MxM LANDSCAPE ARCHITECTURE

To: **Clynn Wilkinson, City of SeaTac, Parks and Recreation**

From: **Brice Maryman, PLA, FASLA**
Tim Spenser

Re: **Riverton Heights Park Improvements**
100% Percent Design - Opinion of Probable Construction Cost Estimate
MxM 2203

Date: **Oct 28, 2026**

PURPOSE

This memorandum is intended to document the methodology and the assumptions used in developing the 100% Design estimate of probable construction cost. This Opinion of Probable Construction Cost (OPCC) estimate is based on the improvements shown in the 100% landscape, civil, structural, mechanical and electrical plans and dated 10/28/2026 for Riverton Heights Park Improvements. Construction costs are based on unit prices and the itemization and quantity tabulation of expected items. The construction cost estimate is $6.83 million.

In addition to the base bid, there are three additive alternatives which range from approximately $26,000 to $644,000.

PROJECT BACKGROUND

Riverton Heights Park is owned and operated by the City of SeaTac and is classified as a Neighborhood Park within the City's parks system. The nearly 8-acre property is located in the City's Riverton Heights neighborhood, northeast of Seattle-Tacoma International Airport and just outside the airport's flight path. Formerly the site of a school, Riverton Heights Park now serves as a neighborhood hub for a diverse and thriving community. The project will make various improvements to the site including a new spray park, sculpture plinths, perennials, and utilities. The project also includes the option of three additional items: resurfacing of the existing playground; addition of a synthetic turf playfield; and addition of a lane of fruit trees.

ASSUMPTIONS FOR 100% DESIGN CONSTRUCTION COST ANALYSIS

The following assumptions were used to prepare the Opinion of Probable Construction Costs:

1. Unit prices are based on various sources including Washington State Department of Transportation (WSDOT) standard item unit costs, American Public Works Association

(APWA) unit costs, recent bids, engineer's estimate and consultation with suppliers for similar projects in this region.
2. Quantities are based on the 100% Plans dated 10/28/2026.
3. Design Contingency: 5%
4. Construction Contingency (Allowance for changes during construction): Not included
5. General Conditions (Includes Contractor Administration costs such as preparation of submittals, submittals to permitting agency, meetings, project manager, field office manager, superintendent, scheduling, invoicing, etc.) is considered incidental and incorporated into the unit prices
6. General Contractor Markups on Subcontracts: 6%
7. Contractor Bonding & Insurance: 2.5%
8. Contractor Overhead and Profit: 10.5%
9. Washington State Sales Tax: 10.4% for the City of SeaTac.
10. Owner provided items include the Restroom/Mechanical building. Costs for the foundation and electrical and mechanical hookups for the Restroom/Mechanical Building are included; cost of the building and delivery are not included. An allowance of $40,000 has been made for installation and hook up of the building
11. Earthwork volumes have been calculated using digital technology comparing existing and future surface conditions.
12. Maintenance for plant establishment not included.
13. Owner construction services are not included.
14. Permit fees are not included.
15. Street use fees are not included.
16. Life Cycle Costs are not included.
17. Agency Soft Costs are not included.

ATTACHMENTS

1. Summary of OPCC Estimate for 100% Design
2. Opinion of Probable Construction Cost Estimate For Landscape Base Bids and Additive Alternatives
3. Opinion of Probable Construction Cost Estimate For Civil (Prepared by Toole Design)
4. Opinion of Probable Costs For Spray Park and Mechanical (Prepared by GDM, confirmed by Stantec)
5. Opinion of Probable Costs For Electrical (Prepared by GDM)

MxM LANDSCAPE ARCHITECTURE

Riverton Heights Spray Park ROM

MxM Job #2203

Prepared by TS; Checked by BJM **October 28, 2026**

Summary of OPCC Estimate for 100% Design

			SUBTOTAL
GENERAL CONTRACTOR SITE WORK			
MOBILIZATION (8%)		$	264,000
TEMPORARY EROSION AND SEDIMENT CONTROL (By TOOLE)		$	32,000
DEMOLITION AND SITE PREPARATION (By TOOLE)		$	203,000
EARTHWORK		$	247,000
SITE IMPROVEMENTS		$	400,000
PLANTINGS AND LANDSCAPE ELEMENTS		$	575,000
SITE FURNISHINGS AND MISC		$	415,000
DRAINAGE/SEWER (By TOOLE)		$	1,376,000
WATER UTILITIES (By TOOLE)		$	40,000
	Subtotal	$	*3,552,000*
General Contractor Markups on Subcontracts	6.00%	$	213,000
Contractor Bonding & Insurance	2.50%	$	89,000
Contractor Overhead & Profit	10.50%	$	373,000
Site Overhead and Profit for Site Work	*Subtotal*		*$675,000*
General Contractor Site Work	***Total***		***$4,227,000***
LARGE SUBCONTRACTOR WORK AND GC MARK-UP			
SPRAY PARK AND MECHANICAL (By STANTEC)		$	1,085,304
ELECTRICAL (By GDM)		$	418,963
	Subtotal		*$1,504,267*
General Contractor Mark-up on Large Subcontract Work	10.00%		$150,430
General Contractor Bonding & Ins. on Elec/Spray	2.50%		$37,610
Site Overhead and Profit for Site Work	*Subtotal*		*$188,040*
Large Subcontract Work & GC Mark-Up	***Total***		$1,692,310
PROJECT CONSTRUCTION SUBTOTAL			***$5,919,310***
Design Contingency (% of Project Construction Subtotal)	5.00%	$	296,000
City of SeaTac Taxes	10.4%	$	615,600
	Subtotal		***$911,600***
City of SeaTac Procured Restroom/Mechanical Building			*N/A*
BASE BID PROJECT TOTAL			***$6,830,910***

ADDITIVE BID ITEM 1 - PLAYGROUND RESURFACING

Subtotal		$	374,000
Mobilization	8.00%	$	29,920
Design Contingency (% of Project Construction Subtotal)	5.00%	$	18,700
City of SeaTac Taxes	10.4%	$	38,900
	Subtotal		*$87,520*
ADDITIVE BID TOTAL			***$461,520***

ADDITIVE BID ITEM 2 - PLAYFIELD

Subtotal		$	522,000
Mobilization	8.00%	$	41,760
Design Contingency (% of Project Construction Subtotal)	5.00%	$	26,100
City of SeaTac Taxes	10.4%	$	54,300
	Subtotal		*$122,160*
ADDITIVE BID TOTAL			***$644,160***

ADDITIVE BID ITEM 3 - FRUIT TREES

Subtotal		$	21,000
Mobilization	8.00%	$	1,680
Design Contingency (% of Project Construction Subtotal)	5.00%	$	1,100
City of SeaTac Taxes	10.4%	$	2,200
	Subtotal		*$4,980*
ADDITIVE BID TOTAL			***$25,980***

