

City of Key West, Florida
Program Cost Estimate

TRUMAN WATERFRONT PARK



90% Construction Documents

Estimate Date: June 10, 2015

Prepared By:



Program Cost Estimate

TRUMAN WATERFRONT PARK

Basis of Estimate

Project Description

RIB U.S. Cost, Inc. was tasked by Bermello Ajamil & Partners, Inc. and the City of Key West to provide this Project Cost Estimate for the Truman Waterfront Park Masterplan located at the City of Key West, Florida. This project includes development of a new public park on a 28.21 acre parcel on the former site of the Key West Naval Base.

This Program estimate is based on the scope described in the 90% CD Document Set dated 04/20/15 which includes 134 drawings divided into the following disciplines:

- 01 Site Plan & NTP Plan
- 02 Survey
- 03 Tree Disposition
- 04 Civil Engineering
- 05 Interactive Water Feature
- 06 Electrical
- 07 Signage & Way Finding
- 08 Hardscape
- 09 Landscape
- 10 Irrigation
- 11 Revised Soil and Groundwater Management Plan - Separate Report not Included with Drawings (2/13/2015)

In addition, RIBU.S. Cost walked the site on May 2, 2014 to better understand the existing conditions, site accessibility, site constraints, congestion and to assess potential construction encumbrances. Other than the remote location inherent to the City of Key west, the site was found to be accessible, without heavy pedestrian or vehicle congestion. No obvious limitations were noted other than residential area on the northeast end of the site and the Fort Zachery Park entrance.

The Truman Waterfront Park Masterplan Project includes Mobilization & Maintenance of Traffic, Site Demolition, Earthwork, Roadways, Pavements & Surface Finishes, Hardscape, Landscaping and Irrigation, Site Lighting and Site Utilities.

Mobilization & Maintenance of Traffic - Includes Contractor Site Requirements including Construction Trailers, trailer utility connections, temporary utilities during construction and provision for contractor lay down and staging area. In addition, an allowance for Maintenance of Traffic (MOT) to maintain access to the existing facilities including the Boat ramp, Fort Zachery Park, NOAA Eco Discovery and Navy Facilities is included. MOT typically includes roadway barriers, temporary signage, temporary pavements, etc.

NTP Phasing Plan - The project is divided into 3 Phases (NTP's) per drawing page PP-00. The NTP Phasing plan divides the project site into three areas for funding reasons. A Phasing Premium has been added to the project cost to cover scope required as a result of phasing including; additional scope such as temporary utilities, temporary work arounds, multiple mobilizations, temporary traffic controls extended for periods of time, storage of materials including storage of relocated trees, temporary storm drain excavation, extended general conditions and other complications as a result of stopping and starting construction activities and extending the project schedule.

Program Cost Estimate

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Basis of Estimate

Demolition - Site Demolition includes items on CS-01 and CS-02 drawings, and information taken from Google Earth images of the site.

Earthwork - Based on the Soil and Revised Groundwater Management Plan dated 02/13/2015 and discussions with E-Sciences, the earthwork estimate is divided into the five parcels identified in the report including; Parcel C (DRMO), Parcel E1, Parcel E2, Parcel E3, and Parcel K. The design does not include any work in Parcel K. Based on the revised report, earthwork within the Parcels identified will be done independently of each other, meaning excavated soils will not be used as borrowed fill for the other Parcels. In addition, dewatering will be provided for each parcel individually, using separate dewatering operations for each parcel.

In Parcel E2, the estimate includes replacing the top 2' of soil in areas disturbed by utility excavations and where drainage basins are excavated. Contaminated soil is assumed to be disposed of by truck haul to the Miami Dade South landfill.

Additional Earthwork includes Cut and Fill for landscaping (small mounds) and excavation for new pavement sections. As well as the scope specified in the SWPPP drawings on CP-01 thru CP-05.

Roadways, Pavements and Surface finishes - This Section of the Cost estimate includes all surface Pavements as detailed on drawing pages LF-01 thru LF-05. This includes vehicle roadways, parking pavements, pedestrian paths, play area surfaces, grasspave, pavement markings and curbs. The roadway and parking pavement are not defined- for the roadway pavement the engineer recommends asphalt 2.5" on 12" compacted limerock and for the parking Asphalt 1.5" on 8" compacted limerock.

Hardscape - Furniture & Materials - Complete list of furniture and materials is provided in the drawing set on page LM-06. This includes all park furniture items such as; benches, picnic tables, bleachers at recreational field, bike racks, recycle and trash receptacles, drinking fountains, playground equipments and exercise equipments, gates, picnic tables, bollards, dumpster enclosure and tree grates. Concrete pads are included for loose furniture pieces.

Also included in the Hardscape cost is the Interactive Water Feature, signage and wayfinding.

Landscaping & Irrigation - Includes trees as specified on the Landscape Schedule on page LL-09. This includes new trees, shrubs and ground cover as well as relocations of existing trees onsite. Irrigation System is included based on the total area of sod covering per the landscape schedule.

Site Lighting - Site Lighting is included per lighting drawings EE-10 thru EE05. This includes a total of 134 light poles. Demolition of existing light and power poles is included under the Demolition section of the estimate.

