



Cape Fear River Park

December 2, 2024



Cape River Park Concept



LEGEND

- PROJECT STUDY AREA (+/- 19.74 AC)
- A BOTANICAL GARDENS
- B CELL PHONE TOWER (OUT-PARCEL)
- C CHURCH PARKING LOT (OUT-PARCEL)
- D PERSON STREET / BROAD STREET BUS STOP

- SITE FEATURES (OPTIONAL ITEMS)**
- 1 PARKING (SHARED WITH CHURCH)
+/- 145 SPACES (INC. +/- 12 ADA SPACES)
- 2 MAIN ENTRY
- 3 DROP-OFF AREA
- 4 CENTRAL LAWN
+/- 5,000 SEATED CAPACITY @ 7.5 SQF / PERSON
+/- 7,500 STANDING CAPACITY @ 5 SQF / PERSON
- 5 FORMAL LAWN (SMALL EVENTS)
+/- 1,500 SEATED CAPACITY @ 7.5 SQF / PERSON
+/- 2,000 STANDING CAPACITY @ 5 SQF / PERSON
- 6 CAPE FEAR RIVER TRAIL
- 7 PARK SECURITY FENCE

Cost Estimation

NO.	ITEM	TOTAL COST
SITE PREPARATION, DEMOLITION & EARTHWORKS		
1	SITE PREPARATION	\$30,215.00
2	DEMOLITION	\$104,484.70
3	EARTHWORKS	\$87,208.07
SITE PREPARATION, DEMOLITION & EARTHWORKS TOTAL		\$221,907.77
HARDSCAPE		
4	MATERIAL & FINISH	\$369,340.75
5	SITE FURNISHINGS (INC. UTILITIES)	\$156,325.00
6	FENCES & WALLS	\$124,901.00
HARDSCAPE TOTAL		\$650,566.75
SOFTSCAPE		
7	TREES	\$29,550.00
8	PLANTS, SOD, MULCH, ETC	\$114,269.15
SOFTSCAPE TOTAL		\$143,819.15
DIRECT COSTS TOTAL		\$1,016,293.67
MOBILIZATION / DEMOBILIZATION		\$50,814.68
DIRECT COSTS (INC. MOBILIZATION / DEMOBILIZATION) TOTAL		\$1,067,108.35
INSURANCE AND TAXES		\$111,363.17
SALES TAX (NORTH CAROLINA)		\$50,336.89
SUB-TOTAL		\$1,228,808.41

OVERHEAD AND PROFIT (MATERIAL)	\$92,332.24
OVERHEAD AND PROFIT (LABOR)	\$114,843.27
BONDS	\$12,288.08
CONSTRUCTION MANAGEMENT	\$24,576.17
DIRECT COSTS GRAND TOTAL (INC. TAXES, BONDS, ETC.)	\$1,472,848.17
CONTINGENCY (CLASS 5 ESTIMATE) @ -20%	\$1,178,278.54
CONTINGENCY (CLASS 5 ESTIMATE) @ 30%	\$1,914,702.63



Optional Items

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- PROJECT STUDY AREA (+/- 19.74 AC)
- A BOTANICAL GARDENS
- B CELL PHONE TOWER (OUT-PARCEL)
- C CHURCH PARKING LOT (OUT-PARCEL)
- D PERSON STREET / BROAD STREET BUS STOP
- SITE FEATURES (OPTIONAL ITEMS)**
- 1 LOOPING RECREATIONAL TRAIL
- 2 GATEWAY MONUMENT STRUCTURE
- 3 WELCOME PAVILION / SHELTER
- 4 RAVINE BRIDGE (INC. TRAIL EXTENSION)





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