Riverton Heights Spray Park ROM
MxM Job #2203

Prepared by TS; Checked by BJM

October 28, 2026

Summary of OPCC Estimate for 100% Design

TEMPORARY EROSION AND SEDIMENT CONTROL (By TOOLE)

TEMPORARY EROSION AND SEDIMENT CONTROL (By TOOLE) SUBTOTAL	***$***	***31,381***

DEMOLITION AND SITE PREPARATION (By TOOLE)

DEMOLITION AND SITE PREPARATION (By TOOLE) SUBTOTAL	***$***	***202,223***

EARTHWORK

Item	Quantity	Unit	Unit Cost	Total Cost
Subgrade establishment, non-field	11723	SY	$ 0.33	$ 3,869
Civil earthwork (by TOOLE, see separate estimate)	1	Allow	$ 242,608.00	$ 242,608
EARTHWORK SUBTOTAL			***$***	***246,477***

SITE IMPROVEMENTS

Item	SF	Unit	QTY	Unit Cost	Total Cost
Asphalt Paving, 3" depth	2095	TN	40	$ 147	$ 5,880
Aggregate , 3" depth (under asphalt)	2095	TN	36	$ 62	$ 2,232
Concrete Paving, 4" depth including Spray Park and Pads	11259	SY	1,251	$ 155	$ 193,905
Aggregate, 6" depth (under 4" conc pave)	11259	TN	386	$ 62	$ 23,932
Parking Stall and Access Aisle Markings, 4" Paint	906	LF	906	$ 5	$ 4,530
Painted Traffic Arrow	2	EA	2	$ 100	$ 200
ADA signage	1	EA	1	$ 500	$ 500
Accessible Parking Space Symbol	1	EA	1	$ 300	$ 300
1' Mow Strip : 6" depth Cement Curb in Landscape Area	195	LF	195	$ 86	$ 16,785
Parking lot gate	1	EA	1	$ 8,000	$ 8,000
Gate Footings	2	CY	2	$ 2,000	$ 4,000
Split-rail fence	406	LF	406	$ 65	$ 26,406
Wheel Stop	35	Each	35	$ 300	$ 10,500
ROW Paving (By TOOLE, see separate estimate)	1	Allow		$ 102,693	$ 102,693
SITE IMPROVEMENTS SUBTOTAL				***$***	***399,863***

PLANTINGS AND LANDSCAPE ELEMENTS

Item	SF	Unit	QTY	Unit Cost	Total Cost
Grass Lawn	47,929	SY	5,325	$6	$ 33,018
Topsoil Type A, Grass Lawn (6" Depth)	48519	CY	899	$100	$ 89,850
Perennial beds plantings	8,297	SF	8,297	$30	$ 248,910
Topsoil Type A, Perenial Beds (12" Depth)	8297	CY	307	$100	$ 30,730
Mulch	11629	SY	323	$6	$ 1,938
Trees - Pyramidal European Hornbeam, 2.5" cal	24	EA	24	$550	$ 13,200
Transplant Tree	6	EA	6	$1,500	$ 9,000
Topsoil for Trees (24" depth)	30	CY	22	$100	$ 2,220
Irrigation Point of Connection		allow	1	$12,000	$ 12,000
Irrigation Controller		allow	1	$18,000	$ 18,000
Irrigation - Drip Zones	8810	SF	8810	$2	$ 19,820
Irrigation - Rotor Zones	34756	SF	34756	$2.00	$ 69,510
Silva Cells	964.44	CF	1341	$18	$ 23,600
Stone Mulch	851.62	CY	16	$200	$ 3,200
PLANTINGS AND LANDSCAPE ELEMENTS SUBTOTAL				***$***	***574,996***

SITE FURNISHINGS AND MISC

Item	Quantity	Unit	Unit Cost	Total Cost

Restroom Building Installation and Connections	1	Allow	$ 40,000	$ 40,000
Poured in Place Concrete Benches	14.24	CY	$ 2,000	$ 28,480
Sculpture Plinths	2.36	CY	$ 2,000	$ 4,720
QCP Pebble Benches, quantity per plan	1	Allow	$ 40,000	$ 40,000
Poured in Place Concrete Retaining Wall	50.86	CY	$ 2,000	$ 101,720
Wall stones	1	Allow	$ 150,000	$ 150,000
Light Pole Foundation	11.667	CY	$ 2,000	$ 19,859
Tank Foundation	13.89	CY	$ 2,000	$ 27,778
Removable Bollards	1	EA	$ 2,000	$ 2,000
		SITE FURNISHINGS AND MISC SUBTOTAL		***$ 414,557***

DRAINAGE/SEWER (By TOOLE)

DRAINAGE/SEWER (By TOOLE) SUBTOTAL	***$ 1,375,567***

	Quantity	Unit	Total Cost
WATER UTILITIES (By TOOLE)			
WATER UTILITIES (By TOOLE) SUBTOTAL			***$ 39,201***

LARGE SUBCONTRACTOR WORK

	Quantity	Unit	Total Cost
WATER SYSTEM SPRAY PARK (By Stantec)			
WATER SYSTEM SPRAY PARK (By Stantec) SUBTOTAL			***$ 1,085,304***

	Quantity	Unit	Total Cost
ELECT SPRAY PARK (By GDM)			
ELECT SPRAY PARK (By GDM) SUBTOTAL			***$ 418,963***

Riverton Heights Spray Park ROM
MxM Job #2203

Prepared by TS; Checked by BJM **October 28, 2026**

Summary of OPCC Estimate for 100% Design

DEMOLITION AND SITE PREPARATION (By TOOLE)

Item	Quantity	Unit	Unit Cost	Total Cost
DEMOLITION AND SITE PREPARATION (By TOOLE) SUBTOTAL				***$ 6,095***

EARTHWORK

Item	Quantity	Unit	Unit Cost	Total Cost
Civil earthwork (by TOOLE, see separate estimate)	1	Allow	$ 3,326.00	$ 3,326
EARTHWORK SUBTOTAL				***$ 3,326***

PLAYGROUND RESURFACING

Item	Quantity	Unit		Unit Cost	Total Cost
Poured-in-place resilient play surfacing	4991	SF	4991	$ 73	$ 364,343
PLAYGROUND RESURFACING SUBTOTAL					***$ 364,343***

TOTAL	***$ 373,764***

Riverton Heights Spray Park ROM
MxM Job #2203
Prepared by TS; Checked by BJM **October 28, 2026**
Summary of OPCC Estimate for 100% Design

DEMOLITION AND SITE PREPARATION (By TOOLE)

Item	Quantity	Unit	Unit Cost	Total Cost
DEMOLITION AND SITE PREPARATION (By TOOLE) SUBTOTAL				***$ 34,880***

EARTHWORK

Item	Quantity	Unit	Unit Cost	Total Cost
Civil earthwork (by TOOLE, see separate estimate)	1	Allow	$ 59,281.00	$ 59,281
EARTHWORK SUBTOTAL				***$ 59,281***

