



H O B O K E N

**MARITIME PARK
APPENDIX D:
COST ESTIMATE**

FEBRUARY 2024

DattnerArchitects **SCAPE**

Kimley»Horn INDIGO RIVER

FINAL CONCEPT DESIGN

PRELIMINARY COST ESTIMATE SUMMARY

As part of the concept design phase for Maritime Park, the project team prepared the preliminary cost estimate contained within this appendix. At this early stage of design, the cost estimate is intended to provide the City of Hoboken with a general understanding of the costs associated with developing Maritime Park as envisioned by the final concept design given the project site's existing conditions. It is important to note that this cost estimate is preliminary as it is based on a concept-level design, not fully engineered construction documents. During subsequent phases of the project, the cost estimate will continue to be revised as the park's design is further refined.

In summary, the total estimated construction cost for Maritime Park is approximately \$74.5 million, including the optional pedestrian bridge between Elysian Park and the future Maritime Park. This estimate is comprised of both "direct costs" and "contingent costs." Direct costs are the costs directly associated with the design and construction of the park, while contingent costs are added on top of the direct costs to provide the estimate with a safety net against uncertainties that may arise over the course of project delivery. The estimated total direct cost for the project is \$47 million, with an estimated \$27.5 million in contingent costs assumed as well (for a total construction cost of \$74.5 million). The major drivers of the project's direct costs are the need for in-water pier work, reconstructing the shoreline, and general upland sitework and preparation. Due to the site's existing conditions, extensive sitework and shoreline reconstruction are required in order to prepare and stabilize the site for safe public use as well as ensure a resilient park.

DIRECT COSTS

The estimated total direct cost of developing Maritime Park is approximately \$47 million dollars, including approximately \$4.7 million for the pedestrian bridge. Of this total, approximately \$34.6 million is associated with Sitework, which includes approximately \$11.7 million in upland site preparation (e.g., demolition, grading, utility installation) and \$22.8 million in pier and bulkhead related work. The other direct costs include approximately \$7 million in Special Construction and Demolition work related to the Community Hub building. The reconstructed piers, Community Hub building, and pedestrian bridge included within these cost estimates are defining elements of the park's layout and programming that were highly requested during the community engagement process.

CONTINGENT COSTS

In addition to the project's direct costs, the cost estimate includes approximately \$27.5 million dollars in contingent costs, or about 36% of the total construction cost. These contingencies are included to account for advancement of the design, escalation of costs, and general conditions, overhead, and profit for the general contractor. As a concept design, the project team assumed contingent costs that are conservative (i.e., higher percentage of the direct costs) based on industry knowledge and experience. While not guaranteed, contingency costs may be revised lower after the next phase of design is complete and a higher level of project details are known.

FUNDING OPPORTUNITIES

Along with the preliminary cost estimate, Appendix C of this report contains an analysis of fundraising opportunities for Maritime Park that are available from public, private, and earned sources. These sources include public grants, leasing opportunities, and cooperation with private organizations to raise funds for the development and operations of the park. The City of Hoboken will continue to evaluate and pursue as many funding sources as possible in order to limit the cost to the taxpayers.



CONCEPTUAL ESTIMATE

FORMER UNION DRY DOCK REHABILITATION
CITY OF HOBOKEN

HOBOKEN, NJ

PREPARED FOR:
DATTNER

PROJECT NO: 22-1475c-0572

February 02, 2024
(Revision 5)

Trophy Point, LLC
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PUBLISHED: 07/11/2023
REVISION 5: 02/02/2024

ESTIMATE NOTES / ASSUMPTIONS / CLARIFICATIONS

- BASED ON DATTNER CONCEPTUAL ESTIMATE DOCUMENTS DATED 11/03/2023.
- NEW JERSEY STATE PREVAILING WAGE RATES FOR HUDSON COUNTY.
- CONSTRUCTION START JANUARY 2025; COMPLETION JANUARY 2026; MID-POINT JULY 2025.
- NORMAL WORKING HOURS AND CONDITIONS; NO PREMIUM FOR A CONDENSED CONSTRUCTION SCHEDULE IS INCLUDED.
- STANDARD WORK SHIFTS FOR TRADESMEN (NO SECOND / THIRD SHIFT WORK OR OVERTIME IS INCLUDED).
- SINGLE PRIME CONTRACT (COMPETITIVELY BID).

