

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Jetta Point and Soldiers Creek Park Development Costs

**DEPARTMENT:** Library & Leisure Services      **DIVISION:** Parks & Recreation

**AUTHORIZED BY:** J. Suzy Goldman      **CONTACT:** J. Suzy Goldman EXT. 1600  
J. Suzy Goldman, Director

<b>Agenda Date</b> <u>9/12/06</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing X</b> <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:**

Consultant presentation of estimated costs and schedules for the development of the Jetta Point property and the redevelopment of Soldiers Creek Park.

(District 2 – Commissioner Morris)

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**BACKGROUND:**

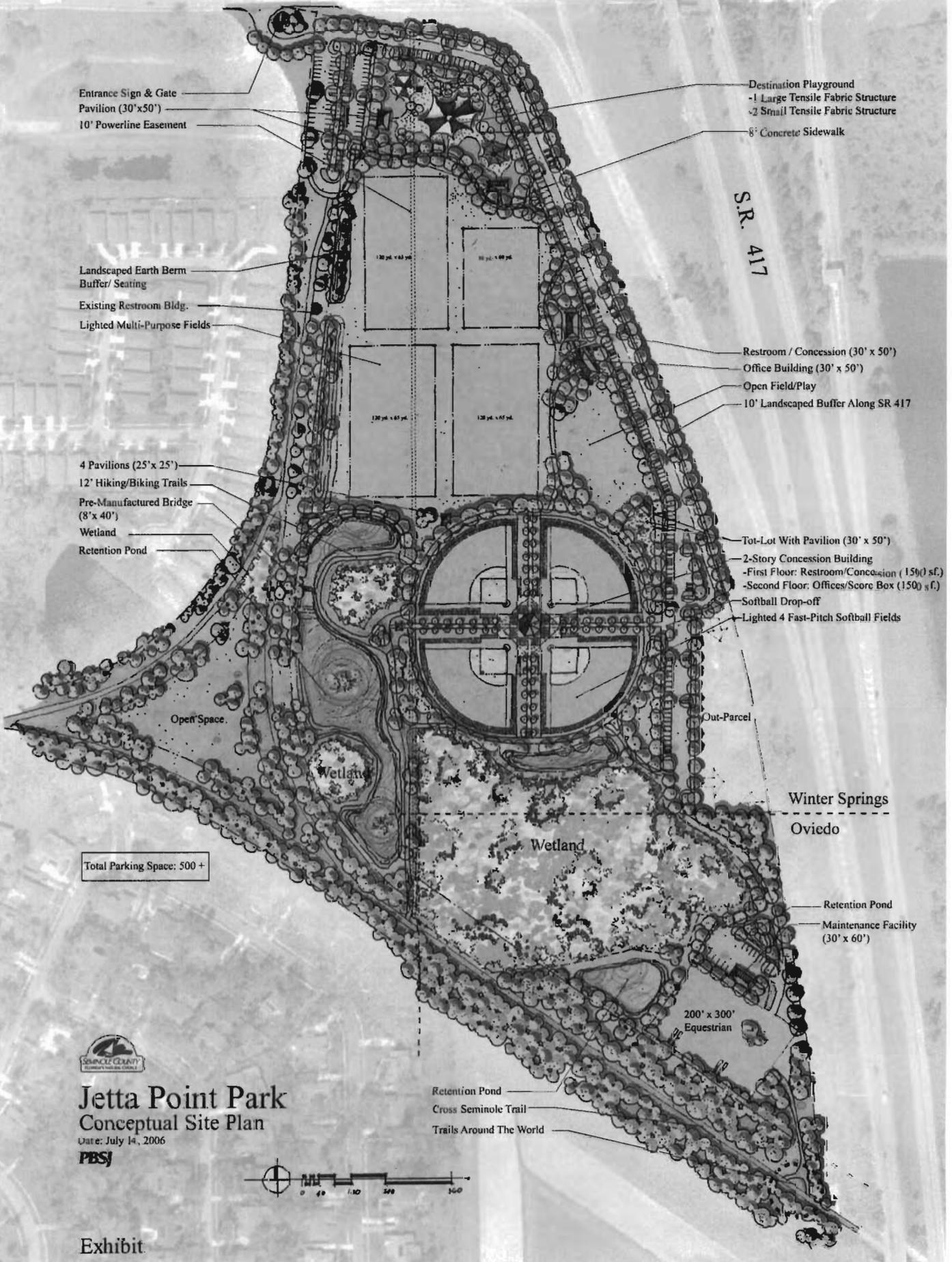
On October 25, 2005, the Board of County Commissioners directed staff to proceed with the preliminary master planning process for Soldier's Creek Park, evaluating recreational alternatives and including cost estimates, addressing all environmental limitations, as well as realigning the Cross Seminole Trail to the north of the site.

