

APPENDIX A: COST ESTIMATES

MIG and Architectural Resources Group developed an opinion of costs for recommendations outlined within the Updated Master Plan for Dorris Ranch Living History Farm. These costs are in 2008 dollars and the best estimates possible given the level of detail inherent in a master plan. These figures are intended to give Willamalane Park and Recreation District a ballpark estimate for costs related to the vision outlined in the updated master plan. More detailed estimates will need to be developed on a project by project basis as project's commence, both to account for detailed design specifications that are determined through project planning and to accommodate any changes in design, construction and materials costs.

Unit costs were gathered from the most recent sources available including costs developed for similar projects that are currently in process of being designed and constructed. Estimates for quantity (acres, square footage, etc.) were developed based on the master site plan (Map 11) and estimates for future square footage needs. Some costs, such as permitting and erosion control, were not included since these are specific to project phasing, type and area.

Natural Area Management and Restoration Costs are calculated on an annual basis. Unit costs were developed based on costs published by Tualatin Hills Park and Recreation District and revised based on additional local sources. Estimates for this kind of work are variable and agencies such as The Nature Conservancy, Fish and Wildlife, and local area experts are a great resource to provide updated annual costs in future years. Estimates for quantity (acreage, number, etc.) are an estimate for what could be achieved on an annual basis to stabilize and incrementally improve the natural area habitat. However, matching grants are readily available which could increase the amount of restoration work completed annually.

DORRIS RANCH MASTER PLAN DESIGN: OPINION OF COST						
Prepared by MIG, Inc. in consultation with Architectural Resources Group						01/05/09
	Quantity	Unit	Cost/Unit	Cost	Total	
SITE PREPARATION/DEMOLITION						\$11,160
	Clear and Grub	7.70	acre	\$800.00	\$6,160	
	Remove Briggs Orchard Trees	1.00	ls	\$5,000.00	\$5,000	
EARTHWORK						\$353,916
	Rough Grading	67,785	cy	\$5.00	\$338,925	
	Fine Grading	149,913	sf	\$0.10	\$14,991	
HARD SURFACES						\$1,075,947
Pedestrian Paving						
	Porous Asphalt Paths (4" depth, 4" base)	6,262	sf	\$6.00	\$37,572	
	Crushed Rock Paths (2" depth 1/4" minus, 6" base - ADA)	53,523	sf	\$3.00	\$160,569	
	Boardwalk Bridge	64	sf	\$40.00	\$2,560	
Parking Lots						
	Porous Asphalt Paving (4" depth, 12" base)	61,035	sf	\$8.50	\$518,798	
	Concrete Curbs at Parking Lot	3,674	lf	\$16.00	\$58,784	
	Parking Lot Striping	1	ls	\$5,000.00	\$5,000	
	Stabilized Crushed Rock Surfacing (4" depth, 12" base)	9,839	sf	\$4.50	\$44,276	
Landscape Features						
	Stone Walls	698	sf	\$50.00	\$34,900	
Roads						
	Asphalt Paving (4" depth, 12" base)	14,832	sf	\$6.00	\$88,992	
	Stabilized Crushed Rock Surfacing (4" depth, 12" base)	27,666	sf	\$4.50	\$124,497	
STRUCTURES						\$1,266,500
	Open Air Picnic Shelter	1	ea	\$60,000.00	\$60,000	
	Restrooms	2	ea	\$75,000.00	\$150,000	
	Briggs Interpretive Center (approx sf)	3,000	sf	\$180.00	\$540,000	
	Event Center (approx sf)	1,500	sf	\$95.00	\$142,500	
	Dorris House (including outbuildings)	2,000	sf	\$175.00	\$350,000	
	Kiosks	2	ea	\$12,000.00	\$24,000	
LANDSCAPING AND IRRIGATION						\$347,077
Trees, Shrubs, Groundcover						
	Small Trees (2" caliper or less)	150	ea	\$250.00	\$37,500	
	Medium Trees (2" caliper)	62	ea	\$300.00	\$18,600	
	Large Trees (3" caliper)	2	ea	\$400.00	\$800	
	Planting Islands in Parking Lots	3,984	sf	\$3.00	\$11,952	
	Bioswales	8,816	sf	\$3.00	\$26,448	
	Seeded Meadow Area	87,665	sf	\$0.15	\$13,150	
	Wet Meadow Area	8,385	sf	\$0.15	\$1,258	
Gardens						
	Row Crop Landscape	51,488	sf	\$1.75	\$90,104	
	Vineyard Landscape	10,088	sf	\$1.75	\$17,654	

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	Quantity	Unit	Cost/Unit	Cost	Total	
Pioneer Garden	2,325	sf	\$3.00	\$6,975		
Community Gardens	16,909	sf	\$4.00	\$67,636		
Preservation/Restoration						
Cultural Landscape Report for Dorris House Grounds	1	ea	\$55,000.00	\$55,000		
SITE FURNISHINGS					\$67,375	
Furnishings						
Benches	16	ea	\$800.00	\$12,800		
Picnic Tables	31	ea	\$1,000.00	\$31,000		
Log Seating (7 log seats - 18" deep x 13' long)	1	ls	\$5,000.00	\$5,000		
Parking Entrance Signage	3	ea	\$5,000.00	\$15,000		
Parking Lot Signs (ADA sign and logo)	13	ea	\$275.00	\$3,575		
SUBTOTAL SITE COSTS					\$3,121,975	
Soft Costs						
General Conditions: Permits, Staff Management Time, etc.	6%			\$187,318		
Construction Overhead and Profit	20%			\$624,395		
Contingency	15%			\$468,296		
SUBTOTAL SOFT COSTS					\$1,280,010	
TOTAL PROJECT COST					\$4,401,984	
NATURAL AREA MANAGEMENT & RESTORATION - ANNUAL COSTS						
Annual Management and Restoration					\$16,220	
Inspection, inventory & monitoring report	3	days	\$240.00	\$720		
Invasive species control: chemical	50	acres	\$75.00	\$3,750		
Invasive species control: brush mowing	50	acres	\$100.00	\$5,000		
Invasive species control: manual	5	acres	\$1,000.00	\$5,000		
Tree falling/removal	10	ea	\$75.00	\$750		
Seeding/planting new prairie patches	1	acres	\$1,000.00	\$1,000		
TOTAL ANNUAL NATURAL AREA MANAGEMENT COST					\$16,220	