

**River Grove**

Pre Construction Activities	\$80,000.00
Constuction	\$6,557,607.39
Design and Engineering	\$686,358.59
<b>Total</b>	<b>\$7,323,965.98</b>

**North Park**

Pre Construction Activities	\$40,000.00
Constuction	\$4,407,284.96
Design and Engineering	\$369,332.80
<b>Total</b>	<b>\$4,816,617.76</b>

**Deer Ridge**

Pre Construction Activities	\$65,000.00
Constuction	\$6,171,207.39
Design and Engineering	\$622,946.59
<b>Total</b>	<b>\$6,859,153.98</b>

**Program Total**

**\$18,999,737.72**

**Recommended Construction Budgets**

November 5, 2009  
Kingwood Service Association

**River Grove Park**

Knudson LP

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Pre Construction Activities</b>					
	Topographic and Boundary Survey	LS	1	\$35,000.00	\$35,000.00
	Wetland Delineation	LS	1	\$25,000.00	\$25,000.00
	Flood Plain Coordination	LS	1	\$10,000.00	\$10,000.00
	Geo-Technical Investigation	LS	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>					<b>\$80,000.00</b>

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Park Construction</b>					
<b>Off Site Utilities</b>					
	Water Main	LF	3500	\$27.00	\$94,500.00
	Sanitary Sewer w/ Force Main	LF	4300	\$27.00	\$116,100.00
<b>Subtotal</b>					<b>\$210,600.00</b>

<b>Mobilization &amp; Temporary Facilities</b>					
	Mobilization, including field office, sanitary facilities, temporary utility services, demobilization and other incidentals and appurtenances (2.5%)	LS	1	\$163,940.18	\$163,940.18
	Bonds (2.5%)	LS	1	\$163,940.18	\$163,940.18
<b>Subtotal</b>					<b>\$327,880.37</b>

<b>On Site Utilities</b>					
	Water System	LF	1200	\$15.00	\$18,000.00
	Sanitary Sewer w/ Force Main	LS	1200	\$15.00	\$18,000.00
	Primary Electrical - Extension and New Transformers.	LS	1	\$25,000.00	\$25,000.00
	Secondary Electrical	LF	2500	\$100.00	\$250,000.00
	6" Sewer extension to restroom/concession	LF	200	\$20.00	\$4,000.00
	2" Water line extension to restroom/concession	LF	200	\$10.00	\$2,000.00
	Misc. fittings, valves, vaults for restroom/concession	EA	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>					<b>\$337,000.00</b>

<b>Site Work</b>					
<b>Demolition and Earthwork</b>					
	Clearing & Grubbing	AC	14.3	\$4,000.00	\$57,200.00
	Demolition-removal of paving, drainage system, etc	LS	1	\$25,000.00	\$25,000.00
	Strip Existing Topsoil (haul to Equestrian Center)	CY	13000	\$9.00	\$117,000.00
	Mass Grading & Earthwork	CY	25000	\$5.25	\$131,250.00
	Silt Fence (install, maintain, remove)	LS	1	\$20,000.00	\$20,000.00
<b>Roadway and Parking Lot Construction</b>					
	Roadway, parking lot and site drainage system - Allowance	LS	1	\$300,000.00	\$300,000.00
	Roadway/Parking lot stabilization	SF	170000	\$0.75	\$127,500.00
	Open ditch grading along roadway	LF	2000	\$7.50	\$15,000.00
	Parking Lot and Roadway Paving (6" thick w/ striping)	SF	170000	\$3.60	\$612,000.00
	Maintenance/storage paving (6" crushed conc.)	SF	1600	\$4.00	\$6,400.00
	Vehicular Crossing @ HCFCO ditch	LS	1	\$195,000.00	\$195,000.00
<b>Walks and Trails</b>					
	Sidewalks (4" concrete/6' wide)	LF	6850	\$26.00	\$178,100.00
	Pedestrian Bridge 1 (100 x 12)	EA	1	\$130,000.00	\$130,000.00
	Pedestrian Bridge 2 (150 x 12)	EA	1	\$180,000.00	\$180,000.00
	Handicap Ramps	EA	12	\$500.00	\$6,000.00
<b>Architectural</b>					
	Restroom/Concession Building	EA	1	\$300,000.00	\$300,000.00
	Restroom Building	EA	1	\$175,000.00	\$175,000.00
	Pavilion (16 x 16)	EA	6	\$15,000.00	\$90,000.00
	Maintenance Building	EA	1	\$30,000.00	\$30,000.00
<b>Field Sports</b>					
	Soccer Field-lighted (65 x 110)	EA	6	\$240,000.00	\$1,440,000.00
	Multi-Purpose Field-lighted (50 x 80)	EA	3	\$140,000.00	\$420,000.00
	Soccer Field-not lighted (30 x 50)	EA	7	\$35,000.00	\$245,000.00
	Irrigation Pump Station (deleted)	EA	0		\$0.00
	Irrigation Main (6")	LF	350	\$18.00	\$6,300.00
	Irrigation Main (4")	LF	600	\$14.00	\$8,400.00
	Irrigation sleeves (2-4" PVC each)	LF	70	\$28.00	\$1,960.00
	Irrigation Central Control	EA	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>					<b>\$4,822,110.00</b>