On February 14, 2006, the Board unanimously approved the redevelopment of Soldier's Creek Park as a baseball only complex. The Board also directed staff to have value engineering completed on this project, to move forward with the formal design of Jetta Point with both multipurpose and softball fields, and to devise a phased development schedule to coordinate with the activities of the Seminole Softball Club.

PBS&J was selected as the consultant and will present the conceptual site plans with estimated project costs and the proposed schedule.

<b>Reviewed by:</b>
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>SS</u>
CM: <u>[Signature]</u>
File No. <u>BLLP01</u>

S.R. 419 & S.R. 434



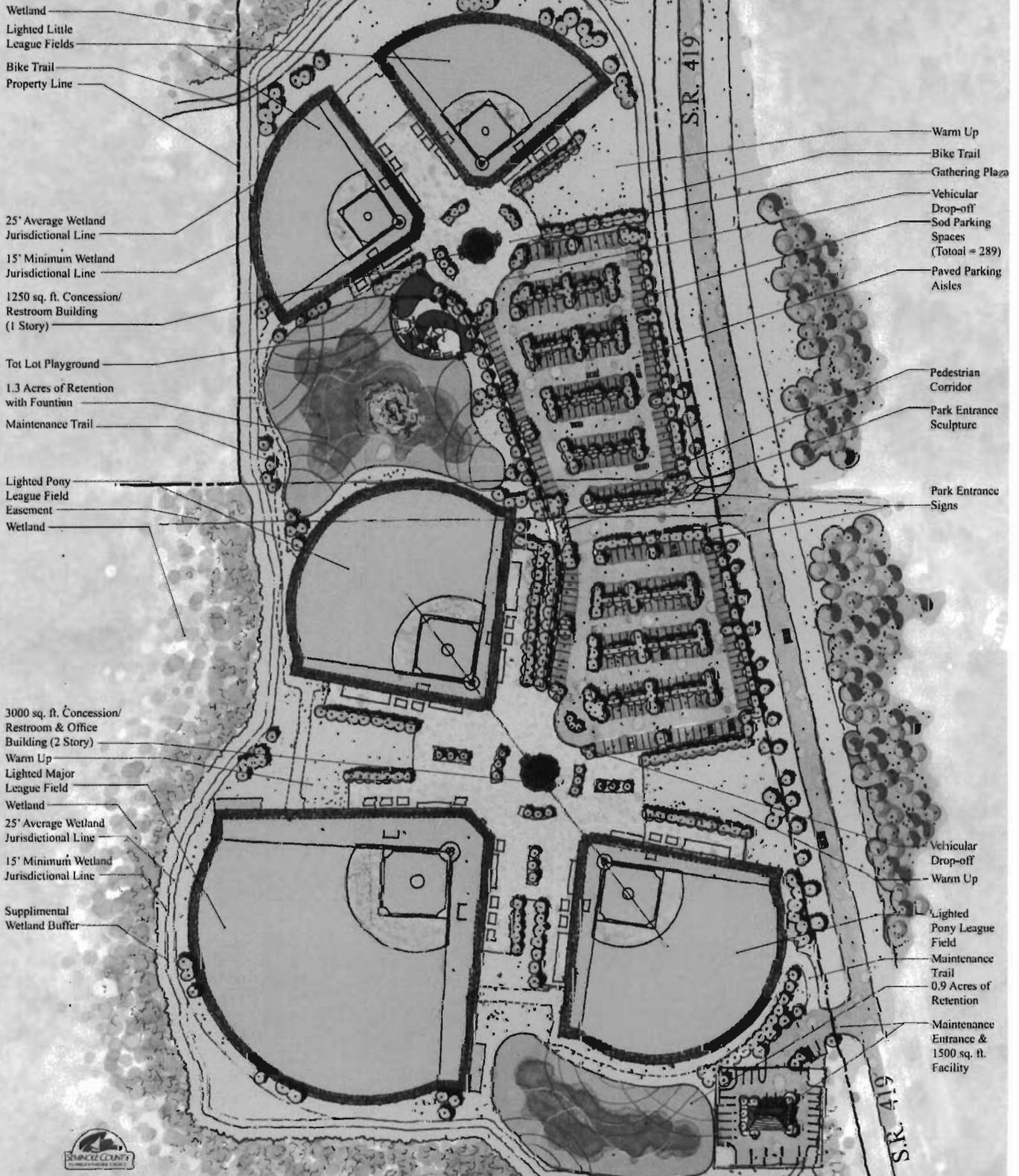
Total Parking Space: 500 +



# Jetta Point Park Conceptual Site Plan

Date: July 14, 2006





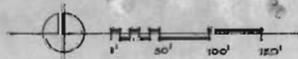
# Soldier Creek Park

## Conceptual Site Plan

Date: July 14, 2006

**PBSJ**

Exhibit



Seminole County Jetta Point Park

ESTIMATED PROBABLE CONSTRUCTION COST  
Monday, July 17, 2006  
PREPARED BY PBS&J

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	DIVISION COST	NOTES
<b>SITE / EARTHWORK</b>							
1	CLEARING & GRUBBING (MODERATE)	38.5	AC	\$ 10,000.00	\$ 385,000.00		
2	BUILDING DEMOLITION	12,015	SF	\$ 6.00	\$ 72,090.00		1. Building demolition only. Other demo incl. With clearing cost.
3	EARTHWORK (ASSUMES NO BORROW)	32,045	CY	\$ 6.00	\$ 192,270.00		2. Earthwork assumes site balance - no borrow material needed.
4	FINE GRADING	188,760	SY	\$ 0.65	\$ 122,694.00		
5	5% ALLOWANCE FOR DEMUCKING	1,602	CY	\$ 20.00	\$ 32,040.00		
6	PERIMETER BERM, INCLUDING SOD	750	LF	\$ 18.00	\$ 13,500.00		
7	EROSION CONTROL	1	LS	\$ 25,000.00	\$ 25,000.00		
					<b>SUBTOTAL</b>	<b>\$ 842,654.00</b>	
<b>STORM DRAINAGE</b>							
8	TYPE D INLET	19	EA	\$ 3,500.00	\$ 66,500.00		
9	MITERED END SECTION - 36"	1	EA	\$ 1,800.00	\$ 1,800.00		1. Drainage Design per PBS&J Conceptual plan.
10	MITERED END SECTION - 24"	1	EA	\$ 1,000.00	\$ 1,000.00		
11	MITERED END SECTION - 15"	1	EA	\$ 700.00	\$ 700.00		
