

**CLACKAMAS COMMUNITY COLLEGE  
ATHLETIC FACILITY MASTER PLAN**

CONCEPTUAL DESIGN COSTS - Final Concept  
COST ESTIMATE

June 27, 2018

ITEM	QTY	UNIT	UNIT COST	TOTAL COST
<b>DIRECT CONSTRUCTION COSTS</b>				
<u>Track &amp; Field Facility - Phase 1</u>				
Mobilization/Project Start Up	1	Allow	\$ 25,000	\$ 25,000
Earthwork	206500	SF	\$ 1.00	\$ 206,500
Synthetic Track Surfacing (BSS 2000)	13132	SY	\$ 75.00	\$ 984,902
Track Rock Base, Asphalt, and Concrete Header (outside)	118200	SF	\$ 6.00	\$ 709,200
Synthetic Turf, Base, Concrete Header, Nailer, Drainage	55400	SF	\$ 12.00	\$ 664,800
Subgrade Stabilization*	206500	SF	\$ 1.25	\$ 258,125
Fence (42" height)	1685	LF	\$ 40.00	\$ 67,400
Bleachers (2000 seats) and Press Box*	1	Each	\$ 825,000.00	\$ 825,000
Concrete Paving	32900	SF	\$ 6.00	\$ 197,400
Concessions/Restroom Building	1	Each	\$ 225,000.00	\$ 225,000
Storage Building	1	Each	\$ 150,000.00	\$ 150,000
Score Board (Daktronics or similar)	1	Each	\$ 150,000.00	\$ 150,000
Lawn (at Hammer Throw Area)	25200	SF	\$ 3.00	\$ 75,600
Track & Field Equipment (Fixed/Inground)	1	Each	\$ 100,000.00	\$ 100,000
Track & Field Lighting (Musco)	1	Each	\$ 415,000.00	\$ 415,000
Repair Area	29300	SF	\$ 1.00	\$ 29,300
Civil and Site Utilities (excludes electrical)	1	Allow	\$ 110,000	\$ 110,000
Electrical Service*	1	Allow	\$ 35,000	\$ 35,000
<b>Track &amp; Field Facility Total</b>				<b>\$ 5,228,227</b>
<u>Baseball Field - Phase 2</u>				
Mobilization/Project Start Up	1	Allow	\$ 25,000	\$ 25,000
Earthwork	183800	SF	\$ 1.00	\$ 183,800
Synthetic Turf, Base, Concrete Header, Nailer, Drainage	162800	SF	\$ 12.00	\$ 1,953,600
Subgrade Stabilization*	183400	SF	\$ 1.25	\$ 229,250
Backstop System	1	Each	\$ 90,000.00	\$ 90,000
Fence (6' height)	1200	LF	\$ 55.00	\$ 66,000
Dugouts (2 total)	2	Each	\$ 40,000.00	\$ 80,000
Bleachers (650 seats) and Press Box*	1	Each	\$ 250,000.00	\$ 250,000
Concrete Paving	20600	SF	\$ 6.00	\$ 123,600
Concessions/Restroom Building	1	Each	\$ 225,000.00	\$ 225,000
Hitting Barn	1	Each	\$ 100,000.00	\$ 100,000
Score Board (Daktronics or similar)	1	Each	\$ 150,000.00	\$ 150,000
Field Lighting	1	Each	\$ 575,000.00	\$ 575,000
Repair Area	17800	SF	\$ 1.00	\$ 17,800
Civil and Site Utilities (excludes electrical)	1	Allow	\$ 100,000	\$ 100,000
Electrical Service*	1	Allow	\$ 35,000	\$ 35,000
<b>Baseball Field Total</b>				<b>\$ 4,204,050</b>
<u>Soccer/Lacrosse Field - Phase 3</u>				
Mobilization/Project Start Up	1	Allow	\$ 20,000	\$ 20,000
Earthwork	108900	SF	\$ 1.00	\$ 108,900
Synthetic Turf, Base, Concrete Header, Nailer, Drainage	93200	SF	\$ 12.00	\$ 1,118,400
Subgrade Stabilization*	108900	SF	\$ 1.25	\$ 136,125
Field Netting (at ends of field)	2	Each	\$ 20,000.00	\$ 40,000
Fence (6' height)	760	LF	\$ 55.00	\$ 41,800

Bleachers (750 seats) and Press Box*	1	Each	\$	325,000.00	\$	325,000
Concrete Paving	15700	SF	\$	6.00	\$	94,200
Concessions/Restroom Building	1	Each	\$	225,000.00	\$	225,000
Score Board (Daktronics or similar)	1	Each	\$	150,000.00	\$	150,000
Field Lighting	1	Each	\$	415,000.00	\$	415,000
Repair Area	31500	SF	\$	1.00	\$	31,500
Civil and Site Utilities (excludes electrical)	1	Allow	\$	80,000	\$	80,000
Electrical Service*	1	Allow	\$	35,000	\$	35,000
<b>Soccer/Lacrosse Field Total</b>					\$	<b>2,820,925</b>

Softball Field - Independent Phase

Mobilization/Project Start Up	1	Allow	\$	15,000	\$	15,000
Earthwork	67100	SF	\$	1.00	\$	67,100
Synthetic Turf, Base, Concrete Header, Nailer, Drainage	55500	SF	\$	12.00	\$	666,000
Subgrade Stabilization*	67100	SF	\$	1.25	\$	83,875
Backstop System	1	Each	\$	75,000.00	\$	75,000
Fence (6' height)	650	LF	\$	55.00	\$	35,750
Dugouts (2 total)	2	Each	\$	40,000.00	\$	80,000
Bleachers (650 seats) and Press Box*	1	Each	\$	250,000.00	\$	250,000
Concrete Paving	11600	SF	\$	6.00	\$	69,600
Concessions/Restroom Building	1	Each	\$	225,000.00	\$	225,000
Hitting Barn	1	Each	\$	100,000.00	\$	100,000
Score Board (Daktronics or similar)	1	Each	\$	150,000.00	\$	150,000
Field Lighting	1	Each	\$	315,000.00	\$	315,000
Repair Area	22700	SF	\$	1.00	\$	22,700
Civil and Site Utilities (excludes electrical)	1	Allow	\$	45,000	\$	45,000
Electrical Service*	1	Allow	\$	35,000	\$	35,000
<b>Softball Field Total</b>					\$	<b>2,235,025</b>

Estimated Direct Construction Cost (DCC) \$ 14,488,227

INDIRECT CONSTRUCTION COSTS @ 20%  
General Requirements, Bonds, Insurance, Contractor Contingency, etc.

Estimated Indirect Construction Cost (ICC) \$ 2,897,645

OWNER SOFT COSTS @ 15%  
Design Fees, Design Contingency, Permits, Administration, etc.

Estimated Owner Soft Cost (OSC) \$ 2,173,234

**TOTAL PROJECT COST (DCC + ICC + OSC) \*\* \$ 19,559,106**

NOTES:

\* Denotes allowance to be refined; cost will vary depending on final design and materials

\*\* Assume 4%-5% yearly inflation beginning January 2019.