

Probable Construction Cost Opinion

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

Windermere Neighborhood Park - Landscape Sitework  
Shakopee, MN

20274  
3/7/2022

| Probable Cost Opinion                     |                                      |      |      |              |              |                                               |
|-------------------------------------------|--------------------------------------|------|------|--------------|--------------|-----------------------------------------------|
| Site Preparation / Demolition / Earthwork |                                      | Qty  | Unit | Unit Cost    | Item Total   | Remarks                                       |
|                                           | Mobilization (8%)                    | 1    | LS   | 8%           | \$ 94,400.00 | estimate at 8% of subtotal before contingency |
|                                           | Common Excavation                    | 1600 | CY   | \$ 27.00     | \$ 43,200.00 |                                               |
|                                           | Topsoil - strip and stockpile        | 100  | CY   | \$ 6.00      | \$ 600.00    |                                               |
|                                           | Topsoil- spread                      | 100  | CY   | \$ 15.00     | \$ 1,500.00  |                                               |
|                                           | Erosion Control Blanket - coir/ jute | 350  | SY   | \$ 3.75      | \$ 1,312.50  |                                               |
|                                           | Tree Protection Fencing              | 1000 | LF   | \$ 9.00      | \$ 9,000.00  |                                               |
|                                           | Silt Fence                           | 600  | LF   | \$ 3.00      | \$ 1,800.00  |                                               |
|                                           | Finish Grade                         | 2800 | SY   | \$ 5.00      | \$ 14,000.00 |                                               |
|                                           | Stormwater Treatment                 | 1    | LS   | \$ 20,000.00 | \$ 20,000.00 |                                               |
| Subtotal                                  |                                      |      |      |              |              | \$ 185,812.50                                 |

| Hardscape / Paving |                                                  | Qty | Unit | Unit Cost | Item Total   | Remarks                          |
|--------------------|--------------------------------------------------|-----|------|-----------|--------------|----------------------------------|
|                    | Site Retaining Walls - Big Block                 | 975 | FF   | \$ 55.00  | \$ 53,625.00 |                                  |
|                    | Bituminous Path                                  | 595 | SY   | \$ 48.00  | \$ 28,560.00 |                                  |
|                    | Concrete Walk (4" depth)                         | 590 | SF   | \$ 8.50   | \$ 5,015.00  |                                  |
|                    | Driveway Bituminous Path + Upper Park            | 335 | SY   | \$ 45.00  | \$ 15,075.00 | Graded driveway - Not Accessible |
|                    | Natural surface trail and Hammock Pads(woodchip) | 130 | CY   | \$ 45.00  | \$ 5,850.00  |                                  |
| Subtotal           |                                                  |     |      |           | \$           | 108,125.00                       |

