

# Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: 05/21/19

Project Name: Longview Athletic Facility Complex Master Plan  
 Project Number: 2018-30  
 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

A. Overall Single Phase		
	Construction Total	Overall Single Phase Total
<b>Estimated Total Single Phase Cost</b>	<b>\$ 77,722,312.78</b>	<b>\$ 87,098,990.32</b>

B. Phased Implementation					
	Construction Total	Overall Phase Total	Escalation (3%) (2020)	Escalation (3%) (2021)	Escalation (3%) (2022)
1. Phase 1	\$ 30,391,167	\$ 34,088,106.87	\$ 35,110,750.08	\$ 36,164,072.58	\$ 37,248,994.76
2. Phase 2	\$ 17,769,763	\$ 19,917,134.65	\$ 20,514,648.69	\$ 21,130,088.15	\$ 21,763,990.80
3. Phase 3	\$ 29,859,735	\$ 33,447,902.93	\$ 34,451,340.02	\$ 35,484,880.22	\$ 36,549,426.63
<b>Estimated Total Phased Project Cost</b>	<b>\$ 78,020,664.70</b>	<b>\$ 87,453,144.46</b>	<b>\$ 90,076,738.79</b>	<b>\$ 92,779,040.96</b>	<b>\$ 95,562,412.18</b>

C. Athletic Complex Only / Single Phase		
	Construction Total	Overall Athletic Complex Total
<b>Estimated Total Single Phase Cost</b>	<b>\$ 47,869,880.79</b>	<b>\$ 53,664,266.49</b>

Note: Costs for Overall/Single Phase construction and Phase 1 construction are in 2019 dollars. Escalation for Additional Phases is included in the detailed cost estimate for each phase.

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 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

Overall / Single Phase Total: \$77,722,312.78

## Overall / Single Phase

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Paving</b>				
1.01 Pedestrian Concrete Paving (4" thick with 4" base)	151,956	SF	\$8.00	\$1,215,648.00
1.02 Vehicular Concrete Paving (6" thick with 8" base)	14,439	SF	\$14.00	\$202,146.00
1.03 Color Pedestrian Concrete Paving	53,340	SF	\$16.00	\$853,440.00
1.04 Color Vehicular Concrete Paving (6" thick with 8" base)	44,760	SF	\$20.00	\$895,200.00
1.05 Pedestrian Asphalt Paving (3" thick with 4" thick base)	116,021	SF	\$4.25	\$493,089.25
<b>2.00 Planting</b>				
2.01 Tree (deciduous)	353	EA	\$400.00	\$141,200.00
2.02 Tree (coniferous)	14	EA	\$350.00	\$4,900.00
2.03 Accent Planting (with soil prep and irrigation)	91,662	SF	\$18.00	\$1,649,916.00
2.04 Raingarden Planting (with soil prep and irrigation)	19,800	SF	\$20.00	\$396,000.00
2.05 Seed Lawn (with soil prep and irrigation)	505,000	SF	\$4.00	\$2,020,000.00
2.06 Seed mix (reduced soil prep and irrigation rotors)	198,000	SF	\$2.50	\$495,000.00
2.07 Tree Nursery (1" compost, 3" mulch topping)	31,200	SF	\$0.50	\$15,600.00
<b>4.00 Site Improvements</b>				
4.01 Disc Golf - 9 Holes (salvaged baskets, signs, paved tees)	1	LS	\$20,000.00	\$20,000.00
4.02 Tennis / Pickleball Court	1	LS	\$17,500.00	\$17,500.00
4.03 Basketball (goals and court striping)	1	LS	\$8,500.00	\$8,500.00
4.04 Trash/Recycle Receptacle	28	EA	\$2,000.00	\$56,000.00
4.05 Drinking Fountain	7	EA	\$17,000.00	\$119,000.00
4.06 Bench	36	EA	\$1,800.00	\$64,800.00
4.07 Seat Wall	722	LF	\$125.00	\$90,250.00
4.08 Picnic Table	28	EA	\$3,300.00	\$92,400.00
4.09 Bike Rack	4	EA	\$1,000.00	\$4,000.00
4.10 Flag Pole & Flag (25' Aluminum Pole)	2	EA	\$4,000.00	\$8,000.00
4.11 Signs-Miscellaneous (Wayfinding, Rules)	9	EA	\$2,000.00	\$18,000.00
4.12 Signs-Traffic	14	EA	\$500.00	\$7,000.00
4.13 Entry Sign (monument style)	2	EA	\$10,000.00	\$20,000.00
4.14 Play Area (tot-lot, includes unitary surfacing)	1	EA	\$200,000.00	\$200,000.00
4.15 Play Area (medium, with spray park, includes surfacing)	1	EA	\$600,000.00	\$600,000.00
4.16 Play Area (large, includes unitary surfacing)	1	EA	\$700,000.00	\$700,000.00
4.17 Fitness Station (with play chip surfacing)	11	EA	\$10,000.00	\$110,000.00
4.18 Fencing (6' height black vinyl chainlink with gate)	1,100	LF	\$30.00	\$33,000.00
4.19 Scoreboards	7	EA	\$20,000.00	\$140,000.00
<b>5.00 Site Electrical &amp; Lighting (see section 7 for ballfield lighting)</b>				
5.01 Parking and Vehicular Lighting	44	EA	\$17,000.00	\$748,000.00
5.02 Pedestrian Lighting	10	EA	\$9,000.00	\$90,000.00
5.03 Electrical (fiber/telecom/cctv/wiring/j-boxes/conduit/controllers)	1	LS	\$83,800.00	\$83,800.00

