.00	\$ 8,500	
	Branch CKT.					\$ 186,100
	Branch Conductors As "BC001" 20 AMP	5,000	EA	\$ 25.96	\$ 129,800	
	Branch Conductors As "BC002" 20 AMP	1,500	EA	\$ 23.20	\$ 34,800	
	Branch Conductors As "BC003" 20 AMP	1,000	EA	\$ 21.40	\$ 21,400	
	Electric EV In Grade					\$ 41,100
	Electric EV Christy As "PB001"	32	EA	\$ 455.00	\$ 14,560	
	Electric EV Christy As "PB003"	4	EA	\$ 596.00	\$ 2,384	
	Duel pedestal EV charger	1	EA	\$ 16,500.00	\$ 16,500	
	Single pedestal EV charger	1	EA	\$ 8,500.00	\$ 8,500	
	GND. In Grade					\$ 30,100
	Christy FO8	8	EA	\$ 375.00	\$ 3,000	
	Christy N30	60	EA	\$ 455.00	\$ 27,300	
	Excavation/Concrete/Backfill/Off haul					\$ 663,100
	Bollards	100	EA	\$ 280.00	\$ 28,000	
	Concrete Pads, 3' X 6'	8	EA	\$ 720.00	\$ 5,760	
	Conduit	14,000	LF	\$ 45.00	\$ 630,000	
Division 26 - ELECTRICAL					\$ 1,783,504	\$ 1,783,504

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Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 50,370 SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 31	EARTHWORK					
31 10 00	Earthwork					\$ 103,000
	Grading					\$ 17,000
	Grading for Multi Use Trail	44,085	SF	\$ 2.35	\$ 103,600	
	Earth Swale (4' wide)	7,800	SF	\$ 2.10	\$ 16,380	
	Fabric Swale (4' wide)	440	SF	\$ 3.50	\$ 1,540	
	Rock Outfall					\$ 160,000
	Rock Outfall	50	SF	\$ 5.00	\$ 250	
	1.5' wide shoulder at Multi Use Trail(On both side) - 9" Class 2 permeable rock	9,530	SF	\$ 4.54	\$ 43,266	
	Natural Trail (10" rock)	400	SF	\$ 5.00	\$ 2,000	
	6" Class 2 permeable rock below Multi-use Trail	26,600	SF	\$ 4.00	\$ 106,400	
	4" Class 2 rock below Concrete Paving	4,775	SF	\$ 1.90	\$ 9,073	
Division 31 - EARTHWORK					\$ 282,508	\$ 282,508
Div. 32	EXTERIOR IMPROVEMENTS					
	Asphalt Paving					\$ 351,000
	3" Pervious Asphalt Paving at Multi-Use Trail	26,600	SF	\$ 12.15	\$ 323,190	
	3.5" Asphalt Paving	2,780	SF	\$ 10.25	\$ 28,495	
	Exterior Concrete					\$ 180,000
	6"x18" Curb &Gutter	400	LF	\$ 89.00	\$ 35,600	
	Vertical Curb (VC/C1.1)	220	LF	\$ 55.00	\$ 12,100	
	ADA Concrete Ramp with truncated domes(R2/C1.1)	210	SF	\$ 35.00	\$ 7,350	
	4" Concrete Sidewalk (C1) SW/C1.1	3,945	SF	\$ 18.50	\$ 72,983	
	Concrete Speed table (1 EA)	620	SF	\$ 21.00	\$ 13,020	
	Solider beam with wood lagging wall with guardrail	110	LF	\$ 356.00	\$ 39,160	
	Striping along Passalacqua (2 Location)					\$ 6,000
	Yield Marking	16	EA	\$ 65.00	\$ 1,040	
	White Staggered Continental Crosswalk	60	LF	\$ 90.00	\$ 5,400	
	Landscape & Irrigation					\$ 67,000
	Hydroseed	46,460	SF	\$ 1.45	\$ 67,367	
Division 32 - EXTERIOR IMPROVEMENTS					\$ 605,705	\$ 605,705
Div. 33	UTILITIES					
33 11 16	Site Domestic Water System					\$ 187,530
	Field Drain/Clean out	12	EA	\$ 1,120.00	\$ 13,440	
	Flared End Section	5	EA	\$ 1,200.00	\$ 6,000	
	Strom Drain					
	8" Strom Drain Line	90	LF	\$ 130.00	\$ 11,700	
	18" Strom Drain Line	55	LF	\$ 140.00	\$ 7,700	
	RCP Pipe					
	8" Reinforced Concrete Pipe	205	LF	\$ 165.00	\$ 33,825	
	18" Reinforced Concrete Pipe	490	LF	\$ 211.00	\$ 103,390	
	24" Reinforced Concrete Pipe	51	LF	\$ 225.00	\$ 11,475	
Division 33 - UTILITIES					\$ 187,530	\$ 187,530

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 50,370 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Bridge (A) - (Excel Manufacturer Option)					
Bridge A					\$ 42,100
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	6	EA	\$ 4,510.00	\$ 27,060	
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
2.5' deep Grade beam	30	LF	\$ 165.00	\$ 4,950	
Drain behind grade beam (rock & 4" pipe)	30	LF	\$ 98.00	\$ 2,940	
2.5" thick Concrete slab on Metal deck	520	SF	\$ 14.00	\$ 7,280	
					\$ 206,100
Bridge Estimate from Excel Bridge Manf.	1	LS	\$ 129,000.00	\$ 129,000	
Install	1	LS	\$ 18,500.00	\$ 18,500	
Custom Cladding	1	LS	\$ 46,600.00	\$ 46,600	
Bridge Railing (Both Sides)	80	LF	\$ 156.00	\$ 12,480	
SUBTOTAL - BRIDGE A				\$ 248,810	\$ 248,810
Bridge (B) - (Excel Manufacturer Option)					
Bridge B					\$ 46,100
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	6	EA	\$ 4,510.00	\$ 27,060	
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
2.5' deep Grade beam	30	LF	\$ 165.00	\$ 4,950	
Drain behind grade beam (rock & 4" pipe)	30	LF	\$ 98.00	\$ 2,940	
2.5" thick Concrete slab on Metal deck	850	SF	\$ 14.00	\$ 11,900	
					\$ 327,100
Bridge Estimate from Excel Bridge Manf.	1	LS	\$ 209,000.00	\$ 209,000	
Install	1	LS	\$ 22,100.00	\$ 22,100	
Custom Cladding	1	LS	\$ 76,000.00	\$ 76,000	
Bridge Railing (Both Sides)	130	LF	\$ 156.00	\$ 20,280	
SUBTOTAL - BRIDGE B				\$ 374,230	\$ 374,230
Bridge (C) - (Excel Manufacturer Option)					
Bridge C					\$ 193,100
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	32	EA	\$ 4,510.00	\$ 144,320	
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
Concrete stem wall	80	LF	\$ 245.00	\$ 19,600	
Drain behind grade beam (rock & 4" pipe)	60	LF	\$ 98.00	\$ 5,880	
2.5" thick Concrete slab on Metal deck	1,660	SF	\$ 14.00	\$ 23,240	
					\$ 613,100
Bridge Estimate from Excel Bridge Manf.	1	LS	\$ 400,000.00	\$ 400,000	
Install	1	LS	\$ 47,200.00	\$ 47,200	
Custom Cladding	1	LS	\$ 150,200.00	\$ 150,200	
Bridge Railing (Both Sides)	100	LF	\$ 156.00	\$ 15,600	

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Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 50,370 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension	
SUBTOTAL - BRIDGE C					\$ 806,040	\$ 806,040
Bridge (D) - (Excel Manufacturer Option)						
Bridge D						
					\$ 25,000	\$ 25,000
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	4	EA	\$ 4,510.00	\$ 18,040		
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn						
2.5' deep Grade beam	15	LF	\$ 165.00	\$ 2,475		
Drain behind grade beam (rock & 4" pipe)	15	LF	\$ 98.00	\$ 1,470		
2.5" thick Concrete slab on Metal deck	225	SF	\$ 14.00	\$ 3,150		
					\$ 117,000	\$ 117,000
Bridge Estimate from Excel Bridge Manf. Install	1	LS	\$ 74,000.00	\$ 74,000		
Custom Cladding	1	LS	\$ 10,200.00	\$ 10,200		
Bridge Railing (Both Sides)	1	LS	\$ 25,920.00	\$ 25,920		
	50	LF	\$ 156.00	\$ 7,800		
SUBTOTAL - BRIDGE D					\$ 143,055	\$ 143,055
SUBTOTAL OF DIRECT CONSTRUCTION COST					\$ 4,455,219	\$ 4,455,219
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 668,283	
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 5,123,502	\$ 5,123,502
INDIRECT COST						
GENERAL CONDITIONS and GR			15.00%		\$ 768,525	
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 412,645	
BOND AND INSURANCE			2.50%		\$ 157,625	
TOTAL COST BEFORE ESCALATION					\$ 6,462,702	\$ 6,462,702
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 387,762	
TOTAL CONSTRUCTION COST					\$ 6,849,864	\$ 6,849,864
					MULTI_PURPOSE \$ 4,432,000	\$ 4,432,000
					BRIDGES \$ 2,417,864	\$ 2,417,864

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 01 GENERAL REQUIREMENTS					
01 91 13 General Commissioning Requirements				See general Requirements	
Division 01 - GENERAL REQUIREMENTS				\$ -	\$ -
12 93 00 Site Furnishings					
Picnic Table	5	EA	\$ 2,980.00	\$ 14,900	\$ 48,920
Trash & Recycle Bin	2	EA	\$ 2,510.00	\$ 5,020	
Allow : Stone slab	1	LS	\$ 20,000.00	\$ 20,000	
Allow: Wood Log seating (Not shown in plans)	1	LS	\$ 9,000.00	\$ 9,000	
Division 12 - SITE FURNISHINGS				\$ 48,920	\$ 48,920
Div. 26 ELECTRICAL					
26 05 00 Common Work Results for Electrical					\$ -
Electrical work					
Division 26 - ELECTRICAL				\$ -	\$ -
Div. 31 EARTHWORK					
31 10 00 Earthwork					
Grading					
Grading for Concrete paving	6,815	SF	\$ 2.35	\$ 16,015	
Rock Outfall	100	SF	\$ 5.00	\$ 500	
4" Class 2 rock below Concrete Paving (P2,P3)	6,815	SF	\$ 1.90	\$ 12,949	
Division 31 - EARTHWORK				\$ 29,464	\$ 29,464
Div. 32 EXTERIOR IMPROVEMENTS					
Exterior Concrete					
4" Color Concrete Paving (P2,P3)	6,815	SF	\$ 20.50	\$ 139,708	\$ 139,708
Walls					
Gabion Wall(W2)	50	LF	\$ 132.00	\$ 6,600	\$ 25,000
Boulder Wall (W4)	120	LF	\$ 154.00	\$ 18,480	
Landscape & Irrigation					
Amend Existing soil	9,080	SF	\$ 2.00	\$ 18,160	\$ 167,144
Planting (Ground cover, shrubs, Trees)	9,080	SF	\$ 8.00	\$ 72,640	
Irrigation	9,080	SF	\$ 7.00	\$ 63,560	
Hydroseed	4,925	SF	\$ 1.45	\$ 7,141	
3" Mulch at Planting areas	9,080	SF	\$ 0.70	\$ 6,356	
Division 32 - EXTERIOR IMPROVEMENTS				\$ 332,645	\$ 332,645
Div. 33 UTILITIES					
33 11 16 Site Domestic Water System					
Flared End Section	2	EA	\$ 1,200.00	\$ 2,400	\$ 27,200
Strom Drain Manhole	1	EA	\$ 9,800.00	\$ 9,800	
RCP Pipe					
30" Reinforced Concrete Pipe	50	LF	\$ 300.00	\$ 15,000	
Division 33 - UTILITIES				\$ 27,200	\$ 27,200