SITE IMPROVEMENTS

Item	SF	Unit	QTY	Unit Cost	Total Cost
Asphalt Paving, 3" depth	246	TN	5	$ 147	$ 735
Aggregate , 3" depth (under asphalt)	246	TN	4	$ 62	$ 248
Concrete Paving, 4" depth	377	SY	42	$ 155	$ 6,493
Aggregate, 6" depth (under 4" conc pave)	377	TN	13	$ 62	$ 806
Rockery	348	SFF	348	$ 60	$ 20,880
SITE IMPROVEMENTS SUBTOTAL					***$ 28,179***

PLANTINGS AND LANDSCAPE ELEMENTS

Item	SF	Unit	QTY	Unit Cost	Total Cost
Grass Lawn	590	SY	66	$6	$ 406
Topsoil Type A, Grass Lawn (6" Depth)	590	CY	11	$100	$ 1,090
PLANTINGS AND LANDSCAPE ELEMENTS SUBTOTAL					***$ 1,496***

PLAYFIELD CONSTRUCTION

Item	Quantity	Unit	Unit Cost	Total Cost
Perimeter Turf Edge Anchor	600	LF	$ 40	$ 24,000
4' Chain Link Fencing	304	LF	$ 60	$ 18,240
Fence Post Footings	9	CY	$ 2,000	$ 17,050
Curb at playfield edge	608	LF	$ 75	$ 45,600
Structural Geotextile Separator Fabric	2400	SY	$ 2	$ 4,800
Subsurface Drainage, 12" Flat Drains	723	LF	$ 17	$ 12,291
Base Course Permeable Aggregate (8.25", 1.6ton/cy)	883.2	TN	$ 85	$ 75,072
Top Course Permeable Aggregate (2", 1.6ton/cy)	213.33	TN	$ 100	$ 21,333
AstroTurf Rootzone 3D3 Trionic 52 Synthetic Field System	1	Allow	$ 140,159.00	$ 140,159
PLAYFIELD CONSTRUCTION SUBTOTAL				***$ 358,545***

DRAINAGE/SEWER (By TOOLE)

Item	Quantity	Unit	Unit Cost	Total Cost
DRAINAGE/SEWER (By TOOLE) SUBTOTAL				***$ 39,020***

TOTAL	***$ 521,401***

Riverton Heights Spray Park ROM
MxM Job #2203

Prepared by TS, AB; Checked by BJM **October 28, 2026**

Summary of OPCC Estimate for 100% Design

DEMOLITION AND SITE PREPARATION (By TOOLE)

DEMOLITION AND SITE PREPARATION (By TOOLE) SUBTOTAL	***$***	***4,724***

EARTHWORK

Item	Quantity	Unit	Unit Cost	Total Cost
Civil earthwork (by TOOLE, see separate estimate)	1	Allow	$ 1,528.00	$ 1,528
EARTHWORK SUBTOTAL			***$***	***1,528***

PLANTINGS AND LANDSCAPE ELEMENTS

Item	SF	Unit	QTY	Unit Cost	Total Cost
Mulch	416	SY	12	$6	$ 69
Trees - Saskatoon Serviceberry, #2	3	EA	3	$250	$ 750
Trees - Korean Giant Asian Pear, #2	1	EA	1	$300	$ 300
Trees - Shinseiki Asian Pear, #2	1	EA	1	$300	$ 300
Trees - Lapins Cherry, #2	3	EA	3	$300	$ 900
Trees - Methley Plum	4	EA	4	$350	$ 1,400
Trees - Desert King Fig, #5	3	EA	3	$400	$ 1,200
Topsoil for Trees (24" depth)	15	CY	11	$100	$ 1,110
Irrigation - Drip Zones	3560	SF	3560	$2	$ 8,010
PLANTINGS AND LANDSCAPE ELEMENTS SUBTOTAL				***$***	***14,039***

TOTAL	***$***	***20,291***

DISCLAIMER:

This opinion of probable construction cost was developed by identifying pay items and establishing quantities based on the current permit documents. Additional pay items have been assigned approximate lump sum prices based on a percentage of the anticipated construction cost. Unit costs are based on 2025 dollars and were assigned based on historical cost data from WSDOT Bid Tabulations. This opinion of probable construction cost applied a 3.5% increase to each unit cost to bring the values into 2026 dollars. This cost opinion does not include easement and right-of-way acquisition; permitting, inspection, or construction management; escalation; or the cost for ongoing maintenance. This cost opinion is provided for the Client's information, and is based on the design professional's recent experience, adjusted for factors known at the time of preparation. Toole Design Group, LLC has no control over the cost of labor and material, competitive bidding, or market conditions; and makes no warranties, expressed or implied, concerning the accuracy of the opinion as compared to actual bids or cost to the Client.

Section	Base Bid	Add Alt #1	Add Alt #2	Add Alt #3	Total OPCC
TESC	$ 31,381	$ -	$ -	$ -	$ 31,381
Demo/Site Prep	$ 202,223	$ 6,095	$ 34,880	$ 4,724	$ 247,921
Earthwork	$ 242,608	$ 3,326	$ 59,281	$ 1,528	$ 306,743
Paving	$ 102,693	$ -	$ -	$ -	$ 102,693
Drainage/Sewer	$ 1,375,567	$ -	$ 39,020	$ -	$ 1,414,586
Water	$ 39,201	$ -	$ -	$ -	$ 39,201
Total	$ 1,993,672	$ 9,421	$ 133,180	$ 6,252	$ 2,142,525

Assumptions:

1) Does not include any construction contingency.

2) Doesn't include mobilization

3) Doesn't include traffic control (if you want a number you could something like $15,000)

4) Previous Costs were in 2025 Dollars. We provided a 3.5% increase to all Unit costs to bring costs to 2026 dollars for this submittal.

TEMPORARY EROSION AND SEDIMENT CONTROL

Item	Unit	Quantity	Unit Cost	Total Cost
Stabilized Construction Entrance	SY	120	$ 37	$ 4,471
Silt Fence	LF	900	$ 10	$ 9,315
Concrete Washout	EA	2	$ 1,553	$ 3,105
Inlet Protection	EA	22	$ 207	$ 4,554
Compost Sock	LF	80	$ 31	$ 2,484
TESC Maintenance, Inspection, Log	MONTH	6	$ 1,242	$ 7,452
		TEMPORARY EROSION AND SEDIMENT CONTROL SUBTOTAL		$ 31,381

