



Pensacola Bay Center **Architectural Review**

IMPROVEMENT CONCEPTS - DATE 10.26.23

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01/
Project
Insights

Project Objectives

- 1** Design a vision that ensures the arena's future success.
- 2** Solve the site's major east to west circulation issues.
- 3** Facilitate the entry into the building and create spaces that will boost the fan experience.
- 4** Clarify the operations and back of house spaces
- 5** Update the arena's fixtures and materials to produce a modern arena.

02/

Building Assessment



Main Challenges

Building is isolated from parts of the city. Road network around it creates notable service access issues and limited pedestrian connectivity.

Lack of visual indicator for main entry points. Ground level entry is undersized, main concourse level access via external ramps.

Loading dock undersized and constrained by I-110 off-ramps.

Split concourses and separated entrances limit spectator general circulation outside of seating bowl.

Lack of diverse seating tiers and premium space offerings.

Food and beverage offerings constrained by available existing spaces on split concourses.

Dated materials and finishes of public spaces.

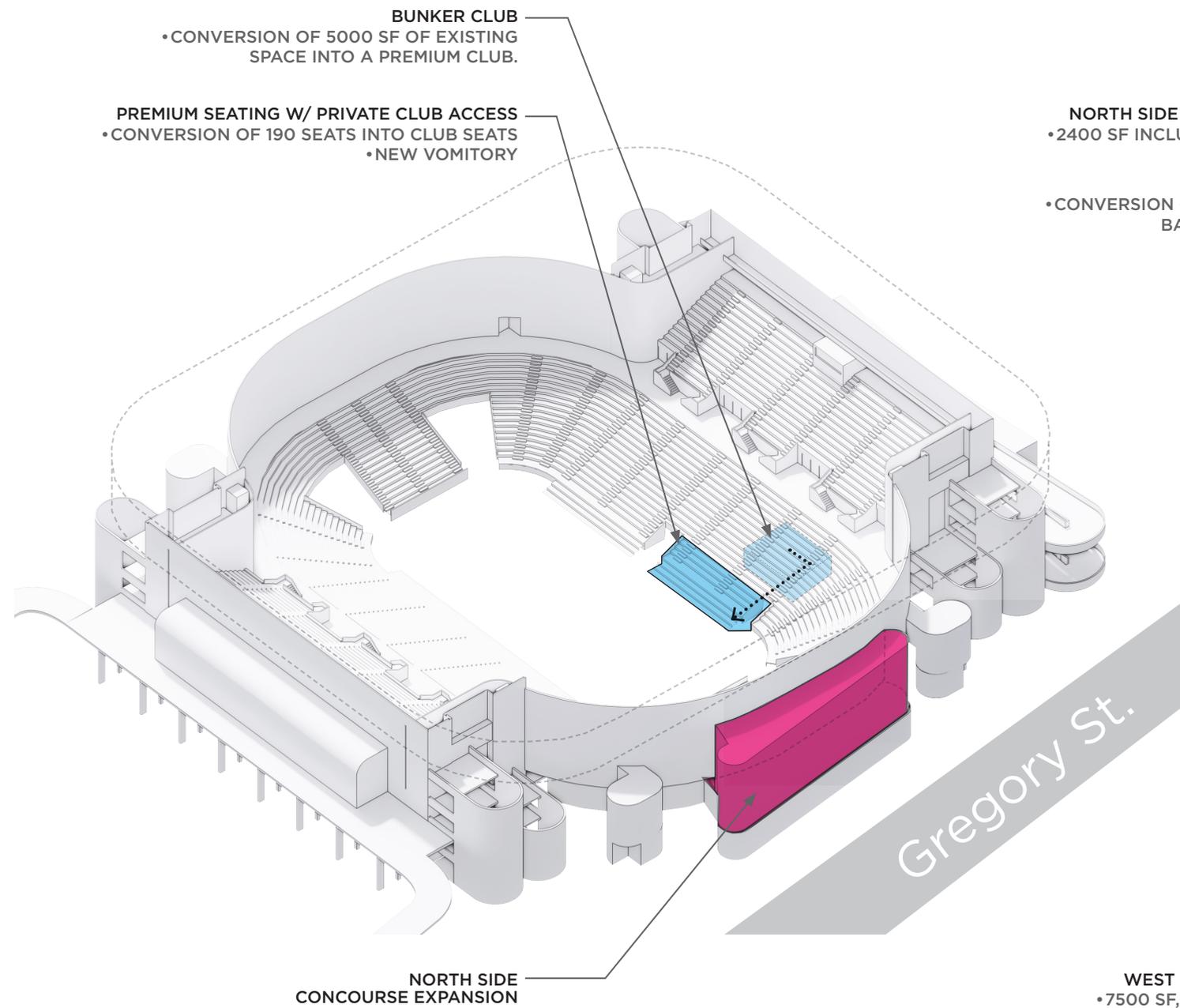
Need for auxiliary storage spaces that align with building program.

