

Appendix B: Concept Plans for Riverside and Frog Island Parks

.



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City of Ypsilanti, Michigan - Riverside Park
2008 Conceptual Site Plan

Construction Estimate - Detailed Worksheet

February 12, 2008

* This Estimate is based on the 2008 conceptual plan. Due to the conceptual nature of the plan, all quantities and unit prices are approximate. Numerous factors including construction details, grading plan, project packaging, date of construction and unforeseen site conditions will affect final construction costs.
 ** Estimate does not include all improvements shown or suggested on the Conceptual Site Plan. Items not estimated include but are not limited to stabilization of the west bluff area, tree planting in the Grove, Commons and W. Bluff areas, sanitary manhole retrofits, and grass pave system for large vehicle access.

| Phase 1: Dock Renovation & Pavilion (includes removal of existing pavilion) (8) | | | | |
|---|-------------|-------------|--|-------------------|
| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
| Pre-development | | | | |
| Architect / Engineers Fees (as needed) | 1 | Sum | \$ 7,700 | \$ 7,700 |
| | | | Subtotal - Pre-development | \$ 7,700 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing (as needed) | 1 | Sum | \$ 7,500 | \$ 7,500 |
| Contractor Mobilization | 1 | Sum | \$ 5,250 | \$ 5,250 |
| | | | Subtotal - Oversight, Mobilization and Site Control | \$ 12,750 |
| Remove Existing Pavilion | | | | |
| Demo, Haul & Dispose Existing Pavilion Structure | 1 | Sum | \$ 7,000 | \$ 7,000 |
| Demo, Haul & Dispose Existing Conc. Pad | 1 | Sum | \$ 4,800 | \$ 4,800 |
| Demo, Haul & Dispose Existing Conc. Footings | 6 | Ea | \$ 125 | \$ 750 |
| Abandon Existing Water Line (5) | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Abandon Existing Sanitary Line | 1 | Ea | \$ 2,000 | \$ 2,000 |
| | | | Subtotal - Remove Existing Pavilion | \$ 16,550 |
| Site Development | | | | |
| Demo ex. Decking & Railings | 1 | Sum | \$ 3,500 | \$ 3,500 |
| Railings for Steps and Approach Ramp | 1 | Sum | \$ 4,250 | \$ 4,250 |
| New P.T. Wood Decking | 1 | Sum | \$ 10,000 | \$ 10,000 |
| Pavilion Structure - Cost Based on: Polygon "Octagon" OCT48 w/ cupola, handrails, electrical access prep, T&G ceiling, & shingles | 1 | Sum | \$ 41,200 | \$ 41,200 |
| Pavilion Installation | 1 | Sum | \$ 30,000 | \$ 30,000 |
| Benches | 3 | Ea | \$ 1,500 | \$ 4,500 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 10,000 | \$ 10,000 |
| | | | Subtotal - Site Development | \$ 103,450 |
| Subtotal | | | | \$ 140,450 |
| 20% Contingency | | | | \$ 28,090 |
| Total - Phase 1: Dock Renovation & Pavilion | | | | \$ 168,540 |

Phase 2: New Tridge and Entry Enhancements at Michigan Ave.

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|--|------|------|------------|-------------------|
| Pre-development | | | | |
| Park Boundary Survey (Boundary for entire park required even if working on part) | 1 | Sum | \$ 7,500 | \$ 7,500 |
| Topographic and Detailed Feature Survey for Project Area | 1 | Sum | \$ 3,100 | \$ 3,100 |
| Design Development & Engineering | 1 | Sum | \$ 44,000 | \$ 44,000 |
| Subtotal - Pre-development | | | | \$ 54,600 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 42,500 | \$ 42,500 |
| Contractor Mobilization | 1 | Sum | \$ 30,000 | \$ 30,000 |
| Construction Fencing (as needed) | 550 | LF | \$ 3.50 | \$ 1,925 |
| Erosion & Sediment Control | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 76,925 |
| New Tridge & Entry Enhancements | | | | |
| Demo, Haul and Dispose Old Dock & Steps (as needed) | 1 | Sum | \$ 12,500 | \$ 12,500 |
| Remove Old Dock Piles (as needed) | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Modify MI Ave Conc. Guard Rail at W. End | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Site Prep at E. End | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Strip Asphalt Paving E. End | 80 | SY | \$ 8 | \$ 640 |
| New Abutments | 2 | Ea | \$ 15,000 | \$ 30,000 |
| New Dock / Bridge Piles | 1 | Sum | \$ 10,000 | \$ 10,000 |
| New Tridge Design, Fabrication, & Delivery | 1 | Sum | \$ 330,000 | \$ 330,000 |
| New Tridge Installation | 1 | Sum | \$ 110,000 | \$ 110,000 |
| Metal Entry Arches w/ Cobblestone Base and Metal Lettering | 2 | Ea | \$ 10,000 | \$ 20,000 |
| Concrete Paved Approach at E End | 300 | Sf | \$ 7 | \$ 2,100 |
| Concrete Paving at Materials Unltd.. | 300 | Sf | \$ 10 | \$ 3,000 |
| Enclosure to Restrict Access Under MI Ave Bridge | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Electrical & Lighting | 1 | Sum | \$ 25,000 | \$ 25,000 |
| Subtotal - New Tridge & Entry Enhancements | | | | \$ 553,740 |
| Site Furnishings | | | | |
| B2B Map and Wayfinding Signage at E. End | 1 | Ea | \$ 3,500 | \$ 3,500 |
| Park Entry Signs at Mi. Ave. Vehicle Entrance & on Huron at RAC | 2 | Ea | \$ 3,500 | \$ 7,000 |
| Subtotal - Site Furnishings | | | | \$ 10,500 |
| Planting & Site Restoration (0) | | | | |
| MI Boulder Toe Protection (as needed) | 80 | LF | \$ 35 | \$ 2,800 |
| Bioengineering - Fascines & Livestakes | 80 | LF | \$ 30 | \$ 2,400 |
| Planting Soil | 50 | CY | \$ 55 | \$ 2,750 |
| Erosion Control Blanket (as needed) | 200 | SY | \$ 3 | \$ 600 |
| Shade Trees | 4 | Ea | \$ 475 | \$ 1,900 |
| Ornamental Trees | 10 | Ea | \$ 350 | \$ 3,500 |
| Shrubs | 61 | Ea | \$ 60 | \$ 3,660 |
| Ornamental Grasses | 35 | Ea | \$ 16 | \$ 560 |
| Fine Grade & Seed Lawn Areas | 1200 | SY | \$ 2 | \$ 2,400 |
| Mulch | 30 | CY | \$ 80 | \$ 2,400 |
| Site Cleanup | 1 | Sum | \$ 2,250 | \$ 2,250 |
| Subtotal - Planting & Site Restoration | | | | \$ 25,220 |
| Subtotal | | | | \$ 720,985 |
| 20% Contingency | | | | \$ 144,197 |
| Total - Phase 2: New Tridge and Entry Enhancements at Michigan Ave. | | | | \$ 865,182 |

