

PROJECT:

Talleyrand Park Big Spring Landscape

WMF: 2025.116.00

Phase: Conceptual

File Location: S:\Cloud Projects\2025.116.00 - Talleyrand Park Big Spring Landscape\001 General\02 Estimates\Conceptual EST- JCK

Estimator: JCK

Date Prepared: 2026-01-16

Updated: 2026-08-27

Sq Ft: (Gsf) 10,418

| Conceptual                                   |  |  |      |              |
|----------------------------------------------|--|--|------|--------------|
| Item Description                             |  |  | Cost |              |
| BASE SCOPE                                   |  |  | \$   | 623,521.91   |
| SOFT COSTS                                   |  |  | 9%   | \$ 56,116.97 |
| CONSTRUCTION CONTINGENCY                     |  |  | 10%  | \$ 62,352.19 |
| SUBTOTAL                                     |  |  | \$   | 741,991.08   |
| ALTERNATE 1: LOWER STONE WALL                |  |  | \$   | 221,509.60   |
| SOFT COSTS                                   |  |  | 9%   | \$ 19,935.86 |
| CONSTRUCTION CONTINGENCY                     |  |  | 10%  | \$ 22,150.96 |
| SUBTOTAL                                     |  |  | \$   | 263,596.42   |
| ALTERNATE 2: PERIMETER WALL AND FENCE REPAIR |  |  | \$   | 129,761.06   |
| SOFT COSTS                                   |  |  | 9%   | \$ 11,678.50 |
| CONSTRUCTION CONTINGENCY                     |  |  | 10%  | \$ 12,976.11 |
| SUBTOTAL                                     |  |  | \$   | 154,415.66   |
| ALTERNATE 3: PUMP HOUSE RESTORATION          |  |  | \$   | 284,314.63   |
| SOFT COSTS                                   |  |  | 9%   | \$ 25,588.32 |
| CONSTRUCTION CONTINGENCY                     |  |  | 10%  | \$ 28,431.46 |
| SUBTOTAL                                     |  |  | \$   | 338,334.41   |
| ALTERNATE 4: SCENIC OVERLOOK                 |  |  | \$   | 328,751.54   |
| SOFT COSTS                                   |  |  | 9%   | \$ 29,587.64 |
| CONSTRUCTION CONTINGENCY                     |  |  | 10%  | \$ 32,875.15 |
| SUBTOTAL                                     |  |  | \$   | 391,214.33   |
| OVERALL PROJECT TOTAL                        |  |  | \$   | 1,889,551.90 |

