

**LAKE METROPARKS
OPINION OF PROBABLE COST
LAKEFRONT PATH PHASE 3
January 25, 2024**



#	SEGMENT DESCRIPTION	TOTAL COST
SEGMENTS		
1	LAKEFRONT PATH PHASE 3 TRAIL	\$1,911,258.25
2	EAST PARKING LOT, DRIVE, AND TRAIL CONNECTION	\$1,211,177.09
3	WEST PARKING LOT, DRIVE, AND TRAIL CONNECTION	\$1,723,626.43
GRAND TOTAL		\$4,846,061.77
ODOT 2024 INFLATION FACTOR (5.9%)		\$5,131,979.42
ODOT 2025 INFLATION FACTOR (5.2%)		\$5,398,842.35
ODOT 2026 INFLATION FACTOR (4.9%)		\$5,663,385.62
ODOT 2027 INFLATION FACTOR (4.0%)		\$5,889,921.05

Disclaimer: This Estimate of Probable Construction Cost is based on available information and the Landscape Architect's experience and qualifications and represents the Landscape Architect's best judgement as an experienced and qualified professional landscape architect. Since the Landscape Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over competitive bidding or market conditions, the Landscape Architect can not and does not guarantee that the actual total project cost will not exceed the above Estimate of Probable Construction Cost.

General Assumptions

- 1.) The trail will be ADA Compliant.
- 2.) No geotechnical investigations were performed. It is assumed that geotechnical field testing will not be feasible for this site due to the land use restrictions. Actual geotechnical design parameters will need to be based on review of existing geotechnical documents for the site. It is assumed 20% of the existing subgrade will be unsuitable/unstable and will require excavation and replacement of the subgrade. It is assumed no excavation will be below the allowable depths per deed restriction exhibit in the below assumption.
- 3.) Earthwork required for trail, park drives, and both parking lots is limited in most areas and it is assumed that excavation required for the construction will be limited to a 4' maximum depth in Land Use Area A and a 2' maximum depth in Land Use Areas B, C, and D. See attached deed restriction exhibit for Land Use classifications. It is assumed the handling of contaminated material or cap modifications are not necessary. Therefore, no costs are included. No other environmental issues are assumed.
- 4.) No bedrock conflicts.
- 5.) No additional utility work is necessary other than what is included in this document.
- 6.) Unsuitable material is being hauled off-site for disposal. No on-site disposal area is provided within the project limits.
- 7.) No on-site borrow area is provided within the project limits.
- 8.) Unit costs and quantities are based on the existing conditions as understood at the time of the creation of this cost opinion. Actual conditions could vary significantly depending upon when construction activities take place.
- 9.) It is assumed this trail will use AASHTO and ODOT MDG design criteria as a best practice.
- 10.) An actual wetland and other waters delineation and quality evaluation was not performed. It is assumed that no impacts or permitting are needed for the project.
- 11.) No traffic study was performed.
- 12.) The scope of work is for conceptual connections and networks. In-depth engineering design was not performed.
- 13.) ODOT Inflation Factors used are the "Most Likely" per ODOT JULY 2023 - 5 Year Construction Cost Outlook and Forecast.
- 14.) No costs were included for potential construction or grading easements needed to construct the trail.
- 15.) It is assumed that the trail, park drives, and both parking lots will be constructed at the same time. If the segments are constructed separately it could result in increased costs.
- 16.) Design and documents assume local funds and an ODOT level of effort.