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Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension	
SUBTOTAL OF DIRECT CONSTRUCTION COST					\$ 438,229	\$ 438,229
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 65,714	
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY						\$ 503,943
INDIRECT COST						
GENERAL CONDITIONS and GR			15.00%		\$ 75,591	
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 40,276	
BOND AND INSURANCE			2.50%		\$ 15,100	
TOTAL COST BEFORE ESCALATION						\$ 635,110
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 38,700	
TOTAL CONSTRUCTION COST						\$ 673,810

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Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 01	GENERAL REQUIREMENTS					
01 91 13	General Commissioning Requirements				See general Requirements	
Division 01 - GENERAL REQUIREMENTS					\$ -	\$
12 93 00	Site Furnishings					\$ 9,195
	Bike rack	4	EA	\$ 780.00	\$ 3,120	
	Stone wall (W1)	27	LF	\$ 225.00	\$ 6,075	
Division 12 - SITE FURNISHINGS					\$ 9,195	\$ 9,195
Div. 26	ELECTRICAL					
26 05 00	Common Work Results for Electrical					\$ 145,000
	Exterior Single Head Luminaire As "A"	6	EA	\$ 3,500.00	\$ 21,000	
	Exterior Double Head Luminaire As "B"	2	EA	\$ 4,500.00	\$ 9,000	
	Hammond Power Solutions Sentinel H, 30 KVA XFMR	1	EA	\$ 18,394.00	\$ 18,394	
	Hammond Power Solution Sentinel H, 300KVA XFMR	1	EA	\$ 96,608.00	\$ 96,608	
	Power					\$ 226,000
	600A, 480VAC Panel	1	EA	\$ 13,500.00	\$ 13,500	
	100A, 480VAC Panel	4	EA	\$ 4,500.00	\$ 18,000	
	100A, 208/120VAC Panel	2	EA	\$ 4,500.00	\$ 9,000	
	800A, 208/120VAC Panel	1	EA	\$ 15,600.00	\$ 15,600	
	Hammond Power Solution Sentinel H, 30KVA XFMR	4	EA	\$ 18,394.00	\$ 73,576	
	Hammond Power Solution Sentinel H, 300KVA XFMR	1	EA	\$ 96,608.00	\$ 96,608	
	Electric EV In Grade					\$ 207,000
	Electric EV Christy As "PB001"	32	EA	\$ 455.00	\$ 14,560	
	Electric EV Christy As "PB003"	4	EA	\$ 596.00	\$ 2,384	
	EV Feeder As "F021" 400 AMP	600	EA	\$ 165.00	\$ 99,000	
	EV Feeder As "F022" 800 AMP	150	EA	\$ 469.00	\$ 70,350	
	EV Feeder As "F023" 50 AMP	200	EA	\$ 23.20	\$ 4,640	
	EV Feeder As "F024" 50 AMP	750	EA	\$ 22.50	\$ 16,875	
	Excavation/Concrete/Backfill/Off haul					\$ 14,000
	Pole Bases	8	EA	\$ 1,750.00	\$ 14,000	
Division 26 - ELECTRICAL					\$ 593,095	\$ 593,095
Div. 31	EARTHWORK					
31 10 00	Earthwork					\$ 65,000
	Grading					
	Grading for Concrete & AC paving	27,750	SF	\$ 2.35	\$ 65,213	
	Excavation					\$ 14,925
	Excavation for Bioretention Area (3' deep) 1790 SF	199	CY	\$ 75.00	\$ 14,925	
	Class 2 Aggregate Base					\$ 106,000
	8" Class 2 permeable rock below Pervious Asphalt Paving	7,500	SF	\$ 3.90	\$ 29,250	
	8" Class 2 agg. base below Asphalt Paving (Travel)	10,300	SF	\$ 3.70	\$ 38,110	
	13" Class 2 agg. base below Asphalt Paving (Entry on both side)	4,920	SF	\$ 6.00	\$ 29,520	
	4" Class 2 rock below Concrete Paving	5,030	SF	\$ 1.90	\$ 9,557	
Division 31 - EARTHWORK					\$ 186,575	\$ 186,575

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Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extensior	
Div. 32 EXTERIOR IMPROVEMENTS						
Asphalt Paving						
3" Asphalt Paving at Travel Path	10,300	SF	\$ 9.90	\$ 101,970	\$ 243,1	
3" Pervious Asphalt Paving at Parking Stalls	7,500	SF	\$ 12.15	\$ 91,125		
3.5" Asphalt Paving at Entry	4,920	SF	\$ 10.25	\$ 50,430		
Exterior Concrete						
6"x18" Curb &Gutter	390	LF	\$ 89.00	\$ 34,710	\$ 186,1	
6"x8" Flush Curb	45	LF	\$ 55.00	\$ 2,475		
ADA Concrete Ramp with truncated domes(R2/C1.1)	250	SF	\$ 35.00	\$ 8,750		
4" Concrete Sidewalk (C1) SW/C1.1	3,550	SF	\$ 18.50	\$ 65,675		
4" Color Concrete Paving (P3)	1,230	SF	\$ 21.00	\$ 25,830		
Vertical Curb (VC/C1.1)	530	LF	\$ 55.00	\$ 29,150		
6"x24" Valley Gutter (VG/C1.1)	180	LF	\$ 112.00	\$ 20,160		
Walls						
Gabion Wall (W2)	50	LF	\$ 132.00	\$ 6,600	\$ 6,1	
Permeable Pavers						
Permeable Pavers with 6" rock below	1,400	SF	\$ 45.50	\$ 63,700	\$ 63,1	
Signing & Striping						
4" White Parking Stripe at Parking Stall	45	EA	\$ 425.00	\$ 19,125	\$ 23,1	
Wheel Stop	11	EA	\$ 100.00	\$ 1,100		
Sign (including conc footing) at ADA Parking Stall	2	EA	\$ 1,200.00	\$ 2,400		
Unauthorised Vehicle Signage As "UVS"	1	EA	\$ 1,200.00	\$ 1,200		
Landscape & Irrigation						
Amend Existing soil	11,460	SF	\$ 2.00	\$ 22,920	\$ 253,1	
Planting (Ground cover, shrubs)	11,460	SF	\$ 8.00	\$ 91,680		
Irrigation	11,460	SF	\$ 7.00	\$ 80,220		
Hydroseed	10,410	SF	\$ 1.45	\$ 15,095		
Bioretention(24" soil & mulch)	1,790	SF	\$ 20.00	\$ 35,800		
3" Mulch at Planting areas	11,460	SF	\$ 0.70	\$ 8,022		
Division 32 - EXTERIOR IMPROVEMENTS						\$ 778,137

Div. 33 UTILITIES					
33 11 16 Site Domestic Water System					
Field Drain/Clean out	4	EA	\$ 1,120.00	\$ 4,480	\$ 210,1
Catch Basin	1	EA	\$ 1,870.00	\$ 1,870	
Strom Drain Manhole	2	EA	\$ 9,800.00	\$ 19,600	
Irrigation Meter	1	EA	\$ 4,500.00	\$ 4,500	
Adjust Existing Water Meter	1	EA	\$ 1,200.00	\$ 1,200	
Strom Drain					
8" Strom Drain	230	LF	\$ 130.00	\$ 29,900	
12" Strom Drain	155	LF	\$ 135.00	\$ 20,925	
RCP Pipe					
24" Reinforced Concrete Pipe	35	LF	\$ 225.00	\$ 7,875	
Sanitary Pipe					
6" Sanitary Pipe	250	LF	\$ 134.00	\$ 33,500	
Connect new 6" SS to ext. SS line at street	1	EA	\$ 4,500.00	\$ 4,500	
Sanitary Sewer Cleanout	4	EA	\$ 1,650.00	\$ 6,600	

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Water /Fire Pipe					
1.5" Water Pipe	265	LF	\$ 132.00	\$ 34,980	
8" Fire Water Pipe	180	LF	\$ 154.00	\$ 27,720	
Fire Hydrant	1	EA	\$ 12,500.00	\$ 12,500	
Division 33 - UTILITIES				\$ 210,150	\$ 210,150
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 1,777,151	\$ 1,777,151
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 266,573	
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY				\$ 2,043,724	\$ 2,043,724
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 306,559	
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 164,061	
BOND AND INSURANCE			2.50%	\$ 62,093	
TOTAL COST BEFORE ESCALATION				\$ 2,576,437	\$ 2,576,437
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 154,586	
TOTAL CONSTRUCTION COST				\$ 2,731,023	\$ 2,731,023

