



**Town of Greenville, Outagamie County, WI
NOTICE OF SPECIAL TOWN BOARD MEETING**

DATE: Monday, February 18, 2019
TIME: 6:00 p.m.
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

CALL TO ORDER & INTRODUCTIONS

NEW BUSINESS:

1. Greenville Sports Complex Master Plan & Development:
 - a. Review of Master Plan Concept
 - b. Estimate of Probable Costs
 - c. Phasing of Development
 - d. Discussion on the Responsibility of Financing/Funding Development
 - e. Discussion on the Responsibility of Operations & Maintenance
 - f. Next Steps in the Process
 - i. Citizen Input & Feedback

ADJOURNMENT

Wendy Helgeson, Town Clerk
Dated/Posted: February 14, 2019

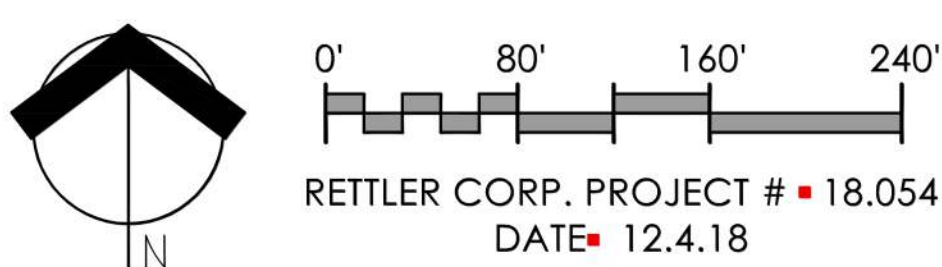


TOWN OF GREENVILLE

GREENVILLE SPORTS COMPLEX MASTER PLAN

PREFERRED CONCEPT

OUTAGAMIE COUNTY ■ WI



PRELIMINARY COST ESTIMATE**GREENVILLE SPORTS COMPLEX**

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (75 ACRES)						\$2,854,700.00
1.	Mobilization	L.S.	1	\$800,000.00	\$800,000.00	
2.	Clearing and Grubbing	L.S.	1	\$25,000.00	\$25,000.00	
3.	Demolition	L.S.	1	\$25,000.00	\$25,000.00	
4.	Mill and Recycle Existing Hard Surface	S.Y.	11,925	\$1.95	\$23,254.61	
5.	Common Excavation, 12" Depth	C.Y.	122,369	\$8.00	\$978,952.00	
6.	Excavation below Subgrade with 12" Breaker Run	C.Y.	10,000	\$25.00	\$250,000.00	
7.	Stripping Topsoil, 6" Depth	C.Y.	59,010	\$3.00	\$177,030.56	
8.	Place Screened Topsoil, 6" Depth	S.Y.	85,556	\$4.50	\$385,000.00	
9.	Seed/Fertilize/Mulch Common Green Space	S.F.	770,000	\$0.20	\$154,000.00	
10.	Erosion Control	L.S.	1	\$35,000.00	\$35,000.00	
11.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$1,630,000.00
12.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$150,000.00	\$150,000.00	
13.	Storm Sewer	L.F.	11,000	\$45.00	\$495,000.00	
14.	Storm Basin	EACH	60	\$3,500.00	\$210,000.00	
15.	ADS Basin	EACH	70	\$1,500.00	\$105,000.00	
16.	Storm Endwall	EACH	12	\$1,750.00	\$21,000.00	
17.	Electrical Underground Service	L.S.	1	\$75,000.00	\$75,000.00	
18.	Site Electrical	L.S.	1	\$250,000.00	\$250,000.00	
19.	Sanitary Service	L.F.	2,700	\$55.00	\$148,500.00	
20.	Water Service	L.F.	2,700	\$65.00	\$175,500.00	
HARD SURFACE - PUBLIC ROADWAY						\$193,200.00
21.	3.5" Hot Mixed Asphalt	S.Y.	3,095	\$25.00	\$77,383.33	
22.	Dense Graded Base, 12" depth	S.Y.	3,405	\$18.00	\$61,287.60	
23.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
24.	24" Curb and Gutter	L.F.	2,000	\$26.00	\$52,000.00	
HARD SURFACE - MAINTENANCE LOT						\$76,400.00
25.	3.5" Hot Mixed Asphalt	S.Y.	1,059	\$25.00	\$26,466.67	
26.	Dense Graded Base, 12" depth	S.Y.	1,165	\$18.00	\$20,961.60	
27.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
28.	24" Curb and Gutter	L.F.	500	\$26.00	\$13,000.00	
29.	Parking Lot Lighting	EACH	3	\$4,500.00	\$13,500.00	
HARD SURFACE - SOUTH LOT						\$474,300.00
30.	3.5" Hot Mixed Asphalt	S.Y.	8,542	\$25.00	\$213,544.44	
31.	Dense Graded Base, 12" depth	S.Y.	9,396	\$18.00	\$169,127.20	
32.	Striping	L.S.	1	\$5,000.00	\$5,000.00	
33.	24" Curb and Gutter	L.F.	1,600	\$26.00	\$41,600.00	

PRELIMINARY COST ESTIMATE**GREENVILLE SPORTS COMPLEX**

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan**Rettler Project No.: 18.054**

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
34.	Parking Lot Lighting	EACH	10	\$4,500.00	\$45,000.00	
HARD SURFACE - SWIMMING AREA LOT						\$209,700.00
35.	3.5" Hot Mixed Asphalt	S.Y.	3,427	\$25.00	\$85,680.56	
36.	Dense Graded Base, 12" depth	S.Y.	3,770	\$18.00	\$67,859.00	
37.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
38.	24" Curb and Gutter	L.F.	1,200	\$26.00	\$31,200.00	
39.	Parking Lot Lighting	EACH	5	\$4,500.00	\$22,500.00	
HARD SURFACE - CENTRAL LOT						\$784,500.00
40.	3.5" Hot Mixed Asphalt	S.Y.	14,460	\$25.00	\$361,502.78	
41.	Dense Graded Base, 12" depth	S.Y.	15,906	\$18.00	\$286,310.20	
42.	Striping	L.S.	1	\$7,500.00	\$7,500.00	
43.	24" Curb and Gutter	L.F.	2,200	\$26.00	\$57,200.00	
44.	Parking Lot Lighting	EACH	16	\$4,500.00	\$72,000.00	
HARD SURFACE - NORTH LOT						\$918,600.00
45.	3.5" Hot Mixed Asphalt	S.Y.	17,112	\$25.00	\$427,808.33	
46.	Dense Graded Base, 12" depth	S.Y.	18,824	\$18.00	\$338,824.20	
47.	Striping	L.S.	1	\$10,000.00	\$10,000.00	
48.	24" Curb and Gutter	L.F.	2,000	\$26.00	\$52,000.00	
49.	Parking Lot Lighting	EACH	20	\$4,500.00	\$90,000.00	
WALKWAYS - INTERIOR PATHWAYS						\$307,500.00
50.	3.5" Hot Mixed Asphalt	S.Y.	6,864	\$25.00	\$171,605.56	
51.	Dense Graded Base, 12" depth	S.Y.	7,551	\$18.00	\$135,911.60	
WALKWAYS - SWIMMING AREA PLAZA						\$126,000.00
52.	5" Reinforced Concrete	S.F.	13,842	\$8.00	\$110,736.00	
53.	Dense Graded Base, 6" depth	S.Y.	1,692	\$9.00	\$15,226.20	
WALKWAYS - STADIUM PLAZAS						\$184,700.00
54.	5" Reinforced Concrete	S.F.	20,299	\$8.00	\$162,392.00	
55.	Dense Graded Base, 6" depth	S.Y.	2,481	\$9.00	\$22,328.90	
WALKWAYS - BLEACHER PAD						\$92,800.00
56.	5" Reinforced Concrete	S.F.	10,200	\$8.00	\$81,600.00	
57.	Dense Graded Base, 6" depth	S.Y.	1,247	\$9.00	\$11,220.00	
WALKWAYS - BASEBALL PLAZA						\$54,200.00
58.	3.5" Hot Mixed Asphalt	S.Y.	1,210	\$25.00	\$30,244.44	
59.	Dense Graded Base, 12" depth	S.Y.	1,331	\$18.00	\$23,953.60	
WALKWAYS - INDOOR PRACTICE FACILITY						\$40,300.00
60.	5" Reinforced Concrete	S.F.	4,434	\$8.00	\$35,472.00	
61.	Dense Graded Base, 6" depth	S.Y.	542	\$9.00	\$4,877.40	
WALKWAYS - MAINTENANCE BUILDING						\$17,300.00

