
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Presentation of Design Options Relating to Jetta Point Park

DEPARTMENT: Administrative Services

DIVISION: Administration - Administrative Services

AUTHORIZED BY: Frank Raymond

CONTACT: Frank Raymond

EXT: 5277

MOTION/RECOMMENDATION:

BCC direction relating to the final design of Jetta Point Park:

A) Affirmation that Base Plan (Plan A) is to be utilized to finalize the design documents.

B) Identification of alternates to be included in design document to be bid as additive alternates and;

C) Approval to increase agreement with PBS&J relating to design costs and scope associated with bid alternates as identified by the BCC.

District 2 Michael McLean

Frank Raymond

BACKGROUND:

The Board of County Commissioners approved a total project cost of \$10.288 million for the Jetta Point Park project, inclusive of all costs (not reflecting the FRDAP grant of \$335,611) for FY 08/09. During the January 13, 2009 briefing staff was directed to bring forward elements that would ensure this project to be a "destination facility" and of first class quality. Based on those directions, staff has brought back for the Board's consideration an upgraded base plan (plan A) with two menu listed sets of upgrades: plan A upgrades and plan B upgrades.

Staff is seeking direction as to whether plan A is acceptable as a base plan, and which, if any, of the facets listed in either upgrade schedule should be designed. Staff also requests approval to add the design costs and scope of any upgrades accepted to the PBS&J (design) agreement.

Back-up documents include: a detailed estimate of plan A (base plan) followed by plan A and then plan B upgrades estimated with their individual facets listed; a listing of plans A & B upgrade individual facets with accompanying design costs; an estimated cost breakdown of all pre-construction and design costs; and an estimate of the total projected project cost, inclusive of construction, based on the acceptance of plan A without any alternates from either the plan A or B list of upgrades.

The design firm, PBS&J, will present an overview of the project and possible upgrade alternates, and the Fiscal Services Director will present the most current projection of Tourist

Development Taxes.

STAFF RECOMMENDATION:

Provide direction as to whether the base plan (shown as plan A) should be used to finalize the design documents and which, if any, of the alternates should be designed additionally, to be bid as additive alternates.

ATTACHMENTS:

1. Jetta Upgrade Estimates
2. Preconstruction Cost
3. Project Cost
4. Jetta Estimate - Plan A, Plan A & B Upgrades

Additionally Reviewed By: No additional reviews

Jetta Point Park (Plan A Upgrades)

DESIGN COSTS for Upgrades	* Design	Construction, Contingency, Mobilization, Maint of Traffic	Total	Design %
Dugouts w/Restrooms	5,262	87,701	92,963	6.0%
Bleachers	0	57,972	57,972	0.0%
Pavilion Upgrades	5,000	331,683	336,683	1.5%
Artificial Turf	43,499	2,122,493	2,165,992	2.0%
Shade Structures, Softball	0	67,298	67,298	0.0%
NCAA Level, Lighting	25,453	424,218	449,671	6.0%
Perimeter Fencing	7,065	117,747	124,812	6.0%
Softball Complex Entry Gate	2,819	46,989	49,808	6.0%
Mitigation	12,765	212,750	225,515	6.0%
		0		
Total Plan A Design Upgrades	101,863	3,468,851	3,570,714	

Jetta Point Park (Plan B Upgrades)

DESIGN COSTS for Upgrades

3 Story Concession Building/Restroom	39,334	655,568	694,902	6.0%
Dugouts w/Restrooms	17,587	293,122	310,709	6.0%
Bleachers w/Stadium Seating	63,541	1,059,024	1,122,565	6.0%
Pavilion Upgrades	5,000	331,683	336,683	1.5%
Artificial Turf	30,468	1,622,938	1,653,406	1.9%
Shade Structures, Softball	0		-28,842	
NCCA Level Lighting	11,537	192,280	203,817	6.0%
Perimeter Fencing	7,065	117,747	124,812	6.0%
Softball Complex Entry Gate	2,819	46,989	49,808	6.0%
Mitigation	12,765	212,750	225,515	6.0%
Total Plan B Design Upgrades	190,116	4,532,101	4,693,375	

* Design costs not to exceed the values listed

Design/Preconstruction Cost Analysis

Jetta Point Park (Project #: 00234601)

