

**PROJECT NAME:** Tucker Pickleball - Henderson 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
<b>A Start-Up + Site Work</b>						
1.	Tree Removal	15	EA	\$1,050.00	\$15,750.00	
2.	Clearing and Grubbing	1.86	AC	\$35,000.00	\$65,100.00	
3.	Grading	4,000	CY	\$42.00	\$168,000.00	Assumption of up to 1000 CY for Ramps / 3000 CY to Level Field
4.	Detention Facility Excavation	56	CY	\$49.00	\$2,744.00	Detention Facility Excavation / Possible Waste Onsite
5.	Existing Field Lighting Removal	2	EA	\$2,800.00	\$5,600.00	
6.	Fencing Removal	1,400.00	LF	\$2.80	\$3,920.00	
	<b>Subtotal</b>				<b>\$261,114.00</b>	
<b>B Infrastructure + Electrical</b>						
1.	Pickleball Lighting	14	EA	\$7,000.00	\$98,000.00	
2.	18" HDPE Max Depth of 6 Feet	400	LF	\$112.00	\$44,800.00	
3.	Bioretention Under-Drain Systems with Planting					
3a.	6" Pipe Connection to 18" HDPE	100	LF	\$42.00	\$4,200.00	
3b.	Bioretention Under-Drain System Gravel (4' Depth)	11,400	CF	\$11.20	\$127,680.00	
3c.	Amended Soils (2' Depth)	5,700	CF	\$11.20	\$63,840.00	
3d.	18" Plastic Inlet	4	EA	\$1,750.00	\$7,000.00	
4.	GDOT Inlet Structures	7	EA	\$4,900.00	\$34,300.00	
5.	GDOT Headwall Structures	2	EA	\$2,100.00	\$4,200.00	
6.	Stone Armored Swale	420	CF	\$23.33	\$9,800.00	Standard Rip Rap, Type 3 GDOT
	<b>Subtotal</b>				<b>\$393,820.00</b>	
<b>C. Hardscape</b>						
1.	ADA Ramp	3,000	SF	\$14.00	\$42,000.00	
2.	ADA Ramp Railing	460	LF	\$140.00	\$64,400.00	
3.	Stairs	520	SF	\$23.80	\$12,376.00	
4.	Stair Railing	150	LF	\$140.00	\$21,000.00	
5.	Pickleball Court Hardscape	26,304	SF	\$6.22	\$163,669.33	
6.	Pickleball Court Color and Markings	26304	SF	\$2.33	\$61,376.00	
7.	Concrete Sidewalk/ Hardscape	21,000	SF	\$10.11	\$212,333.33	
8.	Pavilion	1,980	SF	\$100.00	\$198,000.00	
	<b>Subtotal</b>				<b>\$775,154.67</b>	
<b>D. Furnishings</b>						
1.	Bleachers	5	EA	\$8,400.00	\$42,000.00	
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	4	EA	\$4,620.00	\$18,480.00	
7.	Park Wayfinding Signs	2	EA	\$1,050.00	\$2,100.00	
8.	Court Signage	12	EA	\$1,050.00	\$12,600.00	
9.	Pickleball Court Nets	12	EA	\$2,100.00	\$25,200.00	
10.	4' High Pickleball Court Fencing	1,054	LF	\$42.00	\$44,268.00	
11.	8' High Picklebal Court Fencing	800	LF	\$70.00	\$56,000.00	
	<b>Subtotal</b>				<b>\$315,308.00</b>	
<b>E. Landscaping</b>						
1.	Canopy Trees	20	EA	\$1,330.00	\$26,600.00	
2.	Planting Beds (Shrubs / Groundcover)	17,000	SF	\$4.20	\$71,400.00	
3.	Sod	4,300	SF	\$1.61	\$6,923.00	

4.	Stormwater Basin Sod (Bermuda)	25,000	SF	\$1.54	\$38,500.00	
	<b>Subtotal</b>				<b>\$143,423.00</b>	
	<b>Totals</b>					
	Subtotal				<b>\$1,888,819.67</b>	
	Contingency for Master Plan Level Cost Estimate (25%)				\$472,204.92	
	Bond (2%)				\$47,220.49	
	GC Overhead and Profit (11%)				\$259,712.70	
	Insurance (1%)				\$23,610.25	
	<b>Construction Total</b>				<b>\$2,691,568.03</b>	
	Design and Engineering (10%)				\$269,156.80	
	<b>GRAND TOTAL</b>				<b>\$2,960,724.83</b>	

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.