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| <div>Commission District "E"</div> <div>Clark County Projects - 2023 / 2024</div> <div>Real Property Management Preliminary Cost Estimate</div> <div>Project Name: Wetlands Park Nature Preserve - Mesquite Way Boardwalk Replacement</div> <div>WRL 3225.1 / Project Number: RP.E000000</div> <div>Date of Initial Estimate: 01/19/2023</div> <div>Date of Latest Revision: 02/08/2024 (rev1)</div> | | | | | | | |
| Project Type: | | Replacement | | Anticipated Delivery Method: | | Competitive Bid | |
| Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated. | | | | | | | |
| ASSUMPTIONS | | | | | | | |
| 1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). | | | | | | | |
| 2. Unless otherwise noted, project does not require off-site design and/or construction. | | | | | | | |
| 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. | | | | | | | |
| 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. | | | | | | | |
| 5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints. | | | | | | | |
| 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below. | | | | | | | |
| 7. Non-Funded Estimates 24-36 months past original estimate date are subject to anticipated escalation @ 6%/year and must be reviewed/revised by RPM prior to funding. Cost displayed is strictly for future budgetary consideration. | | | | | | \$1,321,044.72 | |
| PROJECT ELEMENT | | | | SIZE | AREA or QUANTITY | COST ESTIMATE | |
| I. Projected Construction Costs: A. Building and/or Site Development | | | | | | | |
| 1 | Mesquite Way Boardwalk: Furnish and install new ADA compliant, weather resistant composite decking elevated boardwalk with handrails. Includes removal of existing concrete footings and post anchors, installation of new footings and post anchors, construction of new decking joist frame and installation of composite decking (or equal), ballisters, rail posts, railing and top plate. | | | 3500 | s.f. | \$455,000 | |
| 2 | Land Construction: Allowance for dewatering for installation of new footings. | | | 1 | I.s. | \$100,000 | |
| 3 | Escalation: 9%/yr (2 yrs) escalation from latest revision to anticipated construction contract award 2Q2025 | | | 9% | % | \$134,865 | |
| 4 | Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above) | | | 35% | % | \$194,250 | |
| I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements: | | | | | | | |
| 1.) Pioneer/extend Utilities to project site boundaries: | | | | C. Sewer Service Pioneering: | | \$0 | |
| A. Electric Service Pioneering: | | | \$0 | D. Gas Service Pioneering: | | \$0 | |
| B. Water Service Pioneering: | | | \$0 | E. Telephone/Cable/Fiber Service Pioneering: | | \$0 | |
| 2.) Data / Telephone / Alarm System and/or CCTV Cabling ; Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings (\$15,000 small facility; \$30,000 medium facility; \$60,000 large facility) | | | | | | \$0 | |
| 3.) Accessibility Path of Travel upgrades for alterations | | | | | | \$0 | |
| 4.) Other (Specify) | | | | | | \$0 | |
| Estimated Project Construction Cost | | | | | | \$884,115 | |
| I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential | | | | | | \$0 | |
| I. Permits & Fees (Contractor) | | | | | | \$5,000 | |
| ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE | | | | | | \$889,115 | |
| II. Professional Service Fees | | | | | | | |
| A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product | | | | | | \$106,694 | |
| B. Reports / Studies / Owner Expense / Deliverables (A/E Contract): | | | Other: | \$0 | Cost Estimator (3rd Party) | \$4,500 | |
| Reimbursement of Consultant Paid Owner Expenses | | | \$4,500 | Traffic Study | \$0 | Certified Scheduler | \$2,500 |
| Topographic / Boundary Survey | | | \$3,500 | Drainage Study | \$0 | CD Bid Plan Sets | \$50 |
| Engineering Report (Civil, Structural, MPE) | | | \$7,500 | Geotechnical Report | \$7,500 | Construction Plan Sets | \$250 |
| Other - specify (Landscape, Interior Design etc.) | | | \$0 | Subsurface Utility Engineering | \$0 | Design Contingency (10%) | \$10,669 |
| C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA | | | | | | \$26,673 | |
| Estimated Professional Service Fees (A/E Contract) | | | | | | \$174,337 | |
| D. Reports / Studies / 3rd Party Consultants (Owner Items): | | | Constructability Review (NRS requirement for >\$10M) 1-2% | \$0 | System Furniture Design | \$0 | |
| ACM Testing & Report | | | \$0 | Commissioning | \$0 | Gordian (JOC) Fee | \$10,000 |
| Registered Roofing Consultant (RRC) | | | \$0 | Quality Assurance Agency | \$8,500 | Scheduling/Estimating | \$1,500 |
| Estimated Professional Service Fees (Owner Items) | | | | | | \$10,000 | |
| Total Estimated Professional Service Fees | | | | | | \$184,337 | |
| II. Professional Service Fees: Estimated Out of Urban Area Cost Differential | | | | | | \$0 | |
| ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES | | | | | | \$184,337 | |
| III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work) | | | | | | \$88,912 | |
| IV. Real property Management Fee: | | | | C. \$350,001-\$1,000,000 Estimated project cost: | | \$30,000 Fee | |
| A. \$00,001-\$50,000 Estimated project cost: | | | \$2,500 Fee | D. \$1,000,001-\$3,000,000 Estimated project cost: | | \$100,000 Fee | |
| B. \$50,001-\$350,000 Estimated project cost: | | | \$15,000 Fee | E. Over \$3,000,000 Estimated project cost: | | \$150,000 Fee | |
| V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection) | | | | | | \$0 | |
| A. Water Application & Connection Fees | | | \$0 | C. Power Application & Connection Fees | | \$0 | |
| B. Sewer Application & Connection Fees | | | \$0 | D. Other: | | \$0 | |
| VI. Building Fixtures and Hardware | | | | | | | |
| A. Modular Work Station Unit (New) | | | | 0 | units | \$5,200 | \$0 |
| B. Telephone System Equipment: | | | | 0 | units | \$525 | \$0 |
| C. Router with Switch and racks: (\$25,000 - up to 24 users; \$85,000 - up to 96 users); (48-port UPOE \$15,000; 24-port UPOE \$8,500) | | | | | | \$0 | |
| D. UPS System: (Small - \$ 15,000; Large - \$35,000) | | | | | | \$0 | |
| E. Server (If required - \$35,000) | | | | | | \$0 | |
| F. Registered Cabling Design / Engineering Service | | | | 0 | Man Hours | \$80 | \$0 |
| G. Wi-Fi System with conduits (One device per 2000 s.f.) | | | | 0 | ea | \$5,000 | \$0 |
| H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr) | | | | 0 | Man Hours | \$54 | \$0 |
| I. Other (Specify) | | | | 0 | unit (specify) | \$0 | \$0 |
| SUBTOTAL BUILDING FIXTURES & HARDWARE | | | | | | \$0 | |
| 2022 / 2023 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM | | | | | | \$1,262,363 | |
| VII. FF & E (Free-Standing Furniture & Computers) | | | | | | | |
| A. Facility: (Free-Standing Furnishings and Computer Equipment) | | | | 0 | s.f. | \$20 | \$0 |
| B. Computer with Printer and Software | | | | 0 | units | \$4,500 | \$0 |
| C. Alarm System Service (First Year) | | | | 0 | system | \$13,500 | \$0 |
| D. Other (specify) | | | | 0 | unit | \$0 | \$0 |
| VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication | | | | | | \$0 | |
| SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS | | | | | | \$0 | |
| 2023 / 2024 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES | | | | | | \$1,262,363 | |
| Created By: Bobby Anderson | | | | | | | |