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| Conceptual                                                                                                                                                         |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------|------|-------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Division                                                                                                                                                           | Description                                                                  | QTY  | Unit | U/P         | Estimate      | Comments                                                                                                                                                                                          |
| Existing Conditions                                                                                                                                                |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Relocate Water Feature                                                       |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Selective Demo – Existing Fountain & Basin                                   | 1    | ls   | \$ 4,500.00 | \$ 4,500.00   | Drain system; disassemble fountain assembly; selective demo of basin as required; salvage components for reuse.                                                                                   |
| 03.30                                                                                                                                                              | New Concrete Pad / Basin Base                                                | 1    | ls   | \$ 6,000.00 | \$ 6,000.00   | New concrete pad or reconstructed basin base at new location; includes forming, reinforcing, placement.                                                                                           |
| 22.00                                                                                                                                                              | Water Feature Plumbing Extension                                             | 100  | lf   | \$ 55.00    | \$ 5,500.00   | Extend supply/return, overflow, drain piping to new location; includes fittings and connections.                                                                                                  |
| 22.00                                                                                                                                                              | System Startup, Testing & Commissioning                                      | 1    | ls   | \$ 2,500.00 | \$ 2,500.00   | Fill, test pumps, adjust flow, leak testing, startup.                                                                                                                                             |
| 26.56                                                                                                                                                              | Electrical Extension for Water Feature                                       | 100  | lf   | \$ 48.00    | \$ 4,800.00   | Extend conduit and wiring to new fountain location; reconnect controls; assumes adequate existing capacity.                                                                                       |
| 31.00                                                                                                                                                              | Trenching for Utilities (Water Feature Relocation)                           | 100  | lf   | \$ 65.00    | \$ 6,500.00   | Trench, bedding, backfill for plumbing and electrical; assumes open lawn area, no rock.                                                                                                           |
| 32.13                                                                                                                                                              | Reinstall Fountain Assembly & Mechanical Components                          | 1    | ls   | \$ 7,200.00 | \$ 7,200.00   | Reset fountain, reconnect piping and electrical, alignment, sealing, anchorage.                                                                                                                   |
| 32.17                                                                                                                                                              | Restoration at Original Fountain Location                                    | 1    | ls   | \$ 1,500.00 | \$ 1,500.00   | Backfill, topsoil, seed or sod patch at original location.                                                                                                                                        |
| 32.17                                                                                                                                                              | General Conditions / Coordination Allowance                                  | 1    | ls   | \$ 1,000.00 | \$ 1,000.00   | Coordination, protection, minor unknowns.                                                                                                                                                         |
|                                                                                                                                                                    | Miscellaneous                                                                |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Tree Removal – Mature Evergreen (35–45 ft)                                   | 4    | ea   | \$ 4,500.00 | \$ 18,000.00  | Remove mature evergreen trees; sectional removal due to height and proximity to utilities; includes stump grinding and haul-off.                                                                  |
| 02.41                                                                                                                                                              | Decorative Steel Fence Demolition                                            | 373  | lf   | \$ 20.00    | \$ 7,460.00   | Cut/remove custom steel picket fence; remove posts; sawcut or pull concrete footings; haul and dispose.                                                                                           |
|                                                                                                                                                                    | Total Existing Conditions                                                    |      |      |             | \$ 64,960.00  |                                                                                                                                                                                                   |
| Double Wall + Water Feature                                                                                                                                        |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Retaining Wall & Fence                                                       |      |      |             |               |                                                                                                                                                                                                   |
| 03.30                                                                                                                                                              | Concrete Footings – Retaining Wall                                           | 80   | lf   | \$ 180.00   | \$ 14,400.00  | Continuous reinforced footing.                                                                                                                                                                    |
| 31.00                                                                                                                                                              | Earthwork & Structural Excavation – Retaining Wall                           | 80   | lf   | \$ 220.00   | \$ 17,600.00  | Deepened excavation.                                                                                                                                                                              |
| 04.20                                                                                                                                                              | Retaining Wall Finish – Lick/Stick Veneer (ONE SIDE) + Painted Opposite Face | 80   | lf   | \$ 720.00   | \$ 57,600.00  | One-sided thin stone veneer incl flats/corners/returns, lath/scratch coat, mortar, caps, cuts/waste/staging; opposite face painted.                                                               |
| 09.91                                                                                                                                                              | Paint – Retaining Wall Opposite Face                                         | 80   | lf   | \$ 60.00    | \$ 4,800.00   | Prime + 2 coats on exposed concrete face; includes surface prep; final paint system TBD.                                                                                                          |
| 32.13                                                                                                                                                              | Structural Concrete Wall Core & Basin                                        | 80   | lf   | \$ 420.00   | \$ 33,600.00  | Reinforced concrete wall core and water basin.                                                                                                                                                    |
| 32.17                                                                                                                                                              | Concrete / Unit Paver Walk (Promenade)                                       | 600  | sf   | \$ 31.00    | \$ 18,600.00  | 5–6 ft wide promenade; unit pavers on aggregate base; excludes decorative pattern upcharge.                                                                                                       |
| 32.17                                                                                                                                                              | Turf / Restoration                                                           | 100  | lf   | \$ 45.00    | \$ 4,500.00   | Disturbed areas only.                                                                                                                                                                             |
| 32.31                                                                                                                                                              | New Decorative Steel Picket Fence                                            | 75   | lf   | \$ 130.00   | \$ 9,750.00   | Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels; field fit along water edge.                                                    |
| 32.90                                                                                                                                                              | Planting Beds Along Retaining Wall                                           | 1340 | sf   | \$ 42.00    | \$ 56,280.00  | Includes soil prep, amendments, shrubs, mulch, planting labor; excludes trees and irrigation.                                                                                                     |
|                                                                                                                                                                    | Total Retaining Wall/Fence                                                   |      |      |             | \$ 217,130.00 |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Water Feature                                                                |      |      |             |               |                                                                                                                                                                                                   |
| 22.00                                                                                                                                                              | Water Feature Mechanical Systems                                             | 36   | lf   | \$ 450.00   | \$ 16,200.00  | Basin, Pumps, filtration, piping.                                                                                                                                                                 |
| 26.56                                                                                                                                                              | Electrical (Water Feature)                                                   | 36   | lf   | \$ 210.00   | \$ 7,560.00   | Power, controls, GFCI.                                                                                                                                                                            |
| 33.40                                                                                                                                                              | Drainage & Overflow Systems                                                  | 36   | lf   | \$ 90.00    | \$ 3,240.00   |                                                                                                                                                                                                   |
