



# LEGION PARK

OVERLAND  
MISSOURI

2014 MASTER PLAN UPDATE



## vision statement

Legion Park is a place where Overland residents come together to enjoy year-round passive and active recreation in a beautiful setting.

## goals + objectives

- 01** Create a vehicular solution with a sense of arrival, through-park access, and efficient parking.
- Reduce main parking area to accommodate an average park event day.
  - Offer a temporary overflow parking area for large events that also allows access to the storage area on the north side of the park.
  - Use the topography on the site to create planted slopes at the entrance drive.

## 02 Offer various programming for diverse activity levels, interests, and age groups.

- Convert the baseball diamond to a more flexible multi-use field that reflects the current recreation needs for the Overland community.
- Introduce four sand volleyball courts that can be used for recreation play or tournament league events.
- Offer an engaging playground nestled into the slopes on site to create an exciting, one-of-a-kind experience in the immediate Overland area.
- Introduce a multi-use pavillion with restrooms, vending, shaded seating areas, and possible future concessions.
- Create a designated space for the community garden members to engage in production gardening activities and events.
- Offer a trail system within the park for walkers, joggers, runners, cyclists to loop around the park for passive exercise and visual access to the exciting activities within the park.

## 03 Make a place that supports natural cycles and systems with a focus on maintenance activities and education benefits.

- Introduce a bioretention area that will be a site amenity and also manage a portion of the stormwater on the site by slowing down sheet flows, filtering sediments, and infiltrating into the ground water system.
- Introduce native understory plantings along the edges of the park to reduce mowing responsibilities, buffer views, and create habitat.
- Introduce native grass areas to reduce mowing responsibilities, create habitat, and improve soils on the site.
- Use permeable paving in strategic areas on the site the reduce surface stormwater runoff

# EXISTING CONDITIONS



# OVERALL MASTER PLAN



# ENTRY DRIVE



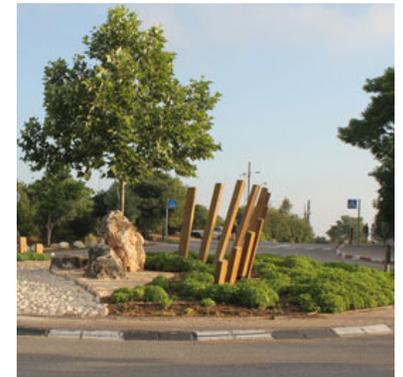
## cost opinion

Item		Quantity	Unit	Unit Cost	Subtotal
1	Demolition of existing road	5,275	sf	\$1.25	\$6,593.75
2	Grading	1	al	\$5,000.00	\$5,000.00
3	Asphalt paving	6,260	sf	\$4.00	\$25,040.00
4	Concrete pedestrian paths (6' width)	2,175	sf	\$7.50	\$16,312.50
5	Concrete curb 6" entire perimeter	350	lf	\$22.00	\$7,700.00
6	Planted area - trees and understory	1	al	\$5,000.00	\$5,000.00
7	Site furnishings: bike and trash	1	ea	\$2,500.00	\$2,500.00
8	Bollards	5	ea	\$1,500.00	\$7,500.00
				<b>Subtotal</b>	<b>\$75,646.25</b>

Costs do not include contingencies and fees. See page 15 for full costs.

## concept narrative

- The entry drive is the primary gateway to greet visitors to Legion Park.
- The convenient circle drive allows for turn around as well as drop off and unloading.
- Create a well defined entry to the park and clear definition of vehicular and pedestrian circulation.



# OVERFLOW PARKING + ACCESS DRIVE

## cost opinion

Item	Quantity	Unit	Unit Cost	Subtotal	
1	Demolition of existing pavement	7800	sf	\$ 1.25	\$9,500.00
2	Grading	1	al	\$3,000.00	\$3,000.00
3	Asphalt paving at roundabout	2,500	sf	\$4.00	\$10,000.00
4	Concrete pedestrian walks (6' width)	1,250	sf	\$7.50	\$9,375.00
5	Colored concrete road (heavy duty)	3,600	sf	\$15.00	\$54,000.00
6	Permeable paving (angled parking stalls)	5,000	sf	\$18.00	\$90,000.00
7	Concrete header at permeable paving (12" wide)	774	lf	\$22.00	\$17,028.00
8	Planted area - trees and understory	1	al	\$7,500.00	\$7,500.00
9	Planted area - sod lawn	370	sy	\$3.25	\$1,202.50
<b>Subtotal</b>				<b>\$189,105.50</b>	

Costs do not include contingencies and fees. See page 15 for full costs.



