



**TOWN OF MIAMI LAKES, FLORIDA
REVISED AGENDA
Virtual Workshop**

August 26, 2021

6:30 PM

**Government Center
6601 Main Street Miami Lakes, FL33014**

Video stream of meetings can be viewed here:

<https://pub-miamilakes.escribemeetings.com>

1. **CALL TO ORDER**
2. **MOMENT OF SILENCE**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**

Please be advised that this public meeting is open to the public and will be held in Town Hall Government Center, 6601 Main Street, Miami Lakes, FL 33014. Public Meetings will be held at the physical meeting location stated above. Members of the public are welcomed to attend the meetings and facial coverings are recommended.

For access to the meeting agendas please visit www.miamilakes-fl.gov/agenda. For Live video stream of meetings please visit www.miamilakes-fl.gov/agenda

Public Comments will be accepted by the following means:

Members of the public may attend the meeting at the physical meeting location state above and deliver their public comments in person during the public comment portion of the agenda.

You can also submit a Pre-recorded Video for Public Comments, by visiting <https://www.miamilakes-fl.gov/remotecomments>. Videos submitted cannot exceed 3 minutes and should be submitted one day before the meeting

(1) A person wishing to submit a Remote Public Comment, will join the meeting via: <https://www.miamilakes-fl.gov/remotecomments>. You must have a working microphone and working web camera in order to submit a live remote public comments;

(2) Call in live during the meeting to listen to the meeting via phone and/or call in live during the meeting to submit a public comment, to any of the following numbers:

+1 786-635-1003

+1 312-626-6799

+1 929-205-6099

+1 253-215-8782

+1 301-715-8592

+1 346-248-7799

+1 699-900-6833

PLEASE ENTER THE MEETING ID# WHEN PROMPTED: 666 475 152#

Public Comments will be heard at the beginning of each meeting and once all are heard, Public Comments will be closed. Each speaker will be afforded (3) minutes to speak.

All comments or questions from the attending public shall be directed to the mayor, in a courteous tone. To ensure the orderly conduct and efficiency of the meeting, public comments shall be limited to three (3) minutes maximum per person.

No clapping, applauding, heckling, verbal outburst in support of, or in opposition to a speaker or his/her remarks shall be permitted. Should a member of the attending audience become unruly, or behave in any manner that disrupts the orderly and efficient conduct of the meeting, such person will be asked to leave the meeting. As a courtesy to others, all electronic devices must be set to silent mode to avoid disruption of the proceedings.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMODATIONS TO PARTICIPATE IN THE MEETING SHOULD CALL TOWN HALL AT (305) 364-6100, BY 5 PM, NO LATER THAN (2) BUSINESS DAYS PRIOR TO THE MEETING FOR ASSISTANCE.

5. ITEMS FOR DISCUSSION OR ACTION

***a. Miami Lakes Optimist Park Workshop at 6:30 PM**

6. ADJOURNMENT

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at miamilakes-fl.gov and is available at Town Hall, 6601 Main Street, Miami Lakes 33014.



Town of Miami Lakes Memorandum

To: Honorable Mayor and Councilmembers

From: Jeremy Bajdaun, Director of Parks and Recreation Department

Subject: Miami Lakes Optimist Park

Date: August 26, 2021

Please see attachments for your review and consideration.

Optimist Park Options

**Town Council
Workshop**

August 26, 2021





Introduction

**Town of Miami Lakes Parks and Recreation –
Jeremy Bajdaun**

**Estrada Hinojosa & Company, Inc. – Lourdes
Abadin**

**Bermello, Ajamil & Partners, Inc. – Kirk Olney
and Randy Hollingsworth**

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Purpose



The purpose of this presentation and workshop is to identify the level of scope we would like to pursue when moving forward with the Miami Lakes Optimist Park Design. Pricing and financing options will be presented for each version of the buildout for your consideration. This design is needed in order to continue the process of potentially putting this to a referendum.

Administrative School District Approved Master Plan

- Design as of January 2021
- This design is currently administratively approved by the school district. While this isn't the only option, with this current approval we can do as little or up to the full layout shown.
- Options provided will be based off this schematic with the only changes being amenities included or excluded.



OPTIMIST PARK
CONCEPT PLAN - OPTION 4
 TOWN OF MIAMI LAKES
 August 17, 2021

Pricing Up To Ballot

Service	Approximate Cost
Ballot Costs	\$16,000
Bond Feasibility, Research & Public Opinion Survey (MLOP Master Plan*)	\$49,500
Voter Education & Website (mailers, promotions, etc.)(MLOP Master Plan*)	\$20,000
TOTAL	\$85,500

* Funds are already identified in the MLOP Master Plan account

Pricing Factors



- Pricing is based off “RIB U.S COST” estimator presented by our design firm
- Pricing includes a 3.5% annual cost escalation multiplier
- The totals of each option are budgeted at FY2023 costs when construction is anticipated to commence
- Pricing also includes some updated estimates/quotes we have received for similar park projects
- These numbers are not final until bids are received
- Currently the coronavirus has caused an increase in cost for certain materials given some production chain shortages

Options

Option 1 : Amenities



- “As is” renovation of five (5) main baseball fields
 - Fields remain in their current location
 - Using existing poles, retrofit the fixtures to LED sports field lights
 - Existing irrigation
 - Existing drainage (slope)
 - New fencing and dugouts
 - New shade structures and bleachers
- New pedestrian pathway
- New exercise stations (12)
- Demolish and rebuild basketball courts in their current location
- T-ball lighting retrofit to LED sports lights
- Retrofit “Church Fields/Pintos” to LED sports field lights

Total Projected Cost

\$5,032,118



Option 2: Amenities



- New pedestrian pathway
- New exercise stations (12)
- Demolish and rebuild basketball courts in their current location
- T-ball light retrofit to LED sports lights
- Retrofit “Church Fields/Pintos” to LED sports field lights
- **Newly realigned ballfields**
- **New drainage and retention areas**
- **New sports field lighting (poles and fixtures)**
- **New batting cages (6)**
- **New landscaping (Approximately 75 canopy trees and 190 palms)**

Total Projected Cost

\$13,460,133



Option 3: Amenities



- New pedestrian pathway
- New exercise stations (12)
- Demolish and rebuild basketball courts in their current location
- Retrofit “Church Fields/Pintos” to LED sports field lights
- Newly realigned ballfields
- New drainage and retention areas
- New sports field lighting (poles and fixtures)
- New batting cages (6)
- New landscaping (Approximately 75 canopy trees and 190 palms)
- **New Airnasium (covered basketball court)**
- **New concessions building**
- **Demolish and rebuild tennis courts**
- **New additional parking (120 spaces)**
- **Resurfaced school board parking lot**

