

To: Village of Los Ranchos, Board of Trustees, Mayor

From: Sites Southwest, Tierra West

Date: November 3, 2016

Subject: 65% Construction Plan Submittal

Plans

The 65% plan set includes civil drawings and details (plan and profiles, striping plans, grading and drainage, utilities, and traffic control), landscape drawings and details (construction plans, planting plans, site furnishings), and architectural plans for the bus shelters. Irrigation and dimensioning drawings are contingent upon general approval of the landscape plans, and will be included in the next submittal.

Estimate

The included estimate has been updated from the 30% estimate to reflect the revisions shown in this 65% plan set. This information is based on quantities shown in the plan set, and is supplemented by informed estimates of quantities for areas not yet fully designed. Gross receipts tax and a 15% contingency are included.

PowerPoint Presentation

The presentation illustrates design inspiration and precedents, with selected graphics from the plan set included to show how these elements are integrated into the proposed design. They include materials, site furnishings, lighting, LID / drainage improvements, vegetation, and architectural features, all of which reflect the character and culture of the village.

4th Street Revitalization-Village of Los Ranchos
Phase 1 (Schulte Rd. to Pueblo Solano Rd.) - Opinion of Probable Cost
65% Submittal

Prepared by Tierra West LLC & Sites Southwest
 November 3, 2016

<u>Item No.</u>	<u>Item Description</u>	<u>Unit</u>	<u>Est. Qty.</u>	<u>Unit Cost</u>	<u>Totals</u>
Site Preparation					
1	Mobilization	%	1	4.50%	\$ 118,188.15
2	Construction Surveying	%	1	2.00%	\$ 52,528.07
3	Traffic Control	%	1	3.75%	\$ 98,490.12
4	Permitting	LS	1	\$ 4,000.00	\$ 4,000.00
				Subtotal	\$ 273,206.34
Hardscape					
<i>Roadway & Civil</i>					
5	Demo Shoulder for New Improvements	SY	8,196	\$ 6.23	\$ 51,060.39
6	Demo Asphalt for Median Paving & Turn Lane Stamped Concrete	SY	5,667	\$ 6.23	\$ 35,303.33
7	Excavate for LID Treatment (no haul)	CY	2,389	\$ 1.25	\$ 2,986.25
8	Excavate & Haul for LID Treatment	CY	2,479	\$ 8.55	\$ 21,195.45
9	Underground utility relocation	LS	1	\$ 70,633.56	\$ 70,633.56
10	Asphalt, C.I.P - Complete Overlay of Existing Surface (Lanes)	SY	6,677	\$ 16.00	\$ 106,833.07
11	Asphalt, C.I.P - Where shoulders were removed.	SY	331	\$ 34.17	\$ 11,304.95