Resiliency and sustainability measures require evaluation.

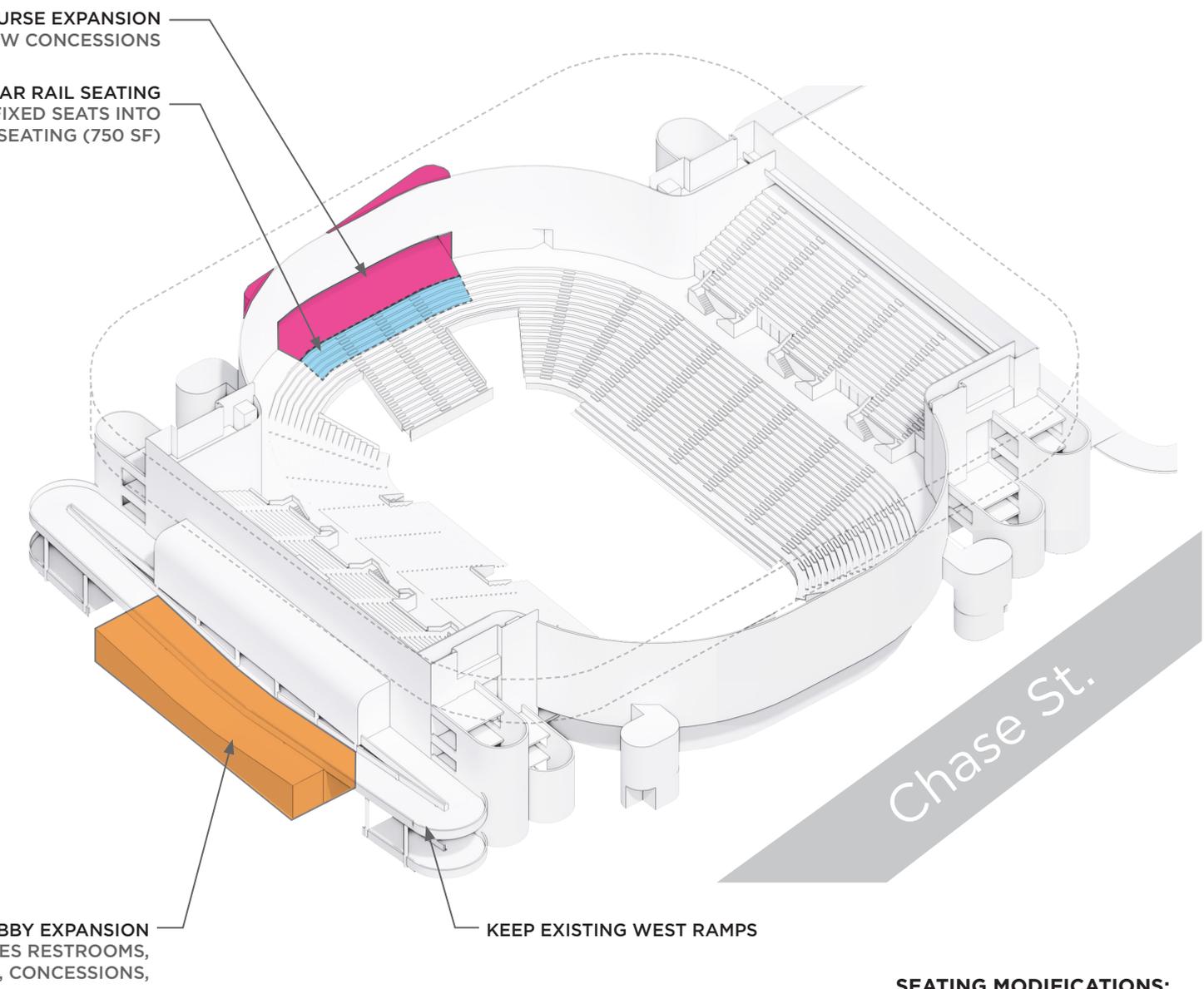
03/

Design Concepts

