

# Zionsville Park

Concept Plan - Order of Magnitude of Project Costs for Concept 3

12/10/2003 Prepared by RATIO Architects

Item	Quantity	Units	Unit Cost		Phase 1		Phase 2		Phase 3	TOTAL
Open playfields	14	acres	\$25,000 - \$30,000	100%	\$350,000 - \$420,000	0%	\$0 - \$0	0%	\$0 - \$0	\$350,000 - \$420,000
General earthwork outside of fields	1	LS	\$50,000 - \$100,000	100%	\$50,000 - \$100,000	0%	\$0 - \$0	0%	\$0 - \$0	\$50,000 - \$100,000
Sanitary, water and storm drainage	1	LS	\$100,000 - \$150,000	100%	\$100,000 - \$150,000	0%	\$0 - \$0	0%	\$0 - \$0	\$100,000 - \$150,000
Electrical service distribution	1	LS	\$80,000 - \$100,000	100%	\$80,000 - \$100,000	0%	\$0 - \$0	0%	\$0 - \$0	\$80,000 - \$100,000
Asphalt parking lots and drives	12648	SY	\$16 - \$18	75%	\$150,000 - \$172,500	25%	\$50,000 - \$57,500	0%	\$0 - \$0	\$200,000 - \$230,000
Concrete Curbing	4500	LF	\$10 - \$10	50%	\$25,000 - \$25,000	50%	\$25,000 - \$25,000	0%	\$0 - \$0	\$50,000 - \$50,000
Paths	9820	LF	\$14 - \$14	30%	\$42,000 - \$42,000	30%	\$42,000 - \$42,000	40%	\$56,000 - \$56,000	\$140,000 - \$140,000
Splash Park	1	Ea.	\$80,000 - \$100,000	0%	\$0 - \$0	100%	\$80,000 - \$100,000	0%	\$0 - \$0	\$80,000 - \$100,000
Skatepark	1	Ea.	\$350,000 - \$450,000	100%	\$350,000 - \$450,000	0%	\$0 - \$0	0%	\$0 - \$0	\$350,000 - \$450,000
Ice Skating Rink	1	Ea.	\$75,000 - \$90,000	0%	\$0 - \$0	0%	\$0 - \$0	100%	\$80,000 - \$90,000	\$80,000 - \$90,000
Sand Volleyball Courts	4	Ea.	\$2,000 - \$3,000	0%	\$0 - \$0	100%	\$10,000 - \$10,000	0%	\$0 - \$0	\$10,000 - \$10,000
Playfield Lighting	8	Ea.	\$15,000 - \$20,000	0%	\$0 - \$0	100%	\$120,000 - \$160,000	0%	\$0 - \$0	\$120,000 - \$160,000
Sledding hill	1	LS	\$80,000 - \$100,000	100%	\$80,000 - \$100,000	0%	\$0 - \$0	0%	\$0 - \$0	\$80,000 - \$100,000
Toddler Playground	1	LS	\$50,000 - \$75,000	0%	\$0 - \$0	0%	\$0 - \$0	100%	\$50,000 - \$80,000	\$50,000 - \$80,000
Off Road Bike Track	1	LS	\$10,000 - \$15,000	0%	\$0 - \$0	100%	\$10,000 - \$20,000	0%	\$0 - \$0	\$10,000 - \$20,000
Basketball Courts	3	Ea.	\$30,000 - \$35,000	0%	\$0 - \$0	100%	\$90,000 - \$110,000	0%	\$0 - \$0	\$90,000 - \$110,000
Selective clearing in woods	1	LS	\$5,000 - \$10,000	100%	\$10,000 - \$10,000	0%	\$0 - \$0	0%	\$0 - \$0	\$10,000 - \$10,000
New Plants										
Trees	600	Ea	\$200 - \$600	33%	\$40,000 - \$120,000	33%	\$40,000 - \$120,000	33%	\$40,000 - \$120,000	\$120,000 - \$360,000
Meadows/grasses	8	Acres	\$4,000 - \$4,000	67%	\$20,000 - \$20,000	33%	\$10,000 - \$10,000	0%	\$0 - \$0	\$30,000 - \$30,000
Irrigation (4-14 acres)	1	LS	\$200,000 - \$250,000	100%	\$200,000 - \$250,000	0%	\$0 - \$0	0%	\$0 - \$0	\$200,000 - \$250,000
Picnic Shelters	4	Ea.	\$20,000 - \$25,000	0%	\$0 - \$0	50%	\$40,000 - \$50,000	50%	\$40,000 - \$50,000	\$80,000 - \$100,000
Parking Lot Lighting	18	Ea.	\$2,000 - \$3,000	50%	\$20,000 - \$25,000	50%	\$20,000 - \$25,000	0%	\$0 - \$0	\$40,000 - \$50,000
Site Furnishings	50	Ea.	\$800 - \$1,000	0%	\$0 - \$0	50%	\$20,000 - \$25,000	50%	\$20,000 - \$25,000	\$40,000 - \$50,000
Site architectural features (walls, fences, signage)	1	LS	\$100,000 - \$250,000	0%	\$0 - \$0	50%	\$50,000 - \$125,000	50%	\$50,000 - \$125,000	\$100,000 - \$250,000
Storage/Shelter/Restroom Buildings	3	Ea	\$80,000 - \$100,000	50%	\$120,000 - \$150,000	50%	\$120,000 - \$150,000	0%	\$0 - \$0	\$240,000 - \$300,000
<b>SUBTOTAL</b>					<b>\$1,637,000 - \$2,134,500</b>		<b>\$727,000 - \$1,029,500</b>		<b>\$336,000 - \$546,000</b>	<b>\$2,700,000 - \$3,710,000</b>
Contractor Fee and General Conditions			8%		\$131,000 - \$171,000		\$58,000 - \$82,000		\$27,000 - \$44,000	\$216,000 - \$297,000
Contingency			15%	10%	\$246,000 - \$213,000		\$109,000 - \$103,000		\$50,000 - \$55,000	\$405,000 - \$371,000
<b>SINGLE PHASE CONSTRUCTION COST TOTAL</b>					<b>\$2,014,000 - \$2,518,500</b>		<b>\$894,000 - \$1,214,500</b>		<b>\$413,000 - \$645,000</b>	<b>\$3,321,000 - \$4,378,000</b>
Design Fees			10%	9%	\$232,000 - \$276,000	70%	\$66,000 - \$79,000	20%	\$33,000 - \$39,000	\$332,000 - \$394,000
Survey and Geotech	1	LS			\$20,000 - \$30,000					\$20,000 - \$30,000
<b>PARK PROJECT TOTAL PROJECT COST*</b>					<b>\$2,266,000 - \$2,824,500</b>		<b>\$960,000 - \$1,293,500</b>		<b>\$446,000 - \$684,000</b>	<b>\$3,673,000 - \$4,802,000</b>
Farmstead - Stabilize					\$15,000 - \$30,000					\$15,000 - \$30,000
Farmstead - Rehabilitate							\$500,000 - \$750,000			\$500,000 - \$750,000

Construction Cost per acre assuming 34 acres (does not include farm site)  
 Construction Cost per sq. ft. assuming 34 acres (does not include farm site)

\$97,676.47 - \$117,200  
 \$2.24 - \$2.69

\*Excludes Farmstead, unforeseen conditions such as excessive bad soils, hazardous materials, etc., off site improvements such as utilities, or donated construction