12	LID Treatment (Subgrade)	LS	1	\$ 221,448.00	\$ 221,448.00
13	Water Quality Manhole	EA	20	\$ 2,797.04	\$ 55,940.80
14	Power pole relocation / replacement	LS	1	\$ 200,000.00	\$ 200,000.00
15	Median Paving (stamped concrete)	SF	2,800	\$ 8.50	\$ 23,800.00
16	New Striping	LF	6,500	\$ 1.20	\$ 7,800.00
17	Concrete header curb	LF	6,750	\$ 12.00	\$ 81,000.00
18	Concrete edger curb	LF	7,000	\$ 10.00	\$ 70,000.00
19	Vehicular Permeable Pavers (at parallel parking, gutter pan, and "roundabouts")	SF	15,480	\$ 12.00	\$ 185,760.00
20	Cobble Paving (at "roundabout" intersections)	SF	450	\$ 12.00	\$ 5,400.00
21	6" Concrete drivepads	SF	11,500	\$ 7.50	\$ 86,250.00
22	4" Pedestrian Sidewalks (pigmented concrete)	SF	18,800	\$ 7.00	\$ 131,600.00
23	Pedestrian Permeable Brick Pavers	SF	12,300	\$ 12.00	\$ 147,600.00
24	ADA access ramp, C.I.P.	EA	30	\$ 1,750.00	\$ 52,500.00
25	6" Concrete Crosswalk & Striping	SF	4,175	\$ 8.50	\$ 35,487.50
26	Signalized pedestrian crossing	EA	3	\$ 35,000.00	\$ 105,000.00
<i>Public Parking Lot</i>					
27	Base course parking lot	SF	22,570	\$ 2.00	\$ 45,140.00
28	Concrete parking bumpers	EA	57	\$ 150.00	\$ 8,550.00
29	Landscape areas, C.I.P.	SF	2,475	\$ 5.00	\$ 12,375.00
30	4" Pedestrian Sidewalks (pigmented concrete)	SF	3,550	\$ 7.00	\$ 24,850.00
31	Concrete header curb	LF	930	\$ 12.00	\$ 11,160.00
<i>Streetscape Aesthetics</i>					
32	Bus shelters	EA	6	\$ 18,000.00	\$ 108,000.00
33	Benches	LS	1	\$ 45,000.00	\$ 45,000.00
34	Trash receptacles	LS	1	\$ 15,000.00	\$ 15,000.00
35	Commercial String Lighting	LS	1	\$ 50,000.00	\$ 50,000.00
36	Pedestrian lighting, C.I.P.	EA	110	\$ 2,000.00	\$ 220,000.00
37	Roadway lighting, C.I.P.	LS	1	\$ 25,000.00	\$ 25,000.00
38	Primary Gateway Features, C.I.P.	EA	2	\$ 45,000.00	\$ 90,000.00
39	Street signage	LS	1	\$ 110,000.00	\$ 110,000.00
				Subtotal	\$ 2,473,978.30
Landscape					
<i>Streetscape Aesthetics</i>					
40	Landscape areas, C.I.P. (incl. plant material, irrigation, & mulches)	SF	23,000	\$ 5.00	\$ 115,000.00
41	Concrete bridge over acequia (6" pre-formed Reinforced)	SF	265	\$ 9.00	\$ 2,385.00
42	Acequia channel- 2 Poured in place retaining walls (length of channel x2)	LF	1,460	\$ 24.00	\$ 35,040.00
				Subtotal	\$ 152,425.00
41				Subtotal	\$ 2,899,609.64
42				Contingency 15%	\$ 434,941.45
43				Subtotal	\$ 3,334,551.09
44				NMGRT 7.0625%	\$ 235,502.67
45				TOTAL	\$ 3,570,053.76

