

# BELT LINE ROAD ENHANCEMENT



TOWN OF ADDISON • FEBRUARY 2019

# Belt Line Road Landscape Enhancements

## PHASE 1 SCOPE



Prepared under the direction  
of the Town of Addison, TX



Planning, design consultation and  
documentation provided by Pacheco Koch



# **PROJECT SCOPE & SCHEDULE**

# OVERALL MASTER PLAN OPINION OF PROBABLE COST

## CONCEPT PLAN LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (ITEMIZED)

PK Estimate

Project Name: Belt Line Road Enhancements - Medium Option with High Finishes (Overall-Vision)  
Prepared by: AMD

4060-17.518  
2/20/2019

Description	PK Est. Quant.	Unit	Unit Cost	Total
<b>LUMP SUM (REFERENCE CONCEPTS FOR BREAKDOWN)</b>				
Bus Stop w/ Shelter	6	EA	\$ 91,176.70	\$ 547,060.20
Intersections	3	EA	\$ 221,457.80	\$ 664,373.40
Intersection (Ends)	2	EA	\$ 121,042.95	\$ 242,085.90
Median	4	EA	\$ 75,775.90	\$ 303,103.60
Cost of Acquiring Land (Outside ROW) (Potential Borrowed Space)	6,000	SF	\$ 30.00	\$ 180,000.00
			<b>SUBTOTAL</b>	<b>\$ 1,936,623.10</b>
<b>ADDITIONAL PAVING</b>				
City Sidewalk	3,342	SF	\$ 10.00	\$ 33,420.00
			<b>SUBTOTAL</b>	<b>\$ 33,420.00</b>
<b>SITE FURNITURE</b>				
Trash Receptacle	10	EA	\$ 1,300.00	\$ 13,000.00
Bench	10	EA	\$ 1,950.00	\$ 19,500.00
			<b>SUBTOTAL</b>	<b>\$ 32,500.00</b>
<b>MISCELLANEOUS</b>				
Gateway Monument	1	EA	\$ 50,456.50	\$ 50,456.50
Retaining Wall	1,000	SF	\$ 73.00	\$ 73,000.00
Owner Landscape Repair	30,000	SF	\$ 5.00	\$ 150,000.00
			<b>SUBTOTAL</b>	<b>\$ 273,456.50</b>
			<b>SUBTOTAL</b>	<b>\$ 2,275,999.60</b>
			PROFESSIONAL SERVICES/TESTING/FEES 10.00%	\$ 227,599.96
			CONTINGENCY 10.00%	\$ 227,599.96
			<b>TOTAL</b>	<b>\$ 2,503,599.56</b>
			<b>SAY</b>	<b>\$ 2,505,000.00</b>

<b>ADD ALTERNATE #1</b>				
Existing Paver Removal	5,000	SF	\$ 2.00	\$ 10,000.00
Enhanced Pavers incl. Concrete Base	5,000	SF	\$ 15.65	\$ 78,250.00
			<b>TOTAL</b>	<b>\$ 88,250.00</b>

NOTE: PROFESSIONAL SERVICES FEES ARE BASED ON ESTIMATED 2.1M BUDGET.

# FUNDS AVAILABLE PHASE I

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• FY 2019 Budgeted Amount	\$ 1,018,000
• Potential Savings Belt Line Undergrounding	\$ 974,000
• <u>DART Street Repair fund</u>	<u>\$ 135,022*</u>
<b>Total Proposed Construction Budget</b>	<b>\$ 2,127,022</b>

\* There is potential for DART to also share in the cost of benches, concrete pads and bus shelters that meet ridership criteria. This would be determined during the construction document phase.

# PHASE I SCOPE OVERVIEW

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**FULL LANDSCAPE ARCHITECTURE PLAN SERVICES:** Pacheco Koch will provide Landscape Architecture Design services that consists of hard and soft surface elements of the site on the ground plane, excluding vehicular paving.

## MASTER PLAN ELEMENTS

- Bus stops w/ shelter
- Enhanced intersections
- Enhanced medians and ROW
- Gateway monument
- Sidewalk addition
- Removal and replacement of existing pavers

## SCOPE OF WORK

- Traffic control
- Demolition/selective removal
- Pedestrian paving, back of curbs R.O.W. limits (with exceptions)
- Site furniture, mow curbs, retaining walls less than 36" in height
- Landscape planting/softscape including ornamental planters
- Irrigation system design
- Exterior shade structures to be coordinated with team's structural engineer
- Monument to be coordinated with team's structural and MEP engineer
- Special Service – Partial Topographic Survey
- Special Service – Public Meetings
- Special Service – Bid Phase Services
- Special Service – Construction Phase Services



*Image* Bus Stop

# PHASE I OPINION OF PROBABLE COST

## CONCEPT PLAN LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (ITEMIZED)

PK Estimate

Project Name: Belt Line Road Enhancements - Medium Option with High Finishes (Phase I)  
Prepared by: AMD

4060-17.518  
2/20/2019

Description	PK Est. Quant.	Unit	Unit Cost	Total
<b>LUMP SUM (REFERENCE CONCEPTS FOR BREAKDOWN)</b>				
Bus Stop w/ Shelter	4	EA	\$ 91,176.70	\$ 364,706.80
Intersections	3	EA	\$ 221,457.80	\$ 664,373.40
Intersection (Ends)	2	EA	\$ 121,042.95	\$ 242,085.90
Median	4	EA	\$ 75,775.90	\$ 303,103.60
Cost of Acquiring Land (Outside ROW) (Potential Borrowed Space)	4,000	SF	\$ 30.00	\$ 120,000.00
			<b>SUBTOTAL</b>	<b>\$ 1,694,269.70</b>
<b>ADDITIONAL PAVING</b>				
City Sidewalk	3,342	SF	\$ 10.00	\$ 33,420.00
			<b>SUBTOTAL</b>	<b>\$ 33,420.00</b>
<b>SITE FURNITURE</b>				
Trash Receptacle	10	EA	\$ 1,300.00	\$ 13,000.00
Bench	10	EA	\$ 1,950.00	\$ 19,500.00
			<b>SUBTOTAL</b>	<b>\$ 32,500.00</b>
<b>MISCELLANEOUS</b>				
Gateway Monument	1	EA	\$ 50,456.50	\$ 50,456.50
Retaining Wall	1,000	SF	\$ 73.00	\$ 73,000.00
			<b>SUBTOTAL</b>	<b>\$ 123,456.50</b>
			<b>SUBTOTAL</b>	<b>\$ 1,883,646.20</b>
			PROFESSIONAL SERVICES/TESTING/FEEES 10.00%	\$ 188,364.62
			CONTINGENCY 10.00%	\$ 188,364.62
			<b>TOTAL</b>	<b>\$ 2,072,010.82</b>
			<b>SAY</b>	<b>\$ 2,075,000.00</b>

<b>ADD ALTERNATE #1</b>				
Existing Paver Removal	5,000	SF	\$ 2.00	\$ 10,000.00
Enhanced Pavers incl. Concrete Base	5,000	SF	\$ 15.65	\$ 78,250.00
Owner Landscape Repair	20,000	SF	\$ 5.00	\$ 100,000.00
			<b>TOTAL</b>	<b>\$ 188,250.00</b>

NOTE: PROFESSIONAL SERVICES FEES ARE BASED ON ESTIMATED 2.1M BUDGET.

**COMMENTS OR QUESTIONS**