

Attachment H

COST ESTIMATE

CESWL-EC-DC (1110-2-1150a)

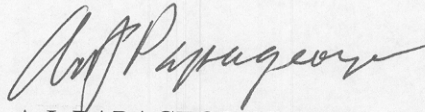
30 June 2004

MEMORANDUM FOR Chief, Planning Section, (Julia Smethurst)

SUBJECT: Estimate for Bottomland Acquisition Re-Eval Feasibility Study, Fourche Bayou Basin, Little Rock, Arkansas

1. Enclosed is the cost estimate (Encl 1) for the subject project. The basis of the estimate is taken from the quantities submitted on 25 May 04.
2. Point of contact is Rajesh Gandhi, ext. 5116.

Encl as



A.J. PAPAGEORGE, P.E
Chief, Cost Engineering and Support Section

Limited Re-Evaluation Report
Feasibility Study
Fourche Bayou Basin
Little Rock, Arkansas

Designed By: GEC, Inc.
Estimated By: Cost Engineering & Support Sect

Prepared By: David Howell, Rajesh Gandhi
Cost Engineering & Support Sect

Preparation Date: 06/30/04
Effective Date of Pricing: 06/30/04
Est Construction Time: 365 Days

Sales Tax: 7.50%

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SCOPE OF WORK:

The work consists of minor cleanup and clearing prior to construction of new walking trails, boardwalks, restroom and upgrade of existing roadway as described in Engineering Appendix for Preparation of Nature Appreciation Facilities Design, Economic, and Environmental Analysis for a Limited Reevaluation Report (LRR) 1,750-Acre Bottomland Acquisition, located at Fourche Bayou Basin, Little Rock, Arkansas.

This estimate is based on revised quantities dated 12 May 04 and submitted on 25 May 04.

INCLUSIONS:

1. Sales Tax of 7.5%
2. Profit for the Prime calculated to be 6.53% using weighted guidelines
3. Bond calculated to be 0.86%
4. Escalation Index dated 30 Sep 03 was used. The escalation range was 3.55% to 5.26%
5. Contingency of 10% - 25%
6. Land and Damages cost was provided by Real Estate Division
7. PED cost of \$125,000 was provided by the Project Manager
8. The S&A cost at 7.5%, and the additional amount of \$66,000 was provided by the Project Manager

SUMMARY REPORTS

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No Detailed Estimate...

No Backup Reports...

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U.S. Army Corps of Engineers
 PROJECT LANDAC: Limited Re-Evaluation Report - Feasibility Study
 90% Estimate - Fourche Bayou Basin, LRR
 ** PROJECT OWNER SUMMARY - Feature

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
01 Land and Damages			2,215,500	531,720	97,616	2,844,836	
14 Recreation Facilities			1,721,812	258,272	104,232	2,084,315	
30 Planning, Engineering & Design			125,000	12,500	4,886	142,386	
31 COE Supervision & Administration			194,900	19,490	11,285	225,675	
99 Operation and Maintenance	40.00	YR	39,540	9,885	0	49,425	1235.62
TOTAL Limited Re-Evaluation Report	1.00	EA	4,296,752	831,867	218,018	5,346,637	5346637

Currency in DOLLARS

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATIN	TOTAL COST	UNIT COST
01 Land and Damages							
01.23 Construction Contract Documents							
01.23.03 Real Estate Analysis Documents			2,215,500	531,720	97,616	2,844,836	
TOTAL Construction Contract Documents			2,215,500	531,720	97,616	2,844,836	
TOTAL Land and Damages			2,215,500	531,720	97,616	2,844,836	
14 Recreation Facilities							
14.00 Recreational Facilities							
14.00.01 Mob, Demob & Preparatory Work			14,421	2,163	873	17,457	
14.00.18 Utilities			64,633	9,695	3,913	78,240	
14.00.22 Road, Trails, & Parking Lots			381,851	57,278	23,116	462,245	
14.00.23 Site Grading and Landscaping			91,703	13,755	5,551	111,010	
14.00.27 Buildings, Public Use-New Restrnm			90,775	13,616	5,495	109,887	
14.00.71 Activity Guides and Controls			1,078,429	161,764	65,284	1,305,477	
TOTAL Recreational Facilities			1,721,812	258,272	104,232	2,084,315	
TOTAL Recreation Facilities			1,721,812	258,272	104,232	2,084,315	
30 Planning, Engineering & Design			125,000	12,500	4,886	142,386	
31 COE Supervision & Administration			194,900	19,490	11,285	225,675	
99 Operation and Maintenance							
99.01 Operation and Maintenance			39,540	9,885	0	49,425	
TOTAL Operation and Maintenance	40.00	YR	39,540	9,885	0	49,425	1235.62
TOTAL Limited Re-Evaluation Report	1.00	EA	4,296,752	831,867	218,018	5,346,637	5346637

