

Table 3-1 – Opinion of Probable Construction Costs for Talbert Park

CONSTRUCTION COST ESTIMATE SUMMARY					
TALBERT REGIONAL PARK RESTORATION CONCEPT PLAN					
ITEM NO.	ITEM DESCRIPTION	Alt 1	Alt 2	Alt 3	Cummulative
		SUBTOTAL	SUBTOTAL	SUBTOTAL	Total
1	Remove Non-Native Vegetation	\$250,000			\$250,000
2	Plantings at Top of Bluff in Site A	\$19,800			\$19,800
3	Non-Native Removal and Planting of Riparian Habitat Over Site		\$41,200	\$0	\$41,200
4	Plant Additional Trees Along West and South Sides of Trails		\$4,400	\$0	\$4,400
5	Salt Marsh Plantings in Southwest Portion of Site		\$44,000	\$0	\$44,000
6	Expand the Acreage of Existing Restoration Sites C, D and E		\$18,000	\$0	\$18,000
7	Remove Fence Around Pond	\$47,025	\$0	\$0	\$47,025
8	Improve Main Entrance at Balboa Blvd	\$26,400		\$81,600	\$108,000
9	Striping and signing for ADA			\$2,000	\$2,000
10	Bioswale at 19th St Lot			\$32,000	\$32,000
11	Add Interpretive Signs	\$6,000	\$12,000	\$4,000	\$22,000
12	Trail Access Structures along Balboa Blvd (stairs only)	\$28,000			\$28,000
13	Trail Access Along Southern Perimeter of the Site		\$240,000	\$30,000	\$270,000
14	Trail Access Structures Along West Perimeter of Site		\$173,750	\$176,250	\$350,000
15	Improved Entrance to Park from Victoria St		\$113,000	\$367,400	\$480,400
16	Add ADA-Compliant Loop Trail		\$580,000	\$290,000	\$870,000
17	Improve Remaining Trails		\$616,000	\$96,800	\$712,800
18	Pier Over Victoria Pond ²		\$250,000		\$250,000
19	Boardwalk Over Victoria Pond ²			\$500,250	\$500,250
20	Mobilization & Demobilization	\$50,000	\$150,000	\$150,000	\$350,000
21	Excavate and Lower Existing Swale in Southwest Area ¹		\$67,500	\$0	\$67,500
22	Sheephills Promenade for Pedestrian Traffic ³		\$9,585	\$0	\$9,585
23	Temporary Construction Fencing		\$48,000	\$12,000	\$60,000
24	Victoria Pond Grading / Enlarge Pond			\$135,000	\$135,000
25	Haul Off Pond Material			\$607,500	\$607,500
26	Tidal Connection for Salt Marsh ⁴			\$1,000,000	\$1,000,000
27	Grade Berms and Channels in Southwest Area			\$1,201,500	\$1,201,500
28	Haul off Surplus Material from Grading Salt Marsh			\$435,000	\$435,000
29	Naturalize Drainage Channel from Walkabout Circle			\$6,750	\$6,750
Subtotal Items		\$427,225	\$2,367,435	\$5,128,050	\$7,922,710
Contingency		\$106,806.25	\$591,859	\$1,282,013	\$1,980,678
Permits		\$21,361	\$118,372	\$256,403	\$396,136
Environmental Review (Environ. Document for the entire wetlands complex)		\$23,497	\$130,209	\$282,043	\$435,749
Final Engineering, Bid Documents, Construction Support		\$42,723	\$236,744	\$512,805	\$792,271
Construction Management		\$21,361	\$118,372	\$256,403	\$396,136
Escalation (3% per year for 5 years, project assumed start date is 2020)		\$529,634	\$2,934,927	\$6,357,282	\$9,821,843
GRAND TOTAL		\$1,172,608	\$6,497,917	\$14,074,997	\$21,745,521

Footnotes:
 1 = Volume is based on excavating 2 feet from existing swale
 2 = Estimate is based on Fairview Park estimate
 3 = Assumes top of berm trail elevation of +8.5 Feet NGVD
 4= Assumes very large box culvert

= Restoration
 = Access
 = Construction

Items Recommended by the Parks and Recreation Commission to Be Implemented as the First Phase of the Restoration Plan