Item #	Expense Item	YTD Encumbrances / Expenditures (Actuals)	FY 2007/08 Expenditures (Actuals)	Forecasted Encumbrances / Expenditures (Estimates)	Total	Reason/Status
1	PBS&J: Architectural Design & Study (Original Work Order)	714,030	80,917	-	794,947	A&E services. PS-2084-07 w/o #1 executed on 12/11/2007.
*2	PBS&J: Architectural Design & Study (Amendment 1)	34,500	-	-	34,500	Amendment to PS-2084-07 w/o #1.
3	PBS&J: Planning Support	40,789	2,477	-	43,266	Planning support. PS-5120-02 w/o #41 executed 11/26/2002. Active work order.
4	Nodarse & Associates	10,454	-	-	10,454	Geotechnical survey and engineering testing for design phase.
5	PBS&J: Land Acquisition Services	521	4,158	-	4,679	Acquisition services for Clark property outparcel purchase.
*6	Southeastern Surveying	7,246	89,132	-	96,378	Legal, boundary/topo and tree survey, high water & normal elevation at wetlands.
*7	SJRWMD ERP	4,500	-	-	4,500	Application submitted as per direction on 01/30/2009 by PBS&J.
8	American Acquisition	314,640	-	-	314,640	2008 outparcel purchase (account line: 010584.560610 CIP 00234601)
9	Decon Environmental	-	4,055	-	4,055	Asbestos removal from existing structures.
10	Mactec Engineering	-	5,214	-	5,214	Asbestos survey and monitoring.
11	Polh & Short	-	555	-	555	Legal services.
12	Florida Realty Analysts	-	3,150	-	3,150	Property acquisition services.
Actual Subtotal:		\$ 1,126,680	\$ 189,658	\$ -	\$ 1,316,338	
13	SJRWMD Consumptive Use	-	-	1,000	1,000	Dependent upon SJRWMD requirement for water usage for irrigation. Has not been determined yet.
14	PBSJ: Construction Administration	-	-	56,803	56,803	*Estimate based on 0.5% of the Existing 60% Design Plan A.
15	A/E for Park Entrance & Cross Access Easement	-	-	30,000	30,000	*Estimate of the Design Fees and Costs for the Cross Access Easement and the Joint Park Entrance.
16	Vistawilla Center/Jetta Park Entrance & Cross Access Easement	-	-	297,108	297,108	*Total Probable Construction Costs of the Cross Access Easement and Joint Park Entrance.
17	Southeastern Surveying	-	-	25,000	25,000	*Estimate. Easement vacating, Progress Energy easement, updated wetland survey & park access survey.
18	Nodarse & Associates	-	-	35,000	35,000	*Estimate of probable construction materials testing required for project completion.
19	FDEP Water	-	-	500	500	Permit for potable water.
20	FDEP Wastewater	-	-	250	250	Permit for sanitary sewer.
21	City of Winter Springs	-	-	3,500	3,500	Combined preliminary/final review. Up to two reviews per each.
22	City of Winter Springs: Aesthetic Review	-	-	600	600	
23	City of Winter Springs: Arbor Permit	-	-	11,000	11,000	*Estimate. Permit fee based on unit price per tree. Quoted by PBS&J.
24	City of Winter Springs: Concurrency Test	-	-	100	100	
25	City of Winter Springs: Vacating Easement	-	-	-	-	Included in contingency. \$300 per easement. Budgetary estimate: \$1,000.
26	City of Oviedo: Site Development/Final Engineering	-	-	6,390	6,390	Fee payment scheduled for 05/08/2009. Site development and engineering review.
27	City of Oviedo: Sufficiency Review	-	-	3,195	3,195	This is 1/2 of the Oviedo Site/Engineering Review fee. This is for insufficiencies in 1st submittal.
28	City of Oviedo: Environmental Permit	-	-	920	920	Includes approval for clearing, grubbing, and tree removal.
29	City of Oviedo: Easement Vacating	-	-	2,200	2,200	Progress Energy easement.
30	City of Oviedo: Landscape and Irrigation	-	-	150	150	
31	FDOT Right-of-Way Utilization	-	-	-	-	No cost associated with permit. Submittal date scheduled for 05/08/2009.
32	FDEP NPDES NOI	-	-	400	400	Permit for National Pollutant Discharge Elimination System and Notice of Intent (NOI).
33	Army Corp of Engineers (ACOE)	-	-	100	100	Corp of Engineers permit will be determined after/during SJRWMD review.
34	FFWCC Eagle's Nest Mitigation	-	-	40,000	40,000	Conservation measure and survey needed to be performed before construction.
35	FFWCC Eagle's Nest Monitoring	-	-	80,000	80,000	*Estimate for (2) nesting seasons; \$40,000 per season provided by PBS&J scientist.
36	FFWCC Gopher Tortoise Relocation	-	-	60,000	60,000	\$1,500 per tortoise estimated by PBS&J scientist.
37	Wetland's Mitigation (On-Site Only)	-	-	85,000	85,000	*PBSJ estimate. This amount includes fees that are due before construction starts.
38	Global Demolition	-	-	44,785	44,785	*Proposal for the Demolition of existing structures.
39	Relocate Progress Energy Switchgear/Transformer Boxes	-	-	82,976	82,976	*Actual quote from Progress Energy. Relocation issues. Easement needed.
40	Relocate Progress Energy Distribution Line (Eastside Only)	-	-	85,000	85,000	*Progress Energy estimate.
41	Permit Allowance	-	-	4,776	4,776	For permit fees that cannot be determined at this time.
Estimated Subtotal:		\$ -	\$ -	\$ 956,753	\$ 956,753	
GRAND TOTAL:		\$ 1,126,680	\$ 189,658	\$ 956,753	\$ 2,273,091	

* Items #2, #6, and #7 are temporarily encumbered/expended against Facility's operating budget.

Project Cost Analysis

Jetta Point Park (Project #: 00234601)

Item #	Expense Item	YTD Encumbrances / Expenditures (Actuals)	FY 2007/08 Expenditures (Actuals)	Forecasted Encumbrances / Expenditures (Estimates)	Total	Reason/Status
CONSTRUCTION COSTS						
1	Probable Jetta Point Park Construction Costs: PBS&J Design	-	-	11,360,649	11,360,649	PBS&J: Total for existing 60% design plan A only.
	Construction Costs Subtotal:	\$ -	\$ -	\$ 11,360,649	\$ 11,360,649	
OTHER COSTS						
1	PBS&J: Architectural Design & Study	714,030	80,917	56,803	851,750	A&E services. PS-2084-07 w/o #1 executed on 12/11/2007. Estimate for Construction Administration.
2	PBS&J: Architectural Design & Study (Amendment 1)	34,500	-	-	34,500	Amendment to PS-2084-07 w/o #1.
3	PBS&J: Planning Support	-	2,477	-	2,477	Planning Support Services. PS-5120-02 w/o #41
4	Nodarse & Associates	10,454	-	35,000	45,454	Geotechnical survey and engineering testing for design phase. Estimate for materials testing during construction.
5	PBS&J: Land Acquisition Services	521	4,158	-	4,679	Acquisition services for Clark property outparcel purchase.
6	Southeastern Surveying	7,246	89,132	25,000	121,378	Legal, boundary/topo and tree survey, high water & normal elevation at wetlands. Estimate for construction phase.
7	American Acquisition	314,640	-	-	314,640	2008 outparcel purchases.
8	Decon Environmental	-	4,055	-	4,055	Asbestos removal from existing structures.
9	Mactec Engineering	-	5,214	-	5,214	Asbestos survey and monitoring.
10	Pohl & Short	-	555	-	555	Legal services.
11	Florida Realty Analysts	-	3,150	-	3,150	Property acquisition services.
12	SJRWMD ERP	4,500	-	-	4,500	Application submitted as per direction on 01/30/2009 by PBS&J.
13	SJRWMD Consumptive Use	-	-	1,000	1,000	Dependent upon SJRWMD requirement for water usage for irrigation. Has not been determined yet.
14	A/E Design for Jetta Park Entrance & Cross Access Easement	-	-	30,000	30,000	*Estimate of the Design Fees and Costs for the Cross Access Easement and the Joint Park Entrance.
15	Construction for Jetta Park Entrance & Cross Access Easement	-	-	297,108	297,108	*Total Probable Construction Costs of the Cross Access Easement and Joint Park Entrance from PBSJ.
16	FDEP Water	-	-	500	500	Permit for potable water.
17	FDEP Wastewater	-	-	250	250	Permit for sanitary sewer.
18	City of Winter Springs	-	-	3,500	3,500	Combined preliminary/final review. Up to two reviews per each.
19	City of Winter Springs: Aesthetic Review	-	-	600	600	
20	City of Winter Springs: Arbor Permit	-	-	11,000	11,000	*Estimate. Permit fee based on unit price per tree. Quoted by PBS&J.
21	City of Winter Springs: Concurrency Test	-	-	100	100	
22	City of Winter Springs: Vacating Easement	-	-	-	-	Included in contingency. \$300 per easement. Budgetary estimate: \$1,000.
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26	City of Oviedo: Easement Vacating	-	-	2,200	2,200	Progress Energy easement.
27	City of Oviedo: Landscape and Irrigation	-	-	150	150	
28	FDOT Right-of-Way Utilization	-	-	-	-	No cost associated with permit. Submittal date scheduled for 05/08/2009.
29	FDEP NPDES NOI	-	-	400	400	Permit for National Pollutant Discharge Elimination System and Notice of Intent (NOI).
30	Army Corp of Engineers (ACOE)	-	-	100	100	Corp of Engineers permit will be determined after/during SJRWMD review.
31	FFWCC Eagle's Nest Monitoring	-	-	80,000	80,000	*Estimate for (2) nesting seasons; \$40,000 per season provided by PBS&J scientist.
32	Global Demolition	-	-	44,785	44,785	*Proposal for the Demolition of existing structures.
33	Relocate Progress Energy Switchgear/Transformer Boxes	-	-	82,976	82,976	*Actual quote from Progress Energy. Relocation issues. Easement needed.
34	Relocate Progress Energy Distribution Line (Eastside Only)	-	-	85,000	85,000	*Progress Energy estimate.
35	Buried Conduit for Relocated Progress Energy Distribution Line	-	-	50,000	50,000	*Estimate. Waiting on scope/proposal from Progress Energy.
36	Permit Allowance	-	-	4,776	4,776	For permit fees that cannot be determined at this time.
	Other Costs Subtotal:	\$ 1,085,891	\$ 189,658	\$ 821,753	\$ 2,097,302	
	GRAND TOTAL:	\$ 1,085,891	\$ 189,658	\$ 12,182,402	\$ 13,457,951	