<b>6.00 Buildings</b>					
6.01	Recreation Center	1	LS	\$15,000,000.00	\$15,000,000.00
6.02	Maintenance overhead structure (50'x100' prefab. steel)	2	EA	\$130,000.00	\$260,000.00
6.03	Picnic Shelter (large)	3	EA	\$250,000.00	\$750,000.00
6.04	Picnic Shelter (small)	5	EA	\$60,000.00	\$300,000.00
6.05	Batting Cage Building	1	EA	\$1,000,000.00	\$1,000,000.00
6.06	Concessions/Restroom Buildings	2	EA	\$800,000.00	\$1,600,000.00
<b>7.00 Ballfield Improvements (see Attachment A)</b>					
7.01	Multi-Purpose Baseball Field with Synthetic Turf	2	EA	\$1,533,330.00	\$3,066,660.00
7.02	Multi-Purpose Baseball Field Lighting	2	EA	\$469,500.00	\$939,000.00
7.03	Multi-Purpose Softball Field with Synthetic Turf	5	EA	\$1,320,000.00	\$6,600,000.00
7.04	Multi-Purpose Softball Field Lighting	5	EA	\$360,000.00	\$1,800,000.00
7.05	Multi-Purpose Field 1 (grass)	1	EA	\$893,300.00	\$893,300.00
7.06	Multi-Purpose Field 2 (synthetic turf)	1	LS	\$1,587,500.00	\$1,587,500.00
<b>8.00 Civil Site Improvements (see Attachment B)</b>					
8.01	Civil Site Improvements	1	LS	\$7,350,416.80	\$7,350,416.80
<b>9.00 Temporary Restoration</b>					
9.01	Seed restoration (minimal soil prep, no irrigation)	0	SY	\$2.50	\$0.00
9.02	Gravel or asphalt paving restoration	0	SF	\$4.00	\$0.00
				<i>Construction Subtotal (1)</i>	<i>\$52,759,266.05</i>
				Contractor Mobilization & Overhead (20%)	\$ 10,551,853.21
				Sales Tax (8.1%)	\$ 4,273,500.55
				<i>Subtotal (2)</i>	<i>\$ 67,584,619.81</i>
				Contingency (15%)	\$ 10,137,692.97
				<b>Construction Total</b>	<b>\$ 77,722,312.78</b>
				Site Survey	\$ 25,000.00
				Wetland Delineation / Biological Assessment	\$ 15,000.00
				SEPA	\$ 10,000.00
				A&E Fees (7%)	\$ 5,440,561.89
				Admin / Permitting (5%)	\$ 3,886,115.64
				<b>Overall / Single Phase Total</b>	<b>\$ 87,098,990.32</b>

Assumptions:

1. Items listed are for the entire project. Where they do not occur within a phase, the quantity and unit costs are "0". This allows comparison across phases and with the overall / single phase project cost.

# Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: 5/21/2019

Project Name: Longview Athletic Facility Complex Master Plan  
 Project Number: 2018-30  
 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

**Phase 1 Total: \$34,088,106.87**

## Phase 1

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Paving</b>				
1.01 Pedestrian Concrete Paving (4" thick with 4" base)	36,448	SF	\$8.00	\$291,584.00
1.02 Vehicular Concrete Paving (6" thick with 8" base)	3,960	SF	\$14.00	\$55,440.00
1.03 Color Pedestrian Concrete Paving	35,575	SF	\$16.00	\$569,200.00
1.04 Color Vehicular Concrete Paving (6" thick with 8" base)	44,760	SF	\$20.00	\$895,200.00
1.05 Pedestrian Asphalt Paving (3" thick with 4" thick base)	75,208	SF	\$4.25	\$319,634.00
<b>2.00 Planting</b>				
2.01 Tree (deciduous)	201	EA	\$400.00	\$80,400.00
2.02 Tree (coniferous)	7	EA	\$350.00	\$2,450.00
2.03 Accent Planting (with soil prep and irrigation)	42,300	SF	\$18.00	\$761,400.00
2.04 Raingarden Planting (with soil prep and irrigation)	19,800	SF	\$20.00	\$396,000.00
2.05 Seed Lawn (with soil prep and irrigation)	275,000	SF	\$4.00	\$1,100,000.00
2.06 Seed mix (reduced soil prep and irrigation rotors)	198,000	SF	\$2.50	\$495,000.00
2.07 Tree Nursery (1" compost, 3" mulch topping)	31,200	SF	\$0.50	\$15,600.00
<b>4.00 Site Improvements</b>				
4.01 Disc Golf - 9 Holes (salvaged baskets, signs, paved tees)	1	LS	\$20,000.00	\$20,000.00
4.02 Tennis / Pickleball Court	0	LS	\$17,500.00	\$0.00
4.03 Basketball (goals and court striping)	0	LS	\$8,500.00	\$0.00
4.04 Trash/Recycle Receptacle	10	EA	\$2,000.00	\$20,000.00
4.05 Drinking Fountain	2	EA	\$17,000.00	\$34,000.00
4.06 Bench	11	EA	\$1,800.00	\$19,800.00
4.07 Seat Wall	200	LF	\$125.00	\$25,000.00
4.08 Picnic Table	5	EA	\$3,300.00	\$16,500.00
4.09 Bike Rack	1	EA	\$1,000.00	\$1,000.00
4.10 Flag Pole & Flag (25' Aluminum Pole)	1	EA	\$4,000.00	\$4,000.00
4.11 Signs-Miscellaneous (Wayfinding, Rules)	3	EA	\$2,000.00	\$6,000.00
4.12 Signs-Traffic	6	EA	\$500.00	\$3,000.00
4.13 Entry Sign (monument style)	1	EA	\$10,000.00	\$10,000.00
4.14 Play Area (tot-lot, includes unitary surfacing)	1	EA	\$200,000.00	\$200,000.00
4.15 Play Area (medium, with spray park, includes surfacing)	0	EA	\$600,000.00	\$0.00
4.16 Play Area (large, includes unitary surfacing)	0	EA	\$700,000.00	\$0.00
4.17 Fitness Station (with play chip surfacing)	7	EA	\$10,000.00	\$70,000.00
4.18 Fencing (6' height black vinyl chainlink with gate)	1,100	LF	\$30.00	\$33,000.00
4.19 Scoreboards	5	EA	\$20,000.00	\$100,000.00
<b>5.00 Site Electrical &amp; Lighting (see section 7 for ballfield lighting)</b>				
5.01 Parking and Vehicular Lighting	30	EA	17000.00	\$510,000.00
5.02 Pedestrian Lighting	4	EA	9000.00	\$36,000.00
5.03 Electrical (fiber/telecom/cctv/wiring/j-boxes/conduit/controllers)	1	LS	\$54,600.00	\$54,600.00