Site Utilities - Underground utilities include: Major Storm Drain System, New Water distribution line, relocation of existing Sanitary Force Main, new sanitary gravity lines. Site Electrical includes a new primary duct banks serving 4 new Load Centers. In addition, an allowance is included for Fire Hydrants on the site.

Program Cost Estimate

TRUMAN WATERFRONT PARK

Basis of Estimate

Procurement

The estimate anticipates that procurement will be through competitive bid, to a single General Contractor, who provides a bid price for all three phases at the beginning of the project. It is assumed that the role of the General Contractor will include coordinating with the owner and coordinating with trade contractors. The General Contractor will also provide QA / QC, testing, inspections, safety, scheduling, commissioning, warranty and project documentation activities as specified in the bid documents.

Estimate Methodology

RIB U.S. Cost quantified the areas for all improvements from the reference documents using digital plotting software. Quantity survey data is attached to this report for reference.

The unit costs herein include Labor, Material and Equipment costs obtained from nationally recognized cost references, historical data, and material quotations obtained for this submittal. All costs reflect the current city Index for Key West, Florida.

Unit Costs include Trade Contractor markups for overhead, profit, insurances.

Estimate Assumptions

All soil that is excavated at E2 for utility trenches, drainage basins will be hauled by truck to the south Dade landfill.

18 month construction schedule

Minimal Phasing Requirements

Uninterrupted continuous work schedule, work will be done during normal business hours with one shift per day

Storage and Staging will be available to contractors in the proximity of the work area

Estimate Exclusions

Fire Protection Water lines, assumes Fire Hydrants will be connected to domestic water lines

Relocation of Guard Shack at Park Entrance

Demolition of any existing buildings

Admirals Cut Foot & Bicycle Bridge to Mallory Square

Restroom Facility at Building 103

Monument at Southward Round A Bout

Future Amphitheater

Community Center

Program Cost Estimate

TRUMAN WATERFRONT PARK

Basis of Estimate

Horse Stables
Building 103 Renovation
Improvements to Sea Wall
Community Garden Site
Relocation of the USCGC Ingham
Wastewater treatment upgrades
Emergency Power Generators
Berm Stabilization or Sod Pinning
Overtime or Shift Work
Escalation beyond March 2016
Removal of Hazardous Material (Includes Contaminated soil removal as described above)
Soft Costs including Design Fees, Construction Administration and Owner PM Costs

Allowances are included for the following

Storm Inlet Protection
Construction Dumpsters
Restroom and Shower fixture at Interactive Water Feature
Fire Hydrants - connected to new Domestic Water line

Program Cost Estimate

TRUMAN WATERFRONT PARK

Basis of Estimate

Estimate Qualifications

This estimate assumes that all work will be procured through competitive bid with at least 5 bidders per trade. Estimate is an opinion of probable costs based on fair market value and is not a prediction of the anticipated low bid.

RIB U.S. Cost has no control over the cost of labor and materials, the Prime Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of the experience, qualifications, and best judgment of the Cost Estimating team.

RIB U.S. Cost cannot, and does not, guarantee that proposals bid or actual construction costs will not vary from this or subsequent estimates.

RIB U.S. Cost has prepared this estimate in accordance with generally accepted cost estimating and practices and standards.

Design Development

A recommended Design Development Contingency of 5% has been applied to the Total Direct Cost on the Estimate Summary page of this submittal. This should be considered a Project Cost that is to be re-evaluated with each subsequent design submittal. Typically, estimates prepared at the 90% CD Level will include 1% to 5% Contingency to cover minor design changes, unknown project requirements, and unknown existing conditions that may interfere with or complicate the current project, estimating omissions and other unknowns. As the project moves through the design process and more information is available, the amount of contingency should be reevaluated and typically reduced. In most cases, the estimated cost of the project rises with each design submittal and the contingency applied is reduced, keeping the total project cost within budget.

In addition, the Estimate includes 10% for Construction Contingency to cover change orders during construction.

Escalation

Escalation is included to 2016. All pricing in the estimate are based on 2014 prices from the 50% Estimate submittal prepared in October 2014. This estimate includes escalation to March 2016.

Soft Costs

Owner related, Project Soft Costs including Design Fees, Surveying and Testing, Permitting Costs, Project Administration, etc are not included in this Estimate Report.