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 51,870 SF

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 01 GENERAL REQUIREMENTS						
01 91 13	General Commissioning Requirements				See general Requirements	
Div. 31 EARTHWORK						
31 10 00	Earthwork					\$ 37,200
	Grading					
	Grading for Creek Restoration	37,200	SF	\$ 1.00	\$ 37,200	
Division 31 - EARTHWORK						\$ 37,200
Creek Restoration						\$ 275,313
	Upland Areas	21,250	SF	\$ 5.00	\$ 106,250	
	High Flow Ledge	6,350	SF	\$ 8.00	\$ 50,800	
	Channel Area	9,600	SF	\$ 8.00	\$ 76,800	
	Native Shrubs 5 Gallon with protection cage	45	EA	\$ 575.00	\$ 25,875	
	Salvage & Reuse Existing Rip/Rap For Rock Toe As "CR-1"	3,897	SF	\$ 4.00	\$ 15,588	
Division 32 - EXTERIOR IMPROVEMENTS						\$ 275,313
Div. 33 UTILITIES						
33 11 16	Site Domestic Water System					\$ 6,820
	RCP Pipe					
	24" Reinforced Concrete Pipe	20	LF	\$ 225.00	\$ 4,500	
	Field Drain/Clean out	1	EA	\$ 1,120.00	\$ 1,120	
	Flared End Section	1	EA	\$ 1,200.00	\$ 1,200	
Division 33 - UTILITIES						\$ 6,820
SUBTOTAL OF DIRECT CONSTRUCTION COST						\$ 319,333
CONTINGENCIES (DESIGN & ESTIMATING)				15.00%		\$ 47,900
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY						\$ 367,233
INDIRECT COST						
GENERAL CONDITIONS and GR				15.00%		\$ 55,085
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE				7.00%		\$ 29,106
BOND AND INSURANCE				2.50%		\$ 11,423
TOTAL COST BEFORE ESCALATION						\$ 463,847
ESCALATION TO MID- POINT OF CONSTRUCTION				6.00%		\$ 27,831
TOTAL CONSTRUCTION COST						\$ 491,678

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 15,380 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 01 GENERAL REQUIREMENTS					
01 91 13 General Commissioning Requirements	See general Requirements				
Division 01 - GENERAL REQUIREMENTS				\$ -	\$
12 93 00 Site Furnishings					
Bike Rack	3	EA	\$ 780.00	\$ 2,340	\$ 11,700
Removable Bollard (including footing)	3	EA	\$ 2,980.00	\$ 8,940	\$ 20,400
Motorized Vehicular Gate (20' Wide)	1	EA	\$ 20,450.00	\$ 20,450	\$ 31,730
Division 12 - SITE FURNISHINGS				\$ 31,730	\$ 31,730
Div. 26 ELECTRICAL					
26 05 00 Common Work Results for Electrical					
100A, 208/120VAC Panel	1	EA	\$ 4,500.00	\$ 4,500	\$ 4,500
Division 26 - ELECTRICAL				\$ 4,500	\$ 4,500
Div. 31 EARTHWORK					
31 10 00 Earthwork					
Grading					
Grading at Open Space Parking Lot	15,160	SF	\$ 2.35	\$ 35,626	\$ 35,626
Excavation					
Excavation for Bioretention Area - 4 EA 1240 SF (3' deep)	137	CY	\$ 75.00	\$ 10,275	\$ 10,275
8" Class 2 permeable rock below Pervious Asphalt Paving	3,060	SF	\$ 3.90	\$ 11,934	\$ 50,000
8" Class 2 agg. base below Asphalt Paving (Travel)	8,470	SF	\$ 3.70	\$ 31,339	
4" Class 2 rock below Concrete Paving	3,630	SF	\$ 1.90	\$ 6,897	
Division 31 - EARTHWORK				\$ 96,071	\$ 96,071
Div. 32 EXTERIOR IMPROVEMENTS					
Asphalt Paving					
\$ 121,000					
3" Asphalt Paving at Travel Path	8,470	SF	\$ 9.90	\$ 83,853	
3" Pervious Asphalt Paving at Parking Stalls	3,060	SF	\$ 12.15	\$ 37,179	
Exterior Concrete					
\$ 135,000					
6"x18" Curb &Gutter	400	LF	\$ 89.00	\$ 35,600	
ADA Concrete Ramp with truncated domes(R2/C1.1)	80	SF	\$ 35.00	\$ 2,800	
4" Concrete Sidewalk (C1) SW/C1.1	3,550	SF	\$ 18.50	\$ 65,675	
Vertical Curb (VC/C1.1)	465	LF	\$ 55.00	\$ 25,575	
Concrete footing for Electric vehicular gate(1 EA) 18"x30" deep	2	EA	\$ 2,890.00	\$ 5,780	
Walls					
\$ 32,000					
Boulder Wall	210	LF	\$ 154.00	\$ 32,340	
Signing & Striping					
\$ 9,000					
4" white striping at Parking stalls	17	EA	\$ 425.00	\$ 7,225	
Wheel stop at ADA Parking Stall	2	EA	\$ 100.00	\$ 200	
Sign (including conc footing) at ADA Parking Stall	2	EA	\$ 1,200.00	\$ 2,400	

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Site Area 15,380 SF

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Landscape & Irrigation					
Amend Existing soil	6,090	SF	\$ 2.00	\$ 12,180	\$ 145,000
Planting (Ground cover, shrubs, Tree)	6,090	SF	\$ 8.00	\$ 48,720	
Irrigation	6,090	SF	\$ 7.00	\$ 42,630	
Hydroseed	8,760	SF	\$ 1.45	\$ 12,702	
Bioretention(24" soil & mulch)	1,240	SF	\$ 20.00	\$ 24,800	
3" Mulch at Planting areas	6,090	SF	\$ 0.70	\$ 4,263	
Division 32 - EXTERIOR IMPROVEMENTS				\$ 443,922	\$ 443,922
Div. 33 UTILITIES					
33 11 16 Site Domestic Water System					\$ 5,000
Field Drain/Clean out	2	EA	\$ 1,120.00	\$ 2,240	
Flared End Section	2	EA	\$ 1,200.00	\$ 2,400	
Area Drain	1	EA	\$ 450.00	\$ 450	
Strom Drain					
8" Strom Drain Line	30	LF	\$ 130.00	\$ 3,900	\$ 27,000
18" Strom Drain Line	170	LF	\$ 140.00	\$ 23,800	
Sanitary Pipe					
6" Sanitary Pipe	145	LF	\$ 134.00	\$ 19,430	\$ 22,000
Sanitary Sewer Cleanout	2	EA	\$ 1,650.00	\$ 3,300	
Water Pipe					
1" Water Pipe	140	LF	\$ 98.00	\$ 13,720	\$ 13,720
Division 33 - UTILITIES				\$ 69,240	\$ 69,240
SUBTOTAL OF DIRECT CONSTRUCTION COST				\$ 645,463	\$ 645,463
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 96,819	
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 742,282
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 111,342	
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 51,960	
BOND AND INSURANCE			2.50%	\$ 18,557	
TOTAL COST BEFORE ESCALATION					\$ 936,141
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 56,168	
TOTAL CONSTRUCTION COST					\$ 992,309

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Option Bridge A (Bridge Brothers Option)					
Bridge A					
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	6	EA	\$ 4,510.00	\$ 27,060	\$ 42,000
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
2.5' deep Grade beam	30	LF	\$ 165.00	\$ 4,950	
Drain behind grade beam (rock & 4" pipe)	30	LF	\$ 98.00	\$ 2,940	
2.5" thick Concrete slab on Metal deck	520	SF	\$ 14.00	\$ 7,280	
					\$ 94,170
Bridge Estimate from Bridge Brothers Manf.	1	LS	\$ 67,447.00	\$ 67,447	
Bridge Railing	1	LS	\$ 1,571.00	\$ 1,571	
Install	1	LS	\$ 18,500.00	\$ 18,500	
Sales Tax (10.25%)	1	LS	\$ 7,074.35	\$ 7,074	
(Exclude:Custom Cladding \$79,897)					
TOTAL DIRECT COST				\$ 136,822	\$ 136,822
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 20,523
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 157,345
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 23,602
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 12,014
BOND AND INSURANCE			2.50%		\$ 4,184
TOTAL COST BEFORE ESCALATION					\$ 198,145
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 11,889
TOTAL CONSTRUCTION COST					\$ 210,034

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Option Bridge B (Bridge Brothers Option)					
Bridge B					
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	6	EA	\$ 4,510.00	\$ 27,060	\$ 46,100
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
2.5' deep Grade beam	30	LF	\$ 165.00	\$ 4,950	
Drain behind grade beam (rock & 4" pipe)	30	LF	\$ 98.00	\$ 2,940	
2.5" thick Concrete slab on Metal deck	850	SF	\$ 14.00	\$ 11,900	
					\$ 143,100
Bridge Estimate from Bridge Brothers Manf.	1	LS	\$ 108,039.00	\$ 108,039	
Bridge Railing	1	LS	\$ 2,113.00	\$ 2,113	
Install	1	LS	\$ 22,100.00	\$ 22,100	
Sales Tax (10.25%)	1	LS	\$ 11,290.58	\$ 11,291	
(Exclude:Custom Cladding \$129,769)					
TOTAL DIRECT COST				\$ 190,393	\$ 190,393
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 28,559
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 218,952
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 32,843
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 17,327
BOND AND INSURANCE			2.50%		\$ 6,224
TOTAL COST BEFORE ESCALATION					\$ 276,000
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 16,560
TOTAL CONSTRUCTION COST					\$ 292,560

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Option Bridge C (Bridge Brothers Option)					
Bridge C					\$ 193,000
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	32	EA	\$ 4,510.00	\$ 144,320	
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
Concrete stem wall	80	LF	\$ 245.00	\$ 19,600	
Drain behind grade beam (rock & 4" pipe)	60	LF	\$ 98.00	\$ 5,880	
2.5" thick Concrete slab on Metal deck	1,660	SF	\$ 14.00	\$ 23,240	
					\$ 351,000
Bridge Estimate from Bridge Brothers Manf.	1	LS	\$ 255,309.00	\$ 255,309	
Bridge Railing (Both Sides)	1	LS	\$ 20,405.00	\$ 20,405	
Install	1	LS	\$ 47,200.00	\$ 47,200	
Sales Tax (10.25%)	1	LS	\$ 28,260.69	\$ 28,261	
(Exclude:Custom Cladding \$99,125)					
TOTAL DIRECT COST				\$ 544,215	\$ 544,215
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 81,632
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 625,847
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 93,877
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 50,013
BOND AND INSURANCE			2.50%		\$ 19,696
TOTAL COST BEFORE ESCALATION					\$ 789,433
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 47,366
TOTAL CONSTRUCTION COST					\$ 836,799