Total Projected Cost

\$18,688,016



Option 4: Amenities

- New pedestrian pathway
- New exercise stations (12)
- Demolish and rebuild basketball courts in their current location
- Retrofit “Church Fields/Pintos” to LED sports field lights
- Newly realigned ballfields
- New drainage and retention areas
- New sports field lighting (poles and fixtures)
- New batting cages (6)
- New landscaping (Approximately 75 canopy trees and 190 palms)(Premium)*
- New Airnasium (covered basketball court)
- New concessions building
- Demolish and rebuild tennis courts
- New additional parking (120 spaces)
- Resurfaced school board parking lot
- **New multipurpose building (description)***

Total Projected Cost

\$26,577,345



Summary of Enhancements Index

Features Included	Pricing* <i>Not including escalation</i>	Option 1: \$5,032,118	Option 2: \$13,460,133	Option 3: \$18,688,016	Option 4: \$26,577,345
Walking Path and Lighting	\$274,902.00	X	X	X	X
Exercise Stations	\$128,110.00	X	X	X	X
Renovated Fields “as is”	\$2,345,492.00	X	N/A	N/A	N/A
New LED T-Ball Field Lights	\$40,500.00	X	X	N/A	N/A
New LED Retrofitted Lights in Church Field/Pinto Fields	\$166,000.00	X	X	X	X
New Basketball Courts	\$308,664.00	X	X	X	X
Redesign of Fields and Retention Areas: New Drainage System for Fields, New Batting Cages, New Irrigation System, and New Sports Field Lighting.	\$4,537,421.00		X	X	X
New Landscaping	\$1,710,470.00		X	X	X
Concessions Building	\$1,050,000.00			X	X
New Additional Parking (120 Spaces)	\$447,640.00			X	X
Airnasium	\$437,050.00			X	X
Resurface School Parking Lot	\$227,256.00			X	X
Indoor Multipurpose Facility	\$5,687,546.00	20			X

Financing Options

Estrada Hinojosa & Company, Inc. –
Lourdes Abadin



Next Steps



- Final design & JUA for Council approval **October**
- **November/December** legislative action by Council with School Board approval of final design
- Begin bond education **December/January**
 - Multiple community workshops
- Resolution for approval of referendum request and ballot language will go before Council in **May 2022** for ratification
- Election to be held **November 8th of 2022**

TOWN OF MIAMI LAKES, FLORIDA



OPTIMIST PARK CAPITAL IMPROVEMENT FINANCING OPTIONS

ESTRADA • HINOJOSA
INVESTMENT BANKERS

OPTIMIST PARK CAPITAL IMPROVEMENT FINANCING OPTIONS

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ALTERNATIVE REVENUE SOURCE PLEDGES

GENERAL OBLIGATION (“GO”) BONDS

- Referendum requires Council approval
- Voter authorization
- Secured by issuer’s full faith, credit and ad-valorem taxing power
- Financial burden based on taxable property values
- Lowest interest cost
- Amount approved may be issued in tranches

SPECIAL ASSESSMENTS BONDS

- Requires approval of property owners
- Financial burden correlates with relative property benefits

Notes:

- ❖ Failed Bond Referendum Campaign risks:
 - inability to provide funding for planned projects
 - deter the economic plans of a community trying to expand its services and/or economic base.

REVENUE BONDS

- Requires Council approval with public hearings
- Revenue pledge options: Sales Tax, Communications Services Tax, Utility Taxes, Gas Tax, Other Revenues – *Town Hall Financing*
- CBA - Legally Available Non-Ad Valorem Revenues
- Secured solely by the pledged revenues – increased credit risk
- Bonds sell at interest rates slightly higher than comparable General Obligation Bonds
- Normally require a reserve fund equal to one year of debt service

- ❖ Revenue that is used for the repayment of new debt service will need to be accounted for in future budgets. Restrictions on millage increases in future budgets can create a financial constraint for the issuer.

ALTERNATIVE METHODS OF BOND FINANCING

PRIVATE PLACEMENT / BANK LOAN

▪ Pros:

1. Lower costs of issuance (COI)/ less documentation
2. \$10 Mill max within calendar year -> Bank Qualified (BQ) loan status
3. Lock in a fixed interest rate prior to issue
4. Issuing in smaller tranches *may* more accurately match timing of draw downs/ construction progress
5. Basic Continuing Disclosure – *non-issue*

▪ Cons:

1. Shorter loan term increases annual debt service burden on taxpayers (10 yrs.)
2. Amortization period longer than loan term
Imposes market volatility/interest rate risk
 - a. Balloon payment at end of the loan term
 - b. pay off or refinance
3. BQ status limits calendar year borrowing to \$10 million
4. Usually includes corp. tax gross-up provision

OPEN MARKET SALES / BONDS

▪ Pros:

1. Final Maturity of 25-30 years reduces the annual burden on taxpayers
2. Open trading municipal market may provide lower interest rates
3. Funding larger amounts of the project up front reduces future interest rate risk

▪ Cons:

1. Higher costs of issuance/legal docs
2. *May* incur negative arbitrage on the Construction Fund during the initial years.
3. Comprehensive Continuing Disclosure – *non-issue*

Miami Lakes Optimist Park Financing Options and Recommendations



Option 1 - \$5,032,118
Bank Qualified (BQ)
Private Placement/Loan



Option 2 - \$13,460,133
GO or Revenue Bonds



Option 3 - \$18,688,016
GO or Revenue Bonds



Option 4 - \$26,577,345
GO or Revenue Bonds

PROJECTED OVERVIEW OF SCENARIOS

Financing Overview	Option 1	Option 2	Option 3	Option 4
Project Fund	\$5,032,118	\$13,460,133	\$18,688,016	\$26,577,345
Financing Mechanism	Loan Bank Qualified GO / Revenue	Bonds GO / Revenue	Bonds GO / Revenue	Bonds GO / Revenue
Cost of Issuance (COI)	\$75,000	\$280,000	\$280,000	\$334,000
Underwriter's Discount	N/A	\$56,375	\$78,275	\$111,325
True Interest Cost (TIC)	3.00%	2.54%	2.54%	2.54%
Maturity/Amortization Terms	10-year term 10-yr amort/ 25-yr amort	30 years	30 years	30 years
Average Annual Debt Service	\$598,710/\$293,291 Balloon payment of \$3.7M due year 10	\$654,068	\$908,045	\$1,291,470
Debt Millage Impact	0.1510 / 0.0740	0.1649	0.2290	0.3257
Millage Increase per \$1000 Taxable	\$0.0740	\$0.1649	\$0.2290	\$0.3257
<i>Monthly</i> Cost Increase per \$100,000 Taxable Value	\$0.62	\$1.37	\$1.91	\$2.71
<i>Annual</i> Cost Increase per \$100,000 Taxable Value	\$7.40	\$16.49	\$22.90	\$32.57