* While there is a separate open Work Order in the amount of \$40,789 associated with this project, the current project description and estimate does not anticipate the need for the encumbrance.



SUMMARY

Seminole County - Jetta Point Park
SEMINOLE COUNTY, FLORIDA

Cost Estimates - 60% Design (Redirection Cost Alternatives)

CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST

2-23-2009

PREPARED BY PBS&J

SUMMARY OF CONSTRUCTION COSTS (2009)

I	CURRENT PLAN A DESIGN	\$11,360,649
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LAST REVISION: 2/23/2009

Seminole County - Jetta Point Park (Current Plan A Design)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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CIVIL SITE:

Earthwork & Misc.

Survey Layout and Construction Staking	LS	1		
Earthwork (Cut)	CY	39,500	\$30.00	\$30,000
Earthwork Fill	CY	50,152	\$3.00	\$118,500
Clear and Grub / Tree Removal	AC	35.56	\$6.00	\$300,912
Single Row Silt Fence	LF	8,850	\$5,000.00	\$177,823
Silt Fence Maintenance	LF	8,850	\$2.50	\$22,126
Construction Dewatering - Utility piping (well points)	LF	8,850	\$0.75	\$6,638
6' Chain Link Field Fence (Vinyl)	LF	19,687	\$10.00	\$196,870
Double Gate 24' Wide Chain Link	EA	1,363	\$15.00	\$20,442
Pavement Demolition	EA	2	\$1,400.00	\$2,800
Maintenance Bldg Washdown Area	SY	2,714	\$6.00	\$16,283
Concrete Sidewalk (4")	SY	1	\$9,590.00	\$9,590
Total Earthwork & Misc.		7,109	\$30.00	\$213,283

\$1,115,267

Storm Drainage

15" HDPE	LF	2,229		
18" HDPE	LF	1,870	\$40.00	\$89,140
24" HDPE	LF	1,870	\$50.00	\$93,475
30" HDPE	LF	2,377	\$60.00	\$142,620
36" HDPE	LF	1,481	\$100.00	\$148,110
48" RCP	LF	499	\$120.00	\$59,880
FDOT Type C Inlet	EA	435	\$160.00	\$69,600
FDOT Type F Inlet	EA	10	\$4,000.00	\$40,000
18" Nyloplast Inline Drain Basin	EA	27	\$4,200.00	\$113,400
18" Nyloplast Area Drain Basin	EA	15	\$1,500.00	\$22,500
24" Nyloplast Inline Drain Basin	EA	3	\$1,800.00	\$5,400
24" Nyloplast Area Drain Basin	EA	8	\$1,700.00	\$13,600
30" FDOT Concrete Endwall	EA	10	\$2,000.00	\$20,000
Manholes (w/P bottom)	EA	2	\$3,100.00	\$6,200
Manholes (w/J bottom)	EA	2	\$4,500.00	\$9,000
24" MES	EA	4	\$7,000.00	\$28,000
30" MES	EA	4	\$1,500.00	\$6,000
48" MES	EA	2	\$2,200.00	\$4,400
Total Storm Drainage	EA	1	\$3,000.00	\$3,000

\$874,325

Additional Utilities

4" PVC Force Main	LF	2,277		
6" Sanitary PVC	LF	1,177	\$30.00	\$66,306
8" Sanitary PVC	LF	1,177	\$25.00	\$29,419
2" Potable PVC	LF	1,936	\$35.00	\$67,757
6" Potable PVC	LF	850	\$15.00	\$12,750
10" Potable PVC	LF	1,369	\$40.00	\$54,761
Sanitary Manholes (w/P bottom)	EA	3,188	\$60.00	\$191,280
Connection to existing watermain	EA	11	\$4,500.00	\$49,500
Connection to existing forcemain	LS	1	\$2,500.00	\$2,500
Double Detector Check Valve Assembly	LS	1	\$2,000.00	\$2,000
Lift Station	LS	1	\$1,000.00	\$1,000
Irrigation Well w/ Pump & Booster	LS	1	\$50,000.00	\$50,000
Fire Hydrants	EA	1	\$35,000.00	\$35,000
Electrical	EA	9	\$4,500.00	\$40,500
Total Additional Utilities	LS	1	\$356,500.00	\$356,500

\$961,292

Roadways

6" Soil Cement Base (parking/drives)	SY	16,097		
1 1/2" Asphalt Type S-III (parking/drives)	SY	16,097	\$14.00	\$225,364
12" Compacted Sub-Base (parking/drives)	SY	18,024	\$8.25	\$132,804
8" Soil Cement Base (Heavy Duty)	SY	10,621	\$6.00	\$108,142
2 1/2" Asphalt Type S-III (Heavy Duty)	SY	10,621	\$17.00	\$180,555
12" Compacted Sub-Base (Heavy Duty)	SY	10,621	\$13.75	\$146,037
Equestrian Area Stabilized Drive	SY	10,621	\$8.00	\$84,967
Pavement Markings	LS	1	\$11,752.67	\$11,753
Signing	LS	1	\$30,000.00	\$30,000
Type "D" curbing	LF	1	\$15,000.00	\$15,000
Monolithic Curbing	LF	9,247	\$12.00	\$110,963
Barrier Gate, 24' Wide, Pipe	EA	2,311	\$10.00	\$23,107
30" Removable Bollards	EA	1	\$5,000.00	\$5,000
Total Roadways	EA	8	\$200.00	\$1,600