## concept narrative

- The access drive leads to the storage area to the north of the park, requiring special entry with a collapsible bollard at the main entrance circle.
- Most days, this amenity functions like the main pedestrian spine through the center spine of the park. The spine connects to the park trail networks.
- During popular park events, this spine can open for overflow angled parking. This is a great approach to plan for average events with special options for heavily-attended events.

# PARKING LOTS



## cost opinion [east]

Item		Quantity	Unit	Unit Cost	Subtotal
1	Demolition of existing pavement	13,195	sf	\$1.25	\$16,493.75
2	Grading	1	al	\$7,500.00	\$7,500.00
3	Asphalt paving (drive isle)	3,630	sf	\$4.00	\$14,520.00
4	Permeable paving (parking bays)	3,140	sf	\$16.00	\$50,240.00
5	Concrete header at permeable paving (12" wide)	245	lf	\$22.00	\$5,390.00
6	Concrete pedestrian paths (6' width)	2,700	sf	\$7.50	\$20,250.00
7	Concrete curb 6" entire perimeter	435	lf	\$22.00	\$9,570.00
8	Planted area - trees and understory	1	al	\$10,000.00	\$10,000.00
9	Planted area - native seed	950	sy	\$2.75	\$2,612.50
10	Lighting	5	ea	\$5,000.00	\$25,000.00
11	Entry signage	1	al	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$171,576.25</b>

Costs do not include contingencies and fees. See page 15 for full costs.

## concept narrative

- Permeable paving surface for the parking spaces will reduce stormwater runoff, reduce heat island effect, reduce the need for winter salting and plowing, and provide visual interest.
- Native plantings on the entrance slopes greet park visitors and support a strong character for the park.
- Locate day use parking on the perimeter of the park and allow the heart of the park to function as a pedestrian safe area.



## cost opinion [west]

Item	Quantity	Unit	Unit Cost	Subtotal
1 Grading	1	al	\$7,500.00	\$7,500.00
2 Asphalt paving (drive isle)	3,225	sf	\$4.00	\$12,900.00
3 Permeable paving (parking bays)	4,400	sf	\$16.00	\$70,400.00
4 Concrete header at permeable paving (12" wide)	225	lf	\$22.00	\$4,950.00
5 Concrete pedestrian walks (6' width)	2,540	sf	\$7.50	\$19,050.00
6 Concrete curb 6" entire perimeter	420	lf	\$22.00	\$9,240.00
7 Planted area - trees and understory	1	al	\$10,000.00	\$10,000.00
8 Planted area - native seed	725	sy	\$2.75	\$1,993.75
9 Lighting	5	ea	\$5,000.00	\$25,000.00
			<b>Subtotal</b>	<b>\$161,033.75</b>

Costs do not include contingencies and fees. See page 15 for full costs.



# NORTH MULTIUSE FIELD



## cost opinion

Item	Quantity	Unit	Unit Cost	Subtotal
1 Demolition of existing restroom and ballfield	1	al	\$25,000.00	\$25,000.00
2 Multiuse field grading (240' x 130')	1	al	\$35,000.00	\$35,000.00
3 Multiuse field sod	3,500	sy	\$4.25	\$14,875.00
4 Field irrigation	35,000	sf	\$1.50	\$52,500.00
5 Field lighting	1	al	\$100,000.00	\$100,000.00
6 Concrete pedestrian paving (loop walk)	7,030	sf	\$7.50	\$52,725.00
7 North family pavillion	1	al	\$85,000.00	\$85,000.00
8 Planted area - trees and understory	1	al	\$25,000.00	\$25,000.00
9 Planted area - sod lawn (not including field)	2,300	sy	\$3.25	\$7,475.00
10 Planted area - native edge	5,200	sy	\$2.75	\$14,300.00
11 Picnic shelters (single table)	2	ea	\$40,000.00	\$80,000.00
12 Site Furnishings (trash and benches)	1	al	\$20,000.00	\$20,000.00
13 North park and trail entry enhancements	1	al	\$7,500.00	\$7,500.00
<b>Subtotal</b>				<b>\$511,875.00</b>

Costs do not include contingencies and fees. See page 15 for full costs.