Phase 3: Shoreline Improvements - Bank Stabilization, Buffer Zone, River Overlooks and Canoe Landings (1)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|---|------|------|------------|-------------------|
| Pre-development | | | | |
| Topographic and Detailed Feature Survey for Project Area | 1 | Sum | \$ 3,900 | \$ 3,900 |
| Design Development & Engineering | 1 | Sum | \$ 26,400 | \$ 26,400 |
| Subtotal - Pre-development | | | | \$ 30,300 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 25,600 | \$ 25,600 |
| Contractor Mobilization | 1 | Sum | \$ 18,000 | \$ 18,000 |
| Construction Fencing (as needed) | 2000 | LF | \$ 3.50 | \$ 7,000 |
| Erosion & Sediment Control | 1 | Sum | \$ 7,500 | \$ 7,500 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 58,100 |
| Shoreline Stabilization & Improvements | | | | |
| Saw Cut Asphalt (at north lot) | 1 | Sum | \$ 750 | \$ 750 |
| Strip Asphalt From Ex. Parking Spaces (at north lot) | 225 | SY | \$ 7 | \$ 1,575 |
| Demo Curb & Gutter from Parking Spaces (at north lot) | 180 | LF | \$ 7 | \$ 1,260 |
| Abandon Ex. Catch Basin and Pipe from Lot | 1 | Sum | \$ 750 | \$ 750 |
| Remove Haul & Dispose Gravel Base (dispose on site if possible) | 60 | CY | \$ 20 | \$ 1,200 |
| Remove Haul & Dispose Log Paving at Tridge End | 12 | CY | \$ 20 | \$ 240 |
| Strip and Stockpile Top Soil | 500 | CY | \$ 6 | \$ 3,000 |
| Excavate Load, Haul, & Dispose Subsoil From Banks (Place onsite as possible to reduce cost) | 1000 | CY | \$ 20 | \$ 20,000 |
| Place & Grade Top Soil | 500 | CY | \$ 6 | \$ 3,000 |
| Michigan Boulder Overlook | 4 | Ea | \$ 8,000 | \$ 32,000 |
| MI Boulder Overlook w/ Limestone Slab Steps | 5 | Ea | \$ 11,000 | \$ 55,000 |
| MI Boulder Canoe Landing w/ Limestone Slab Steps at S. End | 1 | Ea | \$ 15,000 | \$ 15,000 |
| MI Boulder Canoe Landing w/ Limestone Slab Steps at Central Picnic Area | 1 | Ea | \$ 17,000 | \$ 17,000 |
| Root Wads (as needed) | 12 | Ea | \$ 900 | \$ 10,800 |
| MI Boulder Toe Protection or Rock Vanes (as needed) | 1500 | LF | \$ 35 | \$ 52,500 |
| Bioengineering - Fascines & Livestakes (as needed) | 1000 | LF | \$ 30 | \$ 30,000 |
| Concrete Paving for W. Tridge End | 250 | SF | \$ 7 | \$ 1,750 |
| Subtotal - Shoreline Stabilization & Improvements | | | | \$ 245,825 |
| Site Furnishings | | | | |
| Metal Trash + Recycling Receptacle (at W. Tridge End) | 1 | Ea | \$ 2,500 | \$ 2,500 |
| Metal Trash Receptacles | 4 | Ea | \$ 1,000 | \$ 4,000 |
| Benches for Overlooks etc. | 10 | Ea | \$ 2,000 | \$ 20,000 |
| Picnic Tables w/ Conc. Slab for Areas Along River | 3 | Ea | \$ 3,500 | \$ 10,500 |
| B2B Map and Wayfinding Signage (for W. Tridge End or at Cross St. Entry) | 1 | Ea | \$ 3,500 | \$ 3,500 |
| Interpretive Signs | 5 | Ea | \$ 1,500 | \$ 7,500 |
| Subtotal - Site Furnishings | | | | \$ 48,000 |
| Planting & Site Restoration (0) | | | | |
| Shade Trees | 19 | Ea | \$ 475 | \$ 9,025 |
| Evergreen Trees | 4 | Ea | \$ 450 | \$ 1,800 |
| Ornamental Trees | 26 | Ea | \$ 350 | \$ 9,100 |
| Shrubs (for n. tridge & dock area) | 40 | Ea | \$ 60 | \$ 2,400 |
| Prairie Seeding | 0.75 | AC | \$ 6,000 | \$ 4,500 |
| Erosion Control Blanket / Netting (as needed) | 1350 | SY | \$ 3 | \$ 4,050 |
| Fine Grade & Seed Lawn Areas (as needed) | 5450 | SY | \$ 2 | \$ 10,900 |
| Wetland Pocket Plantings | 1 | Sum | \$ 800 | \$ 800 |
| Mulch | 35 | CY | \$ 80 | \$ 2,800 |
| Site Cleanup | 1 | Sum | \$ 3,000 | \$ 3,000 |
| Subtotal - Planting & Site Restoration | | | | \$ 48,375 |
| Subtotal | | | | \$ 430,600 |
| 20% Contingency | | | | \$ 86,120 |
| Total - Phase3: Shoreline Improvements (1) | | | | \$ 516,720 |

Phase 4a: North End Improvements - Stormwater Wetland, Sledding Hill, Children's Garden, Parking Removal, and Paths
(includes site plan & earthwork for Phase 4b)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|---|------|------|---|-------------------|
| Pre-development | | | | |
| Topographic and Detailed Feature Survey for Project Area (includes Phase 4b) | 1 | Sum | \$ 3,500 | \$ 3,500 |
| Design Development & Engineering (includes Phase 4b) | 1 | Sum | \$ 61,700 | \$ 61,700 |
| | | | Subtotal - Pre-development | \$ 65,200 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 47,500 | \$ 47,500 |
| Contractor Mobilization | 1 | Sum | \$ 33,400 | \$ 33,400 |
| Silt Fence | 1200 | LF | \$ 2.50 | \$ 3,000 |
| Construction Fencing (as needed) | 2000 | LF | \$ 3.50 | \$ 7,000 |
| | | | Subtotal - Oversight, Mobilization and Site Control | \$ 90,900 |
| Stormwater Wetland / Stream & Sledding Hill | | | | |
| Tree Removal | 1 | Sum | \$ 1,500 | \$ 1,500 |
| Remove Existing Gate & Posts | 1 | Sum | \$ 500 | \$ 500 |
| Remove Ex. Wood Bollards | 27 | Ea | \$ 50 | \$ 1,350 |
| Remove Ex. Wood Ret. Walls | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Strip Ex. Asphalt Drive Way | 1600 | SY | \$ 7 | \$ 11,200 |
| Abandon & Reroute 30" Storm Sewer | 1 | Sum | \$ 6,750 | \$ 6,750 |
| Abandon Ex. Catch Basin and Pipe From Sledding Area | 1 | Sum | \$ 800 | \$ 800 |
| Remove Driveway Gravel Base & Place On Site (partial removal for non-fill planting areas) | 200 | CY | \$ 6 | \$ 1,200 |
| Strip and Stockpile Top Soil (for use on site) | 1500 | CY | \$ 6 | \$ 9,000 |
| Excavation (cut & fill on site) | 3500 | CY | \$ 7 | \$ 24,500 |
| Compact Backfill in Sledding Hill & Overlook Area | 3500 | CY | \$ 2 | \$ 5,250 |
| Place & Grade on site topsoil | 1500 | CY | \$ 6 | \$ 9,000 |
| MI Boulder Retaining Walls | 2000 | FF | \$ 30 | \$ 60,000 |
| MI Boulder Check Dams / Control Structures (for wetland / stream area) | 7 | Ea | \$ 800 | \$ 5,600 |
| MI Boulder Rip Rap and Rock work For 30" Storm Outfall | 1 | Sum | \$ 5,000 | \$ 5,000 |
| MI Boulder Check Dams / Control Structures (optional for Cross St. storm daylighting) | 5 | Ea | \$ 800 | \$ 4,000 |
| MI Boulder Outcrops along Cross | 3 | Ea | \$ 500 | \$ 1,500 |
| Culverts (for wetland / stream area; elliptical w/ end sections; explore bridges) | 2 | Ea | \$ 5,500 | \$ 11,000 |
| Culvert (at children's garden mulch path) | 1 | Ea | \$ 600 | \$ 600 |
| Culvert (under path; optional Cross St. storm daylighting) | 1 | Ea | \$ 4,000 | \$ 4,000 |
| Snags w/ Nesting Cavities in Wetland | 7 | Ea | \$ 1,500 | \$ 10,500 |
| Tree Grate | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Bollards Fixed (at Cross St.) | 2 | Ea | \$ 750 | \$ 1,500 |
| Bollards Removable (at Cross St.) | 6 | Ea | \$ 850 | \$ 5,100 |
| Relocate and Add New Bike Racks w/ conc. pad. | 1 | Sum | \$ 3,000 | \$ 3,000 |
| Railing for Overlook Area | 140 | LF | \$ 125 | \$ 17,500 |
| | | | Subtotal - Stormwater Wetland / Stream & Sledding Hill | \$ 204,350 |
| Add Parallel Parking on Cross St (With Optional Storm Sewer Daylighting) | | | | |
| Saw-cut Curb & Gutter | 4 | Ea | \$ 100 | \$ 400 |
| Demo Curb & Gutter | 260 | LF | \$ 7 | \$ 1,820 |
| Remove Conc. Sidewalks | 246 | SY | \$ 13 | \$ 3,198 |
| Reroute Storm Sewer from Cross St. to Park (optional) | 1 | Sum | \$ 6,250 | \$ 6,250 |