<b>6.00 Buildings</b>				
6.01 Recreation Center	0	LS	\$15,000,000.00	\$0.00
6.02 Maintenance overhead structure (50'x100' prefab. steel)	2	EA	\$130,000.00	\$260,000.00
6.03 Picnic Shelter (large)	1	EA	\$250,000.00	\$250,000.00
6.04 Picnic Shelter (small)	0	EA	\$60,000.00	\$0.00
6.05 Batting Cage Building	0	EA	\$1,000,000.00	\$0.00
6.06 Concessions/Restroom Buildings	1	EA	\$800,000.00	\$800,000.00
<b>7.00 Ballfield Improvements (see Attachment A)</b>				
7.01 Multi-Purpose Baseball Field with Synthetic Turf	0	EA	\$1,533,330.00	\$0.00
7.02 Multi-Purpose Baseball Field Lighting	0	EA	\$469,500.00	\$0.00
7.03 Multi-Purpose Softball Field with Synthetic Turf	5	EA	\$1,320,000.00	\$6,600,000.00
7.04 Multi-Purpose Softball Field Lighting	5	EA	\$360,000.00	\$1,800,000.00
7.05 Multi-Purpose Field 1 (grass)	0	EA	\$893,300.00	\$0.00
7.06 Multi-Purpose Field 2 (synthetic turf)	0	LS	\$1,587,500.00	\$0.00
<b>8.00 Civil Site Improvements (see Attachment B)</b>				
8.01 Civil Site Improvements	1	LS	\$4,712,747.90	\$4,712,747.90
<b>9.00 Temporary Restoration</b>				
9.01 Seed restoration (minimal soil prep, no irrigation)	25,000	SY	\$2.50	\$62,500.00
9.02 Gravel or asphalt paving restoration	0	SF	\$4.00	\$0.00
			<i>Construction Subtotal (1)</i>	\$20,630,055.90
			Contractor Mobilization & Overhead (20%)	\$ 4,126,011.18
			Sales Tax (8.1%)	\$ 1,671,034.53
			<i>Subtotal (2)</i>	\$ 26,427,101.61
			Contingency (15%)	\$ 3,964,065.24
			<b>Construction Total</b>	<b>\$ 30,391,166.85</b>
			Site Survey	\$ 25,000.00
			Wetland Delineation / Biological Assessment	\$ 15,000.00
			SEPA	\$ 10,000.00
			A&E Fees (7%)	\$ 2,127,381.68
			Admin / Permitting (5%)	\$ 1,519,558.34
			<b>Phase 1 Total</b>	<b>\$ 34,088,106.87</b>
			<i>Escalation to 2020 dollars (est. 3%)</i>	\$ 35,110,750
			<i>Escalation to 2021 dollars (est. 3%)</i>	\$ 36,164,073
			<i>Escalation to 2022 dollars (est. 3%)</i>	\$ 37,248,995

Assumptions:

1. Items listed are for the entire project. Where they do not occur within a phase, the quantity and unit costs are "0". This allows comparison across phases and with the overall / single phase project cost.

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HBB Landscape Architecture

Date: 5/21/2019

Project Name: Longview Athletic Facility Complex Master Plan  
 Project Number: 2018-30  
 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

