

PROBABLE CONSTRUCTION COST OPINION

Owner: Lower Paxton Township
 Project Title: Lingle Park - Phase 1 Improvements

Date Prepared 3/15/2023
 YSM Project No. 21LPT-01

Item No.	Work Item	No. of Units	Unit Cost	Total Cost
1	Demolition / Site Preparation			\$1,000
	A. Misc. Site Preparation	1 LS	\$1,000	\$1,000
2	Earthwork			\$18,200
	A. Strip / Stockpile / Replace Topsoil	800 CY	\$7	\$5,600
	B. Grading Operations	1,800 CY	\$7	\$12,600
3	5' Wide Accessible Bituminous Trails (855 LF)			\$32,825
	A. Excavation, Aggregate, Bituminous - Trails	475 SY	\$65	\$30,875
	B. Excavation, Aggregate, Bituminous - at Grills	30 SY	\$65	\$1,950
4	Pickleball Courts (6)			\$142,070
	A. Fine Grading and Compaction	240 CY	\$7.00	\$1,680
	B. Bituminous Pavement	1,410 SY	\$55	\$77,550
	C. Color Coat and Striping	1,410 SY	\$14	\$19,740
	D. 4' High Fence with ADA Compliant Gate	610 LF	\$50	\$30,500
	E. Posts / Goals and Nets	6 EA	\$2,100	\$12,600
5	Pavilion			\$45,000
	A. Small Picnic Pavilion (at Pickleball)	1 LS	\$22,000	\$22,000
	B. Replace Roof of Existing 60'x32' Pavilion (at Playground)	1 LS	\$23,000	\$23,000
6	Accessible Concrete Pavement			\$36,375
	A. Concrete Pavement (Pickleball Pavilion)	1,350 SF	\$15	\$20,250
	B. Concrete Pavement (Playground)	1,075 SF	\$15	\$16,125
7	Site Amenities			\$33,425
	A. Picnic Table (Recycled Materials)	1 EA	\$1,600	\$1,600
	B. ADA Picnic Table (Recycled Materials)	1 EA	\$1,600	\$1,600
	C. Benches (Recycled Materials)	10 EA	\$1,500	\$15,000
	D. Trash Receptacle	2 EA	\$1,500	\$3,000
	E. Grill	3 EA	\$825	\$2,475
	F. DCNR Funding Acknowledgement Sign	1 LS	\$200	\$200
	G. Ship and Install Site Amenities (40% of Costs, A-F)	1 LS	\$9,550	\$9,550
8	Native Landscaping			\$16,840
	A. Lawn Seeding	1,200 SY	\$1.70	\$2,040
	B. Native Shade Trees	19 EA	\$550	\$10,450
	C. Native Flowering Trees	3 EA	\$450	\$1,350
	D. Native Shrub Planting Allowance (Pickleball)	1 LS	\$3,000	\$3,000
9	Stormwater Mgt and Erosion Control			\$45,603
	A. Stormwater Management and BMP's (8%) (Rain Garden)	1 LS	\$26,059	\$26,059
	B. Erosion Control Measures (6%)	1 LS	\$19,544	\$19,544
10	Bond Mobilization and Layout			\$44,561
	A. Bond Mobilization and Layout (12%)	1 LS	\$44,561	\$44,561
11	Contingency			\$62,385
	A. 15% Contingency	1 LS	\$62,385	\$62,385
12	Professional Fees			\$71,717
	A. Professional Fees (15%)	1 LS	\$71,717	\$71,717
	Total			\$550,000

Cost estimate does not include improvements associated with the shared access drive at South Side Elementary School, electrical lighting or distribution, any utility connection fees, utility location and/or relocation, improvements, off site trail extensions, sink hole remediation, rock removal, soil amendments or remediation, and construction inspection fees. Power to the site and distribution varies and cannot be estimated at this time.

YSM is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires YSM to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which YSM has no control. Given these assumptions which must be made,