



**NORTHERN WASCO COUNTY PARKS  
AND RECREATION DISTRICT  
THE DALLES, OR**

Sorosis Park Conceptual Plan

**COST ESTIMATE**

*February 2022*

# CAMERON McCARTHY

LANDSCAPE ARCHITECTURE & PLANNING

## NWCPRD Soros Park

PLANNING LEVEL  
PRELIMINARY COST ESTIMATE SIMPLIFIED BREAKDOWN  
CONCEPTUAL SITE PLAN

February 10, 2022

### DIRECT CONSTRUCTION COSTS

PROJECT	TOTAL COST	SUBTOTAL	TOTAL
<b>LANDSCAPING</b>			
Plantings	\$ 591,832		
		\$ 591,832	
<b>IRRIGATION</b>			
Irrigation	\$ 525,805		
		\$ 525,805	
<b>PAVILION</b>			
Pavilion/Gazebo (large event)	\$ 171,000		
Pedestrian Paving	\$ 23,524		
		\$ 194,524	
<b>PLAYGROUND</b>			
Restrooms	\$ 150,000		
Playground	\$ 349,554		
Site Furnishings and General Improvements	\$ 46,750		
Utilities	\$ 30,000		
Pedestrian Paving	\$ 121,251		
		\$ 697,555	
<b>FOOD VENDOR SPACE AND PICNIC AREA</b>			
Utilities	\$ 20,000		
Site Furnishings and General Improvements	\$ 89,710		
Pedestrian Paving	\$ 138,710		
		\$ 248,420	
<b>SOFTBALL FIELD IMPROVEMENTS</b>			
Fencing	\$ 37,150		
Plantings	\$ 133,049		
Pedestrian Paving	\$ 220,949		
		\$ 391,148	
<b>PARKING LOTS</b>			
Parking Lots and Crosswalks	\$ 180,912		
Pedestrian Paving	\$ 101,400		
		\$ 282,312	
<b>VOLLEYBALL COURTS</b>			
Sand Volleyball	\$ 111,000		
		\$ 111,000	
<b>MULTI-USE COURTS</b>			
Multi-Use Courts	\$ 313,590		
Pedestrian Paving	\$ 9,425		
		\$ 323,015	
<b>PICNIC SHELTERS</b>			
Picnic Shelters	\$ 246,360		
Pedestrian Paving	\$ 46,800		
		\$ 293,160	

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PROJECT	TOTAL COST	SUBTOTAL	TOTAL
<b>GENERAL IMPROVEMENTS</b>			
Site Furnishings and General Improvements	\$ 118,280		
		\$ 118,280	
<b>PARK HOST SITE</b>			
Site Furnishings and General Improvements	\$ 49,500		
		\$ 49,500	
<b>EXISTING SHELTER IMPROVEMENTS</b>			
Utilities	\$ 5,000		
Existing Picnic Shelter	\$ 24,000		
Pedestrian Paving	\$ 78,150		
		\$ 107,150	
<b>SOFT SURFACE PATH</b>			
Pedestrian Paving	\$ 105,110		
		\$ 105,110	
<b>MULTI-USE COURT COVERED STRUCTURE</b>			
Multi-Use Court Covered Structure	\$ 579,642		
		\$ 579,642	
	<b>Estimated Direct Construction Cost</b>		<b>\$ 4,618,453</b>
<b>CONTINGENCY (30%)</b>			
			<b>\$ 1,385,536</b>
	<b>Estimated Total Cost</b>		<b>\$ 6,003,989</b>

**NOTES:**

1. Allowances provided for estimating purposes only. Costs may vary substantially based on final design.
2. Estimated costs assume public bid/prevailing wages.
3. All costs in 2022 dollars.

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### LANDSCAPING

#### G2050 LANDSCAPING

##### Plantings

Tree Plantings	160	EA	\$ 180.00	\$ 28,800		
Bark Mulch, 4 inch depth	2824	CY	\$ 38.00	\$ 107,312		
Botanical Garden	14037.5	SF	\$ 3.8500	\$ 54,044		
Drought Tolerant Landscape	20000	SF	\$ 3.85	\$ 77,000		
Streetscape Planting	46878	SF	\$ 3.85	\$ 180,480		
Open Field and Lawn	500000	SF	\$ 0.25	\$ 125,000		
Grassy Swale	3309.5	SF	\$ 5.80	\$ 19,195		
					<b>\$ 591,832</b>	