| | | | | |
|--|------|-----|-----------|-------------------|
| New Conc. Sidewalks | 3133 | Sf | \$ 5 | \$ 15,665 |
| New Curb & Gutter | 280 | LF | \$ 25 | \$ 7,000 |
| Concrete Barrier free Ramp (oversize at corner) | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Concrete Vehicle and Barrier free Ramp (on Cross St.) | 1 | Ea | \$ 4,000 | \$ 4,000 |
| Signage (as needed) | 1 | Sum | \$ 1,500 | \$ 1,500 |
| Striping | 1 | Sum | \$ 500 | \$ 500 |
| Subtotal - Parking on Cross St. | | | | \$ 42,333 |
| Site Electrical & Lighting (additional electrical & lighting budget provided under individual projects) | | | | |
| Path Lighting | 1 | Sum | \$ 17,000 | \$ 17,000 |
| Supplemental Electrical Renovations (for north half of park as needed) | 1 | Sum | \$ 45,000 | \$ 45,000 |
| Subtotal - Site Electrical & Lighting | | | | \$ 62,000 |
| Paths (9) | | | | |
| Strip Asphalt From Ex. Paths (as needed) | 1250 | SY | \$ 7 | \$ 8,750 |
| Base Prep (as needed for ex paths) | 950 | SY | \$ 5 | \$ 4,750 |
| Repave Existing Paths 10' wide | 950 | SY | \$ 14 | \$ 13,300 |
| New Asphalt Paths 10' nom. Width | 860 | SY | \$ 30 | \$ 25,800 |
| Subtotal - Paths | | | | \$ 52,600 |
| Children's Garden | | | | |
| Artist Consulting & Installation Observation | 1 | Sum | \$ 15,000 | \$ 15,000 |
| Seatwalls (explore modular or custom benches as alternates to seatwalls) | 90 | LF | \$ 300 | \$ 27,000 |
| Rough hewn Cedar Balance Log | 1 | Ea | \$ 600 | \$ 600 |
| Rough hewn Cedar Posts | 26 | Ea | \$ 400 | \$ 10,400 |
| MI Boulder Outcrops | 7 | Ea | \$ 500 | \$ 3,500 |
| Culvert for Play Sculpture | 1 | Ea | \$ 400 | \$ 400 |
| Metal Sculpture Arch (10) | 1 | Ea | \$ 40,000 | \$ 40,000 |
| Climbing Mound | 300 | Sf | \$ 20 | \$ 6,000 |
| Concrete Paving | 1000 | Sf | \$ 7 | \$ 7,000 |
| Play Surfaces | 1500 | SF | \$ 15 | \$ 22,500 |
| Supplemental Electrical & Lighting (as needed) | 1 | Sum | \$ 15,000 | \$ 15,000 |
| Boardwalks | 170 | LF | \$ 275 | \$ 46,750 |
| Wood Chip Paths | 30 | CY | \$ 80 | \$ 2,400 |
| Stone Steps for Trail | 7 | Ea | \$ 400 | \$ 2,800 |
| Willow Arcade (planting only - additional work necessary as plants grow to mature ht.) | 1 | Sum | \$ 500 | \$ 500 |
| Log Bench for Storm Outfall Overlook | 1 | Ea | \$ 750 | \$ 750 |
| Interpretive Signage | 5 | Ea | \$ 1,500 | \$ 7,500 |
| Subtotal - Children's Garden | | | | \$ 208,100 |
| Site Furnishings | | | | |
| Picnic Tables w/ Conc. Slab | 7 | Ea | \$ 3,500 | \$ 24,500 |
| Benches | 3 | Ea | \$ 2,000 | \$ 6,000 |
| Metal Trash + Recycling Receptacles | 1 | Ea | \$ 2,500 | \$ 2,500 |
| Flat-Top MI Boulder Seat Outcrops | 16 | Ea | \$ 600 | \$ 9,600 |
| Subtotal - Site Furnishings | | | | \$ 42,600 |
| Planting & Site Restoration (0) | | | | |
| Shade Trees | 27 | Ea | \$ 475 | \$ 12,825 |
| Evergreen Trees | 10 | Ea | \$ 450 | \$ 4,500 |
| Ornamental Trees | 15 | Ea | \$ 350 | \$ 5,250 |
| Shrubs | 35 | Ea | \$ 60 | \$ 2,100 |
| Prairie Seeding | 0.5 | AC | \$ 6,000 | \$ 3,000 |
| Wetland Seeding | 0.25 | AC | \$ 6,500 | \$ 1,625 |
| Wetland Plantings for 30" Storm Outfall area | 1 | Sum | \$ 750 | \$ 750 |
| Fine Grade & Seed Lawn Areas | 9600 | SY | \$ 2 | \$ 19,200 |
| Mulch | 20 | CY | \$ 80 | \$ 1,600 |
| Site Cleanup | 1 | Sum | \$ 3,500 | \$ 3,500 |
| Subtotal - Planting & Site Restoration | | | | \$ 54,350 |
| Subtotal | | | | \$ 822,433 |
| 20% Contingency | | | | \$ 164,487 |
| Total - Phase 4a North End Improvements | | | | \$ 986,920 |

Phase 4b: Huron Plaza and Overlook (complete site plan & earthwork with Phase 4a)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|---|------|------|------------|-------------------|
| <i>Oversight, Mobilization and Site Control (0)</i> | | | | |
| Observation, Staking, Permits, Testing (as needed) | 1 | Sum | \$ 12,300 | \$ 12,300 |
| Contractor Mobilization | 1 | Sum | \$ 8,700 | \$ 8,700 |
| Silt Fence | 100 | LF | \$ 2.50 | \$ 250 |
| Construction Fencing (as needed) | 325 | LF | \$ 3.50 | \$ 1,138 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 22,388 |
| <i>Hardscape, Site Furnishings & Electrical</i> | | | | |
| Remove Sod & Prep Site | 9 | MSF | \$ 250 | \$ 2,250 |
| Seatwalls (explore modular or custom benches as alternates to seatwalls) | 75 | LF | \$ 300 | \$ 22,500 |
| Curb Edge at Plaza Center (add additional curb at plaza perimeter if benches used) | 61 | LF | \$ 20 | \$ 1,220 |
| Curb or Stone Bed Edge (as needed) | 205 | LF | \$ 20 | \$ 4,100 |
| Decorative Paving at Plaza (Possible Donor Pavers) | 1000 | SF | \$ 15 | \$ 15,000 |
| Concrete Paving at Overlook | 300 | Sf | \$ 7 | \$ 2,100 |
| Decorative Paving at Overlook (Possible Donor Pavers) | 200 | SF | \$ 15 | \$ 3,000 |
| New Asphalt Paths | 325 | SY | \$ 30 | \$ 9,750 |
| Metal Entry Arches w/ Cobblestone Base and Metal Lettering | 2 | Ea | \$ 10,000 | \$ 20,000 |
| Focal Element at Plaza (10) | 1 | Ea | \$ 30,000 | \$ 30,000 |
| Bollard Fixed (at Corner) | 1 | Ea | \$ 750 | \$ 750 |
| Bollard Removable (at Huron St.) | 1 | Ea | \$ 850 | \$ 850 |
| MI Boulder Outcrops along Cross & Huron | 6 | Ea | \$ 500 | \$ 3,000 |
| Bench at Overlook | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Interpretive Sign at Overlook | 1 | Ea | \$ 1,500 | \$ 1,500 |
| Metal Trash + Recycling Receptacles (at Plaza) | 1 | Ea | \$ 2,500 | \$ 2,500 |
| Metal Trash Receptacle (at overlook) | 1 | Ea | \$ 1,000 | \$ 1,000 |
| Path Lighting | 1 | Sum | \$ 12,000 | \$ 12,000 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 10,000 | \$ 10,000 |
| Subtotal - Hardscape & Site Furnishings | | | | \$ 143,520 |
| <i>Planting & Site Restoration (0)</i> | | | | |
| Furnish & Grade Planting Soil (as needed; utilize Compost from Waterworks Park if possible) | 30 | CY | \$ 60 | \$ 1,800 |
| Shade Trees | 4 | Ea | \$ 475 | \$ 1,900 |
| Ornamental Trees | 17 | Ea | \$ 350 | \$ 5,950 |
| Shrubs | 80 | Ea | \$ 60 | \$ 4,800 |
| Ornamental Grasses / Perennials | 425 | Ea | \$ 14 | \$ 5,950 |
| Mulch | 55 | CY | \$ 80 | \$ 4,400 |
| Fine Grade & Seed Lawn Areas (as needed) | 510 | SY | \$ 2 | \$ 1,020 |
| Site Cleanup | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Subtotal - Planting & Site Restoration | | | | \$ 26,820 |
| Subtotal | | | | \$ 192,728 |
| 20% Contingency | | | | \$ 38,546 |
| Total - Phase 4b Huron Plaza and Overlook | | | | \$ 231,273 |