DEMOLITION AND SITE PREPARATION

Item	Unit	Quantity	Unit Cost	Total Cost
Clearing and Grubbing	ACRE	1.69	$ 41,400	$ 70,032
Tree Protection	EA	54.00	$ 518	$ 27,945
Tree Removal and Grubbing	EA	10.00	$ 2,070	$ 20,700
Remove and Salvage Tree	EA	6.00	$ 3,105	$ 18,630
Removing Drainage Pipe	LF	565.00	$ 52	$ 29,239
Removing Drainage Structure	EA	0.00	$ 1,035	$ -
Planing Bituminous Pavement	SY	2710.00	$ 7	$ 19,634
Roadway Excavation Incl. Haul	CY	310.00	$ 52	$ 16,043
		DEMOLITION AND SITE PREPARATION SUBTOTAL		$ 202,223

EARTHWORK

Item	Unit	Quantity	Unit Cost	Total Cost
Excavate Common Fill and place/compact on site	CY	160	$ 52	$ 8,280
Common Fill	CY	3105	$ 67	$ 208,889
Fine Site Grade	SY	8193	$ 3	$ 25,439
		EARTHWORK SUBTOTAL		$ 242,608

RIGHT-OF-WAY PAVING

Item	Unit	Quantity	Unit Cost	Total Cost
Adjust Monument Case and Cover	EA	1	$ 1,035	$ 1,035
Resetting Existing Hydrants	EA	0	$ 1,346	$ -
Removing Paint Line	LF	60	$ 3	$ 186
Crosswalk Markings	LF	100	$ 10	$ 1,035
Paint Lines	LF	60	$ 5	$ 311
Stop Bars	LF	0	$ 31	$ -
Relocate Sign Pole	LF	1	$ 207	$ 207
Crushed Surfacing Base Course	TON	200	$ 62	$ 12,420
HMA CL 1/2" PG 58H-22	TON	420	$ 207	$ 86,940
Cement Conc. Driveway	SY	0	$ 207	$ -
Cement Conc. Sidewalk	SY	2	$ 155	$ 311
Detectable Warning Surface	SF	0	$ 52	$ -
Cement Conc. Curb Ramp Type 1B	EA	0	$ 6,210	$ -
Single Direction Curb Ramp	EA	0	$ 10,350	$ -
Cement Conc. Traffic Curb and Gutter	LF	4	$ 62	$ 248
		RIGHT-OF-WAY PAVING SUBTOTAL		$ 102,693

DRAINAGE/SEWER

Item	Unit	Quantity	Unit Cost	Total Cost
Excavation for Detention System	CY	3500	$ 41	$ 144,900
Shoring or Extra Excavation, Class B	SF	20200	$ 2	$ 41,814

Adjust Catch Basin	EA	1	$	1,035	$	1,035
Adjust Manhole	EA	1	$	1,035	$	1,035
Connection to Drainage Structure	EA	1	$	518	$	518
Connection to Sewer Manhole	EA	1	$	1,035	$	1,035
Connection to Existing Storm Pipe	EA	2	$	776	$	1,553
Catch Basin Type 1	EA	2	$	3,105	$	6,210
Contech 1-Cartridge, 18" Tall Catch Basin	EA	1	$	21,735	$	21,735
Contech 2-Cartridge, 18" Tall Catch Basin	EA	0	$	32,085	$	-
Contech 2-Cartridge, 27" Tall Catch Basin	EA	1	$	39,330	$	39,330
Contech 3-Cartridge, 27" Tall Catch Basin	EA	1	$	49,680	$	49,680
Catch Basin Type 2 48 in. Diam.	EA	14	$	5,693	$	79,695
Catch Basin Type 2 54 in. Diam.	EA	1	$	7,245	$	7,245
Catch Basin Type 2 54 in. Diam. w/ Flow Restrictor	EA	1	$	10,350	$	10,350
Manhole 48 in. Diam., Type 1	EA	2	$	5,693	$	11,385
Replace with Rectangular Solid Lid	EA	0	$	518	$	-
Replace with Solid Circular Cover	EA	1	$	518	$	518
Curb Cut	EA	0	$	1,035	$	-
Storm Drain Cleanout	EA	1	$	1,035	$	1,035
Solid Wall PVC 6 Inch Diam.	LF	0	$	104	$	-
Underdrain Pipe 8 in. Diam.	LF	185	$	104	$	19,148
Solid Wall PVC Storm Sewer Pipe, 4 Inch Diam.	LF	105	$	104	$	10,868
Solid Wall PVC Storm Sewer Pipe, 8 Inch Diam.	LF	190	$	104	$	19,665
Solid Wall PVC Santiary Sewer Pipe, 8 Inch Diam.	LF	325	$	104	$	33,638
Solid Wall PVC Storm Sewer Pipe, 12 Inch Diam.	LF	455	$	135	$	61,220
Solid Wall PVC Storm Sewer Pipe, 18 Inch Diam.	LF	60	$	166	$	9,936
Ductile Iron Sanitary Sewer Pipe 3 Inch Diam.	LF	50	$	135	$	6,728
Ductile Iron Storm Sewer Pipe 12 Inch Diam.	LF	980	$	166	$	162,288
Corrugated Metal Pipe 12 in. Diam.	LF	20	$	207	$	4,140
Corrugated Metal Pipe 36 in. Diam.	LF	4	$	414	$	1,656
CMP Detention Facility 72" Diam.	LS	1	$	627,210	$	627,210
				DRAINAGE/SEWER SUBTOTAL	$	1,375,567

WATER UTILITIES

Item	Quantity	Unit	Quantity		Unit Cost		Total Cost
Water Service Meter		EA	1	$	5,175	$	5,175
3" Water Service Line		LF	375	$	78	$	29,109
Adjust Water Valve Box		EA	3	$	776	$	2,329
Connection to Water Main		EA	1	$	2,588	$	2,588
					WATER UTILITIES SUBTOTAL	$	39,201

Grand Subtotal	**$**	**1,993,672**

TEMPORARY EROSION AND SEDIMENT CONTROL

Item	Unit	Quantity	Unit Cost	Total Cost
Stabilized Construction Entrance	SY	0	$ 37	$ -
Silt Fence	LF	0	$ 10	$ -
Concrete Washout	EA	0	$ 1,553	$ -
Inlet Protection	EA	0	$ 207	$ -
Compost Sock	LF	0	$ 31	$ -
TESC Maintenance, Inspection, Log	MONTH	0	$ 1,242	$ -
		TEMPORARY EROSION AND SEDIMENT CONTROL SUBTOTAL		$ -

DEMOLITION AND SITE PREPARATION

Item	Unit	Quantity	Unit Cost	Total Cost
Clearing and Grubbing	ACRE	0.15	$ 41,400	$ 6,095
Tree Protection	EA	0	$ 518	$ -
Tree Removal and Grubbing	EA	0	$ 2,070	$ -
Remove and Salvage Tree	EA	0	$ 3,105	$ -
Removing Drainage Pipe	LF	0	$ 52	$ -
Removing Drainage Structure	EA	0	$ 1,035	$ -
Planing Bituminous Pavement	SY	0	$ 7	$ -
Roadway Excavation Incl. Haul	CY	0	$ 52	$ -
		DEMOLITION AND SITE PREPARATION SUBTOTAL		$ 6,095