Site Amenities					
Dumpster Enclosure	EA	2	\$7,500.00	\$15,000.00	
Area Lights	EA	30	\$3,500.00	\$105,000.00	
Playground	EA	2	\$65,000.00	\$130,000.00	
Entrance gate & features	EA	2	\$25,000.00	\$50,000.00	
Drinking Fountains	EA	6	\$2,500.00	\$15,000.00	
Benches	EA	20	\$950.00	\$19,000.00	
Picnic tables	EA	16	\$1,400.00	\$22,400.00	
Trash receptacles	EA	20	\$200.00	\$4,000.00	
Maintenance Area fencing (8' C.L.)	LF	160	\$35.00	\$5,600.00	
Signage and wayfinding	LS	1	\$15,000.00	\$15,000.00	
<b>Subtotal</b>				<b>\$381,000.00</b>	

Landscape					
Reforestation	AC	1.5	\$15,000.00	\$22,500.00	
Solid Sod (non athletic areas)	SY	1500	\$3.50	\$5,250.00	
Seeding (non athletic areas)	AC	4	\$6,000.00	\$24,000.00	
Trees	EA	300	\$200.00	\$60,000.00	
Shrubs/groundcover	LS	1	\$15,000.00	\$15,000.00	
Irrigation (non athletic areas)	LS	1	\$40,000.00	\$40,000.00	
<b>Subtotal</b>				<b>\$166,750.00</b>	

Constuction Total	\$6,245,340.37
Contingency @5%	\$312,267.02
<b>Construction Total</b>	<b>\$6,557,607.39</b>

Escalation Estimates	Year	Percentage	Total
	2011	0%	\$6,557,607.39
	2012	0%	\$6,557,607.39
	2013	3.0%	\$6,754,335.61

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Design and Fees</b>					
<b>Permitting and Mitigation</b>					
	Wetland Mitigation	AC	3	\$15,000.00	\$45,000.00
	Hydraulic Modeling and COH approval	LS	1	\$75,000.00	\$75,000.00
	TDLR	LS	1	\$1,750.00	\$1,750.00
	COH Permits	LS	1	\$30,000.00	\$30,000.00
<b>Subtotal</b>					<b>\$151,750.00</b>

Design and Engineering Fees					
	Basic Fees @ 8%				\$524,608.59
	Engineering Peer Review				\$10,000.00
<b>Subtotal</b>					<b>\$534,608.59</b>

Subtotal \$686,358.59

<b>Project Total</b>	<b>\$7,323,965.98</b>
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# Recommended Construction Budgets

November 5, 2009

Kingwood Service Association

North Park

Knudson LP

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Pre Construction Activities</b>					
	Topographic and Boundary Survey	LS	1	\$30,000.00	\$30,000.00
	Geo-Technical Investigation	LS	1	\$10,000.00	\$10,000.00
Subtotal					\$40,000.00

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Park Constuction</b>					
<b>Mobilization &amp; Temporary Facilities</b>					
	Mobilization, including field office, sanitary facilities, temporary utility services, demobilization and other incidentals and appurtenances (2.5%)	LS	1	\$110,182.12	\$110,182.12
	Bonds (2.5%)	LS	1	\$110,182.12	\$110,182.12
Subtotal					\$220,364.25