## soccer field sizes

Division:	Size:	Quantity:
Age 6/7	60'x90'	4
Age 8	60'x90'	4
Age 9	30'x40'	2
Age 10	120'x180'	1
Age 11	120'x210'	1

## concept narrative

- The multiuse field surfaced as an important amenity for Overland residents. The field is sized for practice and non-competitive recreation leagues.
- The field can easily be subdivided into three smaller fields oriented north-south.
- This is open and adaptable greenspace that can accommodate a variety of sporting and other community events.
- The edge of the field is a woodland buffer for screening and reduced mowing responsibilities.
- The loop trail around the field is perfect for walking, running, and people watching.

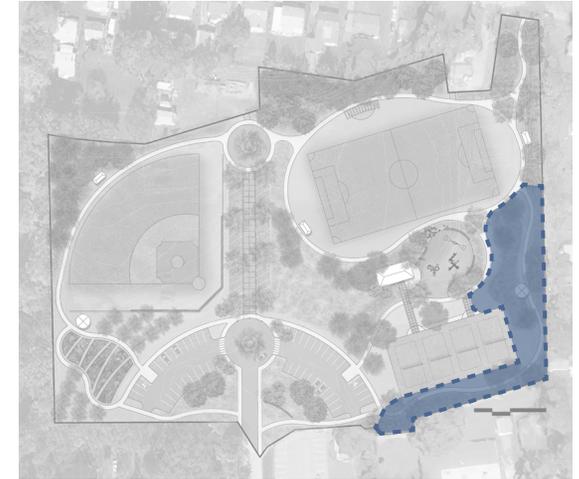


# BIORETENTION AREA + CONNECTING PATHS

## cost opinion

Item	Quantity	Unit	Unit Cost	Subtotal
1 Demolition, grading, and outfall	1	al	\$15,000.00	\$15,000.00
2 Planted area - trees and understory	1	al	\$2,500.00	\$2,500.00
3 Planted area - bioretention	5,035	sf	\$4.00	\$20,140.00
4 Planted area - sod lawn	1,845	sy	\$3.25	\$5,996.25
5 Educational overlook shelter and signage	1	al	\$75,000.00	\$75,000.00
6 Concrete pedestrian paving (6' width)	2,975	sf	\$7.50	\$22,312.50
7 Site furnishings (trash and benches)	1	al	\$2,500.00	\$2,500.00
			<b>Subtotal</b>	<b>\$143,448.75</b>

Costs do not include contingencies and fees. See page 15 for full costs.



## concept narrative

- The bioretention area will store and infiltrate surface stormwater runoff from the multiuse field and the playground surface.
- This feature is an amenity for the community to enjoy. Park visitors can learn about stormwater cycles and bioretention benefits at the shelter node along the path.
- The vegetated stormwater system also offers habitat and corridors for local wildlife, thus increasing the biodiversity in the area.