Program Cost Estimate

TRUMAN WATERFRONT PARK

90% Construction Documents

Estimate Summary by Phases

3 - Phase Construction				
	TOTAL	NTP-1	NTP-2	NTP-3
Direct Cost of Work				
Mobilization and Maintenance of Traffic	\$ 603,000	603,000	0	0
Mobilization	\$ 393,000	393,000	0	0
Maintenance of Traffic	\$ 210,000	210,000	0	0
Demolition	\$ 1,314,653	698,945	244,647	371,061
Site Demolition	\$ 1,314,653	698,945	244,647	371,061
Earthwork	\$ 3,408,941	1,912,972	1,219,111	276,858
Excavation, Grading, Cut/Fill and Dewatering	\$ 3,089,343	1,593,374	1,219,111	276,858
Storm Water Pollution Prevention Plan	\$ 319,598	319,598	0	0
Roadways, Pavements and Surface Finishes	\$ 2,199,474	1,091,953	557,390	550,131
Vehicle Roadways	\$ 609,257	475,464	0	133,793
Parking Pavement	\$ 248,328	116,933	0	131,395
Pedestrian Paths	\$ 1,102,653	466,552	356,071	280,030
Artificial Turf	\$ 48,282	0	48,282	0
Play Area Surfaces	\$ 142,467	0	142,467	0
GrassPave2	\$ 9,905	962	8,943	0
Pavement Markings	\$ 21,735	16,822	0	4,913
Curbs /Bollards/Expansion Joints	\$ 16,847	15,220	1,627	0
Hardscape - Furniture & Materials	\$ 1,965,160	287,002	1,283,819	394,339
Furniture and Materials	\$ 1,160,970	164,172	669,329	327,469
Interactive Water Feature	\$ 586,500	0	586,500	0
Signage & Wayfinding	\$ 217,690	122,830	27,990	66,870
Landscaping & Irrigation	\$ 2,000,551	675,047	541,246	784,258
Tree Disposition	\$ 51,622	42,925	1,782	6,915
Landscaping	\$ 1,701,088	507,973	502,614	690,501
Irrigation	\$ 247,841	124,149	36,850	86,842
Site lighting	\$ 1,240,593	760,302	135,678	344,613
Park Lighting	\$ 721,415	324,156	125,329	271,930
Power Feeds for Lighting	\$ 519,178	436,146	10,349	72,683
Site Utilities	\$ 2,279,736	1,551,849	240,114	487,773
Site Utilities	\$ 2,279,736	1,551,849	240,114	487,773
Site Improvements	\$ 265,300	15,300	250,000	0
Restrooms and Railings	\$ 15,300	15,300	250,000	0
Subtotal	\$ 15,277,408	\$ 7,596,370	\$ 4,472,005	\$ 3,209,033
Design Development 5%	\$ 763,870	379,819	223,600	160,452
Phasing Premium - NTP 3 only 10%	\$ 320,903			320,903
Total Direct Cost of Work (2014 Dollars)	\$ 16,362,182	7,976,189	4,695,605	3,690,388
Procurement Costs				
General Contractor Fee's (Home Office Overhead, Profit, Bond & Insurance) 15%	\$ 2,454,327	1,196,428	704,341	553,558
Escalation from 2014 to March 2016 5.0%	\$ 940,825	458,631	269,997	212,197
Total Direct Cost + Procurement Costs (Bid Cost)	\$ 19,757,334	9,631,248	5,669,943	4,456,143
Construction Contingency				
Construction Contingency 10%	\$ 1,975,733	963,125	566,994	445,614
TOTAL ESTIMATED PROJECT COST	\$ 21,733,063	10,594,372	6,236,936	4,901,756

Add Alternate 1 - Saw Cut Wave Pattern Concrete (Includes Markups and Contingencies)	\$ 281,488
Add Alternate 2 - Stain Concrete Wave Pattern (Includes Markups and Contingencies)	\$ 562,976

Program Cost Estimate

TRUMAN WATERFRONT PARK

Basis of Estimate

Escalation Calculation

Schedule Reference:	Truman Waterfront Park - Estimated Project Duration
Original Estimate Date:	1-Oct-14

DESCRIPTION	START	FINISH	PROJECT DURATION						MID POINT	MID POINT FROM Estimate Date (Months)	ESCALATION (3% per annum to project Midpoint)		
			17.3	MO	or	519	Calendar Days	or				370	Work Days
Truman Park Project	09/01/15	01/31/17	17.3	MO	or	519	Calendar Days	or	370	Work Days	05/17/16	20	5.00%