**LAKE METROPARKS
OPINION OF PROBABLE COST
LAKEFRONT PATH PHASE 3 TRAIL
January 25, 2024**



ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Site Preparation/Demolition					
201	CLEARING AND GRUBBING	1	LS	\$12,000.00	\$12,000.00
Subtotal					\$12,000.00
Earthwork					
203	EXCAVATE AND REPLACE	853	CY	\$100.00	\$85,300.00
203	EXCAVATION AND EMBANKMENT	3307	CY	\$45.00	\$148,815.00
Subtotal					\$234,115.00
Erosion Control					
832	STORM WATER POLLUTION PREVENTION PLAN	1	LS	\$2,000.00	\$2,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTIONS	1	LS	\$5,000.00	\$5,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTION SOFTWARE	1	LS	\$6,500.00	\$6,500.00
832	EROSION CONTROL	58370	EACH	\$1.00	\$58,370.00
Subtotal					\$71,870.00
Pavement					
204	SUBGRADE COMPACTION	8524	SY	\$3.00	\$25,572.00
304	AGGREGATE BASE	1043	CY	\$95.00	\$99,085.00
407	TACK COAT ((0.04 GAL/SY)	263	GAL	\$6.50	\$1,709.50
441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22 (1.25")	228	CY	\$320.00	\$72,960.00
441	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449) (1.75")	325	CY	\$290.00	\$94,250.00
653	TOPSOIL FURNISHED AND PLACED	214	CY	\$50.00	\$10,700.00
659	SEEDING AND MULCHING	1925	SY	\$3.00	\$5,775.00
Subtotal					\$310,051.50
Utilities					
605	4" SHALLOW PIPE UNDERDRAIN	5901	FT	\$16.00	\$94,416.00
611	LINEAR GRADING	5901	FT	\$15.00	\$88,515.00
611	CATCH BASIN, MISC.: YARD DRAIN	20	EACH	\$1,000.00	\$20,000.00
611	12" CONDUIT, TYPE D	400	FT	\$95.00	\$38,000.00
Subtotal					\$240,931.00
Site Amenities					
607	FENCE, MISC.: TIMBER RAIL	1771	FT	\$80.00	\$141,680.00
630	SIGN, FLAT SHEET	18	SF	\$20.00	\$360.00
630	GROUND MOUNTED SUPPORT POST, NO. 3	6	EACH	\$96.00	\$576.00
Subtotal					\$142,616.00
Construction Survey/Layout & Material Inspection					
614	CONSTRUCTION CONTROL & MAINTENANCE	1	LS	\$20,000.00	\$20,000.00
623	SURVEY AND LAYOUT	1	LS	\$24,000.00	\$24,000.00
690	MATERIAL TESTING AND INSPECTION	1	LS	\$18,000.00	\$18,000.00
Subtotal					\$62,000.00
Construction Subtotal					\$1,073,583.50
Incidentals					
	BONDS AND INSURANCE (3%)	1	LS	\$32,207.51	\$32,207.51
	MOBILIZATION/DEMobilIZATION (15%)	1	LS	\$161,037.53	\$161,037.53
	CONSTRUCTION ADMINISTRATION (8%)	1	LS	\$85,886.68	\$85,886.68
	DESIGN PERMITTING AND DOCUMENTS	1	LS	\$240,000.00	\$240,000.00
Subtotal					\$519,131.71
Total					\$1,592,715.21
	CONTINGENCY (20%)	1	LS	\$318,543.04	\$318,543.04
GRAND TOTAL					\$1,911,258.25
ODOT 2024 INFLATION FACTOR (5.9%)					\$2,024,022.49
ODOT 2025 INFLATION FACTOR (5.2%)					\$2,129,271.66
ODOT 2026 INFLATION FACTOR (4.9%)					\$2,233,605.97
ODOT 2027 INFLATION FACTOR (4.0%)					\$2,322,950.21

Assumptions

- 1.) The trail will be classified as redevelopment for BMP requirements and will require 20% treatment of the earth disturbed area. Vegetated filter strips will be the selected BMP to meet treatment requirements per ODOT L&D Volume 2.
- 2.) See general assumptions.