ASSUMPTIONS

- a) Does not include ROW acquisition.
- b) Includes allocation for utility pole relocations.
- c) All lighting figured as new standards.
- d) Allocation included in lighting costs for minor decorative fixtures.
- e) LID treatment areas are calculated as a percentage of the overall section length.
- f) LID depth treatment assumed at 15' to get to permeable layers, trench boxes assumed for construction.
- g) Drainage estimates include costs for ROW drainage only.
- h) Estimate does not include any costs for off hour work.

Data Assumptions:		Unit Cost	Unit	Cross Section Distance	3 Lane Section (without parallel parking) - North Fourth	3 Lane Section with On Street Parking - North Fourth	4 Lane Plus On Street Parking (wider ROW)	4 Lane Section - North Fourth Greenway (without on street parking)	Catalytic Project	Green Valley Road	Schulte Road	Tyler Road	4 Lane Section With On Street Parking
WORK ACTIVITY				Length of Roadway	1,199.00 ft	926.00 ft	236.00 ft	387.00 ft		137.00 ft	175.00 ft	150.00 ft	- ft
				Asphalt Drive Lane	20.00 ft	40.00 ft	40.00 ft	40.00 ft		- ft	- ft	- ft	40.00 ft
				Median Turn Lane Pavers or Stamped Concrete	12.00 ft	12.00 ft	- ft	- ft		- ft	- ft	- ft	- ft
				Diminishing Asphalt Median	- ft	8.00 ft	10.00 ft	8.00 ft		- ft	- ft	- ft	- ft
				Parallel Parking (Permeable Paver)	- ft	8.00 ft	8.00 ft	8.00 ft		18.00 ft	9.00 ft	8.00 ft	8.00 ft
				Landscape Area (Permeable Paver)	16.00 ft	13.00 ft	10.00 ft	10.00 ft		7.00 ft	6.00 ft	10.00 ft	8.00 ft
				Landscape Area	8.00 ft	7.00 ft	8.00 ft	6.00 ft		- ft	2.50 ft	10.00 ft	4.00 ft
				LID Storage Reservoir	28.00 ft	24.00 ft	26.00 ft	18.00 ft		19.00 ft	11.00 ft	20.00 ft	10.00 ft
				Width of Shoulder Removal	28.00 ft	28.00 ft	26.00 ft	21.00 ft		- ft	- ft	- ft	20.00 ft
				% LID Treatment	0.80 multiplier	0.70 multiplier	0.60 multiplier	0.30 multiplier		1.00 multiplier	1.00 multiplier	1.00 multiplier	0.50 multiplier
				Curb	2	2	2	2		2	1	2	2
ROADWAYS													
Roadway Installation													
	\$	6.23	SY	Shoulder Removal Cost (saw cut, remove and dispose)	3730.22	2880.89	681.78	803.00		0.00	0.00	0.00	Quantity
	\$	6.23	SY	Asphalt Removal for Median & Turn Lane Pavers or Concrete	3197.33	2469.33	0.00	0.00		0.00	0.00	0.00	Cost
	\$	1.25	CY	Excavation for LID under landscaping - no haul	2101.43	2248.43	454.32	506.72		0.00	0.00	0.00	0.00
	\$	8.55	CY	Excavation & Haul for LID treatment (assumes 6' depth)	4762.00	3333.91	676.60	1442.73		0.00	0.00	0.00	0.00
	\$	16.00	SY	Asphalt Drive Lane - Overlay Only	2600.44	1433.60	923.02	1720.00		0.00	0.00	0.00	0.00
	\$	34.17	SY	Asphalt for Portion where pavers are not used at Parallel Parking	0.00	246.93	83.91	0.00		0.00	0.00	0.00	0.00
	\$	16.00	SY	Asphalt Median - Overlay Only (option in lieu of Pavers/Concrete)	1598.67	1234.67	262.22	0.00		0.00	0.00	0.00	0.00
	\$	69.55	SY	Asphalt Paving - Remove and Replace all	2664.44	2057.76	1311.11	1720.00		0.00	0.00	0.00	0.00
	\$	54.00	SY	Median Turn Lane Pavers	1598.67	1234.67	0.00	0.00		0.00	0.00	0.00	0.00
	\$	44.00	SY	Median Turn Lane Stamped Concrete	1598.67	1234.67	0.00	0.00		0.00	0.00	0.00	0.00
	\$	54.00	SY	Parallel Parking - Permeable Paver (uses LID multiplier)	0.00	576.16	126.67	0.00		274.00	175.00	133.33	0.00