Program Cost Estimate
TRUMAN WATERFRONT PARK
50% Construction Documents

Project Cost Estimate Reports

Truman Waterfront Park
 90% CD Estimate
 Bermello Ajamil and Partners, Inc

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Scope located in NTP 1 Area	1	LS	-----	\$11,027,248
 --- Mobilization and Maintenance of Traffic - NTP 1	1	LS	-----	\$603,000
--- Mobilization	1	LS	-----	\$393,000
--- Mobilization	1	LS	-----	\$393,000
--- Maintenance of Traffic	18	MO	\$11,666.67	\$210,000
--- Maintenance of Traffic	18	MO	\$11,666.67	\$210,000
 --- Demolition - NTP 1	1	LS	-----	\$698,945
--- Building Demolition & Relocations	1	LS	-----	\$0
--- Building Demolition & Relocations	1	LS	-----	\$0
--- Site Demolition	1	LS	-----	\$698,945
--- Site Demolition	1	LS	-----	\$698,945
 --- Earthwork - NTP 1	1	LS	-----	\$1,912,972
--- Excavation, Grading, Cut/Fill and Dewatering	1	SF	-----	\$1,593,374
--- Outside of Parcels - NTP 1	148,448	SF	\$1.47	\$218,017
--- Parcel K (No Work) - NTP 1	130,304	SF	-----	\$0
--- Parcel C (DRMO) - NTP 1	197,314	SF	\$1.14	\$225,858
--- Parcel E2 - 50% NTP 1	50	Percent	\$22,989.97	\$1,149,499
--- Storm Water Pollution Prevention Plan	1	LS	-----	\$319,598
--- SWPPP	1	LS	-----	\$319,598
 --- Roadways, Pavements and Surface Finishes - NTP 1	1	LS	-----	\$1,091,953
--- Vehicle Roadways	1	LS	-----	\$475,464
--- Vehicle Roadways - Asphalt	92,437	SF	\$5.14	\$475,464
--- Parking Pavement	1	LS	-----	\$116,933
--- Parking Pavement - Asphalt	32,644	SF	\$3.58	\$116,933
--- Pedestrian Paths	1	SF	-----	\$466,552
--- Truncated Dome Pavers	523	SF	\$18.63	\$9,745
--- 4" Concrete	20,237	SF	\$6.32	\$127,962
--- 8" Concrete	155	SF	\$10.97	\$1,701
--- Concrete Paver, 4" x 8"	2,204	SF	\$17.09	\$37,673
--- Concrete Paver, 6" x 6"	14,868	SF	\$19.47	\$289,471
--- GrassPave2	122	SF	\$7.89	\$962
--- GrassPave2	122	SF	\$7.89	\$962
--- Pavement Markings	1	LS	-----	\$16,822
--- Pavement Markings	1	LS	-----	\$16,822
--- Curbs	1	LS	-----	\$15,220
--- Ribbon Curb 12"	721	LF	\$21.11	\$15,220
 --- Hardscape - Furniture & Materials - NTP 1	1	LS	-----	\$287,002
--- Furniture and Materials	1	LS	-----	\$164,172
--- Furniture and Materials	1	LS	-----	\$164,172
--- Signage & Wayfinding	1	EA	-----	\$122,830
--- Signage & Wayfinding	18	EA	\$6,823.89	\$122,830
 --- Landscaping & Irrigation - NTP 1	1	LS	-----	\$675,047
--- Tree Disposition	1	EA	-----	\$42,925

Truman Waterfront Park
 90% CD Estimate
 Bermello Ajamil and Partners, Inc

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
--- Preserve Existing Trees	3	EA	\$216.00	\$648
--- Relocate Existing Trees	15	EA	\$694.67	\$10,420
--- Remove Existing Trees	41	EA	\$777.00	\$31,857
--- Landscaping	1	LS	-----	\$507,973
--- Canopy Trees	272	EA	\$483.36	\$131,473
--- Ornamental Trees	37	EA	\$830.91	\$30,744
--- Large Palms	50	EA	\$3,004.56	\$150,228
--- Small Palms	33	EA	\$592.36	\$19,548
--- Shrubs and Groundcover	4,170	EA	\$21.88	\$91,246
--- Turf Grass	75,502	SF	\$1.12	\$84,735
--- Irrigation	1	LS	-----	\$124,149
--- Irrigation	1	LS	-----	\$124,149
--- Site Lighting - NTP 1	1	LS	-----	\$820,682
--- Park Lighting	62	EA	\$6,202.20	\$384,536
--- Light Fixture Type S - NTP 1	20	EA	\$6,951.35	\$139,027
--- Light Fixture Type S1 - NTP 1	22	EA	\$6,945.55	\$152,802
--- Light Fixture Type S2 NTP 1	12	EA	\$4,748.87	\$56,986
--- Light Fixture Type S4 NTP 1	8	EA	\$4,465.10	\$35,721
--- Underground Power Feeders and Branch Wiring	8,167	LF	\$53.40	\$436,146
--- Underground Power Feeders and Branch Wiring (2W2 3#6,	90	LF	\$26.35	\$2,372
--- Underground Power Feeders and Branch Wiring (2W2 3#8,	4,470	LF	\$24.82	\$110,933
--- Underground Power Feeders and Branch Wiring (2W2 9#8,	230	LF	\$1,072.15	\$246,595
--- Underground Power Feeders and Branch Wiring (2W2 10#6,	767	LF	\$37.36	\$28,655
--- Underground Power Feeders and Branch Wiring (1W2 12#8,	230	LF	\$27.21	\$6,258
--- Underground Power Feeders and Branch Wiring (1W2 Spare	90	LF	\$12.82	\$1,154
--- Underground Power Feeders and Branch Wiring (1W2 3#1,	690	LF	\$24.81	\$17,121
--- Underground Power Feeders and Branch Wiring (1W1 2#8,	1,500	LF	\$13.46	\$20,192
--- Underground Power Feeders and Branch Wiring (1W2 4#1,	100	LF	\$28.67	\$2,867
--- Site Utilities - NTP 1	1	LS	-----	\$1,551,849
--- Site Utilities	1	LS	-----	\$1,551,849
--- Storm Drain System	1	LS	-----	\$847,551
--- Domestic Water - Water Mains	1	LS	-----	\$87,251
--- Fire Water	1	LS	-----	\$6,112
--- Sanitary Sewer	1	LS	-----	\$204,205
--- Site Electrical Work - NTP 1	1	LS	-----	\$406,730
--- Site Telecommunication Work	1	LS	-----	\$0
--- Gas Lines (Gas Lines Not Indicated - Not Included)	1	LS	-----	\$0
--- Site Development - NTP 1	1	LS	-----	\$265,300
--- Site Improvements	1	LS	-----	\$265,300
--- Allowance for New Restrooms	1	LS	-----	\$250,000
--- Aluminum Railing	180	LF	\$85.00	\$15,300
--- Design Development - NTP 1	1	LS	-----	\$395,338
--- Design Development	1	LS	-----	\$395,338

