



## MEMORANDUM

To: Burlington Development Review Board and  
Department of Permitting and Inspections

From: David G. White

Date: March 13, 2021

Re: Champlain College – 8 Browns Court – Cost Estimate

Attached to this memo is an Estimate of Probable Costs prepared by Wagner Hodgson Landscape Architecture for the construction of the proposed pocket park at 8 Browns Court. In addition to these costs there will be the cost of demolition of the existing fire-damaged structure and possibly some fill will be required for the cellar hole if there is insufficient material on-site. We estimate a total project cost of \$120,000 as follows:

Pocket Park	\$ 82,018.02
Demo and fill	<u>\$ 37,981.98</u>
	\$120,000.00

**8 Brown's Court**  
**Estimate of Probable Construction Costs**

Wagner Hodgson Landscape Architecture  
 11/25/2020

Item	Quantity	Unit	Unit Cost	Unit Total	Sub-total
<b>HARDSCAPE</b>					
Stonedust Paving with Binder	475	SF	\$5.00	\$2,375.00	
Wooden Stadium Seating (w/ concrete retaining wall beneath)	158	SF	\$120.00	\$18,960.00	
Concrete retaining wall (Deck Support)	22	CY	\$600.00	\$13,200.00	
<i>Hardscape Subtotal</i>					\$34,535.00
<b>PLANTING</b>					
Shade Tree; 4.5-5" Cal.	1	EA	\$2,500.00	\$2,500.00	
Evergreen Tree, 6-8' ht.	30	EA	\$250.00	\$7,500.00	
Deciduous Shrub, 5 gal.	12	EA	\$100.00	\$1,200.00	
Mulch	671	SF	\$0.65	\$436.15	
Sod Lawn	257	SF	\$1.25	\$321.25	
<i>Planting Subtotal</i>					\$11,957.40
<b>SITWORK</b>					
Grading, Soil Prep and Amendment* (*does not include building demolition or fill)	1	LS		\$5,000.00	
<i>Sitework Subtotal</i>					\$5,000.00
<b>SITE FURNISHINGS AND LIGHTING</b>					
Steel Edging - Flush	60	LF	\$15.00	\$900.00	
Steel Edging - Curb (3/16" thick, 18" below grade)	57	LF	\$60.00	\$3,420.00	
Steel Edging - Deck Vertical Face (1/8" thick, 6"-18" ht)	106	SF	\$50.00	\$5,300.00	
Lighting (poles)	3	EA	\$1,200.00	\$3,600.00	
Lighting Allowance (catenary lights and LED strip lights @ deck)	1	LS		\$5,000.00	
Site Furniture Allowance	2	EA	\$4,200.00	\$8,400.00	
<i>Misc. Subtotal</i>					\$26,620.00
Subtotal					\$78,112.40
5% Contingency					\$3,905.62
<b>TOTAL</b>					<b>\$82,018.02</b>

NOTES: Does not include costs for building demolition and removal, soil remediation, or potential fill needed for foundation wall removal. Assumes that existing soil on site is clean and suitable for planting without contamination.