MILLAGE IMPACT ON AVERAGE HOME IN MIAMI LAKES

CALCULATION EXAMPLE – **AVERAGE HOME TAXABLE VALUE \$233,368**

Miami Lakes Optimist Park Improvements	Option 1	Option 2	Option 3	Option 4
Project Fund	\$5,032,118	\$13,460,133	\$18,688,016	\$26,577,345
Debt Millage Impact	0.0740	0.1649	0.2290	0.3257
Monthly Cost	\$1.44	\$3.21	\$4.45	\$6.33
Annual Cost	\$17.27	\$38.48	\$53.44	\$76.01

Example of Millage Calculations:

Taxable Value x Millage / 1,000 / 12 = **Monthly Cost Increase on Millage**

$$\$233,368 \times 0.0740 / 1,000 / 12 = \$1.44$$

Taxable Value x Millage / 1,000 = **Annual Cost Increase on Millage**

$$\$233,368 \times 0.0740 / 1,000 = \$17.27$$

Disclaimer

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OPTION # 1

Renovate "As Is" with Dugouts, Tball Lights, Church Field Light Retrofit, Walkway, New Basketball Courts and Exercise Stations.

	Qty	UOM	UC	Subtotal
FIELD #1	132,538	SF		
Baseball Field Bermuda Grass	102,690	SF	\$ 0.50	\$ 51,345.00
Baseball Field Infield Clay	10,800	SF	\$ 2.00	\$ 21,600.00
Baseball Field Warning Track Crimson Stone, 2"	16,990	SF	\$ 3.00	\$ 50,970.00
Fill Material to Regrade Field - Assume 1'	4,909	CY	\$ 30.00	\$ 147,264.44
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,990	SF	\$ 16.00	\$ 63,840.00
New Sports Field Lighting - 80' Tall Poles at Baseball Field #1	6	EA	\$ 30,000.00	\$ 180,000.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
TOTAL FIELD #1				\$ 629,319.44
FIELD #2	99,250	SF		
Baseball Field Bermuda Grass	76,320	SF	\$ 0.50	\$ 38,160.00
Baseball Field Infield Clay	9,130	SF	\$ 2.00	\$ 18,260.00
Baseball Field Warning Track Crimson Stone	11,940	SF	\$ 3.00	\$ 35,820.00
Fill Material to Regrade Field - Assume 1'	3,676	CY	\$ 30.00	\$ 110,277.78
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,430	SF	\$ 16.00	\$ 54,880.00
New Sports Field Lighting - 70' Tall Poles at Baseball Field #2	6	EA	\$ 30,000.00	\$ 180,000.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #2				\$ 551,697.78
FIELD #3	72,960	SF		
Baseball Field Bermuda Grass	54,080	SF	\$ 0.50	\$ 27,040.00
Baseball Field Infield Clay	7,880	SF	\$ 2.00	\$ 15,760.00
Baseball Field Warning Track Crimson Stone	9,160	SF	\$ 3.00	\$ 27,480.00
Fill Material to Regrade Field - Assume 1'	2,702	CY	\$ 30.00	\$ 81,066.67
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	2,445	SF	\$ 16.00	\$ 39,120.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 25,000.00	\$ 150,000.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #3				\$ 454,766.67
FIELD #4	31,120	SF		
Baseball Field Bermuda Grass	13,900	SF	\$ 0.50	\$ 6,950.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	6,070	SF	\$ 3.00	\$ 18,210.00
Fill Material to Regrade Field - Assume 1'	1,153	CY	\$ 30.00	\$ 34,577.78
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	1,940	SF	\$ 16.00	\$ 31,040.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #4	6	EA	\$ 25,000.00	\$ 150,000.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #4				\$ 344,017.78
FIELD #5	39,910	SF		
Baseball Field Bermuda Grass	21,590	SF	\$ 0.50	\$ 10,795.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	7,050	SF	\$ 3.00	\$ 21,150.00
Fill Material to Regrade Field - Assume 1'	1,478	CY	\$ 30.00	\$ 44,344.44
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	2,260	SF	\$ 16.00	\$ 36,160.00

New Sports Field Lighting - 60' Tall Poles at Baseball Field #5	6	EA	\$ 25,000.00	\$ 150,000.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #5				\$ 365,689.44

New Chilled Water Fountains	6	EA	\$ 6,035.00	\$ 36,210.00
Plumbing - New Chilled Water Fountains	565	LF	\$ 50.00	\$ 28,250.00
New Sports Field Lighting - Tball field Retrofit Additional Poles	3	EA	\$ 4,500.00	\$ 13,500.00
New Sports Field Lighting - Tball field Retrofit	18	EA	\$ 1,500.00	\$ 27,000.00
New Sports Field Lighting - Church Field Retrofit	6	EA	\$ 27,666.67	\$ 166,000.02
Pedestrian Walkway - Assume 4" Concrete	37,090	SF	\$ 7.00	\$ 259,630.00
Exercise Stations	12	EA	\$ 8,500.00	\$ 102,000.00
Exercise Stations - Concrete	3,730	SF	\$ 7.00	\$ 26,110.00
New Basketball Courts	34,960	SF	\$ 7.00	\$ 244,720
Demo Basketball Courts	31,972	SF	\$ 2.00	\$ 63,944
Demo Asphalt Walkway	7,636	SF	\$ 2.00	\$ 15,272.00
Trash Receptacles	15	EA	\$ 1,700.00	\$ 25,500.00
Benches	15	EA	\$ 1,500.00	\$ 22,500.00

Renovate "As Is" with Dugouts, Tball Lights, Church Field Light Retrofit, Walkway, New Basketball Courts and Exercise Stations Subtotal				\$ 3,376,127.13
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Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18%			\$607,703
Escalation - 3.5% per year (2023)	3.5%			\$590,822
Total Construction Cost				\$4,574,652
Owner's Allowance	10%			\$457,465
Total Optimist Park "AS IS"				\$5,032,118

OPTION # 2

RECONFIGURE FIELDS, LIGHTING, DRAINAGE, PATHWAY, LANDSCAPING, BATTING CAGES, TBALL LIGHTING, CHURCH FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS AND EXERCISE STATIONS.

