

OPINION OF PROBABLE COSTS

Project 23.31.0 Key West Amphitheater
Last Updated May 31, 2024
v5

Program Element	Qty	Size / Factor	Unit	Total	Per Unit	Subtotal
MAIN AMPHITHEATER						
Main Amphitheater Seating Bowl Modifications						
Seating Bowl	2,500	2'w x 6' per seat (10 sf/seat)	12	10,000 sf	assumes some rework of approx. 1/3	\$ 125.00 \$ 1,250,000.00
Lawn Seating	1,500	7 sf/person	7	10,500 sf	wall + fill	\$ 125.00 \$ 1,312,500.00
Main Amphitheater Covering						
Covering	1			10,000 sf		\$ 1,500.00 \$ 6,000,000.00
Structures: VIP + Guest Services						
VIP Seating	100	in suites	2	3,600 sf		\$ 350.00 \$ 1,260,000.00
Cell Phone "Check"	150			150 sf		\$ 500.00 \$ 75,000.00
Ticketing	150			150 sf		\$ 500.00 \$ 75,000.00
Concessions	600			600 sf		\$ 500.00 \$ 300,000.00
Merchandise	600			600 sf		\$ 500.00 \$ 300,000.00
Sensory Room	100			100 sf	10'x10'; windows with screening; calming	\$ 500.00 \$ 50,000.00
Breastfeeding Room	100			100 sf	10'x10'; windows with screening	\$ 500.00 \$ 50,000.00
Restrooms						
Male	16	8'x8'	64	1,024 sf	1 per 125 required	\$ 600.00 \$ 614,553.60
Extra Male Restrooms	24	8'x8'	64	1,536 sf	excess per plans	\$ 600.00 \$ 921,600.00
Female	31	8'x8'	64	1,970 sf	1 per 65 required	\$ 600.00 \$ 1,181,833.85
Extra Female Restrooms	10	8'x8'	64	640 sf	excess per plans	\$ 600.00 \$ 384,000.00
Structures: Expanded Stage						
Stage	1	50' proscenium + exp. Depth	4,000	4,000 sf	SAA 15,000 sf SAA 4,000 sf	\$ 450.00 \$ 1,800,000.00
Structures: Back of House						
Receiving / Circulation	20%	20% of stage	800	800 sf		\$ 500.00 \$ 400,000.00
Star Restroom	1	10'x10'	100	100 sf		\$ 500.00 \$ 50,000.00
Safe Room	1	10'x10'	100	100 sf		\$ 500.00 \$ 50,000.00
Green Room	1	10'x20'	200	200 sf		\$ 500.00 \$ 100,000.00
Meet & Greet Area						
Meet & Greet Stage Right	1	10'x20'	200	200 sf		\$ 500.00 \$ 100,000.00
Meet & Greet Stage Left	1	10'x20'	200	200 sf		\$ 500.00 \$ 100,000.00
Catering						
Catering Kitchen / prep area	1	40'x30'	1,200	1,200 sf	Special events, show dining, performers dining	\$ 500.00 \$ 600,000.00
Dining Room	1	40'x30'	1,200	1,200 sf	10' for storage	\$ 500.00 \$ 600,000.00
Exterior Dining	1	20'x26'	520	520 sf		\$ 500.00 \$ 260,000.00
Stage Hand Recharge Area	1	10'x10'	100	100 sf		\$ 500.00 \$ 50,000.00
Dressing Rooms						
Dressing Rooms	3	10'x20'	200	600 sf		\$ 500.00 \$ 300,000.00
Additional Dressing Rooms	2	10'x20'	200	400 sf		\$ 500.00 \$ 200,000.00
Restrooms	3	8'x8'	64	160 sf	considers shared bathroom for every 2	\$ 600.00 \$ 96,000.00
Offices						
Touring Offices	2	(1) 20'x20'; (2) 10'x20'	600	600 sf		\$ 500.00 \$ 300,000.00
Promoter Rep Office	1	10'x12'	120	120 sf		\$ 500.00 \$ 60,000.00
Additional Guest Office	1	10'x12'	120	120 sf		\$ 500.00 \$ 60,000.00
House Manager Office	1	10'x12'	120	120 sf		\$ 500.00 \$ 60,000.00
Restrooms	6	8'x8'	64	384 sf		\$ 600.00 \$ 230,400.00
Storage						
House Equipment Storage + Shop	1	20'x20'	400	400 sf		\$ 500.00 \$ 200,000.00
Singer + Performer Amenities						
Laundry	1	10'x12'	120	120 sf		\$ 500.00 \$ 60,000.00
Furniture & Equipment: Back of House						
Furniture & Equipment Allowance	1	allowance	-	-		\$ 850,000.00
SITE EXPERIENCE						
Pre-Event + Circulation						
Circulation + Accessibility		15% of seating SF	15%	4,575 sf		\$ 30.00 \$ 137,250.00
Pre-Event Space				6,000 sf		\$ 30.00 \$ 180,000.00
Food Trucks / Dining				6,000 sf		\$ 30.00 \$ 180,000.00
Open Space		15% of amphitheater area	15%	10,378 sf		\$ 30.00 \$ 311,350.41
ARRIVAL + PARKING						
Site: Back of House						
Parking					SAA 15,000 sf	
Passenger Parking	16	9'(12'+20')= 320 sf/space	288	4,608 sf	1/3 in auditorium; 9'x20'	\$ 12.00 \$ 55,296.00
Bus + Truck Parking	5	10'(12'+40')= 520 sf/space	520	2,600 sf	1/3 in auditorium; 9'x20'	\$ 12.00 \$ 31,200.00
Tour Bus / Back of House Circulation			10,950	10,950 sf	approx. 12-15'width x 730 lf	\$ 12.00 \$ 131,400.00
Stormwater						
Stormwater / Fill		15-20%	20%	26,136 sf	15% good rule of thumb, but we need more fill	\$ 10.00 \$ 261,360.00
SUBTOTAL						
				123,861 sf		26,136
main amp. Seating				3.0 acres		0.60