	\$	54.00	SY	Crosswalk - Permeable Paver	64.00	48.00	0.00	0.00		0.00	0.00	0.00	0.00
	\$	17.00	TON	LID Treatment - Rock Fill - 2" material 1.25' depth	1547.65	1083.52	219.90	468.89		0.00	0.00	0.00	0.00
	\$	17.00	TON	LID Treatment - Rock Fill - 4" material 1.25' depth	1547.65	1083.52	219.90	468.89		0.00	0.00	0.00	0.00
	\$	17.00	TON	LID Treatment - Rock Fill - 6" material 2.50' depth	3095.30	2167.04	439.79	937.77		0.00	0.00	0.00	0.00
	\$	34.00	CY	LID Install of Rock Fill	6190.60	3333.91	676.60	1442.73		0.00	0.00	0.00	0.00
	\$	18.00	SY	LID Treatment - Geotextile Fabric	3168.00	2576.44	521.98	900.00		0.00	0.00	0.00	0.00
	\$				372,744.60	233,408.27	47,352.54	97,137.15					
C&G and Aprons													
	\$	19.55	LF	Curb & Gutter	2398.00	1852.00	472.00	774.00		274.00	175.00	300.00	0.00
	\$	54.00	SY	Permeable Paver Fun (3' depth)	799.33	617.33	157.33	258.00		91.33	58.33	100.00	0.00
	\$	2,400.00	EA	Concrete Apron/Driveway	16.00	6.00	2.00	6.00		0.00	0.00	0.00	0.00
	\$			Total Curb & Gutter									
Sidewalks & Handicap Ramps													
	\$	40.09	SY	Sidewalks	2131.56	1337.56	262.22	430.00		106.56	116.67	0.00	0.00
	\$	54.00	SY	Sidewalks (permeable paver)	2131.56	1337.56	262.22	430.00		106.56	116.67	0.00	0.00
	\$	1,540.10	EA	Handicap Ramps & Truncated Domes	32	12	4	12		0	0	0	0
	\$			Total Sidewalks and Handicap Ramps									
Traffic & Signage													
	\$	25,000.00	EA	Signalized Pedestrian Crossing	1	1	0	0		0	0	0	0
	\$	1.00	LF	Endicate Striping	-	-	-	-		0	0	0	-
	\$	1.20	LF	New Striping	8,393.00	6,482.00	1,652.00	2,709.00		0	0	0	-
	\$	283.20	EA	Intersection Signage	0	0	0	0		0	0	0	-
	\$			Total Traffic & Signage									
Lighting													
	\$	3,700.00	EA	New Lighting Standard - Westside (100' o.c.)	12.00	10.00	3.00	4.00		-	-	-	-
	\$	400.00	EA	Pull Boxes for West Side Fixture	3.00	3.00	1.00	1.00		-	-	-	-
	\$	2,000.00	EA	New Lighting Standard - Eastside (100' o.c.)	12.00	10.00	3.00	4.00		-	-	-	-
	\$	5.00	LF	Conduit for lighting (assumes only westside required)	1,199.00	926.00	236.00	387.00		-	-	-	-
	\$				107,985.00	89,090.00	26,140.00	35,805.00					
Utility Relocation													
	\$	721.98	EA	Manhole Adjustment w/ Cistern Adjustment	6.00	5.00	2.00	2.00		1.00	3.00	3.00	-
	\$	1,000.00	EA	Relocate Water Meter Box	9.00	6.00	0.00	0.00		1.00	0.00	1.00	-
	\$	2,500.00	EA	Overhead Pole Relocation	11.00	0.00	1.00	1.00		0.00	0.00	0.00	-
	\$	350.00	EA	Water Valve Adjustments	10.00	2.00	2.00	1.00		0.00	1.00	0.00	-
	\$	180,000.00	EA	Signal Adjustment	-	-	-	1.00		-	-	-	-
	\$				44,331.88	10,309.90	4,643.96	93,943.96		1,721.98	2,515.94	3,165.94	
Street Scapes													
	\$	650.00	EA	Trash Receptacle (1000' spacing)	1.20	0.93	0.24	0.39		EA	EA	EA	EA
	\$	1,200.00	EA	Benches (1000' spacing)	1.20	0.93	0.24	0.39		EA	EA	EA	EA
BRIDGE STRUCTURE BUDGET													
Landscaping - Installation													
	\$	4.50	SF	New Landscaping	9,592.00	6,482.00	1,888.00	2,322.00		9.13	11.67	15.00	-
	\$	245.00	EA	Trees (30' o.c. spacing)	79.93	61.73	15.73	25.80		EA	EA	EA	EA
LANDSCAPING TOTALS													
Catalytic Project													
	\$	1.15	CY	6" Cut/Fill - Grading of Site					533.67				
	\$	1.85	SY	Final Grading of Area					3202				
	\$	485	SY	4" Base Course with Subgrade compaction @ 95%					3202				
	\$	150.00	EA	Parking Bumpers					74				