

**City of Ladue**  
**Rodes Park Master Plan - Cost Opinion**

**CHRISTNER ARCHITECTS**

4/15/21 (REVISION)

Item	Description	Qty	Unit	Unit Price	Total
Excavation & Grading	walks, bridge, parking and low wall sign	1	LS	\$ 11,695.00	\$ 11,695.00
Creek bank stabilization	combination of boulders, rip-rap, netting and plant plugs	1	LS	\$ 25,477.08	\$ 25,477.08
Erosion control at bridge	bridge and creek- double straw net/blanket	2,600	SY	\$ 1.70	\$ 4,420.00
Parking	aqua- type paver with drainage base, striping and 8 wheel stops	2,475	SF	\$ 20.00	\$ 49,500.00
Concrete	sidewalks and parking/roadway curbs	1	LS	\$ 76,539.00	\$ 76,539.00
Stone steppers (path)	flagstone	9	TON	\$ 750.00	\$ 6,750.00
Bridge	timber pedestrian foot bridge/decking with bank wing-walls	1	LS	\$ 45,695.00	\$ 45,695.00
Fence	48" ht. split rail wood-type	415	LF	\$ 69.00	\$ 28,635.00
Handrails	metal handrail along existing stone steps (both sides)	1	LS	\$ 5,141.00	\$ 5,141.00
Low stone walls (sign)	stacked weathered stone (Qty 2)	20	TON	\$ 278.00	\$ 5,560.00
Signage	main park sign attached to low stone wall (Qty 2)	2	EA	\$ 4,168.00	\$ 8,336.00
Site furniture	9 benches, 4 bike racks, 4 litter and pet waste receptacles	1	LS	\$ 13,990.00	\$ 13,990.00
Trees	3" caliper (average)	71	EA	\$ 580.00	\$ 41,180.00
Perennials	1 quart, 24" o.c.	7,200	EA	\$ 8.12	\$ 58,464.00
Sod	fescue mix	1,375	SY	\$ 4.76	\$ 6,545.00
Woodland seed mix		870	SY	\$ 1.35	\$ 1,174.50
Wildflower seed mix		1,650	SY	\$ 1.35	\$ 2,227.50
Turf seed mix	fescue-type seed	4,750	SY	\$ 1.22	\$ 5,795.00
Planting bed preparation	composte garden soil mix	29,068	SF	\$ 0.45	\$ 13,080.60
Mulch	all plantng areas (double ground)	290	CY	\$ 69.00	\$ 20,010.00
Water tap/Irrigation	(not included)	0	LS	\$ -	\$ -
<b>SUB-TOTAL</b>					<b>\$ 430,214.68</b>
Construction contingency	10%				\$ 43,021.47
<b>Contingency subtotals</b>					<b>\$ 43,021.47</b>
General conditions	6%				\$ 28,394.17
General contractor mobilization	5%				\$ 23,661.81
<b>Generals subtotal</b>					<b>\$ 52,055.98</b>
<b>OPINION OF PROBABLE TOTAL COST</b>					<b>\$ 525,292.12</b>

The following items have been excluded from this cost opinion:

- 1) Water tap & irrigation