| Site Features |                                                 | Qty   | Unit | Unit Cost           | Item Total    | Remarks                                  |
|---------------|-------------------------------------------------|-------|------|---------------------|---------------|------------------------------------------|
|               | Playground                                      |       |      |                     |               |                                          |
|               | Play Features + Surfacing                       | 1     | LS   | \$ 300,000.00       | \$ 300,000.00 | Est. Base on Playground A and Modified   |
|               | Earthwork Finish Grade Excavation               | 500   | CY   | \$ 30.00            | \$ 15,000.00  |                                          |
|               | 4' Fence @ Street - Ameristar aluminum APE      | 375   | LF   | \$ 45.00            | \$ 16,875.00  |                                          |
|               | Limestone Block Outcropping, Stairs, Seat Walls | 60    | TONS | \$ 585.00           | \$ 35,100.00  | Limestone at playground                  |
|               | Shelter Structure                               | 1     | EA   | \$ 55,000.00        | \$ 55,000.00  | Pre-fabricated (monoslope)               |
|               |                                                 |       |      | Playground Total    | \$ 421,975.00 |                                          |
|               | Attenborough Picnic Area                        |       |      |                     |               |                                          |
|               | Natural Surfacing (Engineered Wood mulch)       | 1,100 | SF   | \$ 5.00             | \$ 5,500.00   |                                          |
|               | Natural Surfacing (ADA Gravel)                  | 2,790 | SF   | \$ 7.75             | \$ 21,622.50  |                                          |
|               | Concrete Walk and Pads (4" depth)               | 470   | SF   | \$ 9.00             | \$ 4,230.00   |                                          |
|               | Grills                                          | 2     | EA   | \$ 950.00           | \$ 1,900.00   |                                          |
|               | Picnic Tables                                   | 4     | EA   | \$ 1,600.00         | \$ 6,400.00   | Anova 6' rectangular slotted steel L2003 |
|               |                                                 |       |      | Picnic Area Total   | \$ 39,652.50  |                                          |
|               | Observation Tower                               |       |      |                     |               |                                          |
|               | Custom Fabrication                              | 1     | EA   | \$ 300,000.00       | \$ 300,000.00 |                                          |
|               | Site Improvements at Tower                      | 1     | LS   | \$ -                | \$ -          |                                          |
|               |                                                 |       |      | Lookout Tower Total | \$ 300,000.00 |                                          |
|               | Furnishings                                     |       |      |                     |               |                                          |
|               | Hammock Poles                                   | 15    | EA   | \$ 1,250.00         | \$ 18,750.00  |                                          |
|               | Drinking Fountain                               | 0     | EA   | \$ 2,500.00         | \$ -          |                                          |
|               | Portable Toilet Screen                          | 1     | LS   | \$ 5,500.00         | \$ 5,500.00   |                                          |
|               | Picnic Tables                                   | 4     | EA   | \$ 1,350.00         | \$ 5,400.00   | Anova Square F1111                       |
|               | Garbage Cans                                    | 3     | EA   | \$ 950.00           | \$ 2,850.00   |                                          |
|               | Benches                                         | 7     | EA   | \$ 1,700.00         | \$ 11,900.00  |                                          |
|               |                                                 |       |      | Furnishings Total   | \$ 44,400.00  |                                          |
|               | Signage                                         |       |      |                     |               |                                          |
|               | Trailhead Signage                               | 0     | EA   | \$ 19,000.00        | \$ -          |                                          |
|               | Park Signage                                    | 0     | EA   | \$ 35,000.00        | \$ -          |                                          |
|               | Interpretive Signage and Panels (Farmstead)     | 0     | LS   | \$ 9,000.00         | \$ -          |                                          |
|               | Interpretive Signage - Nature                   | 0     | LS   | \$ 900.00           | \$ -          |                                          |
|               | Directional Signage                             | 0     | EA   | \$ 6,500.00         | \$ -          |                                          |
|               |                                                 |       |      | Furnishings Total   | \$ -          |                                          |
| Subtotal      |                                                 |       |      |                     | \$            | 806,027.50                               |

\$506,027.50

| Landscape |                                   | Qty   | Unit | Unit Cost    | Item Total   | Remarks   |
|-----------|-----------------------------------|-------|------|--------------|--------------|-----------|
|           | Hydroseeding                      | 5.25  | AC   | \$ 3,600.00  | \$ 18,900.00 |           |
|           | Sod                               | 850   | SY   | \$ 5.50      | \$ 4,675.00  |           |
|           | Native Seeding                    | 2.00  | AC   | \$ 4,500.00  | \$ 9,000.00  |           |
|           | Pollinator Mixture                | 0.25  | AC   | \$ 3,500.00  | \$ 875.00    |           |
|           | Planting Bed Preparation 12" Soil | 41    | CY   | \$ 45.00     | \$ 1,845.00  |           |
|           | Signage                           | 0     | LS   | \$ 47,500.00 | \$ -         |           |
|           | Mulch 4" depth                    | 85    | CY   | \$ 43.00     | \$ 3,655.00  |           |
|           | Steel Edging                      | 0     | LF   | \$ 9.50      | \$ -         |           |
|           | Plant Material                    |       |      |              |              |           |
|           | Ornamental Trees                  | 6     | EA   | \$ 350.00    | \$ 2,100.00  |           |
|           | Overstory Trees                   | 15    | EA   | \$ 450.00    | \$ 6,750.00  |           |
|           | Shrubs + Perennials               | 1,100 | SF   | \$ 15.00     | \$ 16,500.00 |           |
| Subtotal  |                                   |       |      |              | \$           | 64,300.00 |

|                    |                                |  |  |  |    |              |
|--------------------|--------------------------------|--|--|--|----|--------------|
| Subtotal           |                                |  |  |  | \$ | 1,164,265.00 |
|                    | Construction Contingency (20%) |  |  |  | \$ | 474,639.76   |
| Construction Total |                                |  |  |  | \$ | 1,338,904.76 |

\$864,265  
\$172,853  
**\$1,037,118**