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
01 Land and Damages							
01.23 Construction Contract Documents							
01.23.03 Real Estate Analysis Documents							
01.23.03.01 Real Estate Planning Documents							
01.23.03.01.01 Planning by Local Sponsor			20,000	4,800	881	25,681	
01.23.03.01.02 Review of Local Sponsor			6,500	1,560	286	8,346	
01.23.03.01.03 Construction Contract Documents			5,000	1,200	220	6,420	
01.23.03.01.04 Real Estate Analysis Documents			5,000	1,200	220	6,420	
TOTAL Real Estate Planning Documents			36,500	8,760	1,608	46,868	
01.23.03.02 Real Estate Acquisition Documents							
01.23.03.02.01 Acquisition by Local Sponsor			250,000	60,000	11,015	321,015	
01.23.03.02.02 Review of Local Sponsor			10,000	2,400	441	12,841	
TOTAL Real Estate Acquisition Documents			260,000	62,400	11,456	333,856	
01.23.03.03 Real Estate Condemnation Documents							
01.23.03.03.01 Condemnation by Local Sponsor			20,000	4,800	881	25,681	
01.23.03.03.02 Review of Local Sponsor			600	144	26	770	
TOTAL Real Estate Condemnation Documents			20,600	4,944	908	26,452	
01.23.03.05 Real Estate Appraisal Documents							
01.23.03.05.01 Appraisals by Local Sponsor			50,000	12,000	2,203	64,203	
01.23.03.05.02 Review of Local Sponsor			12,000	2,880	529	15,409	
TOTAL Real Estate Appraisal Documents			62,000	14,880	2,732	79,612	
01.23.03.06 Real Estate PL 91-646 Asst. Docu							
01.23.03.15 Real Estate Payment Documents							
01.23.03.15.01 Payments by Local Sponsor - Land			1,820,000	436,800	80,190	2,336,990	
01.23.03.15.02 Payments by Local Sponsor - Land			400	96	18	514	
01.23.03.15.04 Review of Local Sponsor			10,000	2,400	441	12,841	
TOTAL Real Estate Payment Documents			1,830,400	439,296	80,648	2,350,344	

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
01.23.03.17							
01.23.03.17.01			1,000	240	44	1,284	
01.23.03.17.02			5,000	1,200	220	6,420	
TOTAL Real Estate LERRD Crediting Docu			6,000	1,440	264	7,704	
TOTAL Real Estate Analysis Documents			2,215,500	531,720	97,616	2,844,836	
TOTAL Construction Contract Documents			2,215,500	531,720	97,616	2,844,836	
TOTAL Land and Damages			2,215,500	531,720	97,616	2,844,836	
14 Recreation Facilities							
14.00 Recreational Facilities							
14.00.01 Mob, Demob & Preparatory Work							
14.00.01.05 Prime Mob, Demob & Prep Work							
14.00.01.05.01 Prime Mob, Demob & Prep Work			5,993	899	363	7,255	
TOTAL Prime Mob, Demob & Prep Work			5,993	899	363	7,255	
14.00.01.10 Surveying							
14.00.01.10.05 Surveying	60.00	HR	8,428	1,264	510	10,202	170.04
TOTAL Surveying	60.00	HR	8,428	1,264	510	10,202	170.04
TOTAL Mob, Demob & Preparatory Work			14,421	2,163	873	17,457	
14.00.18 Utilities							
14.00.18.02 Site Work							
14.00.18.02.01 2" Water Line Trench	3000.00	LF	13,178	1,977	798	15,953	5.32
14.00.18.02.10 Road Crossing Near Wellhouse	1.00	EA	418	63	25	507	506.55
14.00.18.02.15 Road Crossing-Pavilion Entrance	1.00	EA	656	98	40	794	794.21
14.00.18.02.20 Road Crossing-Near Parking Lot	1.00	EA	592	89	36	716	716.50
14.00.18.02.25 Road Crossing-Drain Line	1.00	EA	1,624	244	98	1,965	1965.44
14.00.18.02.30 Drain Line Trench	105.00	LF	2,090	314	127	2,530	24.10
TOTAL Site Work			18,559	2,784	1,123	22,466	
14.00.18.15 Mechanical							