	Qty	UOM	UC	Subtotal
FIELD #1	132,538	SF		
Baseball Field Bermuda Grass	102,690	SF	\$ 0.50	\$ 51,345.00
Baseball Field Infield Clay	10,800	SF	\$ 2.00	\$ 21,600.00
Baseball Field Warning Track Crimson Stone, 2"	16,990	SF	\$ 3.00	\$ 50,970.00
Fill Material to Regrade Field - Assume 1'	4,909	CY	\$ 30.00	\$ 147,264.44
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,990	SF	\$ 16.00	\$ 63,840.00
New Sports Field Lighting - 80' Tall Poles at Baseball Field #1	6	EA	\$ 55,250.00	\$ 331,500.00
New Irrigation System for Baseball Field	102,690	SF	\$ 1.00	\$ 102,690.00
Underground Drainage System with Perforated Pipes	132,538	SF	\$ 5.00	\$ 662,690.00
Bull Pen Crimson Stone	2,058	SF	\$ 3.00	\$ 6,174.00
Batting Cage	2	EA	\$ 6,800.00	\$ 13,600.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
TOTAL FIELD #1				\$ 1,565,973.44

FIELD #2	99,250	SF		
Baseball Field Bermuda Grass	76,320	SF	\$ 0.50	\$ 38,160.00
Baseball Field Infield Clay	9,130	SF	\$ 2.00	\$ 18,260.00
Baseball Field Warning Track Crimson Stone	11,940	SF	\$ 3.00	\$ 35,820.00
Fill Material to Regrade Field - Assume 1'	3,676	CY	\$ 30.00	\$ 110,277.78
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,430	SF	\$ 16.00	\$ 54,880.00
New Sports Field Lighting - 70' Tall Poles at Baseball Field #2	6	EA	\$ 46,112.50	\$ 276,675.00
New Irrigation System for Baseball Field	76,320	SF	\$ 1.00	\$ 76,320.00
Underground Drainage System	99,250	SF	\$ 3.00	\$ 297,750.00
Bull Pen Crimson Stone	1,860	SF	\$ 3.00	\$ 5,580.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #2				\$ 1,034,822.78

FIELD #3	72,960	SF		
Baseball Field Bermuda Grass	54,080	SF	\$ 0.50	\$ 27,040.00
Baseball Field Infield Clay	7,880	SF	\$ 2.00	\$ 15,760.00
Baseball Field Warning Track Crimson Stone	9,160	SF	\$ 3.00	\$ 27,480.00
Fill Material to Regrade Field - Assume 1'	2,702	CY	\$ 30.00	\$ 81,066.67
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	2,445	SF	\$ 16.00	\$ 39,120.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	54,080	SF	\$ 1.00	\$ 54,080.00
Underground Drainage System	72,960	SF	\$ 3.00	\$ 218,880.00
Bull Pen Crimson Stone	1,840	SF	\$ 3.00	\$ 5,520.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #3				\$ 811,896.67

FIELD #4	31,120	SF		
Baseball Field Bermuda Grass	13,900	SF	\$ 0.50	\$ 6,950.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	6,070	SF	\$ 3.00	\$ 18,210.00
Fill Material to Regrade Field - Assume 1'	1,153	CY	\$ 30.00	\$ 34,577.78
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	1,940	SF	\$ 16.00	\$ 31,040.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	13,900	SF	\$ 1.00	\$ 13,900.00
Underground Drainage System	31,120	SF	\$ 3.00	\$ 93,360.00
Bull Pen Crimson Stone	1,480	SF	\$ 3.00	\$ 4,440.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #4				\$ 534,367.78

FIELD #5	39,910	SF		
Baseball Field Bermuda Grass	21,590	SF	\$ 0.50	\$ 10,795.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	7,050	SF	\$ 3.00	\$ 21,150.00
Fill Material to Regrade Field - Assume 1'	1,478	CY	\$ 30.00	\$ 44,344.44
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	2,260	SF	\$ 16.00	\$ 36,160.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 36,975.00	\$ 221,850.00
Bull Pen Crimson Stone	1,600	SF	\$ 3.00	\$ 4,800.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
New Irrigation System for Baseball Field	21,590	SF	\$ 1.00	\$ 21,590.00
Underground Drainage System	39,910	SF	\$ 3.00	\$ 119,730.00
Subtotal FIELD #5				\$ 590,459.44

Reconfiguration Subtotal				\$ 4,537,520.11
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Scarify/Grading/Compaction Site - Remaining Area	390,618	GSF	\$ 1.50	\$ 585,927.00
Open Play Field - Assume Bermuda	63,230	SF	\$ 0.50	\$ 31,615.00
St. Augustine Grass Throughout the Park	390,618	SF	\$ 1.00	\$ 390,618.00
New Palm Trees - Sabal Palm 12-14ft	190	EA	\$ 375.00	\$ 71,250.00
New Canopy Trees - 15' tall X 10' wide, 5" Caliper	75	EA	\$ 850.00	\$ 63,750.00
Irrigation	453,848	SF	\$ 1.25	\$ 567,310.00

Subtotal Direct Cost Site Earthwork & Landscaping	1	LS		\$ 1,710,470.00
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New Chilled Water Fountains	6	EA	\$ 6,035.00	\$ 36,210.00
New Sports Field Lighting - Tball field Retrofit Additional Poles	3	EA	\$ 4,500.00	\$ 13,500.00
New Sports Field Lighting - Tball field Retrofit	18	EA	\$ 1,500.00	\$ 27,000.00
New Sports Field Lighting - Church Field Retrofit	6	EA	\$ 27,666.67	\$ 166,000.02
Pedestrian Walkway - Assume 4" Concrete	37,090	SF	\$ 7.00	\$ 259,630.00
New Pedestrian Lighting	50	EA	\$ 3,200.00	\$ 160,000.00
Excavation for Dry Detention Areas - Assume 12"	16,809	CY	\$ 15.00	\$ 252,137.78
Dry Detention Areas - Grass on Top	64,231	SF	\$ 0.50	\$ 32,115.50
Domestic Water Distribution - Allowance	1	LS	\$ 450,000.00	\$ 450,000.00
Site Electrical Distribution - Allowance	1	LS	\$ 700,000.00	\$ 700,000.00
Retrofit New Fixtures at Existing Light Poles	6	EA	\$ 2,000.00	\$ 12,000.00
New Basketball Courts	34,960	SF	\$ 7.00	\$ 244,720.00
Demo Basketball Courts	31,972	SF	\$ 2.00	\$ 63,944.00

Demo Asphalt Walkway	7,636	SF	\$ 2.00	\$ 15,272.00
Demo Existing Baseball Field	113,642	SF	\$ 0.50	\$ 56,821.00
Demo Batting Cage Area	7,933	SF	\$ 5.00	\$ 39,665.00
Exercise Stations	12	EA	\$ 8,500.00	\$ 102,000.00
Exercise Stations - Concrete	3,730	SF	\$ 7.00	\$ 26,110.00
Relocate Picnic Shelter	1	EA	\$ 5,000.00	\$ 5,000.00
Trash Receptacles	15	EA	\$ 1,700.00	\$ 25,500.00
Benches	15	EA	\$ 1,500.00	\$ 22,500.00
Picnic Tables with Umbrellas	15	EA	\$ 4,500.00	\$ 67,500.00
Bicycle Racks	10	EA	\$ 500.00	\$ 5,000.00
Site Improvements Subtotal				\$ 2,782,625.30

RECONFIGURE FIELDS, LIGHTING, DRAINAGE, PATHWAY, LANDSCAPING, BATTING CAGES, TBALL LIGHTING, CHURCH FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS AND EXERCISE STATIONS SUBTOTAL				\$ 9,030,615.41
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Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insurance)	18%			\$1,625,511
Escalation - 3.5% per year (2023)	3.5%			\$1,580,358
Total Construction Cost				\$12,236,484
Owner's Allowance	10%			\$1,223,648
Total Optimist Park - OPTION 2				\$13,460,133

OPTION # 3

RECONFIGURE FIELDS, LIGHTING, DRAINANGE, PATHWAY, LANDSCAPING, BATTING CAGES, CHURCH FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS, EXERCISE STATIONS, CONCESSIONS BUILDING & ADDITIONAL PARKING.