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Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
62.	5" Reinforced Concrete	S.F.	1,901	\$8.00	\$15,208.00	
63.	Dense Graded Base, 6" depth	S.Y.	232	\$9.00	\$2,091.10	
WALKWAYS - EXTERIOR TRAILS						\$235,200.00
64.	Crushed Limestone, 4" depth	S.Y.	10,888	\$15.00	\$163,326.67	
65.	Dense Graded Base, 4" depth	S.Y.	11,977	\$6.00	\$71,863.73	
ATHLETIC FACILITIES- 360'x240' SOCCER STADIUM FIELD						\$360,300.00
66.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
67.	Amended Topsoil, 6" depth	S.Y.	12,444	\$10.50	\$130,666.67	
68.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
69.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
70.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
71.	Entry Arch Way w/ Masonry Columns & Ticket Booth	L.S.	1	\$120,000.00	\$60,000.00	
72.	6' Line Fencing, Vinyl Coated Color	L.F.	1,540	\$40.00	\$61,600.00	
73.	4' Pedestrian Gates, Vinyl Coated Color	EACH	3	\$1,000.00	\$3,000.00	
74.	12' Service Gates, Vinyl Coated Color	EACH	5	\$1,500.00	\$7,500.00	
ATHLETIC FACILITIES- ONE 360'x240' SOCCER FIELD						\$228,200.00
75.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
76.	Amended Topsoil, 6" depth	S.Y.	12,444	\$10.50	\$130,666.67	
77.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
78.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
79.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
ATHLETIC FACILITIES- FOUR 360'x240' SOCCER FIELDS						\$390,000.00
80.	Athletic Field Seeding	S.F.	448,000	\$0.25	\$112,000.00	
81.	4" Underdrain	L.F.	10,000	\$14.00	\$140,000.00	
82.	Irrigation	FIELD	4	\$30,000.00	\$120,000.00	
83.	Soccer Goal Set	L.S.	4	\$4,500.00	\$18,000.00	
ATHLETIC FACILITIES- FULL SIZE BASEBALL FIELD						\$359,500.00
84.	Athletic Field Seeding	S.F.	88,333	\$0.25	\$22,083.25	
85.	Amended Topsoil, 6" depth	S.Y.	9,815	\$10.50	\$103,055.17	
86.	4" Underdrain	L.F.	2,000	\$14.00	\$28,000.00	
87.	Irrigation	FIELD	1	\$35,000.00	\$35,000.00	
88.	Warning Track Material, 6" depth	S.Y.	1,862	\$18.00	\$33,520.00	
89.	Infield Material, 6-inch Depth	S.Y.	1,317	\$24.00	\$31,600.00	
90.	Bases and Pitcher's Plate	SET	1	\$2,500.00	\$2,500.00	
91.	Foul Poles	SET	1	\$5,000.00	\$5,000.00	
92.	24' Backstop, Vinyl Coated Color	L.F.	140	\$250.00	\$35,000.00	
93.	8' Line Fencing, Vinyl Coated Color	L.F.	1,044	\$45.00	\$46,980.00	
94.	4' Pedestrian Gate, Vinyl Coated Color	EACH	5	\$1,200.00	\$6,000.00	

PRELIMINARY COST ESTIMATE**GREENVILLE SPORTS COMPLEX**

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
95.	12' Service Gate, Vinyl Coated Color	EACH	1	\$1,700.00	\$1,700.00	
96.	Dugout Pad, 5" Reinforced Concrete	S.F.	576	\$8.00	\$4,608.00	
97.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	100	\$45.00	\$4,500.00	
ATHLETIC FACILITIES- ONE MUSTANG-PONY BASEBALL FIELD						\$309,500.00
98.	Athletic Field Seeding	S.F.	61,875	\$0.25	\$15,468.75	
99.	Amended Topsoil, 6" depth	S.Y.	6,875	\$10.50	\$72,187.50	
100.	4" Underdrain	L.F.	2,000	\$14.00	\$28,000.00	
101.	Irrigation	FIELD	1	\$32,500.00	\$32,500.00	
102.	Warning Track Material, 6" depth	S.Y.	1,420	\$18.00	\$25,568.00	
103.	Infield Material, 6-inch Depth	S.Y.	1,474	\$24.00	\$35,378.67	
104.	Bases and Pitcher's Plate	SET	1	\$2,500.00	\$2,500.00	
105.	Foul Poles	SET	1	\$5,000.00	\$5,000.00	
106.	24' Backstop, Vinyl Coated Color	L.F.	133	\$250.00	\$33,333.33	
107.	8' Line Fencing, Vinyl Coated Color	L.F.	974	\$45.00	\$43,830.00	
108.	4' Pedestrian Gate, Vinyl Coated Color	EACH	5	\$1,200.00	\$6,000.00	
109.	12' Service Gate, Vinyl Coated Color	EACH	1	\$1,700.00	\$1,700.00	
110.	Dugout Pad, 5" Reinforced Concrete	S.F.	482	\$8.00	\$3,856.00	
111.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	92	\$45.00	\$4,140.00	
ATHLETIC FACILITIES- TWO MUSTANG-PONY BASEBALL FIELDS						\$474,500.00
112.	Athletic Field Seeding	S.F.	123,750	\$0.25	\$30,937.50	
113.	4" Underdrain	L.F.	4,000	\$14.00	\$56,000.00	
114.	Irrigation	FIELD	2	\$32,500.00	\$65,000.00	
115.	Warning Track Material, 6" depth	S.Y.	2,841	\$18.00	\$51,136.00	
116.	Infield Material, 6-inch Depth	S.Y.	2,948	\$24.00	\$70,757.33	
117.	Bases and Pitcher's Plate	SET	2	\$2,500.00	\$5,000.00	
118.	Foul Poles	SET	2	\$5,000.00	\$10,000.00	
119.	24' Backstop, Vinyl Coated Color	L.F.	267	\$250.00	\$66,666.67	
120.	8' Line Fencing, Vinyl Coated Color	L.F.	1,948	\$45.00	\$87,660.00	
121.	4' Pedestrian Gate, Vinyl Coated Color	EACH	10	\$1,200.00	\$12,000.00	
122.	12' Service Gate, Vinyl Coated Color	EACH	2	\$1,700.00	\$3,400.00	
123.	Dugout Pad, 5" Reinforced Concrete	S.F.	964	\$8.00	\$7,712.00	
124.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	184	\$45.00	\$8,280.00	
BUILDINGS						\$2,530,500.00
125.	Building Construction - Indoor Practice Facility Entry, Concessions, and Restrooms	S.F.	2,025	BY OTHERS	BY OTHERS	
126.	Building Construction - Indoor Practice Facility Athletics Space	S.F.	14,000	BY OTHERS	BY OTHERS	
127.	Building Construction - Park Maintenance Building	S.F.	3,633	\$185.00	\$672,105.00	
128.	Building Construction - Bathhouse	S.F.	1,120	\$315.00	\$352,800.00	
129.	Building Construction - Stadium Concessions and Restroom	S.F.	1,120	\$315.00	\$352,800.00	