Phase 5a: South End Improvements - Pond & Bioswale, Pavilion, Sculpture Mounds, Paths, Restroom and Parking Lot Improvements (includes site plan for Phase 5b)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|--|------|------|---|-------------------|
| Pre-development | | | | |
| Topographic and Detailed Feature Survey for Project Area | 1 | Sum | \$ 4,800 | \$ 4,800 |
| Design Development & Engineering | 1 | Sum | \$ 77,000 | \$ 77,000 |
| | | | Subtotal - Pre-development | \$ 81,800 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 73,500 | \$ 73,500 |
| Contractor Mobilization | 1 | Sum | \$ 51,700 | \$ 51,700 |
| Silt Fence | 900 | LF | \$ 2.50 | \$ 2,250 |
| Construction Fencing | 2400 | LF | \$ 3.50 | \$ 8,400 |
| | | | Subtotal - Oversight, Mobilization and Site Control | \$ 135,850 |
| Pond & Bioswale (Earthwork & Hardscape) | | | | |
| Tree Removal on RAC Slope etc. (as required) | 1 | Sum | \$ 7,000 | \$ 7,000 |
| Abandon Ex. Catch Basin in Lot and Bulkhead Storm Pipe | 1 | Sum | \$ 1,300 | \$ 1,300 |
| Strip and Stockpile Top Soil (for use on site) (3) | 2500 | CY | \$ 6 | \$ 15,000 |
| Excavation (cut & fill on site) | 5500 | CY | \$ 7 | \$ 38,500 |
| Place & Grade on site topsoil | 2500 | CY | \$ 6 | \$ 15,000 |
| MI Boulder Ha-Ha Wall for Bioswale | 1700 | FF | \$ 30 | \$ 51,000 |
| MI Boulder Wall Along Entry Drive | 580 | FF | \$ 30 | \$ 17,400 |
| MI Boulder Check Dams / Control Structures (as needed for bioswale) | 3 | Ea | \$ 800 | \$ 2,400 |
| Sheet Pile Control Structure (as needed for bioswale outfall) | 35 | LF | \$ 90 | \$ 3,150 |
| Seatwalls At Base of RAC Steps | 160 | LF | \$ 300 | \$ 48,000 |
| | | | Subtotal - Pond & Bioswale (Earthwork & Hardscape) | \$ 198,750 |
| Pavilion (7) | | | | |
| Seatwalls | 280 | LF | \$ 285 | \$ 79,800 |
| Pavilion Structure - Cost Based on: Polygon "Carmel" GCO 57 w/ 3 tiered roof, ornamentation, electrical access prep, T&G ceiling, shingles & factory paint | 1 | Sum | \$ 98,900 | \$ 98,900 |
| Pavilion Installation | 1 | Sum | \$ 77,750 | \$ 77,750 |
| Concrete Paving (6) | 1480 | SF | \$ 7 | \$ 10,360 |
| Decorative Paving (Possible Donor Pavers) (6) | 710 | SF | \$ 15 | \$ 10,650 |
| New Asphalt Path from Parking Lot | 65 | SY | \$ 30 | \$ 1,950 |
| Boardwalk (to pavilion) | 23 | LF | \$ 275 | \$ 6,325 |
| Wood Chip Path | 10 | CY | \$ 80 | \$ 800 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 15,000 | \$ 15,000 |
| | | | Subtotal - Pavilion | \$ 301,535 |
| Site Electrical & Lighting (additional electrical & lighting budget provided for individual projects) | | | | |
| Path Lighting | 1 | Sum | \$ 45,000 | \$ 45,000 |
| Supplemental Electrical Renovations (for south half of park as needed) | 1 | Sum | \$ 55,000 | \$ 55,000 |
| | | | Subtotal - Site Electrical & Lighting | \$ 100,000 |
| Paths (2) (9) | | | | |
| Strip Asphalt From Ex. Paths (as needed) | 1050 | SY | \$ 7 | \$ 7,350 |
| Base Prep (as needed for ex paths) | 1050 | SY | \$ 5 | \$ 5,250 |
| Repave Existing Paths 10' wide | 1050 | SY | \$ 14 | \$ 14,700 |
| New Asphalt Path 8' nom. width (Grove to RAC) | 1220 | SY | \$ 30 | \$ 36,600 |
| New Asphalt Paths Misc. | 50 | SY | \$ 30 | \$ 1,500 |
| Culvert From Collector Basin to Swale (HDPE; near new tridge) | 1 | Ea | \$ 600 | \$ 600 |
| Vehicle Bridge (4) | 2 | Ea | \$ 20,000 | \$ 40,000 |
| | | | Subtotal - Paths | \$ 106,000 |

| | | | | |
|--|-------|-----|---|---------------------|
| Parking Lot Renovation | | | | |
| Strip Ex. Asphalt Parking Lot & Drive | 2400 | SY | \$ 7 | \$ 16,800 |
| Saw-cut Curb & Gutter | 1 | Sum | \$ 600 | \$ 600 |
| Demo Curb & Gutter | 75 | LF | \$ 7 | \$ 525 |
| Remove Ex. Wood Bollards | 8 | Ea | \$ 50 | \$ 400 |
| Remove Existing Gate & Posts | 1 | Sum | \$ 500 | \$ 500 |
| | | | | |
| Hydrant Installation & Restroom Water Service Site Prep (from Mi. Ave.) | 1 | Sum | \$ 61,000 | \$ 61,000 |
| Sanitary Connection and Restroom Site Prep | 1 | Sum | \$ 6,000 | \$ 6,000 |
| | | | | |
| Gravel Base for New Spaces | 1 | Sum | \$ 1,800 | \$ 1,800 |
| Base Prep (Entire Lot with New Spaces & Entry Drive) | 2445 | SY | \$ 5 | \$ 12,225 |
| New Curb & Gutter (req. for lot) | 335 | LF | \$ 25 | \$ 8,375 |
| New Curb & Gutter (optional for entry drive) | 350 | LF | \$ 25 | \$ 8,750 |
| Bollards Removable | 4 | Ea | \$ 850 | \$ 3,400 |
| Concrete Barrier free Ramps (oversize) | 4 | Ea | \$ 2,000 | \$ 8,000 |
| Asphalt Paving (Lot with New Spaces & Entry Drive) | 2445 | SY | \$ 19 | \$ 46,455 |
| Excavation & Bed Prep for New Lot Island | 1 | Sum | \$ 500 | \$ 500 |
| Signage (as needed) | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Lot Striping | 1 | Sum | \$ 1,200 | \$ 1,200 |
| | | | | |
| | | | Subtotal - Parking Lot Renovation | \$ 179,030 |
| Restrooms (2) | | | | |
| Concrete Prep (explore options to prep foundation for permanent structure) | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Portable Toilet Shelter | 1 | Ea | \$ 12,055 | \$ 12,055 |
| Portable Toilet Shelter Installation | 1 | Ea | \$ 12,055 | \$ 12,055 |
| | | | | |
| | | | Subtotal - Restrooms | \$ 29,110 |
| Site Furnishings | | | | |
| Relocate and Add New Bike Racks w/ conc. pad. | 1 | Sum | \$ 3,000 | \$ 3,000 |
| Benches (for trail head area) | 2 | Ea | \$ 2,000 | \$ 4,000 |
| Flat-Top MI Boulder Seats for The Grove | 8 | Ea | \$ 600 | \$ 4,800 |
| Metal Trash + Recycling Receptacles | 2 | Ea | \$ 2,500 | \$ 5,000 |
| Metal Trash Receptacles | 4 | Ea | \$ 1,000 | \$ 4,000 |
| B2B Map and Wayfinding Signage at Trailhead Area | 1 | Ea | \$ 3,500 | \$ 3,500 |
| Interpretive Signage | 3 | Ea | \$ 1,500 | \$ 4,500 |
| | | | | |
| | | | Subtotal - Site Furnishings | \$ 28,800 |
| Planting & Site Restoration (0) | | | | |
| Shade Trees | 19 | Ea | \$ 475 | \$ 9,025 |
| Evergreen Trees | 27 | Ea | \$ 450 | \$ 12,150 |
| Small Evergreen Trees | 16 | Ea | \$ 225 | \$ 3,600 |
| Ornamental Trees | 13 | Ea | \$ 350 | \$ 4,550 |
| Shrubs | 65 | Ea | \$ 60 | \$ 3,900 |
| Wetland Plantings for pond | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Prairie Seeding | 0.8 | AC | \$ 6,000 | \$ 4,800 |
| Fine Grade & Seed Lawn Areas | 11100 | SY | \$ 2 | \$ 22,200 |
| Mulch | 45 | CY | \$ 80 | \$ 3,600 |
| Site Cleanup | 1 | Sum | \$ 3,500 | \$ 3,500 |
| | | | | |
| | | | Subtotal - Planting & Site Restoration | \$ 69,325 |
| Subtotal | | | | |
| | | | | \$ 1,230,200 |
| 20% Contingency | | | | \$ 246,040 |
| Total - Phase 5a South End Improvements | | | | |
| | | | | \$ 1,476,240 |

Phase 5b: Sculpture Garden (complete site plan with Phase 5a)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|---|------|------|------------|-------------------|
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Contractor Mobilization | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 7,500 |
| Site Development | | | | |
| Remove Sod & Prep Site | 9 | MSF | \$ 250 | \$ 2,250 |
| Landscape Sculpture (10) | 3 | Ea | \$ 30,000 | \$ 90,000 |
| Flat-Top MI Boulder Seat Outcrops | 3 | Ea | \$ 600 | \$ 1,800 |
| Decorative Paving at base of RAC stairs (optional around sculpture) | 400 | SF | \$ 15 | \$ 6,000 |
| RAC Signage | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Herbicide & Till Prairie Areas Along West Park Edge | 1 | Sum | \$ 1,500 | \$ 1,500 |
| Prairie Seeding Along West Park Edge | 0.5 | AC | \$ 6,000 | \$ 3,000 |
| Lawn Repair | 360 | SY | \$ 2 | \$ 720 |
| Site Cleanup | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Subtotal - Site Development | | | | \$ 108,270 |
| Subtotal | | | | \$ 115,770 |
| 20% Contingency | | | | \$ 23,154 |
| Total - Phase 5b Sculpture Garden | | | | \$ 138,924 |