### IRRIGATION

#### G2050 LANDSCAPING

##### Irrigation

Controller, Hunter	1	EA	\$ 3,500.00	\$ 3,500		
Master Valve, Hunter 3" ICV	1	EA	\$ 40,000.00	\$ 40,000		
Pump, Hunter 3" Flow-Sync	1	EA	\$ 50,000.00	\$ 50,000		
Pressure Reducer / Booster Pump	1	EA	\$ 3,500.00	\$ 3,500		
Cellular Module	1	EA	\$ 1,000.00	\$ 1,000		
Plant Bed - Rotary Sprays, Hunter	80916	SF	\$ 1.80	\$ 145,648		
Lawn Area - Rotors, Hunter	147865	SF	\$ 1.80	\$ 266,157		
Trees - Root Zone Watering System, Hunter	160	EA	\$ 100.00	\$ 16,000		
					<b>\$ 525,805</b>	

### PAVILION

#### F1010 SPECIALTY STRUCTURES

##### Pavilion/Gazebo (large event)

New Pavilion/Gazebo	1	EA	\$ 171,000.00	\$ 171,000		
					<b>\$ 171,000</b>	

#### G2030 PEDESTRIAN PAVING

##### Pedestrian Paving

##### Concrete Paving and Paths (5 ft width)

Paving, base	3619	SF	\$ 6.50	\$ 23,524		
					<b>\$ 23,524</b>	

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#### PLAYGROUND

##### F1010 SPECIALTY STRUCTURES

###### Restrooms

New Restroom	1	EA	\$ 150,000.00	\$ 150,000		
					\$	150,000

##### G2040 SITE DEVELOPMENT

###### Playground

Playground Equipment	1	AL	\$ 200,000.00	\$ 200,000		
Play Surfacing	10532	SF	\$ 14.20	\$ 149,554		
					\$	349,554

###### Site Furnishings and General Improvements

Shade Structures, Custom Canopies 33'x33'x40'	2	EA	\$ 23,375.00	\$ 46,750		
					\$	46,750

##### G3000 UTILITIES

###### Utilities

Sewer System	1	AL	\$ 10,000.00	\$ 10,000		
Water Supply	1	AL	\$ 10,000.00	\$ 10,000		
Power Supply	1	AL	\$ 10,000.00	\$ 10,000		
					\$	30,000

##### G2030 PEDESTRIAN PAVING

###### Pedestrian Paving

###### Concrete Paving and Paths (5 ft width)

Paving, base	18654	SF	\$ 6.50	\$ 121,251		
					\$	121,251

#### FOOD VENDOR SPACE AND PICNIC AREA

##### G3000 UTILITIES

###### Utilities

Water Supply	1	AL	\$ 10,000.00	\$ 10,000		
Power Supply	1	AL	\$ 10,000.00	\$ 10,000		
					\$	20,000

##### G2040 SITE DEVELOPMENT

###### Site Furnishings and General Improvements

Picnic Tables, Landscape Forms Gretchen	12	EA	\$ 3,580.00	\$ 42,960		
Shade Structures, Custom Canopies 33'x33'x40'	2	EA	\$ 23,375.00	\$ 46,750		
					\$	89,710

##### G2030 PEDESTRIAN PAVING

###### Pedestrian Paving

###### Concrete Paving and Paths (5 ft width)

Paving, base	21340	SF	\$ 6.50	\$ 138,710		
					\$	138,710

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<b>SOFTBALL FIELD IMPROVEMENTS</b>						
<b>G2040 SITE DEVELOPMENT</b>						
<b>Fencing</b>						
Softball Field	325	LF	\$ 22.00	\$ 7,150		
Backstop	2	EA	\$ 15,000.00	\$ 30,000		
					<b>\$ 37,150</b>	
<b>G2050 LANDSCAPING</b>						
<b>Plantings</b>						
Natural Turf Infield	6823	SF	\$ 7.00	\$ 47,761		
Artificial Turf Infield	6823	SF	\$ 12.50	\$ 85,288		
					<b>\$ 133,049</b>	
<b>G2030 PEDESTRIAN PAVING</b>						
<b>Pedestrian Paving</b>						
<b>Concrete Paving and Paths (5 ft width)</b>						
Paving, base	7161	SF	\$ 6.50	\$ 46,547		
<b>Reinforced Concrete Paving</b>						
Paving, base	18753	SF	\$ 9.30	\$ 174,403		
					<b>\$ 220,949</b>	
<b>PARKING LOTS</b>						
<b>G2020 PARKING LOTS</b>						
<b>Parking Lots and Crosswalks</b>						
<b>Access Roundabout and Parking Lots (expanded)</b>						
Paving, curbs, base, signage, striping	12281	SF	\$ 5.15	\$ 63,247		
<b>Parking Lots (accessible)</b>						
Paving, curbs, base, signage, striping	2152	SF	\$ 5.15	\$ 11,083		
<b>Parking Lots (existing, improved)</b>						
Overlay, signage, striping	70555	SF	\$ 1.50	\$ 105,833		
<b>Crosswalk</b>						
Striping	500	SF	\$ 1.50	\$ 750		
					<b>\$ 180,912</b>	
<b>G2030 PEDESTRIAN PAVING</b>						
<b>Pedestrian Paving</b>						
<b>Concrete Paving and Paths (5 ft width)</b>						
Paving, base	15600	SF	\$ 6.50	\$ 101,400		
					<b>\$ 101,400</b>	
<b>VOLLEYBALL COURTS</b>						
<b>G2040 SITE DEVELOPMENT</b>						
<b>Sand Volleyball</b>						
Courts (incl. nets, poles, sand)	11100	SF	\$ 10.00	\$ 111,000		
					<b>\$ 111,000</b>	