PRELIMINARY COST ESTIMATE**GREENVILLE SPORTS COMPLEX**

Greenville, Wisconsin

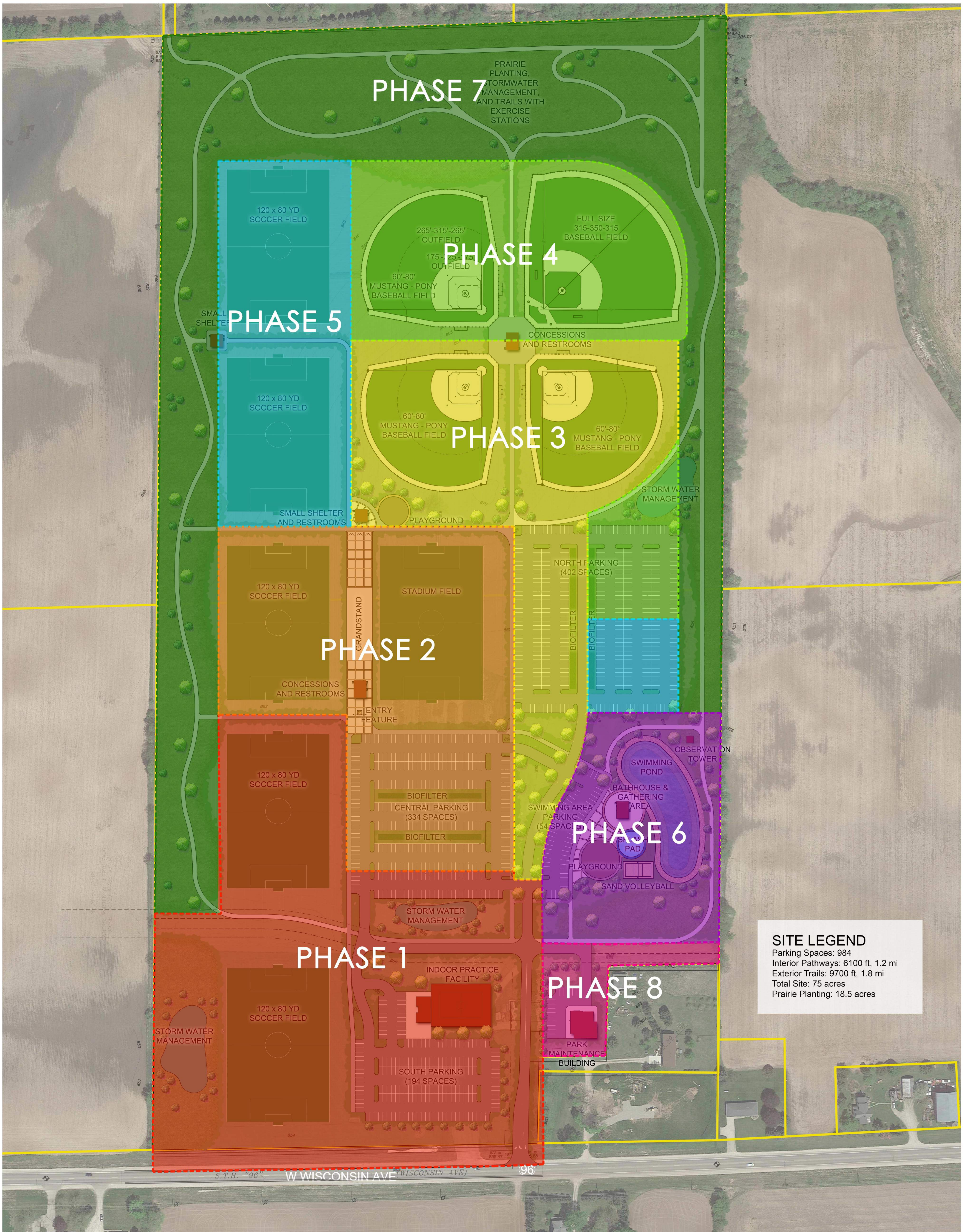
January 25, 2019

Greenville Sports Complex Master Plan**Rettler Project No.: 18.054**

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
130.	Building Construction - Baseball Concessions and Restroom	S.F.	1,120	\$315.00	\$352,800.00	
131.	Building Construction - Small Shelter and Restrooms	S.F.	800	\$225.00	\$180,000.00	
132.	Building Construction - Small Shelter	S.F.	800	\$150.00	\$120,000.00	
133.	Building Construction - Observation Tower Allowance	L.S.	1	\$500,000.00	\$500,000.00	
MISCELLANEOUS						\$2,133,300.00
134.	Swimming Pond, 32,000 sq ft	L.S.	1	\$225,000.00	\$225,000.00	
135.	Splash Pad Allowance	S.F.	2,827	\$150.00	\$424,050.00	
136.	Swimming Area Playground Allowance	S.F.	6,361	\$50.00	\$318,050.00	
137.	Sand Volleyball Court	S.F.	2,800	\$3.00	\$8,400.00	
138.	Sand Volleyball Net and Posts	EACH	1	\$3,500.00	\$3,500.00	
139.	North Playground Allowance	S.F.	3,848	\$50.00	\$192,400.00	
140.	Prairie Planting, Seed, 18.5 acres	S.F.	882,555	\$0.75	\$661,916.25	
141.	Exercise Stations	EACH	10	\$10,000.00	\$100,000.00	
142.	Site Furnishings Allowance	L.S.	1	\$100,000.00	\$100,000.00	
143.	Site Landscaping Allowance	L.S.	1	\$100,000.00	\$100,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$14,985,200.00
CONTINGENCY at 15%:						\$2,247,800.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$17,233,000.00
*Inflation per year at 3.5%						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$1,206,300.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$1,034,000.00
BASE PROJECT TOTAL						\$19,498,300.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

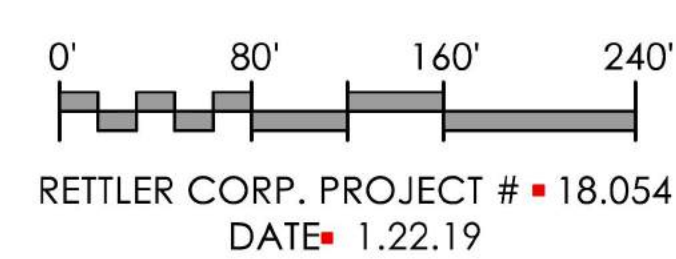
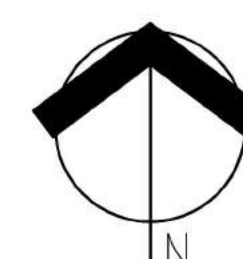


TOWN OF GREENVILLE

GREENVILLE SPORTS COMPLEX MASTER PLAN

PREFERRED CONCEPT ■ PHASING PLAN

OUTAGAMIE COUNTY ■ WI



PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 1 - Roadway, Indoor Practice Facility, South Parking, and Two Soccer Fields