**Phase 2 Total: \$19,917,134.65**

## Phase 2

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Paving</b>				
1.01 Pedestrian Concrete Paving (4" thick with 4" base)	53,403	SF	\$8.00	\$427,224.00
1.02 Vehicular Concrete Paving (6" thick with 8" base)	10,479	SF	\$14.00	\$146,706.00
1.03 Color Pedestrian Concrete Paving	12,723	SF	\$16.00	\$203,568.00
1.04 Color Vehicular Concrete Paving (6" thick with 8" base)	0	SF	\$20.00	\$0.00
1.05 Pedestrian Asphalt Paving (3" thick with 4" thick base)	40,813	SF	\$4.25	\$173,455.25
<b>2.00 Planting</b>				
2.01 Tree (deciduous)	84	EA	\$400.00	\$33,600.00
2.02 Tree (coniferous)	3	EA	\$350.00	\$1,050.00
2.03 Accent Planting (with soil prep and irrigation)	20,962	SF	\$18.00	\$377,316.00
2.04 Raingarden Planting (with soil prep and irrigation)	0	SF	\$20.00	\$0.00
2.05 Seed Lawn (with soil prep and irrigation)	230,000	SF	\$4.00	\$920,000.00
2.06 Seed mix (reduced soil prep and irrigation rotors)	0	SF	\$2.50	\$0.00
2.07 Tree Nursery (1" compost, 3" mulch topping)	0	SF	\$0.50	\$0.00
<b>4.00 Site Improvements</b>				
4.01 Disc Golf - 9 Holes (salvaged baskets, signs, paved tees)	0	LS	\$20,000.00	\$0.00
4.02 Tennis / Pickleball Court	1	LS	\$17,500.00	\$17,500.00
4.03 Basketball (goals and court striping)	0	LS	\$8,500.00	\$0.00
4.04 Trash/Recycle Receptacle	10	EA	\$2,000.00	\$20,000.00
4.05 Drinking Fountain	3	EA	\$17,000.00	\$51,000.00
4.06 Bench	10	EA	\$1,800.00	\$18,000.00
4.07 Seat Wall	272	LF	\$125.00	\$34,000.00
4.08 Picnic Table	16	EA	\$3,300.00	\$52,800.00
4.09 Bike Rack	1	EA	\$1,000.00	\$1,000.00
4.10 Flag Pole & Flag (25' Aluminum Pole)	0	EA	\$4,000.00	\$0.00
4.11 Signs-Miscellaneous (Wayfinding, Rules)	3	EA	\$2,000.00	\$6,000.00
4.12 Signs-Traffic	2	EA	\$500.00	\$1,000.00
4.13 Entry Sign (monument style)	1	EA	\$10,000.00	\$10,000.00
4.14 Play Area (tot-lot, includes unitary surfacing)	0	EA	\$200,000.00	\$0.00
4.15 Play Area (medium, with spray park, includes surfacing)	0	EA	\$600,000.00	\$0.00
4.16 Play Area (large, includes unitary surfacing)	1	EA	\$700,000.00	\$700,000.00
4.17 Fitness Station (with play chip surfacing)	4	EA	\$10,000.00	\$40,000.00
4.18 Fencing (6' height black vinyl chainlink with gate)	0	LF	\$30.00	\$0.00
4.19 Scoreboards	2	EA	\$20,000.00	\$40,000.00
<b>5.00 Site Electrical &amp; Lighting (see section 7 for ballfield lighting)</b>				
5.01 Parking and Vehicular Lighting	10	EA	17000.00	\$170,000.00
5.02 Pedestrian Lighting	4	EA	9000.00	\$36,000.00
5.03 Electrical (fiber/telecom/cctv/wiring/j-boxes/conduit/controllers)	1	LS	\$20,600.00	\$20,600.00

<b>6.00 Buildings</b>				
6.01 Recreation Center	0	LS	\$15,000,000.00	\$0.00
6.02 Maintenance overhead structure (50'x100' prefab. steel)	0	EA	\$130,000.00	\$0.00
6.03 Picnic Shelter (large)	1	EA	\$250,000.00	\$250,000.00
6.04 Picnic Shelter (small)	2	EA	\$60,000.00	\$120,000.00
6.05 Batting Cage Building	1	EA	\$1,000,000.00	\$1,000,000.00
6.06 Concessions/Restroom Buildings	1	EA	\$800,000.00	\$800,000.00
<b>7.00 Ballfield Improvements (see Attachment A)</b>				
7.01 Multi-Purpose Baseball Field with Synthetic Turf	2	EA	\$1,533,330.00	\$3,066,660.00
7.02 Multi-Purpose Baseball Field Lighting	2	EA	\$469,500.00	\$939,000.00
7.03 Multi-Purpose Softball Field with Synthetic Turf	0	EA	\$1,320,000.00	\$0.00
7.04 Multi-Purpose Softball Field Lighting	0	EA	\$360,000.00	\$0.00
7.05 Multi-Purpose Field 1 (grass)	1	EA	\$893,300.00	\$893,300.00
7.06 Multi-Purpose Field 2 (synthetic turf)	0	LS	\$1,587,500.00	\$0.00
<b>8.00 Civil Site Improvements (see Attachment B)</b>				
8.01 Civil Site Improvements	1	LS	\$1,352,620.40	\$1,352,620.40
<b>9.00 Temporary Restoration</b>				
9.01 Seed restoration (minimal soil prep, no irrigation)	29,553	SY	\$2.50	\$73,882.50
9.02 Gravel or asphalt paving restoration	16,536	SF	\$4.00	\$66,144.00
			<i>Construction Subtotal (1)</i>	<i>\$12,062,426.15</i>
			Contractor Mobilization & Overhead (20%)	\$ 2,412,485.23
			Sales Tax (8.1%)	\$ 977,056.52
			<i>Subtotal (2)</i>	<i>\$ 15,451,967.90</i>
			Contingency (15%)	\$ 2,317,795.18
			<b>Construction Total</b>	<b>\$ 17,769,763.08</b>
			Site Survey	\$ 15,000.00
			Wetland Delineation / Biological Assessment	\$ -
			SEPA	\$ -
			A&E Fees (7%)	\$ 1,243,883.42
			Admin / Permitting (5%)	\$ 888,488.15
			<b>Phase 2 Total</b>	<b>\$ 19,917,134.65</b>
			<i>Escalation to 2020 dollars (est. 3%)</i>	<i>\$ 20,514,649</i>
			<i>Escalation to 2021 dollars (est. 3%)</i>	<i>\$ 21,130,088</i>
			<i>Escalation to 2022 dollars (est. 3%)</i>	<i>\$ 21,763,991</i>