**LAKE METROPARKS
OPINION OF PROBABLE COST
EAST PARKING LOT, DRIVES, AND TRAIL CONNECTION
January 25, 2024**



ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Site Preparation/Demolition					
201	CLEARING AND GRUBBING	1	LS	\$3,000.00	\$3,000.00
Subtotal					\$3,000.00
Earthwork					
203	EXCAVATE AND REPLACE	876	CY	\$100.00	\$87,600.00
203	EXCAVATION AND EMBANKMENT	2189	CY	\$45.00	\$98,505.00
Subtotal					\$186,105.00
Erosion Control					
601	BIORETENTION CELL	1	LS	\$45,000.00	\$45,000.00
832	STORM WATER POLLUTION PREVENTION PLAN	1	LS	\$2,000.00	\$2,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTIONS	1	LS	\$5,000.00	\$5,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTION SOFTWARE	1	LS	\$6,500.00	\$6,500.00
832	EROSION CONTROL	58370	EACH	\$1.00	\$58,370.00
Subtotal					\$116,870.00
Pavement					
204	SUBGRADE COMPACTION	8753	SY	\$3.00	\$26,259.00
304	AGGREGATE BASE (T=6")	1353	CY	\$95.00	\$128,535.00
407	TACK COAT ((0.04 GAL/SY)	312	GAL	\$6.50	\$2,028.00
441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22 (1.25")	271	CY	\$320.00	\$86,720.00
441	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449) (1.75")	382	CY	\$290.00	\$110,780.00
653	TOPSOIL FURNISHED AND PLACED	141	CY	\$50.00	\$7,050.00
659	SEEDING AND MULCHING	1563	SY	\$3.00	\$4,689.00
Subtotal					\$366,061.00
Utilities					
611	CATCH BASIN, NO. 2-2B	2	EACH	\$1,000.00	\$2,000.00
611	12" CONDUIT, TYPE D	200	FT	\$95.00	\$19,000.00
Subtotal					\$21,000.00
Site Amenities					
630	SIGN, FLAT SHEET	5	SF	\$20.00	\$100.00
630	GROUND MOUNTED SUPPORT POST, NO. 3	3	EACH	\$96.00	\$288.00
690	TRAILHEAD PLAZA W/ KIOSK, TRASH RECEPTACLE, AND BENCH	1	LS	\$30,000.00	\$30,000.00
Subtotal					\$30,388.00
Construction Survey/Layout & Material Inspection					
614	CONSTRUCTION CONTROL & MAINTENANCE	1	LS	\$10,000.00	\$10,000.00
623	SURVEY AND LAYOUT	1	LS	\$12,000.00	\$12,000.00
690	MATERIAL TESTING AND INSPECTION	1	LS	\$8,000.00	\$8,000.00
Subtotal					\$30,000.00
Construction Subtotal					\$753,424.00
Incidentals					
	BONDS AND INSURANCE (3%)	1	LS	\$22,602.72	\$22,602.72
	MOBILIZATION/DEMobilIZATION (15%)	1	LS	\$113,013.60	\$113,013.60
	CONSTRUCTION ADMINISTRATION (8%)	1	LS	\$60,273.92	\$60,273.92
	DESIGN PERMITTING AND DOCUMENTS	1	LS	\$60,000.00	\$60,000.00
Subtotal					\$255,890.24
Total					\$1,009,314.24
	CONTINGENCY (20%)	1	LS	\$201,862.85	\$201,862.85
GRAND TOTAL					\$1,211,177.09
ODOT 2024 INFLATION FACTOR (5.9%)					\$1,282,636.54
ODOT 2025 INFLATION FACTOR (5.2%)					\$1,349,333.64
ODOT 2026 INFLATION FACTOR (4.9%)					\$1,415,450.98
ODOT 2027 INFLATION FACTOR (4.0%)					\$1,472,069.02

Assumptions

- 1.) Both the drive and parking lot will be classified as redevelopment for BMP requirements and will require 20% treatment of the earth disturbed area. Vegetated filter strips will be the selected BMP to meet treatment requirements for the drive per ODOT L&D Volume 2. Bioretention will be the selected BMP to meet treatment requirements for the parking lot per ODNR's Rainwater and Land Development Manual. It is assumed that excavation required for the bioretention construction will be limited to a 4' maximum depth in Land Use Area A and a 2' maximum depth in Land Use Areas B, C, and D. See attached deed restriction exhibit for Land Use classifications. It is assumed the handling of contaminated material or cap modifications are not necessary. Therefore, no costs are included. No other environmental issues are assumed. If bioretention is not feasible without handling of contaminated material or cap modifications offsite mitigation may be required.
- 2.) See general assumptions.