	Qty	UOM	UC	Subtotal
FIELD #1	132,538	SF		
Baseball Field Bermuda Grass	102,690	SF	\$ 0.50	\$ 51,345.00
Baseball Field Infield Clay	10,800	SF	\$ 2.00	\$ 21,600.00
Baseball Field Warning Track Crimson Stone, 2"	16,990	SF	\$ 3.00	\$ 50,970.00
Fill Material to Regrade Field - Assume 1'	4,909	CY	\$ 30.00	\$ 147,264.44
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,990	SF	\$ 16.00	\$ 63,840.00
New Sports Field Lighting - 80' Tall Poles at Baseball Field #1	6	EA	\$ 55,250.00	\$ 331,500.00
New Irrigation System for Baseball Field	102,690	SF	\$ 1.00	\$ 102,690.00
Underground Drainage System with Perforated Pipes	132,538	SF	\$ 5.00	\$ 662,690.00
Bull Pen Crimson Stone	2,058	SF	\$ 3.00	\$ 6,174.00
Batting Cage	2	EA	\$ 6,800.00	\$ 13,600.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
TOTAL FIELD #1				\$ 1,565,973.44

FIELD #2	99,250	SF		
Baseball Field Bermuda Grass	76,320	SF	\$ 0.50	\$ 38,160.00
Baseball Field Infield Clay	9,130	SF	\$ 2.00	\$ 18,260.00
Baseball Field Warning Track Crimson Stone	11,940	SF	\$ 3.00	\$ 35,820.00
Fill Material to Regrade Field - Assume 1'	3,676	CY	\$ 30.00	\$ 110,277.78
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,430	SF	\$ 16.00	\$ 54,880.00
New Sports Field Lighting - 70' Tall Poles at Baseball Field #2	6	EA	\$ 46,112.50	\$ 276,675.00
New Irrigation System for Baseball Field	76,320	SF	\$ 1.00	\$ 76,320.00
Underground Drainage System	99,250	SF	\$ 3.00	\$ 297,750.00
Bull Pen Crimson Stone	1,860	SF	\$ 3.00	\$ 5,580.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #2				\$ 1,034,822.78

FIELD #3	72,960	SF		
Baseball Field Bermuda Grass	54,080	SF	\$ 0.50	\$ 27,040.00
Baseball Field Infield Clay	7,880	SF	\$ 2.00	\$ 15,760.00
Baseball Field Warning Track Crimson Stone	9,160	SF	\$ 3.00	\$ 27,480.00
Fill Material to Regrade Field - Assume 1'	2,702	CY	\$ 30.00	\$ 81,066.67
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	2,445	SF	\$ 16.00	\$ 39,120.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	54,080	SF	\$ 1.00	\$ 54,080.00
Underground Drainage System	72,960	SF	\$ 3.00	\$ 218,880.00
Bull Pen Crimson Stone	1,840	SF	\$ 3.00	\$ 5,520.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #3				\$ 811,896.67

FIELD #4	31,120	SF		
Baseball Field Bermuda Grass	13,900	SF	\$ 0.50	\$ 6,950.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	6,070	SF	\$ 3.00	\$ 18,210.00
Fill Material to Regrade Field - Assume 1'	1,153	CY	\$ 30.00	\$ 34,577.78
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	1,940	SF	\$ 16.00	\$ 31,040.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #4	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	13,900	SF	\$ 1.00	\$ 13,900.00
Underground Drainage System	31,120	SF	\$ 3.00	\$ 93,360.00
Bull Pen Crimson Stone	1,480	SF	\$ 3.00	\$ 4,440.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #4				\$ 534,367.78

FIELD #5	39,910	SF		
Baseball Field Bermuda Grass	21,590	SF	\$ 0.50	\$ 10,795.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	7,050	SF	\$ 3.00	\$ 21,150.00
Fill Material to Regrade Field - Assume 1'	1,478	CY	\$ 30.00	\$ 44,344.44
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	2,260	SF	\$ 16.00	\$ 36,160.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #5	6	EA	\$ 36,975.00	\$ 221,850.00
Bull Pen Crimson Stone	1,600	SF	\$ 3.00	\$ 4,800.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
New Irrigation System for Baseball Field	21,590	SF	\$ 1.00	\$ 21,590.00
Underground Drainage System	39,910	SF	\$ 3.00	\$ 119,730.00
Subtotal FIELD #5				\$ 590,459.44

Reconfiguration Subtotal				\$ 4,537,520.11
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Scarify/Grading/Compaction Site - Remaining Area	390,618	GSF	\$ 1.50	\$ 585,927.00
Open Play Field - Bermuda	63,230	SF	\$ 0.50	\$ 31,615.00
St. Augustine Grass Throughout the Park	390,618	SF	\$ 1.00	\$ 390,618.00
New Palm Trees - Sabal Palm 12-14ft	190	EA	\$ 375.00	\$ 71,250.00
New Canopy Trees - 15' tall X 10' wide, 5" Caliper	75	EA	\$ 850.00	\$ 63,750.00
Irrigation	453,848	SF	\$ 1.25	\$ 567,310.00
Subtotal Direct Cost Site Earthwork & Landscaping	1	LS		\$ 1,710,470.00