12	36" REINFORCED CONCRETE PIPE	368	LF	\$ 75.00	\$ 27,600.00		
13	30" REINFORCED CONCRETE PIPE	289	LF	\$ 65.00	\$ 18,785.00		
14	24" REINFORCED CONCRETE PIPE	1,058	LF	\$ 55.00	\$ 58,190.00		
15	18" REINFORCED CONCRETE PIPE	880	LF	\$ 50.00	\$ 44,000.00		
16	15" REINFORCED CONCRETE PIPE	1,314	LF	\$ 45.00	\$ 59,130.00		
					<b>SUBTOTAL</b>	<b>\$ 277,705.00</b>	
<b>SANITARY</b>							
17	8" SANITARY SEWER PIPE	1,867	LF	\$ 55.00	\$ 102,885.00		
18	6" SANITARY SEWER PIPE	1,243	LF	\$ 40.00	\$ 49,720.00		1. Sanitary Sewer Design per PBS&J Conceptual plan.
19	LIFT STATION	1	LS	\$ 30,000.00	\$ 30,000.00		2. Excludes all off-site work.
20	OIL / GREASE SEPARATOR (Ea. Concession Stand)	2	EA	\$ 8,000.00	\$ 16,000.00		
21	SANITARY MANHOLES	11	EA	\$ 3,500.00	\$ 38,500.00		
					<b>SUBTOTAL</b>	<b>\$ 236,905.00</b>	
<b>WATER</b>							
22	8" DIP WATER MAIN	4,222	LF	\$ 40.00	\$ 168,880.00		1. Water Design per PBS&J Conceptual plan.
23	FIRE HYDRANTS	4	EA	\$ 5,000.00	\$ 20,000.00		2. Excludes all off-site work.
					<b>SUBTOTAL</b>	<b>\$ 188,880.00</b>	
<b>ROADWAY</b>							
24	ASPHALT PAVED PARKING AREA ROADWAY	24,500	SY	\$ 25.00	\$ 612,500.00		
25	ASPHALT PAVED 12' W TRAILS (OPTIONAL)	7,395	SY	\$ -	\$ -		1. Internet trail is an optional item and not included.
26	ADD TURN LANES TO EXISTING ROADWAY						
27	TRAFFIC SIGNAL						
					<b>SUBTOTAL</b>	<b>\$ 612,500.00</b>	
<b>CONCRETE CURB &amp; SIDEWALK</b>							
28	6" CONC. CURB	10,960	LF	\$ 12.00	\$ 131,400.00		
29	CONCRETE SIDEWALK	6,200	SY	\$ 35.00	\$ 217,000.00		
					<b>SUBTOTAL</b>	<b>\$ 348,400.00</b>	
<b>STRUCTURES</b>							
30	CONCESSION / OFFICE / RESTROOM (SOFTBALL COMPLEX)(2)	3,000	SF	\$ 150.00	\$ 450,000.00		
31	CONCESSION / RESTROOM (MULTI-PURPOSE FIELDS)	1,500	SF	\$ 150.00	\$ 225,000.00		
32	PARKS OFFICE (MULTI-PURPOSE FIELDS)	1,500	SF	\$ 150.00	\$ 225,000.00		
33	SMALL PAVILIONS 25 X 25 FT	4	EA	\$ 21,000.00	\$ 84,000.00		
34	LARGE PAVILIONS 30 X 50 FT	3	EA	\$ 55,000.00	\$ 165,000.00		
35	MAINTENANCE BUILDING	1,800	SF	\$ 100.00	\$ 180,000.00		
36	DUGOUTS (10X30) (BLOCK W/BLOCK WALL)	8	EA	\$ 14,000.00	\$ 112,000.00		
