

2023

Village of Geneseo

Highland Park
Master Plan

ROUGH ORDER OF MAGNITUDE COST ESTIMATE		HIGHLAND PARK MASTER PLAN	
PROJECT	PROJECT TITLE	EDR PROJECT #	22207
ESTIMATE DATE	July 20, 2023	ESTIMATOR	JLL
DRAWING REFERENCE	HIGHLAND PARK MASTER PLAN	DWG DATE	June 27, 2023
PIC	JO ANNE GAGLIANO		
COST DEVELOPMENT SUMMARY			
SITE IMPROVEMENTS			\$3,260,491
Mobilization, Bonds and Insurance (6%)			\$195,630
General Conditions (5%)			\$163,025
General Contractor Overhead (5%)			\$163,025
General Contractor Profit (5%)			\$163,025
Supply Chain Contingency (15%)			\$489,074
Construction Management (5%)			\$163,025
Survey Layout (1%)			\$32,605
Escalation - Annual (5%)			\$163,025
Concept Design (25% Estimating Contingency)			\$815,123
Site Improvements Subtotal			\$5,608,048
GRAND TOTAL			\$5,608,048
Mobilization Includes:			
Performance Bonds			
Insurance (Umbrella Policy Required)			
Project Permits			
Moving Equipment on Site (First Thirty Days)			
Contractor's Operations & Staging Setup			
General Conditions Include:			
Project Management (Project Manager, Field Superintendent, Etc.)			
Field Office/ Trailer			
Temporary Utilities (Electrical, Water, Lighting, Etc.)			
Dumpsters (Site & Field Office)			
Temporary Toilets/ Sanitary Measures			
Temporary Signage			
Contractor Overhead & Profit (5% Assumed for each)			

CLIENT					
EDR Job No.					
Estimate					
ESTIMATE TITLE					
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	AMOUNT
1	Splashpad / Skating Rink (assumes no chiller for rink)				
1.01	Splashpad (Range: \$450,000 - \$800,000)	1	LS	\$600,000	\$600,000
1.02	Grading Allowance	1	LS	\$5,000	\$5,000
1.03	Plumbing Allowance (connect to sanitary, water, storm)	1	LS	\$28,000	\$28,000
	Subtotal				\$633,000
2	Walking Path				
2.01	Demo Gravel Path	14500	SF	\$3	\$43,500
2.02	Grading Allowance (Spot Grading for ADA-Compliance)	1	LS	\$8,000	\$8,000
2.03	5" Conc Sidewalk w/ 6x6 WWM & 6" stone base (6' width)	24120	SF	\$12	\$289,440
	Subtotal				\$340,940
3	Pickle Ball Courts at Existing Tennis Court				
3.01	Demo Allowance for posts / Net for 1 Tennis Court	1	LS	\$2,500	\$2,500
3.02	Patch Asphalt	8	SY	\$46	\$368
3.03	New Posts/Nets Allowance (2 Courts)	2	EA	\$2,500	\$5,000
3.04	Surfacing/Striping New Pickleball Courts & Tennis Court	1600	SY	\$25	\$40,000
	Subtotal				\$47,868
4	Playground				
4.01	Demo Ext. Play Equipment (2 play areas, fitness stations)	1	LS	\$6,000	\$6,000
4.02	Demo Play Area Wood Chip Surfacing (4" depth)	3240	SF	\$1	\$3,240
4.03	Fine Grade and Seed Former Play Areas	130	SY	\$4	\$520
4.04	Playground (small kid / big kid eqt. areas)	1	LS	\$350,000	\$350,000
4.05	Poured-in-Place Rubber Surfacing w/ stone base	12200	SF	\$25	\$305,000
	Subtotal				\$664,760
5	Softball Field				
5.01	Grading Allowance	1	LS	\$6,000	\$6,000
5.02	Skinned infield, pitcher's mound, batter's box	1	EA	\$6,650	\$6,650
5.03	Backstop	1	EA	\$9,950	\$9,950
5.04	Bases and Foul Poles	1	EA	\$2,200	\$2,200
5.05	Sod	5000	SY	\$11	\$55,000
5.06	Bleachers	2	EA	\$16,000	\$32,000
5.07	4' Chain Link Fence	785	LF	\$17	\$13,345
5.08	Scoreboard	1	EA	\$25,000	\$25,000
	Subtotal				\$150,145
ESTIMATE SUBTOTAL					\$1,836,713