Design Concepts **Concept 1 - Limited Addition**



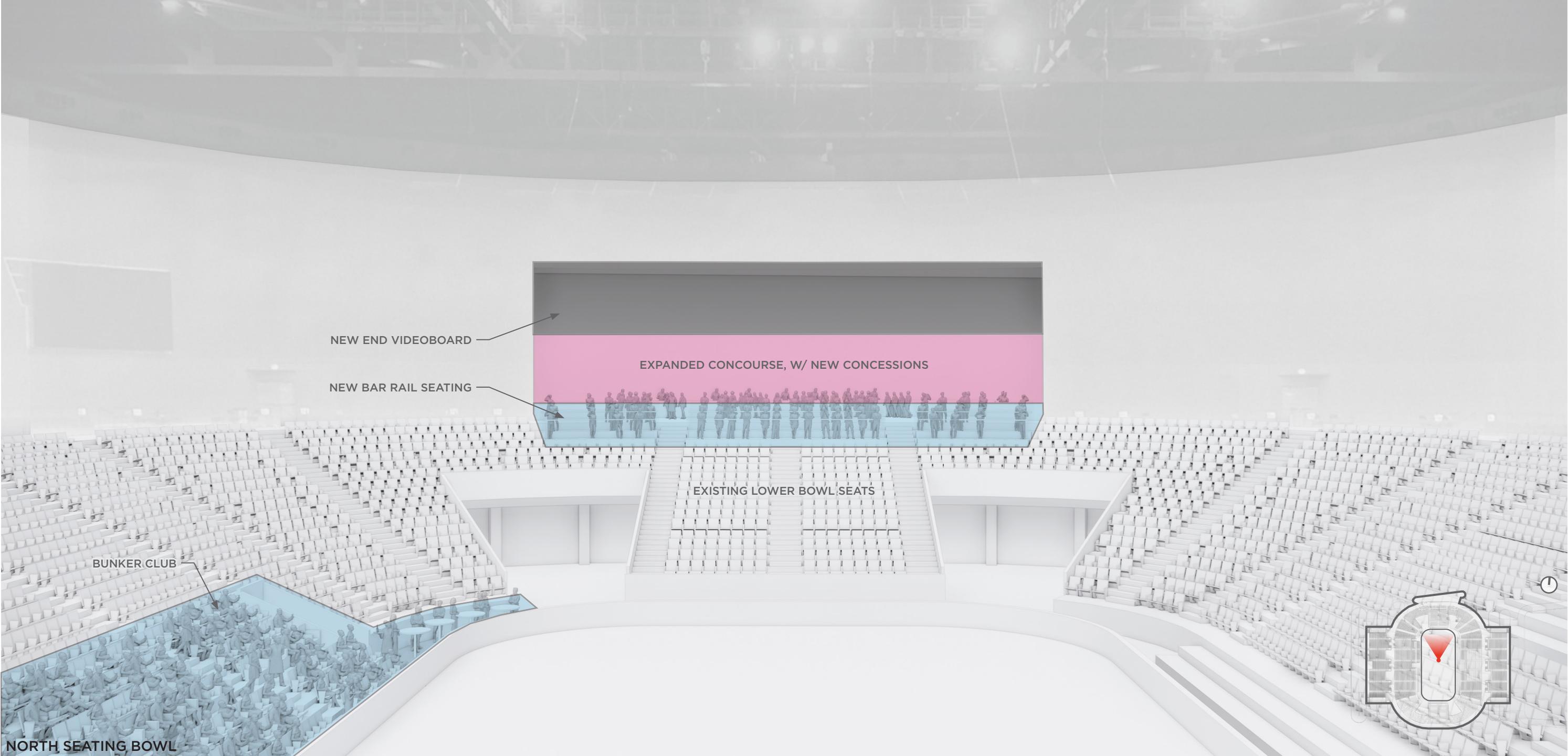
NORTHEAST AXON VIEW



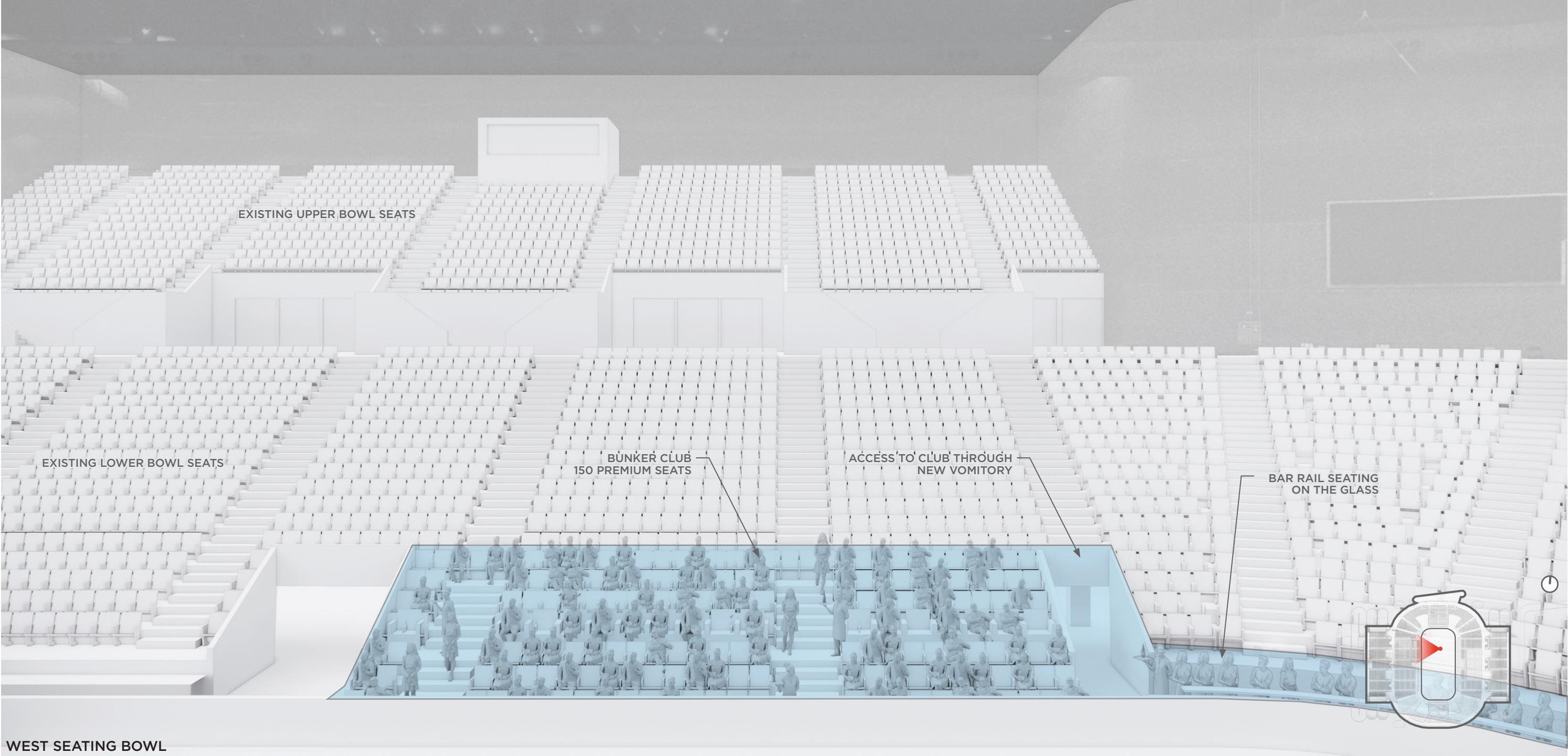