\$1,075,291

TOTAL CIVIL SITE:

\$4,026,175

ARCHITECTURAL DESIGN:

Buildings

Two Story Concession Building (3000 SF)	EA	1		
Maintenance Building (3260 SF)	EA	1	\$646,025.00	\$646,025
Storage / Restroom Building (2022 SF)	EA	1	\$199,931.00	\$199,931
Dugouts- w/o restrooms (10' x 30')	EA	1	\$234,636.00	\$234,636
Total Buildings	EA	8	\$23,925.00	\$191,400

\$1,271,992

TOTAL ARCHITECTURAL DESIGN:

\$1,271,992

Seminole County - Jetta Point Park (Current Plan A Design)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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LANDSCAPE ARCHITECTURE DESIGN:

Site Furnishings

Picnic Table, Rectangular	EA	12	\$1,500.00	\$18,000
Picnic Table, Square	EA	12	\$600.00	\$7,200
Trash Receptacle, Expanded Metal	EA	15	\$750.00	\$11,250
Bench, Expanded Metal, w/ Back	EA	9	\$950.00	\$8,550
Bench, Expanded Metal, Backless	EA	9	\$950.00	\$8,550
Bike Rack	EA	6	\$1,350.00	\$8,100
Skateboard Rack	EA	1	\$650.00	\$650
Water Fountain, Dual Height (ADA Accessible)	EA	9	\$3,500.00	\$31,500
Bench, 8' Long, Decorative Metal	EA	7	\$1,500.00	\$10,500
Trash Receptacle, Decorative Metal	EA	20	\$1,200.00	\$24,000
Play Equipment, 2-5 Year Old	LS	1	\$58,300.00	\$58,300
Play Equipment, 5-12 Year Old	LS	1	\$180,000.00	\$180,000
Shade Sails, Playground	EA	3	\$20,000.00	\$60,000
Artificial Turf, Playground	SF	6,300	\$6.75	\$42,525
Flagpoles	EA	2	\$2,500.00	\$5,000
Pavilion, Large, Basic	EA	3	\$46,900.00	\$140,700
Pavilion, Small, Basic	EA	2	\$16,500.00	\$33,000
Kiosk, Informational	EA	2	\$17,300.00	\$34,600
Signage, Wayfinding/Directional	EA	12	\$1,500.00	\$18,000
Signage, Park Identification	EA	1	\$5,000.00	\$5,000
Walls, CMU Freestanding, 6' Ht. for Dumpster & Material Bins	LF	100	\$150.00	\$15,000
Bollard, Decorative Metal, Removable	EA	4	\$7,500.00	\$30,000
Fencing, Equestrian, 4 Rail, PVC w/ Posts @ 8' OC	LF	975	\$16.00	\$15,600
Fencing, Equestrian, Gates	EA	2	\$750.00	\$1,500
Gate, Playground, Decorative Aluminum Picket, 4' Ht.	EA	4	\$365.00	\$1,460
Fencing, Playground, Decorative Aluminum Picket, 4' Ht.	LF	700	\$35.00	\$24,500
Total Site Furnishings				\$793,485

Athletic Fields

Bleachers, Softball 50 Seat	EA	8	\$3,880.00	\$31,040
Shade Structures, Bleachers	EA	8	\$12,000.00	\$96,000
Scoreboards	EA	4	\$7,500.00	\$30,000
Football Goal	EA	8	\$2,700.00	\$21,600
Soccer Goal, Portable	EA	8	\$3,625.00	\$29,000
Team Benches, Dugouts	EA	16	\$1,365.00	\$21,840
Team Benches, Portables for Multi-Purpose Fields	EA	16	\$650.00	\$10,400
Bases, Infield, In-Ground Mount, Set of 3	EA	4	\$490.00	\$1,960
Bases, Home plate, In-Ground Mount	EA	4	\$400.00	\$1,600
Pitching Rubber, In-Ground Mount	EA	4	\$400.00	\$1,600
Fencing, Chain Link, Outfield, Sidelines, 6' Ht.	LF	2,780	\$15.00	\$41,700
Fencing, Chain Link, Dugouts, 8' Ht.	LF	320	\$20.00	\$6,400
Fencing, Backstop, 30' Ht.	LF	340	\$85.00	\$28,900
Gate, Chain Link, 10' Wide Maintenance	EA	4	\$900.00	\$3,600
Gate, Chain Link, 4' Player Access	EA	4	\$350.00	\$1,400
Foul Pole, Pair	EA	4	\$3,500.00	\$14,000
Field Preparation, Softball	SF	216,000	\$2.50	\$540,000
Field Preparation, Multi-Purpose	SF	252,400	\$2.50	\$631,000
Warm Up Area	EA	8	\$4,000.00	\$32,000
Total Athletic Fields				\$1,544,040

Site Lighting

Pole, Parking Lot	EA	43	\$2,200.00	\$94,600
Pole, Pedestrian Walk	EA	20	\$1,775.00	\$35,500
Luminaire, Parking Lot, Dual	EA	7	\$1,050.00	\$7,350
Luminaires, Parking Lot, Single	EA	37	\$525.00	\$19,425
Luminaires, Pedestrian, Double	EA	20	\$1,225.00	\$24,500
Athletic Lighting, Multi-Purpose Fields, 30 fc	LS	1	\$387,000.00	\$387,000
Athletic Lighting, Softball Fields, 50/30 fc	LS	1	\$335,000.00	\$335,000
Uplighting, Signage & Landscaping	EA	25	\$750.00	\$18,750
Total Site Lighting				\$922,125

Seminole County - Jetta Point Park (Current Plan A Design)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
Landscape & Irrigation				
Landscape Improvements	ALLOW.	1	\$605,305.00	\$605,305
Automatic Irrigation System	ALLOW.	1	\$530,000.00	\$530,000
Total Landscape & Irrigation				\$1,135,305

TOTAL LANDSCAPE ARCHITECTURE DESIGN: \$4,394,955

ENVIRONMENTAL DESIGN:

Mitigation

Wetland Mitigation (on-site)	EA	1	\$85,000	\$85,000
Eagle Nest Mitigation	EA	1	\$40,000.00	\$40,000
Gopher Tortoise Mitigation	EA	40	\$1,500.00	\$60,000
Total Mitigation				\$185,000