EARTHWORK

Item	Unit	Quantity	Unit Cost	Total Cost
Excavate Common Fill and place/compact on site	CY	15	$ 52	$ 776
Common Fill	CY	5	$ 67	$ 336
Fine Site Grade	SY	713	$ 3	$ 2,214
		EARTHWORK SUBTOTAL		$ 3,326

RIGHT-OF-WAY PAVING

Item	Unit	Quantity	Unit Cost	Total Cost
Adjust Monument Case and Cover	EA	0	$ 1,035	$ -
Resetting Existing Hydrants	EA	0	$ 1,346	$ -
Removing Paint Line	LF	0	$ 3	$ -
Crosswalk Markings	LF	0	$ 10	$ -
Paint Lines	LF	0	$ 5	$ -
Stop Bars	LF	0	$ 31	$ -
Relocate Sign Pole	LF	0	$ 207	$ -
Crushed Surfacing Base Course	TON	0	$ 62	$ -
HMA CL 1/2" PG 58H-22	TON	0	$ 207	$ -
Cement Conc. Driveway	SY	0	$ 207	$ -
Cement Conc. Sidewalk	SY	0	$ 155	$ -
Detectable Warning Surface	SF	0	$ 52	$ -
Cement Conc. Curb Ramp Type 1B	EA	0	$ 6,210	$ -
Single Direction Curb Ramp	EA	0	$ 10,350	$ -
Cement Conc. Traffic Curb and Gutter	LF	0	$ 62	$ -
		RIGHT-OF-WAY PAVING SUBTOTAL		$ -

DRAINAGE/SEWER

Item	Unit	Quantity	Unit Cost	Total Cost
Excavation for Detention System	CY	0	$ 41	$ -
Shoring or Extra Excavation, Class B	SF	0	$ 2	$ -
Adjust Catch Basin	EA	0	$ 1,035	$ -

Adjust Manhole	EA	0	$	1,035	$	-
Connection to Drainage Structure	EA	0	$	518	$	-
Connection to Sewer Manhole	EA	0	$	1,035	$	-
Connection to Existing Storm Pipe	EA	0	$	776	$	-
Catch Basin Type 1	EA	0	$	3,105	$	-
Contech 1-Cartridge, 18" Tall Catch Basin	EA	0	$	21,735	$	-
Contech 2-Cartridge, 18" Tall Catch Basin	EA	0	$	32,085	$	-
Contech 2-Cartridge, 27" Tall Catch Basin	EA	0	$	39,330	$	-
Contech 3-Cartridge, 27" Tall Catch Basin	EA	0	$	49,680	$	-
Catch Basin Type 2 48 in. Diam.	EA	0	$	5,693	$	-
Catch Basin Type 2 54 in. Diam.	EA	0	$	7,245	$	-
Catch Basin Type 2 54 in. Diam. w/ Flow Restrictor	EA	0	$	10,350	$	-
Manhole 48 in. Diam., Type 1	EA	0	$	5,693	$	-
Replace with Rectangular Solid Lid	EA	0	$	518	$	-
Replace with Solid Circular Cover	EA	0	$	518	$	-
Curb Cut	EA	0	$	1,035	$	-
Storm Drain Cleanout	EA	0	$	1,035	$	-
Solid Wall PVC 6 Inch Diam.	LF	0	$	104	$	-
Underdrain Pipe 8 in. Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 4 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Santiary Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 12 Inch Diam.	LF	0	$	135	$	-
Solid Wall PVC Storm Sewer Pipe, 18 Inch Diam.	LF	0	$	166	$	-
Ductile Iron Sanitary Sewer Pipe 3 Inch Diam.	LF	0	$	135	$	-
Ductile Iron Storm Sewer Pipe 12 Inch Diam.	LF	0	$	166	$	-
Corrugated Metal Pipe 12 in. Diam.	LF	0	$	207	$	-
Corrugated Metal Pipe 36 in. Diam.	LF	0	$	414	$	-
CMP Detention Facility 72" Diam.	LS	0	$	627,210	$	-
				DRAINAGE/SEWER SUBTOTAL	$	-

WATER UTILITIES

Item	Quantity	Unit	Quantity	Unit Cost	Total Cost
Water Service Meter		EA	0	$ 5,175	$ -
3" Water Service Line		LF	0	$ 78	$ -
Adjust Water Valve Box		EA	0	$ 776	$ -
Connection to Water Main		EA	0	$ 2,588	$ -
				WATER UTILITIES SUBTOTAL	$ -

Grand Subtotal $ 9,421

TEMPORARY EROSION AND SEDIMENT CONTROL

Item	Unit	Quantity	Unit Cost	Total Cost
Stabilized Construction Entrance	SY	0	$ 37	$ -
Silt Fence	LF	0	$ 10	$ -
Concrete Washout	EA	0	$ 1,553	$ -
Inlet Protection	EA	0	$ 207	$ -
Compost Sock	LF	0	$ 31	$ -
TESC Maintenance, Inspection, Log	MONTH	0	$ 1,242	$ -
		TEMPORARY EROSION AND SEDIMENT CONTROL SUBTOTAL		$ -

DEMOLITION AND SITE PREPARATION

Item	Unit	Quantity	Unit Cost	Total Cost
Clearing and Grubbing	ACRE	0.68	$ 41,400	$ 28,152
Tree Protection	EA	5	$ 518	$ 2,588
Tree Removal and Grubbing	EA	0	$ 2,070	$ -
Remove and Salvage Tree	EA	0	$ 3,105	$ -
Removing Drainage Pipe	LF	0	$ 52	$ -
Removing Drainage Structure	EA	4	$ 1,035	$ 4,140
Planing Bituminous Pavement	SY	0	$ 7	$ -
Roadway Excavation Incl. Haul	CY	0	$ 52	$ -
		DEMOLITION AND SITE PREPARATION SUBTOTAL		$ 34,880

EARTHWORK

Item	Unit	Quantity	Unit Cost	Total Cost
Excavate Common Fill and place/compact on site	CY	675	$ 52	$ 34,931
Common Fill	CY	210	$ 67	$ 14,128
Fine Site Grade	SY	3292	$ 3	$ 10,222
		EARTHWORK SUBTOTAL		$ 59,281

RIGHT-OF-WAY PAVING

Item	Unit	Quantity	Unit Cost	Total Cost
Adjust Monument Case and Cover	EA	0	$ 1,035	$ -
Resetting Existing Hydrants	EA	0	$ 1,346	$ -
Removing Paint Line	LF	0	$ 3	$ -
Crosswalk Markings	LF	0	$ 10	$ -
Paint Lines	LF	0	$ 5	$ -
Stop Bars	LF	0	$ 31	$ -
Relocate Sign Pole	LF	0	$ 207	$ -
Crushed Surfacing Base Course	TON	0	$ 62	$ -
HMA CL 1/2" PG 58H-22	TON	0	$ 207	$ -
Cement Conc. Driveway	SY	0	$ 207	$ -
Cement Conc. Sidewalk	SY	0	$ 155	$ -
Detectable Warning Surface	SF	0	$ 52	$ -
Cement Conc. Curb Ramp Type 1B	EA	0	$ 6,210	$ -
Single Direction Curb Ramp	EA	0	$ 10,350	$ -
Cement Conc. Traffic Curb and Gutter	LF	0	$ 62	$ -
		RIGHT-OF-WAY PAVING SUBTOTAL		$ -