SOUTHWEST AXON VIEW

SEATING MODIFICATIONS:
-190 GA SEATS
+150 PREMIUM SEATS
+60 SRO SEATS
NET DIFFERENCE: +50

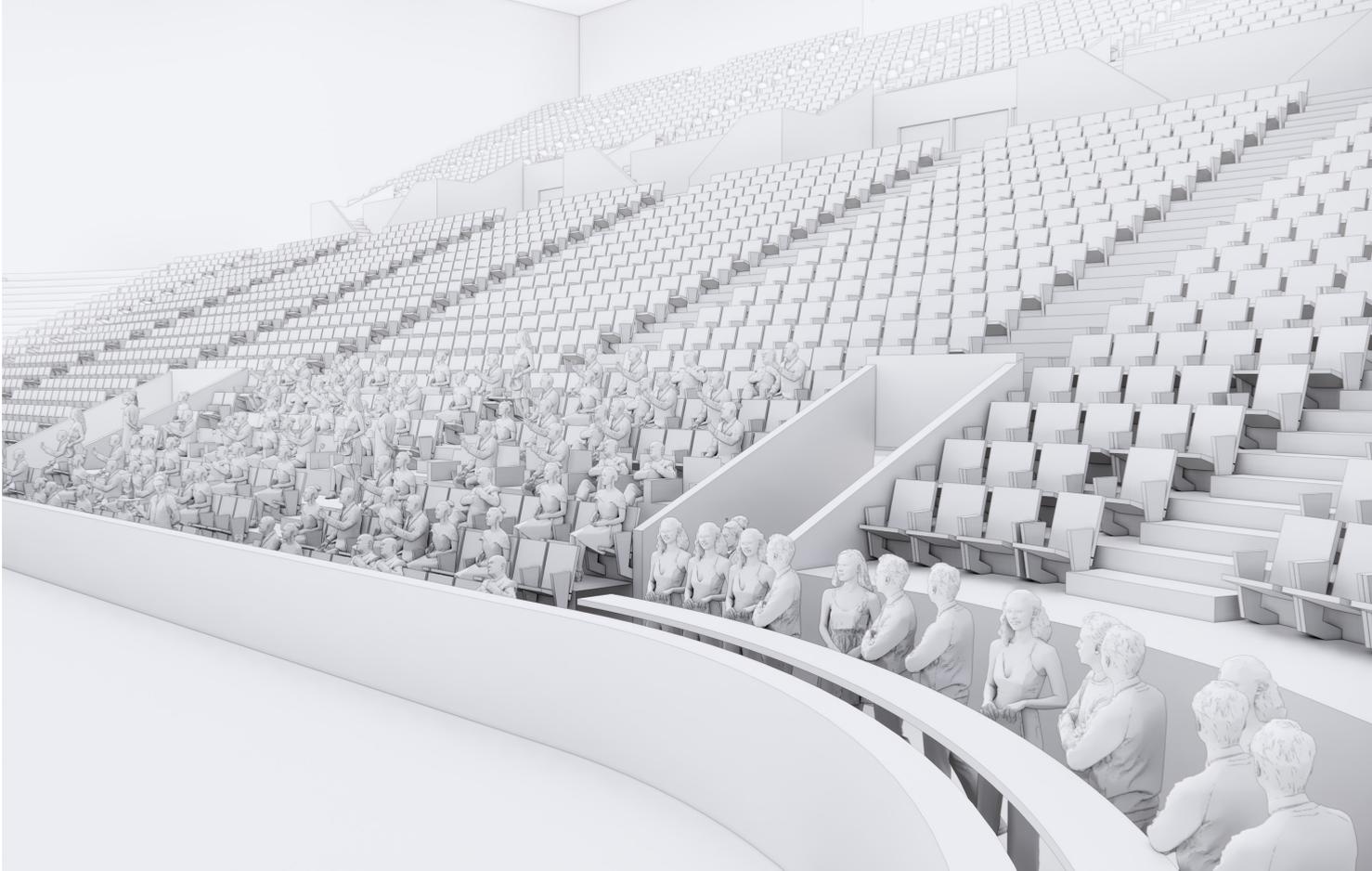
Design Concepts **Concept 1 - Limited Addition**



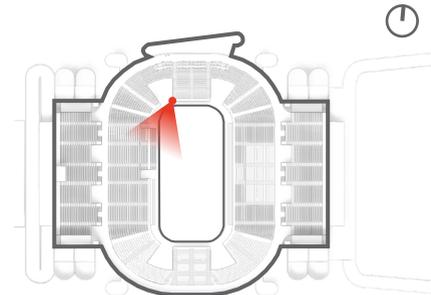
Design Concepts **Concept 1 - Limited Addition**