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (16.6 ACRES)						\$665,200.00
1.	Mobilization	L.S.	1	\$130,000.00	\$130,000.00	
2.	Clearing and Grubbing	L.S.	1	\$6,000.00	\$6,000.00	
3.	Demolition	L.S.	1	\$6,625.00	\$6,625.00	
4.	Mill and Recycle Existing Hard Surface	S.Y.	8,080	\$1.95	\$15,756.87	
5.	Common Excavation, 12" Depth	C.Y.	31,062	\$8.00	\$248,496.00	
6.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,667	\$25.00	\$41,666.67	
7.	Stripping Topsoil, 6" Depth	C.Y.	17,113	\$3.00	\$51,338.86	
8.	Place Screened Topsoil, 6" Depth	S.Y.	24,811	\$4.50	\$111,650.00	
9.	Seed/Fertilize/Mulch Common Green Space	S.F.	223,300	\$0.20	\$44,660.00	
10.	Erosion Control	L.S.	1	\$7,500.00	\$7,500.00	
11.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$394,700.00
12.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$35,000.00	\$35,000.00	
13.	Storm Sewer	L.F.	3,080	\$45.00	\$138,600.00	
14.	Storm Basin	EACH	17	\$3,500.00	\$58,800.00	
15.	ADS Basin	EACH	20	\$1,500.00	\$29,400.00	
16.	Storm Endwall	EACH	3	\$1,750.00	\$5,880.00	
17.	Electrical Underground Service	L.S.	1	\$21,000.00	\$21,000.00	
18.	Site Electrical	L.S.	1	\$70,000.00	\$70,000.00	
19.	Sanitary Service	L.F.	300	\$55.00	\$16,500.00	
20.	Water Service	L.F.	300	\$65.00	\$19,500.00	
HARD SURFACE - PUBLIC ROADWAY						\$192,300.00
21.	3.5" Hot Mixed Asphalt	S.Y.	3,075	\$25.00	\$76,872.22	
22.	Dense Graded Base, 12" depth	S.Y.	3,382	\$18.00	\$60,882.80	
23.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
24.	24" Curb and Gutter	L.F.	2,000	\$26.00	\$52,000.00	
HARD SURFACE - SOUTH LOT						\$474,300.00
25.	3.5" Hot Mixed Asphalt	S.Y.	8,542	\$25.00	\$213,544.44	
26.	Dense Graded Base, 12" depth	S.Y.	9,396	\$18.00	\$169,127.20	
27.	Striping	L.S.	1	\$5,000.00	\$5,000.00	
28.	24" Curb and Gutter	L.F.	1,600	\$26.00	\$41,600.00	
29.	Parking Lot Lighting	EACH	10	\$4,500.00	\$45,000.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 1 - Roadway, Indoor Practice Facility, South Parking, and Two Soccer Fields

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
HARD SURFACE - CENTRAL LOT						\$178,200.00
30.	3.5" Hot Mixed Asphalt	S.Y.	2,999	\$25.00	\$74,966.67	
31.	Dense Graded Base, 12" depth	S.Y.	3,299	\$18.00	\$59,373.60	
32.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
33.	24" Curb and Gutter	L.F.	900	\$26.00	\$23,400.00	
34.	Parking Lot Lighting	EACH	4	\$4,500.00	\$18,000.00	
WALKWAYS - INTERIOR PATHWAYS						\$72,200.00
35.	3.5" Hot Mixed Asphalt	S.Y.	1,612	\$25.00	\$40,288.89	
36.	Dense Graded Base, 12" depth	S.Y.	1,773	\$18.00	\$31,908.80	
WALKWAYS - INDOOR PRACTICE FACILITY						\$40,300.00
37.	5" Reinforced Concrete	S.F.	4,434	\$8.00	\$35,472.00	
38.	Dense Graded Base, 6" depth	S.Y.	542	\$9.00	\$4,877.40	
ATHLETIC FACILITIES- 360'x240' SOCCER FIELD						\$228,200.00
39.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
40.	Amended Topsoil, 6" depth	S.Y.	12,444	\$10.50	\$130,666.67	
41.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
42.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
43.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
ATHLETIC FACILITIES- 360'x240' SOCCER FIELD						\$97,500.00
44.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
45.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
46.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
47.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
BUILDINGS						
48.	Building Construction - Indoor Practice Facility Entry, Concessions, and Restrooms	S.F.	2,025	BY OTHERS	BY OTHERS	
49.	Building Construction - Indoor Practice Facility Athletics Space	S.F.	14,000	BY OTHERS	BY OTHERS	
MISCELLANEOUS						\$27,500.00
50.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
51.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 1 - Roadway, Indoor Practice Facility, South Parking, and Two Soccer Fields

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
SUMMARY						
	CONSTRUCTION ITEMS TOTAL:					\$2,370,400.00
	CONTINGENCY at 15%:					\$355,600.00
	CONSTRUCTION ESTIMATE SUBTOTAL:					\$2,726,000.00
	*Inflation per year at 3.5%					
	GEOTECHNICAL SERVICES					\$25,000.00
	DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /					
	STORMWATER DESIGN / PERMITTING / BIDDING /					
	CONTRACT ADMINISTRATION at 7%:					\$190,800.00
	CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%					\$163,600.00
	BASE PROJECT TOTAL					\$3,105,400.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 2 - Stadium Facilities, Two Soccer Fields, and Central Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (10.3 ACRES)						\$486,800.00
1.	Mobilization	L.S.	1	\$150,000.00	\$150,000.00	
2.	Clearing and Grubbing	L.S.	1	\$3,500.00	\$3,500.00	
3.	Demolition	L.S.	1	\$3,750.00	\$3,750.00	
4.	Common Excavation, 12" Depth	C.Y.	19,587	\$8.00	\$156,696.00	
5.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,500	\$25.00	\$37,500.00	
6.	Stripping Topsoil, 6" Depth	C.Y.	10,622	\$3.00	\$31,865.50	
7.	Place Screened Topsoil, 6" Depth	S.Y.	15,400	\$4.50	\$69,300.00	
8.	Seed/Fertilize/Mulch Common Green Space	S.F.	138,600	\$0.20	\$27,720.00	
9.	Erosion Control	L.S.	1	\$5,000.00	\$5,000.00	
10.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$318,600.00
11.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$22,500.00	\$22,500.00	
12.	Storm Sewer	L.F.	1,870	\$45.00	\$84,150.00	
13.	Storm Basin	EACH	10	\$3,500.00	\$35,700.00	
14.	ADS Basin	EACH	12	\$1,500.00	\$17,850.00	
15.	Storm Endwall	EACH	2	\$1,750.00	\$3,570.00	
16.	Electrical Underground Service	L.S.	1	\$12,750.00	\$12,750.00	
17.	Site Electrical	L.S.	1	\$42,500.00	\$42,500.00	
18.	Sanitary Service	L.F.	830	\$55.00	\$45,650.00	
19.	Water Service	L.F.	830	\$65.00	\$53,950.00	
HARD SURFACE - CENTRAL LOT						\$593,700.00
20.	3.5" Hot Mixed Asphalt	S.Y.	11,275	\$25.00	\$281,863.89	
21.	Dense Graded Base, 12" depth	S.Y.	12,402	\$18.00	\$223,236.20	
22.	Striping	L.S.	1	\$6,000.00	\$6,000.00	
23.	24" Curb and Gutter	L.F.	1,100	\$26.00	\$28,600.00	
24.	Parking Lot Lighting	EACH	12	\$4,500.00	\$54,000.00	
WALKWAYS - INTERIOR PATHWAYS						\$111,900.00
25.	3.5" Hot Mixed Asphalt	S.Y.	2,497	\$25.00	\$62,419.44	
26.	Dense Graded Base, 12" depth	S.Y.	2,746	\$18.00	\$49,436.20	
WALKWAYS - STADIUM PLAZA						\$166,500.00
27.	5" Reinforced Concrete	S.F.	18,299	\$8.00	\$146,392.00	
28.	Dense Graded Base, 6" depth	S.Y.	2,237	\$9.00	\$20,128.90	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 2 - Stadium Facilities, Two Soccer Fields, and Central Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
WALKWAYS - BLEACHER PAD						\$92,800.00
29.	5" Reinforced Concrete	S.F.	10,200	\$8.00	\$81,600.00	
30.	Dense Graded Base, 6" depth	S.Y.	1,247	\$9.00	\$11,220.00	
ATHLETIC FACILITIES- 360'x240' SOCCER STADIUM FIELD						\$360,300.00
31.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
32.	Amended Topsoil, 6" depth	S.Y.	12,444	\$10.50	\$130,666.67	
33.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
34.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
35.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
36.	Entry Arch Way w/ Masonry Columns & Ticket Booth	L.S.	1	\$120,000.00	\$60,000.00	
37.	6' Line Fencing, Vinyl Coated Color	L.F.	1,540	\$40.00	\$61,600.00	
38.	4' Pedestrian Gates, Vinyl Coated Color	EACH	3	\$1,000.00	\$3,000.00	
39.	12' Service Gates, Vinyl Coated Color	EACH	5	\$1,500.00	\$7,500.00	
ATHLETIC FACILITIES- 360'x240' SOCCER FIELD						\$97,500.00
40.	Athletic Field Seeding	S.F.	112,000	\$0.25	\$28,000.00	
41.	4" Underdrain	L.F.	2,500	\$14.00	\$35,000.00	
42.	Irrigation	FIELD	1	\$30,000.00	\$30,000.00	
43.	Soccer Goal Set	L.S.	1	\$4,500.00	\$4,500.00	
BUILDINGS						\$352,800.00
44.	Building Construction - Stadium Concessions and Restroom	S.F.	1,120	\$315.00	\$352,800.00	
MISCELLANEOUS						\$27,500.00
45.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
46.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$2,608,400.00
CONTINGENCY at 15%:						\$391,300.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$2,999,700.00
*Inflation per year at 3.5%						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$210,000.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$180,000.00
BASE PROJECT TOTAL						\$3,414,700.00