SUBTOTAL	\$9,878,122
MAINTENANCE OF TRAFFIC	\$5,000
SUB-TOTAL	\$9,883,122
MOBILIZATION (4.5%)	\$444,740
SUB-TOTAL	\$10,327,863
CONTINGENCY (10%)	\$1,032,786
TOTAL PROJECT COST	\$11,360,649

ESTIMATE BASIS AND ASSUMPTIONS (CURRENT PLAN A)

February 23, 2009

GENERAL ASSUMPTIONS

- The estimate of probable construction costs is based upon 60% Construction Documents prepared by PBS&J dated December 19th, 2008 and includes upgrades and/or changes requested by County Staff.
- The estimate is intended to establish a probable cost of the project and is not a guarantee of the actual cost. Price fluctuations and escalation due to market conditions cannot be anticipated and are not included in this estimate.
- The estimate is based upon 2008 unit costs and/or historical pricing at the time of the estimate.
- The estimate does not include the cost of right-of-way acquisition or other property acquisition costs.
- The estimate includes a ~~15%~~ ^{10%} contingency for construction costs.

BUILDINGS/ARCHITECTURE

- The estimate for building construction is based upon 95% schematic architecture plans dated July 17th, 2008, Revised January 2nd, 2009.
- The estimate assumes two exterior metal staircases on either side of the Concession Building.
- The estimate assumes a ducted A/C system in the Concession Building with a condensing unit on the ground floor.
- The estimate excludes any tent-like or fabric structure associated with the buildings.

SITE WORK

- The estimate assumes that the fill required for earthwork is import material.
- The estimate assumes no over-excavation or excessive fill will be required for building foundations or flatwork (parking lots/sidewalks, etc).
- The estimate assumes that the site has suitable soils allowing for on-site storm-water retention and that no off-site or other remediation will be required.

Softball Fields

- The estimate for covered dugouts is based upon providing 10' wide by 30' long CMU block enclosures with a water fountain and team seating selected from the manufacturer's standard catalog.
- The estimate assumes a vinyl coated chain link fence will be provided with standard color fence cap for player protection along the top of the sideline and outfield fences.
- The estimate assumes bleachers will be chosen from the manufacturer's standard catalog and that no custom engineering or design is required.
- The estimate assumes warm up areas that are 14' wide by 70' long and includes pitching rubber, home plate, 6' high chain link fence, and portable fielding screen and infield mix surface.
- The estimate assumes 30 foot-candle average illumination on three fields and 50 foot-candle average illumination the northeast field.
- The estimate includes rough grading, laser grading & compaction, 4" top-dressing of sand, infield & warning track mix and sod installation. Assumes that no over-excavation or additional fill is required to create playing surface and that under-drains are not required.

Multi-Purpose Fields

- The estimate includes rough grading, laser grading & compaction, 4" top-dressing of sand, infield & warning track mix and sod installation. Assumes that no over-excavation or additional fill is required to create playing surface and that under-drains are not required.
- The estimate assumes 30 foot-candle average illumination on all fields with a perimeter "European" style light pole layout.

PLAYGROUND

- The estimate assumes upgraded playground equipment as suggested to the County Staff by Rep Services.
- The estimate assumes that each play area (2-to-5 year old and 5-to-12 year old) will be separated by and enclosed with a 4' high decorative aluminum fence as chosen from the manufacturer's standard catalog.
- The estimate assumes that each play area will have synthetic play surface that covers the safety zone for each area of equipment only.
- The estimate assumes that overhead shade will be provide using play equipment manufacturer's standard shade sails or roofs and that no additional fabric shade structures will be provided.
- The estimate assumes that each play area has one drinking fountain and three benches.

SITE AMENITIES

- The estimate assumes that standard CMU block construction will be utilized for dumpster and material bin walls and that a paint finish will only be applied on exterior surfaces exposed only to the public with a domed mortar cap. Decorative pre-cast stone or concrete cap and screening gates are not included.
- The estimate assumes that pavilions will be selected from manufacturer's standard catalog of models and accessories and that no custom engineering or fabrication will be involved.
- The estimate assumes that vinyl or plastic coated expanded metal trash receptacles and benches will be utilized throughout the majority of the park while decorative metal trash receptacles and benches will be utilized at the entry to the softball complex and within the softball courtyard. Assumes that each large pavilion will have six rectangular (6-person) picnic tables and each smaller pavilion will have four (4-person) picnic tables.
- Signage - Signage includes one main project identification sign located along S.R 434, two informational kiosks and incidental trail/park signage.

LANDSCAPE AND IRRIGATION

- The estimate assumes no undue tree replacement requirements will be imposed by either the Cities of Oviedo or Winter Springs and the required mitigation plantings will be covered under the mitigation funds.
- The estimate assumes a well-fed irrigation system with no re-use connection. Does not include costs for pond recharge/draw down type supply system.
- Landscaping - Allowance is based upon providing minimum landscape requirements in accordance with the Cities of Oviedo and Winter Springs Code of Ordinances and additional accent plantings at key areas within the site. In order to minimize irrigation requirements, proposed plantings will utilize xeriscape principles wherever possible. Wetland mitigation plantings and any additional landscaping above minimum code requirements is not included.

It is assumed the following for allowance:

Oviedo

Assumes 100 tree replacement credit will be required.

Assumes that buffering will only be required along SR 417 ROW.

Winter Springs

Assumes 1,692 tree replacement credits will be required and that this will be met by paying a fee of \$250 per credit to the City tree bank fund in lieu of providing trees on site.

Assumes buffer meeting the 434 vision corridor plan will be provided along the SR 434 & SR 417 ROW and that no other buffers are required.

-Irrigation - Allowance is based upon an automatic irrigation system using well supplied water to irrigate proposed xeriscape plantings. Irrigation for the softball and multi-purpose fields is included in the allowance.