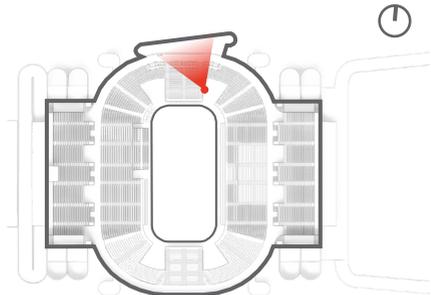
WEST SEATING BOWL

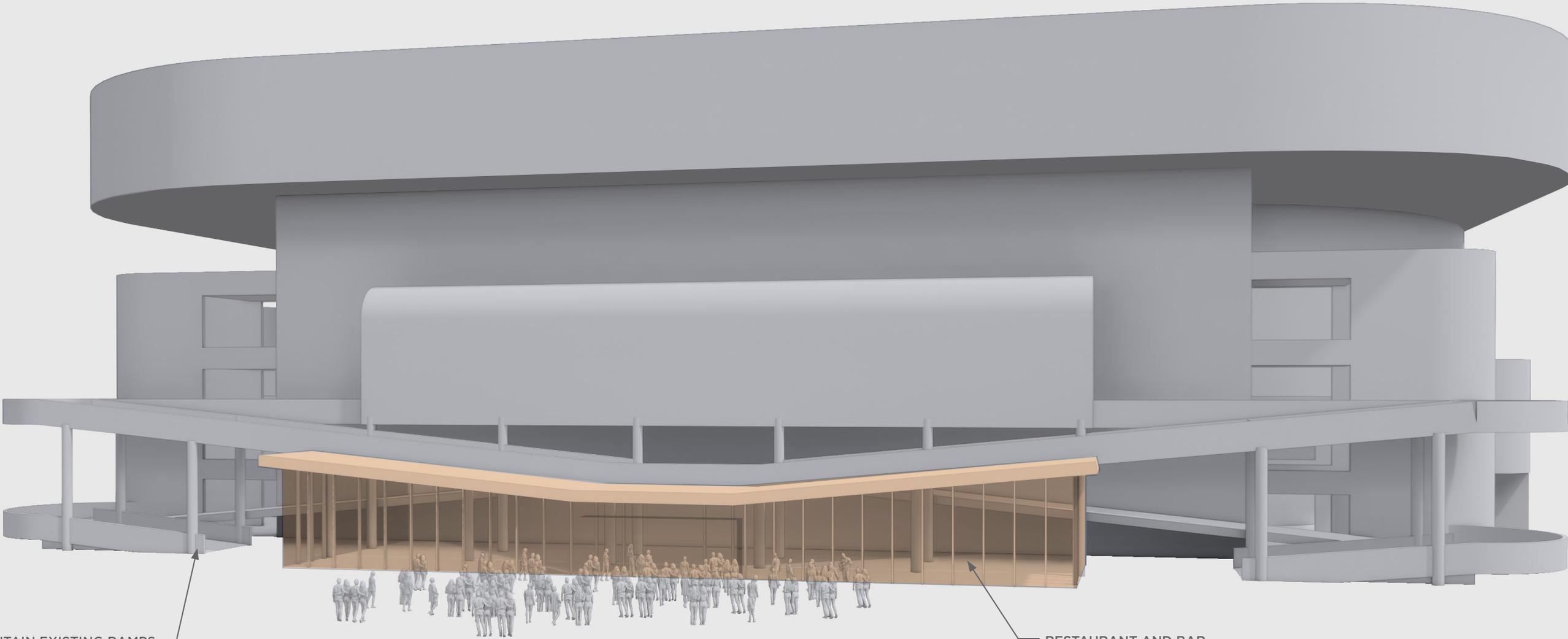


BUNKER CLUB



NORTH BAR RAIL SEATING