DRAINAGE/SEWER

Item	Unit	Quantity	Unit Cost	Total Cost
Excavation for Detention System	CY	0	$ 41	$ -
Shoring or Extra Excavation, Class B	SF	0	$ 2	$ -
Adjust Catch Basin	EA	1	$ 1,035	$ 1,035

Adjust Manhole	EA	0	$	1,035	$	-
Connection to Drainage Structure	EA	0	$	518	$	-
Connection to Sewer Manhole	EA	0	$	1,035	$	-
Connection to Existing Storm Pipe	EA	0	$	776	$	-
Catch Basin Type 1	EA	0	$	3,105	$	-
Contech 1-Cartridge, 18" Tall Catch Basin	EA	0	$	21,735	$	-
Contech 2-Cartridge, 18" Tall Catch Basin	EA	0	$	32,085	$	-
Contech 2-Cartridge, 27" Tall Catch Basin	EA	0	$	39,330	$	-
Contech 3-Cartridge, 27" Tall Catch Basin	EA	0	$	49,680	$	-
Catch Basin Type 2 48 in. Diam.	EA	0	$	5,693	$	-
Catch Basin Type 2 54 in. Diam.	EA	0	$	7,245	$	-
Catch Basin Type 2 54 in. Diam. w/ Flow Restrictor	EA	0	$	10,350	$	-
Manhole 48 in. Diam., Type 1	EA	0	$	5,693	$	-
Replace with Rectangular Solid Lid	EA	1	$	518	$	518
Replace with Solid Circular Cover	EA	0	$	518	$	-
Curb Cut	EA	0	$	1,035	$	-
Storm Drain Cleanout	EA	3	$	1,035	$	3,105
Solid Wall PVC 6 Inch Diam.	LF	0	$	104	$	-
Underdrain Pipe 8 in. Diam.	LF	300	$	104	$	31,050
Solid Wall PVC Storm Sewer Pipe, 4 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Santiary Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 12 Inch Diam.	LF	0	$	135	$	-
Solid Wall PVC Storm Sewer Pipe, 18 Inch Diam.	LF	0	$	166	$	-
Ductile Iron Sanitary Sewer Pipe 3 Inch Diam.	LF	0	$	135	$	-
Ductile Iron Storm Sewer Pipe 12 Inch Diam.	LF	20	$	166	$	3,312
Corrugated Metal Pipe 12 in. Diam.	LF	0	$	207	$	-
Corrugated Metal Pipe 36 in. Diam.	LF	0	$	414	$	-
CMP Detention Facility 72" Diam.	LS	0	$	627,210	$	-
			DRAINAGE/SEWER SUBTOTAL		$	39,020

WATER UTILITIES

Item	Quantity	Unit	Quantity		Unit Cost		Total Cost
Water Service Meter		EA	0	$	5,175	$	-
3" Water Service Line		LF	0	$	78	$	-
Adjust Water Valve Box		EA	0	$	776	$	-
Connection to Water Main		EA	0	$	2,588	$	-
				WATER UTILITIES SUBTOTAL		$	-

Grand Subtotal	**$**	**133,180**

TEMPORARY EROSION AND SEDIMENT CONTROL

Item	Unit	Quantity	Unit Cost	Total Cost
Stabilized Construction Entrance	SY	0	$ 37	$ -
Silt Fence	LF	0	$ 10	$ -
Concrete Washout	EA	0	$ 1,553	$ -
Inlet Protection	EA	0	$ 207	$ -
Compost Sock	LF	0	$ 31	$ -
TESC Maintenance, Inspection, Log	MONTH	0	$ 1,242	$ -
		TEMPORARY EROSION AND SEDIMENT CONTROL SUBTOTAL		$ -

DEMOLITION AND SITE PREPARATION

Item	Unit	Quantity	Unit Cost	Total Cost
Clearing and Grubbing	ACRE	0.10	$ 41,400	$ 4,207
Tree Protection	EA	1	$ 518	$ 518
Tree Removal and Grubbing	EA	0	$ 2,070	$ -
Remove and Salvage Tree	EA	0	$ 3,105	$ -
Removing Drainage Pipe	LF	0	$ 52	$ -
Removing Drainage Structure	EA	0	$ 1,035	$ -
Planing Bituminous Pavement	SY	0	$ 7	$ -
Roadway Excavation Incl. Haul	CY	0	$ 52	$ -
		DEMOLITION AND SITE PREPARATION SUBTOTAL		$ 4,724

EARTHWORK

Item	Unit	Quantity	Unit Cost	Total Cost
Excavate Common Fill and place/compact on site	CY	0	$ 52	$ -
Common Fill	CY	0	$ 67	$ -
Fine Site Grade	SY	492	$ 3	$ 1,528
		EARTHWORK SUBTOTAL		$ 1,528

RIGHT-OF-WAY PAVING

Item	Unit	Quantity	Unit Cost	Total Cost
Adjust Monument Case and Cover	EA	0	$ 1,035	$ -
Resetting Existing Hydrants	EA	0	$ 1,346	$ -
Removing Paint Line	LF	0	$ 3	$ -
Crosswalk Markings	LF	0	$ 10	$ -
Paint Lines	LF	0	$ 5	$ -
Stop Bars	LF	0	$ 31	$ -
Relocate Sign Pole	LF	0	$ 207	$ -
Crushed Surfacing Base Course	TON	0	$ 62	$ -
HMA CL 1/2" PG 58H-22	TON	0	$ 207	$ -
Cement Conc. Driveway	SY	0	$ 207	$ -
Cement Conc. Sidewalk	SY	0	$ 155	$ -
Detectable Warning Surface	SF	0	$ 52	$ -
Cement Conc. Curb Ramp Type 1B	EA	0	$ 6,210	$ -
Single Direction Curb Ramp	EA	0	$ 10,350	$ -
Cement Conc. Traffic Curb and Gutter	LF	0	$ 62	$ -
		RIGHT-OF-WAY PAVING SUBTOTAL		$ -

DRAINAGE/SEWER

Item	Unit	Quantity	Unit Cost	Total Cost
Excavation for Detention System	CY	0	$ 41	$ -
Shoring or Extra Excavation, Class B	SF	0	$ 2	$ -
Adjust Catch Basin	EA	0	$ 1,035	$ -