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Option Bridge D (Bridge Brothers Option)					
Bridge D					
18" Dia Pier Reinforced (6 EA, 18'-0" Depth Approximately)	4	EA	\$ 4,510.00	\$ 18,040	\$ 25,000
W/ (8) #8 & #3 Spiral W/ 3" Pitch & 1 1/2" Turn					
2.5' deep Grade beam	15	LF	\$ 165.00	\$ 2,475	
Drain behind grade beam (rock & 4" pipe)	15	LF	\$ 98.00	\$ 1,470	
2.5" thick Concrete slab on Metal deck	225	SF	\$ 14.00	\$ 3,150	
					\$ 85,135
Bridge Estimate from Bridge Brothers Manf.	1	LS	\$ 43,319.00	\$ 43,319	
Bridge Railing (Both Sides)	1	LS	\$ 1,478.00	\$ 1,478	
Install	1	LS	\$ 36,120.00	\$ 36,120	
Sales Tax (10.25%)	1	LS	\$ 4,591.69	\$ 4,592	
(Exclude:Custom Cladding \$73,119)					
TOTAL DIRECT COST				\$ 110,644	\$ 110,644
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 16,597
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 127,241
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 19,086
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 10,907
BOND AND INSURANCE			2.50%		\$ 3,181
TOTAL COST BEFORE ESCALATION					\$ 160,415
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 9,625
TOTAL CONSTRUCTION COST					\$ 170,040

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 03 CONCRETE					
03 30 00 Cast in Place Concrete					\$ 20,056
Concrete Mat Slab -18" Thick.	21	CY	\$ 950.00	\$ 20,056	
Division 03 - CONCRETE				\$ 20,056	\$ 20,056
Div. 04 MASONRY					
04 22 00 Concrete Unit Masonry					\$ 28,700
Interior and Exterior Walls	1,030	SF			
Tall Accent Wall 10" Block	252	SF			
Journeyman and Labor	180	MHR	\$ 140.00	\$ 25,200	
Equipment, Tools, and Material	1	LS	\$ 3,500.00	\$ 3,500	
Division 03 - CONCRETE				\$ 28,700	\$ 28,700
Div. 05 METALS					
05 12 00 Structural Steel Framing					\$ 33,000
Steel Butterfly Roof and Shade Structure	1,300	SF			
Journeyman and Labor	200	MHR	\$ 140.00	\$ 28,000	
Equipment, Tools, and Material	1	LS	\$ 5,000.00	\$ 5,000	
05 30 00 Metal Deck				N/A	
05 70 00 Decorative Metal					
Steel Vents	Included in 05 12 00				
Drinking Fountain Rails	Included in 05 12 01				
Division 05 - METALS				\$ 33,000	\$ 33,000
Div. 07 THERMAL & MOISTURE PROTECTION					
07 42 13 Wood Cladding					\$ 11,900
Stained Wood Siding	670	SF			
Journeyman and Labor	80	MHR	\$ 140.00	\$ 11,200	
Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 61 00 Sheet Metal Roofing					\$ 11,000
Standing Seam Roofing	1,300	SF			
Journeyman and Labor	80	MHR	\$ 125.00	\$ 10,000	
Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
07 62 00 Flashing and Sheet Metal					
Flashing and Sheet Metal	Included in 07 61 00				
07 70 00 Roof Accessories					
Rain Chain	Included in 07 61 00				
07 92 00 Joint Sealants					\$ 782
Joint Sealants	391	SF	\$ 2.00	\$ 782	
Division 07 - THERMAL AND MOISTURE PROTECTION				\$ 23,732	\$ 23,732
Div. 08 OPENINGS					
08 11 00 Hollow Metal Doors, Frames, & Hardware					\$ 3,240
Journeyman and Labor	16	MHR	\$ 140.00	\$ 2,240	
Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
08 71 11 Door Hardware					
Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS				\$ 3,240	\$ 3,240

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 09 FINISHES						
09 30 00	Tiling					\$ 1,350
	Base at Walls in Restrooms only	90	LF	\$ 15.00	\$ 1,350	
09 72 00	Wall Coverings					\$ 6,100
	Stone Cladding at Accent Wall	400	SF			
	Journeyman and Labor	40	MHR	\$ 140.00	\$ 5,600	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
09 91 00	Painting					\$ 5,100
	Exterior Wall Stain	600	SF	\$ 3.00	\$ 1,800	
	Anti-Graffiti Coating (Doors and Stone Cladding)	450	SF	\$ 5.00	\$ 2,250	
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	
09 96 56	Resinous Flooring					\$ 3,400
	Epoxy Flooring at Restroom	170	SF	\$ 20.00	\$ 3,400	
09 96 00	High-Performance Coatings					N/A
Division 09 - FINISHES					\$ 16,900	\$ 16,900
Div. 10 SPECIALTIES						
10 14 00	Signage					\$ 1,955
	Code and ID	391	SF	\$ 5.00	\$ 1,955	
10 28 00	Restroom Accessories					\$ 4,315
	Journeyman and Labor	24	MHR	\$ 140.00	\$ 3,360	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
	Grab Bars	4	EA			
	Toilet Tissue Dispenser (Large Capacity)	4	EA			
	Sanitary Napkin Disposal	4	EA			
	Soap Dispenser	4	EA			
	Trash Bin/Paper Towel Dispenser	4	EA			
Division 10 - SPECIALTIES					\$ 6,315	\$ 6,315
Div. 22 PLUMBING						
22 00 00	Plumbing					\$ 105,098
	Sanitary Sewer & Vent Piping	1	LS	\$ 33,575.00	\$ 33,575	
	Domestic Water Piping	1	LS	\$ 14,300.00	\$ 14,300	
	WC- Install	4	EA	\$ 2,250.00	\$ 9,000	
	Sinks- Install	4	EA	\$ 2,550.00	\$ 10,200	
	DF1	1	EA	\$ 6,500.00	\$ 6,500	
	HB1	1	EA	\$ 550.00	\$ 550	
	Cleanouts	2	EA	\$ 850.00	\$ 1,700	
	Floor Drain w/ Trap Primer	5	EA	\$ 1,800.00	\$ 9,000	
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	
	G&A, small project (30%)	1	LS	\$ 19,072.50	\$ 19,073	
Division 22 - PLUMBING					\$ 105,098	\$ 105,098
Div. 26 ELECTRICAL						
26 00 00	Electrical					\$ 21,000
	Electrical Service					
	Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	
	Lighting control					
	Occupancy sensor	1	EA	\$ 525.00	\$ 525	
	Time clock	1	EA	\$ 2,045.00	\$ 2,045	
	Switch	1	EA	\$ 375.00	\$ 375	
	Branch conduit and wire	20	LF	\$ 33.52	\$ 670	

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extensior
Lighting					
Outdoor sconce	3	EA	\$ 950.00	\$ 2,850	
Ceiling lighting	6	EA	\$ 450.00	\$ 2,700	
Branch conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Misc. power					
GFI Outlet	2	EA	\$ 274.00	\$ 548	
4plex GFI	2	EA	\$ 387.75	\$ 776	
EF fan (starter and disconnect by mech)	1	EA	\$ 355.00	\$ 355	
Conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Division 26 - ELECTRICAL				\$ 21,048	\$ 21,048
Div. 31 EARTHWORK					
31 23 00 Excavation					
Excavate soil for (N) building foundation	21	CY	\$ 75.50	\$ 1,586	\$ 11,471
Off haul	21	CY	\$ 60.00	\$ 1,260	
Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK				\$ 11,471	\$ 11,471
Subtotal DIRECT COST				\$ 269,558	\$ 269,558
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 40,434	
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY				\$ 309,992	
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 46,499	
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 24,699	
BOND AND INSURANCE			2.50%	\$ 9,249	
TOTAL COST BEFORE ESCALATION				\$ 390,439	
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 23,426	
TOTAL CONSTRUCTION COST				\$ 414,465	
Supply Pricing By PROMTEC (Main Restroom - 4 Stalls)				\$ 325,000	
TOTAL CONSTRUCTION COST				\$ 739,465	

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park
90% Schematic Design

Estimate Date: 04/21/25

Description	Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 03 CONCRETE					
03 30 00 Cast in Place Concrete Concrete Mat Slab -18" Thick.	21	CY	\$ 950.00	\$ 20,056	\$ 20,056
Division 03 - CONCRETE				\$ 20,056	\$ 20,056
Div. 04 MASONRY					
04 22 00 Concrete Unit Masonry Interior and Exterior Walls	1,170	SF			\$ 25,900
Journeyman and Labor	160	MHR	\$ 140.00	\$ 22,400	
Equipment, Tools, and Material	1	LS	\$ 3,500.00	\$ 3,500	
Division 03 - CONCRETE				\$ 25,900	\$ 25,900
Div. 05 METALS					
05 12 00 Structural Steel Framing Steel Roof and Shed Shade Structure	1,300	SF			\$ 27,400
Journeyman and Labor	160	MHR	\$ 140.00	\$ 22,400	
Equipment, Tools, and Material	1	LS	\$ 5,000.00	\$ 5,000	
05 30 00 Metal Deck				N/A	
05 70 00 Decorative Metal Steel Vents Drinking Fountain Rails	Included in 05 12 00 Included in 05 12 01				
Division 05 - METALS				\$ 27,400	\$ 27,400
Div. 07 THERMAL & MOISTURE PROTECTION					
07 42 13 Wood Cladding Stained Wood Siding	670	SF			\$ 11,100
Journeyman and Labor	80	MHR	\$ 140.00	\$ 11,200	
Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 61 00 Sheet Metal Roofing Corten Roof Panels	1,300	SF			\$ 11,100
Journeyman and Labor	80	MHR	\$ 125.00	\$ 10,000	
Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
07 62 00 Flashing and Sheet Metal Flashing and Sheet Metal	Included in 07 61 00				
07 70 00 Roof Accessories Rain Chain	Included in 07 61 00				
07 92 00 Joint Sealants Joint Sealants	391	SF	\$ 2.00	\$ 782	\$ 782
Division 07 - THERMAL AND MOISTURE PROTECTION				\$ 23,732	\$ 23,732
Div. 08 OPENINGS					
08 11 00 Hollow Metal Doors, Frames, & Hardware Journeyman and Labor	16	MHR	\$ 140.00	\$ 2,240	\$ 3,000
Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
08 71 11 Door Hardware Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS				\$ 3,000	\$ 3,000