Assumptions:

1. Items listed are for the entire project. Where they do not occur within a phase, the quantity and unit costs are "0". This allows comparison across phases and with the overall / single phase project cost.

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Date: 5/21/2019

Project Name: Longview Athletic Facility Complex Master Plan  
 Project Number: 2018-30  
 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

**Phase 3 Total: \$33,447,902.93**

## Phase 3

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Paving</b>				
1.01 Pedestrian Concrete Paving (4" thick with 4" base)	62,105	SF	\$8.00	\$496,840.00
1.02 Vehicular Concrete Paving (6" thick with 8" base)	0	SF	\$14.00	\$0.00
1.03 Color Pedestrian Concrete Paving	5,042	SF	\$16.00	\$80,672.00
1.04 Color Vehicular Concrete Paving (6" thick with 8" base)	0	SF	\$20.00	\$0.00
1.05 Pedestrian Asphalt Paving (3" thick with 4" thick base)	0	SF	\$4.25	\$0.00
<b>2.00 Planting</b>				
2.01 Tree (deciduous)	68	EA	\$400.00	\$27,200.00
2.02 Tree (coniferous)	4	EA	\$350.00	\$1,400.00
2.03 Accent Planting (with soil prep and irrigation)	28,400	SF	\$18.00	\$511,200.00
2.04 Raingarden Planting (with soil prep and irrigation)	0	SF	\$20.00	\$0.00
2.05 Seed Lawn (with soil prep and irrigation)	0	SF	\$4.00	\$0.00
2.06 Seed mix (reduced soil prep and irrigation rotors)	0	SF	\$2.50	\$0.00
2.07 Tree Nursery (1" compost, 3" mulch topping)	0	SF	\$0.50	\$0.00
<b>4.00 Site Improvements</b>				
4.01 Disc Golf - 9 Holes (salvaged baskets, signs, paved tees)	0	LS	\$20,000.00	\$0.00
4.02 Tennis / Pickleball Court	0	LS	\$17,500.00	\$0.00
4.03 Basketball (goals and court striping)	1	LS	\$8,500.00	\$8,500.00
4.04 Trash/Recycle Receptacle	8	EA	\$2,000.00	\$16,000.00
4.05 Drinking Fountain	2	EA	\$17,000.00	\$34,000.00
4.06 Bench	15	EA	\$1,800.00	\$27,000.00
4.07 Seat Wall	250	LF	\$125.00	\$31,250.00
4.08 Picnic Table	7	EA	\$3,300.00	\$23,100.00
4.09 Bike Rack	2	EA	\$1,000.00	\$2,000.00
4.10 Flag Pole & Flag (25' Aluminum Pole)	1	EA	\$4,000.00	\$4,000.00
4.11 Signs-Miscellaneous (Wayfinding, Rules)	3	EA	\$2,000.00	\$6,000.00
4.12 Signs-Traffic	6	EA	\$500.00	\$3,000.00
4.13 Entry Sign (monument style)	0	EA	\$10,000.00	\$0.00
4.14 Play Area (tot-lot, includes unitary surfacing)	0	EA	\$200,000.00	\$0.00
4.15 Play Area (medium, with spray park, includes surfacing)	1	EA	\$600,000.00	\$600,000.00
4.16 Play Area (large, includes unitary surfacing)	0	EA	\$700,000.00	\$0.00
4.17 Fitness Station (with play chip surfacing)	0	EA	\$10,000.00	\$0.00
4.18 Fencing (6' height black vinyl chainlink with gate)	0	LF	\$30.00	\$0.00
<b>5.00 Site Electrical &amp; Lighting (see section 7 for ballfield lighting)</b>				
5.01 Parking and Vehicular Lighting	4	EA	17000.00	\$68,000.00
5.02 Pedestrian Lighting	2	EA	9000.00	\$18,000.00
5.03 Electrical (fiber/telecom/cctv/wiring/j-boxes/conduit/controllers)	1	LS	\$8,600.00	\$8,600.00