SUMMARY

Seminole County - Jetta Point Park SEMINOLE COUNTY, FLORIDA

Cost Estimates - 60% Design (Redirection Cost Alternatives)

CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST

2-23-2009

PREPARED BY PBS&J

SUMMARY OF CONSTRUCTION COSTS (2009)

II	PLAN A UPGRADES	ESTIMATED COST
1	DUGOUTS WITH RESTROOMS	\$92,963
2	BLEACHERS	\$57,972
3	PAVILION UPGRADES	\$336,683
4	ARTIFICIAL TURF	\$2,165,992
5	LARGE SHADE STRUCTURES, SOFTBALL	\$67,298
6	NCAA LEVEL LIGHTING UPGRADES	\$449,671
7	PERIMETER FENCING	\$124,812
8	SOFTBALL COMPLEX ENTRY GATES	\$49,808
9	MITIGATION*	\$225,515
	TOTAL UPGRADE COST	\$3,570,715

* Mitigation cost is associated with the Artificial Turf component and should be added if artificial turf is selected

LAST REVISION: 2/23/2009

Seminole County - Jetta Point Park (Plan A Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

1 DUGOUTS					
Dugouts- w/ HC Restrooms (10' x 60')	EA	2	\$54,414.00		\$108,828
Dugouts- w/o Restrooms (10' x 30')	EA	2		-\$23,925.00	-\$47,850
Additional Utilities					
6" Sanitary PVC	LF	300	\$25.00		\$7,500
2" Potable PVC	LF	300	\$15.00		\$4,500

SUBTOTAL	\$72,978
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$72,978
MOBILIZATION (4.5%)	\$3,284
SUB-TOTAL	\$76,262
CONTINGENCY (15%)	\$11,439
SUB-TOTAL	\$87,701
ENGINEERING / DESIGN (6%)	\$5,282
TOTAL PROJECT COST	\$92,983

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

2 BLEACHERS					
Bleachers, Softball, 250 Seat	EA	2	\$28,000.00		\$56,000
Bleachers, Softball, 50 Seat	EA	2		-\$3,880.00	-\$7,760

SUBTOTAL	\$48,240
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$48,240
MOBILIZATION (4.5%)	\$2,171
SUB-TOTAL	\$50,411
CONTINGENCY (15%)	\$7,562
SUB-TOTAL	\$57,972
ENGINEERING / DESIGN	\$0
TOTAL PROJECT COST	\$57,972

Seminole County - Jetta Point Park (Plan A Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

3 PAVILION UPGRADES					
Pavilion, Large, Enhanced	EA	3	\$106,600.00		\$319,800
Pavilion, Small, Enhanced	EA	2	\$64,950.00		\$129,900
Pavilion, Large, Standard	EA	3		-\$46,900.00	-\$140,700
Pavilion, Small, Standard	EA	2		-\$18,500.00	-\$33,000

SUBTOTAL	\$276,000
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$276,000
MOBILIZATION (4.5%)	\$12,420
SUB-TOTAL	\$288,420
CONTINGENCY (15%)	\$43,263
SUB-TOTAL	\$331,683
ENGINEERING / DESIGN	\$5,000
TOTAL PROJECT COST	\$336,683

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

4 ARTIFICIAL TURF					
Artificial Turf, Multi-Purpose Fields (Extends 10' Beyond Field)	SF	225,750	\$6.75		\$1,523,813
Field Preparation, Multi-Purpose Fields	SF	193,050		-\$2.50	-\$482,625
Earthwork & Misc.					
Earthwork (Cut)	CY	6,035	\$3.00		\$18,105
Earthwork Fill	CY	171	\$6.00		\$1,026
Concrete Sidewalk (4")	SY	445	\$30.00		\$13,350
Storm Drainage					
6" PVC Underdrain Pipe - 4800 LF	LF	6,000	\$30.00		\$180,000
8" PVC Underdrain Pipe - 5300 LF	LF	5,500	\$40.00		\$220,000
15" PVC Underdrain Pipe - 4000 LF	LF	4,500	\$65.00		\$292,500

SUBTOTAL	\$1,766,169
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$1,766,169
MOBILIZATION (4.5%)	\$79,478
SUB-TOTAL	\$1,845,646
CONTINGENCY (15%)	\$276,847
SUB-TOTAL	\$2,122,493
*ENGINEERING / DESIGN (6%)	\$43,499
TOTAL PROJECT COST	\$2,165,992

* Fee based on earthwork/drainage construction costs only

Seminole County - Jetta Point Park (Plan A Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

5 SHADE STRUCTURES, SOFTBALL					
ITEM DESCRIPTION	UNIT	QTY	ADDITION	DEDUCTION	TOTAL PRICE
Shade Structures, Bleachers, Large	EA	2	\$40,000.00		\$80,000
Shade Structures, Bleachers, Small	EA	2		-\$12,000.00	-\$24,000
SUBTOTAL					\$56,000
MAINTENANCE OF TRAFFIC					\$0
SUB-TOTAL					\$56,000
MOBILIZATION (4.5%)					\$2,520
SUB-TOTAL					\$58,520
CONTINGENCY (15%)					\$8,778
SUB-TOTAL					\$67,298
ENGINEERING / DESIGN					\$0
TOTAL PROJECT COST					\$67,298

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

6 NCAA LEVEL LIGHTING					
ITEM DESCRIPTION	UNIT	QTY	ADDITION	DEDUCTION	TOTAL PRICE
Athletic Lighting, Multi Purpose Fields, Upgrade One Field to 50 fc	LS	1	\$88,000.00		\$88,000
Athletic Lighting, Softball Fields, Tournament Level, 125/100 & 70/50 fc	LS	1	\$265,000.00		\$265,000
SUBTOTAL					\$353,000
MAINTENANCE OF TRAFFIC					\$0
SUB-TOTAL					\$353,000
MOBILIZATION (4.5%)					\$15,885
SUB-TOTAL					\$368,885
CONTINGENCY (15%)					\$55,333
SUB-TOTAL					\$424,218
ENGINEERING / DESIGN (6%)					\$25,453
TOTAL PROJECT COST					\$449,671

Seminole County - Jetta Point Park (Plan A Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

7 PERIMETER FENCING					
Fencing, Perimeter, 6'Ht. Chain Link Fence (Vinyl)	LF	6,532	\$15.00		\$97,980

SUBTOTAL	\$97,980
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$97,980
MOBILIZATION (4.5%)	\$4,409
SUB-TOTAL	\$102,389
CONTINGENCY (15%)	\$15,358
SUB-TOTAL	\$117,747
ENGINEERING / DESIGN (6%)	\$7,065
TOTAL PROJECT COST	\$124,812

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

8 SOFTBALL COMPLEX ENTRY GATES					
Softball Complex Entry Gates, Fencing & Columns	LS	1	\$39,100.00		\$39,100

SUBTOTAL	\$39,100
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$39,100
MOBILIZATION (4.5%)	\$1,760
SUB-TOTAL	\$40,860
CONTINGENCY (15%)	\$6,129
SUB-TOTAL	\$46,988
ENGINEERING / DESIGN (6%)	\$2,819
TOTAL PROJECT COST	\$49,808

Seminole County - Jetta Point Park (Plan A Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