					<b>SUBTOTAL</b>	<b>\$ 1,441,000.00</b>	
<b>PLAYING FIELDS</b>							
37	LITTLE LEAGUE BASEBALL FIELD	4	EA	\$ 22,212.50	\$ 88,850.00		1. Baseball field include clay sod, (10'x10') bleachers & scoreboards.
38	MULTI-PURPOSE FIELDS (120' X 65')	3	EA	\$ 140,400.00	\$ 421,200.00		2. Field lighting, dugouts & irrigation are not included.
39	MULTI-PURPOSE FIELDS (80' X 65')	1	EA	\$ 93,600.00	\$ 93,600.00		3. Multi-purpose fields include sod only.
40	CLEAN SAND TOPPING	2,000	CY	\$ 20.00	\$ 40,000.00		
41	UNDERDRAIN SYSTEM (PER GEOTECH)	12,500	LF	\$ 25.00	\$ 312,500.00		
					<b>SUBTOTAL</b>	<b>\$ 1,078,150.00</b>	
<b>CHILDREN'S PLAYGROUND</b>							
42	CHILDREN'S PLAYGROUND SAFETY TURF	5,300	SF	\$ 15.00	\$ 94,500.00		
43	TOT LOT FIXTURES AND EQUIPMENT	2	ALLOW	\$ 35,000.00	\$ 70,000.00		
44	TOT LOT SHADE CLOTH (LARGE 4500 sq. ft.)	1	ALLOW	\$ 103,500.00	\$ 103,500.00		
45	TOT LOT SHADE CLOTH (SMALL 3100 sq. ft.)	2	ALLOW	\$ 84,700.00	\$ 169,400.00		
					<b>SUBTOTAL</b>	<b>\$ 437,400.00</b>	
<b>LANDSCAPING FEATURES</b>							
46	LANDSCAPING ALLOWANCE	261,360	SF	\$ 1.00	\$ 261,360.00		
47	IRRIGATION	805,000	SF	\$ 0.98	\$ 792,900.00		
					<b>SUBTOTAL</b>	<b>\$ 792,660.00</b>	
<b>HARDSCAPE FEATURES</b>							
48	ENTRANCE SIGNS (ALLOW)	2	EA	\$ 5,000.00	\$ 10,000.00		
49	SIGNAGE (ALLOW)	1	LS	\$ 10,000.00	\$ 10,000.00		1. Large pavilions 10 each, trail 5 each.
50	PICNIC TABLES	50	EA	\$ 1,000.00	\$ 50,000.00		2. Premanufactured bridge is an optional item (not included).
51	PREMANUFACTURED BRIDGE (OPTIONAL)	1	EA	\$ -	\$ -		
52	FLAG POLES	2	EA	\$ 6,000.00	\$ 12,000.00		
					<b>SUBTOTAL</b>	<b>\$ 82,000.00</b>	
<b>MECHANICAL</b>							
53	POND WATERFALL FEATURES	1	LS	\$ -	\$ -		1. Pond Waterfall Feature is an optional item (not included).
54	DRINKING WATER FOUNTAINS	16	EA	\$ 3,000.00	\$ 48,000.00		2. Pond Water Fountains are optional item (not included).
55	POND WATER FOUNTAINS	2	EA	\$ -	\$ -		
					<b>SUBTOTAL</b>	<b>\$ 48,000.00</b>	
<b>ELECTRICAL</b>							
56	SITE ELECTRICAL & LIGHTING	1	LS	\$ 1,138,900.00	\$ 1,138,900.00		
					<b>SUBTOTAL</b>	<b>\$ 1,138,900.00</b>	

