

CONSTRUCTION COST ESTIMATE						
MSM Fortified Parklet 20'-0" Wide x ~14'-0" Usable Depth						
Project Location:	Downtown Ventura Main St. Moves Closure — Pedestrian Zone			Prepared By:	Nick Tomasello	
Date:	06-02-2026			Spec Basis:	MSM Design Standards	
RESTRICTED ACCESS SURCHARGE: 15% labor adder applied throughout. No vehicle/forklift inside MSM closure. Materials hand-carried from staging at California St. or Figueroa barricades.						
SECTION 1 — IPE DECKING BASE 24x24 Bison IPE Wood Tile on Versadjust Pedestals						
#	Description	Specification / Source	Qty	Unit	Unit Cost	Total
1.01	Bison 24x24 IPE Wood Tile — Smooth Surface	23-7/8"x23-7/8"x1-11/16"; 6 lb/SF; untreated; per Elevated Deck Systems quote - updated to Jun 2026 pricing	280	SF	\$18	\$4,900
1.02	Versadjust V4 Adjustable Pedestal (5¼"-9" range)	Bison/Elevated Deck Systems model V4; 1 pedestal per 4 tiles approx; 280 units	280	EA	\$16	\$4,340
1.03	Wood Fastening Kit FS1	Tab spacers; 1 kit per tile approx; per Elevated Deck Systems BOM	280	EA	\$2	\$546
1.04	Versadjust shims B11 rubber (1/16") + PS1 plastic (1/8")	Allowance: 60 rubber + 40 plastic per Elevated Deck Systems accessory schedule	1	LS	\$185	\$185
1.05	Flush threshold transition — sidewalk to deck edge (curb side)	Aluminum beveled threshold; 1:2 max slope; 20 LF; per City guideline p.2-8	20	LF	\$32	\$640
1.06	Drainage gap screens at curb - stainless mesh, removable	3"H x 18"W min gap; 2 locations per guideline p.2-20	2	EA	\$155	\$310
1.07	IPE tile installation labor (Interlocking Paving Systems / approved sub)	233 SF; includes precision cuts, layout, leveling.	1	LS	\$7,800	\$7,800
1.08	Restricted access / hand-carry labor surcharge - Section 1	15% of tile material + install labor; no forklift; stage at barricade + dolly to field	1	LS	\$1,960	\$1,960
SECTION 1 SUBTOTAL						\$20,681
SECTION 2 — FORTIFIED EDGE SYSTEM TL-2 Water-Cable Barriers + Black Steel Rail + Wood Panel Cladding						
#	Description	Specification / Source	Qty	Unit	Unit Cost	Total
2.01	TraFFix Water-Cable Barrier TL-2 - purchase (5 units)	72"Lx32"H polyethylene; MASH TL-2 rated 43.5 mph; 1,070 lbs filled; per City guideline p.2-16 &	5	EA	\$1,380	\$6,900
2.03	Black steel post & top/bottom rail - street-facing side (20 LF x 42" ht)	2" sq. tube posts @ 4' OC; top + bottom rail; powder coated black; per guideline p.2-14 posts and rails SHALL be black painted metal	20	LF	\$72	\$1,440
2.04	Black steel post & top/bottom rail - ends (2 ends x 12 LF ea = 24 LF)	Same spec as 2.03; perpendicular to curb; end buffer setback per guideline p.2-2	24	LF	\$72	\$1,728
2.05	Cedar wood slat panel infill - street side (horizontal, earth-tone stain)	1x4 cedar; horizontal pattern; pre-approved color palette per guideline p.2-14; 20 LF x 36" panel ht	60	SF	\$19	\$1,140
2.06	Cedar wood slat panel infill - ends (2 x 24 LF x 36" ht = 72 SF)	Same spec as 2.05	72	SF	\$19	\$1,368
2.07	Solid wood cladding panels over TraFFix barriers (5 panels)	5/4 cedar or composite; covers orange plastic; required per guideline p.2-16 'must be decorated	5	EA	\$445	\$2,225
2.08	Emergency access gate - 3' min clear width (1 required per 40 LF)	Steel frame; black powder coat; positive-latch hardware; per guideline p.2-13; 1 gate required at	1	EA	\$1,950	\$1,950
2.09	Restricted access / hand-carry surcharge - Section 2	15% of barrier + framing labor; no forklift; barriers moved by hand-dolly/pump-jack only	1	LS	\$1,720	\$1,720
SECTION 2 SUBTOTAL						\$18,471
SECTION 3 — PLANTERS Required per Design Guidelines — Appendix B & p.2-27						
#	Description	Specification / Source	Qty	Unit	Unit Cost	Total
3.01	Standalone planters - Sybertech Ground Level or City-approved equal	18"+ diameter; black/dark brown; 4 units at parklet ends/corners; per pre-approved materials	4	EA	\$510	\$2,040
3.02	Drought-tolerant planting - succulents / ornamental grass	3-gal nursery stock; no thorns/bee-attracting plants per guideline p.2-28	4	EA	\$68	\$272
3.03	Premium potting mix + pea gravel top-dress (2" depth per guidelines)	1.5 CF soil + 1 bag pea gravel per planter; per guideline p.2-28	4	EA	\$48	\$192
3.04	Restricted access / hand-carry surcharge - Section 3	15% labor adder; planters hand-carried from barricade staging	1	LS	\$230	\$230
SECTION 3 SUBTOTAL						\$2,734
SECTION 4 — LIGHTING Solar/Battery Only - No Hardwire (No Electrical Permit Required)						
#	Description	Specification / Source	Qty	Unit	Unit Cost	Total
4.01	Solar-powered LED string lights - commercial grade	IP65 rated; 48 LF; 3,000K max per guideline p.2-25; no conduit; no electrical permit	2	EA	\$550	\$1,100
4.02	Black powder-coat solar panel mounting brackets	Secure to existing black steel rail post; 2 locations	2	EA	\$325	\$650
4.03	Labor - light string install, bracket mount, test	No trench; no conduit; attach to existing rail structure	4	HR	\$120	\$480
SECTION 4 SUBTOTAL						\$2,230
SECTION 5 — GENERAL CONDITIONS						
#	Description	Specification / Source	Qty	Unit	Unit Cost	Total
5.01	Project superintendent site supervision	Estimated 3 days on-site; includes pre-install site walk and City inspection coordination	24	HR	\$108	\$2,592
5.02	Temporary pedestrian zone management during install	Cones, signage, safety zone within MSM closure; coordinate with City	1	LS	\$475	\$475
5.03	Debris removal - hand-cart to dumpster at barricade	Packaging, tile cut-offs, cardboard; no truck access inside closure	1	LS	\$875	\$875
5.04	Small tools and consumables	Fasteners, stain touch-up, construction adhesive, misc hardware	1	LS	\$675	\$675
5.05	Delivery / logistics surcharge - MSM pedestrian closure	Off-hours staging coordination; multiple small-load deliveries; barricade management with	1	LS	\$1,250	\$1,250
5.06	CompanyCam documentation - daily logs and photo record	Pre-install, progress, and final inspection photos	1	LS	\$150	\$150
SECTION 5 SUBTOTAL						\$6,017

