

OPINION OF PROBABLE COST

Farmer Street Cemetery

Prepared by Pond & Company

10/13/2023

DEMOLITION, SITE CLEARING, & PREP						
ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES	
Construction Exits	1	EA	\$3,300.00	\$3,300.00		
Maintenance of Construction Exit	1	EA	\$1,100.00	\$1,100.00		
Tree Protection Fencing	5510	LF	\$5.00	\$27,550.00		
Silt Fence	930	LF	\$6.00	\$5,580.00		
Demolition of Pavement	1	LS	\$30,000.00	\$30,000.00		
Demolition of Misc. Infrastructure	1	LS	\$5,000.00	\$5,000.00	Includes Wood Shed, Fence, and Fence Posts	
E&S Control	1.2	AC	\$5,500.00	\$6,600.00		
SUBTOTAL				\$79,130.00		

GRADING						
ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES	
Grading Complete	1	LS	\$70,000.00	\$70,000.00		
SUBTOTAL				\$70,000.00		

AMENITIES & MATERIALS						
ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES	
Concrete 4" Pedestrian Sidewalk	410	SY	\$12.00	\$4,920.00		
Asphalt Driveway	15500	SF	\$5.00	\$77,500.00		
Concrete Wheel Stops	16	EA	\$500.00	\$8,000.00		
5" Solid White, Thermoplastic Paint	1	LS	\$2,000.00	\$2,000.00		
Timber Curb	3580	LF	\$17.00	\$60,860.00		
Outdoor Classroom	1	LS	\$25,000.00	\$25,000.00	Includes amphitheater seating and stage.	
Reflective Spaces	855	EA	\$30.00	\$25,650.00		
Bike Racks	3	EA	\$800.00	\$2,400.00		
Trash Receptacle	2	EA	\$1,500.00	\$3,000.00		
Benches	8	EA	\$2,500.00	\$20,000.00		
Black Aluminum Picket Fence with Granite Columns	550	LF	\$150.00	\$82,500.00		
Black Chain Link Fence	1360	LF	\$90.00	\$122,400.00		
Chain Link Single Access Gate	1	EA	\$500.00	\$500.00		
Cemetery Entrance	1	LS	\$25,000.00	\$25,000.00		
Log Steppers	14	EA	\$250.00	\$3,500.00	Repurposed Log Steppers	
Individual Grave Markers	455	EA	\$100.00	\$45,500.00		
Interpretive Signage and Monumentation	1	LS	\$100,000.00	\$100,000.00	Includes central monument/memorial at trail entrance and educational signage throughout	
SUBTOTAL				\$608,730.00		

LANDSCAPE						
ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES	
Permanent Sodding	1065	SY	\$12.00	\$12,780.00	Bermuda Grass or similar equivalent groundcover.	
Landscape Enhancements	1	LS	60,000	\$60,000.00	Based on provided concept plant schedule quantities on Landscape Plans.	
SUBTOTAL				\$72,780.00		

CONSTRUCTION COST TOTAL \$830,640.00

CONTINGENCIES AND SOFT COSTS			NOTES	
20% Contingency		\$166,128.00		
Full Design & Engineering		\$100,000.00	Include interpretive signage design.	
Construction Administration		\$30,000.00		
General Conditions		\$149,515.00	Construction permits, bonding, insurance, etc.	
CONTINGENCIES AND SOFT COSTS TOTAL		\$445,643.00		

CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$1,276,283.00

		INFLATION: 5% INCREASE PER YEAR
2025 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS		\$1,340,098.00
2026 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS		\$1,407,103.00
2027 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS		\$1,477,459.00

- Notes:**
- Contingency percentages are included in the opinion of cost. The 20% contingency accounts for associated costs that are unpredictable due to the current market and level of design.
 - Due to market volatility, for each additional year of project not moving to construction, 5% of total cost will be accrued to account for economic inflation.
 - Costs given assume that all improvements will be made under contract with a qualified contractor.
 - Overhead, profit, and mobilization fees are included as a percentage of construction cost.
 - Construction costs do not include costs incurred for phased project development.
 - Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.

OPINION OF PROBABLE COST SUMMARY

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Farmer Street Cemetery

10/13/2023

DEMOLITION & SITE PREP		
	SUBTOTAL	\$79,130.00
FINE GRADING		
	SUBTOTAL	\$70,000.00
SITE MATERIALS		
	SUBTOTAL	\$203,930.00
SITE FURNISHINGS & SIGNAGE PACKAGE		
	SUBTOTAL	\$404,800.00
LANDSCAPE		
	SUBTOTAL	\$72,780.00
CONTIGENCIES AND SOFT COSTS		
	20% Contingency	\$166,128.00
	Full Design & Engineering	\$100,000.00
	Construction Administration	\$30,000.00
	General Conditions	\$149,515.00
	SUBTOTAL	\$445,643.00
TOTAL		\$1,276,283.00
INFLATION: 5% INCREASE PER YEAR		
	<i>2025 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS</i>	\$1,340,098.00
	<i>2026 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS</i>	\$1,407,103.00
	<i>2027 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS</i>	\$1,477,459.00