

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

11/23/14 Updated 7/23/18

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**Tatlock Park Completed Projects since 2014**

A. Tennis Courts	1 LS	\$440,000
B. Synthetic Turf	1 LS	\$568,000
C. Electrical - underground (behind home bleacher)	1 LS	\$6,900
D. Stadium Speaker Project	1 LS	\$46,484
E. Grandstand Reconstruction	1 LS	\$750,000
F. Upper Tatlock turf and fencing renovation	1 LS	\$450,000
TOTAL (rounded up) (Note value not included in overall total)		\$2,300,000

**1. Investors Bank Stadium Area**

Completed 10) Running Track Upgrades - Conversion to BSS-300	1 LS	\$325,000	\$375,000	\$375,000
Completed 11) LJ/TJ	1 LS	\$35,000	\$40,000	\$40,000
12 Sawcut asphalt surface & pour curb	300 LF	\$35	\$40	\$12,000
13 Accessible route to Home Grandstand (southerly)	125 LF	\$160	\$200	\$25,000
14 Home Side Ticket Booth Relocation	1 LS	\$3,500	\$7,000	\$7,000
14a Visitor Side Ticket Booth Relocation & area reconstr.	1 LS	\$4,000	\$7,500	\$7,500
15 Sawcut/pour curb asphalt surface @ track wash out	1 LS	\$2,000	\$3,500	\$3,500
16 Walkway and retaining structures - southerly	1 LS	\$50,000	\$75,000	\$75,000
17 ADA accessibility upgrades - rac	1 LS	\$5,000	\$10,000	\$10,000
18 Stadium Lighting	1 LS	\$310,000	\$350,000	\$350,000
19 Paving additions - existing Concessions Stand area	800 SF	\$20	\$25	\$20,000
20 Drainage	1 LS	\$50,000	\$75,000	\$75,000
21 Flagpole Lighting - Solar	1 LS	\$2,500	\$3,000	\$3,000

\$1,003,000

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**2. Stadium Access & Boundary**

20	Upgrade bal. of fencing to 6' new black vinyl coated	1,450	LF	\$28	\$30	\$43,500
20a	Pedestrian gates - main access point	2	UT	\$9,500.00	\$11,500	\$23,000
21	Visitors' Entrance on Butler Parkway - Accessible	1	LS	\$1,500	\$2,000	\$2,000
22	Repair, bevel or ramp CIL to entry at visitor ticket booth	1	LS	\$350	\$500	\$500
23	Lower 36" wide segm. - service counter at ticket booths	1	LS	\$1,800	\$2,500	\$2,500
24	Correct slope for level CFS (clear floor space) at visitor	1	LS	\$2,300	\$3,500	\$3,500
25	Repair, bevel or ramp CIL to entry at home ticket booth	1	LS	\$350	\$600	\$600
26	Extend AR (accessible route) to home ticket booth	1	LS	\$625	\$1,000	\$1,000
27	Repair, bevel or ramp CIL (change in level) along walkway	1	LS	\$400	\$700	\$700
28	Maintenance Access to Home Grandstand (southerly)	1	LS	\$3,000	\$5,000	\$5,000
28a	Maintenance Access to Visitor Grandstand	1	LS	\$3,000	\$5,000	\$5,000
29	Hilltopper' decorative archway between home bleachers	1	LS	\$38,000	\$43,000	\$43,000
						**130,300

**3. Service Drive/Walkway(s)**

30	Service Drive Reconstruction - 25 feet wide x 650 feet long	1	LS	\$350,000	\$400,000	\$400,000
30a	Overlay - tinted and stamped asphalt - alternate			Future		
31	Gated access (Aubrey/Lewis)	1	LS	\$8,000	\$10,000	\$10,000
32	Multi-Use area (porous)	1	LS	\$10,000	\$15,000	\$15,000
33	Landscaping - Ornamental Trees "Crape Myrtle" 10-12'	25	UT	\$250	\$300	\$7,500

*\$ 432,500.00*

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**4a. Northern area (adj. to Stadium)**

40a	Install compliant detectable warning at transitions	1	LS	\$1,000	\$2,500	\$2,500
41a.	Accessible Parking & Emergency Vehicle (porous)	1	LS	\$50,000	\$60,000	\$60,000
43a	Barrier Gate on service drive	1	LS	\$2,800	\$3,200	\$3,200

\$65,700

**4. Stadium Bathroom Area**

40	Grinder pump & force main for ex. Conc. & new Bathr.	1	LS	\$15,000	\$25,000	\$25,000
41	Utilities & Improve water line to meet current code	1	LS	\$10,000	\$20,000	\$20,000
42	Paving additions - ex. Conc. and new bathrooms	1,000	SF	\$20	\$25	\$25,000
43	Bathroom Addition: Pre-Fab.	1	LS	\$350,000	\$390,000	\$390,000

\$460,000

**5. Tennis Court Area**

50	Site work & drainage	1	LS	\$25,000	\$35,000	\$35,000
51	Concrete Path - Accessible	1	LS	\$8,000	\$10,000	\$10,000
52	Extend paving for 10 new parking spaces adj. to Tennis	1	LS	\$15,000	\$18,000	\$18,000
53	Accessible Permit Parking - 11 spaces - service drive	1	LS	\$40,000	\$50,000	\$50,000
54	Supplemental Evergreens - 8 to 10 foot	15	UT	\$300	\$400	\$6,000
55	Northerly Tennis Court Access	1	LS	\$2,000	\$3,000	\$3,000
56	Bleacher - 3 Row on concrete pad	1	LS	\$8,500	\$9,500	\$9,500