# PLAYGROUND + MULTIUSE PAVILLION



## cost opinion

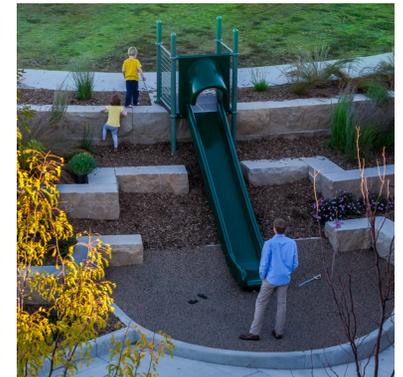
Item	Quantity	Unit	Unit Cost	Subtotal
1 Grading	1	al	\$10,000.00	\$10,000.00
2 Playground equipment	1	al	\$150,000.00	\$150,000.00
3 Playground surfacing	5,500	sf	\$18.00	\$99,000.00
4 Concrete header at edge of playground surfacing	270	lf	\$22.00	\$5,940.00
5 Multiuse pavillion with restrooms and vending	1	ea	\$300,000.00	\$300,000.00
6 Site furnishings (trash receptacles, picnic tables)	1	al	\$5,000.00	\$5,000.00
7 Seat walls (boulder 30" height)	130	lf	\$250.00	\$32,500.00
8 Plaza concrete pavements	500	sf	\$7.50	\$3,750.00
9 Planted area - trees and understory	1	al	\$25,000.00	\$25,000.00
10 Planted area - native seed	550	sy	\$2.75	\$1,512.50
11 Drinking fountain and utility water service	1	ea	\$15,000.00	\$15,000.00
12 Concrete pedestrian paving	2,500	sf	\$7.50	\$18,750.00
13 Decorative entrance paving	325	sf	\$12.00	\$3,900.00

Costs do not include contingencies and fees. See page 15 for full costs.

<b>Subtotal</b>	<b>\$670,352.50</b>
-----------------	---------------------

## concept narrative

- The playground is conveniently located between the volleyball courts and the multiuse field.
- The playground equipment can take advantage of the topography by incorporating a slide and/or play structure access point along the slope.
- Natural boulders and native landscape on the hillside surrounding the playground will enhance the immersive play experience.
- A resilient rubber play surface is safe and fun for kids.
- The multiuse pavillion will serve the whole park with restrooms, vending, shaded seating, and possible future concessions.



# SAND VOLLEYBALL COURTS

## cost opinion

Item		Quantity	Unit	Unit Cost	Subtotal
1	Grading	1	al	\$5,000.00	\$5,000.00
2	Sand volleyball courts - includes materials, nets, fencing, lighting, backstop netting, and referee stands	4	ea	\$21,250.00	\$85,000.00
3	Drinking fountain and sand rinse station feature	1	ea	\$7,500.00	\$7,500.00
4	Decorative entrance and plaza paving	750	sf	\$12.00	\$9,000.00
5	Concrete viewing area	550	sf	\$7.50	\$4,125.00
6	Planted area - trees and understory	1	al	\$5,000.00	\$5,000.00
7	Planted area - sod lawn	725	sy	\$3.25	\$2,356.25
				<b>Subtotal</b>	<b>\$112,981.25</b>

Costs do not include contingencies and fees. See page 15 for full costs.



## concept narrative

- Sand volleyball was identified as a preferred amenity by the community members in Overland.
- The courts can accommodate four games, which make it ideal for league tournaments.
- The courts will be fenced and lighted for safety and evening use.
- The sand volleyball courts will be a unique destination amenity within Legion Park.

# COMMUNITY GARDEN



## cost opinion

Item	Quantity	Unit	Unit Cost	Subtotal
1 Grading and utilities	1	al	\$5,000.00	\$5,000.00
2 Concrete pedestrian pavement	1,725	al	\$7.50	\$12,937.50
<b>Subtotal</b>				<b>\$17,937.50</b>

Costs do not include contingencies and fees. See page 15 for full costs.

Additional project materials to be provided by others, including community garden stakeholders:

- \* Raised bed materials
- \* Rain barrel irrigation system
- \* Storage shelter
- \* Production soils
- \* Planted area - fruit trees
- \* Planted area - other production plant materials

## concept narrative

- A designated space for the existing Roots to Shoots Community Garden within the park.
- Parks offers land and infrastructure and the community garden group provides the majority of the garden improvements, plant materials, and ongoing maintenance.
- The storage shelter can double as a place for relaxing in the shade, process vegetables, or community potluck and education events.
- The expanded community garden area is adequate space for growing vegetables, fruit trees, and on-site composting.



# PARKS IMPROVEMENT GRAND TOTAL

Pricing totals generated from 2014-2015 market values. Add 3% per year to account for inflation.