<b>6.00 Buildings</b>				
6.01 Recreation Center	1	LS	\$15,000,000.00	\$15,000,000.00
6.02 Maintenance overhead structure (50'x100' prefab. steel)	0	EA	\$130,000.00	\$0.00
6.03 Picnic Shelter (large)	1	EA	\$250,000.00	\$250,000.00
6.04 Picnic Shelter (small)	3	EA	\$60,000.00	\$180,000.00
6.05 Batting Cage Building	0	EA	\$1,000,000.00	\$0.00
6.06 Concessions/Restroom Buildings	0	EA	\$800,000.00	\$0.00
<b>7.00 Ballfield Improvements (see Attachment A)</b>				
7.01 Multi-Purpose Baseball Field with Synthetic Turf	0	EA	\$1,533,330.00	\$0.00
7.02 Multi-Purpose Baseball Field Lighting	0	EA	\$469,500.00	\$0.00
7.03 Multi-Purpose Softball Field with Synthetic Turf	0	EA	\$1,320,000.00	\$0.00
7.04 Multi-Purpose Softball Field Lighting	0	EA	\$360,000.00	\$0.00
7.05 Multi-Purpose Field 1 (grass)	0	EA	\$893,300.00	\$0.00
7.06 Multi-Purpose Field 2 (synthetic turf)	1	LS	\$1,587,500.00	\$1,587,500.00
<b>8.00 Civil Site Improvements (see Attachment B)</b>				
8.01 Civil Site Improvements	1	LS	\$1,285,048.50	\$1,285,048.50
<b>9.00 Temporary Restoration</b>				
9.01 Seed restoration (minimal soil prep, no irrigation)	0	SY	\$2.50	\$0.00
9.02 Gravel or asphalt paving restoration	0	SF	\$4.00	\$0.00
			<i>Construction Subtotal (1)</i>	\$20,269,310.50
			Contractor Mobilization & Overhead (20%)	\$ 4,053,862.10
			Sales Tax (8.1%)	\$ 1,641,814.15
			<i>Subtotal (2)</i>	\$ 25,964,986.75
			Contingency (15%)	\$ 3,894,748.01
			<b>Construction Total</b>	<b>\$ 29,859,734.76</b>
			Site Survey	\$ 5,000.00
			Wetland Delineation / Biological Assessment	\$ -
			SEPA	\$ -
			A&E Fees (7%)	\$ 2,090,181.43
			Admin / Permitting (5%)	\$ 1,492,986.74
			<b>Phase 3 Total</b>	<b>\$ 33,447,902.93</b>
			<i>Escalation to 2020 dollars (est. 3%)</i>	\$ 34,451,340
			<i>Escalation to 2021 dollars (est. 3%)</i>	\$ 35,484,880
			<i>Escalation to 2022 dollars (est. 3%)</i>	\$ 36,549,427

Assumptions:

1. Items listed are for the entire project. Where they do not occur within a phase, the quantity and unit costs are "0". This allows comparison across phases and with the overall / single phase project cost.

# Estimate of Probable Cost of Construction

HBB Landscape Architecture

Date: 5/21/2019

Project Name: Longview Athletic Facility Complex Master Plan  
 Project Number: 2018-30  
 Project Phase: 200  
 Prepared By: B. Haddox / R. Dotson  
 Checked By: D. Koonts