9 MITIGATION					
	Mitigation Costs	LS	1	\$185,000.00	\$185,000

SUBTOTAL	\$185,000
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$185,000
MOBILIZATION (4.5%)	\$0
SUB-TOTAL	\$185,000
CONTINGENCY (15%)	\$27,750
SUB-TOTAL	\$212,750
ENGINEERING / DESIGN (6%)	\$12,765
TOTAL PROJECT COST	\$225,515

ESTIMATE BASIS AND ASSUMPTIONS (PLAN A UPGRADES)

February 23, 2009

PLAN A UPGRADES

Softball Fields

- The estimate is based upon providing two enlarged dugouts (10' wide by 60' long) at one field with one handicap accessible bathroom located in each dugout.
- The estimate assumes larger potable water and sanitary sewer connections associated with the enlarged dugouts.
- The estimate assumes upgrading one field with bleachers totaling 500 seats. The estimate assumes that bleachers will be chosen from the manufacturer's standard catalog and that no custom engineering or design is required.
- The estimate assumes that larger fabric shade structures will be required to cover the expanded bleacher seating at one stadium and that these structures will be chosen from the manufacturer's standard catalog and that no custom engineering or design is required..
- The estimate assumes a 125 foot-candle maximum and a 100 foot-candle average illumination on the northeast field with a 70 foot-candle maximum and a 50 foot-candle average illumination on the remaining fields.

Multi-Purpose Fields

- The estimate assumes three fields will be covered with synthetic turf and that the turf will extend ten feet beyond the edge of the playing field.
- The estimate assumes 30 foot-candle average illumination on three fields and 50 foot-candle average illumination the southeast field. Arrangement will be a perimeter "European" style light pole layout.
- The estimate assumes enlargement of the storm-water ponds and additional grading/excavation based upon increased impervious area associated with the synthetic turf fields.
- The estimate assumes no over-excavation or excessive fill will be required for building foundations or flatwork (parking lots/sidewalks, etc).

SITE AMENITIES

- The estimate assumes that pavilions will be selected from manufacturer's standard catalog of models and accessories and that no custom engineering or fabrication will be involved. Includes costs for decorative (non-structural) column veneer to cover manufacturer's standard structural columns.
- The estimate assumes a 6' high, vinyl coated chain link fence will be provided around the site perimeter.



SUMMARY

Seminole County - Jetta Point Park
SEMINOLE COUNTY, FLORIDA

Cost Estimates - 60% Design (Redirection Cost Alternatives)

CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST

2-23-2009

PREPARED BY PBS&J

SUMMARY OF CONSTRUCTION COSTS (2009)

III	PLAN B UPGRADES	ESTIMATED COST
1	3 STORY CONCESSION BUILDING/RESTROOMS	\$694,902
2	DUGOUTS WITH RESTROOMS	\$310,709
3	BLEACHERS/STADIUM SEATING	\$1,122,565
4	PAVILION UPGRADES	\$336,683
5	ARTIFICIAL TURF	\$1,653,406
6	LARGE SHADE STRUCTURES, SOFTBALL	(\$28,842)
7	NCAA LEVEL LIGHTING UPGRADES	\$203,817
8	PERIMETER FENCING	\$124,812
9	SOFTBALL COMPLEX ENTRY GATES	\$49,808
10	MITIGATION	\$225,515
	TOTAL UPGRADE COST	\$4,693,375

* Mitigation cost is associated with the Artificial Turf component and should be added if artificial turf is selected

LAST REVISION: 2/23/2009

Seminole County - Jetta Point Park (Plan B Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

1 3 STORY CONCESSION BUILDING					
Three Story Concession Building (4500 SF)	EA	1	\$856,236.00		\$856,236
Restrooms Buildings	EA	2	\$158,650.00		\$317,300
Two Story Concession Building (3000 SF)	EA	1		-\$646,025.00	-\$646,025
Additional Utilities					
6" Sanitary PVC	LF	450	\$25.00		\$11,250
2" Potable PVC	LF	450	\$15.00		\$6,750

SUBTOTAL	\$545,511
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$545,511
MOBILIZATION (4.5%)	\$24,548
SUB-TOTAL	\$570,059
CONTINGENCY (15%)	\$85,509
SUB-TOTAL	\$655,568
ENGINEERING / DESIGN (6%)	\$39,334
TOTAL PROJECT COST	\$694,902

2 DUGOUTS					
Dugouts- w/ HC Restrooms (10' x 60')	EA	8	\$54,414.00		\$435,312
Dugouts- w/o Restrooms (10' x 30')	EA	8		-\$23,925.00	-\$191,400

SUBTOTAL	\$243,912
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$243,912
MOBILIZATION (4.5%)	\$10,976
SUB-TOTAL	\$254,888
CONTINGENCY (15%)	\$38,233
SUB-TOTAL	\$293,121
ENGINEERING / DESIGN (6%)	\$17,667
TOTAL PROJECT COST	\$310,709

Seminole County - Jetta Point Park (Plan B Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

3 BLEACHERS / STADIUM SEATING					
Pre-Engineered Metal Bleachers(1,500 Seats) & Connector (300SF)	EA	1	\$178,821.00		\$178,821
Bleachers, Softball, 50 Seat	EA	2		-\$3,880.00	-\$7,760
Shade Structures	EA	1	\$160,000.00		\$160,000
Roadways					
6" Soil Cement Base (parking/drives)	SY	12,573	\$15.00		\$188,595
1 1/2" Asphalt Type S-III (parking/drives)	SY	12,573	\$8.25		\$103,724
Type "D" curbing	LF	5,218	\$15.00		\$78,266
12" Compacted Sub-Base (parking/drives)	SY	13,442	\$6.00		\$80,654
Parking Lot Lighting					
Pole, Parking Lot	EA	17	\$2,200.00		\$37,400
Luminaire, Parking Lot, Dual	EA	3	\$1,050.00		\$3,150
Luminaires, Parking Lot, Single	EA	14	\$525.00		\$7,350
Landscape & Irrigation					
Landscape	SF	17,600	\$2.00		\$35,200
Irrigation	SF	17,600	\$0.90		\$15,840

SUBTOTAL	\$881,235
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$881,235
MOBILIZATION (4.5%)	\$39,656
SUB-TOTAL	\$920,890
CONTINGENCY (15%)	\$138,134
SUB-TOTAL	\$1,059,024
ENGINEERING / DESIGN (6%)	\$63,541
TOTAL PROJECT COST	\$1,122,565

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

4 PAVILION UPGRADES					
Pavilion, Large, Enhanced	EA	3	\$106,600.00		\$319,800
Pavilion, Small, Enhanced	EA	2	\$64,950.00		\$129,900
Pavilion, Large, Standard	EA	3		-\$46,900.00	-\$140,700
Pavilion, Small, Standard	EA	2		-\$16,500.00	-\$33,000