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX
 Greenville, Wisconsin
 January 25, 2019



Greenville Sports Complex Master Plan
Phase 2 - Stadium Facilities, Two Soccer Fields, and Central Parking Lot
Rettler Project No.: 18.054

Item			Estimated	Unit		Rounded Category
No.	Item Description	Units	Quantity	Price	Extension	Sub Total

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 3 - Two Pony Baseball Fields, Access Drive, begin North Parking lot, and Playground

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (9.9 ACRES)						\$428,400.00
1.	Mobilization	L.S.	1	\$125,000.00	\$125,000.00	
2.	Clearing and Grubbing	L.S.	1	\$3,500.00	\$3,500.00	
3.	Demolition	L.S.	1	\$3,500.00	\$3,500.00	
4.	Common Excavation, 12" Depth	C.Y.	17,610	\$8.00	\$140,880.00	
5.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,667	\$25.00	\$41,666.67	
6.	Stripping Topsoil, 6" Depth	C.Y.	10,622	\$3.00	\$31,865.50	
7.	Place Screened Topsoil, 6" Depth	S.Y.	11,978	\$4.50	\$53,900.00	
8.	Seed/Fertilize/Mulch Common Green Space	S.F.	107,800	\$0.20	\$21,560.00	
9.	Erosion Control	L.S.	1	\$5,000.00	\$5,000.00	
10.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$307,100.00
11.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$22,500.00	\$22,500.00	
12.	Storm Sewer	L.F.	1,760	\$45.00	\$79,200.00	
13.	Storm Basin	EACH	10	\$3,500.00	\$33,600.00	
14.	ADS Basin	EACH	11	\$1,500.00	\$16,800.00	
15.	Storm Endwall	EACH	2	\$1,750.00	\$3,360.00	
16.	Electrical Underground Service	L.S.	1	\$12,000.00	\$12,000.00	
17.	Site Electrical	L.S.	1	\$40,000.00	\$40,000.00	
18.	Sanitary Service	L.F.	830	\$55.00	\$45,650.00	
19.	Water Service	L.F.	830	\$65.00	\$53,950.00	
HARD SURFACE - NORTH LOT						\$533,200.00
20.	3.5" Hot Mixed Asphalt	S.Y.	9,626	\$25.00	\$240,641.67	
21.	Dense Graded Base, 12" depth	S.Y.	10,588	\$18.00	\$190,588.20	
22.	Striping	L.S.	1	\$5,000.00	\$5,000.00	
23.	24" Curb and Gutter	L.F.	2,000	\$26.00	\$52,000.00	
24.	Parking Lot Lighting	EACH	10	\$4,500.00	\$45,000.00	
WALKWAYS - INTERIOR PATHWAYS						\$27,600.00
25.	3.5" Hot Mixed Asphalt	S.Y.	617	\$25.00	\$15,416.67	
26.	Dense Graded Base, 12" depth	S.Y.	678	\$18.00	\$12,210.00	
WALKWAYS - STADIUM PLAZA						\$18,200.00
27.	5" Reinforced Concrete	S.F.	2,000	\$8.00	\$16,000.00	
28.	Dense Graded Base, 6" depth	S.Y.	244	\$9.00	\$2,200.00	

**PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX**

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 3 - Two Pony Baseball Fields, Access Drive, begin North Parking lot, and Playground

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
ATHLETIC FACILITIES- TWO MUSTANG-PONY BASEBALL FIELDS						\$474,500.00
29.	Athletic Field Seeding	S.F.	123,750	\$0.25	\$30,937.50	
30.	4" Underdrain	L.F.	4,000	\$14.00	\$56,000.00	
31.	Irrigation	FIELD	2	\$32,500.00	\$65,000.00	
32.	Warning Track Material, 6" depth	S.Y.	2,841	\$18.00	\$51,136.00	
33.	Infield Material, 6-inch Depth	S.Y.	2,948	\$24.00	\$70,757.33	
34.	Bases and Pitcher's Plate	SET	2	\$2,500.00	\$5,000.00	
35.	Foul Poles	SET	2	\$5,000.00	\$10,000.00	
36.	24' Backstop, Vinyl Coated Color	L.F.	267	\$250.00	\$66,666.67	
37.	8' Line Fencing, Vinyl Coated Color	L.F.	1,948	\$45.00	\$87,660.00	
38.	4' Pedestrian Gate, Vinyl Coated Color	EACH	10	\$1,200.00	\$12,000.00	
39.	12' Service Gate, Vinyl Coated Color	EACH	2	\$1,700.00	\$3,400.00	
40.	Dugout Pad, 5" Reinforced Concrete	S.F.	964	\$8.00	\$7,712.00	
41.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	184	\$45.00	\$8,280.00	
BUILDINGS						\$180,000.00
42.	Building Construction - Small Shelter and Restrooms	S.F.	800	\$225.00	\$180,000.00	
MISCELLANEOUS						\$219,900.00
43.	North Playground Allowance	S.F.	3,848	\$50.00	\$192,400.00	
44.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
45.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$2,188,900.00
CONTINGENCY at 15%:						\$328,300.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$2,517,200.00
*Inflation per year at 3.5%						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$176,200.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$151,000.00
BASE PROJECT TOTAL						\$2,869,400.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 4 - Full Size Baseball Field, Pony Baseball Field, Concessions Building, and additional North Parking

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (8.8 ACRES)						\$445,800.00
1.	Mobilization	L.S.	1	\$100,000.00	\$100,000.00	
2.	Clearing and Grubbing	L.S.	1	\$2,000.00	\$2,000.00	
3.	Demolition	L.S.	1	\$3,125.00	\$3,125.00	
4.	Common Excavation, 12" Depth	C.Y.	24,683	\$8.00	\$197,464.00	
5.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,667	\$25.00	\$41,666.67	
6.	Stripping Topsoil, 6" Depth	C.Y.	9,442	\$3.00	\$28,324.89	
7.	Place Screened Topsoil, 6" Depth	S.Y.	10,694	\$4.50	\$48,125.00	
8.	Seed/Fertilize/Mulch Common Green Space	S.F.	96,250	\$0.20	\$19,250.00	
9.	Erosion Control	L.S.	1	\$4,375.00	\$4,375.00	
10.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$253,500.00
11.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$22,500.00	\$22,500.00	
12.	Storm Sewer	L.F.	1,650	\$45.00	\$74,250.00	
13.	Storm Basin	EACH	9	\$3,500.00	\$31,500.00	
14.	ADS Basin	EACH	11	\$1,500.00	\$15,750.00	
15.	Storm Endwall	EACH	2	\$1,750.00	\$3,150.00	
16.	Electrical Underground Service	L.S.	1	\$11,250.00	\$11,250.00	
17.	Site Electrical	L.S.	1	\$37,500.00	\$37,500.00	
18.	Sanitary Service	L.F.	480	\$55.00	\$26,400.00	
19.	Water Service	L.F.	480	\$65.00	\$31,200.00	
HARD SURFACE - NORTH LOT						\$268,100.00
20.	3.5" Hot Mixed Asphalt	S.Y.	5,078	\$25.00	\$126,955.56	
21.	Dense Graded Base, 12" depth	S.Y.	5,586	\$18.00	\$100,548.80	
22.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
23.	24" Curb and Gutter	L.F.	600	\$26.00	\$15,600.00	
24.	Parking Lot Lighting	EACH	5	\$4,500.00	\$22,500.00	
WALKWAYS - BASEBALL PLAZA						\$48,700.00
25.	3.5" Hot Mixed Asphalt	S.Y.	1,087	\$25.00	\$27,180.56	
26.	Dense Graded Base, 12" depth	S.Y.	1,196	\$18.00	\$21,527.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 4 - Full Size Baseball Field, Pony Baseball Field, Concessions Building, and additional North Parking

