

G Brown Design Inc.
Site Design & Landscape Architecture

678 E Vine Street, Suite 10
Murray, UT 84107

Opinion of Probable Construction Cost
Project: NSL Main Street St. Triangle Park
Status: Preliminary Concept
Date: July 21, 2026
Prepared by: MJW

Item/Remarks	Quantity	Unit	Unit Cost	Total
Site Preparation & Demolition				
Perimeter Construction Fencing-6ft. Tall chain link fence	820	LF	\$ 9.00	\$ 7,380
Site Clearing	15,000	SF	\$ 0.50	\$ 7,500
Selective Clearing	0	SF	\$ 0.20	\$ -
SWPPP - Silt Fence	500	LF	\$ 4.50	\$ 2,250
SWPPP - inlet protection	4	EA	\$ 200.00	\$ 800
SWPPP - Maintenance and Upkeep	1	LS	\$ 6,000.00	\$ 6,000
Track Out Pad	1	LS	\$ 3,000.00	\$ 3,000
Remove bus stop bench	1	LS	\$ 500.00	\$ 500
Subtotal				\$ 27,430
Earthwork				
Cut	5,000	CY	\$ 10.00	\$ 50,000
Fill	0	CY	\$ 10.00	\$ -
Import/Export	1,000	CY	\$ 65.00	\$ 65,000
Subtotal				\$ 115,000
Utilities				
Site Electrical, Lighting	0	LS	\$ 20,000.00	\$ -
Drainage	0	LS	\$ 10,000.00	\$ -
Subtotal				\$ -
Surfacing				
Pedestrian Concrete Sidewalk - 6" thick over 6" aggregate base	1,833	SF	\$ 14.00	\$ 25,700
Stabilized Stone Dust Surface Trail	2675	SF	\$ 10.00	\$ 26,750
Asphalt - 3" thick over 8" base	0	SF	\$ 4.00	\$ -
30" Standard Concrete Curb and Gutter (road)	0	LF	\$ 40.00	\$ -
Steel Edge	841	LF	\$ 18.00	\$ 15,200
12" mow curb	118	LF	\$ 28.00	\$ 3,400
Subtotal				\$ 71,050
Site Improvements				
12 Inch Wide Concrete Retaining 2-4'max	151	LF	\$ 350.00	\$ 52,850
Rail feature	1	LS	\$ 20,000.00	\$ 20,000
Misc, Signage	3	EA	\$ 850.00	\$ 2,550
Subtotal				\$ 75,400
Lawns and Planting				
Deciduous Trees	8	EA	\$ 485.00	\$ 3,880
8' Evergreen Tree	0	EA	\$ 970.00	\$ -
10 Gal Shrub	0	EA	\$ 75.00	\$ -
5 Gal Shrub	45	EA	\$ 60.00	\$ 2,700
1 Gal Shrub	200	EA	\$ 20.00	\$ 4,000
Stone Mulch 3" Deep over Weed Fabric	3,844	SF	\$ 20.00	\$ 76,900
Turf Sod	1,190	SF	\$ 1.00	\$ 1,190
Native Sod	6,070	SF	\$ 1.50	\$ 9,110
Fine Grading and Soil Prep	15,250	SF	\$ 0.15	\$ 2,290
Planting Soil Mix - Plant Areas (12" Depth)	565	CY	\$ 55.00	\$ 31,080
Subtotal				\$ 131,150
Irrigation				
Irrigation Lawn and Meadow Grass Area	7,260	SF	\$ 2.00	\$ 14,600
Irrigation Planting Beds	1,905	SF	\$ 3.00	\$ 5,800
Irrigation for Trees (RWS)	8	EA	\$ 65.00	\$ 520
Misc Irrigation Equipment	1	LS	\$ 5,000.00	\$ 5,000
Subtotal				\$ 25,920
Summary				
Site Preparation & Demolition				\$ 27,430
Earthwork				\$ 115,000
Utilities				\$ -
Surfacing				\$ 71,050
Site Improvements				\$ 75,400
Lawns and Plantings				\$ 131,150
Irrigation				\$ 25,920
Subtotal				\$ 445,950
Undefined Elements Contingency - 20%				\$ 89,190
Subtotal				\$ 535,140
Mobilization/General Conditions - 10%				\$ 53,514
Bonding - 1.5%				\$ 8,028
Profit & Overhead - 14%				\$ 74,920
TOTAL				\$ 671,602