



<b>Rogue Valley Office</b> 830 O'Hare Parkway, Ste. 102 Medford, OR 97504 541-326-4828	<b>South Coast Office</b> 486 'E' Street Coos Bay, OR 97420 541-266-8601
<b>Willamette Valley Office</b> 200 Ferry Street SW Albany, OR 97321 541-223-5130	<b>North Coast Office</b> 609 SW Hurbert Street Newport, OR 97365 541-264-7040

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Date: March 22, 2022

To: Rick McClung, Utility Superintendent, Oceanview Boardwalk Citizens Advisory Committee

From: Timothy Gross, Senior Project Manager, Civil West Engineering Services, Inc.

RE: **City of Yachats Oceanview Drive Boardwalk Opinion of Cost – Preferred Alternate**  
Civil West Project Number: 3401-004

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This memo is to provide background information on the attached opinion of cost for the construction of a boardwalk on the south side of Ocean View Drive beginning at the intersection on Highway 101 and heading west to Beach Street. This memo is a supplement to the Preliminary Engineering Report (PER) submitted to the City on December 17, 2021.

Several boardwalk options and costs were presented to the City and Citizens Advisory Committee (CAC) in the PER and were discussed at an onsite meeting on February 7<sup>th</sup>, 2022. Subsequent to that meeting, the CAC provided a "Walkway Basic Criteria Summary" dated February 12, 2022 that described the preferred alternative for the boardwalk. This summary is attached as Exhibit B. The City has requested that a summary of the costs for this preferred alternative be prepared for the City budgeting process. An opinion of cost for the preferred alternative is attached as Exhibit A.

The preferred alternative includes a boardwalk constructed of composite materials with a composite handrail employing stainless steel cables and under-rail lighting. Costs for composite materials was determined from a quote solicited from Tangent, a manufacturer of composite structural lumber located in Minnesota. Using this information, the cost per cubic foot of composite material was calculated, which was then used to determine the cost for various dimensional lumber used in the boardwalk, handrail, overlook, and structural framing.

The Summary from the CAC discusses concerns with street width and the potential impact on the boardwalk. Since adjustments to street width will not influence boardwalk costs, that issue is not addressed in this memo and will be addressed in the design process. The Summary also discusses benches, but this seems an item that will be added after the boardwalk is complete and not necessarily integral to the boardwalk itself. A variety of premanufactured composite benches are available on the market for approximately \$1,000 for the bench and shipping. Shipping costs may be less per unit if multiple benches are bought at the same time. The attached link provides information on various bench styles including cost and shipping information.

<https://www.theparkcatalog.com/recycled-plastic-benches>

### **Opinion of Cost -Preferred Alternate**

The opinion of cost includes materials, labor, and professional services needed to construct the improvement. This includes costs for the boardwalk, railings and overlook, but also site work such as drainage improvements including curbs, catch basins, and pipe; typical overhead construction costs such as mobilization, demolition, and

restoration; and engineering design, bidding and construction management costs which include any geotechnical, surveying, or permitting tasks that may be needed. The total estimated project cost, including a 30% contingency, is **\$923,095**. Details and cost breakdowns are included in Exhibit A.

<b>Boardwalk with no Retaining Wall with Composite Decking and Handrail with SS Cabling and Underrail Lights</b>					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
<b>Site Work (Common Elements Regardless of walk or wall type)</b>					
1	Mobilization, Bonding and Insurance	LS	1	8%	\$42,217
2	Construction Facilities & Temporary Controls	LS	1	4%	\$23,292
3	Demolition and Site Prep	LS	1	4%	\$22,162
4	Landscape Cleanup and Restoration	LS	1	2%	\$11,645
5	ADA Ramp, 4" Conc. Pavement w/4" Aggregate Base	SF	64	\$27.00	\$1,728
6	Type C Curb w/6" Aggregate Base	LF	350	\$47.00	\$16,450
7	4" AC Pavement w/6" Aggregate Base	SF	700	\$4.45	\$3,116
8	Type G2 Catch Basin	EA	1	\$3,500.00	\$3,500
9	8" Corrugated HDPE Drain Pipe	LF	52	\$100.00	\$5,200
<b>Handrail</b>					
10	Handrail	LF	350	\$69.78	\$24,423
<b>Boardwalk (Posts spaced every 8')</b>					
11	Boardwalk	SF	2736	\$142.07	\$388,703
<b>Overlook</b>					
12	Overlook	LS	1	\$99,441.40	\$99,441

Total: \$617,455  
 Engineering Design, Bidding & Construction Mgmt (15%): \$92,618  
**Total with 30% Contingency: \$923,095**

Sincerely,  
**Civil West Engineering Services, Inc.**



**Timothy Gross, PE**  
 Senior Project Manager  
 North Coast Region - Newport