East End of Tridge / Depot Town Entry Improvements

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|---|------|------|------------|------------------|
| Design Development & Engineering | | | | |
| | 1 | Sum | \$ 3,800 | \$ 3,800 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 3,700 | \$ 3,700 |
| Contractor Mobilization | 1 | Sum | \$ 2,600 | \$ 2,600 |
| Erosion & Sediment Control | 1 | Sum | \$ 500 | \$ 500 |
| Staking & Layout | 1 | Sum | \$ 800 | \$ 800 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 7,600 |
| Site Development | | | | |
| Brush Removal and Clearing | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Metal Entry Arches w/ Cobblestone Base and Metal Lettering (1 for Frog Island bridge entry) | 2 | Ea | \$ 10,000 | \$ 20,000 |
| MI Boulder Rip Rap and Rock Walls at Storm Outfall | 1 | Sum | \$ 15,000 | \$ 15,000 |
| Ornamental Trees | 7 | Ea | \$ 350 | \$ 2,450 |
| Shrubs | 25 | Ea | \$ 60 | \$ 1,500 |
| Subtotal - Site Development | | | | \$ 39,950 |
| Supplemental Electrical & Lighting | | | | \$ 10,000 |
| Subtotal | | | | \$ 61,350 |
| 20% Contingency | | | | \$ 12,270 |
| Total - East End of Tridge / Depot Town Entry Improvements | | | | \$ 73,620 |

Paths In Commons Area (remaining paths not included above) (9)

| PROJECT COMPONENT | Qty. | Unit | Unit Price | Total Cost |
|--|------|------|------------|------------------|
| Design Development & Engineering | 1 | Sum | \$ 2,800 | \$ 2,800 |
| <i>Oversight, Mobilization and Site Control (0)</i> | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 2,700 | \$ 2,700 |
| Contractor Mobilization | 1 | Sum | \$ 1,900 | \$ 1,900 |
| Subtotal - Oversight, Mobilization and Site Control | | | | \$ 4,600 |
| Site Development | | | | |
| Strip Asphalt From Ex. Paths (as needed) | 1450 | SY | \$ 7 | \$ 10,150 |
| Base Prep (as needed for ex paths) | 1450 | SY | \$ 5 | \$ 7,250 |
| Repave Existing Paths 10' wide | 1450 | SY | \$ 14 | \$ 20,300 |
| Metal Trash Receptacles | 1 | Ea | \$ 1,000 | \$ 1,000 |
| Subtotal - Site Development | | | | \$ 38,700 |
| Subtotal | | | | \$ 46,100 |
| 20% Contingency | | | | \$ 9,220 |
| Total - Paths In Commons Area | | | | \$ 55,320 |

| | | | | |
|---------------------------------|--|--|--|---------------------|
| Riverside Grand Subtotal | | | | \$ 3,760,616 |
| 20% Contingency | | | | \$ 752,123.10 |
| Riverside Grand Total | | | | \$ 4,512,739 |

PROJECT FOOTNOTES

(0) Costs for Oversight, Mobilization & Site Control as well as Planting & Site Restoration are based on project packaging as shown. Modifications to project scope will affect these costs and require they be divided and refigured for smaller project phases.

(1) Streambank stabilization costs are for west side of river only. Inclusion of the east side would more than double the project budget with additional costs likely due to difficult site access (slopes and multiple property owners). Costs for Shoreline stabilization are highly dependent on engineering calculations / recommended construction details and may vary significantly from estimated amounts.

(2) Portable toilet shelter is an interim solution until a permanent structure is feasible. Site plan should include provisions for permanent structure. Water service should be installed with parking lot improvements, and sanitary prep installed prior to path installation.

(3) Topsoil cut volume based on 12" cut from selected areas to meet project topsoil needs (6" depth). Additional topsoil may be available on site. Explore sale of additional topsoil to offset project costs.

(4) Explore Open bottom or elliptical culverts to save cost.

(5) Explore using existing water line for drinking fountain

(6) Cost for pavers based on a circular inlay surrounded by concrete. If donor program successful, explore using pavers for entire pavilion area.

(7) Pavilion costs approximate based on model indicated. Final pavilion size, model and details will affect final cost.

(8) Project costs assume dock substructure in good condition; structure should be inspected as part of project development. The ability of the dock structure to handle the added load of a pavilion structure is unknown. Structural modifications and improvements may be required. Explore a pergola with vines as a lighter weight alternative. Cost shown are based on model indicated; final pavilion model and detail selections may alter the price significantly.

(9) Existing Paths, especially along river, may require complete removal and reinstallation to improve base strength and insure durability for larger vehicles.

(10) Sculpture and Focal Element costs vary significantly with size, materials and complexity. Costs are provided as a place holder only.

Redesigned Rice Street Corridor

- Explore options for relocating recycle center to create space for improvements.
- New parking layout and other improvements north of proposed central axis establish Rice Street as a park access drive and part of the park. Curb and gutter, paving, lighting and landscaping create a pedestrian scale corridor.
- New paths improve pedestrian circulation within the park and provide a pedestrian link between Depot Town and Forest Ave.
- A proposed bioswale captures runoff from paved surfaces and adds interest. If possible, route stormwater from existing lot south of central axis to proposed bioswale.
- Explore a restored prairie area between Rice St. and RR tracks to add symmetry to the road corridor and frame views to the Freight House.
- Extensive bulb planting in prairie areas provides a mass of spring color throughout the Rice St. corridor.

Old Mill Natural Area & Detention Wetland

- Develop park's north end as a natural area. Include a new paved path and board walk to complete the park 828 trail and improve access from Forest St.
- Area provides stormwater detention and filtration for parking areas and Rice St. Explore cutting multi-notch weir into aid foundation to regulate water flow out of wetland. Explore addition of an artistic element to river side of foundation.
- Native plantings provide natural setting for walking and wildlife habitat. Footpaths, surfaced with mulch or other suitable material, provide access through the area.
- Details include an improved fishing area with overlooks, historic signage with photos, habitat interpretive signage (frog habitat?), and benches.
- Manage invasive shrubs to improve views to river.

Community Garden

- Continue implementation of the existing community garden per the approved site plan. Implement improved art play space north of garden only after Old Mill area & 828 trail components are installed.
- Add additional wattle fencing and permanent sculpture or boulders to define the outer perimeter circle. A proposed metal mesh fence with cedar posts transects the circle forming the west edge of the main garden area.
- Additional features include a gathering space, art work space, demonstration plots, prairie restoration areas, ADA accessible beds, informational kiosk, interpretive signage, and storage sheds.
- Explore the possibility of a well with pedal or solar powered pump to fill a raised water tank.

Park Main Entry and Neighborhood Link

- New main entry plaza creates a node of activity and breaks up extensive parking along the park's east edge.
- Proposed central axis links plaza to new spectator seating and the historic Ypsilanti Freight House. Axis could potentially extend across RR Tracks providing a formal link to the Historic East Side Neighborhood.
- Landscaping, lighting and gateway entry signage improve aesthetics and park identity.
- Vendor setup space is provided for special events.

Enhanced Spectator Areas, Border 2 Border Trail, & Stream Bank Stabilization

- Develop berm west of soccer field to accommodate 828 trail and provide permanent seating for the soccer field.
- Proposed seatwalls on both sides of the field add functionality, capacity and slope stabilization. Details for the terraced concrete and lawn seating should match those found of the existing amphitheater. Landscaping, lighting, and stairs further enhance the area and encourage day to day use. Explore the possibility of illuminating the field area for special events.
- Regrade berm and use additional retaining walls to provide necessary trail width (10' nominal; 8' if needed). Priority should be given to preservation of existing mature trees.
- Provide railings as needed for safety.
- Add interpretive and way-finding signage per county design standards.
- A new raised boardwalk & overlook provides views up and down stream from the proposed central axis. Remove invasive shrubs to increase visual access to the river. Explore possibility of additional overlooks.

Band Shell & Pavilion

- Develop and implement comprehensive stream bank stabilization plan. Utilize bioengineering techniques wherever possible. Implement phased selective tree replacement program. Re-plant banks with native riparian tree & understory species.
- Enhance Existing Amphitheater
 - New retaining walls provide additional seating and slope stabilization at the existing amphitheater. Landscaping and lighting improves stage backdrop and overall appearance. Retaining wall detail should match existing concrete and lawn seating.
 - Develop a Process to Facilitate Community Based Programming.
 - Provide ADA access from parking lot &/or Cross St.

General Recommendations

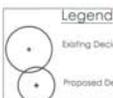
- Remove concrete & debris from river bank, slope east of soccer field, and area below concrete bridge to Cross St. Develop and implement comprehensive stream bank and upland slope stabilization plan. Utilize bioengineering techniques wherever possible.
- Conduct annual removal of invasive species. Manage wooded areas to improve visual access and air circulation on the field. Manage prairie areas to prevent woody growth. Consider prescribed fire as a management technique for natural areas.
- Develop low-maintenance planting plans for proposed improvements. Utilize a consistent plant palette for entire park. Priority should be given to native plant species. Potentially invasive species should be prohibited. Include significant spring bulb planting.
- Develop & implement comprehensive creative lighting plan for entire park. Explore options for illuminating soccer field.