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
14.00.18.15.3		Valves	2,673	401	162	3,236	
14.00.18.15.02		Piping and Fittings	30,154	4,523	1,825	36,503	
		TOTAL Mechanical	32,827	4,924	1,987	39,739	
14.00.18.16		Electrical					
14.00.18.16.4		Panels and Controllers	3,281	492	199	3,971	
14.00.18.16.01		Sec Power Lines-Pole to Restroom	3,688	553	223	4,464	
14.00.18.16.02		Sec Pwr Lines-Restroom to Rack	1,537	231	93	1,861	
14.00.18.16.03		Sec Pwr Line-Pnl Rack to Pavln	1,431	215	87	1,732	
14.00.18.16.04		Sec Pwr Line-Pnl Rack to Wellhse	2,054	308	124	2,487	
14.00.18.16.05		Sec Pwr Line-Launch Ramp Light	288	43	17	348	
14.00.18.16.10		Start-Up & Testing	968	145	59	1,172	
		TOTAL Electrical	13,247	1,987	802	16,036	
		TOTAL Utilities	64,633	9,695	3,913	78,240	
14.00.22		Road, Trails, & Parking Lots					
14.00.22.02		Site Work					
14.00.22.02.08		Culverts	30,271	4,541	1,833	36,645	
14.00.22.02.10		Paving	351,035	52,655	21,250	424,941	
14.00.22.02.11		Striping	461	69	28	558	
14.00.22.02.12		Handicap Parking Sign	84	13	5	101	
		TOTAL Site Work	381,851	57,278	23,116	462,245	
		TOTAL Road, Trails, & Parking Lots	381,851	57,278	23,116	462,245	
14.00.23		Site Grading and Landscaping					
14.00.23.01		Site Work					
14.00.23.01.01		Clearing	10,306	1,546	624	12,476	
14.00.23.01.03		Grading	11,889	1,783	720	14,392	
14.00.23.01.05		Establishment of Turf	30,171	4,526	1,826	36,523	
14.00.23.01.08		Fence, Gates and Entrance Sign	2,695	404	163	3,262	
14.00.23.01.12		Trees and Shrubs	31,927	4,789	1,933	38,649	
14.00.23.01.14		Trash Removal	4,714	707	285	5,707	
		TOTAL Site Work	91,703	13,755	5,551	111,010	
		TOTAL Site Grading and Landscaping	91,703	13,755	5,551	111,010	

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST

14.00.27 Buildings, Public Use-New Restr							
14.00.27.02 Site Work							
14.00.27.02.01 Excavation for Basemnt Slab	189.00	CY	1,802	270	109	2,181	11.54
14.00.27.02.02 Soil Treatment	70.00	SY	81	12	5	98	1.41
14.00.27.02.03 Gravel Bedding/Drainage Fill	12.00	CY	811	122	49	982	81.86
14.00.27.02.04 Structural Backfill	53.00	CY	804	121	49	973	18.35
14.00.27.02.06 French Drain	74.00	LF	335	50	20	405	5.47
14.00.27.02.08 Dispose of Spoil Material	76.00	CY	188	28	11	228	3.00
14.00.27.02.10 Finish Grade for Slab - by hand	220.00	SF	54	8	3	65	0.30
TOTAL Site Work			4,075	611	247	4,933	

14.00.27.03 Concrete							
14.00.27.03.01 Cast-In Place Concr-Slab on Grade	12.00	CY	1,733	260	105	2,098	174.87
14.00.27.03.02 Cast-In Place Concr-Retain. Beam	6.65	CY	784	118	47	949	142.69
14.00.27.03.08 Reinforcing Steel- Slab/Wall	4033.00	LBS	467	70	28	565	0.14
TOTAL Concrete			2,984	448	181	3,612	

14.00.27.04 Masonry							
14.00.27.04.02 Reinf CMU Walls - Exterior Wall	398.00	SF	18,290	2,743	1,107	22,140	55.63
TOTAL Masonry			18,290	2,743	1,107	22,140	