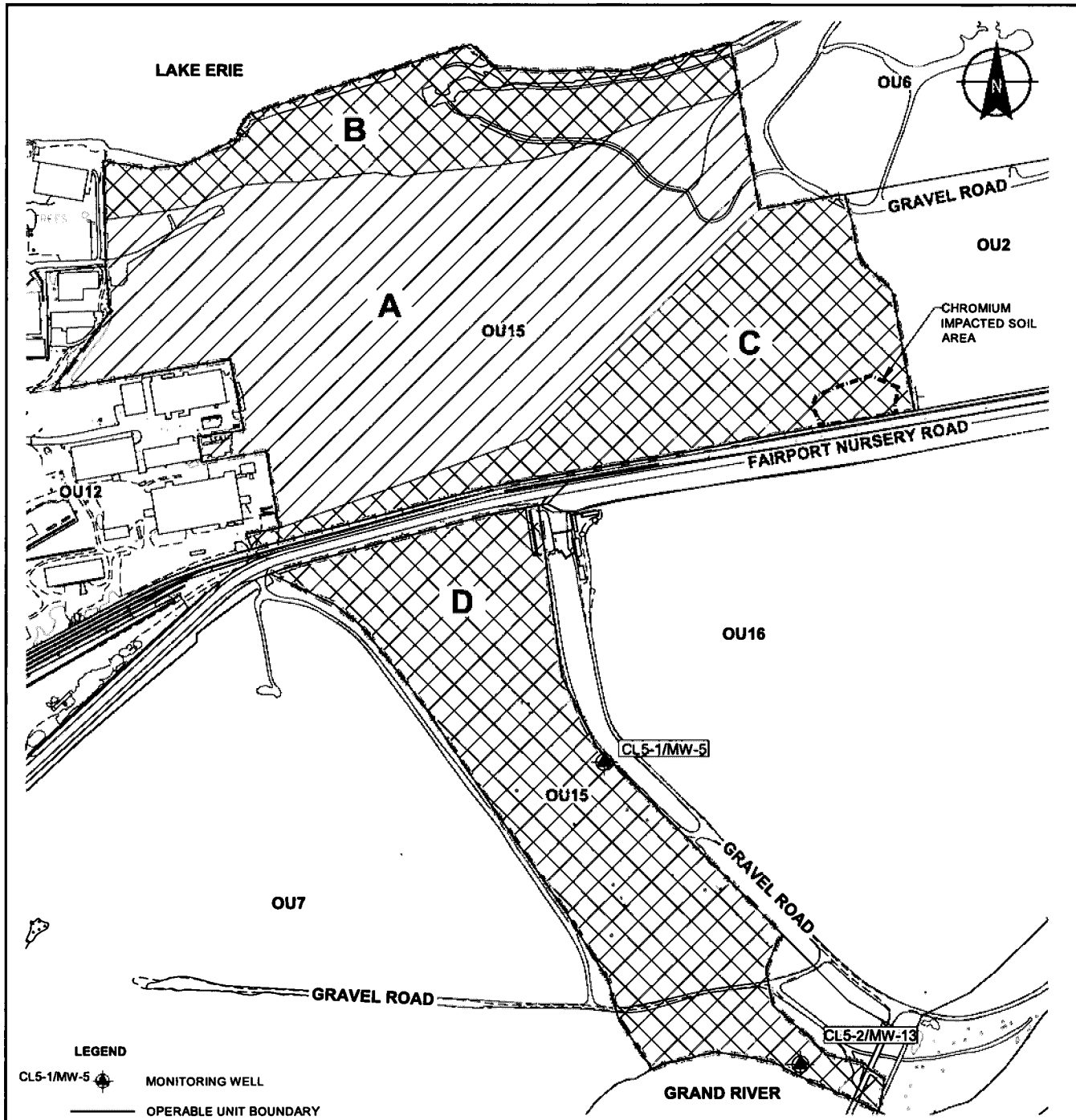
**LAKE METROPARKS
OPINION OF PROBABLE COST
WEST PARKING LOT, DRIVES, AND TRAIL CONNECTION
January 25, 2024**



ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Site Preparation/Demolition					
201	CLEARING AND GRUBBING	1	LS	\$5,000.00	\$5,000.00
Subtotal					\$5,000.00
Earthwork					
203	EXCAVATE AND REPLACE	1220	CY	\$100.00	\$122,000.00
203	EXCAVATION AND EMBANKMENT	3050	CY	\$45.00	\$137,250.00
Subtotal					\$259,250.00
Erosion Control					
601	BIORETENTION CELL	1	LS	\$115,000.00	\$115,000.00
832	STORM WATER POLLUTION PREVENTION PLAN	1	LS	\$2,000.00	\$2,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTIONS	1	LS	\$5,000.00	\$5,000.00
832	STORM WATER POLLUTION PREVENTION INSPECTION SOFTWARE	1	LS	\$6,500.00	\$6,500.00
832	EROSION CONTROL	58370	EACH	\$1.00	\$58,370.00
Subtotal					\$186,870.00
Pavement					
204	SUBGRADE COMPACTION	12198	SY	\$3.00	\$36,594.00
304	AGGREGATE BASE (T=6")	1905	CY	\$95.00	\$180,975.00
407	TACK COAT ((0.04 GAL/SY)	442	GAL	\$6.50	\$2,873.00
441	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (449), PG64-22 (1.25")	384	CY	\$320.00	\$122,880.00
441	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (449) (1.75")	540	CY	\$290.00	\$156,600.00
653	TOPSOIL FURNISHED AND PLACED	170	CY	\$50.00	\$8,500.00
659	SEEDING AND MULCHING	1830	SY	\$3.00	\$5,490.00
Subtotal					\$513,912.00
Utilities					
611	CATCH BASIN, NO. 2-2B	5	EACH	\$1,000.00	\$5,000.00
611	12" CONDUIT, TYPE D	400	FT	\$95.00	\$38,000.00
Subtotal					\$43,000.00
Site Amenities					
630	SIGN, FLAT SHEET	6	SF	\$20.00	\$120.00
630	GROUND MOUNTED SUPPORT POST, NO. 3	4	EACH	\$96.00	\$384.00
690	TRAILHEAD PLAZA W/ KIOSK, TRASH RECEPTACLE, AND BENCH	1	LS	\$30,000.00	\$30,000.00
Subtotal					\$30,504.00
Construction Survey/Layout & Material Inspection					
614	CONSTRUCTION CONTROL & MAINTENANCE	1	LS	\$10,000.00	\$10,000.00
623	SURVEY AND LAYOUT	1	LS	\$12,000.00	\$12,000.00
690	MATERIAL TESTING AND INSPECTION	1	LS	\$8,000.00	\$8,000.00
Subtotal					\$30,000.00
Construction Subtotal					\$1,068,536.00
Incidentals					
	BONDS AND INSURANCE (3%)	1	LS	\$32,056.08	\$32,056.08
	MOBILIZATION/DEMobilIZATION (15%)	1	LS	\$160,280.40	\$160,280.40
	CONSTRUCTION ADMINISTRATION (8%)	1	LS	\$85,482.88	\$85,482.88
	DESIGN PERMITTING AND DOCUMENTS	1	LS	\$90,000.00	\$90,000.00
Subtotal					\$367,819.36
Total					\$1,436,355.36
	CONTINGENCY (20%)	1	LS	\$287,271.07	\$287,271.07
GRAND TOTAL					\$1,723,626.43
ODOT 2024 INFLATION FACTOR (5.9%)					\$1,825,320.39
ODOT 2025 INFLATION FACTOR (5.2%)					\$1,920,237.05
ODOT 2026 INFLATION FACTOR (4.9%)					\$2,014,328.67
ODOT 2027 INFLATION FACTOR (4.0%)					\$2,094,901.81