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
--- Design Development	1	LS	-----	\$395,338
--- Phasing Premium - NTP 1	1	LS	-----	\$0
--- Phasing Premium	1	LS	-----	\$0
--- Phasing Premium	1	LS	-----	\$0
--- General Contractor Fee's - NTP 1	1	LS	-----	\$1,245,313
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$1,245,313
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$1,245,313
--- Escalation - NTP 1	1	LS	-----	\$477,370
--- Escalation	1	LS	-----	\$477,370
--- Escalation to 2016	1	LS	-----	\$477,370
--- Construction Contingency - NTP 1	1	LS	-----	\$1,002,477
--- Construction Contingency	1	LS	-----	\$1,002,477
--- Construction Contingency	1	LS	-----	\$1,002,477

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Scope located in NTP 2 Area	1	LS	-----	\$6,449,058
--- Mobilization and Maintenance of Traffic	1	LS	-----	\$0
--- Demolition	1	LS	-----	\$244,647
--- Site Demolition	1	LS	-----	\$244,647
--- Site Demolition	1	LS	-----	\$244,647
--- Earthwork	1	LS	-----	\$1,219,111
--- Excavation, Grading, Cut/Fill and Dewatering	1	SF	-----	\$1,219,111
--- Parcel E2 - 50% - NTP 2	50	Percent	\$22,989.97	\$1,149,499
--- Parcel E3 - NTP 2	69,053	SF	\$1.01	\$69,612
--- Roadways, Pavements and Surface Finishes	1	LS	-----	\$557,389
--- Pedestrian Paths	1	SF	-----	\$356,071
--- Truncated Dome Pavers	24	SF	\$21.14	\$507
--- 4" Concrete	20,386	SF	\$6.32	\$128,908
--- 8" Concrete	16,610	SF	\$10.96	\$182,043
--- Multi Color Rubberized Surface Interactive Fountain	2,476	SF	\$18.02	\$44,612
--- Artificial Turf	1	SF	-----	\$48,282
--- Artificial Turf	4,498	SF	\$10.73	\$48,282
--- Play Area Surfaces	1	SF	-----	\$142,467
--- Playground Safety Surfacing	8,241	SF	\$17.29	\$142,467
--- GrassPave2	1,134	SF	\$7.89	\$8,943
--- GrassPave2	1,134	SF	\$7.89	\$8,943
--- Curbs	1	LF	-----	\$1,627
--- Ribbon Curb 12"	42	LF	\$21.15	\$888
--- Landscape Curb 6"	56	LF	\$13.20	\$739
--- Hardscape - Furniture & Materials	1	LS	-----	\$1,283,819
--- Furniture and Materials	1	LS	-----	\$669,329
--- Furniture and Materials	1	LS	-----	\$669,329
--- Interactive Water Feature	1	LS	-----	\$586,500
--- Interactive Water Feature	1	LS	-----	\$457,500
--- Restroom Facility at IWF	900	SF	\$143.33	\$129,000
--- Signage & Wayfinding	1	EA	-----	\$27,990
--- Signage & Wayfinding	6	EA	\$4,665.00	\$27,990
--- Landscaping & Irrigation	1	LS	-----	\$541,246
--- Tree Disposition	1	EA	-----	\$1,782
--- Preserve Existing Trees	2	EA	\$216.01	\$432
--- Remove Existing Trees	2	EA	\$675.01	\$1,350
--- Landscaping	1	LS	-----	\$502,614
--- Canopy Trees	31	EA	\$709.55	\$21,996
--- Ornamental Trees	38	EA	\$552.26	\$20,986
--- Large Palms	107	EA	\$2,182.54	\$233,532
--- Small Palms			-----	\$0
--- Shrubs and Groundcover	1,440	EA	\$19.05	\$27,425
--- Turf Grass	94,920	SF	\$2.09	\$198,675

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
--- Irrigation	1	LS	-----	\$36,850
--- Irrigation	1	LS	-----	\$36,850
--- Site Lighting	1	LS	-----	\$135,678
--- Park Lighting	134	EA	\$935.29	\$125,329
--- Light Fixture Type S - NTP -2	3	EA	\$6,951.35	\$20,854
--- Light Fixture Type S2 NTP 2	22	EA	\$4,748.87	\$104,475
--- Underground Power Feeders and Branch Wiring	11,220	LF	\$0.92	\$10,349
--- Underground Power Feeders and Branch Wiring (2W2 3#8,	417	LF	\$24.82	\$10,349
--- Site Utilities	1	LS	-----	\$240,114
--- Site Utilities	1	LS	-----	\$240,114
--- Storm Drain System	1	LS	-----	\$225,148
--- Domestic Water - Water Mains	1	LS	-----	\$8,854
--- Fire Water	1	LS	-----	\$6,112
--- Gas Lines (Gas Lines Not Indicated - Not Included)	1	LS	-----	\$0
--- Design Development	1	LS	-----	\$211,100
--- Design Development	1	LS	-----	\$211,100
--- Design Development	1	LS	-----	\$211,100
--- Phasing Premium	1	LS	-----	\$422,200
--- Phasing Premium	1	LS	-----	\$422,200
--- Phasing Premium	1	LS	-----	\$422,200
--- General Contractor Fee's	1	LS	-----	\$728,296
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$728,296
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$728,296
--- Escalation	1	LS	-----	\$279,180
--- Escalation	1	LS	-----	\$279,180
--- Escalation to 2016	1	LS	-----	\$279,180
--- Construction Contingency	1	LS	-----	\$586,278
--- Construction Contingency	1	LS	-----	\$586,278
--- Construction Contingency	1	LS	-----	\$586,278