|                                                                                                                                                                    | Total Water Feature                                                          |      |      |             | \$ 27,000.00  |                                                                                                                                                                                                   |
| Site Development                                                                                                                                                   |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| 32.31                                                                                                                                                              | New Decorative Steel Picket Fence                                            | 150  | lf   | \$ 130.00   | \$ 19,500.00  | Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels.                                                                                |
| 32.33                                                                                                                                                              | Historic-Style Decorative Steel Double-Swing Gate (10'-0" clear)             | 2    | ea   | \$ 7,500.00 | \$ 15,000.00  | Custom steel gate to match historic fence (pickets/top detail), (2) leaves; includes heavy hinges, latch, drop rods, lock provision, (2) steel posts set in concrete footings, shop finish black. |
| 32.90                                                                                                                                                              | Local Shrub / Flower Bed w/ Basic Edging                                     | 530  | sf   | \$ 21.00    | \$ 11,130.00  | Includes sod removal, bed prep, steel edging, soil, evergreen shrub/perennial mix, mulch, planting.                                                                                               |
|                                                                                                                                                                    | Expanded Sidewalk                                                            |      |      |             |               |                                                                                                                                                                                                   |
| 02.41                                                                                                                                                              | Sawcut & Demo Existing Sidewalk Edge for Tie-In**                            | 300  | lf   | \$ 18.00    | \$ 3,600.00   | Sawcut neat line at existing walk edge; demo/remove strip as needed for new 10' width tie-in; includes disposal (assume ~200 lf tie perimeter – adjust).                                          |
| 03.30                                                                                                                                                              | Dowels / Tie Bars into Existing Concrete                                     | 200  | lf   | \$ 12.00    | \$ 2,400.00   | Drill and epoxy dowels at tie-in; spacing typical 18" O.C.; includes epoxy and bars.                                                                                                              |
| 03.30                                                                                                                                                              | Concrete Sidewalk – 5" CIP, Reinforced, Broom Finish                         | 2512 | sf   | \$ 12.50    | \$ 31,400.00  | 5" reinforced concrete sidewalk widening; joints, edging, curing; includes standard reinforcement (WWF or rebar).                                                                                 |
| 03.30                                                                                                                                                              | Concrete Placement Logistics / Short-Pour                                    | 1    | ls   | \$ 2,500.00 | \$ 2,500.00   | Mobilization, short placements around existing walk/curves; avoids underpricing for segmented pours.                                                                                              |
| 31.00                                                                                                                                                              | Subgrade Prep & Proof roll for Walk Widening                                 | 2512 | sf   | \$ 1.25     | \$ 3,140.00   | Strip organics, fine grade, compact subgrade; minor cut/fill within widening area.                                                                                                                |
| 31.23                                                                                                                                                              | Aggregate Base Course (4" compacted 2A)                                      | 2512 | sf   | \$ 2.75     | \$ 6,908.00   | Place and compact 4" stone base for new concrete widening.                                                                                                                                        |
| 32.17                                                                                                                                                              | Restoration at Walk Edges (Topsoil/Seed)                                     | 1    | ls   | \$ 1,800.00 | \$ 1,800.00   | Restore disturbed lawn edges along widened walk; fine grade, topsoil, seed.                                                                                                                       |
|                                                                                                                                                                    | Total Site Development                                                       |      |      |             | \$ 97,378.00  |                                                                                                                                                                                                   |
| **Tie-ins include saw cutting, doweling, epoxy anchorage, and reinforcing laps at new-to-existing interfaces; quantities based on assumed interface lengths shown. |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| Summary                                                                                                                                                            |                                                                              |      |      |             |               |                                                                                                                                                                                                   |
| EXISTING CONDITIONS                                                                                                                                                |                                                                              |      |      | \$          | 64,960.00     |                                                                                                                                                                                                   |
| RETAINING WALL/FENCE                                                                                                                                               |                                                                              |      |      | \$          | 217,130.00    |                                                                                                                                                                                                   |
| WATER FEATURE                                                                                                                                                      |                                                                              |      |      | \$          | 27,000.00     |                                                                                                                                                                                                   |
| SITE DEVELOPMENT                                                                                                                                                   |                                                                              |      |      | \$          | 97,378.00     |                                                                                                                                                                                                   |
| SUBTOTAL RAW CONSTRUCTION COST                                                                                                                                     |                                                                              |      |      | \$          | 406,468.00    | Raw Cost/sf \$39.02                                                                                                                                                                               |
| GENERAL CONDITIONS                                                                                                                                                 |                                                                              |      |      | 12%         | \$ 48,776.16  |                                                                                                                                                                                                   |
| GENERAL CONTRACTOR OH&P                                                                                                                                            |                                                                              |      |      | 15%         | \$ 60,970.20  |                                                                                                                                                                                                   |
| BONDS                                                                                                                                                              |                                                                              |      |      | 3%          | \$ 12,194.04  |                                                                                                                                                                                                   |
| SUBTOTAL CONSTRUCTION COST                                                                                                                                         |                                                                              |      |      | \$          | 121,940.40    |                                                                                                                                                                                                   |
| ESCALATION / INFLATION TO 2027                                                                                                                                     |                                                                              |      |      | 3%          | \$ 15,852.25  |                                                                                                                                                                                                   |
| DESIGN PHASE CONTINGENCY                                                                                                                                           |                                                                              |      |      | 15%         | \$ 79,261.26  |                                                                                                                                                                                                   |
| SUBTOTAL CONTINGENCIES                                                                                                                                             |                                                                              |      |      | \$          | 95,113.51     |                                                                                                                                                                                                   |
| BID DAY COST                                                                                                                                                       |                                                                              |      |      | \$          | 623,521.91    | Construction cost/sf \$59.85                                                                                                                                                                      |

