



**Bedford Boys Ranch Master Plan**  
**Bedford, Texas**

***Opinion of Probable Cost - Bedford Boys Ranch Long Range Master Plan***  
***(1 Year Implementation Plan Costs - Say \$16,000,000)***

2/16/2010

***PHASE I - Pond, Creek, and Trail Improvements***

<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Item Cost</b>
Lake Dredging and Creek Improvements	LS	1	\$2,000,000.00	\$2,000,000.00
Trails	SF	35,000	\$7.50	\$262,500.00
LedgeStone Overlooks	EA	2	\$25,000.00	\$50,000.00
Lake Aerator Fountains	EA	3	\$90,000.00	\$270,000.00
Creek Aerator Fountains	EA	3	\$30,000.00	\$90,000.00
Disc Golf Course	LS	1	\$15,000.00	\$15,000.00
Covered Playground Area at Creek	EA	1	\$150,000.00	\$150,000.00
Picnic Pavilions	EA	3	\$60,000.00	\$180,000.00
Fishing Dock	LS	1	\$150,000.00	\$150,000.00
Additional Picnic Areas	LS	1	\$12,000.00	\$12,000.00
Owner's Contingency Allowance (1%)	LS	1	\$32,000.00	\$32,000.00

**SUBTOTAL - PHASE I** **\$3,211,500.00**

**10% INDIRECT COSTS (Survey/Geotech/Design)** **\$322,000.00**

**TOTAL - PHASE I** **\$3,533,500.00**

***PHASE II - Baseball and Tennis Complex***

<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Item Cost</b>
Baseball/Softball Fields	LS	1	\$2,000,000.00	\$2,000,000.00
Tennis Courts	EA	7	\$85,000.00	\$595,000.00
Multi-Use Court	EA	1	\$40,000.00	\$40,000.00
Small Covered Playground Areas	EA	2	\$45,000.00	\$90,000.00
Picnic Pavilion	EA	1	\$60,000.00	\$60,000.00
Trails	SF	35000	\$7.50	\$262,500.00
Parking Spaces	SF	87000	\$9.00	\$783,000.00
Roadway Improvements	SF	62,000	\$9.00	\$558,000.00
Owner's Contingency Allowance (1%)	LS	1	\$44,000.00	\$44,000.00

**SUBTOTAL - PHASE II** **\$4,432,500.00**

**10% INDIRECT COSTS (Survey/Geotech/Design)** **\$444,000.00**

**TOTAL - PHASE II** **\$4,876,500.00**

***PHASE III - Soccer Fields and Recreation Center Expansion***

<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Item Cost</b>
BRAC Expansion	LS	1	\$2,000,000.00	\$2,000,000.00
Soccer Fields	EA	3	\$300,000.00	\$900,000.00
Picnic Pavilion at Soccer Fields	EA	1	\$60,000.00	\$60,000.00
Covered Playgrounds at Soccer Fields	EA	2	\$150,000.00	\$300,000.00
Additional Picnic Areas	LS	1	\$12,000.00	\$12,000.00
Parking Spaces	SF	12500	\$9.00	\$112,500.00
Owner's Contingency Allowance (1%)	LS	1	\$34,000.00	\$34,000.00

**SUBTOTAL - PHASE III** **\$3,418,500.00**

**10% INDIRECT COSTS (Survey/Geotech/Design)** **\$342,000.00**

**TOTAL - PHASE III** **\$3,760,500.00**

**PHASE IV - Trail and Picnic Improvements**

<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Item Cost</b>
Overflow Picnic Area	LS	1	\$15,000.00	\$15,000.00
Large Picnic Pavilion	EA	1	\$140,000.00	\$140,000.00
Additional Picnic Areas	LS	1	\$12,000.00	\$12,000.00
Monument Sign Improvement	LS	1	\$10,000.00	\$10,000.00
Trails	SF	35000	\$7.50	\$262,500.00
Parking Spaces (Rec Center, Sr. Center, and Lake)	SF	93000	\$9.00	\$837,000.00
Roadway Improvements	SF	78,000	\$9.00	\$702,000.00
Owner's Contingency Allowance (1%)	LS	1	\$20,000.00	\$20,000.00
<b>SUBTOTAL - PHASE IV</b>				<b>\$1,998,500.00</b>
<b>10% INDIRECT COSTS (Survey/Geotech/Design)</b>				<b>\$200,000.00</b>
<b>TOTAL - PHASE IV</b>				<b>\$2,198,500.00</b>
<b>TOTAL - BOYS RANCH OPINION OF PROBABLE COST</b>				<b>\$14,369,000.00</b>
<b>SAY</b>				<b>\$14,300,000.00</b>
<b>COMMUNITY LINKAGE/SIGNAGE ALLOWANCE</b>				<b>\$1,500,000.00</b>
<b>TOTAL PROJECT OPINION OF PROBLE COST</b>				<b>\$15,800,000.00</b>

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**PROJECT PHASING DIAGRAM**