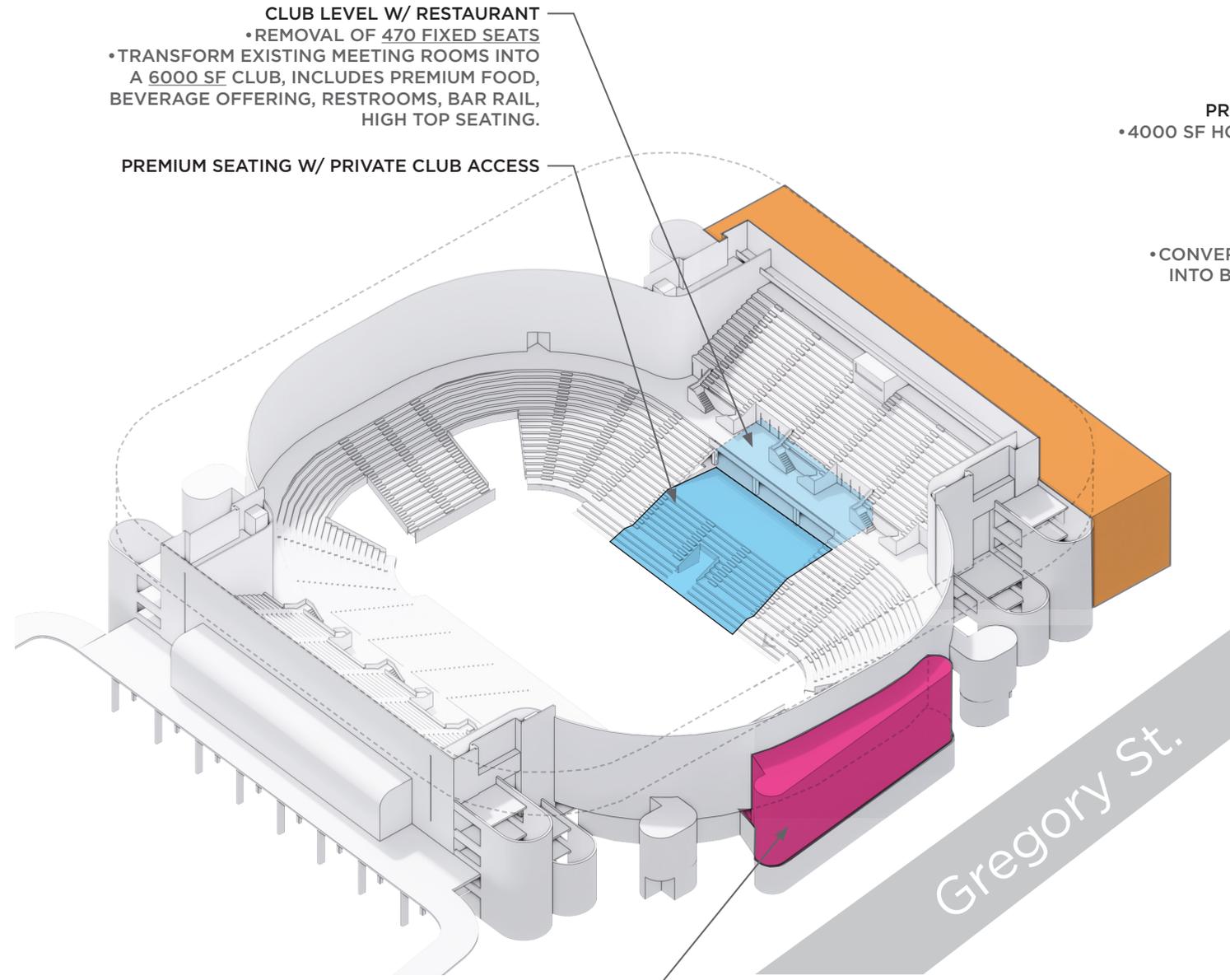


MAINTAIN EXISTING RAMPS

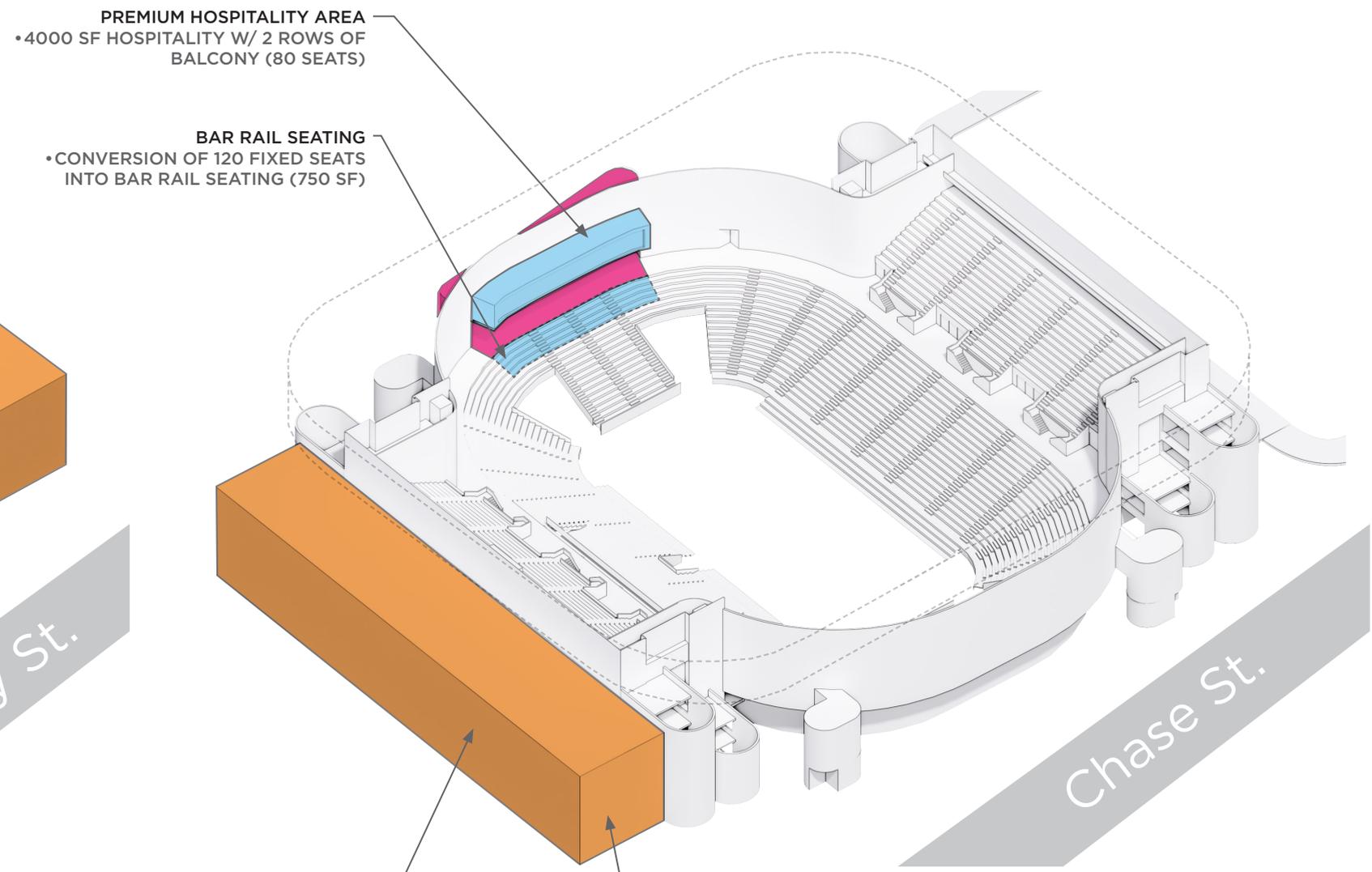
RESTAURANT AND BAR
OPTIONS INSIDE THE ATRIUM