MAIN AMPHITHEATER	Contractor Cost	Owner Allowances	Market Escalation	Per Area Totals
Main Amphitheater Seating Bowl Modifications	\$ 2,562,500.00	\$ 298,531.25	\$ 589,375.00	\$ 410,000.00 \$ 3,860,406.25
Main Amphitheater Covering	\$ 6,000,000.00	\$ 699,000.00	\$ 1,380,000.00	\$ 960,000.00 \$ 9,039,000.00
Structures: VIP + Guest Services	\$ 3,951,987.45	\$ 460,406.54	\$ 908,957.11	\$ 632,317.99 \$ 5,953,669.09
Structures: Expanded Stage	\$ 1,800,000.00	\$ 209,700.00	\$ 414,000.00	\$ 288,000.00 \$ 2,711,700.00
Structures: Back of House	\$ 3,876,400.00	\$ 451,600.60	\$ 891,572.00	\$ 620,224.00 \$ 5,839,796.60
Furniture & Equipment: Back of House	\$ 850,000.00	\$ 99,025.00	\$ 195,500.00	\$ 136,000.00 \$ 1,280,525.00
	\$ 19,040,887.45			
SITE EXPERIENCE				
Pre-Event + Circulation	\$ 808,600.41	\$ 94,201.95	\$ 185,978.09	\$ 129,376.06 \$ 1,218,156.51
Site: Back of House	\$ 217,896.00	\$ 25,384.88	\$ 50,116.08	\$ 34,863.36 \$ 328,260.32
Stormwater	\$ 261,360.00	\$ 30,448.44	\$ 60,112.80	\$ 41,817.60 \$ 393,738.84
	\$ 1,287,856.41			\$ 30,625,252.61
<i>Sound and other FF&E not included.</i>				
CONTRACTOR'S COST				\$ 2,368,298.66
OWNER'S ALLOWANCES				\$ 7,928,210.10
				\$ 30,625,252.61
<i>Sound and other FF&E not included.</i>				

\$ 1,016,437.19 2% per qtr; 5% per yr further out
\$ 335,424.27 estimated
\$ 1,016,437.19

CONTRACTOR'S COST
General Conditions 5%
Misc. Insurance 2%

Fee	5%		\$ 3,252,599.02
OWNER'S ALLOWANCES			\$ 1,626,299.51 Cost per SF
Owner's Market Escalation	8% per yr	2	\$ 2,032,874.39 Square Feet
Design Fee Estimate	8%		\$ 1,016,437.19
Owner's Design Contingency	10% allowance		
Owner's Construction Cont.	5% allowance		\$ 30,625,252.61
			\$ 234.35
TOTAL PROBABLE CONSTRUCTION COST			130,680