## PARK SECTION:

<b>01</b>	Entry Drive	\$75,646.25
<b>02</b>	Overflow Parking + Access Drive	\$189,105.50
<b>03</b>	East Parking Lot	\$171,576.25
<b>04</b>	West Parking Lot	\$161,033.75
<b>05</b>	North Multiuse Field	\$511,875.00
<b>06</b>	Bioretention Area + Connecting Paths	\$143,448.75
<b>07</b>	Playground + Multiuse Pavillion	\$670,352.50
<b>08</b>	Sand Volleyball Courts	\$112,981.25
<b>09</b>	Community Garden	\$17,937.50

## SUBTOTALS:

SUBTOTAL: \$2,053,956.75

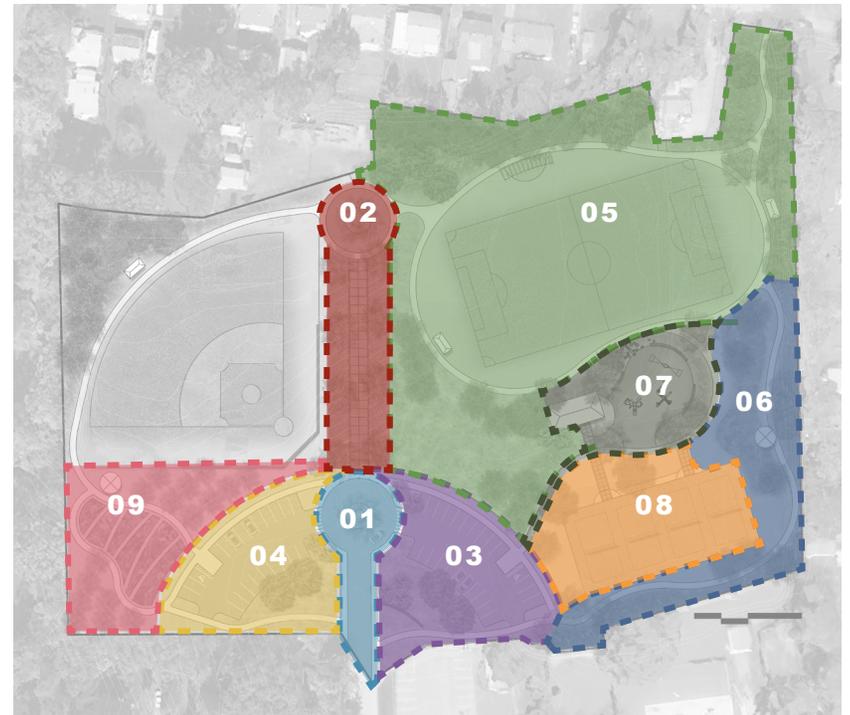
10% General Conditions: \$205,395.68

15% Construction Contingency: \$308,093.51

CONSTRUCTION SUBTOTAL: \$2,567,445.94

12% Design, Engineering, and permit subittal fee: \$308,093.51

**GRAND TOTAL: \$2,875,539.45**



# BALLFIELD [future development]



## cost opinion

Item		Quantity	Unit	Unit Cost	Subtotal
1	180' field with fence, dugouts, lights	1	ea	\$250,000.00	\$250,000.00
2	Finish grading	1	al	\$2,500.00	\$2,500.00
3	Concrete pedestrian pavement	2,400	ea	\$7.50	\$18,000.00
4	Planted area - trees and understory	1	al	\$7,500.00	\$7,500.00
5	Planted area - native seed	1,500	sy	\$2.75	\$4,125.00
6	Planted area - field sod	4,500	sy	\$4.25	\$19,125.00
7	Picnic shelter (single table)	1	ea	\$40,000.00	\$40,000.00
8	Site furnishings	1	al	\$10,000.00	\$10,000.00
				<b>Subtotal</b>	<b>\$351,250.00</b>

- \* Retaining walls by city
- \* Mass grading by city

## concept narrative

- The baseball field is a future development for Legion Park since the multi-use field has been selected as more aligned with the interests of the community members.
- The current storage area can be strategically regraded in order to plan ahead for this future development.



# BALLFIELD GRAND TOTAL

Pricing totals generated from 2014-2015 market values. Add 3% per year to account for inflation.