- Upgrade Park Waste Collection System. Install formal waste receptacles throughout the park. Include receptacles for recycling and explore providing dog waste bag dispensers. Receptacle design should be consistent throughout the park and should complement other park furnishings.
- Develop and implement comprehensive signage plan for entire park. Plan should include entry signage as well as 828 wayfinding & interpretive signs. Interpretive signs should highlight both ecological and historic features. Consider signage directing 828 trail users to the Downtown and Depot Town business districts as well as to local museums and the RAC.
- Provide non-slip surface for bridge.
- Add removable bollards and grass-pave system to provide large vehicle access.



Band Shell & Pavilion

- A new band shell allows the park to be easily converted to a large amphitheater for festivals and local groups such as the Ypsilanti Community Band. The shell also provides a shelter for small gatherings and day-to-day use.
- Development of a permanent performance venue provides potential for increased cultural programming, regional recognition and revenue for park improvements and maintenance
- Final design should employ creative ideas and innovative technology to create a unique sense of place. A tension membrane structure could provide a high impact flexible solution, while a green roof shell would soften the overall impact and blend with park natural elements.
- Option 1 aligns with the central axis further enhancing the park entry image. The stage location takes advantage of proposed seating on the west side of the field. Provide ADA ramps from main entry to field & stage. Disadvantages include afternoon sun in performers eyes. (If not used mirror seating plan from west side of field)
- Option 2 provides the possibility of combining the existing and proposed stages to allow more spectator & dancing space at the existing theater. New landscaping improves the stage backdrop from both sides.
- Option 3 provides potential crowd separation from Community Garden reducing potential conflicts & damage to the garden. It would also point the sound system towards Depot Town and away from adjacent residential areas. New landscaping improves the stage backdrop.



* Data For Existing Conditions Provided by Washtenaw County GIS Program. Supplemental Data Added from Informal GPS Survey and Site Measurements by Mueller LandWorks, LLC. All Existing Feature Locations are Approximate.
 ** All Proposed Plan Features are Approximate. Plan is Conceptual Only NOT for Construction.



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City of Ypsilanti, Michigan - Frog Island Park
2008 Conceptual Site Plan

Construction Estimate - Detailed Worksheet

February 1, 2008

* This Estimate is based on the 2008 conceptual plan. Due to the conceptual nature of the plan, all quantities and unit prices are approximate. Numerous factors including construction details, grading plan, project packaging, date of construction and unforeseen site conditions will affect final construction costs.

** Estimate does not include all improvements suggested on the Conceptual Site Plan. Items not estimated include but are not limited to Band Shell Option 2, stabilization of the entire east slope, complete tree planting on stream bank, and grass pave system for large vehicle access.

| Phase 1: West & South Improvements - Stream Bank Stabilization, Amphitheater Improvements, Old Mill Fishing Area, B2B Trail and West Spectator Seating | | | | |
|---|-------------|-------------|--|-------------------|
| PROJECT / LINE ITEM | Qty. | Unit | Unit Price | Total Cost |
| Pre-development | | | | |
| Park Boundary Survey (Boundary for entire park required even if working on part) | 1 | Sum | \$ 6,500 | \$ 6,500 |
| Topographic and Detailed Feature Survey for Entire Park | 1 | Sum | \$ 10,000 | \$ 10,000 |
| Design Development & Engineering | 1 | Sum | \$ 90,800 | \$ 90,800 |
| | | | Subtotal - Pre-development | \$ 107,300 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 88,000 | \$ 88,000 |
| Contractor Mobilization | 1 | Sum | \$ 61,900 | \$ 61,900 |
| | | | | |
| Construction Fencing (as needed) | 2500 | LF | \$ 3.50 | \$ 8,750 |
| Erosion & Sediment Control | 1 | Sum | \$ 7,500 | \$ 7,500 |
| | | | Subtotal - Oversight, Mobilization and Site Control | \$ 166,150 |
| West Spectator Seating (includes grade modification for berm and other path areas) (5) | | | | |
| Saw-cut Curb | 1 | Sum | \$ 500 | \$ 500 |
| Demo Track Curb | 500 | LF | \$ 7 | \$ 3,500 |
| | | | | |
| Strip and Stockpile Top Soil from Berm (4" depth) | 150 | CY | \$ 7 | \$ 1,050 |
| Excavation (cut & fill on site) | 375 | CY | \$ 7 | \$ 2,625 |
| Excavate Load, Haul, & Dispose Soil & Debris (as needed; explore N. end of infield as fill area) | 700 | CY | \$ 25 | \$ 17,500 |
| Place & Grade on site topsoil | 150 | CY | \$ 7 | \$ 1,050 |
| | | | | |
| Seatwalls & Wing Walls | 875 | LF | \$ 300 | \$ 262,500 |
| Supplemental Gravel Base &/or Backfill for Seatwalls (as needed) | 225 | CY | \$ 50 | \$ 11,250 |
| Stairway | 1 | Sum | \$ 10,000 | \$ 10,000 |
| MI Boulder Retaining Walls Along path & Track (as needed; provides flat top for path) | 2500 | FF | \$ 30 | \$ 75,000 |
| Railing along Path (as needed; explore log curbs or other less expensive details for path safety) | 875 | LF | \$ 80 | \$ 70,000 |
| Replace Track Curb (Straight) | 215 | LF | \$ 10 | \$ 2,150 |
| Replace Track Curb (Curved) | 240 | LF | \$ 20 | \$ 4,800 |
| Relocate / Re-chalk Soccer Field & Repair Lawn | 1 | Sum | \$ 1,500 | \$ 1,500 |
| Track Surface Repair | 1200 | SY | \$ 6 | \$ 7,200 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 15,000 | \$ 15,000 |
| | | | Subtotal -West Spectator Seating | \$ 485,625 |