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 09 FINISHES						
09 30 00	Tiling Base at Walls in Restrooms only	90	LF	\$ 15.00	\$ 1,350	\$ 1,350
09 72 00 Wall Coverings						
09 91 00 Painting						
	Exterior Wall Stain	600	SF	\$ 3.00	\$ 1,800	\$ 1,800
	Anti-Graffiti Coating (Doors and Stone Cladding)	125	SF	\$ 5.00	\$ 625	\$ 625
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	\$ 1,500
09 96 56	Resinous Flooring Epoxy Flooring at Restroom	170	SF	\$ 20.00	\$ 3,400	\$ 3,400
09 96 00	High-Performance Coatings					N/A
Division 09 - FINISHES					\$ 8,675	\$ 8,675
Div. 10 SPECIALTIES						
10 14 00	Signage Code and ID	391	SF	\$ 5.00	\$ 1,955	\$ 1,955
10 28 00 Restroom Accessories						
	Journeyman and Labor	24	MHR	\$ 140.00	\$ 3,360	\$ 3,360
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,000
	Grab Bars	4	EA			
	Toilet Tissue Dispenser (Large Capacity)	4	EA			
	Sanitary Napkin Disposal	4	EA			
	Soap Dispenser	4	EA			
	Trash Bin/Paper Towel Dispenser	4	EA			
	Changing Table	2	EA			
	Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES					\$ 6,315	\$ 6,315
Div. 22 PLUMBING						
22 00 00 Plumbing						
	Sanitary Sewer & Vent Piping	1	LS	\$ 33,575.00	\$ 33,575	\$ 33,575
	Domestic Water Piping	1	LS	\$ 14,300.00	\$ 14,300	\$ 14,300
	WC- Install	4	EA	\$ 2,250.00	\$ 9,000	\$ 9,000
	Sinks- Install	4	EA	\$ 2,550.00	\$ 10,200	\$ 10,200
	DF1- Purchase & Install	1	EA	\$ 6,500.00	\$ 6,500	\$ 6,500
	HB1- Purchase & Install	1	EA	\$ 550.00	\$ 550	\$ 550
	Cleanouts	2	EA	\$ 850.00	\$ 1,700	\$ 1,700
	Floor Drain w/ Trap Primer	5	EA	\$ 1,800.00	\$ 9,000	\$ 9,000
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	\$ 1,200
	G&A, small project (30%)	1	LS	\$ 19,072.50	\$ 19,073	\$ 19,073
Division 22 - PLUMBING					\$ 80.84	\$ 105,098
Div. 26 ELECTRICAL						
26 00 00 Electrical						
	Electrical Service Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	\$ 3,500
	Lighting control					
	Occupancy sensor	1	EA	\$ 525.00	\$ 525	\$ 525
	Time clock	1	EA	\$ 2,045.00	\$ 2,045	\$ 2,045
	Switch	1	EA	\$ 375.00	\$ 375	\$ 375
	Branch conduit and wire	20	LF	\$ 33.52	\$ 670.40	\$ 670.40

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extensor
Lighting					
Outdoor sconce	3	EA	\$ 950.00	\$ 2,850	
Ceiling lighting	6	EA	\$ 450.00	\$ 2,700	
Branch conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Misc. power					
GFI Outlet	2	EA	\$ 274.00	\$ 548	
4plex GFI	2	EA	\$ 387.75	\$ 776	
EF fan (starter and disconnect by mech)	1	EA	\$ 355.00	\$ 355	
Conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Division 26 - ELECTRICAL				\$ 21,048	\$ 21,048
Div. 31 EARTHWORK					
31 23 00 Excavation					
Excavate soil for (N) building foundation	21	CY	\$ 75.50	\$ 1,586	\$ 11,471
Off haul	21	CY	\$ 60.00	\$ 1,260	
Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK				\$ 11,471	\$ 11,471
Subtotal DIRECT COST				\$ 252,933	\$ 252,933
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 37,940	\$ 37,940
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 290,873
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 43,631	\$ 43,631
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 23,361	\$ 23,361
BOND AND INSURANCE			2.50%	\$ 8,473	\$ 8,473
TOTAL COST BEFORE ESCALATION					\$ 366,238
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 22,074	\$ 22,074
TOTAL CONSTRUCTION COST					\$ 388,312
Supply Pricing By PROMTEC (Main restroom Option 1) for 4 Stalls					\$ 275,000
TOTAL CONSTRUCTION COST					\$ 663,312

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 03 CONCRETE						
03 30 00	Cast in Place Concrete Concrete Mat Slab -18" Thick.	21	CY	\$ 950.00	\$ 20,056	\$ 20,056
Division 03 - CONCRETE					\$ 20,056	\$ 20,056
Div. 04 MASONRY						
04 22 00	Concrete Unit Masonry Interior and Exterior Walls Journeyman and Labor Equipment, Tools, and Material	1,170	SF			\$ 25,900
		160	MHR	\$ 140.00	\$ 22,400	
		1	LS	\$ 3,500.00	\$ 3,500	
Division 03 - CONCRETE					\$ 25,900	\$ 25,900
Div. 05 METALS						
05 12 00	Structural Steel Framing Steel Roof and Shed Shade Structure Journeyman and Labor Equipment, Tools, and Material	1,300	SF			\$ 33,000
		200	MHR	\$ 140.00	\$ 28,000	
		1	LS	\$ 5,000.00	\$ 5,000	
05 30 00	Metal Deck					
05 70 00	Decorative Metal Steel Vents Drinking Fountain Rails					
						Included in 05 12 00
						Included in 05 12 01
Division 05 - METALS					\$ 33,000	\$ 33,000
Div. 07 THERMAL & MOISTURE PROTECTION						
07 42 13	Wood Cladding Stained Wood Siding T&G Panels under Shade Structure Journeyman and Labor Equipment, Tools, and Material	670	SF			\$ 20,000
		1300.00	SF			
		140	MHR	\$ 140.00	\$ 19,600	
		1	LS	\$ 1,000.00	\$ 1,000	
07 61 00	Sheet Metal Roofing Mega Rib Journeyman and Labor Equipment, Tools, and Material	1,300	SF			\$ 11,000
		80	MHR	\$ 125.00	\$ 10,000	
		1	LS	\$ 1,000.00	\$ 1,000	
07 62 00	Flashing and Sheet Metal Flashing and Sheet Metal					
						Included in 07 61 00
07 70 00	Roof Accessories Rain Chain					
						Included in 07 61 00
07 92 00	Joint Sealants Joint Sealants	391	SF	\$ 2.00	\$ 782	\$ 782
Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 32,382	\$ 32,382
Div. 08 OPENINGS						
08 11 13	Hollow Metal Doors and Frames Journeyman and Labor Equipment, Tools, and Material	16	MHR	\$ 140.00	\$ 2,240	\$ 3,000
		1	LS	\$ 1,000.00	\$ 1,000	
08 71 11	Door Hardware Door Hardware					
						Included in 08 11 00
Division 08 - OPENINGS					\$ 3,000	\$ 3,000

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 09 FINISHES						
09 30 00	Tiling Base at Walls in Restrooms only	90	LF	\$ 15.00	\$ 1,350	\$ 1,350
09 72 00 Wall Coverings						
09 91 00 Painting						
	Exterior Wall Stain	600	SF	\$ 3.00	\$ 1,800	\$ 1,800
	Anti-Graffiti Coating (Doors)	125	SF	\$ 5.00	\$ 625	\$ 625
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	\$ 1,500
09 96 56	Resinous Flooring Epoxy Flooring at Restroom	170	SF	\$ 20.00	\$ 3,400	\$ 3,400
Division 09 - FINISHES					\$ 8,675	\$ 8,675
Div. 10 SPECIALTIES						
10 14 00	Signage Code and ID	391	SF	\$ 5.00	\$ 1,955	\$ 1,955
10 28 00 Restroom Accessories						
	Journeyman and Labor	24	MHR	\$ 140.00	\$ 3,360	\$ 3,360
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,000
	Grab Bars	4	EA			
	Toilet Tissue Dispenser (Large Capacity)	4	EA			
	Sanitary Napkin Disposal	4	EA			
	Soap Dispenser	4	EA			
	Trash Bin/Paper Towel Dispenser	4	EA			
	Changing Table	2	EA			
	Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES					\$ 6,315	\$ 6,315
Div. 22 PLUMBING						
22 00 00	Plumbing					\$ 105,098
	Sanitary Sewer & Vent Piping	1	LS	\$ 33,575.00	\$ 33,575	\$ 33,575
	Domestic Water Piping	1	LS	\$ 14,300.00	\$ 14,300	\$ 14,300
	WC- Install	4	EA	\$ 2,250.00	\$ 9,000	\$ 9,000
	Sinks- Install	4	EA	\$ 2,550.00	\$ 10,200	\$ 10,200
	DF1- Purchase & Install	1	EA	\$ 6,500.00	\$ 6,500	\$ 6,500
	HB1- Purchase & Install	1	EA	\$ 550.00	\$ 550	\$ 550
	Cleanouts	2	EA	\$ 850.00	\$ 1,700	\$ 1,700
	Floor Drain w/ Trap Primer	5	EA	\$ 1,800.00	\$ 9,000	\$ 9,000
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	\$ 1,200
	G&A, small project (30%)	1	LS	\$ 19,072.50	\$ 19,073	\$ 19,073
Division 22 - PLUMBING					\$ 80.84	\$ 105,098
Div. 26 ELECTRICAL						
26 00 00	Electrical					\$ 21,000
	Electrical Service Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	\$ 3,500
	Lighting control					
	Occupancy sensor	1	EA	\$ 525.00	\$ 525	\$ 525
	Time clock	1	EA	\$ 2,045.00	\$ 2,045	\$ 2,045
	Switch	1	EA	\$ 375.00	\$ 375	\$ 375
	Branch conduit and wire	20	LF	\$ 33.52	\$ 670	\$ 670

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Main Restroom (Alternate 2) - 4 Stalls

Laura Fish Somersal Park
 90% Schematic Design

Estimate Date: 04/21/25

Description	Quantity	Unit	Unit Cost	Extension	Group Extensior
Lighting					
Outdoor sconce	3	EA	\$ 950.00	\$ 2,850	
Ceiling lighting	6	EA	\$ 450.00	\$ 2,700	
Branch conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Misc. power					
GFI Outlet	2	EA	\$ 274.00	\$ 548	
4plex GFI	2	EA	\$ 387.75	\$ 776	
EF fan (starter and disconnect by mech)	1	EA	\$ 355.00	\$ 355	
Conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Division 26 - ELECTRICAL				\$ 21,048	\$ 21,048
Div. 31 EARTHWORK					
31 23 00 Excavation					
Excavate soil for (N) building foundation	21	CY	\$ 75.50	\$ 1,586	\$ 11,471
Off haul	21	CY	\$ 60.00	\$ 1,260	
Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK				\$ 11,471	\$ 11,471
Subtotal DIRECT COST				\$ 267,183	\$ 267,183
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 40,077	\$ 40,077
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY				\$ 307,260	\$ 307,260
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 46,089	\$ 46,089
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 21,508	\$ 21,508
BOND AND INSURANCE			2.50%	\$ 7,682	\$ 7,682
TOTAL COST BEFORE ESCALATION				\$ 382,439	\$ 382,439
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 22,946	\$ 22,946
TOTAL CONSTRUCTION COST				\$ 405,385	\$ 405,385
Supply Pricing By PROMTEC (Main Restroom Alternate 2) for 4 Stalls				\$ 275,000	\$ 275,000
TOTAL CONSTRUCTION COST				\$ 680,385	\$ 680,385