## PARK SECTION:

### **10** Ballfield

10% General Conditions:

\$351,250.00

\$35,125.00

15% Construction Contingency:

\$52,687.50

**CONSTRUCTION SUBTOTAL:**

\$439,062.50

12% Design, Engineering, and permit submittal fee:

\$52,687.50

**BALLFIELD GRAND TOTAL:**

**\$491,750.00**

## SUBTOTALS:

PHASE  
ONE

LEGION  
PARK

2014 MASTER PLAN UPDATE

# PHASE ONE PLAN



# PHASE ONE TOTALS

## cost opinion

### 01 Entry Drive

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal	
1	Demolition of existing road	0	sf	\$1.25	\$0.00		
2 *	Grading	1	al	\$2,500.00	\$2,500.00	Minor grading for connection to new improvements. Work complete "by city."	
3	Asphalt paving	0	sf	\$4.00	\$0.00		
4	Concrete pedestrian paths (6' width)	0	sf	\$7.50	\$0.00		
5	Concrete curb 6" entire perimeter	0	lf	\$22.00	\$0.00		
6	Planted area - trees and understory	1	al	\$0.00	\$0.00		
7	Site furnishings, bike and trash	0	ea	\$2,500.00	\$0.00		
8	Bollards	0	ea	\$1,500.00	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.				<b>Subtotal</b>	<b>\$2,500.00</b>	<b>Adapted Subtotal</b>	<b>\$0.00</b>

### 02 Overflow Parking + Access Drive

\*not included in Phase One

### 03 East Parking Lot

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal	
1	Demolition of existing pavement	0	sf	\$1.25	\$0.00		
2 *	Grading	1	al	\$2,500.00	\$2,500.00	Work completed "by city."	
3	Asphalt paving (drive aisle)	0	sf	\$4.00	\$0.00		
4	Permeable paving (parking bays)	0	sf	\$16.00	\$0.00		
5	Concrete header at permeable paving (12" wide)	0	lf	\$22.00	\$0.00		
6	Concrete pedestrian paths (6' width)	0	sf	\$7.50	\$0.00		
7	Concrete curb 6" entire perimeter	0	lf	\$22.00	\$0.00		
8	Planted area - trees and understory	0	al	\$7,500.00	\$0.00		
9	Planted area - native seed	0	sy	\$2.75	\$0.00		
10	Lighting	0	ea	\$5,000.00	\$0.00		
11	Entry signage	0	al	\$10,000.00	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.				<b>Subtotal</b>	<b>\$2,500.00</b>	<b>Adapted Subtotal</b>	<b>\$0.00</b>

## cost opinion

### 04 West Parking Lot \*not included in Phase One

### 05 North Multiuse Field

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal
1	1	al	\$25,000.00	\$25,000.00	Work completed "by city."	\$0.00
2	1	al	\$35,000.00	\$35,000.00	Work completed "by city."	\$0.00
3	3,500	sy	\$4.25	\$14,875.00		\$14,875.00
4	0	sf	\$1.50	\$0.00		
5	0	al	\$100,000.00	\$0.00		
6 *	4,675	sf	\$7.50	\$35,062.50	Reduced quantity	\$35,062.50
7	0	al	\$85,000.00	\$0.00		
8 *	1	al	\$5,000.00	\$5,000.00	Reduced allowance	\$5,000.00
9 *	2,500	sy	\$4.25	\$10,625.00	Increased quantity	\$10,625.00
10	0	sy	\$2.00	\$0.00		
11	0	ea	\$40,000.00	\$0.00		
12	0	al	\$20,000.00	\$0.00		
13	0	al	\$7,500.00	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.			<b>Subtotal</b>	<b>\$125,562.50</b>	<b>Adapted Subtotal</b>	<b>\$65,562.50</b>

### 06 Bioretention Area + Connecting Paths

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal
1	1	al	\$15,000.00	\$15,000.00	Work completed "by city."	\$0.00
2	0	al	\$2,500.00	\$0.00		
3	0	sf	\$4.00	\$0.00		
4 *	2,400	sy	\$4.25	\$10,200.00	Increased quantity, no planting	\$10,200.00
5	0	al	\$5,000.00	\$0.00		
6	0	sf	\$7.50	\$0.00		
7	0	al	\$2,500.00	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.			<b>Subtotal</b>	<b>\$25,200.00</b>	<b>Adapted Subtotal</b>	<b>\$10,200.00</b>