New Chilled Water Fountains	6	EA	\$ 6,035.00	\$ 36,210.00
New Exercise Trail - Assume 4" Concrete	40,380	SF	\$ 7.00	\$ 282,660.00
Pedestrian Walkway - Assume 4" Concrete	37,090	SF	\$ 7.00	\$ 259,630.00
New Pedestrian Lighting	50	EA	\$ 3,200.00	\$ 160,000.00
Excavation for Dry Detention Areas - Assume 12"	16,809	CY	\$ 15.00	\$ 252,137.78
Dry Detention Areas - Grass on Top	64,231	SF	\$ 0.50	\$ 32,115.50
Domestic Water Distribution - Allowance	1	LS	\$ 450,000.00	\$ 450,000.00
Site Electrical Distribution - Allowance	1	LS	\$ 700,000.00	\$ 700,000.00
Storm Sewer System - Allowance	1	LS	\$ 350,000.00	\$ 350,000.00
Demo Tennis Courts	29,200	SF	\$ 2.00	\$ 47,958.00
Demo Asphalt Walkway	7,636	SF	\$ 2.00	\$ 15,272.00
Demo Existing Baseball Field	113,642	SF	\$ 0.50	\$ 56,821.00
Demo Batting Cage Area	7,933	SF	\$ 5.00	\$ 39,665.00
New Tennis Courts	29,200	SF	\$ 7.00	\$ 204,400.00
Tennis Court Shelters	2	EA	\$ 3,500.00	\$ 7,000.00
Benches at Tennis Courts	2	EA	\$ 1,500.00	\$ 3,000.00
New Tennis Courts Fencing	1,000	LF	\$ 20.00	\$ 20,000.00
New Lighting at Existing Tennis Court	1	LS	\$ 50,000.00	\$ 50,000.00
Relocate Picnic Shelter	1	EA	\$ 1,200.00	\$ 1,200.00
Trash Receptacles	15	EA	\$ 1,700.00	\$ 25,500.00
Benches	15	EA	\$ 1,500.00	\$ 22,500.00
Picnic Tables with Umbrellas	15	EA	\$ 4,500.00	\$ 67,500.00
Bicycle Racks	10	EA	\$ 500.00	\$ 5,000.00
Exercise Stations	12	EA	\$ 8,500.00	\$ 102,000.00
Exercise Stations - Concrete Flooring	3,730	SF	\$ 7.00	\$ 26,110.00
Retrofit New Fixtures at Existing Light Poles	6	EA	\$ 2,000.00	\$ 12,000.00
Site Improvements Subtotal				\$ 3,228,679.28

Demo Basketball Courts	23,979	SF	\$ 2.00	\$ 47,958.00
New Open Basketball Courts - 3 EA	26,220	SF	\$ 7.00	\$ 183,540.00
Subtotal Direct Cost Airnasium	8,510	GSF	\$ 51.36	\$ 437,050.00
Basketball SubTotal				\$ 668,548.00

Sanitary Sewer System - Allowance	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal Direct Cost Concession / Restroom Building	5,000	GSF	\$ 200.00	\$ 1,000,000.00

New Lighting at Added Parking	1	LS	\$ 20,000.00	\$ 25,000.00
New Parking Area for 120 Additional Spaces	46,960	SF	\$ 8.00	\$ 375,680.00
Pavement Markings	46,960	SF	\$ 1.00	\$ 46,960.00
Resurfaced Existing School Parking Lot	75,752	SF	\$ 3.00	\$ 227,256.00
Pavement Markings	75,752	SF	\$ 1.00	\$ 75,752.00
New Wheel Stops	120	EA	\$ 100.00	\$ 12,000.00
New Parking Signage	1	LS	\$ 10,000.00	\$ 10,000.00
Additional Parking				\$ 772,648.00

RECONFIGURE FIELDS, LIGHTING, DRAINANGE, PATHWAY, LANDSCAPING, BATTING CAGES, CHURCH FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS, EXERCISE STATIONS, CONCESSIONS BUILDING & ADDITIONAL PARKING SUBTOTAL				\$ 11,967,865.39
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Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insuranc	18%			\$2,154,216
Escalation - 3.5% per year (2023)	3.5%			\$2,094,376
Total Construction Cost				\$16,989,106
Owner's Allowance	10%			\$1,698,911
Total Optimist Park - OPTION 3				\$18,688,016

OPTION #4

**RECONFIGURE FIELDS, LIGHTING, DRAINANGE, PATHWAY, LANDSCAPING, BATTING CAGES, CHURCH
FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS, EXERCISE
STATIONS, CONCESSIONS BUILDING, ADDITIONAL PARKING & INDOOR MULTIPURPOSE BUILDING.**

	Qty	UOM	UC	Subtotal
FIELD #1	132,538	SF		
Baseball Field Bermuda Grass	102,690	SF	\$ 0.50	\$ 51,345.00
Baseball Field Infield Clay	10,800	SF	\$ 2.00	\$ 21,600.00
Baseball Field Warning Track Crimson Stone, 2"	16,990	SF	\$ 3.00	\$ 50,970.00
Fill Material to Regrade Field - Assume 1'	4,909	CY	\$ 30.00	\$ 147,264.44
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,990	SF	\$ 16.00	\$ 63,840.00
New Sports Field Lighting - 80' Tall Poles at Baseball Field #1	6	EA	\$ 55,250.00	\$ 331,500.00
New Irrigation System for Baseball Field	102,690	SF	\$ 1.00	\$ 102,690.00
Underground Drainage System with Perforated Pipes	132,538	SF	\$ 5.00	\$ 662,690.00
Bull Pen Crimson Stone	2,058	SF	\$ 3.00	\$ 6,174.00
Batting Cage	2	EA	\$ 6,800.00	\$ 13,600.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
TOTAL FIELD #1				\$ 1,565,973.44

FIELD #2	99,250	SF		
Baseball Field Bermuda Grass	76,320	SF	\$ 0.50	\$ 38,160.00
Baseball Field Infield Clay	9,130	SF	\$ 2.00	\$ 18,260.00
Baseball Field Warning Track Crimson Stone	11,940	SF	\$ 3.00	\$ 35,820.00
Fill Material to Regrade Field - Assume 1'	3,676	CY	\$ 30.00	\$ 110,277.78
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	3,430	SF	\$ 16.00	\$ 54,880.00
New Sports Field Lighting - 70' Tall Poles at Baseball Field #2	6	EA	\$ 46,112.50	\$ 276,675.00
New Irrigation System for Baseball Field	76,320	SF	\$ 1.00	\$ 76,320.00
Underground Drainage System	99,250	SF	\$ 3.00	\$ 297,750.00
Bull Pen Crimson Stone	1,860	SF	\$ 3.00	\$ 5,580.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #2				\$ 1,034,822.78

FIELD #3	72,960	SF		
Baseball Field Bermuda Grass	54,080	SF	\$ 0.50	\$ 27,040.00
Baseball Field Infield Clay	7,880	SF	\$ 2.00	\$ 15,760.00
Baseball Field Warning Track Crimson Stone	9,160	SF	\$ 3.00	\$ 27,480.00
Fill Material to Regrade Field - Assume 1'	2,702	CY	\$ 30.00	\$ 81,066.67
Stand-alone Hip Shade Structure, 26' x 20'	4	EA	\$ 5,150.00	\$ 20,600.00
Aluminum Bleachers - 15', 5 Rows	4	EA	\$ 4,000.00	\$ 16,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,885	SF	\$ 20.00	\$ 57,700.00
Perimeter Fencing around Field - 6' Tall	2,445	SF	\$ 16.00	\$ 39,120.00

