



# Scott Peterson Landscape Architect, Inc.

## STATEMENT OF PROBABLE CONSTRUCTION COSTS

**TO:** John Rutledge

Company: Arrowhead Lake Association (ALA)

**CC:**  
**FROM:** Scott Peterson Landscape Architect  
**DATE:** 6-18-09  
**PROJECT:** Village Cove Property

**LOCATION:** 194 South Hwy. 173  
Lake Arrowhead, CA  
**SUBJECT:** Anticipated Construction Costs

John,

The following is an itemized breakdown reflecting the anticipated construction costs for all site improvements as reflected on conceptual master plan dated 6-01-09:

### HARDSCAPE COSTS

#### Walls & Edging

- Approx. 805 l.f. of timber tie retaining walls with #4 rebar as vertical stabilization at 18" O.C.....\$48,300.00  
(wall height = approx. 3' height @ \$60.00 / ft.)
- Approx. 750 l.f. of timber tie edging along parking areas. Anchored with #4 rebar at 18" O.C.....\$18,750.00  
(single timber at \$25.00 / ft.)

- Approx. 379 l.f. of split face masonry retaining walls located at drive entry. (2ft. to 6 ft. height range).....\$37,900.00  
(including steel reinforcing, water proofing and conc. footings)

**Sub-total.....\$104,950.00**

**Grading & Backfill**

- Anticipated grading and backfill required throughout the site.....\$17,500.00  
(\$2,500.00 per day including tractor and misc. equipment)

**Gravel Parking Area**

- Approx. 23,209 sq. ft. of crushed rock spread for parking areas.....\$20,000.00  
(compacted and leveled accordingly)

**Paving Surfaces**

- Approx. 2,831 sq. ft. of new asphalt paving at drive entry.....\$14,155.00  
(including required base and 3' thick asphalt)
- Approx. 800 sq. ft. of new D.G. Pathway / access ramps.....\$4,000.00
- Approx. 12,700 sq. ft. of repaired, modified, & raked dirt pathways.....\$6,000.00

**Sub-total.....\$24,155.00**

**Misc. Improvements**

- Approx. 1,400 sq. ft. of new 'rip rap' rock and boulder .....\$9,000.00  
drainage swale lining. (allowance)
- Allowance for 20 barrier bollards separating vehicular vs.....\$8,000.00  
pedestrian trail areas.
- Allowance for (5) handicap signage bollards.....\$2,000.00
- Allowance for (2) new conc. benches @ \$500.00 ea.....\$1,000.00
- Allowance for misc. new native plantings.....\$8,000.00
- Misc. guard rail fencing and clean up costs.....\$8,000.00
- Allowance for required import soil utilized for backfill at.....\$10,000.00  
Modified 'two way' access drive

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**Sub-total.....\$46,000.00**

**\* Anticipated Total Costs..... \$212,605.00**

**The above costs are estimates based upon current industry standards. No contingency, required County permits, contractor's overhead & profit have been included within the above estimates.**

Please give me a call if you have any questions.

Scott Peterson, ASLA

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