Athletic Complex Only Total: \$47,869,880.79

## Athletic Complex Only / Single Phase

Item Description	Qty	Unit	Unit Cost	Item Total
<b>1.00 Paving</b>				
1.01 Pedestrian Concrete Paving (4" thick with 4" base)	192,600	SF	\$8.00	\$1,540,800.00
1.02 Vehicular Concrete Paving (6" thick with 8" base)	59,199	SF	\$14.00	\$828,786.00
1.03 Pedestrian Asphalt Paving (3" thick with 4" thick base)	48,000	SF	\$4.25	\$204,000.00
<b>2.00 Planting</b>				
2.01 Tree (deciduous)	175	EA	\$400.00	\$70,000.00
2.02 Tree (coniferous)	14	EA	\$350.00	\$4,900.00
2.03 Accent Planting (with soil prep and irrigation)	45,000	SF	\$18.00	\$810,000.00
2.04 Seed Lawn (with soil prep and irrigation)	826,000	SF	\$4.00	\$3,304,000.00
2.05 Tree Nursery (1" compost, 3" mulch topping)	31,200	SF	\$0.50	\$15,600.00
<b>4.00 Site Improvements</b>				
4.01 Trash/Recycle Receptacle	16	EA	\$2,000.00	\$32,000.00
4.02 Drinking Fountain	4	EA	\$17,000.00	\$68,000.00
4.03 Bench	20	EA	\$1,800.00	\$36,000.00
4.04 Seat Wall	350	LF	\$125.00	\$43,750.00
4.05 Picnic Table	28	EA	\$3,300.00	\$92,400.00
4.06 Flag Pole & Flag (25' Aluminum Pole)	2	EA	\$4,000.00	\$8,000.00
4.07 Signs-Miscellaneous (Wayfinding, Rules)	9	EA	\$2,000.00	\$18,000.00
4.08 Signs-Traffic	14	EA	\$500.00	\$7,000.00
4.09 Entry Sign (monument style)	2	EA	\$10,000.00	\$20,000.00
4.10 Play Area (tot-lot, includes unitary surfacing)	1	EA	\$200,000.00	\$200,000.00
4.11 Fencing (6' height black vinyl chainlink with gate)	1,100	LF	\$30.00	\$33,000.00
4.12 Scoreboards	7	EA	\$20,000.00	\$140,000.00
<b>5.00 Site Electrical &amp; Lighting (see section 7 for ballfield lighting)</b>				
5.01 Parking and Vehicular Lighting	44	EA	\$17,000.00	\$748,000.00
5.02 Pedestrian Lighting	10	EA	\$9,000.00	\$90,000.00
5.03 Electrical (fiber/telecom/cctv/wiring/j-boxes/conduit/controllers)	1	LS	\$83,800.00	\$83,800.00

<b>6.00 Buildings</b>					
6.01	Maintenance overhead structure (50'x100' prefab. steel)	2	EA	\$130,000.00	\$260,000.00
6.02	Concessions/Restroom Buildings	2	EA	\$800,000.00	\$1,600,000.00
<b>7.00 Ballfield Improvements (see Attachment A)</b>					
7.01	Multi-Purpose Baseball Field with Synthetic Turf	2	EA	\$1,533,330.00	\$3,066,660.00
7.02	Multi-Purpose Baseball Field Lighting	2	EA	\$469,500.00	\$939,000.00
7.03	Multi-Purpose Softball Field with Synthetic Turf	5	EA	\$1,320,000.00	\$6,600,000.00
7.04	Multi-Purpose Softball Field Lighting	5	EA	\$360,000.00	\$1,800,000.00
7.05	Multi-Purpose Field 1 (grass)	1	EA	\$893,300.00	\$893,300.00
7.06	Multi-Purpose Field 2 (synthetic turf)	1	LS	\$1,587,500.00	\$1,587,500.00
<b>8.00 Civil Site Improvements (see Attachment B)</b>					
8.01	Civil Site Improvements	1	LS	\$7,350,416.80	\$7,350,416.80
				<i>Construction Subtotal (1)</i>	\$32,494,912.80
				Contractor Mobilization & Overhead (20%)	\$ 6,498,982.56
				Sales Tax (8.1%)	\$ 2,632,087.94
				<i>Subtotal (2)</i>	\$ 41,625,983.30
				Contingency (15%)	\$ 6,243,897.49
				<b>Construction Total</b>	<b>\$ 47,869,880.79</b>
				Site Survey	\$ 25,000.00
				Wetland Delineation / Biological Assessment	\$ 15,000.00
				SEPA	\$ 10,000.00
				A&E Fees (7%)	\$ 3,350,891.66
				Admin / Permitting (5%)	\$ 2,393,494.04
				<b>Athletic Complex Only Total</b>	<b>\$ 53,664,266.49</b>

Assumptions:

1. Items listed are for the entire project. Where they do not occur within a phase, the quantity and unit costs are "0". This allows comparison across phases and with the overall / single phase project cost.
2. Batting cage building stays in place.