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
ATHLETIC FACILITIES- FULL SIZE BASEBALL FIELD						\$359,500.00
27.	Athletic Field Seeding	S.F.	88,333	\$0.25	\$22,083.25	
28.	Amended Topsoil, 6" depth	S.Y.	9,815	\$10.50	\$103,055.17	
29.	4" Underdrain	L.F.	2,000	\$14.00	\$28,000.00	
30.	Irrigation	FIELD	1	\$35,000.00	\$35,000.00	
31.	Warning Track Material, 6" depth	S.Y.	1,862	\$18.00	\$33,520.00	
32.	Infield Material, 6-inch Depth	S.Y.	1,317	\$24.00	\$31,600.00	
33.	Bases and Pitcher's Plate	SET	1	\$2,500.00	\$2,500.00	
34.	Foul Poles	SET	1	\$5,000.00	\$5,000.00	
35.	24' Backstop, Vinyl Coated Color	L.F.	140	\$250.00	\$35,000.00	
36.	8' Line Fencing, Vinyl Coated Color	L.F.	1,044	\$45.00	\$46,980.00	
37.	4' Pedestrian Gate, Vinyl Coated Color	EACH	5	\$1,200.00	\$6,000.00	
38.	12' Service Gate, Vinyl Coated Color	EACH	1	\$1,700.00	\$1,700.00	
39.	Dugout Pad, 5" Reinforced Concrete	S.F.	576	\$8.00	\$4,608.00	
40.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	100	\$45.00	\$4,500.00	
ATHLETIC FACILITIES- MUSTANG-PONY BASEBALL FIELD						\$309,500.00
41.	Athletic Field Seeding	S.F.	61,875	\$0.25	\$15,468.75	
42.	Amended Topsoil, 6" depth	S.Y.	6,875	\$10.50	\$72,187.50	
43.	4" Underdrain	L.F.	2,000	\$14.00	\$28,000.00	
44.	Irrigation	FIELD	1	\$32,500.00	\$32,500.00	
45.	Warning Track Material, 6" depth	S.Y.	1,420	\$18.00	\$25,568.00	
46.	Infield Material, 6-inch Depth	S.Y.	1,474	\$24.00	\$35,378.67	
47.	Bases and Pitcher's Plate	SET	1	\$2,500.00	\$2,500.00	
48.	Foul Poles	SET	1	\$5,000.00	\$5,000.00	
49.	24' Backstop, Vinyl Coated Color	L.F.	133	\$250.00	\$33,333.33	
50.	8' Line Fencing, Vinyl Coated Color	L.F.	974	\$45.00	\$43,830.00	
51.	4' Pedestrian Gate, Vinyl Coated Color	EACH	5	\$1,200.00	\$6,000.00	
52.	12' Service Gate, Vinyl Coated Color	EACH	1	\$1,700.00	\$1,700.00	
53.	Dugout Pad, 5" Reinforced Concrete	S.F.	482	\$8.00	\$3,856.00	
54.	Dugout Fencing, 8' Line Fencing, Vinyl Coated Color	L.F.	92	\$45.00	\$4,140.00	
BUILDINGS						\$352,800.00
55.	Building Construction - Baseball Concessions and Restroom	S.F.	1,120	\$315.00	\$352,800.00	
MISCELLANEOUS						\$27,500.00
56.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
57.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 4 - Full Size Baseball Field, Pony Baseball Field, Concessions Building, and additional North Parking

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
SUMMARY						
	CONSTRUCTION ITEMS TOTAL:					\$2,065,400.00
	CONTINGENCY at 15%:					\$309,800.00
	CONSTRUCTION ESTIMATE SUBTOTAL:					\$2,375,200.00
	*Inflation per year at 3.5%					
	GEOTECHNICAL SERVICES					\$25,000.00
	DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /					
	STORMWATER DESIGN / PERMITTING / BIDDING /					
	CONTRACT ADMINISTRATION at 7%:					\$166,300.00
	CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%					\$142,500.00
	BASE PROJECT TOTAL					\$2,709,000.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 5 - Two Soccer Fields, Small Shelter, and additional North Parking

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (7.2 ACRES)						\$357,300.00
1.	Mobilization	L.S.	1	\$60,000.00	\$60,000.00	
2.	Clearing and Grubbing	L.S.	1	\$2,500.00	\$2,500.00	
3.	Demolition	L.S.	1	\$2,500.00	\$2,500.00	
4.	Common Excavation, 12" Depth	C.Y.	21,088	\$8.00	\$168,704.00	
5.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,667	\$25.00	\$41,666.67	
6.	Stripping Topsoil, 6" Depth	C.Y.	7,671	\$3.00	\$23,013.97	
7.	Place Screened Topsoil, 6" Depth	S.Y.	8,556	\$4.50	\$38,500.00	
8.	Seed/Fertilize/Mulch Common Green Space	S.F.	77,000	\$0.20	\$15,400.00	
9.	Erosion Control	L.S.	1	\$3,500.00	\$3,500.00	
10.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$153,300.00
11.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$15,000.00	\$15,000.00	
12.	Storm Sewer	L.F.	1,320	\$45.00	\$59,400.00	
13.	Storm Basin	EACH	7	\$3,500.00	\$25,200.00	
14.	ADS Basin	EACH	8	\$1,500.00	\$12,600.00	
15.	Storm Endwall	EACH	1	\$1,750.00	\$2,100.00	
16.	Electrical Underground Service	L.S.	1	\$9,000.00	\$9,000.00	
17.	Site Electrical	L.S.	1	\$30,000.00	\$30,000.00	
HARD SURFACE - NORTH LOT						\$268,100.00
18.	3.5" Hot Mixed Asphalt	S.Y.	5,077	\$25.00	\$126,930.56	
19.	Dense Graded Base, 12" depth	S.Y.	5,585	\$18.00	\$100,529.00	
20.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
21.	24" Curb and Gutter	L.F.	600	\$26.00	\$15,600.00	
22.	Parking Lot Lighting	EACH	5	\$4,500.00	\$22,500.00	
WALKWAYS - INTERIOR PATHWAYS						\$44,800.00
23.	3.5" Hot Mixed Asphalt	S.Y.	1,000	\$25.00	\$25,000.00	
24.	Dense Graded Base, 12" depth	S.Y.	1,100	\$18.00	\$19,800.00	
ATHLETIC FACILITIES- TWO 360'x240' SOCCER FIELDS						\$195,000.00
25.	Athletic Field Seeding	S.F.	224,000	\$0.25	\$56,000.00	
26.	4" Underdrain	L.F.	5,000	\$14.00	\$70,000.00	
27.	Irrigation	FIELD	2	\$30,000.00	\$60,000.00	
28.	Soccer Goal Set	L.S.	2	\$4,500.00	\$9,000.00	
BUILDINGS						\$120,000.00
29.	Building Construction - Small Shelter	S.F.	800	\$150.00	\$120,000.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 5 - Two Soccer Fields, Small Shelter, and additional North Parking