\$135 00

**6. Basketball Court Area: Renovation**

Completed	⑥0	Basketball court - Asphalt	1	Ut	\$60,000	\$70,000	\$70,000
Completed	⑥1	New Basketball goal system	2	Ut	\$5,000	\$6,000	\$12,000
Completed	⑥2	Benches, topsoil, fertilize & sod	1	LS	\$10,000	\$20,000	\$20,000

\$103,000

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**7. General Purpose Area (adj. to Tennis)**

70	Regrading	1	LS	\$35,000	\$45,000	\$45,000
71	Irrigation - municipal water supply	1	LS	\$30,000	\$35,000	\$35,000
72	Soil modifications	1	LS	\$10,000	\$20,000	\$20,000
73	Fertilize, seed & mulch	0.9	AC	\$40,000	\$50,000	\$45,000
74	Lighting - TBD	1	LS	\$215,000	\$195,000	\$215,000
						\$360,000

**8. Parking primary Lot**

80	Milling/Pulverize	1	LS	\$138,000	\$150,000	\$150,000
81	Regrading	1	LS	\$10,000	\$15,000	\$15,000
82	Front entrance island	1	LS	\$25,000	\$30,000	\$30,000
83	Lighting	10	UT	\$3,200	\$3,700	\$37,000
84	Curbing	1,200	LF	\$40	\$50	\$60,000
85	Drainage for porous paving - N/A					
86	Paving	1	LS	\$48,000	\$55,000	\$55,000
87	Landscaping buffer to Butler Pkwy. homes	1	LS	\$20,000	\$25,000	\$25,000
88	Accessible parking spaces & accessories	1	LS	\$13,638	\$25,000	\$25,000
						\$397,000

**9 Anderson Field House & Access**

90	Field House	1	LS	\$450,000	\$500,000	\$500,000
91	Site Work	1	LS	\$75,000	\$100,000	\$100,000
						\$600,000

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**10. Southerly Open Area (adjacent to stadium)**

100	Practice Lacrosse Wall	1	LS	\$80,000	\$150,000	\$150,000
101	Walkway through wooded areas - woodchips	450	LF	\$2	\$4	\$1,800
102	Dog Run - fenced - 6" high	350	LF	\$19	\$23	\$8,050
103	Landscaping		LS	\$5,000	\$7,500	\$7,500

167,350

**11. Cow Pasture Area**

110	Natural turf upgrades	0.75	AC	\$4,500	\$6,000	\$4,500
111	Extend AR (accessible route) to play surface	100	LF	\$9	\$20	\$2,000

\$6,500

**12. Upper Tatlock Field Area**

120	Sports Field Lighting	1	LS	\$250,000	\$275,000	\$275,000
121	Replace cracked stair caps to Upper field	1	LS	\$500	\$1,000	\$1,000
122	Mount signage at upper field stairs directing patrons	1	LS	\$150	\$250	\$250
123	Lighting - Walkway areas		Future			\$276,250

**Estimate of Probable Costs****Tatlock Park - Site Development Plan**

City of Summit, New Jersey

Item	Description	Quantity	Unit	Estimate	Conservative	Amount
------	-------------	----------	------	----------	--------------	--------

**12a. Open Area (adj. to School)**

126 Sports field upgrades	1 LS	\$35,000	\$50,000	\$50,000
---------------------------	------	----------	----------	----------

**13 General Site Amenities**

130 Walkway lighting (site safety)	1 LS	\$45,000	\$70,000	\$70,000
131 Drainage	1 LS	\$25,000	\$50,000	\$50,000
132 Landscaping	1 LS	\$20,000	\$35,000	\$35,000
133 Install compliant detectable warning at transitions	1 LS	\$235	\$400	\$400
134 Correct or fill gaps along AR	1 LS	\$344	\$500	\$500
135 Correct or repair sidewalk cross slope along AR	1 LS	\$21,875	\$23,000	\$23,000
136 Correct or repair sidewalk running slope along AR	1 LS	\$21,875	\$23,000	\$23,000
137 Replace pay phone with an accessible model	1 LS	\$864	\$1,000	\$1,000
138 Construct bench pads	1 LS	\$115	\$300	\$300
139 Replace picnic table with one with knee and toe clear.	1 LS	\$800	\$1,200	\$1,200
139a Park Signage (by owner)				

\$  
204,400

<b>Subtotal (rounded up):</b>	<b>\$4,390,000</b>
<b>20% Engineering, Permits &amp; Expenses:</b>	<b>\$878,000</b>
<b>10% Contingencies:</b>	<b>\$439,000</b>
<b>Total (rounded up):</b>	<b>\$5,800,000</b>

Notes: Based on 2017 dollars

The values shown herein are for planning purposes only.

This process was started in 2014

Legend:

LS - Lump Sum

UT - Unit

LF - Lineal feet

AC - Acre

SF - Square feet

SY - Square yards

**Client Notes:**