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 03 CONCRETE						
03 30 00	Cast in Place Concrete					\$ 20,056
	Concrete Mat Slab -18" Thick.	21	CY	\$ 950.00	\$ 20,056	
Division 03 - CONCRETE					\$ 20,056	\$ 20,056
Div. 04 MASONRY						
04 22 00	Concrete Unit Masonry					\$ 25,900
	Interior and Exterior Walls	1,170	SF			
	Journeyman and Labor	160	MHR	\$ 140.00	\$ 22,400	
	Equipment, Tools, and Material	1	LS	\$ 3,500.00	\$ 3,500	
Division 03 - CONCRETE					\$ 25,900	\$ 25,900
Div. 05 METALS						
05 12 00	Structural Steel Framing					\$ 33,000
	Steel Roof and Shed Shade Structure	1,300	SF			
	Journeyman and Labor	200	MHR	\$ 140.00	\$ 28,000	
	Equipment, Tools, and Material	1	LS	\$ 5,000.00	\$ 5,000	
05 30 00	Metal Deck					
05 70 00	Decorative Metal					
	Steel Vents	Included in 05 12 00				
	Drinking Fountain Rails	Included in 05 12 01				
Division 05 - METALS					\$ 33,000	\$ 33,000
Div. 07 THERMAL & MOISTURE PROTECTION						
07 42 13	Wood Cladding					\$ 12,900
	Stained Wood Siding	670	SF			
	Journeyman and Labor	80	MHR	\$ 140.00	\$ 11,200	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
07 61 00	Sheet Metal Roofing					\$ 6,000
	Corten Roof Panels	450	SF			
	Journeyman and Labor	40	MHR	\$ 125.00	\$ 5,000	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
07 62 00	Flashing and Sheet Metal					
	Flashing and Sheet Metal	Included in 07 61 00				
07 70 00	Roof Accessories					
	Rain Chain	Included in 07 61 00				
07 92 00	Joint Sealants					\$ 782
	Joint Sealants	391	SF	\$ 2.00	\$ 782	
Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 18,982	\$ 18,982
Div. 08 OPENINGS						
08 11 13	Hollow Metal Doors and Frames					\$ 2,120
	Journeyman and Labor	8	MHR	\$ 140.00	\$ 1,120	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
08 71 11	Door Hardware					
	Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS					\$ 2,120	\$ 2,120

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 09 FINISHES						
09 30 00	Tiling					\$ 1,350
	Base at Walls in Restrooms only	90	LF	\$ 15.00	\$	1,350
09 72 00	Wall Coverings					
09 91 00	Painting					\$ 5,100
	Exterior Wall Stain	600	SF	\$ 3.00	\$	1,800
	Anti-Graffiti Coating (Doors)	450	SF	\$ 5.00	\$	2,250
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$	1,500
09 96 56	Resinous Flooring					\$ 3,400
	Epoxy Flooring at Restroom	170	SF	\$ 20.00	\$	3,400
Division 09 - FINISHES					\$ 10,300	\$ 10,300
Div. 10 SPECIALTIES						
10 14 00	Signage					\$ 1,955
	Code and ID	391	SF	\$ 5.00	\$	1,955
10 28 00	Restroom Accessories					\$ 4,360
	Journeyman and Labor	24	MHR	\$ 140.00	\$	3,360
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$	1,000
	Grab Bars	4	EA			
	Toilet Tissue Dispenser (Large Capacity)	4	EA			
	Sanitary Napkin Disposal	4	EA			
	Soap Dispenser	4	EA			
	Trash Bin/Paper Towel Dispenser	4	EA			
	Changing Table	2	EA			
	Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES					\$ 6,315	\$ 6,315
Div. 22 PLUMBING						
22 00 00	Plumbing					\$ 105,098
	Sanitary Sewer & Vent Piping	1	LS	\$ 33,575.00	\$	33,575
	Domestic Water Piping	1	LS	\$ 14,300.00	\$	14,300
	WC- Install	4	EA	\$ 2,250.00	\$	9,000
	Sinks- Install	4	EA	\$ 2,550.00	\$	10,200
	DF1- Purchase & Install	1	EA	\$ 6,500.00	\$	6,500
	HB1- Purchase & Install	1	EA	\$ 550.00	\$	550
	Cleanouts	2	EA	\$ 850.00	\$	1,700
	Floor Drain w/ Trap Primer	5	EA	\$ 1,800.00	\$	9,000
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$	1,200
	G&A, small project (30%)	1	LS	\$ 19,072.50	\$	19,073
Division 22 - PLUMBING					\$ 80.84	\$ 105,098
Div. 26 ELECTRICAL						
26 00 00	Electrical					\$ 21,000
	Electrical Service					
	Underground service to bathroom panel	100	LF	\$ 35.00	\$	3,500
	Lighting control					
	Occupancy sensor	1	EA	\$ 525.00	\$	525
	Time clock	1	EA	\$ 2,045.00	\$	2,045
	Switch	1	EA	\$ 375.00	\$	375
	Branch conduit and wire	20	LF	\$ 33.52	\$	670

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Lighting					
Outdoor sconce	3	EA	\$ 950.00	\$ 2,850	
Ceiling lighting	6	EA	\$ 450.00	\$ 2,700	
Branch conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Misc. power					
GFI Outlet	2	EA	\$ 274.00	\$ 548	
4plex GFI	2	EA	\$ 387.75	\$ 776	
EF fan (starter and disconnect by mech)	1	EA	\$ 355.00	\$ 355	
Conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Division 26 - ELECTRICAL				\$ 21,048	\$ 21,048
Div. 31 EARTHWORK					
31 23 00 Excavation					
Excavate soil for (N) building foundation	21	CY	\$ 75.50	\$ 1,586	\$ 11,471
Off haul	21	CY	\$ 60.00	\$ 1,260	
Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK				\$ 11,471	\$ 11,471
Subtotal DIRECT COST				\$ 254,288	\$ 254,288
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%	\$ 38,143	\$ 38,143
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY				\$ 292,431	\$ 292,431
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%	\$ 43,865	\$ 43,865
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%	\$ 20,470	\$ 20,470
BOND AND INSURANCE			2.50%	\$ 7,311	\$ 7,311
TOTAL COST BEFORE ESCALATION				\$ 368,077	\$ 368,077
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%	\$ 22,085	\$ 22,085
TOTAL CONSTRUCTION COST				\$ 390,162	\$ 390,162
Supply Pricing By PROMTEC (Main Restroom Alternate 3) for 4 Stalls				\$ 275,000	\$ 275,000
TOTAL CONSTRUCTION COST				\$ 665,162	\$ 665,162

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park
90% Schematic Design

Estimate Date: 03/27/25

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 03 CONCRETE						
03 30 00	Cast in Place Concrete Concrete Mat Slab -18" Thick.	11	CY	\$ 950.00	\$ 10,450	\$ 10,450
Division 03 - CONCRETE					\$ 10,450	\$ 10,450
Div. 04 MASONRY						
04 22 00	Concrete Unit Masonry Interior and Exterior Walls	693	SF			\$ 20,300
	Tall Accent Wall 10" Block	252	SF			
	Journeyman and Labor	120	MHR	\$ 140.00	\$ 16,800	
	Equipment, Tools, and Material	1	LS	\$ 3,500.00	\$ 3,500	
Division 03 - CONCRETE					\$ 20,300	\$ 20,300
Div. 05 METALS						
05 12 00	Structural Steel Framing Steel Butterfly Roof and Shade Structure	850	SF			\$ 19,300
	Journeyman and Labor	120	MHR	\$ 140.00	\$ 16,800	
	Equipment, Tools, and Material	1	LS	\$ 2,500.00	\$ 2,500	
05 30 00	Metal Deck					
05 70 00	Decorative Metal Steel Vents Drinking Fountain Rails	Included in 05 12 00 Included in 05 12 01				
Division 05 - METALS					\$ 19,300	\$ 19,300
Div. 07 THERMAL & MOISTURE PROTECTION						
07 42 13	Wood Cladding Stained Wood Siding	495	SF			\$ 9,000
	Journeyman and Labor	60	MHR	\$ 140.00	\$ 8,400	
	Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 51 00	Membrane Roofing					
07 61 00	Sheet Metal Roofing Standing Seam Roofing	850	SF			\$ 8,100
	Journeyman and Labor	60	MHR	\$ 125.00	\$ 7,500	
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
07 62 00	Flashing and Sheet Metal Flashing and Sheet Metal	Included in 07 61 00				
07 70 00	Roof Accessories Rain Chain	Included in 07 61 00				
07 92 00	Joint Sealants Joint Sealants	200	SF	\$ 2.00	\$ 400	\$ 400
Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 18,050	\$ 18,050
Div. 08 OPENINGS						
08 11 13	Hollow Metal Doors and Frames Journeyman and Labor	8	MHR	\$ 140.00	\$ 1,120	\$ 2,120
	Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park
90% Schematic Design

Estimate Date: 03/27/25

Description	Quantity	Unit	Unit Cost	Extension	Group Extensor
08 71 11 Door Hardware Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS				\$ 2,120	\$ 2,120
Div. 09 FINISHES					
09 30 00 Tiling Base at Walls in Restrooms only	50	LF	\$ 15.00	\$ 750	\$ 750
09 72 00 Wall Coverings Stone Cladding at Accent Wall	400	SF			\$ 4,000
Journeyman and Labor	24	MHR	\$ 140.00	\$ 3,360	
Equipment, Tools, and Material	1	LS	\$ 1,000.00	\$ 1,000	
09 91 00 Painting Exterior Wall Stain	600	SF	\$ 3.00	\$ 1,800	\$ 1,800
Anti-Graffiti Coating (Doors and Stone Cladding)	450	SF	\$ 5.00	\$ 2,250	\$ 2,250
Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	\$ 1,500
09 96 56 Resinous Flooring Epoxy Flooring at Restroom	100	SF	\$ 20.00	\$ 2,000	\$ 2,000
Division 09 - FINISHES				\$ 12,660	\$ 12,660
Div. 10 SPECIALTIES					
10 14 00 Signage Code and ID	200	SF	\$ 5.00	\$ 1,000	\$ 1,000
10 28 00 Restroom Accessories Journeyman and Labor	12	MHR	\$ 140.00	\$ 1,680	\$ 1,680
Equipment, Tools, and Material	1	LS	\$ 250.00	\$ 250	\$ 250
Grab Bars	2	EA			
Toilet Tissue Dispenser (Large Capacity)	2	EA			
Sanitary Napkin Disposal	2	EA			
Soap Dispenser	2	EA			
Trash Bin/Paper Towel Dispenser	2	EA			
Changing Table	1	EA			
Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES				\$ 2,930	\$ 2,930
Div. 22 PLUMBING					
22 00 00 Plumbing					
Sanitary Sewer & Vent Piping	1	LS	\$ 18,885.00	\$ 18,885	\$ 18,885
Domestic Water Piping	1	LS	\$ 8,700.00	\$ 8,700	\$ 8,700
WC- Install	2	EA	\$ 2,250.00	\$ 4,500	\$ 4,500
Sinks- Install	2	EA	\$ 2,550.00	\$ 5,100	\$ 5,100
DF1- Purchase & Install	1	EA	\$ 6,500.00	\$ 6,500	\$ 6,500
HB1- Purchase & Install	1	EA	\$ 550.00	\$ 550	\$ 550
Cleanouts	2	EA	\$ 850.00	\$ 1,700	\$ 1,700
Floor Drain w/ Trap Primer	3	EA	\$ 1,800.00	\$ 5,400	\$ 5,400
Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	\$ 1,200
G&A, small project (30%)	1	LS	\$ 12,985.50	\$ 12,986	\$ 12,986
Division 22 - PLUMBING				\$ 65,521	\$ 65,521