| | | | | |
|--|------|-----|-----------|-------------------|
| Stream Bank Stabilization and Tridge Filter Wetland (1) | | | | |
| Tree Removal on Slope (as required; if needed stockpile logs for community garden use) | 1 | Sum | \$ 15,000 | \$ 15,000 |
| Excavate Load, Haul, & Dispose Soil & Debris From Banks (as needed) | 250 | CY | \$ 100 | \$ 25,000 |
| Furnish & Grade Planting Soil (as needed; utilize Compost from Waterworks Park if possible) | 300 | CY | \$ 60 | \$ 18,000 |
| Replace Steel Culvert at Tridge Wetland | 1 | Sum | \$ 2,900 | \$ 2,900 |
| Root Wads | 9 | Ea | \$ 1,200 | \$ 10,800 |
| MI Boulder Toe Protection or Rock Vanes | 1025 | LF | \$ 100 | \$ 102,500 |
| Michigan Boulder Checkdam (at tridge Wetland Filter) | 65 | LF | \$ 100 | \$ 6,500 |
| Bioengineering - Fascines & Livestakes (as needed) | 2000 | LF | \$ 35 | \$ 70,000 |
| Stone Slab Stairways to River (Optional) | 2 | Ea | \$ 7,500 | \$ 15,000 |
| Slope Stabilization Seeding | 0.6 | AC | \$ 6,500 | \$ 3,900 |
| Erosion Control Blanket / Netting (as needed) | 925 | SY | \$ 5 | \$ 4,625 |
| Shade Trees (as needed) | 45 | Ea | \$ 475 | \$ 21,375 |
| Ornamental Trees | 33 | Ea | \$ 350 | \$ 11,550 |
| Shrubs | 20 | Ea | \$ 60 | \$ 1,200 |
| Wetland Filter Plantings | 1 | Sum | \$ 1,500 | \$ 1,500 |
| Subtotal - Stream Bank Stabilization | | | | \$ 309,850 |
| Expand Existing Amphitheater Seating | | | | |
| Excavate Load, Haul, & Dispose Soil & Debris (as needed; explore S. end of infield as fill area) | 350 | CY | \$ 25 | \$ 8,750 |
| Supplemental Gravel Base &/or Backfill for Seatwalls (as needed) | 150 | CY | \$ 50 | \$ 7,500 |
| Seatwalls (explore boulder walls to reduce cost) | 385 | LF | \$ 300 | \$ 115,500 |
| Furnish & Grade Planting Soil | 75 | CY | \$ 40 | \$ 3,000 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 15,000 | \$ 15,000 |
| Subtotal - Expand Existing Amphitheater Seating | | | | \$ 149,750 |
| Paths (4) | | | | |
| Strip Asphalt From Ex. Paths | 1035 | SY | \$ 7 | \$ 7,245 |
| Strip Ex. Asphalt at S. End Parking Lot | 20 | SY | \$ 7 | \$ 140 |
| Saw-cut Curb & Gutter & Asphalt at S. End Parking Lot | 1 | Sum | \$ 500 | \$ 500 |
| Demo Curb & Gutter at S. End Parking Lot | 44 | LF | \$ 8 | \$ 352 |
| Remove Conc. Sidewalks at S. End Parking Lot | 35 | SY | \$ 15 | \$ 525 |
| Remove Conc. Steps W. of ex Stage | 1 | Sum | \$ 500 | \$ 500 |
| Remove Ex. Park Sign at Forest Ave. | 1 | Sum | \$ 250 | \$ 250 |
| Remove Ex. Wood Bollards at Forest Ave. | 5 | Ea | \$ 50 | \$ 250 |
| Tree Removal at Forest Ave. (if needed stockpile logs for community garden use) | 3 | Ea | \$ 400 | \$ 1,200 |
| Remove Guard Rail at Forest Ave. | 1 | Sum | \$ 250 | \$ 250 |
| New Curb & Gutter (at S. end parking lot & on Rice St. at Forest Ave.) | 135 | LF | \$ 30 | \$ 4,050 |
| Bollards Removable (at S. end parking lot) | 2 | Ea | \$ 850 | \$ 1,700 |
| Bollards Fixed at Forest Ave. (as needed) | 10 | Ea | \$ 750 | \$ 7,500 |
| Concrete Barrier free Ramps (oversize at S. end parking lot) | 1 | Ea | \$ 2,000 | \$ 2,000 |
| New / Replacement Asphalt Paths | 1810 | SY | \$ 26 | \$ 47,060 |
| New Guard Rail at Forest Ave. | 50 | LF | \$ 25 | \$ 1,250 |
| Path Lighting | 1 | Sum | \$ 58,000 | \$ 58,000 |
| Subtotal - Paths | | | | \$ 132,772 |
| Site Furnishings | | | | |
| New Bike Racks w/ conc. pad. (S. End) | 1 | Sum | \$ 3,500 | \$ 3,500 |
| B2B Map and Wayfinding Signage (near bike racks and at N. End) | 2 | Ea | \$ 3,500 | \$ 7,000 |
| Interpretive Signage | 2 | Ea | \$ 1,500 | \$ 3,000 |
| Signage ("to Depot town" near tridge) | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Bench (overlooking community garden) | 1 | Ea | \$ 2,000 | \$ 2,000 |
| Metal Trash + Recycling Receptacles (at ex. amphitheater & west spectator seating) | 2 | Ea | \$ 2,500 | \$ 5,000 |
| Metal Trash Receptacles (at community garden) | 1 | Ea | \$ 1,000 | \$ 1,000 |
| Subtotal - Site Furnishings | | | | \$ 23,500 |
| Old Mill Fishing Area | | | | |
| Michigan Boulder Overlooks | 3 | Ea | \$ 7,000 | \$ 21,000 |
| Michigan Boulders at Detention Wetland Overflow | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Stone Slab Steps & Stepping Stones | 11 | Ea | \$ 500 | \$ 5,500 |
| Subtotal - Old Mill Fishing Area | | | | \$ 31,500 |

| | | | | |
|---|---|-----|----------|---------------------|
| Overlook Platform | | | | |
| Overlook Deck | 800 | SF | \$ 50 | \$ 40,000 |
| Interpretive Signage | 2 | Ea | \$ 1,500 | \$ 3,000 |
| Benches | 3 | Ea | \$ 1,500 | \$ 4,500 |
| | Subtotal - Overlook Platform | | | \$ 47,500 |
| Planting & Site Restoration (0) | | | | |
| Shade Trees | 8 | Ea | \$ 475 | \$ 3,800 |
| Ornamental Trees | 14 | Ea | \$ 350 | \$ 4,900 |
| Evergreen Trees | 1 | Ea | \$ 450 | \$ 450 |
| Shrubs | 63 | Ea | \$ 60 | \$ 3,780 |
| Mulch (as needed) | 35 | CY | \$ 80 | \$ 2,800 |
| Prairie Seeding | 0.25 | AC | \$ 6,000 | \$ 1,500 |
| Fine Grade & Seed Lawn Areas | 2628 | SY | \$ 3 | \$ 7,884 |
| Site Cleanup | 1 | Sum | \$ 3,500 | \$ 3,500 |
| | Subtotal - Planting & Site Restoration | | | \$ 28,614 |
| Subtotal | | | | \$ 1,482,561 |
| 20% Contingency | | | | \$ 296,512 |
| Total - Phase 1: West & South Improvements | | | | \$ 1,779,073 |

| Phase 2: East Improvements - Parking & Roadway Improvements With Stormwater Bioswale & Wetland, East Spectator Seating & Stage, Slope Stabilization, Old Mill Natural Area, Track Improvements, and Entry Plaza. | | | | |
|---|--|------|------------|-------------------|
| PROJECT / LINE ITEM | Qty. | Unit | Unit Price | Total Cost |
| Pre-development | | | | |
| Design Development & Engineering | 1 | Sum | \$ 108,800 | \$ 108,800 |
| | Subtotal - Pre-development | | | \$ 108,800 |
| Oversight, Mobilization and Site Control (0) | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 105,500 | \$ 105,500 |
| Contractor Mobilization | 1 | Sum | \$ 74,200 | \$ 74,200 |
| | | | | |
| Silt Fence | 250 | LF | \$ 2.50 | \$ 625 |
| Construction Fencing | 1700 | LF | \$ 3.50 | \$ 5,950 |
| | Subtotal - Oversight, Mobilization and Site Control | | | \$ 186,275 |
| Relocate Recycling Center (final cost dependent on new site and other factors) | | | | |
| Relocate Structures | 1 | Sum | \$ 50,000 | \$ 50,000 |
| Demo Existing Conc. Slabs | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Demo Existing Fence Posts | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Abandon Ex. Gas line | 1 | Sum | \$ 2,500 | \$ 2,500 |
| | Subtotal - Relocate Recycling Center | | | \$ 58,500 |
| Parking & Roadway Improvements With Stormwater Bioswale & Wetland | | | | |
| Saw-cut Curb & Gutter | 1 | Sum | \$ 250 | \$ 250 |
| Demo Curb & Gutter | 765 | LF | \$ 7 | \$ 5,355 |
| Strip Ex. Asphalt from Parking Lot | 1700 | SY | \$ 7 | \$ 11,900 |
| Remove & Abandon Ex. Storm Drains & Structures from Parking Lot | 1 | Sum | \$ 4,000 | \$ 4,000 |
| Abandon Ex. Water line (to spigot) | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Remove Ex Storm Drain at Old Mill Foundation | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Remove Ex. Wood Bollards | 45 | Ea | \$ 50 | \$ 2,250 |
| Tree Removal on East Slope | 1 | Sum | \$ 10,000 | \$ 10,000 |
| Saw Cut Asphalt (at wetland bridge location) | 1 | Sum | \$ 500 | \$ 500 |
| Strip Asphalt From Ex. Paths (at wetland bridge location; as needed) | 50 | SY | \$ 7 | \$ 350 |
| | | | | |
| Strip and Stockpile Top Soil (for use on site) | 375 | CY | \$ 6 | \$ 2,250 |
| Excavation (cut & fill on site) | 1000 | CY | \$ 7 | \$ 7,000 |
| Excavate Load, Haul, & Dispose Soil & Debris (as needed) | 2750 | CY | \$ 22 | \$ 60,500 |
| Place & Grade on site topsoil | 375 | CY | \$ 6 | \$ 2,250 |
| Furnish & Grade Planting Soil (as needed; utilize Compost from Waterworks Park if possible) | 700 | CY | \$ 40 | \$ 28,000 |
| | | | | |
| MI Boulder Retaining Walls (as needed for lawn ramp area) | 775 | FF | \$ 30 | \$ 23,250 |
| MI Boulder Retaining Wall (at picnic area) | 100 | FF | \$ 30 | \$ 3,000 |