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SECTION 1 — IPE DECKING BASE 24x24 Bison IPE Wood Tile on Versadjust Pedestals			
COST SUMMARY			
DIRECT CONSTRUCTION COST (all sections)			\$50,133
Permit, License & Arch/Engineering Fees (City parklet + Coastal Dev Permit — fixed)			\$5,000
SUBTOTAL BEFORE GC FEE			\$55,133
GC Overhead — 12% of Direct Construction Cost (Admin, Ins, Bonds, Equip)			\$6,016
GC Profit / Fee — 8% of Direct Construction Cost			\$4,011
GRAND TOTAL — MSM FORTIFIED PARKLET 20'x14' usable ~280 SF IPE / Versadjust Spec			\$65,160
COST PER SF (based on 280 SF usable parklet area)			\$232.71

KEY ASSUMPTIONS & NOTES — REV 2	
► SPEC BASIS: 24x24 IPE Wood Tile on Versadjust adjustable pedestals per City pre-approved Appendix B (Option A - Bison)	
► IPE PRICING: Jun 2026 rate estimated at \$17.50/SF	
► EXCLUDES: fabric shade canopy (requires separate structural engineer + Fire Dept approval + separate permit); hardwired electrical (requires electrical permit); umbrellas; seating/furniture; ABC permit; City annual license fee	
► FORTIFIED BARRIER SPEC: Traffix TL-2 Water-Cable Barrier per City Design Guidelines p.2-16. 5 units cover ~30 LF street face. Must be covered with decorative solid panel (see Item 2.07). Rated to 43.5 mph / MASH TL-2.	