New Sports Field Lighting - 60' Tall Poles at Baseball Field #3	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	54,080	SF	\$ 1.00	\$ 54,080.00
Underground Drainage System	72,960	SF	\$ 3.00	\$ 218,880.00
Bull Pen Crimson Stone	1,840	SF	\$ 3.00	\$ 5,520.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #3				\$ 811,896.67
FIELD #4	31,120	SF		
Baseball Field Bermuda Grass	13,900	SF	\$ 0.50	\$ 6,950.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	6,070	SF	\$ 3.00	\$ 18,210.00
Fill Material to Regrade Field - Assume 1'	1,153	CY	\$ 30.00	\$ 34,577.78
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	1,940	SF	\$ 16.00	\$ 31,040.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #4	6	EA	\$ 36,975.00	\$ 221,850.00
New Irrigation System for Baseball Field	13,900	SF	\$ 1.00	\$ 13,900.00
Underground Drainage System	31,120	SF	\$ 3.00	\$ 93,360.00
Bull Pen Crimson Stone	1,480	SF	\$ 3.00	\$ 4,440.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
Subtotal FIELD #4				\$ 534,367.78
FIELD #5	39,910	SF		
Baseball Field Bermuda Grass	21,590	SF	\$ 0.50	\$ 10,795.00
Baseball Field Infield Clay	9,670	SF	\$ 2.00	\$ 19,340.00
Baseball Field Warning Track Crimson Stone	7,050	SF	\$ 3.00	\$ 21,150.00
Fill Material to Regrade Field - Assume 1'	1,478	CY	\$ 30.00	\$ 44,344.44
Stand-alone Hip Shade Structure, 26' x 20'	2	EA	\$ 5,150.00	\$ 10,300.00
Aluminum Bleachers - 15', 5 Rows	2	EA	\$ 4,000.00	\$ 8,000.00
Backstop - Chainlink Fence Vinyl Coated 16' Tall	2,280	SF	\$ 20.00	\$ 45,600.00
Perimeter Fencing around Field - 6' Tall	2,260	SF	\$ 16.00	\$ 36,160.00
New Sports Field Lighting - 60' Tall Poles at Baseball Field #5	6	EA	\$ 36,975.00	\$ 221,850.00
Bull Pen Crimson Stone	1,600	SF	\$ 3.00	\$ 4,800.00
Batting Cage	1	EA	\$ 6,800.00	\$ 6,800.00
Premium Team Dugouts	2	EA	\$ 10,000.00	\$ 20,000.00
New Irrigation System for Baseball Field	21,590	SF	\$ 1.00	\$ 21,590.00
Underground Drainage System	39,910	SF	\$ 3.00	\$ 119,730.00
Subtotal FIELD #5				\$ 590,459.44
Reconfiguration Subtotal				\$ 4,537,520.11

Scarify/Grading/Compaction Site - Remaining Area	390,618	GSF	\$ 1.50	\$ 585,927.00
Open Play Field - Bermuda	63,230	SF	\$ 0.50	\$ 31,615.00
St. Augustine Grass Throughout the Park	390,618	SF	\$ 1.00	\$ 390,618.00
New Palm Trees - Phoneix Sylvistris 30ft	190	EA	\$ 1,300.00	\$ 247,000.00
New Canopy Trees - 15' tall X 10' wide, 5" Caliper	75	EA	\$ 850.00	\$ 63,750.00
Irrigation	453,848	SF	\$ 1.25	\$ 567,310.00
Subtotal Direct Cost Site Earthwork & Landscaping	1	LS		\$ 1,886,220.00

New Chilled Water Fountains	6	EA	\$ 6,035.00	\$ 36,210.00
New Exercise Trail - Assume 4" Concrete	40,380	SF	\$ 7.00	\$ 282,660.00
Pedestrian Walkway - Assume 4" Concrete	37,090	SF	\$ 7.00	\$ 259,630.00
New Pedestrian Lighting	50	EA	\$ 3,200.00	\$ 160,000.00
Excavation for Dry Detention Areas - Assume 12"	16,809	CY	\$ 15.00	\$ 252,137.78
Dry Detention Areas - Grass on Top	64,231	SF	\$ 0.50	\$ 32,115.50
Domestic Water Distribution - Allowance	1	LS	\$ 450,000.00	\$ 450,000.00
Site Electrical Distribution - Allowance	1	LS	\$ 700,000.00	\$ 700,000.00
Storm Sewer System - Allowance	1	LS	\$ 350,000.00	\$ 350,000.00
Demo Tennis Courts	29,200	SF	\$ 2.00	\$ 47,958.00
Demo Asphalt Walkway	7,636	SF	\$ 2.00	\$ 15,272.00
Demo Existing Baseball Field	113,642	SF	\$ 0.50	\$ 56,821.00
Demo Batting Cage Area	7,933	SF	\$ 5.00	\$ 39,665.00
New Tennis Courts	29,200	SF	\$ 7.00	\$ 204,400.00
Tennis Court Shelters	2	EA	\$ 3,500.00	\$ 7,000.00
Benches at Tennis Courts	2	EA	\$ 1,500.00	\$ 3,000.00
New Tennis Courts Fencing	1,000	LF	\$ 20.00	\$ 20,000.00
New Lighting at Existing Tennis Court	1	LS	\$ 50,000.00	\$ 50,000.00
Exercise Stations	12	EA	\$ 8,500.00	\$ 102,000.00
Exercise Stations - Concrete Flooring	3,730	SF	\$ 7.00	\$ 26,110.00
Relocate Picnic Shelter	1	EA	\$ 1,200.00	\$ 1,200.00
Trash Receptacles	15	EA	\$ 1,700.00	\$ 25,500.00
Benches	15	EA	\$ 1,500.00	\$ 22,500.00
Picnic Tables with Umbrellas	15	EA	\$ 4,500.00	\$ 67,500.00
Bicycle Racks	10	EA	\$ 500.00	\$ 5,000.00
Retrofit New Fixtures at Existing Light Poles	6	EA	\$ 2,000.00	\$ 12,000.00
Site Improvement Totals				\$ 3,228,679.28

Demo Basketball Courts	23,979	SF	\$ 2.00	\$ 47,958.00
New Open Basketball Courts - 3 EA	26,220	SF	\$ 7.00	\$ 183,540.00
Subtotal Direct Cost Airnasium	8,510	GSF	\$ 51.36	\$ 437,050.00
basketball subtotal				\$ 668,548.00

Sanitary Sewer System - Allowance	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal Direct Cost Concession / Restroom Building	5,000	GSF	\$ 200.00	\$ 1,000,000.00