SUB-TOTAL	\$ 7,523,094.00
MAINTENANCE OF TRAFFIC	\$ 5,000.00
SUB-TOTAL	\$ 7,528,094.00
MOBILIZATION (5%)	\$ 376,404.70
SUB-TOTAL	\$ 7,904,498.70
DESIGN & PERMITTING (10%)	\$ 790,449.87
<b>TOTAL W/O CONTINGENCY</b>	<b>\$ 8,694,948.57</b>

**Seminole County Jetta Point Park**

**ESTIMATED PROBABLE CONSTRUCTION COST**  
Monday, July 17, 2006  
PREPARED BY PBS&J

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	DIVISION COST	NOTES
		CONTINGENCY (15%)			\$ 1,304,242.29		
		TOTAL WITH CONTINGENCY			\$ 9,999,190.66		

x

## Seminole County Soldier's Creek Park

### ESTIMATED PROBABLE CONSTRUCTION COST

Monday, July 17, 2006

PREPARED BY PBS&J

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	DIVISION COST	NOTES	PREVIOUS ESTIMATE	
								COMPARABLE ITEM	ESTIMATED COST
<b>SITE / EARTHWORK</b>									
1	CLEARING & GRUBBING (HEAVY WOODED)	9.0	AC	\$ 15,000.00	\$ 135,000.00		1. Clearing wooded area. 2. Incl. demo of park equipment. 3. Earthwork assumes site balance - no borrow material needed.	DEMO	\$ 50,419.00
2	CLEARING & GRUBBING (DEMOLISH EXISTING PAR	17.3	AC	\$ 5,000.00	\$ 86,500.00			LIGHTING DEMO	\$ 27,000.00
3	EARTHWORK (ASSUMES NO BORROW)	25,870	CY	\$ 6.00	\$ 155,220.00			SURVEY / LAYOUT	\$ 10,000.00
4	FINE GRADING	127,000	SY	\$ 0.65	\$ 82,550.00			SITE FILL	\$ 24,320.00
5	EROSION CONTROL	1	LS	\$ 25,000.00	\$ 25,000.00			EROSION CONTROL	\$ 8,000.00
<b>SUBTOTAL</b>						<b>\$ 484,270.00</b>		<b>SITEWORK TOTAL</b>	<b>\$ 119,739.00</b>
<b>STORM DRAINAGE</b>									
6	TYPE D INLET	32	EA	\$ 4,000.00	\$ 128,000.00		1. Drainage Design per PBS&J Conceptual plan.		
7	MITERED END SECTION - 24"	2	EA	\$ 1,000.00	\$ 2,000.00				
8	MITERED END SECTION - 18"	1	EA	\$ 850.00	\$ 850.00				
9	MITERED END SECTION - 15"	3	EA	\$ 700.00	\$ 2,100.00				
10	24" REINFORCED CONCRETE PIPE	157	LF	\$ 55.00	\$ 8,635.00				
11	18" REINFORCED CONCRETE PIPE	770	LF	\$ 45.00	\$ 34,650.00				
12	15" REINFORCED CONCRETE PIPE	2,221	LF	\$ 40.00	\$ 88,840.00				
<b>SUBTOTAL</b>						<b>\$ 265,076.00</b>		<b>DRAINAGE TOTAL</b>	<b>\$ 76,012.00</b>
<b>SANITARY</b>									
13	8" SANITARY SEWER PIPE	1,126	LF	\$ 30.00	\$ 33,780.00		1. Sanitary Sewer Design per PBS&J Conceptual plan. 2. Excludes all off-site work.		
14	4" SANITARY SEWER PIPE	64	LF	\$ 40.00	\$ 2,560.00				