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 26	ELECTRICAL					
26 00 00	Electrical					\$ 21,0
	Electrical Service					
	Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	
	Lighting control					
	Occupancy sensor	1	EA	\$ 525.00	\$ 525	
	Time clock	1	EA	\$ 2,045.00	\$ 2,045	
	Switch	1	EA	\$ 375.00	\$ 375	
	Branch conduit and wire	20	LF	\$ 33.52	\$ 670	
	Lighting					
	Outdoor sconce	3	EA	\$ 950.00	\$ 2,850	
	Ceiling lighting	6	EA	\$ 450.00	\$ 2,700	
	Branch conduit and wire	100	LF	\$ 33.52	\$ 3,352	
	Misc. power					
	GFI Outlet	2	EA	\$ 274.00	\$ 548	
	4plex GFI	2	EA	\$ 387.75	\$ 776	
	EF fan (starter and disconnect by mech)	1	EA	\$ 355.00	\$ 355	
	Conduit and wire	100	LF	\$ 33.52	\$ 3,352	
Division 26 - ELECTRICAL					\$ 21,048	\$ 21,0
Div. 31	EARTHWORK					
31 23 00	Excavation					\$ 10,0
	Excavate soil for (N) building foundation	11	CY	\$ 75.50	\$ 831	
	Off haul	11	CY	\$ 60.00	\$ 660	
	Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK					\$ 10,116	\$ 10,0
Subtotal DIRECT COST					\$ 182,494	\$ 182,0
CONTINGENCIES (DESIGN & ESTIMATING)				15.00%		\$ 27,0
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY						\$ 209,0
INDIRECT COST						
GENERAL CONDITIONS and GR				15.00%		\$ 31,0
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE				7.00%		\$ 16,0
BOND AND INSURANCE				2.50%		\$ 6,0
TOTAL COST BEFORE ESCALATION						\$ 264,0
ESCALATION TO MID- POINT OF CONSTRUCTION				6.00%		\$ 15,0
TOTAL CONSTRUCTION COST						\$ 280,5
Supply Pricing By PROMTEC (Main Restroom 2 Stalls)						\$ 100,0
TOTAL CONSTRUCTION COST						\$ 380,5

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 03/27/25

90% Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 03 CONCRETE						
03 30 00	Cast in Place Concrete					\$ 10,450
	Concrete Mat Slab -18" Thick.	11	CY	\$ 950.00	\$ 10,450	
Division 03 - CONCRETE					\$ 10,450	\$ 10,450
Div. 04 MASONRY						
04 22 00	Concrete Unit Masonry					\$ 15,500
	Interior and Exterior Walls	720	SF			
	Journeyman and Labor	100	MHR	\$ 140.00	\$ 14,000	
	Equipment, Tools, and Material	1	LS	\$ 1,500.00	\$ 1,500	
Division 03 - CONCRETE					\$ 15,500	\$ 15,500
Div. 05 METALS						
05 12 00	Structural Steel Framing					\$ 9,900
	Steel Roof Structure and Vents	304	SF			
	Journeyman and Labor	60	MHR	\$ 140.00	\$ 8,400	
	Equipment, Tools, and Material	1	LS	\$ 1,500.00	\$ 1,500	
05 30 00	Metal Deck					
05 70 00	Decorative Metal					
	Steel Vents	Included in 05 12 00				
	Drinking Fountain Rails	Included in 05 12 01				
Division 05 - METALS					\$ 9,900	\$ 9,900
Div. 07 THERMAL & MOISTURE PROTECTION						
07 42 13	Wood Cladding					\$ 9,900
	Stained Wood Siding	567	SF			
	Journeyman and Labor	60	MHR	\$ 140.00	\$ 8,400	
	Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 61 00	Sheet Metal Roofing					\$ 4,750
	Corten Roof	310	SF			
	Journeyman and Labor	32	MHR	\$ 125.00	\$ 4,000	
	Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 62 00	Flashing and Sheet Metal					
	Flashing and Sheet Metal	Included in 07 61 00				
07 70 00	Roof Accessories					
	Rain Chain	Included in 07 61 00				
07 92 00	Joint Sealants					\$ 400
	Joint Sealants	200	SF	\$ 2.00	\$ 400	
Division 07 - THERMAL AND MOISTURE PROTECTION					\$ 14,300	\$ 14,300
Div. 08 OPENINGS						
08 11 13	Hollow Metal Doors and Frames					\$ 1,620
	Journeyman and Labor	8	MHR	\$ 140.00	\$ 1,120	
	Equipment, Tools, and Material	1	LS	\$ 500.00	\$ 500	
08 71 11	Door Hardware					
	Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS					\$ 1,620	\$ 1,620

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 09 FINISHES						
09 30 00	Tiling					
	Base at Walls in Restrooms only	60	LF	\$ 15.00	\$ 900	
09 91 00	Painting					
	Exterior Wall Stain	567	SF	\$ 3.00	\$ 1,701	
	Anti-Graffiti Coating (Doors)	70	SF	\$ 5.00	\$ 350	
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	
09 96 56	Resinous Flooring					
	Epoxy Flooring at Restroom	120	SF	\$ 20.00	\$ 2,400	
Division 09 - FINISHES					\$ 6,851	\$ 6,851
Div. 10 SPECIALTIES						
10 14 00	Signage					
	Code and ID	200	SF	\$ 5.00	\$ 1,000	
10 28 00	Restroom Accessories					
	Journeyman and Labor	8	MHR	\$ 140.00	\$ 1,120	
	Equipment, Tools, and Material	1	LS	\$ 500.00	\$ 500	
	Grab Bars	2	EA			
	Toilet Tissue Dispenser (Large Capacity)	2	EA			
	Sanitary Napkin Disposal	2	EA			
	Soap Dispenser	2	EA			
	Trash Bin/Paper Towel Dispenser	2	EA			
	Changing Table	1	EA			
	Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES					\$ 2,620	\$ 2,620
Div. 22 PLUMBING						
22 00 00	Plumbing					
	Sanitary Sewer & Vent Piping	1	LS	\$ 17,750.00	\$ 17,750	
	Domestic Water Piping	1	LS	\$ 7,900.00	\$ 7,900	
	WC- Install	2	EA	\$ 2,250.00	\$ 4,500	
	Sinks- Install	2	EA	\$ 2,550.00	\$ 5,100	
	DF1- Purchase & Install	1	EA	\$ 6,500.00	\$ 6,500	
	HB1- Purchase & Install	1	EA	\$ 550.00	\$ 550	
	Cleanouts	2	EA	\$ 850.00	\$ 1,700	
	Floor Drain w/ Trap Primer	3	EA	\$ 1,800.00	\$ 5,400	
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	
	G&A, small project (30%)	1	LS	\$ 12,405.00	\$ 12,405	
Division 22 - PLUMBING					\$ 63,005	\$ 63,005
Div. 26 ELECTRICAL						
26 00 00	Electrical					
	Electrical Service					
	Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	
Division 26 - ELECTRICAL					\$ 3,500	\$ 3,500
Div. 31 EARTHWORK						
31 23 00	Excavation					
	Excavate soil for (N) building foundation	11	CY	\$ 75.50	\$ 831	
	Off haul	11	CY	\$ 60.00	\$ 660	
	Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK					\$ 10,116	\$ 10,116

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Trailed Restroom - Doubled (2 Stalls)

Laura Fish Somersal Park
90% Schematic Design

Estimate Date: 03/27/25

Description	Quantity	Unit	Unit Cost	Extension	Group Extension
Subtotal DIRECT COST				\$ 137,862	\$ 137,862
CONTINGENCIES (DESIGN & ESTIMATING)			15.00%		\$ 20,679
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY					\$ 158,541
INDIRECT COST					
GENERAL CONDITIONS and GR			15.00%		\$ 23,781
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE			7.00%		\$ 12,098
BOND AND INSURANCE			2.50%		\$ 4,014
TOTAL COST BEFORE ESCALATION					\$ 199,434
ESCALATION TO MID- POINT OF CONSTRUCTION			6.00%		\$ 11,966
TOTAL CONSTRUCTION COST					\$ 211,400
Supply Pricing By PROMTEC (Trailhead Restroom) - Double					\$ 175,000
TOTAL CONSTRUCTION COST					\$ 386,400