Truman Waterfront Park
 90% CD Estimate
 Bermello Ajamil and Partners, Inc

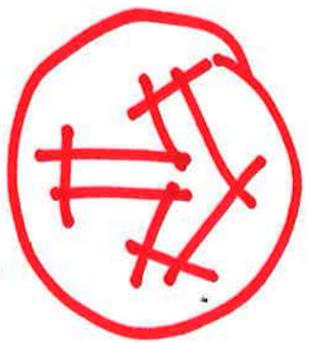
<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Scope located in NTP 3 Area	1	LS	-----	\$4,901,756
 --- Demolition	1	LS	-----	\$371,061
--- Building Demolition & Relocations	1	LS	-----	\$0
--- Building Demolition & Relocations	1	LS	-----	\$0
--- Site Demolition	1	LS	-----	\$371,061
--- Site Demolition	1	LS	-----	\$371,061
 --- Earthwork	1	LS	-----	\$276,858
--- Excavation, Grading, Cut/Fill and Dewatering	1	LS	-----	\$276,858
--- Parcel E1 - NTP 3	149,824	SF	\$1.85	\$276,858
 --- Roadways, Pavements and Surface Finishes	1	LS	-----	\$550,131
--- Vehicle Roadways	1	LS	-----	\$133,793
--- Vehicle Roadways - Asphalt	26,011	SF	\$5.14	\$133,793
--- Parking Pavement	1	LS	-----	\$131,395
--- Parking Pavement - Asphalt	36,681	SF	\$3.58	\$131,395
--- Pedestrian Paths	1	LS	-----	\$280,030
--- Truncated Dome Pavers	131	SF	\$18.65	\$2,443
--- 4" Concrete	16,608	SF	\$6.32	\$105,013
--- 6" Concrete	636	SF	\$10.09	\$6,418
--- 6" Concrete (Wave Edge Cut Pattern)	10,151	SF	\$13.07	\$132,644
--- 8" Concrete	3,057	SF	\$10.96	\$33,512
--- Pavement Markings	1	LS	-----	\$4,913
--- Pavement Markings	4,647	LF	\$1.06	\$4,913
 --- Hardscape - Furniture & Materials	1	LS	-----	\$394,339
--- Furniture and Materials	1	LS	-----	\$327,469
--- Furniture and Materials	1	LS	-----	\$327,469
--- Signage & Wayfinding	1	LS	-----	\$66,870
--- Signage & Wayfinding	10	EA	\$6,687.00	\$66,870
 --- Landscaping & Irrigation	1	LS	-----	\$784,257
--- Tree Disposition	1	LS	-----	\$6,915
--- Remove Existing Trees	12	EA	\$576.25	\$6,915
--- Landscaping	1	LS	-----	\$690,501
--- Canopy Trees	171	EA	\$774.18	\$132,386
--- Ornamental Trees	45	EA	\$559.00	\$25,155
--- Large Palms	85	EA	\$2,821.76	\$239,850
--- Small Palms			-----	\$0
--- Shrubs and Groundcover	2,433	EA	\$22.06	\$53,665
--- Turf Grass	166,316	SF	\$1.44	\$239,445
--- Irrigation	1	LS	-----	\$86,842
--- Irrigation	1	LS	-----	\$86,842
 --- Site Lighting	1	LS	-----	\$344,612
--- Park Lighting	47	EA	\$5,785.74	\$271,930
--- Light Fixture Type S - NTP 3	8	EA	\$6,951.35	\$55,611
--- Light Fixture Type S1 NTP 3	8	EA	\$6,945.55	\$55,564

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
--- Light Fixture Type S2 NTP 3	25	EA	\$4,748.87	\$118,722
--- Light Fixture Type S3 - NTP 3	4	EA	\$8,275.61	\$33,102
--- Light Fixture Type S4 NTP 3	2	EA	\$4,465.11	\$8,930
--- Underground Power Feeders and Branch Wiring	1	LS	-----	\$72,683
--- Underground Power Feeders and Branch Wiring (2W2 3#8,	1,893	LF	\$24.82	\$46,979
--- Underground Power Feeders and Branch Wiring (2W2 10#6,	688	LF	\$37.36	\$25,704
 --- Site Utilities	1	LS	-----	\$487,773
--- Site Utilities	1	LS	-----	\$487,773
--- Storm Drain System	1	LS	-----	\$396,416
--- Domestic Water - Water Mains	1	LS	-----	\$48,469
--- Fire Water	1	LS	-----	\$6,112
--- Sanitary Sewer	1	LS	-----	\$36,776
--- Gas Lines (Gas Lines Not Indicated - Not Included)	1	LF	-----	\$0
 --- Design Development	1	LS	-----	\$160,452
--- Design Development	1	LS	-----	\$160,452
--- Design Development	1	LS	-----	\$160,452
 --- Phasing Premium	1	LS	-----	\$320,903
--- Phasing Premium	1	LS	-----	\$320,903
--- Phasing Premium	1	LS	-----	\$320,903
 --- General Contractor Fee's	1	LS	-----	\$553,558
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$553,558
--- General Contractor Fee's (Home Office Overhead, Profit,	1	LS	-----	\$553,558
 --- Escalation	1	LS	-----	\$212,197
--- Escalation	1	LS	-----	\$212,197
--- Escalation to 2016	1	LS	-----	\$212,197
 --- Construction Contingency	1	LS	-----	\$445,614
--- Construction Contingency	1	LS	-----	\$445,614
--- Construction Contingency	1	LS	-----	\$445,614