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
MISCELLANEOUS						\$27,500.00
30.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
31.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$1,166,000.00
CONTINGENCY at 15%:						\$174,900.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$1,340,900.00
<i>*Inflation per year at 3.5%</i>						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$93,900.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$80,500.00
BASE PROJECT TOTAL						\$1,540,300.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 6 - Swimming Pond, Splash Pad, Playground, Sand Volleyball, and Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (4.7 ACRES)						\$299,000.00
1.	Mobilization	L.S.	1	\$125,000.00	\$125,000.00	
2.	Clearing and Grubbing	L.S.	1	\$2,000.00	\$2,000.00	
3.	Demolition	L.S.	1	\$5,000.00	\$5,000.00	
4.	Mill and Recycle Existing Hard Surface	S.Y.	936	\$1.95	\$1,825.42	
5.	Common Excavation, 12" Depth	C.Y.	8,229	\$8.00	\$65,832.00	
6.	Excavation below Subgrade with 12" Breaker Run	C.Y.	1,667	\$25.00	\$41,666.67	
7.	Stripping Topsoil, 6" Depth	C.Y.	5,311	\$3.00	\$15,932.75	
8.	Place Screened Topsoil, 6" Depth	S.Y.	5,989	\$4.50	\$26,950.00	
9.	Seed/Fertilize/Mulch Common Green Space	S.F.	53,900	\$0.20	\$10,780.00	
10.	Erosion Control	L.S.	1	\$2,500.00	\$2,500.00	
11.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$128,800.00
12.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$10,500.00	\$10,500.00	
13.	Storm Sewer	L.F.	880	\$45.00	\$39,600.00	
14.	Storm Basin	EACH	5	\$3,500.00	\$16,800.00	
15.	ADS Basin	EACH	6	\$1,500.00	\$8,400.00	
16.	Storm Endwall	EACH	1	\$1,750.00	\$1,680.00	
17.	Electrical Underground Service	L.S.	1	\$6,000.00	\$6,000.00	
18.	Site Electrical	L.S.	1	\$20,000.00	\$20,000.00	
19.	Sanitary Service	L.F.	215	\$55.00	\$11,825.00	
20.	Water Service	L.F.	215	\$65.00	\$13,975.00	
HARD SURFACE - SWIMMING AREA LOT						\$155,700.00
21.	3.5" Hot Mixed Asphalt	S.Y.	2,220	\$25.00	\$55,508.33	
22.	Dense Graded Base, 12" depth	S.Y.	2,442	\$18.00	\$43,962.60	
23.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
24.	24" Curb and Gutter	L.F.	1,200	\$26.00	\$31,200.00	
25.	Parking Lot Lighting	EACH	5	\$4,500.00	\$22,500.00	
WALKWAYS - INTERIOR PATHWAYS						\$27,900.00
26.	3.5" Hot Mixed Asphalt	S.Y.	624	\$25.00	\$15,591.67	
27.	Dense Graded Base, 12" depth	S.Y.	686	\$18.00	\$12,348.60	
WALKWAYS - SWIMMING AREA PLAZA						\$126,000.00
28.	5" Reinforced Concrete	S.F.	13,842	\$8.00	\$110,736.00	
29.	Dense Graded Base, 6" depth	S.Y.	1,692	\$9.00	\$15,226.20	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 6 - Swimming Pond, Splash Pad, Playground, Sand Volleyball, and Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
BUILDINGS						\$852,800.00
30.	Building Construction - Bathhouse	S.F.	1,120	\$315.00	\$352,800.00	
31.	Building Construction - Observation Tower Allowance	L.S.	1	\$500,000.00	\$500,000.00	
MISCELLANEOUS						\$1,006,500.00
32.	Swimming Pond, 32,000 sq ft	L.S.	1	\$225,000.00	\$225,000.00	
33.	Splash Pad Allowance	S.F.	2,827	\$150.00	\$424,050.00	
34.	Swimming Area Playground Allowance	S.F.	6,361	\$50.00	\$318,050.00	
35.	Sand Volleyball Court	S.F.	2,800	\$3.00	\$8,400.00	
36.	Sand Volleyball Net and Posts	EACH	1	\$3,500.00	\$3,500.00	
37.	Site Furnishings Allowance	L.S.	1	\$17,500.00	\$17,500.00	
38.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$2,596,700.00
CONTINGENCY at 15%:						\$389,500.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$2,986,200.00
*Inflation per year at 3.5%						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$209,000.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$179,200.00
BASE PROJECT TOTAL						\$3,399,400.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 7 - Prairie Planting and Trails

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (18.4 ACRES)						\$95,500.00
1.	Mobilization	L.S.	1	\$60,000.00	\$60,000.00	
2.	Clearing and Grubbing	L.S.	1	\$5,000.00	\$5,000.00	
3.	Seed/Fertilize/Mulch Common Green Space	S.F.	100,000	\$0.20	\$20,000.00	
4.	Erosion Control	L.S.	1	\$9,000.00	\$9,000.00	
5.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$39,000.00
6.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$39,000.00	\$39,000.00	
WALKWAYS - EXTERIOR TRAILS						\$235,200.00
7.	Crushed Limestone, 4" depth	S.Y.	10,888	\$15.00	\$163,326.67	
8.	Dense Graded Base, 4" depth	S.Y.	11,977	\$6.00	\$71,863.73	
MISCELLANEOUS						\$761,900.00
9.	Prairie Planting, Seed, 18.5 acres	S.F.	882,555	\$0.75	\$661,916.25	
10.	Exercise Stations	EACH	10	\$10,000.00	\$100,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$1,131,600.00
CONTINGENCY at 15%:						\$169,700.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$1,301,300.00
*Inflation per year at 3.5%						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$91,100.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$78,100.00
BASE PROJECT TOTAL						\$1,495,500.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 8 - Park Maintenance Building and Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
EARTHWORK/DEMOLITION (1.2 ACRES)						\$93,900.00
1.	Mobilization	L.S.	1	\$50,000.00	\$50,000.00	
2.	Clearing and Grubbing	L.S.	1	\$500.00	\$500.00	
3.	Demolition	L.S.	1	\$500.00	\$500.00	
4.	Mill and Recycle Existing Hard Surface	S.Y.	2,909	\$1.95	\$5,672.33	
5.	Common Excavation, 12" Depth	C.Y.	1,930	\$8.00	\$15,440.00	
6.	Excavation below Subgrade with 12" Breaker Run	C.Y.	200	\$25.00	\$5,000.00	
7.	Stripping Topsoil, 6" Depth	C.Y.	1,180	\$3.00	\$3,540.61	
8.	Place Screened Topsoil, 6" Depth	S.Y.	1,711	\$4.50	\$7,700.00	
9.	Seed/Fertilize/Mulch Common Green Space	S.F.	15,400	\$0.20	\$3,080.00	
10.	Erosion Control	L.S.	1	\$1,000.00	\$1,000.00	
11.	Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	
UTILITIES						\$50,500.00
12.	Stormwater Management Allowance (Subsurface detention)	L.S.	1	\$5,000.00	\$5,000.00	
13.	Storm Sewer	L.F.	220	\$45.00	\$9,900.00	
14.	Storm Basin	EACH	1	\$3,500.00	\$4,200.00	
15.	ADS Basin	EACH	1	\$1,500.00	\$2,100.00	
16.	Storm Endwall	EACH	1	\$1,750.00	\$1,750.00	
17.	Electrical Underground Service	L.S.	1	\$1,500.00	\$1,500.00	
18.	Site Electrical	L.S.	1	\$5,000.00	\$5,000.00	
19.	Sanitary Service	L.F.	175	\$55.00	\$9,625.00	
20.	Water Service	L.F.	175	\$65.00	\$11,375.00	
HARD SURFACE - PUBLIC ROADWAY						\$19,300.00
21.	3.5" Hot Mixed Asphalt	S.Y.	303	\$25.00	\$7,569.44	
22.	Dense Graded Base, 12" depth	S.Y.	333	\$18.00	\$5,995.00	
23.	Striping	L.S.	1	\$500.00	\$500.00	
24.	24" Curb and Gutter	L.F.	200	\$26.00	\$5,200.00	
HARD SURFACE - MAINTENANCE LOT						\$76,400.00
25.	3.5" Hot Mixed Asphalt	S.Y.	1,059	\$25.00	\$26,466.67	
26.	Dense Graded Base, 12" depth	S.Y.	1,165	\$18.00	\$20,961.60	
27.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
28.	24" Curb and Gutter	L.F.	500	\$26.00	\$13,000.00	
29.	Parking Lot Lighting	EACH	3	\$4,500.00	\$13,500.00	
WALKWAYS - MAINTENANCE BUILDING						\$17,300.00
30.	5" Reinforced Concrete	S.F.	1,901	\$8.00	\$15,208.00	