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 03/27/25

90% Schematic Design

Description	Quantity	Unit	Unit Cost	Extension	Group Extensor
Div. 03 CONCRETE					
03 30 00 Cast in Place Concrete Concrete Mat Slab -18" Thick.	7	CY	\$ 950.00	\$ 6,333	\$ 6,333
Division 03 - CONCRETE				\$ 6,333	\$ 6,333
Div. 04 MASONRY					
04 22 00 Concrete Unit Masonry Interior and Exterior Walls	648	SF			\$ 9,900
Journeyman and Labor	60	MHR	\$ 140.00	\$ 8,400	
Equipment, Tools, and Material	1	LS	\$ 1,500.00	\$ 1,500	
Division 03 - CONCRETE				\$ 9,900	\$ 9,900
Div. 05 METALS					
05 12 00 Structural Steel Framing Steel Roof Structure and Vents	220	SF			\$ 9,900
Journeyman and Labor	60	MHR	\$ 140.00	\$ 8,400	
Equipment, Tools, and Material	1	LS	\$ 1,500.00	\$ 1,500	
05 30 00 Metal Deck					
05 70 00 Decorative Metal Steel Vents	Included in 05 12 00				
Drinking Fountain Rails	Included in 05 12 00				
Division 05 - METALS				\$ 9,900	\$ 9,900
Div. 07 THERMAL & MOISTURE PROTECTION					
07 42 13 Wood Cladding Stained Wood Siding	405	SF			\$ 6,333
Journeyman and Labor	40	MHR	\$ 140.00	\$ 5,600	
Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 61 00 Sheet Metal Roofing Corten Roof	220	SF	\$ 45.00	\$ 9,900	\$ 15,730
Journeyman and Labor	32	MHR	\$ 140.00	\$ 4,480	
Equipment, Tools, and Material	1	LS	\$ 750.00	\$ 750	
07 62 00 Flashing and Sheet Metal Flashing and Sheet Metal	Included in 07 61 00				
07 70 00 Roof Accessories Rain Chain	Included in 07 61 00				
07 92 00 Joint Sealants Joint Sealants	125	SF	\$ 2.00	\$ 250	\$ 250
Division 07 - THERMAL AND MOISTURE PROTECTION				\$ 21,730	\$ 21,730
Div. 08 OPENINGS					
08 11 13 Hollow Metal Doors and Frames Journeyman and Labor	4	MHR	\$ 140.00	\$ 560	\$ 560
Equipment, Tools, and Material	1	LS	\$ 250.00	\$ 250	
08 71 11 Door Hardware Door Hardware	Included in 08 11 00				
Division 08 - OPENINGS					

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Laura Fish Somersal Park

Estimate Date: 03/27/25

90% Schematic Design

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 09 FINISHES						
09 30 00	Tiling					
	Base at Walls in Restrooms only	30	LF	\$ 15.00	\$ 450	
09 91 00	Painting					
	Exterior Wall Stain	405	SF	\$ 3.00	\$ 1,215	
	Anti-Graffiti Coating (Doors)	45	SF	\$ 5.00	\$ 225	
	Misc. Patch and Paint	1	LS	\$ 1,500.00	\$ 1,500	
09 96 56	Resinous Flooring					
	Epoxy Flooring at Restroom	60	SF	\$ 20.00	\$ 1,200	
Division 09 - FINISHES					\$ 4,590	\$ 4,590
Div. 10 SPECIALTIES						
10 14 00	Signage					
	Code and ID	125	SF	\$ 5.00	\$ 625	
10 28 00	Restroom Accessories					
	Journeyman and Labor	4	MHR	\$ 140.00	\$ 560	
	Equipment, Tools, and Material	1	LS	\$ 500.00	\$ 500	
	Grab Bars	2	EA			
	Toilet Tissue Dispenser (Large Capacity)	1	EA			
	Sanitary Napkin Disposal	1	EA			
	Soap Dispenser	1	EA			
	Trash Bin/Paper Towel Dispenser	1	EA			
	Changing Table	1	EA			
	Mech Room Accessories	1	LS			
Division 10 - SPECIALTIES					\$ 1,685	\$ 1,685
Div. 22 PLUMBING						
22 00 00	Plumbing					
	Sanitary Sewer & Vent Piping	1	LS	\$ 12,750.00	\$ 12,750	
	Domestic Water Piping	1	LS	\$ 5,750.00	\$ 5,750	
	WC- Install	1	EA	\$ 2,250.00	\$ 2,250	
	Sinks- Install	1	EA	\$ 2,550.00	\$ 2,550	
	DF1- Purchase & Install	1	EA	\$ 6,500.00	\$ 6,500	
	HB1- Purchase & Install	1	EA	\$ 550.00	\$ 550	
	Cleanouts	1	EA	\$ 850.00	\$ 850	
	Floor Drain w/ Trap Primer	2	EA	\$ 1,800.00	\$ 3,600	
	Water Hammer Arrestor	1	EA	\$ 1,200.00	\$ 1,200	
	G&A, small project (30%)	1	LS	\$ 10,260.00	\$ 10,260	
Division 22 - PLUMBING					\$ 46,260	\$ 46,260
Div. 26 ELECTRICAL						
26 00 00	Electrical					
	Electrical Service					
	Underground service to bathroom panel	100	LF	\$ 35.00	\$ 3,500	
Division 26 - ELECTRICAL					\$ 3,500	\$ 3,500

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Trailed Restroom - Single

Laura Fish Somersal Park
 90% Schematic Design

Estimate Date: 03/27/25

Description		Quantity	Unit	Unit Cost	Extension	Group Extension
Div. 31	EARTHWORK					
31 23 00	Excavation					\$ 9,574
	Excavate soil for (N) building foundation	7	CY	\$ 75.50	\$ 529	
	Off haul	7	CY	\$ 60.00	\$ 420	
	Stone Wall	25	LF	\$ 345.00	\$ 8,625	
Division 31 - EARTHWORK					\$ 9,574	\$ 9,574
Subtotal DIRECT COST					\$ 114,282	\$ 114,282
CONTINGENCIES (DESIGN & ESTIMATING)				15.00%		\$ 17,142
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY						\$ 131,424
INDIRECT COST						
GENERAL CONDITIONS and GR				15.00%		\$ 19,714
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE				7.00%		\$ 10,200
BOND AND INSURANCE				2.50%		\$ 4,012
TOTAL COST BEFORE ESCALATION						\$ 165,350
ESCALATION TO MID- POINT OF CONSTRUCTION				6.00%		\$ 9,921
TOTAL CONSTRUCTION COST						\$ 175,271
Supply Pricing By PROMTEC (Trailhead Restroom) - Single						\$ 50,000
TOTAL CONSTRUCTION COST						\$ 225,271

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

ALTERNATE - POROUS AC PAVING

Laura Fish Somersal Park

Estimate Date: 04/21/25

90% Schematic Design

ALT: Porous AC Paving at Multi Purpose Trail

Description		Quantity	Unit	Unit Cost	Extension	Group Extensior
Div. 32	EXTERIOR IMPROVEMENTS					
	Asphalt Paving					
	3" Porous AC Pavement xl wine country blend	26,600	SF	\$ 10.05	\$ 267,330	\$ 267,330
TOTAL DIRECT COST					\$ 267,330	\$ 267,330
CONTINGENCIES (DESIGN & ESTIMATING)				15.00%		\$ 40,100
TOTAL DIRECT TRADE COST INCLUDING CONTINGENCY						\$ 307,430
INDIRECT COST						
GENERAL CONDITIONS and GR				15.00%		\$ 46,115
OFFICE OVERHEAD/GENERAL CONTRACTOR FEE				7.00%		\$ 24,520
BOND AND INSURANCE				2.50%		\$ 9,185
TOTAL COST BEFORE ESCALATION						\$ 387,250
ESCALATION TO MID- POINT OF CONSTRUCTION				6.00%		\$ 23,235
TOTAL CONSTRUCTION COST						\$ 411,000

Attachment: G: Laura Fish Somersal Park Schematic Design Cost Estimate (4722 : Laura Fish Somersal Park Phase 1 Schematic Design

Qualifications & Assumptions

Laura Fish Somersal Park

Basis of the Estimate:

This estimate is based on "90% Schematic Design" prepared by Fletcher Studio dated March 5, 2025

The estimate specifically excludes the following items:

- 1) Utility Connection Fees
- 2) Furniture Fitting and Equipment (FFE)
- 3) Engineering and Architectural or any other Design Fees
- 4) Land Cost, Financing Cost and Legal Fees
- 5) Permit & Plan Check Fees
- 6) Testing and Inspection Cost
- 7) Quality Control Costs
- 8) Owner's Project Administration, Management and Supervision
- 9) Cost of Change Orders during Construction
- 10) Cost of Escalation Beyond the Assumed Construction Schedule

Allowances

No Allowance is included for Hazmat or CONTAMINATED Soil if any.

Project Delivery Method

The estimate reflects our Opinion of Probable Construction Costs obtainable in the project locality on the date of this estimate under competitive bidding for a lump sum (Design-Bid-Build) contract with A minimum of 3 bids.

Basis of Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items parametric measurements were used in conjunction with references from other projects of a similar nature.

Direct Cost

- 1) The unit prices used in the direct cost estimate section are composite unit prices which include costs for material, labor, equipment and subcontractor's/supplier's mark-ups and sales tax.
- 2) Subcontractor's overhead and profit is included in each line item unit cost.
- 3) Labor costs are based on Prevailing wages for Bay Area focusing in Sonoma county.

Indirect Cost

Markups are added in the Summary to cover the following needed costs:

- a) General Contractor's general conditions and general requirements
- b) General contractor's overhead and profit, bonds and insurance
- c) Design phase contingency
- d) Cost escalation beyond the assumed construction mid-point
- e) Other indirect costs which may be needed to complete the project.

Qualifications & Assumptions

Items Impacting Costs

The following is a list of items that may affect the cost estimate:

- a) Modifications to the scope of work or assumptions included in this estimate
- b) Unforeseen sub-surface conditions such rock and hazardous material
- c) Special phasing requirements
- d) Restrictive technical specifications or excessive contract conditions
- e) Any specified item of equipment, material, or product that cannot be obtained from at least three different sources
- f) Any other non-competitive bid situations.
- g) Any cost of handling, removal, treatment and transportation of hazardous Waste Material is Excluded.

General Qualifications of the Estimate

This estimate represents MicroEstimating' s opinion of probable construction costs based on professional experience and qualifications. Since we have no control over the cost of labor, materials or equipment, services furnished by others, contractor's method of pricing and carrying out of work, design work still to be completed, competitive bidding, or market conditions, we cannot guarantee that bid or final construction costs will not vary from our opinion of probable costs. These opinions of cost are based on current market conditions with a relatively low level of participation from General Contractors and Subcontractors on public works and private projects.

Bid Conditions

Experience shows fewer bidders may result in higher bids, and conversely more bidders may result in lower bids. Therefore, it is important to obtain as many bids as possible.

The following table provides a general guideline for probable impacts due to number of bids:

1 bid	+25% to +50%
2-3 bids	+10% to +25%
4-5 bids	0% to +10%
6-7 bids	0% to -10%
8 or more bids	-10% to -20%

Market Conditions:

Due to the high number of construction projects currently underway in Bay Area there is a shortage or lack of participation in some special trades, as well as shortages of labor and skilled workers that may impact the cost of construction projects. These conditions may continue for a few years before construction slows. For this reason we suggest that the owner carry an additional 10% above beyond this construction cost. This 10% is not considered to be a contingency of escalation factor, but is only to account for market volatility.