<u>WBS LEVEL DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Add Alternate - Saw Cut and Stain Concrete	1	LS	-----	\$593,622
--- Roadways, Pavements and Surface Finishes - NTP 3	1	LS	-----	\$593,622
--- Pedestrian Paths	1	LS	-----	\$593,622
--- Stain Concrete with Saw cut joint Wave Pattern	98,937	SF	\$6.00	\$593,622

1/2" = 20'-0"

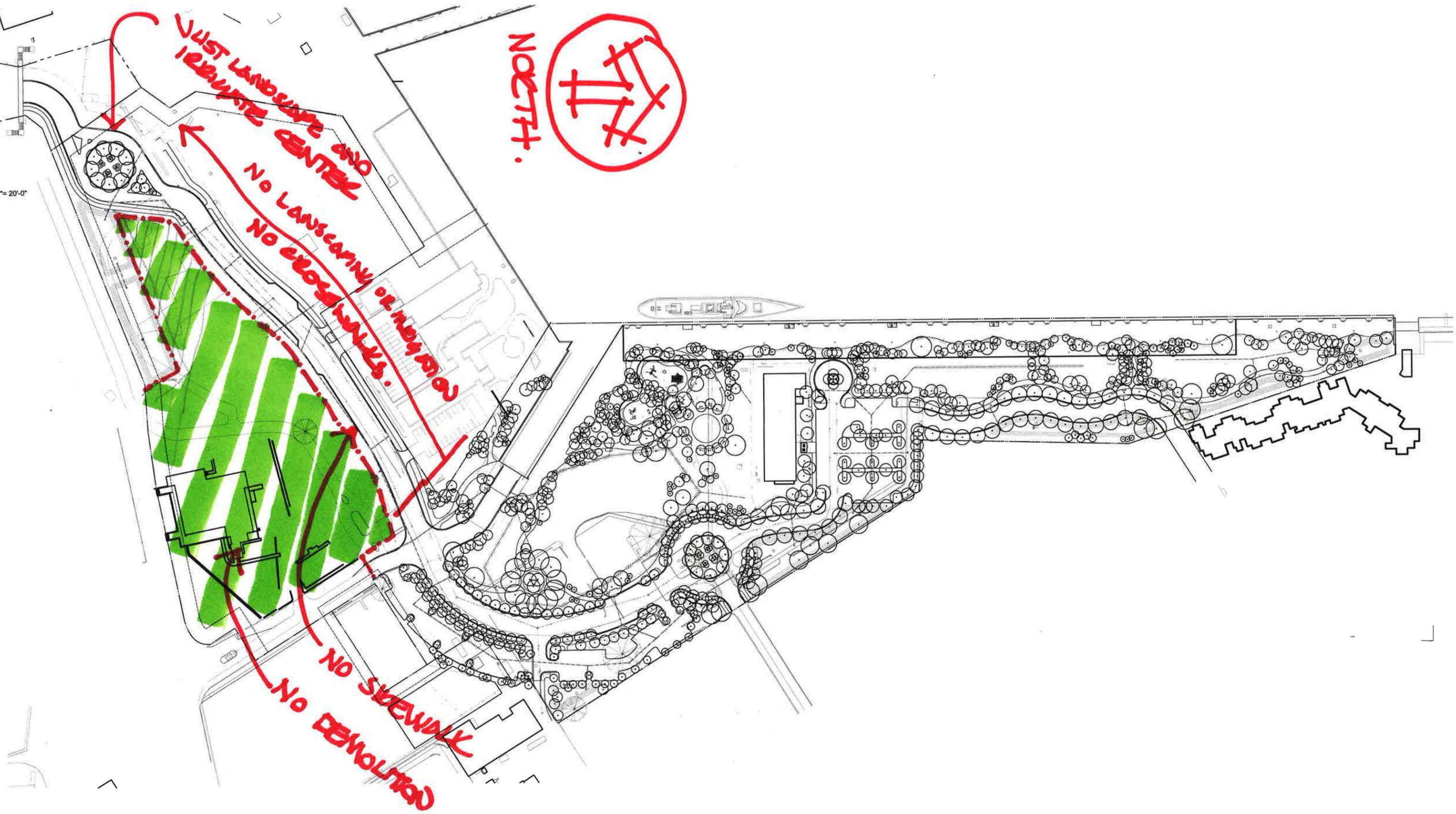
NORTH.



JUST LANDSCAPE AND
REAR CENTER

NO LANDSCAPING OF HIGHWAYS.
NO CROSSWALKS.

