

## PRELIMINARY COST ESTIMATE

<b>EXPENSES</b>					
<u>Demolition, Removal, Relocation</u>					
Fence and Structure Demo		1	Allow	50,000.00	50,000
Tree Removal		1	Allow	5,000.00	5,000
<b>Subtotal: Demolition</b>				<b>55,000</b>	
<u>Site Prep</u>					
Stripping		10.79	AC	\$ 5,000.00	\$ 53,949
Erosion Control		1	LS	\$ 80,000.00	\$ 80,000.00
<b>Subtotal: Site Prep</b>				<b>133,949</b>	
<u>Earthwork</u>					
Site Grading		9,000	CY	15.00	135,000
Topsoil Fill		9,000	CY	40.00	360,000
<b>Subtotal: Earthwork</b>				<b>495,000</b>	
<u>Hardscape</u>					
Asphalt Parking		1,500	TON	\$ 150.00	\$ 225,000.00
Multi-Modal Asphalt Path		285	TON	\$ 150.00	\$ 42,750.00
Concrete Sidewalks & Plazas		30,000	SF	\$ 18.00	\$ 540,000.00
<b>Subtotal: Hardscape</b>				<b>807,750</b>	
<u>Utilities</u>					
New 2" Water Service		1	LS	\$ 20,000.00	\$ 20,000.00
Drinking Fountain		1	EA	\$ 6,500.00	\$ 6,500.00
Electrical System Connection		1	LS	\$ 25,000.00	\$ 25,000.00
<b>Subtotal: Utilities</b>				<b>51,500</b>	
<u>Storm</u>					
18" Storm Drain Re-route		950	LF	\$ 220.00	\$ 209,000.00
Stormwater Facilities		6,400	SF	\$ 20.00	\$ 128,000.00
<b>Subtotal: Storm</b>				<b>337,000</b>	
<u>Sports Fields</u>					
Turf with underdrainage (infields)		69,900	SF	\$ 20.00	\$ 1,398,000.00
Backstops		4	EA	\$ 15,000.00	\$ 60,000.00
Sports Field Equipment		1	Allow	\$ 10,000.00	\$ 10,000.00
Bleachers		8	EA	\$ 12,000.00	\$ 96,000.00
Dugouts & Bullpens (fencing w/pads & roof)		8	EA	\$ 30,000.00	\$ 240,000.00
Dugout Benches		8	EA	\$ 3,000.00	\$ 24,000.00
<b>Subtotal: Sports Fields</b>				<b>1,828,000</b>	
<u>Lighting</u>					
Site Lighting		1	LS	\$ 384,000.00	\$ 384,000.00
<b>Subtotal: Lighting</b>				<b>384,000</b>	
<u>Playground</u>					
Complete		1	Allow	125,000.00	125,000
<b>Subtotal: Playground</b>				<b>125,000</b>	
<u>Site Structures, Fixtures, Furnishings and Signs</u>					
Rehabilitation of Existing Structures		1	allow	50,000.00	50,000
Benches		8	EA	2,000.00	16,000
Litter Receptacles		6	EA	1,500.00	9,000
Bike Racks		8	EA	400.00	3,200
Install Traffic Signs and Signposts		1	Allow	2,500.00	2,500
Picnic Tables		6	EA	2,000.00	12,000
Park Sign		1	allow	5,000.00	5,000
<b>Subtotal: Site Fixtures</b>				<b>97,700</b>	
<u>Fencing</u>					
6' ft. height chain link		1,012	LF	30.00	30,360
12' ft. height chain link		338	LF	180.00	60,840
6' ft. movable fence		1,336	LF	45.00	60,120
Sidewalk Gates		5	EA	750.00	3,750
Vehicular Gates		5	EA	2,000.00	10,000
<b>Subtotal: Fencing</b>				<b>165,070</b>	
<u>Landscaping</u>					
Plant Beds (Irrigated)		37,500	SF	6.00	225,000
Lawn (Irrigated)		231,400	SF	2.50	578,500
Trees - 2" caliper		141	EA	300.00	42,300
<b>Subtotal: Landscaping</b>				<b>845,800</b>	
<b>Subtotal: Constr. Cost (DCC)</b>				<b>5,325,769</b>	
<b>Indirect Construction Costs Phase II</b>					
Mobilization, Startup and Final Cleanup (Typ. 3-5% DCC)		4%			213,031
Contractor's Overhead & Profit (Typ. 8-10% DCC)		8%			426,061
Construction Bonds & Insurance (Typ. 1% DCC)		1%			53,258
Construction Contingency (typ. 10-20% DCC)		12%			639,092
Inflation (lately, 4% per year)		4%			213,031
<b>Subtotal: Indirect Constr. Costs</b>				<b>1,544,473</b>	
<b>Total Construction Cost (TCC) Phase III</b>				<b>6,870,241</b>	
<b>Indirect Development Costs</b>					
Bidding, Bid Ad Costs (Typ. 1% TCC)		1%			68,702
Construction Administration (Typ. 2% TCC)		2%			137,405
Project Management (Typ. 2% TCC)		1%			68,702
<b>Subtotal: Indirect Dev. Costs</b>				<b>274,810</b>	
<b>Total Development Cost Phase III</b>				<b>7,145,051</b>	
<b>Direct Development Costs (Phase II)</b>					
Design/Engineering Fees (Typ. 10-18% TCC)		10%			687,024
Design/Engineering Reimbursables (Typ. 1-2% TCC)		1%			68,702
Topo/Bdy. Survey (Typ. 1-2% TCC)		allow			5,000
Planning Reviews & Approvals (Typ. 1-2% TCC)		0.5%			34,351
Permits and Plan Check Fees (Typ. 1-2% TCC)		0.5%			34,351
Systems Development Charges (Typ. 3-10% TCC)		0.5%			34,351
Construction Testing Services (Typ. 1% TCC)		0.5%			68,702
<b>Subtotal: Direct Development Costs Phase II</b>				<b>932,483</b>	
<b>Total Constr. and Dev. Costs</b>				<b>8,077,534</b>	