

From: Emily Lewis <elewis@dubois-king.com>
Sent: Wednesday, August 24, 2022 3:50 PM
To: Alex Weinhausen
Cc: Dan Mallach
Subject: Final Town Common Concept Plans and OPCC
Attachments: Hinesburg OPCC.pdf; Final_Hinesburg New Town Common.pdf; Final Town Common Precedent Images.pdf

Hi Alex,

I'm pleased to send you the Final Concept Plan, Conceptual Opinion of Probable Construction Cost, and Precedent Images.

A few notes on the OPCC:

- There are two totals, one with gravel path and one with concrete path.
- There are multiple elements that could likely be done for less cost than what is in the estimate (i.e. - benches, play equipment), but I've tried to give the higher cost and the Town can scale back from there if desired.
- Where costs were obtained from a specific manufacturer, I've noted that manufacturer for reference.
- I've included some manufactured "natural" play equipment - this gave us an idea of the size of elements that would fit within the playground area (with appropriate fall zones) and is an example of equipment that is out there. The precedent images contain examples of both the manufactured natural play equipment and more "DIY" elements such as logs and stumps.
- I've included a cost for split rail fence, but this is not included in the total.
- The engineering fee is estimated at 10% of the total construction cost and could be variable, but this was the recommendation of our Site Civil team for a conceptual estimate.
- Finally, please note that while we tried to account for all elements, this estimate is conceptual and will change based on construction and materials costs, availability, etc.

Regarding Phasing:

- There is a cost savings to doing things all at once for contractor's fees and mobilization costs.
- Generally, we recommend beginning with the earth work/grading and drainage. You could do the two sections of the park separately, however see note above. While the site is relatively flat, there are certain sections on a slight slope that would need grading work. I.e. - pavilion, skating rink, in addition to the desired bermed areas at the walls, which would need to be done after the walls are installed.
- Select trees could be planted after the earth work.
- It would likely be beneficial to complete the paths at the same time as the sitework. Any other elements that would require underground utility work (electric connection for the pavilion, water/drainage for the splash pad) would be most easily and efficiently done at this time, but could be done later.
- After that it's up to the town to determine which are priority elements. The walls are proposed to be dry stacked stone set on a gravel bed, so there is less disturbance to the site than with a wall requiring a footer. The pavilion will require a concrete pad. The playground area will need to be excavated to 12" to contain the appropriate amount of mulch for fall attenuation.

It's been a pleasure working on this project! Please let me know if you have any questions.

Thank you,
Emily

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