New Lighting at Added Parking	1	LS	\$ 20,000.00	\$ 25,000.00
New Parking Area for 120 Additional Spaces	46,960	SF	\$ 8.00	\$ 375,680.00
Pavement Markings	46,960	SF	\$ 1.00	\$ 46,960.00
Resurfaced Existing School Parking Lot	75,752	SF	\$ 3.00	\$ 227,256.00
Pavement Markings	75,752	SF	\$ 1.00	\$ 75,752.00
New Wheel Stops	120	EA	\$ 100.00	\$ 12,000.00

New Parking Signage	1	LS	\$ 10,000.00	\$ 10,000.00
Additional Parking				\$ 772,648.00
Total Multi-Purpose Building (10,000sqft)				\$ 5,687,545.25

RECONFIGURE FIELDS, LIGHTING, DRAINANGE, PATHWAY, LANDSCAPING, BATTING CAGES, CHURCH FIELD LIGHTING RETROFIT, NEW BASKETBALL COURTS, RETENTION AREAS, PLANTINGS, EXERCISE STATIONS, CONCESSIONS BUILDING, ADDITIONAL PARKING & INDOOR MULTIPURPOSE BUILDING				\$ 17,831,160.64
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Prime Contractor (Gen. Conditions & Req., OH, Profit, Bond & Insuraf	18%			\$3,209,609
Escalation - 3.5% per year (2023)	3.5%			\$3,120,453
Total Construction Cost				\$24,161,223
Owner's Allowance	10%			\$2,416,122
Total Optimist Park - OPTION 4				\$26,577,345

MIAMI-DADE COUNTY
PROPERTY APPRAISER
2021 PRELIMINARY AVERAGE AND MEDIAN RESIDENTIAL VALUES
JULY 1 2021



<u>Municipality</u>	<u>Count</u>	<u>Average Values</u>			<u>Median Values</u>		
		<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Just</u>	<u>Assessed</u>	<u>Taxable</u>
01 CITY OF MIAMI	100,110	379,547	320,079	298,548	272,764	223,150	210,014
02 CITY OF MIAMI BEACH	46,898	698,911	595,701	579,952	280,630	255,582	243,100
03 CITY OF CORAL GABLES	16,419	965,021	766,089	731,121	602,975	452,642	418,158
04 CITY OF HIALEAH	51,341	215,392	154,209	118,710	223,065	134,964	105,064
05 CITY OF MIAMI SPRINGS	3,790	341,031	252,915	210,097	330,567	238,157	186,737
06 CITY OF NORTH MIAMI	14,291	253,205	174,042	146,077	201,328	111,615	87,700
07 CITY OF NORTH MIAMI BEACH	12,870	254,718	194,330	168,462	206,965	120,000	97,773
08 CITY OF OPA-LOCKA	2,578	159,352	104,097	77,531	155,368	93,876	69,365
09 CITY OF SOUTH MIAMI	3,649	481,336	354,117	319,281	439,973	288,846	246,599
10 CITY OF HOMESTEAD	18,920	186,034	151,057	124,737	181,311	137,502	113,448
11 MIAMI SHORES VILLAGE	3,685	495,687	353,417	312,081	440,946	309,146	262,165
12 BAL HARBOUR VILLAGE	3,504	1,395,985	1,284,267	1,274,073	739,450	654,379	645,990
13 TOWN OF BAY HARBOR ISLANDS	2,692	462,054	388,216	368,118	258,600	218,950	209,004
14 TOWN OF SURFSIDE	3,344	948,201	837,480	816,145	548,931	390,300	367,400
15 CITY OF WEST MIAMI	1,503	328,264	227,047	180,491	320,172	207,243	153,709
16 CITY OF FLORIDA CITY	2,080	166,215	117,550	99,086	157,450	109,695	95,818
17 VILLAGE OF BISCAYNE PARK	858	406,633	282,445	238,371	372,147	259,008	212,655
18 VILLAGE OF EL PORTAL	700	415,972	251,532	208,610	387,088	226,960	178,956
19 TOWN OF GOLDEN BEACH	346	4,002,112	3,121,396	3,082,295	3,074,344	2,093,022	2,049,536
20 VILLAGE OF PINECREST	5,939	1,004,348	792,646	751,353	825,819	602,044	558,075
21 VILLAGE OF INDIAN CREEK	30	24,450,672	17,634,281	17,600,207	25,129,819	16,490,942	16,465,942
22 TOWN OF MEDLEY	81	172,170	104,795	72,794	157,511	91,315	59,550
23 CITY OF NORTH BAY VILLAGE	3,553	271,063	236,027	219,027	206,100	189,700	175,700
24 VILLAGE OF KEY BISCAYNE	6,859	1,233,565	1,118,479	1,097,158	757,200	666,500	653,400
25 CITY OF SWEETWATER	2,744	211,346	144,991	109,505	196,000	129,000	102,463
26 VILLAGE OF VIRGINIA GARDENS	567	261,467	186,176	144,662	263,089	159,127	110,000
27 CITY OF HIALEAH GARDENS	5,661	223,971	154,486	118,857	225,000	133,472	98,138
28 CITY OF AVENTURA	24,359	338,073	323,380	305,011	237,500	228,968	215,300
30 MUNICIPAL SERVICE AREA	321,438	277,754	204,820	168,796	248,658	173,006	139,345
31 CITY OF SUNNY ISLES BEACH	17,310	656,812	632,911	620,376	312,000	294,865	285,000
32 TOWN OF MIAMI LAKES	9,420	348,609	272,675	233,368	331,059	246,642	203,786
33 VILLAGE OF PALMETTO BAY	8,017	475,587	369,158	326,075	477,180	347,288	299,394
34 CITY OF MIAMI GARDENS	28,732	199,357	134,622	98,009	199,110	120,339	76,350
35 CITY OF DORAL	22,309	302,555	286,861	266,745	273,000	262,091	238,000
36 TOWN OF CUTLER BAY	14,382	259,585	198,633	160,955	252,019	182,600	144,787
MIAMI-DADE COUNTYWIDE	760,979	362,527	290,453	259,965	251,485	188,760	159,686
<u>Other Taxing Authorities</u>							
BOARD OF PUBLIC INSTRUCTION	760,979	362,527	294,937	279,852	251,485	193,079	179,000
SO FLORIDA WATER MANAGEMENT DIST	760,979	362,527	290,453	262,476	251,485	188,760	160,397
FLORIDA INLAND NAVIGATION DISTRICT	760,979	362,527	290,453	262,476	251,485	188,760	160,397
THE CHILDRENS' TRUST	760,979	362,527	290,453	262,476	251,485	188,760	160,397
MIAMI-DADE FIRE & RESCUE DISTRICT	539,352	314,706	246,372	213,452	245,169	180,018	148,265
MIAMI-DADE LIBRARY DISTRICT	653,024	374,430	301,157	270,731	259,221	197,370	169,000