

Valley Vista Nature Park

Lewisville, TX

studioOutside

PHASE ONE Cost Summary DRAFT

Opinion of Probable Cost
August 14, 2018

COST SUMMARY				
	Description	Masterplan Cost	Phase One Cost	Notes
A	Trails			
1	Trail Construction - Perimeter	\$639,265.23	\$464,328.43	
2	Trail Amenities for Perimeter Trail	\$194,970.00	\$83,410.00	
3	Landscape for Perimeter Trail	\$45,000.00		
4	Trail Construction - Crushed Stone	\$216,554.79	\$150,094.64	
	TOTAL:	\$1,095,790.01	\$697,833.07	
	SOFT COSTS	\$131,494.80	\$83,739.97	
	VVNP TRAIL CONSTRUCTION TOTAL	\$1,227,284.81	\$781,573.03	
B	Discovery Area and Nature Nodes			
1	Nature Point Pavilion Structure	\$200,000.00		
2	Lower Level	\$382,828.95		
3	Birding Blind	\$77,371.10	\$77,371.10	
4	Outdoor Classrooms	\$651,332.00	\$118,424.00	
5	Landscape Restoration	\$428,612.39		
	TOTAL:	\$1,740,144.44	\$195,795.10	
	SOFT COSTS (12% of Construction Costs)	\$208,817.33	\$23,495.41	
	VVNP AMENITIES CONSTRUCTION TOTAL	\$1,948,961.77	\$219,290.51	
	GRAND TOTAL	\$3,176,246.58	\$1,000,863.54	

NOT INCLUDED IN THIS COST ESTIMATE:

- ENVIRONMENTAL PERMITTING OF ANY SORT (CORPS OF ENGINEERS, ETC.)
- TREE MITIGATION