SUBTOTAL	\$276,000
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$276,000
MOBILIZATION (4.5%)	\$12,420
SUB-TOTAL	\$288,420
CONTINGENCY (15%)	\$43,263
SUB-TOTAL	\$331,683
ENGINEERING / DESIGN	\$5,000
TOTAL PROJECT COST	\$336,683

Seminole County - Jetta Point Park (Plan B Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

5 ARTIFICIAL TURF					
Artificial Turf, Multi-Purpose Fields	SF	150,600	\$6.75		\$1,015,875
Field Preparation, Multi-Purpose Fields	SF	252,400		-\$2.50	-\$631,000
Sod deduction due to new parking area	LS	1		-\$25,000.00	-\$25,000
Earthwork & Misc.					
Earthwork (Cut)	CY	12,824	\$3.00		\$38,472
Earthwork Fill	CY	0	\$6.00		\$0
Concrete Sidewalk (4")	SY	3,011	\$30.00		\$90,330
Storm Drainage					
6" PVC Underdrain Pipe - 4800 LF	LF	3,500	\$30.00		\$105,000
8" PVC Underdrain Pipe - 5300 LF	LF	2,950	\$40.00		\$118,000
15" PVC Underdrain Pipe - 4000 LF	LF	2,400	\$65.00		\$156,000

SUBTOTAL	\$987,677
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$1,350,479
MOBILIZATION (4.5%)	\$60,772
SUB-TOTAL	\$1,411,251
CONTINGENCY (15%)	\$211,688
SUB-TOTAL	\$1,622,938
* ENGINEERING / DESIGN (8%)	\$30,468
TOTAL PROJECT COST	\$1,653,406

* Fee based on earthwork/drainage construction costs only

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

6 SHADE STRUCTURES, SOFTBALL					
Shade Structures, Softball, Small	EA	2		-\$12,000.00	-\$24,000

SUBTOTAL	-\$24,000
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	-\$24,000
MOBILIZATION (4.5%)	-\$1,080
SUB-TOTAL	-\$25,080
CONTINGENCY (15%)	-\$3,762
SUB-TOTAL	-\$28,842
ENGINEERING / DESIGN	\$0
TOTAL PROJECT COST	-\$28,842

Seminole County - Jetta Point Park (Plan B Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

7 NCAA LEVEL LIGHTING					
Athletic Lighting, Softball Fields, Tournament Level, 125/100 & 70/50 fc	LS	1	\$265,000.00		\$265,000
Athletic Lighting, Multi- Purpose Fields, 30/50 fc	LS	1		-\$105,000.00	-\$105,000

SUBTOTAL	\$160,000
MAINTENANCE OF TRAFFIC	
SUB-TOTAL	\$160,000
MOBILIZATION (4.5%)	\$7,200
SUB-TOTAL	\$167,200
CONTINGENCY (15%)	\$25,080
SUB-TOTAL	\$192,280
ENGINEERING / DESIGN (6%)	\$11,537
TOTAL PROJECT COST	\$203,817

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

8 PERIMETER FENCING					
Fencing, Perimeter, 6'Ht. Chain Link Fence (Vinyl)	LF	6,532	\$15.00		\$97,980

SUBTOTAL	\$97,980
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$97,980
MOBILIZATION (4.5%)	\$4,409
SUB-TOTAL	\$102,389
CONTINGENCY (15%)	\$15,358
SUB-TOTAL	\$117,747
ENGINEERING / DESIGN (6%)	\$7,065
TOTAL PROJECT COST	\$124,812

Seminole County - Jetta Point Park (Plan B Upgrades)

PBS&J Cost Estimate (60% Design Documents)

February 23, 2009

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

9 SOFTBALL COMPLEX ENTRY GATES					
Softball Complex Entry Gates, Fencing & Columns	LS	1	\$39,100.00		\$39,100

SUBTOTAL	\$39,100
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$39,100
MOBILIZATION (4.5%)	\$1,760
SUB-TOTAL	\$40,860
CONTINGENCY (15%)	\$6,129
SUB-TOTAL	\$46,989
ENGINEERING / DESIGN (6%)	\$2,819
TOTAL PROJECT COST	\$49,808

ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE		TOTAL PRICE
			ADDITION	DEDUCTION	

10 MITIGATION					
Mitigation Costs	LS	1	\$185,000.00		\$185,000

SUBTOTAL	\$185,000
MAINTENANCE OF TRAFFIC	\$0
SUB-TOTAL	\$185,000
MOBILIZATION (4.5%)	\$0
SUB-TOTAL	\$185,000
CONTINGENCY (15%)	\$27,750
SUB-TOTAL	\$212,750
ENGINEERING / DESIGN (6%)	\$12,765
TOTAL PROJECT COST	\$225,515

ESTIMATE BASIS AND ASSUMPTIONS (PLAN B UPGRADES)

February 23, 2009

PLAN B UPGRADES

Softball Fields

- The estimate assumes that the Concession building will be three stories in height.
- The estimate is based upon providing two enlarged dugouts (10' wide by 60' long) at one field with one handicap accessible bathroom located in each dugout.
- The estimate assumes that a 1,500 seat aluminum bleacher will be designed, engineered and permitted by a manufacturer familiar with and experienced in such structures.
- The estimate assumes additional public restrooms will be required.
- The estimate assumes a 125 foot-candle maximum and a 100 foot-candle average illumination on the northeast field with a 70 foot-candle maximum and a 50 foot-candle average illumination on the remaining fields.
- The estimate assumes that 220 additional parking spaces and associated storm-water facilities and landscape/irrigation will be required on site.
- The estimate assumes that additional potable water and sanitary sewer connections will be required for the upgraded Concession building, dugouts and public restrooms.

Multi-Purpose Fields

- The estimate assumes two fields will be eliminated and that the remaining fields will be covered with synthetic turf and that the turf will extend ten feet beyond the edge of the playing field.
- The estimate assumes two fields will be eliminated and that one field will be lit to 30 foot-candle average illumination and the other field will be lit to 50 foot-candle average illumination. Arrangement will be a perimeter "European" style light pole layout.
- The estimate assumes enlargement of the storm-water ponds and additional grading/excavation based upon increased impervious area associated with the synthetic turf fields.
- The estimate assumes no over-excavation or excessive fill will be required for building foundations or flatwork (parking lots/sidewalks, etc).

SITE AMENITIES

- The estimate assumes that pavilions will be selected from manufacturer's standard catalog of models and accessories and that no custom engineering or fabrication will be involved. Includes costs for decorative (non-structural) column veneer to cover manufacturer's standard structural columns.
- The estimate assumes a 6' high, vinyl coated chain link fence will be provided around the site perimeter.