Adjust Manhole	EA	0	$	1,035	$	-
Connection to Drainage Structure	EA	0	$	518	$	-
Connection to Sewer Manhole	EA	0	$	1,035	$	-
Connection to Existing Storm Pipe	EA	0	$	776	$	-
Catch Basin Type 1	EA	0	$	3,105	$	-
Contech 1-Cartridge, 18" Tall Catch Basin	EA	0	$	21,735	$	-
Contech 2-Cartridge, 18" Tall Catch Basin	EA	0	$	32,085	$	-
Contech 2-Cartridge, 27" Tall Catch Basin	EA	0	$	39,330	$	-
Contech 3-Cartridge, 27" Tall Catch Basin	EA	0	$	49,680	$	-
Catch Basin Type 2 48 in. Diam.	EA	0	$	5,693	$	-
Catch Basin Type 2 54 in. Diam.	EA	0	$	7,245	$	-
Catch Basin Type 2 54 in. Diam. w/ Flow Restrictor	EA	0	$	10,350	$	-
Manhole 48 in. Diam., Type 1	EA	0	$	5,693	$	-
Replace with Rectangular Solid Lid	EA	0	$	518	$	-
Replace with Solid Circular Cover	EA	0	$	518	$	-
Curb Cut	EA	0	$	1,035	$	-
Storm Drain Cleanout	EA	0	$	1,035	$	-
Solid Wall PVC 6 Inch Diam.	LF	0	$	104	$	-
Underdrain Pipe 8 in. Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 4 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Santiary Sewer Pipe, 8 Inch Diam.	LF	0	$	104	$	-
Solid Wall PVC Storm Sewer Pipe, 12 Inch Diam.	LF	0	$	135	$	-
Solid Wall PVC Storm Sewer Pipe, 18 Inch Diam.	LF	0	$	166	$	-
Ductile Iron Sanitary Sewer Pipe 3 Inch Diam.	LF	0	$	135	$	-
Ductile Iron Storm Sewer Pipe 12 Inch Diam.	LF	0	$	166	$	-
Corrugated Metal Pipe 12 in. Diam.	LF	0	$	207	$	-
Corrugated Metal Pipe 36 in. Diam.	LF	0	$	414	$	-
CMP Detention Facility 72" Diam.	LS	0	$	627,210	$	-
				DRAINAGE/SEWER SUBTOTAL	$	-

WATER UTILITIES

Item	Quantity	Unit	Quantity	Unit Cost	Total Cost
Water Service Meter		EA	0	$ 5,175	$ -
3" Water Service Line		LF	0	$ 78	$ -
Adjust Water Valve Box		EA	0	$ 776	$ -
Connection to Water Main		EA	0	$ 2,588	$ -
				WATER UTILITIES SUBTOTAL	$ -

Grand Subtotal $ 6,252

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **1 - Summary**

Page Title/Division	Cost Per Page
HVAC	$24,200.00
Plumbing Fixtures	$89,980.00
Plumbing	$44,110.00
Spray Park - Water Features	$334,180.00
Spray Park - Site Mechanical	$293,689.00
Spray Park - Mech Rm	$299,145.00
PROJECT TOTAL COST	**$1,085,304.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **HVAC**

Description	Qty	Unit	Unit Price	Total
				$0.00
Restroom & pipe chase HVAC	1	LS	$0.00	$0.00
				$0.00
Spraypark mech room HVAC	1	LS	$10,000.00	$10,000.00
				$0.00
Chemical storage room HVAC	2	LS	$6,000.00	$12,000.00
				$0.00
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				$0.00
Subtotal				**$22,000.00**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$22,000.00
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$2,200.00
Total cost this Division				**$24,200.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **Plumbing Fixtures**

Description	Qty	Unit	Unit Price	Total
				$0.00
Fixtures				$0.00
Hose bibb	1	EA	$800.00	$800.00
Floor drain	2	EA	$850.00	$1,700.00
Emergency eyewash	1	EA	$2,200.00	$2,200.00
Standpipe drain assembly	1	EA	$2,200.00	$2,200.00
				$0.00
Equipment				$0.00
Water heater	1	EA	$1,600.00	$1,600.00
Backflow preventer - 3"	2	EA	$8,500.00	$17,000.00
Backflow preventer - 3/4"	1	EA	$2,700.00	$2,700.00
Pressure reducing valve, 3"	1	ea	$3,200.00	$3,200.00
Pressure reducing valve, 3/4"	1	ea	$800.00	$800.00
Water meter, 2-1/2"	2	ea	$2,650.00	$5,300.00
Sump pump system (in building)	1	ea	$7,500.00	$7,500.00
Sump pump system (spray park, including manhole)	1	LS	$35,000.00	$35,000.00
Trap primer assembly	6	ea	$300.00	$1,800.00
				$0.00
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				$0.00
Subtotal				**$81,800.00**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$81,800.00
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$8,180.00
Total cost this Division				**$89,980.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **Plumbing**

Description	Qty	Unit	Unit Price	Total
				$0.00
Sanitary sewer piping				$0.00
1-1/2" cast iron DWV		lf	$26.00	$0.00
2" cast iron DWV	30	lf	$30.00	$900.00
3" cast iron DWV	30	lf	$34.00	$1,020.00
4" cast iron DWV		lf	$38.00	$0.00
6" cast iron DWV	100	lf	$59.00	$5,900.00
				$0.00
Sanitary vent piping				$0.00
1-1/2" cast iron DWV		lf	$26.00	$0.00
2" cast iron DWV	100	lf	$30.00	$3,000.00
3" cast iron DWV		lf	$34.00	$0.00
4" cast iron DWV		lf	$38.00	$0.00
6" cast iron DWV	10	lf	$59.00	$590.00
				$0.00
Cleanouts, 2-way, 6"	1	ea	$640.00	$640.00
				$0.00
				$0.00
CW piping				$0.00
1/2" copper		lf	$13.00	$0.00
3/4" copper	50	lf	$15.00	$750.00
1" copper	60	lf	$20.00	$1,200.00
1-1/2" copper		lf	$30.00	$0.00
2" copper		lf	$41.00	$0.00
3" copper	100	lf	$75.00	$7,500.00
				$0.00
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Pipe insulation				$0.00
1/2" pipe, 1" wall	300	lf	$8.00	$2,400.00
3/4" pipe, 1" wall	200	lf	$8.00	$1,600.00
1" pipe, 1" wall	50	lf	$9.00	$450.00
1-1/2" pipe, 1" wall	50	lf	$11.00	$550.00
2" pipe, 1" wall		lf	$11.00	$0.00
3" pipe, 1" wall	50	lf	$16.00	$800.00
				$0.00
Valves	1	ls	$5,800.00	$5,800.00
Heat trace	500	lf	$14.00	$7,000.00
				$0.00
				$0.00
				$0.00
				$0.00
Subtotal				**$40,100.00**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$40,100.00
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$4,010.00
Total cost this Division				**$44,110.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **Spray Park - Water Features**