EXCLUSIONS:

- SOFT COSTS (DESIGN FEES, ETC.)
- CONSTRUCTION CONTINGENCY (OWNER CHANGE ORDER RESERVE)
- CONSTRUCTION MANAGER FEES, MARKUPS OR GENERAL CONDITIONS
- PROJECT LABOR AGREEMENTS
- PILE REMOVALS - ASSUMES PULLING OF PILES, AND 10% PILE VOLUME UNDER DECK AREA
- ASSUMES PILE FIELDS STAY IN WATER AS SHOWN BY BENTS IN PLANS, AT REMOVALS
- SINATRA DRIVE REDESIGN

Note: This estimate represents a reasonable opinion of cost based on several public and proprietary sources of information. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack of surplus bidders, perception of risk, and so on. Consequently, this estimate is expected to fall within the range of bids from multiple competitive contractors or subcontractors. However, we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

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MARITIME PARK			
4.3 ACRES			
	Subtotal Trade	Total	\$ / acre
F SPECIAL CONSTRUCTION & DEMOLITION		\$6,980,000	1,623,256
F10 New Construction	6,870,000		
F20 Selective Building Demolition	110,000		
G SITEWORK		\$34,640,000	8,055,814
G10 Site Preparation	\$3,240,000		
G20 Site Improvements	\$6,550,000		
G30 Site Mechanical Utilities	\$1,420,000		
G40 Site Electrical Utilities	\$550,000		
G90 Other Site Construction	\$22,880,000		
TOTAL DIRECT COST		\$41,620,000	9,679,070
Design Contingency 20.00%		\$8,320,000	
SUBTOTAL - DIRECT CONSTRUCTION COST + CONTINGENCIES		\$49,940,000	11,613,953
General Conditions, General Requirements, Bond, Insurances 15.00%		\$7,490,000	
Overhead and Profit 10.00%		\$4,990,000	
TOTAL ESTIMATED CONSTRUCTION COST		\$62,420,000	14,516,279
Escalation 11.83%		7,380,000	
TOTAL ESTIMATED CONSTRUCTION COST		\$69,800,000	16,232,558

ALTERNATE #1 - PEDESTRIAN BRIDGE

4,733,210

Description	Unit	Unit Price	Quantity	Total \$
F SPECIAL CONSTRUCTION & DEMOLITION				
F10 New Construction				
Community Hub - Enclosed Building	SF	\$975.00	3,611	\$3,520,725
Community Hub - Roof Deck	SF	\$275.00	5,780	\$1,589,500
Community Hub - Elevated path	SF	\$535.00	3,280	\$1,754,800
Sub Total: New Construction				\$6,865,025
F20 F10 Selective Building Demolition				
Demolish masonry structures	EA	\$17,600.00	5	\$88,000
Sub Total: Selective Building Demolition				88,000
F20 Hazardous Components Abatement				
Hazardous Components Abatement	ALLOW	25,000.00	1	25,000
Sub Total: Hazardous Components Abatement				25,000
G SITEWORK				
G10 Site Preparation				
PROTECTION				
Construction fence and gates	LF	\$18.00	1,545	\$27,810
Temporary protection	LS	\$350,000.00	1	\$350,000
EROSION CONTROL				
Soil erosion control measures, including maintenance	LS	\$250,000.00	1	\$250,000
DEMOLITION				
Castle Point skate park	LS	\$50,000.00	1	\$50,000
Pavers	SF	\$6.50	4,100	\$26,650
Vegetated area	SF	\$2.00	24,200	\$48,400
Concrete paving	SF	\$4.00	26,800	\$107,200
Gravel	SF	\$1.25	65,900	\$82,375
Rip Rap	SF	\$1.25	1,200	\$1,500
Miscellaneous demolition	LS	\$50,000.00	1	\$50,000
Piers	LS			with G90
EARTHWORK				
Over excavate 2'-0" average depth, assuming 100% historic fill, including off-site disposal and tipping fees	TON	\$180.00	-	All material capped on site
Over excavate 2'-0" average depth, assuming 100% historic fill, including respreading over site	TON	\$37.50	-	All material capped on site
Import and spread clean fill soil cap	CY	\$62.50	8,150	\$509,403
Import and spread clean fill to new elevations above cap	CY	\$62.50	23,030	\$1,439,365
Rough grade site	SY	\$7.00	20,760	\$145,320
Fine grade at hardscape	SF	\$3.25	47,549	\$154,533
Sub Total: Site Preparation				\$3,242,556
G20 Site Improvements				
PAVING				
HRWW Pavers	SF	\$29.00	14,993	434,797
Stone Pavers	SF	\$40.00	4,032	161,280
Stone stepped edge	SF	\$35.00	1,306	45,710
Stabilized decomposed granite	SF	\$28.00	9,885	276,766
Concrete paving	SF	\$21.00	4,208	88,365
Lithocrete concrete paving	SF	\$40.00	2,863	114,520
City sidewalk	SF		15,367	NIC



