

PROJECT NAME: Tucker Pickleball - Fitzgerald Park Concept
PP+D PROJECT NO.:
DATE: March 25, 2025
PROJECT PHASE: Conceptual Plan

OPINION OF PROBABLE COST

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Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Description
A Start-Up + Site Work						
1.	Clearing and Grubbing	1.76	AC	\$35,000.00	\$61,600.00	
2.	Grading	2,800	CY	\$42.00	\$117,600.00	
3.	Detention Facility Excavation	48	CY	\$49.00	\$2,352.00	Detention Facility Excavation / Possible Waste Onsite
4.	Existing Field Lighting Removal	2	EA	\$2,800.00	\$5,600.00	
5.	Fencing Removal	1,100.00	LF	\$2.80	\$3,080.00	
	Subtotal				\$190,232.00	
B Infrastructure + Electrical						
1.	Utilities for Restroom/Pavilion	1	Allowance	\$10,000.00	\$10,000.00	
2.	Pickleball Lighting	14	EA	\$7,000.00	\$98,000.00	
3.	18" HDPE Max Depth of 6 Feet	300	LF	\$112.00	\$33,600.00	Note: Client has indicated rock may be present near surface.
4.	Bioretention Under-Drain Systems with Planting					
4a.	6" Pipe Connection to 18" HDPE	50	LF	\$42.00	\$2,100.00	
4b.	Bioretention Under-Drain System Gravel (4' Depth)	6,000	CF	\$11.20	\$67,200.00	
4c.	Amended Soils (2' Depth)	3,000	CF	\$11.20	\$33,600.00	
4d.	18" Plastic Inlet	2	EA	\$1,750.00	\$3,500.00	
5.	GDOT Inlet Structures	5	EA	\$4,900.00	\$24,500.00	
6.	GDOT Headwall Structures	2	EA	\$2,100.00	\$4,200.00	
7.	Pond Security Fencing and Gates	400	LF	\$56.00	\$22,400.00	
	Subtotal				\$299,100.00	
C. Hardscape						
1.	Pickleball Court Hardscape	28,500	SF	\$6.22	\$177,333.33	
2.	Pickleball Court Color and Markings	28,500	SF	\$2.33	\$66,500.00	
3.	Concrete Sidewalk/ Hardscape	15,250	SF	\$10.11	\$154,194.44	
4.	Pavilion / Restroom Structure	1,980	SF	\$600.00	\$1,188,000.00	
	Subtotal				\$1,586,027.78	
D. Furnishings						
1.	Bleachers	3	EA	\$8,400.00	\$25,200.00	
2.	Picnic Tables (for Shelter)	6	EA	\$6,300.00	\$37,800.00	
3.	Benches	6	EA	\$7,700.00	\$46,200.00	
4.	Café Tables	6	EA	\$4,900.00	\$29,400.00	
5.	Bike Rack	1	EA	\$1,260.00	\$1,260.00	
6.	Trash/Recycling Receptacles	5	EA	\$4,620.00	\$23,100.00	
7.	Park Wayfinding Signs	1	EA	\$1,050.00	\$1,050.00	
8.	Court Signage	13	EA	\$1,050.00	\$13,650.00	
9.	Pickleball Court Nets	13	EA	\$2,100.00	\$27,300.00	
10.	4' High Pickleball Court Fencing	1,116	LF	\$42.00	\$46,872.00	
11.	8' High Pickleball Court Fencing	756	LF	\$70.00	\$52,920.00	
	Subtotal				\$304,752.00	
E. Landscaping						
1.	Canopy Trees	20	EA	\$1,330.00	\$26,600.00	
2.	Planting Beds (Shrubs and Groundcover)	10,500	SF	\$4.20	\$44,100.00	
3.	Sod	2,830	SF	\$1.61	\$4,556.30	
4.	Stormwater Basin Planting	10,500	SF	\$1.54	\$16,170.00	
	Subtotal				\$64,826.30	

	Totals					
	Subtotal				\$2,444,938.08	
	Contingency for Master Plan Level Cost Estimate (25%)				\$611,234.52	
	Bond (2%)				\$61,123.45	
	GC Overhead and Profit (11%)				\$336,178.99	
	Insurance (1%)				\$30,561.73	
	Construction Total				\$3,484,036.76	
	Design and Engineering (10%)				\$348,403.68	
	GRAND TOTAL				\$3,832,440.44	

PP+D has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.