

NYACK PARK				DRAFT		12/2/08		NYACK : MARINA AREA				
SCHEMATIC COST ESTIMATE : PLAN 2				Quennell Rothschild & Partners, LLP								
	item	quantity	unit	unit cost	item total		item	quantity	unit	unit cost	item total	
Demolition						Ballpark estimate						
1.1	Site clearing & prep	6.5	acres	\$50,000	\$325,000		1.1	Removals	54,000.0	sf	\$2	\$108,000
1.2	Removal of pavement : Tennis/basketball	24,000	sf	\$1	\$24,000		1.2	New paving	54,000.0	sf	\$10	\$540,000
1.3	Removal of pavement : Roads/Parking	29,000	sf	\$1.00	\$29,000		1.3	Re-surfacing	18,000	sf	\$4	\$72,000
1.4	temporary site protection fencing	1,000	lf	\$10.00	\$10,000		1.4	Striping	72,000	sf	\$0.10	\$7,200
1.5	Removal of fencing etc	1	ls	\$25,000	\$25,000		1.5	Lighting	72	ea	\$5,000.00	\$360,000
1.6	Removal of barges	2	ea	\$10,000	\$20,000	??	1.6	Drainage	72,000	sf	\$1	\$72,000
1.7	Misc removals/clean up	1	ls	\$25,000	\$25,000		1.7	Trees	12	ea	\$1,000	\$12,000
1.8					\$0		1.8	New bulkhead	1	allow	\$1,000,000	\$1,000,000
1.9					\$0		1.9	Bulkhead repairs	200	lf	\$4,000	\$800,000
Subtotal Demolition						\$458,000	Total	\$2,971,200				
Utilities												
2.1	site electrical hook-up	1	ea	\$50,000	\$50,000							
2.2	site drainage hook up / dry wells etc.	1	ea	\$50,000	\$50,000							
2.3	site water hook up	1	ea	\$50,000	\$50,000							
Subtotal Utilities						\$150,000						
Shoreline Protection & Related Marine Work												
4.1	Repairs to bulkhead		lf		\$0	??						
4.2	Repairs to rip-rap	1	allow	\$50,000	\$50,000							
4.3	Repairs to "natural" shoreline		lf		\$0							
4.4	Wetland construction		sf		\$0							
4.5	Fishing Dock	1	allow	\$100,000	\$100,000							
4.6	Pier	1	allow	\$100,000	\$100,000							
Subtotal Shoreline Protection						\$250,000						
Earthwork and Drainage												
5.1	topsoil - at new trees (allowance)	100	CY	\$60	\$6,000							
5.2	topsoil - 6" everywhere else	7,370	CY	\$60	\$442,222							
5.3	Fill in mounds/grading etc	7,111	CY	\$40	\$284,444							
5.4	drainage : lawn areas	160,200	sf	\$1	\$160,200							
5.5	drainage / paved areas	63,820	SF	\$1	\$63,820							
5.6					\$0							
5.7												
Subtotal Earthwork and Drainage						\$956,687						
Site Work												
6.1	Roads	10,000	sf	\$20	\$200,000							
6.2	Gravel Paths	4,960	sf	\$10	\$49,600							
6.3	Asphalt - pedestrian	11,320	sf	\$10	\$113,200							
6.4	Concrete sidewalks	5,520	sf	\$15	\$82,800							
6.4	Waterfront paved area	12,000	sf	\$10	\$120,000							
6.5	Bridge	1,700	sf	\$100	\$170,000							
6.6	Beach area	5,400	sf	\$10	\$54,000							
6.7	Basketball court	4,500	sf	\$25	\$112,500							
6.8	picnic area	6,400	sf	\$20	\$128,000							
6.9	Boardwalk at South area (wetland garden)	1,300	sf	\$30	\$39,000							
6.10	Horseshoe courts	550	sf	\$40	\$22,000							
6.11	Amphitheater steps (kids)	170	lf	\$50	\$8,500							
6.12	Gazebo relocated	1	ls	\$10,000	\$10,000							
6.13	New foundation	36	cy	\$400	\$14,400							
6.13	Move structure	1	ls	\$5,000	\$5,000							
6.13	Repaint & restore	1	ls	\$4,000	\$4,000							
6.14	Get downs - concrete	300	cy	\$400	\$120,000							
6.14	Get downs - pilings : allowance	1	allow	\$100,000	\$100,000							
Subtotal Site Work						\$1,353,000						
Site Furnishings												
7.1	benches	6	ea	\$1,000	\$6,000							
7.2	chaise longue	8	ea	\$1,000	\$8,000							
7.3	picnic tables	10	ea	\$1,000	\$10,000							
7.4	snack shack tables & chairs	9	ea	\$1,500	\$13,500							
7.5	playground (addtl. Eqpt) - allowance	1	ea	\$20,000	\$20,000							
Subtotal Site Furnishings						\$57,500						
Restoration												
8.1	Steps restored	1,400	sf	\$100	\$140,000							
Subtotal Site Furnishings						\$140,000						
Planting												

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8.1	trees (3.5"-4" cal.)	20	each	\$500	\$10,000				
8.1	trees (6"-7" cal)	6	sf	\$1,500	\$9,000				
8.1	woods: small caliper trees, shrubs	20	each	\$200	\$4,000				
8.2	lawns	160,200	sf	\$3	\$480,600				
8.3	lawn grading (ave 2')	11,867	cy	\$30	\$356,000				
8.4	existing shoreline planting restored	19,000	sf	\$1	\$19,000				
8.5	native grasses meadow	33,000	sf	\$10	\$330,000				
8.6	butterfly garden	6,700	sf	\$25	\$167,500				
Subtotal Planting		199,900				\$1,376,100			
Utilities									
9.1	lighting - allowance	75	ea	\$5,000	\$375,000				
9.2	electrical outlets	10	ea	\$500	\$5,000				
9.3	irrigation	160,000	sf	\$1	\$160,000				
9.4	Dry wells / drainage structures	4	ea	\$10,000	\$40,000				
9.5	Sound system	1	ea	\$5,000	\$5,000				
Subtotal Utilities						\$585,000			
Subtotal all Areas						\$4,868,287			
20% Contingency						\$973,657			
TOTAL PARK						\$5,841,944			
TOTAL SITE AREA (SQ.FT.)						286,000			
AVERAGE COST PER SQ.FT.						\$20			