

PRELIMINARY COST ESTIMATES AND PHASING PLANS

Phase 1

The first phase would include design planning and preliminary engineering of the entire Hammond's Connection program infrastructure to verify the Master Plan Report phasing assumptions and to avoid conflicts with future program improvements. This phase would open the Hammond's Connection to gardeners and hikers and allow for nature study. Proposed improvements include the community gardens, water supply, parking, initial reforestation, landscaping / display gardens, and stormwater management. Trails through this phase are mowed grass.

All cost estimates are rounded up.

Construction administration	\$40,000.00	Contingencies 20%	\$220,000.00
Sediment control	\$14,000.00	A / E Fees 10%	\$110,000.00
Earthwork	\$35,000.00	Inspection 15%	\$165,000.00
Community garden and access road	\$156,000.00		
Portable toilets	\$5,000.00	Total Phase 1	\$1,595,000.00
Main parking lot (126 spaces)	\$198,000.00		
Water supply and hose bibs	\$178,000.00		
Stormwater management	\$160,000.00		
Landscaping	\$58,000.00		
Reforestation	\$75,000.00		
3 Display gardens	\$45,000.00		
Fencing	\$110,000.00		
Subtotal Phase 1	\$1,100,000.00		

Phase 2

Phase 2 construction would include improvements to the entrance from Dairy Farm Road and the roads within Hammond's Connection and construction of a gate house. A paved hike / bike trail from the Village to the display gardens, meadow area, and Towser's Branch would also be constructed. Parking would be added at the labyrinth and cul-de-sac. The pavilion and restroom at the main parking area would be constructed. The fencing and reforestation would be completed as well as most of the display gardens. Additional parking would be provided at the Village.

Construction administration	\$100,000.00	Contingencies 20%	\$590,000.00
Sediment control	\$10,000.00	A / E Fees 10%	\$295,000.00
Earthwork	\$100,000.00	Inspection 15%	\$442,500.00
Entrance at Dairy Farm Road	\$200,000.00		
Roads	\$921,000.00	Total Phase 2	\$4,278,000.00
Sanitary system	\$48,000.00		
Water service and hose bibs	\$66,000.00		
2.5 miles of paved hike / bike trail	\$500,000.00		
Boardwalk and wildlife viewing platform	\$28,000.00		
Parking at the labyrinth	\$31,000.00		
Parking at the cul-de-sac	\$52,000.00		
Additional parking at the Village	\$32,000.00		
Pavilion 1	\$45,000.00		
Restroom	\$250,000.00		
Gate house and gates	\$100,000.00		
Bio-retention areas	\$42,000.00		
Reforestation	\$140,000.00		
Landscape	\$58,000.00		
Display gardens	\$90,000.00		
Meadow establishment	\$35,000.00		
Fencing	\$33,000.00		
Labyrinth	\$15,000.00		
Misc. (picnic tables, benches, etc.)	\$54,000.00		
Subtotal Phase 2	\$2,950,000.00		

Phase 3

This phase would complete the park with the addition of the Visitors' Center and parking, the second pavilion and restroom, the community gardens pavilion, and a relocated barn. The trail system would be completed as well as the boardwalks and wildlife viewing platforms. The playground would be built and the remaining gardens and landscaping around the site would be completed. The parking area west of Dairy Farm Road could be constructed in this phase. Phase 3 includes the restoration of Towser's Branch.

Construction administration	\$100,000.00	Contingencies 20%	\$733,400.00
Sediment control	\$5,000.00	A / E Fees 10%	\$366,700.00
Earthwork	\$66,000.00	Inspection 15%	\$550,050.00
Bio-retention	\$42,000.00		
Sanitary system and water supply	\$75,000.00	Total for Phase 3	\$5,317,000.00
Parking for Pavilion 2	\$104,000.00		
Parking at Visitors' Center	\$82,000.00		
Parking west of Dairy Farm Road (includes crossing signals)	\$67,000.00	TOTAL FOR ALL PHASES	\$11,200,000.00
1.5 miles of hike / bike trail	\$400,000.00		
Pavilion 2	\$45,000.00		
Restroom	\$250,000.00		
Pavilion 3 at community gardens	\$35,000.00		
Visitors' Center	\$500,000.00		
Relocated barn	\$150,000.00		
Playground	\$100,000.00		
Boardwalks and wildlife blinds	\$138,000.00		
Reforestation	\$125,000.00		
Landscape	\$58,000.00		
Display gardens	\$50,000.00		
Stream restoration	\$1,200,000.00		
Misc. (picnic tables, benches, lighting)	\$75,000.00		
Subtotal for Phase 3	\$3,667,000.00		