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6	Soccer Improvements (assumes reuse of goals, benches, and bleachers)				
6.01	Site preparation (strip topsoil)	470	CY	\$3	\$1,410
6.02	Site Excavation (cut)	1425	CY	\$10	\$14,250
6.03	Site Excavation (fill)	1425	CY	\$8	\$11,400
6.04	Underdrainage	1	LS	\$15,500	\$15,500
6.05	Spread 4" topsoil, fine grade	470	CY	\$9	\$4,230
6.06	Sod	4270	SY	\$11	\$46,970
	Subtotal				\$93,760
7	Other Improvements				
7.01	Pavilions, incl. Conc Pads	2	EA	\$65,760	\$131,520
7.02	Bike Racks (surface mounted on concrete)	2	EA	\$900	\$1,800
7.03	Bike Repair Station (surface mounted on concrete)	1	EA	\$1,200	\$1,200
7.04	Dog Park 4' Chain Link Fence w/ 2 Gates	400	LF	\$17	\$6,800
7.05	Wood Yoga Platform w/ Concrete Footings	2250	SF	\$75	\$168,750
7.06	Repurposed Fountain Remnant as a Bench	1	EA	\$6,000	\$6,000
7.07	Landscape Allowance	1	LS	\$100,000	\$100,000
7.08	Seeding Allowance	1	LS	\$20,000	\$20,000
7.09	Circular Concrete Plazas (mtl to match sidewalk)	2829	SF	\$12	\$33,948
7.10	Curved Seatwalls at Circular Plazas	1200	LF	\$650	\$780,000
7.11	Nature Play Area Allowance (Range: \$35,000 - \$100,000)	1	LS	\$80,000	\$80,000
7.12	Concrete Footings for Art Installations, smooth finish	5	EA	\$1,350	\$6,750
	Subtotal				\$1,330,018
ESTIMATE SUBTOTAL					\$1,423,778



Legend

- 1 Paved Pathway (TYP)
- 2 Sensory Garden with Repurposed Historical Water Fountain Remnant as Seating
- 3 Art Walk with Sculptures
- 4 Additional Plant Screening
- 5 Natural Play Area
- 6 Playground Area (Separate Equipment for Age Groups 2 – 6 and 6 – 12)
- 7 Seating Area with Planting Bed
- 8 Proposed Pavilion (TYP)
- 9 Existing Swale
- 10 Existing Pavilion (TYP)
- 11 Reimagined Seasonal Skate Rink and Splash Park
- 12 Relocated Ga-Ga Pit
- 13 Existing Spectator Benches (TYP)
- 14 Existing Soccer Field with New Underdrainage
- 15 Existing Player Benches (TYP)
- 16 Existing Basketball and Four Square Courts
- 17 Existing Concession Stand and Pavilion
- 18 Wooden Yoga Platform
- 19 Existing Baseball Field (TYP)
- 20 Softball Field
- 21 Existing Tennis Court and Proposed Pickleball Courts
- 22 Existing Historical Depo
- 23 Shaded Seating Area
- 24 Existing Paved Parking Lot with Planting Bed
- 25 Bike Rack (TYP)
- 26 Dog Park
- 27 Existing Utility Shed
- 28 Realigned Paved Walk to Utility Shed
- 29 Existing Overflow Parking on Grass
- 30 Existing Theresa House

Project Mission Statement:

The Master Plan combines existing and proposed elements to elevate the accessibility, inclusiveness, and enjoyability of Highland Park for future generations.



Highland Park
Master Plan
 Village of Geneseo, NY
 June 27, 2023

RECEIVED

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Village of Geneseo