Description	Qty	Unit	Unit Price	Total
				$0.00
Arch	1	EA	$12,000.00	$12,000.00
Aqua Dome No. 1	2	EA	$6,700.00	$13,400.00
Aqua Dome No. 2	1	EA	$7,300.00	$7,300.00
Bamboo Stem No. 2	1	EA	$11,300.00	$11,300.00
Bamboo Tree No. 1	1	EA	$16,000.00	$16,000.00
Bamboo Tree No. 2	1	EA	$16,000.00	$16,000.00
Cylinder Spray	1	EA	$6,700.00	$6,700.00
Helio No. 1	1	EA	$10,000.00	$10,000.00
Jet Stream No. 1	11	EA	$2,000.00	$22,000.00
Ombrello No. 1	1	EA	$9,300.00	$9,300.00
Ombrello No. 3	1	EA	$9,300.00	$9,300.00
Ombrello Twirl No. 1	1	EA	$14,700.00	$14,700.00
Silhouette No. 2	3	EA	$6,700.00	$20,100.00
Silhouette No. 3	2	EA	$7,300.00	$14,600.00
Supersplash No. 2	1	EA	$73,000.00	$73,000.00
Waterbug No. 2	2	EA	$10,700.00	$21,400.00
Water Jelly No. 3	1	EA	$6,000.00	$6,000.00
Water Tunnel No. 1	1	EA	$7,300.00	$7,300.00
Water Wall No. 1	2	EA	$6,700.00	$13,400.00
				$0.00
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Subtotal				**$303,800.00**

Contractor/Subcontractor OH&P (this Division)	0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)		$303,800.00
General Conditions Markups	0.00%	$0.00
Subcontractor Markup (if applicable for this Division)	10.00%	$30,380.00
Total cost this Division		**$334,180.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **Spray Park - Site Mechanical**

Description	Qty	Unit	Unit Price	Total
				$0.00
Spray park site piping				$0.00
1" PVC	0	LF	$9.00	$0.00
1-1/2" PVC	4000	LF	$10.00	$40,000.00
2" PVC	0	LF	$24.00	$0.00
3" PVC	0	LF	$32.00	$0.00
4" PVC	150	LF	$43.00	$6,450.00
6" PVC	400	LF	$53.00	$21,200.00
8" PVC	100	LF	$85.00	$8,500.00
				$0.00
Activator bollard	2	EA	$8,700.00	$17,400.00
Activator wiring	1	LOT	$3,200.00	$3,200.00
				$0.00
Debris trap assembly	1	EA	$18,700.00	$18,700.00
				$0.00
Water storage tank	1	EA	$86,200.00	$86,200.00
Excavation/backfill for tank	1	LS	$21,200.00	$21,200.00
Concrete slab anchor system for tank	1	LS	$16,000.00	$16,000.00
				$0.00
Main drain asssembly	2	EA	$5,400.00	$10,800.00
				$0.00
Misc valves	1	LOT	$2,700.00	$2,700.00
				$0.00
Electrical grounding/bonding	1	LOT	$3,200.00	$3,200.00
Tracer wire	1	LOT	$2,650.00	$2,650.00
				$0.00
Sanitary sewer piping				$0.00
3" PVC	0	LF	$32.00	$0.00
4" PVC	150	LF	$43.00	$6,450.00
				$0.00
Storm drain piping				$0.00
4" PVC	15	LF	$43.00	$645.00
6" PVC	15	LF	$53.00	$795.00
				$0.00
CW piping				$0.00
1" PVC	100	LF	$9.00	$900.00
				$0.00
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Subtotal				**$266,990.00**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$266,990.00
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$26,699.00
Total cost this Division				**$293,689.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 90% Design**
Project No: **23-041**
Prepared By: **JB**
Date: **2025/04/16**
Page Title **Spray Park - Mech Rm**

Description	Qty	Unit	Unit Price	Total
				$0.00
Water treatment system (panels, pump, UV, etc.)	1	EA	$185,000.00	$185,000.00
Shipping (embeds/features)	1	EA	$2,200.00	$2,200.00
Shipping (other Vortex components)	1	EA	$3,200.00	$3,200.00
Packaging	1	EA	$3,200.00	$3,200.00
				$0.00
Startup service	1	EA	$5,300.00	$5,300.00
				$0.00
WTS installation	1	LS	$53,000.00	$53,000.00
				$0.00
Piping				$0.00
4" PVC	250	LF	$43.00	$10,750.00
				$0.00
Misc wiring	1	LOT	$4,000.00	$4,000.00
Misc piping & valves	1	LOT	$5,300.00	$5,300.00
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Subtotal				**$271,950.00**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$271,950.00
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$27,195.00
Total cost this Division				**$299,145.00**

OPINION OF PROBABLE COSTS

Project: **Riverton Heights Park - 100% CD**
Project No: **23-041**
Prepared By: **MER, AJW**
Date: **2026/09/14**
Page Title **Electrical**

Description	Qty	Unit	Unit Price	Total
400A 480Y/277V Main Distribution Panel W/ CT & Meter Enclosure	1	LS	$21,000.00	$21,000.00
225A 208Y/120V Panelboard	1	LS	$7,500.00	$7,500.00
75KVA 480:208Y Dry Type Transformer	1	LS	$9,600.00	$9,600.00
Utility Transformer Pad	1	LS	$15,000.00	$15,000.00
Utility Service Conduits	366	LF	$30.00	$10,980.00
Utility Vault	1	LS	$20,000.00	$20,000.00
Parking Lot Light Fixtures & Poles	22	LS	$3,250.00	$71,500.00
Pole Light - 2" Schedule 40 PVC Conduit	3000	LF	$30.00	$90,000.00
Pole Light - #6 THWN Conductors	2000	LF	$3.00	$6,000.00
Pole Light - #8 THWN Conductors	2000	LF	$2.00	$4,000.00
Pole Light - #10 THWN Conductors	2000	LF	$1.80	$3,600.00
Restroom/Mechanical Building Branch Circuiting	1	LS	$85,000.00	$85,000.00
Utility Fees	1	LS	$25,000.00	$25,000.00
Site Security Cameras	4	LS	$3,443.70	$13,774.80
Fiber Optic Cabling W/ Conduit for Cameras	2000	LF	$5.00	$10,000.00
Media Converter Cabinet	1	LS	$1,365.00	$1,365.00
NEMA 4X enclosure with Fiber Switch	1	LS	$1,892.80	$1,892.80
Handholes	5	LS	$4,550.00	$22,750.00
Subtotal				**$418,962.60**
Contractor/Subcontractor OH&P (this Division)			0.00%	$0.00
Subtotal (including contractor/subcontractor OH&P)				$418,962.60
General Conditions Markups			0.00%	$0.00
Subcontractor Markup (if applicable for this Division)			10.00%	$41,896.26
Total cost this Division				**$460,858.86**