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Phase 8 - Park Maintenance Building and Parking Lot

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
31.	Dense Graded Base, 6" depth	S.Y.	232	\$9.00	\$2,091.10	
BUILDINGS						\$672,100.00
32.	Building Construction - Park Maintenance Building	S.F.	3,633	\$185.00	\$672,105.00	
MISCELLANEOUS						\$10,000.00
33.	Site Landscaping Allowance	L.S.	1	\$10,000.00	\$10,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$939,500.00
CONTINGENCY at 15%:						\$140,900.00
CONSTRUCTION ESTIMATE SUBTOTAL:						\$1,080,400.00
<i>*Inflation per year at 3.5%</i>						
GEOTECHNICAL SERVICES						\$25,000.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$75,600.00
CONSTRUCTION MANAGEMENT, LAYOUT, AND TESTING at 6.0%						\$64,800.00
BASE PROJECT TOTAL						\$1,245,800.00

NOTES:

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

PRELIMINARY COST ESTIMATE
GREENVILLE SPORTS COMPLEX

Greenville, Wisconsin

January 25, 2019

Greenville Sports Complex Master Plan

Rettler Project No.: 18.054



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Rounded Category Sub Total
PHASED PROJECT SUMMARY						
	PHASE 1 - Roadway, Indoor Practice Facility, South Parking, and Two Soccer Fields - 16.6 acres					\$3,105,400.00
	PHASE 2 - Stadium Facilities, Two Soccer Fields, and Central Parking Lot - 10.3 acres					\$3,414,700.00
	PHASE 3 - Two Pony Baseball Fields, Access Drive, begin North Parking Lot, and Playground - 9.9 acres					\$2,869,400.00
	PHASE 4 - Full Size Baseball Field, Pony Baseball Field, Concessions Building, and additional North Parking - 8.8 acres					\$2,709,000.00
	PHASE 5 - Two Soccer Fields, Small Shelter, and additional North Parking - 7.2 acres					\$1,540,300.00
	PHASE 6 - Swimming Pond, Splash Pad, Playground, Sand Volleyball, and Parking Lot - 4.7 acres					\$3,399,400.00
	PHASE 7 - Prairie Planting and Trails - 18.4 acres					\$1,495,500.00
	PHASE 8 - Park Maintenance Building and Parking Lot - 1.2 acres					\$1,245,800.00
	PHASED PROJECT TOTAL *					\$19,779,500.00
	*Plus inflation per year at 3.5%					

Total Project Summary - Scenario 1

	Total	Town	User Group
Soccer Facilities			
Phase 1*	\$ 4,105,360	\$ 2,254,866	\$ 1,850,494
Phase 2	\$ 3,414,660	\$ 2,070,989	\$ 1,343,672
Phase 5	\$ 1,540,300	\$ 1,090,058	\$ 450,242
Total	\$ 9,060,320	\$ 5,415,912	\$ 3,644,408
		60%	40%
Baseball Facilities			
Phase 3	\$ 2,869,435	\$ 2,063,248	\$ 806,187
Phase 4	\$ 2,709,010	\$ 1,451,313	\$ 1,257,698
Total	\$ 5,578,445	\$ 3,514,561	\$ 2,063,884
		63%	37%
Community Facilities			
Phase 6	\$ 3,399,400	\$ 3,399,400	\$ -
Phase 7	\$ 1,495,500	\$ 1,495,500	\$ -
Phase 8	\$ 1,245,800	\$ 1,245,800	\$ -
Total	\$ 6,140,700	\$ 6,140,700	\$ -

Grand Total	\$ 20,779,465	\$ 15,071,173	\$ 5,708,292
		73%	27%

*If indoor facility removed

\$ 3,105,360	\$ 2,254,866	\$ 850,494
	73%	27%
\$ 19,779,465	\$ 15,071,173	\$ 4,708,292
	76%	24%

Total Project Summary - Scenario 2

	Total	Town	User Group
Soccer Facilities			
Phase 1*	\$ 4,105,400	\$ 2,052,700	\$ 2,052,700
Phase 2	\$ 3,414,700	\$ 1,707,350	\$ 1,707,350
Phase 5	\$ 1,540,300	\$ 770,150	\$ 770,150
Total	\$ 9,060,400	\$ 4,530,200	\$ 4,530,200
		50%	50%
Baseball Facilities			
Phase 3	\$ 2,869,400	\$ 1,434,700	\$ 1,434,700
Phase 4	\$ 2,709,000	\$ 1,354,500	\$ 1,354,500
Total	\$ 5,578,400	\$ 2,789,200	\$ 2,789,200
		50%	50%
Community Facilities			
Phase 6	\$ 3,399,400	\$ 1,699,700	\$ 1,699,700
Phase 7	\$ 1,495,500	\$ 747,750	\$ 747,750
Phase 8	\$ 1,245,800	\$ 622,900	\$ 622,900
Total	\$ 6,140,700	\$ 3,070,350	\$ 3,070,350

Grand Total	\$ 20,779,500	\$ 10,389,750	\$ 10,389,750
		50%	50%

*If indoor facility removed

\$ 3,105,400	\$ 1,552,700	\$ 1,552,700
	50%	50%
\$ 19,779,500	\$ 9,889,750	\$ 9,889,750
	50%	50%

Total Project Summary - Scenario 3

	Total	Town	User Group
Soccer Facilities			
Phase 1*	\$ 4,105,300	\$ 1,652,200	\$ 2,453,100
Phase 2	\$ 3,414,600	\$ 1,071,600	\$ 2,343,000
Phase 5	\$ 1,540,200	\$ 1,036,900	\$ 503,300
Total	\$ 9,060,100	\$ 3,760,700	\$ 5,299,400
		42%	58%
Baseball Facilities			
Phase 3	\$ 2,869,600	\$ 1,173,700	\$ 1,695,900
Phase 4	\$ 2,709,100	\$ 933,800	\$ 1,775,300
Total	\$ 5,578,700	\$ 2,107,500	\$ 3,471,200
		38%	62%
Community Facilities			
Phase 6	\$ 3,399,400	\$ 3,399,400	\$ -
Phase 7	\$ 1,495,500	\$ 1,495,500	\$ -
Phase 8	\$ 1,245,800	\$ 1,245,800	\$ -
Total	\$ 6,140,700	\$ 6,140,700	\$ -

Grand Total	\$ 20,779,500	\$ 12,008,900	\$ 8,770,600
		58%	42%

*If indoor facility removed

\$ 3,105,300	\$ 1,652,200	\$ 1,453,100
	53%	47%
\$ 19,779,500	\$ 12,008,900	\$ 7,770,600
	61%	39%