# PHASE ONE TOTALS [continued]

## cost opinion

### 07 Playground + Multiuse Pavillion

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal	
1	Grading	1	al	\$10,000.00	\$10,000.00	Work completed "by city."	\$0.00
2 *	Playground equipment	1	al	\$130,000.00	\$130,000.00	Reduced allowance	\$130,000.00
3 *	Playground surfacing (wood surfacing)	5,500	sf	\$1.50	\$8,250.00	Change to wood fiber surface	\$8,250.00
4	Concrete header at edge of playground surfacing	270	lf	\$22.00	\$5,940.00		\$5,940.00
5	Multiuse pavillion with restrooms and vending	0	ea	\$300,000.00	\$0.00		
6	Site furnishings (trash recepticles, picnic tables)	0	al	\$5,000.00	\$0.00		
7	Seat walls (boulder 30" height)	130	lf	\$250.00	\$32,500.00		\$32,500.00
8	Plaza concrete pavements	0	sf	\$7.50	\$0.00		
9 *	Planted area - trees and understory	1	al	\$15,000.00	\$15,000.00	Reduced allowance	\$15,000.00
10 *	Planted area - native seed	550	sy	\$2.75	\$1,512.50		\$1,512.50
11	Drinking fountain and utility water service	0	ea	\$15,000.00	\$0.00		
12	Concrete pedestrian paths (6' width)	2,500	sf	\$7.50	\$18,750.00		\$18,750.00
13	Decorative entrance paving	0	sf	\$12.00	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.			<b>Subtotal</b>	<b>\$221,952.50</b>	<b>Adapted Subtotal</b>	<b>\$211,952.50</b>	

### 08 Sand Volleyball Courts

Item	Quantity	Unit	Unit Cost	Subtotal	Notes	Subtotal	
1 *	Grading	1	al	\$2,500.00	\$2,500.00	Work completed "by city" and reduced allowance	\$0.00
2	Sand volleyball courts - includes materials, nets, fencing, lighting, backstop netting, and referee stands	0	ea	\$21,250.00	\$0.00		
3	Drinking fountain and sand rinse station feature	0	ea	\$7,500.00	\$0.00		
4	Decorative entrance and plaza paving	0	sf	\$12.00	\$0.00		
5	Concrete viewing area	0	sf	\$7.50	\$0.00		
6	Planted area - trees and understory	0	al	\$5,000.00	\$0.00		
7	Planted area - sod lawn	0	sy	\$3.25	\$0.00		
* Indicates item changes from masterplan cost opinion. See notes for details.			<b>Subtotal</b>	<b>\$2,500.00</b>	<b>Adapted Subtotal</b>	<b>\$0.00</b>	

### 09 Community Garden

\*not included in Phase One

### 10 Ballfield

\*not included in Phase One



# PHASE ONE GRAND TOTALS

Pricing totals generated from 2014-2015 market values. Add 3% per year to account for inflation.

PARK SECTION:	SUBTOTALS:	ADAPTED SUBTOTALS:
<b>01</b> Entry Drive	\$2,500.00	\$0.00
<b>02</b> Overflow Parking + Access Drive	\$0.00	\$0.00
<b>03</b> East Parking Lot	\$2,500.00	\$0.00
<b>04</b> West Parking Lot	\$0.00	\$0.00
<b>05</b> North Multiuse Field	\$125,562.50	\$65,562.50
<b>06</b> Bioretention Area + Connecting Paths	\$25,200.00	\$10,200.00
<b>07</b> Playground + Multiuse Pavillion	\$221,952.50	\$211,952.50
<b>08</b> Sand Volleyball Courts	\$2,500.00	\$0.00
<b>09</b> Community Garden	\$0.00	\$0.00
SUBTOTAL:	\$380,215.00	\$287,715.00
10% General Conditions:	\$38,021.50	\$28,771.50
10% Construction Contingency:	\$38,021.50	\$28,771.50
CONSTRUCTION SUBTOTAL:	\$456,258.00	\$345,258.00
12% Design, Engineering, and permit subittal fee:	\$54,750.96	\$41,430.96
<b>PHASE ONE GRAND TOTAL:</b>	<b>\$511,008.96</b>	<b>\$386,688.96</b>