15	OIL / GREASE SEPARATOR	2	EA	\$ 8,000.00	\$ 16,000.00				
16	SANITARY MANHOLES	5	EA	\$ 3,500.00	\$ 17,500.00				
<b>SUBTOTAL</b>						<b>\$ 69,840.00</b>			
<b>WATER</b>									
17	6" DIP WATER MAIN	1,385	LF	\$ 30.00	\$ 41,550.00		1. Water design per PBS&J conceptual plan. 2. Excludes all off-site work.		
18	8" DIP WATER MAIN	107	LF	\$ 40.00	\$ 4,280.00				
<b>SUBTOTAL</b>						<b>\$ 45,830.00</b>		<b>UTILITIES TOTAL</b>	<b>\$ 96,820.00</b>
<b>ROADWAY</b>									
19	ASPHALT PAVED PARKING AREA RDWY	10,270	SY	\$ 25.00	\$ 256,750.00				
20	GRASS-CRETED PARKING STALLS (290 SP.)	5,800	SY	\$ 25.00	\$ 145,000.00				
21	TRAIL	2,080	SY					BY OTHERS	
22	ADD TURN LANES TO EXISTING ROADWAY	800	LF					BY OTHERS	
23	TRAFFIC SIGNAL	1	EA					BY OTHERS	
<b>SUBTOTAL</b>						<b>\$ 401,750.00</b>			
<b>CONCRETE CURB &amp; SIDEWALK</b>									
24	6" CONC. CURB	10,950	LF	\$ 12.00	\$ 131,400.00				
25	CONCRETE RETAINING WALL AT LAKE W/ FENCE	200	LF	\$ 500.00	\$ 100,000.00				
26	CONCRETE SIDEWALK	12,717	SY	\$ 40.00	\$ 508,680.00				
<b>SUBTOTAL</b>						<b>\$ 740,080.00</b>		<b>PARKING LOT &amp; SIDEWALKS TOTAL</b>	<b>\$ 146,056.00</b>
<b>STRUCTURES</b>									
27	CONCESSION / OFFICE / RESTROOM (2 STY)	3,000	SF	\$ 150.00	\$ 450,000.00			RESTROOM/CONCESSION	\$ 198,838.44
28	CONCESSION / RESTROOM (1 STY)	1,500	SF	\$ 150.00	\$ 225,000.00			RESTROOM/CONCESSION	\$ 137,081.44
29	MAINTENANCE BUILDING	1,800	SF	\$ 100.00	\$ 180,000.00			MAINT. BLDG.	\$ 70,460.00
30	DUGOUTS (10X30) (BLOCK W/ BLOCK WALL)	10	EA	\$ 14,000.00	\$ 140,000.00			DUGOUTS	\$ 107,060.00
<b>SUBTOTAL</b>						<b>\$ 995,000.00</b>		<b>BUILDINGS TOTAL</b>	<b>\$ 513,439.88</b>
<b>PLAYING FIELDS</b>									
31	MAJOR LEAGUE BASEBALL FIELD	1	EA	\$ 114,920.00	\$ 114,920.00		1. Baseball fields include clay, sod, fencing, bleachers & scoreboards. 2. Field lighting, dugouts & irrigation are not included.	MAJOR LEAGUE	\$ 646,957.30
32	LITTLE LEAGUE BASEBALL FIELD	2	EA	\$ 52,212.50	\$ 104,425.00			LITTLE LEAGUE	\$ 217,607.00
33	PONY LEAGUE BASEBALL FIELD	2	EA	\$ 64,525.00	\$ 129,050.00			PONY LEAGUE	\$ 346,178.00
34	CLEAN SAND TOPPING	2,000	CY	\$ 20.00	\$ 40,000.00			FIELD EQUIPMENT	\$ 41,216.00
35	UNDERDRAIN SYSTEM (PER GEOTECH)	10,500	LF	\$ 25.00	\$ 262,500.00				
<b>SUBTOTAL</b>						<b>\$ 650,896.00</b>		<b>FIELD TOTAL</b>	<b>\$ 1,251,958.30</b>