Assumptions

- 1.) Both the drive and parking lot will be classified as redevelopment for BMP requirements and will require 20% treatment of the earth disturbed area. Vegetated filter strips will be the selected BMP to meet treatment requirements for the drive per ODOT L&D Volume 2. Bioretention will be the selected BMP to meet treatment requirements for the parking lot per ODNR's Rainwater and Land Development Manual. It is assumed that excavation required for the bioretention construction will be limited to a 4' maximum depth in Land Use Area A and a 2' maximum depth in Land Use Areas B, C, and D. See attached deed restriction exhibit for Land Use classifications. It is assumed the handling of contaminated material or cap modifications are not necessary. Therefore, no costs are included. No other environmental issues are assumed. If bioretention is not feasible without handling of contaminated material or cap modifications offsite mitigation may be required.
- 2.) See general assumptions.



- LEGEND**
- CL5-1/MW-5 MONITORING WELL
 - OPERABLE UNIT BOUNDARY
 - BUILDING CONSTRUCTION RESTRICTION AREA (OU15 - WIDE)
 - CHROMIUM IMPACTED SOIL AREA
 - COMMERCIAL/RECREATIONAL (2-FT POC)
 - RESTRICTED RESIDENTIAL (4-FT POC)

A, B, C, D: LAND USE RESTRICTION AREAS (SEE LEGAL DESCRIPTIONS)

- NOTE:**
1. THE SCALED-TO-GROUND COORDINATE SYSTEM UTILIZED FOR THIS PROJECT AS DETERMINED BY DIVIDING THE PUBLISHED NAD83 (1988) OHIO STATE PLANE (NORTH ZONE) COORDINATE VALUES OF ESTABLISHED MONUMENTS IN THE LAKE COUNTY GPS SURVEY OF 1991 BY A CONSTANT, COMBINED FACTOR OF 0.9999863004 IN ACCORDANCE WITH PROCEDURES SPECIFIED IN CHAPTER 303.52 OF THE OHIO DEPARTMENT OF TRANSPORTATION'S SURVEY MANUAL DATED MAY, 1995.
 2. LAND USE RESTRICTION AREAS A, B, AND C ARE LOCATED WITHIN A PORTION OF LAKE COUNTY AUDITOR PARCEL NUMBER 12-A-053-0-00-001-0 AND LAND USE RESTRICTON AREA D IS LOCATED WITHIN A PORTION OF LAKE COUNTY AUDITOR PARCEL NUMBER 12-A-054-0-00-001-0.

HALEY ALDRICH

FORMER DIAMOND SHAMROCK PAINESVILLE WORKS SITE
 1897 FAIRPORT NURSERY ROAD
 PAINESVILLE, OHIO 44077

**OPERABLE UNIT 15 -
 LAND USE AREAS**

SCALE: AS SHOWN
 MARCH 2023

EXHIBIT A-1