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Description	Unit	Unit Price
IMPROVEMENTS		
Stone seat wall - 1 level	LF	\$500.00
Stone seat wall - 3 level	LF	\$1,500.00
Stone seat wall - 7 level	LF	\$2,400.00
Stacked stone retaining wall - 2' high	LF	\$350.00
Skate Park	SF	\$35.00
Decorative concrete ramp	SF	\$35.00
Safety surface	SF	\$45.00
Miscellaneous improvements - tables, chairs, play structures, etc	LS	\$350,000.00
LANDSCAPING		
Flexible Lawn	SF	\$3.00
Raingarden / Plantings	SF	\$27.50
Constructed wetland / bioswale	SF	\$80.00
Mulch path	SF	\$10.00
Tidal marsh	SF	\$15.00
SHORELINE		
Living Shoreline Install	CY	\$83.16
Revetment Shoreline Fill Install	CY	\$579.60
Revetment Behind Living Shoreline	CY	\$579.60
Sand Import and Grading	CY	\$181.13
Sub Total: Site Improvements		
G30 Site Mechanical Utilities		
Storm	LS	\$750,000.00
Subsurface water storage	LS	\$500,000.00
Sanitary	BLDGS	\$35,000.00
Water	BLDGS	\$50,000.00
Sub Total: Site Mechanical Utilities		
G40 Site Electrical Utilities		
Electric Service	BLDGS	\$50,000.00
Site lighting	ALLOW	\$450,000.00
Sub Total: Site Electrical Utilities		
G90 Other Site Construction		
Piers and Bulkheads		
Pier Demolition	SF	\$27.40
Pile Removal	EA	\$1,450.00
Pier 2 Pile Removal	EA	\$1,450.00
Transverse Upland Bulkhead Removal	LF	\$310.00
Cribbing and Fill Removal	CY	\$362.50
Pile Supported Timber Platform with Concrete paving	SF	\$385.00
Pile Supported Piers with Concrete paving, including amenities, etc	SF	\$630.00
Bulkheads	LF	\$1,700.00
Sub Total: Other Site Construction		

MARITIME PARK	
Quantity	Total \$
650	325,000
446	669,000
87	208,800
742	259,700
7,846	274,610
1,347	47,145
1,069	48,120
1	350,000
32,980	98,940
31,298	860,695
6,426	514,080
1,069	10,693
14,330	214,950
8,942	743,627
500	289,800
450	260,820
1,408	254,970
	\$6,552,388
1	\$750,000
1	\$500,000
2	\$70,000
2	\$100,000
	\$1,420,000
2	\$100,000
1	\$450,000
	\$550,000
45,000	\$1,233,000
210	\$304,500
-	-
50	\$15,500
14,815	\$5,370,370
10,858	\$4,180,330
15,593	\$9,823,590
1,147	\$1,949,900
	22,877,190

ALTERNATES			
Description	Unit	Unit Price	
ALTERNATE #1 - PEDESTRIAN BRIDGE			
	SF		
G90 Other Site Construction			
Columns and footings	EA	\$30,000.00	
Structural steel	TON	\$18,500.00	
Metal deck	SF	\$25.00	
Concrete slab on deck	SF	\$35.00	
Paving, railings, amenities, etc	SF	\$110.00	
Signage	LS	\$20,000.00	
Lighting	LS	\$150,000.00	
Added protection and logistics costs for work over Frank Sinatra Dive		75%	
	LS		
Sub Total			\$2,822,295
Mark Ups 67.7%			\$1,910,915
TOTAL : ALTERNATE #1 - PEDESTRIAN BRIDGE			\$4,733,210

MARITIME PARK	
Quantity	Total \$
1,512	
4	\$120,000
23	\$425,500
1,512	\$37,800
1,512	\$52,920
7,332	\$806,520
1	\$20,000
1	\$150,000
	\$1,209,555
	\$2,822,295
	\$1,910,915
	\$4,733,210