

PARK COSTS

One of the main purposes of this conceptual design effort was to develop cost estimates to further design and construct enhancements at the parks. The public engagement effort helped determine a range of components that could be included in each park. These various elements, along with unique site constraints of each park, were used to develop a range of cost estimates for each site in order to help the city be prepared for future funding opportunities.

The community parks, the two largest sites, are designed to serve a much larger population of visitors, and therefore include more amenities such as restrooms, off-leash dog areas, community gardens, and off-street parking. Neighborhood parks serve the local community and therefore have elements focused around accessibility, play, outdoor education, for residents.

The general range of elements for community parks and neighborhood parks are as follows:

COMMUNITY PARKS

- Parking lot
- Bathrooms
- Nature Play area
- Accessible trails & paths
- Open lawn area
- Sport courts facilities
- Community garden
- Off-leash dog area
- Viewpoints
- Picnic Shelter
- Educational signage
- Dog waste station

NEIGHBORHOOD PARKS

- Accessible trails & paths
- Nature Play area
- Picnic Shelter
- Educational signage
- Dog waste station

The range of costs to design and develop each park are high-level conceptual design estimates. The costs include the full cost of designing and constructing a park site. Costs related to a project fall into two general categories: hard costs and soft costs.

HARD COSTS

Hard costs are generally include labor and materials related to brick-and-mortar construction. This category of costs is the amount paid to contractors to construct a project and typically includes all “fixed” materials and equipment. To develop a thorough project cost estimate, additional cost factors were considered such as:

- Contingency (Design / Construction)
- Inflation / Escalation
- Contractor Overhead and Profit

SOFT COSTS

Generally, soft costs are the capital expenditures that are required to complete a project but that are not spent directly on activities related to brick-and-mortar construction. Instead, these expenses are incurred on professional services that are necessary to complete the project. Project soft costs are typically represented as a percent of hard costs. Soft costs can include the following:

- Design Fees
- Inspection Fees
- Interest on Loans
- Project Management
- Construction
- Management
- Legal Fees
- Insurance
- Taxes
- Testing Inspection
- System Development Charges
- Surveys
- Permits

A summary of the cost ranges for the parks is as follows:
(estimates prepared with 2019 dollars)

COMMUNITY PARK COST RANGES:	LOW	HIGH
Southwest Community Park:	\$2.7 million	\$3.2 million
Southeast Community Park:	\$2.4 million	\$2.9 million

NEIGHBORHOOD PARK COST RANGES:	LOW	HIGH
Jenne Butte Neighborhood Park:	\$1.3 million	1.5 million
Columbia View Neighborhood Park:	\$1.2 million	\$1.4 million
Southeast Neighborhood Park:	\$670,000	\$800,000
East Gresham Neighborhood Park:	\$720,000	\$870,000

These estimates are provided for conceptual design and planning purposes only. Comprehensive site investigations will need to be performed in future phases and may affect the total project costs. The project costs will be refined as future, more detailed, design efforts are completed.