<b>On Site Utilities</b>					
	Water System (New 2.5" Services to Restrooms)	LF	2500	\$15.00	\$37,500.00
	6" Sanitary Sewer	LF	2500	\$18.00	\$45,000.00
	San Sewer Manholes	EA	6	\$3,000.00	\$18,000.00
	Primary Electrical - New Service	LS	1	\$25,000.00	\$25,000.00
	Secondary Electrical	LF	1000	\$100.00	\$100,000.00
	Misc. fittings, valves, vaults for restroom/concession	EA	1	\$20,000.00	\$20,000.00
Subtotal					\$245,500.00

<b>Site Work</b>					
<b>Demolition and Earthwork</b>					
	Clearing & Grubbing	AC	1	\$4,000.00	\$4,000.00
	Demolition-removal of paving, drainage system, etc	LS	1	\$25,000.00	\$25,000.00
	Strip Existing Topsoil	CY	13000	\$9.00	\$117,000.00
	Mass Grading & Earthwork	CY	18000	\$5.25	\$94,500.00
	Silt Fence (install, maintain, remove)	LS	1	\$20,000.00	\$20,000.00
<b>Roadway and Parking Lot Constuction</b>					
	Roadway, parking lot and site drainage system - Allowance	LS	1	\$200,000.00	\$200,000.00
	Roadway/Parking lot stabilization	SF	85000	\$0.75	\$63,750.00
	Parking Lot and Roadway Paving (6" thick w/ striping)	SF	85000	\$3.60	\$306,000.00
<b>Walks and Trails</b>					
	Walking Trail (4" concrete/6' wide)	LF	1700	\$26.00	\$44,200.00
	Sidewalks (4" concrete/6' wide)	LF	1800	\$26.00	\$46,800.00
	Handicap Ramps	EA	4	\$500.00	\$2,000.00
<b>Architectual</b>					
	Restroom/Concession Building	EA	2	\$300,000.00	\$600,000.00
	Maintenance Building	LS	1	\$30,000.00	\$30,000.00
<b>Field Sports</b>					
	Adult Softball-lighted (300')	EA	2	\$325,000.00	\$650,000.00
	Adult Softball-lighted (200')	EA	4	\$215,000.00	\$860,000.00
	Youth Softball-lighted (175')	EA	2	\$165,000.00	\$330,000.00
	Irrigation Pump Station	EA	0	\$100,000.00	\$0.00
	Irrigation Main (4")	LF	1200	\$14.00	\$16,800.00
	Irrigation sleeves (2-4" PVC each)	LF	200	\$28.00	\$5,600.00
	Irrigation Central Control	EA	1	\$5,000.00	\$5,000.00
Subtotal					\$3,420,650.00

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Site Amenities				
Dumpster Enclosure	EA	1	\$7,500.00	\$7,500.00
Area Lights	EA	13	\$3,500.00	\$45,500.00
Playground	EA	2	\$65,000.00	\$130,000.00
Entrance gate & features	EA	1	\$25,000.00	\$25,000.00
Drinking Fountains	EA	4	\$2,500.00	\$10,000.00
Benches	EA	12	\$950.00	\$11,400.00
Trash receptacles	EA	16	\$200.00	\$3,200.00
Perimeter fencing (8' C.L.)	LF	4850	\$35.00	\$169,750.00
Signage and wayfinding	LS	1	\$8,000.00	\$8,000.00
Subtotal				\$410,350.00

Landscape				
Reforestation	AC	1	\$15,000.00	\$15,000.00
Solid Sod (non athletic areas)	SY	1500	\$3.50	\$5,250.00
Seeding (non athletic areas)	AC	6.8	\$6,000.00	\$40,800.00
Trees	EA	150	\$200.00	\$30,000.00
Shrubs/groundcover	LS	1	\$15,000.00	\$15,000.00
Irrigation (non athletic areas)	LS	1	\$40,000.00	\$40,000.00
Subtotal				\$146,050.00

Constuction Total	\$4,197,414.25
Contingency @5%	\$209,870.71
<b>Construction Total</b>	<b>\$4,407,284.96</b>

Escalation Estimates	Year	Percentage	Total
	2012	0%	\$4,407,284.96
	2013	3%	\$4,539,503.51
	2014	3%	\$4,675,688.61

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Design and Fees</b>					
<b>Permitting and Mitigation</b>					
	TDLR	LS	1	\$1,750.00	\$1,750.00
	COH Permits	LS	1	\$15,000.00	\$15,000.00
Subtotal					\$16,750.00