## Seminole County Soldier's Creek Park

### ESTIMATED PROBABLE CONSTRUCTION COST

Monday, July 17, 2006

PREPARED BY PBS&J

CHILDREN'S PLAYGROUND								
36	CHILDREN'S PLAYGROUND SAFETY TURF	6,300	SF	\$ 15.00	\$ 94,500.00			
37	TOT-LOT FIXTURES AND EQPT (ALLOW)	1	ALLOW	\$ 35,000.00	\$ 35,000.00			
38	TOT-LOT SHADE CLOTH (LARGE 4500 sq. ft.)	1	ALLOW	\$ 103,500.00	\$ 103,500.00			
					<b>SUBTOTAL</b>	<b>\$ 233,000.00</b>	<b>PLAYGROUND TOTAL</b>	<b>\$ 275,091.20</b>
LANDSCAPING FEATURES								
39	LANDSCAPING (ALLOWANCE)	285,000	SF	\$ 1.00	\$ 285,000.00		LANDSCAPING/GRASSING \$ 54,184.00	
40	IRRIGATION	1	LS	\$ 341,681.00	\$ 341,681.00		IRRIGATION \$ 172,000.00	
					<b>SUBTOTAL</b>	<b>\$ 626,681.00</b>	<b>LANDSCAPING TOTAL</b>	<b>\$ 226,184.00</b>
HARDSCAPE FEATURES								
41	ENTRANCE SIGNS (ALLOW)	2	EA	\$ 5,000.00	\$ 10,000.00			
42	SIGNAGE (ALLOW)	1	LS	\$ 10,000.00	\$ 10,000.00			
43	PICNIC TABLES	25	EA	\$ 1,000.00	\$ 25,000.00			
44	FLAGPOLES	2	EA	\$ 6,000.00	\$ 12,000.00			
					<b>SUBTOTAL</b>	<b>\$ 57,000.00</b>	<b>SITE FURNISHINGS TOTAL</b>	<b>\$ 11,800.00</b>
MECHANICAL								
45	SEWAGE LIFT STATION	1	EA	\$ 30,000.00	\$ 30,000.00			
46	FOUNTAINS IN PONDS	1	EA	\$ 15,000.00	\$ 15,000.00			
47	DRINKING WATER FOUNTAINS	15	EA	\$ 3,000.00	\$ 45,000.00			
					<b>SUBTOTAL</b>	<b>\$ 90,000.00</b>		
ELECTRICAL								
48	SITE ELECTRICAL & LIGHTING	1	LS	\$ 1,067,400.00	\$ 1,067,400.00			
					<b>SUBTOTAL</b>	<b>\$ 1,067,400.00</b>	<b>FIELD LIGHTING TOTAL</b>	<b>\$ 495,853.00</b>

SUB-TOTAL	\$ 5,726,821.00		\$ 3,212,952.38
MAINTENANCE OF TRAFFIC	\$ 5,000.00		
SUB-TOTAL	\$ 5,731,821.00		
MOBILIZATION (5%)	\$ 286,591.05		\$ 238,566.00
SUB-TOTAL	\$ 6,018,412.05		
MITIGATION (1.5 IMPACTED ACRES)	\$ 150,000.00	Estimated 2:1 ratio @ \$50,000 per credit=\$150,000. To Be Determined	\$ 195,000.00
DESIGN & PERMITTING (10%)	\$ 616,841.21		\$ 364,651.00
<b>TOTAL W/O CONTINGENCY</b>	<b>\$ 6,785,253.26</b>		<b>\$ 4,011,159.38</b>
CONTINGENCY (15%)	\$ 1,017,787.99		\$ 546,976.00
<b>TOTAL WITH CONTINGENCY</b>	<b>\$ 7,803,041.24</b>		<b>\$ 4,558,135.38</b>

