

## Opinion of Probable Cost Estimate

	Phase 1A	Phase 1B	Phase 1C	Phase 1D	Total
<b>Direct Cost of Work</b>					
Demolition	\$440,013.00	\$271,662.00	\$74,661.00	\$350,662.00	\$1,136,998.00
Landscaping & Irrigation	\$159,957.00	\$860,000.00	\$321,500.00	\$2,074,013.00	\$3,415,470.00
Roadways & Pavements	\$50,670.00	\$1,135,732.00	\$1,595,030.00	\$1,114,484.00	\$3,895,916.00
Site Improvements	\$1,582,500.00	\$374,500.00	\$138,000.00	\$1,549,945.00	\$3,644,945.00
Site Lighting	\$141,264.00	\$836,000.00	\$627,000.00	\$736,868.00	\$2,341,132.00
Site Utilities	\$92,000.00	\$500,000.00	\$260,000.00	\$626,738.00	\$1,478,738.00
<b>Subtotal</b>	<b>\$2,466,404.00</b>	<b>\$3,977,894.00</b>	<b>\$3,016,191.00</b>	<b>\$6,452,710.00</b>	<b>\$15,913,199.00</b>
Design Development 15%	\$369,960.00	\$596,684.00	\$452,428.00	\$981,406.00	\$2,400,478.00
<b>Total Direct Cost of Work</b>	<b>\$2,836,364.00</b>	<b>\$4,574,578.00</b>	<b>\$3,468,619.00</b>	<b>\$7,434,116.00</b>	<b>\$18,313,677.00</b>
<b>Procurement Costs</b>					
General Contractor Fee's (Home Office Overhead Profit Bond & Insurance) 15%	\$425,454.00	\$686,186.00	\$520,292.00	\$1,115,117.00	\$2,747,049.00
Escalation (Not Included) Not Included					
Total Direct Cost + Procurement Costs	\$3,261,818.00	\$5,260,764.00	\$3,988,911.00	\$8,549,233.00	\$21,060,726.00
<b>Construction Contingency</b>					
Construction Contingency 10%	\$326,181.00	\$526,076.00	\$398,891.00	\$854,923.00	\$2,106,071.00
<b>Soft Costs</b>					
A/E Design & Construction Administration Not Included g Services (Not Included) Not Included					
Permitting, Owner's Project Management, Owners Contingency (Not Included) Not Included					
<b>TOTAL ESTIMATED PROJECT COST (2013 dollars)</b>	<b>\$3,587,999.00</b>	<b>\$5,786,840.00</b>	<b>\$4,387,802.00</b>	<b>\$9,404,156.00</b>	<b>\$23,166,797.00</b>

NOTE: Phase 1A does not include costs to provide utilities to horse stable and play field sites from existing locations.

See US Cost Estimate, September 16, 2013 for all exclusions and basis of estimate

This estimate is based on a preliminary master plan only and numbers will vary as design is further developed.