Design and Engineering Fees	
Basic Fees @ 8%	\$352,582.80
Subtotal	\$352,582.80

Subtotal \$369,332.80

<b>Project Total</b>	<b>\$4,816,617.76</b>
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**Recommended Construction Budgets**

November 5, 2009  
Kingwood Service Association

**Deer Ridge Park**

Knudson LP

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Pre Construction Activities</b>					
	Topographic and Boundary Survey	LS	1	\$30,000.00	\$30,000.00
	Wetland Delineation	LS	1	\$10,000.00	\$10,000.00
	Flood Plain Coordination	LS	1	\$15,000.00	\$15,000.00
	Geo-Technical Investigation	LS	1	\$10,000.00	\$10,000.00
<b>Subtotal</b>					<b>\$65,000.00</b>

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Park Construction</b>					
<b>Mobilization &amp; Temporary Facilities</b>					
	Mobilization, including field office, sanitary facilities, temporary utility services, demobilization and other incidentals and appurtenances (2.5%)	LS	1	\$154,280.18	\$154,280.18
	Bonds (2.5%)	LS	1	\$154,280.18	\$154,280.18
<b>Subtotal</b>					<b>\$308,560.37</b>

<b>On Site Utilities</b>					
	Water System	Lf	2500	\$18.00	\$45,000.00
	Sanitary Sewer	Lf	2500	\$18.00	\$45,000.00
	San Sewer Man Holes	EA	6	\$3,000.00	\$18,000.00
	Primary Electrical - New Service	LS	1	\$25,000.00	\$25,000.00
	Secondary Electrical	LF	2300	\$120.00	\$276,000.00
	6" Sewer extension to restroom/concession	LF	800	\$30.00	\$24,000.00
	2" Water line extension to restroom/concession	LF	950	\$10.00	\$9,500.00
	Misc. fittings, valves, vaults for restroom/concession	EA	1	\$20,000.00	\$20,000.00
<b>Subtotal</b>					<b>\$462,500.00</b>

<b>Site Work</b>					
<b>Demolition and Earthwork</b>					
	Clearing & Grubbing	AC	3	\$4,000.00	\$12,000.00
	Demolition-removal of paving, drainage system, etc	LS	1	\$75,000.00	\$75,000.00
	Strip Existing Topsoil (haul to Equestrian Center)	CY	18500	\$9.00	\$166,500.00
	Mass Grading & Earthwork	CY	30000	\$5.25	\$157,500.00
	Silt Fence (install, maintain, remove)	LS	1	\$20,000.00	\$20,000.00
<b>Roadway and Parking Lot Construction</b>					
	Roadway, parking lot and site drainage system - Allowance	LS	1	\$200,000.00	\$200,000.00
	Roadway/Parking lot stabilization	SF	111000	\$0.75	\$83,250.00
	Parking Lot and Roadway Paving (6" thick w/ striping)	SF	111000	\$3.60	\$399,600.00
	Existing roadway modifications	LS	1	\$40,000.00	\$40,000.00
	Maintenance/storage paving (6" crushed conc.)	SF	8000	\$4.00	\$32,000.00
<b>Walks and Trails</b>					
	Sidewalks (4" concrete/6' wide)	LF	5800	\$26.00	\$150,800.00
	Sidewalks (4" concrete/6' wide) - picnic loop	LF	3800	\$26.00	\$98,800.00
	Handicap Ramps	EA	18	\$500.00	\$9,000.00
	Pedestrian roadway crossing striping	SF	2400	\$1.00	\$2,400.00
<b>Architectual</b>					
	Restroom/Concession Building	EA	2	\$300,000.00	\$600,000.00
	Pavilion (20 x 40)	EA	2	\$24,000.00	\$48,000.00
	Pavilion (16 x 16)	EA	4	\$8,000.00	\$32,000.00
	Maintenance Building	EA	1	\$30,000.00	\$30,000.00
<b>Field Sports</b>					
	Baseball field (300') - lighted	EA	1	\$325,000.00	\$325,000.00
	Baseball field (265') - lighted	EA	2	\$300,000.00	\$600,000.00
	Baseball field (225') - lighted	EA	2	\$250,000.00	\$500,000.00
	Baseball field (175') - lighted	EA	1	\$190,000.00	\$190,000.00
	Baseball field (225') - not lighted	EA	1	\$190,000.00	\$190,000.00
	Irrigation Main (4")	LF	1400	\$14.00	\$19,600.00
	Irrigation sleeves (2-4" PVC each)	LF	400	\$28.00	\$11,200.00
	Irrigation Central Control	EA	1	\$5,000.00	\$5,000.00
<b>Subtotal</b>					<b>\$3,997,650.00</b>