14.00.27.05 Metals							
14.00.27.05.05 Louver	65		65	10	4	79	
TOTAL Metals			65	10	4	79	

14.00.27.06 Wood and Plastic							
14.00.27.06.01 Wood Framing	1,424		1,424	214	86	1,724	
14.00.27.06.02 Wood Trim	372		372	56	23	450	
14.00.27.06.03 Sheathing, Roof	1,156	SF	1,156	173	70	1,399	1.41
14.00.27.06.04 Vanities	862	EA	862	129	52	1,043	521.51
TOTAL Wood and Plastic			3,813	572	231	4,616	19.23

14.00.27.07 Moisture and Thermal Insulation							
14.00.27.07.01 Insulation	834.00	SF	454	68	27	549	0.66

U.S. Army Corps of Engineers
 PROJECT LANDAC: Limited Re-Evaluation Report - Feasibility Study
 90% Estimate - Fourche Bayou Basin, LRR
 ** PROJECT OWNER SUMMARY - Assembly **

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
14.00.27.07.02	840.00	SF	2,127	319	129	2,575	3.06
14.00.27.07.04	640.00	SF	124	19	8	150	0.23
14.00.27.07.05			648	97	39	785	
14.00.27.07.06	4.00	EA	1,498	225	91	1,813	453.36
TOTAL Moisture and Thermal Insulation							5,872
14.00.27.08 Doors and Windows							
14.00.27.08.01	3.00	EA	6,648	997	402	8,048	2682.52
14.00.27.08.03	6.00	EA	3,657	548	221	4,427	737.75
TOTAL Doors and Windows							12,474
14.00.27.09 Finishes							
14.00.27.09.03	380.00	SF	2,615	392	158	3,165	8.33
14.00.27.09.04	84.00	SF	225	34	14	273	3.25
14.00.27.09.05	340.00	SF	913	137	55	1,105	3.25
14.00.27.09.06	66.00	SF	221	33	13	268	4.06
14.00.27.09.08	84.00	SF	61	9	4	73	0.87
TOTAL Finishes							4,884
14.00.27.10 Specialties							
14.00.27.10.02	8.00	EA	2,046	307	124	2,477	309.57
14.00.27.10.05	2.00	EA	698	105	42	845	422.43
TOTAL Specialties							3,321
14.00.27.15 Mechanical							
14.00.27.15.01			10,445	1,567	632	12,644	
TOTAL Mechanical							12,644
14.00.27.16 Electrical							
14.00.27.16.01			4,069	610	246	4,925	
14.00.27.16.02			5,779	867	350	6,996	
14.00.27.16.03	2.00	EA	2,783	417	168	3,368	1684.18
TOTAL Electrical							15,290

	QUANTITY	UOM	CONTRACT	CONTINGN	ESCALATN	TOTAL COST	UNIT COST
14.00.27.99		Port-o-let Area	16,538	2,481	1,001	20,020	
		TOTAL Buildings, Public Use-New Restrnm	90,775	13,616	5,495	109,887	
14.00.71		Activity Guides and Controls					
14.00.71.06		Wood and Plastic					
14.00.71.06.01		Boardwalks	1,043,720	156,558	63,183	1,263,461	
14.00.71.06.02		Kiosks	2,696	404	163	3,263	
14.00.71.06.03		Interpretive & Entrance Signs	28,461	4,269	1,723	34,453	
14.00.71.06.04		Identification Signs	3,552	533	215	4,300	
		TOTAL Wood and Plastic	1,078,429	161,764	65,284	1,305,477	
		TOTAL Activity Guides and Controls	1,078,429	161,764	65,284	1,305,477	
		TOTAL Recreational Facilities	1,721,812	258,272	104,232	2,084,315	
		TOTAL Recreation Facilities	1,721,812	258,272	104,232	2,084,315	
30		Planning, Engineering & Design	125,000	12,500	4,886	142,386	
31		COE Supervision & Administration	194,900	19,490	11,285	225,675	
99		Operation and Maintenance					
99.01		Operation and Maintenance	39,540	9,885	0	49,425	
	40.00	TOTAL Operation and Maintenance	39,540	9,885	0	49,425	1235.62
	1.00	TOTAL Limited Re-Evaluation Report	4,296,752	831,867	218,018	5,346,637	5346637