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#### MULTI-USE COURTS

##### G2040 SITE DEVELOPMENT

###### Multi-Use Courts

Basketball Courts (1)	4200	SF	\$ 36.95	\$ 155,190		
Pickleball Courts (4)	7200	SF	\$ 22.00	\$ 158,400		
					<b>\$ 313,590</b>	

##### G2030 PEDESTRIAN PAVING

###### Pedestrian Paving

###### Concrete Paving and Paths (5 ft width)

Paving, base	1450	SF	\$ 6.50	\$ 9,425		
					<b>\$ 9,425</b>	

#### PICNIC SHELTERS

##### G2040 SITE DEVELOPMENT

###### Picnic Shelters

New Picnic Shelters (12' x 12', with tongue and groove upgrade)	8	EA	\$ 26,215.00	\$ 209,720		
Counter Top Space	8	EA	\$ 700.00	\$ 5,600		
Grill	8	EA	\$ 300.00	\$ 2,400		
Picnic Tables, Landscape Forms Gretchen	8	EA	\$ 3,580.00	\$ 28,640		
					<b>\$ 246,360</b>	

##### G2030 PEDESTRIAN PAVING

###### Pedestrian Paving

###### Concrete Paving

Paving, base	7200	SF	\$ 6.50	\$ 46,800		
					<b>\$ 46,800</b>	

#### GENERAL IMPROVEMENTS

##### G2040 SITE DEVELOPMENT

###### Site Furnishings and General Improvements

Bicycle Parking	20	EA	\$ 350.00	\$ 7,000		
Trash Receptacles	10	EA	\$ 1,980.00	\$ 19,800		
Entrance Sign	1	EA	\$ 20,000.00	\$ 20,000		
Informational Kiosks	2	EA	\$ 3,500.00	\$ 7,000		
Benches, Landscape Forms Gretchen	12	EA	\$ 2,440.00	\$ 29,280		
Cast in Place Concrete Benches	10	EA	\$ 1,000.00	\$ 10,000		
Electric Vehicle Charging Station	2	EA	\$ 6,000.00	\$ 12,000		
Drinking Fountain	2	EA	\$ 5,000.00	\$ 10,000		
Disc Golf Course Adjustments	100	SF	\$ 6.50	\$ 650		
Trail Mile Markers	5	EA	\$ 300.00	\$ 1,500		
Replace Grill Cover	30	LF	\$ 25.00	\$ 750		
Exercise Area Improvements (Pavement Striping for Training Activities)	200	SF	\$ 1.50	\$ 300		
					<b>\$ 118,280</b>	

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<b>PARK HOST SITE</b>						
<b>G2040 SITE DEVELOPMENT</b>						
<b>General Improvements</b>						
Park Host Site	4500	SF	\$ 11.00	\$ 49,500		
					\$	49,500
<b>EXISTING SHELTER IMPROVEMENTS</b>						
<b>G3000 UTILITIES</b>						
<b>Utilities</b>						
Propane Supply	1	AL	\$ 5,000.00	\$ 5,000		
					\$	5,000
<b>G2040 SITE DEVELOPMENT</b>						
<b>Existing Picnic Shelter</b>						
Barn Doors	2	EA	\$ 12,000.00	\$ 24,000		
					\$	24,000
<b>G2030 PEDESTRIAN PAVING</b>						
<b>Pedestrian Paving</b>						
<b>Concrete Paving and Paths (5 ft width)</b>						
Paving, base	12023	SF	\$ 6.50	\$ 78,150		
					\$	78,150
<b>SOFT SURFACE PATH</b>						
<b>G2030 PEDESTRIAN PAVING</b>						
<b>Pedestrian Paving</b>						
<b>Crushed Rock Trail (3 ft width)</b>						
Trail	65694	SF	\$ 1.60	\$ 105,110		
					\$	105,110
<b>MULTI-USE COURT COVERED STRUCTURE</b>						
<b>F1010 SPECIALTY STRUCTURES</b>						
<b>Multi-Use Court Covered Structure</b>						
Multi-Use Court Covered Structure	13801	SF	\$ 42.00	\$ 579,642		
					\$	579,642
					<b>Estimated Direct Construction Cost</b>	<b>\$ 4,618,453</b>

**NOTES:**

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3. All costs in 2022 dollars.