| | | | | |
|---|------|-----|---|---------------------|
| Track Improvements (3) (5) | | | | |
| Demo Remaining Track Curb | 1560 | LF | \$ 7 | \$ 10,920 |
| Replace Remaining Track Curb (Straight) | 750 | LF | \$ 10 | \$ 7,500 |
| Replace Remaining Track Curb (Curved) | 820 | LF | \$ 20 | \$ 16,400 |
| Excavate Trench for Drain Tile Load, Haul, & Dispose (as needed) | 150 | CY | \$ 20 | \$ 3,000 |
| Geotextile Trench Wrap | 1250 | SY | \$ 3 | \$ 3,125 |
| Install 4" PVC Drain Pipe (around inside track edge) | 1350 | LF | \$ 10 | \$ 13,500 |
| Clean Out Ex. Drain(s) (as needed) | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Connect Track Drainage to Ex Drain(s) | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Trench Backfill; Drain Gravel | 75 | CY | \$ 40 | \$ 3,000 |
| Track Surface Gravel (as needed) | 150 | CY | \$ 40 | \$ 6,000 |
| Regrade Track Surface (slope to drain) | 2650 | SY | \$ 2 | \$ 5,300 |
| | | | Subtotal - Track Improvements | \$ 72,245 |
| Main Entry Plaza | | | | |
| Metal Entry Arch w/ Cobblestone Base and Metal Lettering | 1 | Ea | \$ 10,000 | \$ 10,000 |
| MI Boulder Outcrops | 3 | Ea | \$ 600 | \$ 1,800 |
| Decorative Paving (Possible Donor Pavers) | 1600 | SF | \$ 15 | \$ 24,000 |
| Benches | 4 | Ea | \$ 2,000 | \$ 8,000 |
| Supplemental Electrical & Lighting | 1 | Sum | \$ 10,000 | \$ 10,000 |
| | | | Subtotal - Main Entry Plaza | \$ 53,800 |
| Site Furnishings | | | | |
| Entry Sign at Forest Ave. - Metal Arch w/ Cobblestone Base and Metal Lettering | 1 | Ea | \$ 15,000 | \$ 15,000 |
| New Bike Racks w/ conc. pad. (N. End) | 1 | Sum | \$ 3,500 | \$ 3,500 |
| Picnic Table (at Old Mill Overlook) | 1 | Ea | \$ 2,750 | \$ 2,750 |
| Benches | 4 | Ea | \$ 2,000 | \$ 8,000 |
| Picnic Tables w/ Conc. Slab (at picnic area) | 2 | Ea | \$ 3,500 | \$ 7,000 |
| Boardwalk (to picnic area) | 12 | LF | \$ 250 | \$ 3,000 |
| Boardwalk 6' wide (at Old Mill overlook; explore slab stepping stone alternative) | 18 | LF | \$ 250 | \$ 4,500 |
| Wood Chip Paths at Old Mill Natural Area | 30 | CY | \$ 80 | \$ 2,400 |
| Metal Trash + Recycling Receptacles | 2 | Ea | \$ 2,500 | \$ 5,000 |
| Metal Trash Receptacles | 4 | Ea | \$ 1,000 | \$ 4,000 |
| B2B Map and Wayfinding Signage (as needed at Plaza) | 1 | Ea | \$ 3,500 | \$ 3,500 |
| Interpretive Signage | 6 | Ea | \$ 1,500 | \$ 9,000 |
| | | | Subtotal - Site Furnishings | \$ 67,650 |
| Restrooms (2) | | | | |
| Sanitary Service (vault, pump, & plumbing; explore options) | 1 | Sum | \$ 6,000 | \$ 6,000 |
| Concrete Prep (explore options to prep foundation for permanent structure) | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Portable Toilet Shelter | 1 | Ea | \$ 12,055 | \$ 12,055 |
| Portable Toilet Shelter Installation | 1 | Ea | \$ 12,055 | \$ 12,055 |
| | | | Subtotal - Restrooms | \$ 35,110 |
| Planting & Site Restoration (0) | | | | |
| Shade Trees | 47 | Ea | \$ 475 | \$ 22,325 |
| Evergreen Trees | 19 | Ea | \$ 450 | \$ 8,550 |
| Ornamental Trees | 50 | Ea | \$ 350 | \$ 17,500 |
| Shrubs | 195 | Ea | \$ 60 | \$ 11,700 |
| Ornamental Grasses / Perennials (at plaza & forebays) | 350 | Ea | \$ 14 | \$ 4,900 |
| Herbicide & Till Prairie Areas Along E. Side Rice St. | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Prairie Seeding | 1 | AC | \$ 6,000 | \$ 6,000 |
| Prairie Seeding E. Side of Rice | 0.75 | AC | \$ 6,000 | \$ 4,500 |
| Wetland Seeding | 0.2 | AC | \$ 6,500 | \$ 1,300 |
| Fine Grade & Seed Lawn Areas | 2465 | SY | \$ 2 | \$ 4,930 |
| Mulch | 95 | CY | \$ 80 | \$ 7,600 |
| Site Cleanup | 1 | Sum | \$ 5,000 | \$ 5,000 |
| | | | Subtotal - Planting & Site Restoration | \$ 96,805 |
| Subtotal | | | | \$ 1,757,285 |
| 20% Contingency | | | | \$ 351,457 |
| Total - Phase 2: East Improvements | | | | \$ 2,108,742 |

Amphitheater Back Drop Planting (Option 2 / Existing or Option 3)

| PROJECT / LINE ITEM | Qty. | Unit | Unit Price | Total Cost |
|--|------|------|------------|------------------|
| Landscape Architect Fee (as needed) | 1 | Sum | \$ 2,000 | \$ 2,000 |
| Mobilization | 1 | Sum | \$ 800 | \$ 800 |
| Ornamental Trees | 10 | Ea | \$ 350 | \$ 3,500 |
| Evergreen Trees | 12 | Ea | \$ 450 | \$ 5,400 |
| Shrubs | 14 | Ea | \$ 60 | \$ 840 |
| Mulch (as needed) | 25 | CY | \$ 80 | \$ 2,000 |
| Site Cleanup | 1 | Sum | \$ 1,000 | \$ 1,000 |
| Subtotal | | | | \$ 15,540 |
| 20% Contingency | | | | \$ 3,108 |
| Total - Amphitheater Back Drop Planting | | | | \$ 18,648 |

| | | | | |
|-----------------------------------|--|--|--|---------------------|
| Frog Island Grand Subtotal | | | | \$ 3,255,386 |
| 20% Contingency | | | | \$ 651,077.20 |
| Frog Island Grand Total | | | | \$ 3,906,463 |

PROJECT FOOTNOTES

- (0) Costs for Oversight, Mobilization & Site Control as well as Planting & Site Restoration are based on project packaging as shown. Modifications to project scope will affect these costs and require they be divided and refigured for smaller project phases.
- (1) Streambank stabilization costs are for East side of river only. Costs for Shoreline and bank stabilization are highly dependent on engineering calculations / recommended construction details and may vary significantly from estimated amounts. Inclusion of the east side would more than double the project budget with additional costs likely due to difficult site access (slopes and multiple property owners).
- (2) Portable toilet shelter is an interim solution until a permanent structure is feasible. Site plan should include provisions for permanent structure. Water service should be installed with east spectator seating, and sanitary prep installed with parking lot / plaza improvements.
- (3) Cost shown for track drainage improvements are for a basic retrofit solution; removal and reinstallation of the track would be a significant cost to the project.
- (4) Existing paths may require complete removal and reinstallation to improve base strength and insure durability.
- (5) Explore leaving existing curbs in place and slightly raising infield & track. Explore installation of new curbs adjacent to existing curbs. Explore eliminating curbs on outside edge of track where boulder walls proposed. Explore creating a basin at end of infield to accept runoff and flow from subdrains.
- (6) If Band Shell Option 2 or 3 used match West Spectator Seating plan
- (7) Costs are approximate for a wood Band Shell structure. Final cost will be highly dependent on structure details. Shell structure design should be completed as part of Phase 2 site plan. Installation of structure could then be completed as a stand alone project. Approximate costs for a freestanding Band Shell are provided below. Again, final cost will be highly dependent on design details. If a stand alone Band Shell is used, cost for Phase 2 will be reduced by approximately \$125k.

Freestanding Band Shell (Option 3)

| PROJECT / LINE ITEM | Qty. | Unit | Unit Price | Total Cost |
|--|------|------|------------|-------------------|
| Design Development & Engineering | 1 | Sum | \$ 14,200 | \$ 14,200 |
| Subtotal - Pre-development | | | | \$ 14,200 |
| Site Development | | | | |
| Observation, Staking, Permits, Testing | 1 | Sum | \$ 13,800 | \$ 13,800 |
| Contractor Mobilization | 1 | Sum | \$ 9,700 | \$ 9,700 |
| Stage Foundation Walls (as needed) | 150 | LF | \$ 110 | \$ 16,500 |
| Supplemental Gravel Base &/or Backfill (as needed) | 100 | CY | \$ 40 | \$ 4,000 |
| Concrete Footings for Band Shell (as needed) | 4 | Ea | \$ 600 | \$ 2,400 |
| Concrete Paving | 1750 | Sf | \$ 6 | \$ 10,500 |
| Stairs | 1 | Sum | \$ 5,000 | \$ 5,000 |
| Railing for Stairs | 10 | LF | \$ 60 | \$ 600 |
| Bandshell Structure | 1 | Sum | \$ 71,500 | \$ 71,500 |
| Structure Installation | 1 | Sum | \$ 40,000 | \$ 40,000 |
| Site Cleanup and Restoration | 1 | Sum | \$ 2,500 | \$ 2,500 |
| Supplemental Electrical & Lighting (as needed) | 1 | Sum | \$ 25,000 | \$ 25,000 |
| Subtotal - Freestanding Band Shell | | | | \$ 201,500 |
| Subtotal | | | | \$ 215,700 |
| 20% Contingency | | | | \$ 43,140 |
| Total - Freestanding Band Shell | | | | \$ 258,840 |