NO SIDEWALK
NO DEMOLITION





STATE OF TEXAS
 DEPARTMENT OF TRANSPORTATION
 TEXAS TRANSPORTATION INSTITUTE
 PROJECT NUMBER: 13-000001-0001



PROJECT NAME
TRUMAN WATERFRONT PARK

PROJECT LOCATION/ADDRESS:
 TRUMAN WATERFRONT PARK
 WEST OF FORT STREET AND THE
 TRUMAN ANNEX DEVELOPMENT,
 NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

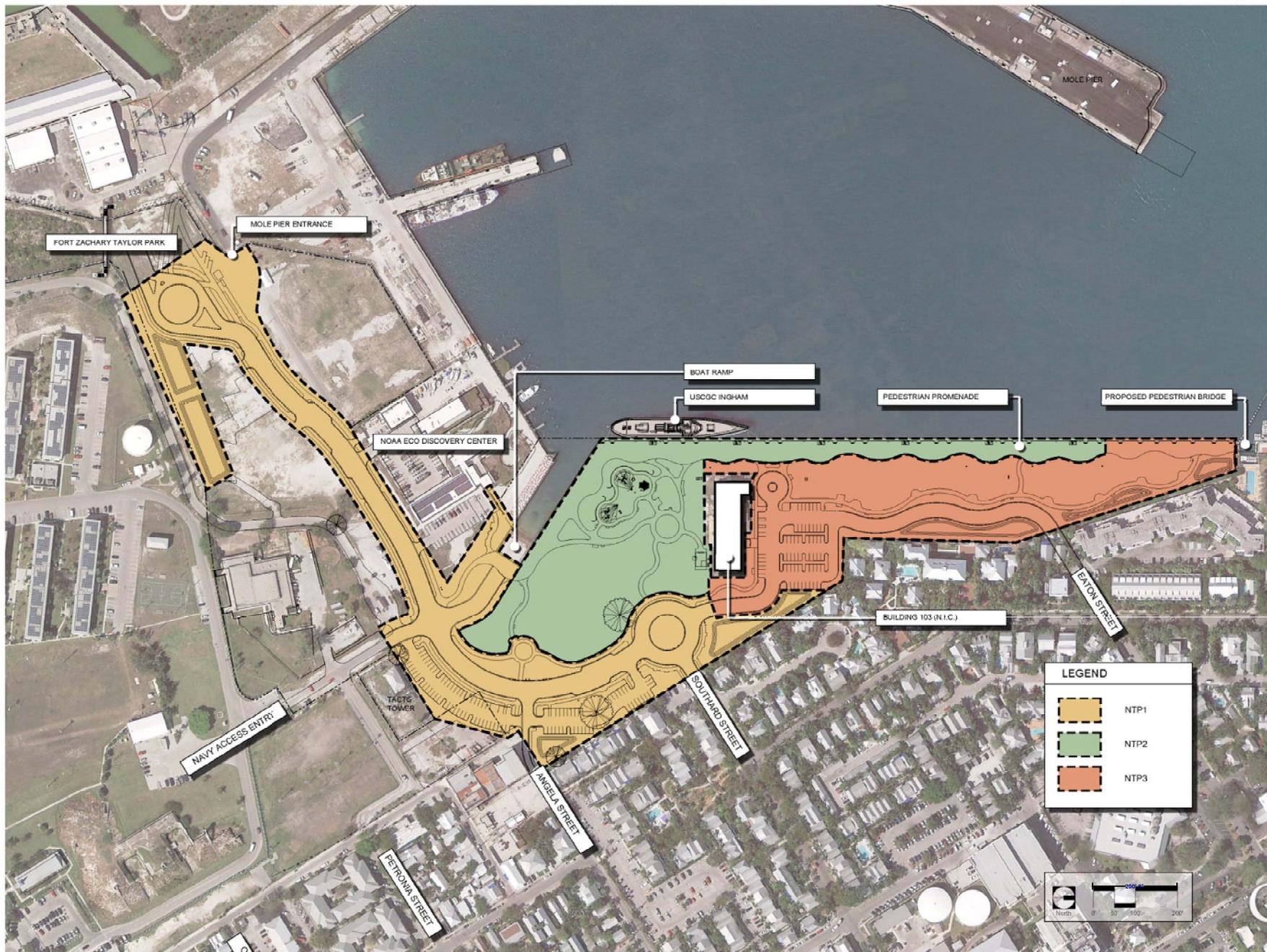


DATE: 05/20/15
 DRAWN BY: KJO
 CHECKED BY: 9PH

DATE: 05/20/15
 DRAWN BY: KJO
 CHECKED BY: 9PH

DRAWING TITLE
PHASING NOTICE TO PROCEED PLAN

SHEET NO.
PP-00





Truman Waterfront Park

THE CITY OF KEY WEST
DATE: 9/10/14



E Sciences, Incorporated
 FL Engineering Lic. #8691
 224 S.E. 9th Street
 Fort Lauderdale, FL 33316
 www.esciencesinc.com
 Phone: 954-484-8500
 Fax: 954-484-5146

Truman Waterfront Park

Section 5, Township 6SS, Range 2EE
 Key West, Monroe County, Florida
 RIBUS Cost

Proposed
 Development Plan
 September 2014

FIGURE



DATE: June 10, 2015

PROJECT NUMBER: 14-00000002

SCALE: NTS

DATE: 10/23/2014

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