Equestrian Center				
Stable (6 stall w/ tack room)	EA	4	\$40,000.00	\$160,000.00
Asphalt service road (8" aggregate, 2.5" top coat)	SF	20000	\$3.50	\$70,000.00
Barn (w/ restroom)	LS	1	\$50,000.00	\$50,000.00
Electrical services	LS	1	\$25,000.00	\$25,000.00
Lighting (arena area)	EA	4	\$2,500.00	\$10,000.00
Pasture gates	EA	8	\$1,000.00	\$8,000.00
Dumpster Enclosure w/ pad	EA	0	\$7,500.00	\$0.00
Perimeter Fencing (3 rail, paddock)	LF	3000	\$18.00	\$54,000.00
Arena Fencing (3 rail, paddock)	LF	600	\$18.00	\$10,800.00
Round Pen Fencing (3 rail, paddock)	LF	160	\$18.00	\$2,880.00
Interior Fencing (3 rail, paddock)	LF	1800	\$18.00	\$32,400.00
Entrance Gate (controlled access)	EA	2	\$10,000.00	\$20,000.00
Trash receptacles	EA	20	\$200.00	\$4,000.00
Pasture grass establishment	AC	9	\$1,200.00	\$10,800.00
Subtotal				\$457,880.00

Site Amenities				
Dumpster Enclosure	EA	2	\$7,500.00	\$15,000.00
Area Lights	EA	16	\$3,500.00	\$56,000.00
Playground	EA	2	\$65,000.00	\$130,000.00
Entrance gate & features	EA	2	\$25,000.00	\$50,000.00
Tennis Court (lighted/fenced)	EA	2	\$50,000.00	\$100,000.00
Basketball Court (lighted/fenced)	EA	1	\$45,000.00	\$45,000.00
Batting cages	EA	1	\$20,000.00	\$20,000.00
Drinking Fountains	EA	6	\$2,500.00	\$15,000.00
Benches	EA	20	\$950.00	\$19,000.00
Picnic tables	EA	20	\$1,400.00	\$28,000.00
Trash receptacles	EA	25	\$200.00	\$5,000.00
Maintenance Area fencing (8' C.L.)	LF	400	\$35.00	\$14,000.00
Signage and wayfinding	LS	1	\$20,000.00	\$20,000.00
Subtotal				\$517,000.00

Landscape				
Reforestation	AC	1.5	\$15,000.00	\$22,500.00
Solid Sod (non athletic areas)	SY	1500	\$3.50	\$5,250.00
Seeding (non athletic areas)	AC	3.5	\$6,000.00	\$21,000.00
Trees	EA	150	\$200.00	\$30,000.00
Shrubs/groundcover	LS	1	\$15,000.00	\$15,000.00
Irrigation (non athletic areas)	LS	1	\$40,000.00	\$40,000.00
Subtotal				\$133,750.00

Constuction Total \$5,877,340.37  
 Contingency @5% \$293,867.02  
**Construction Total \$6,171,207.39**

Escalation Estimates	Year	Percentage	Total
	2013	3%	\$6,356,343.61
	2014	3%	\$6,541,479.83
	2015	3%	\$6,726,616.05

Item No.	Item Description	Unit	Quantity	Unit Cost	Total
<b>Design and Fees</b>					
<b>Permitting and Mitigation</b>					
	Wetland Mitigation	AC	1.5	\$15,000.00	\$22,500.00
	Hydraulic Modeling and COH approval	LS	1	\$75,000.00	\$75,000.00
	TDLR	LS	1	\$1,750.00	\$1,750.00
	COH Permits	LS	1	\$30,000.00	\$30,000.00
Subtotal					\$129,250.00

<b>Design and Engineering Fees</b>					
	Basic Fees @ 8%				\$493,696.59
Subtotal					\$493,696.59

Subtotal \$622,946.59

**Project Total \$6,859,153.98**