WEST EXTERIOR

Design Concepts **Concept 2 - Expanded Addition**



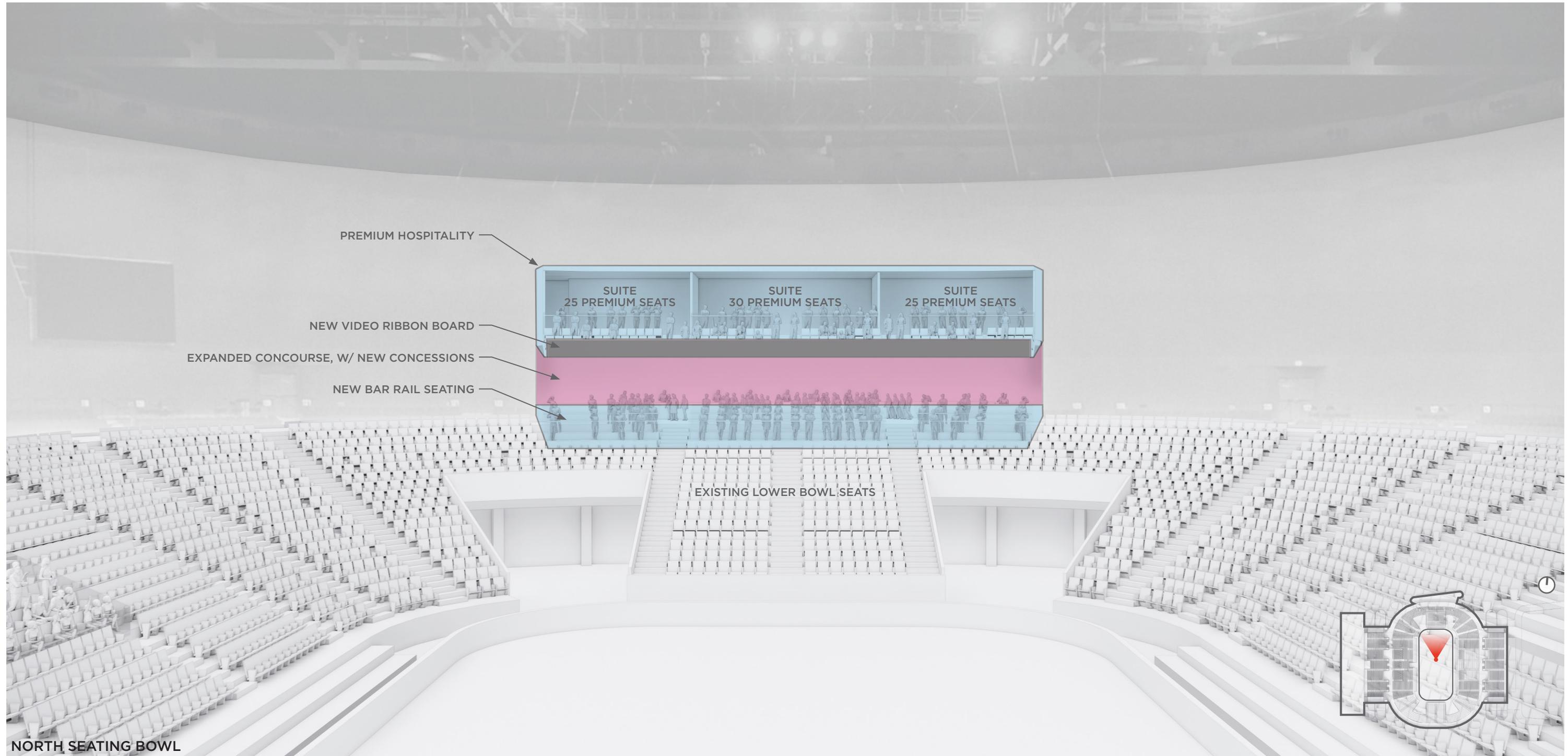
NORTHEAST AXON VIEW



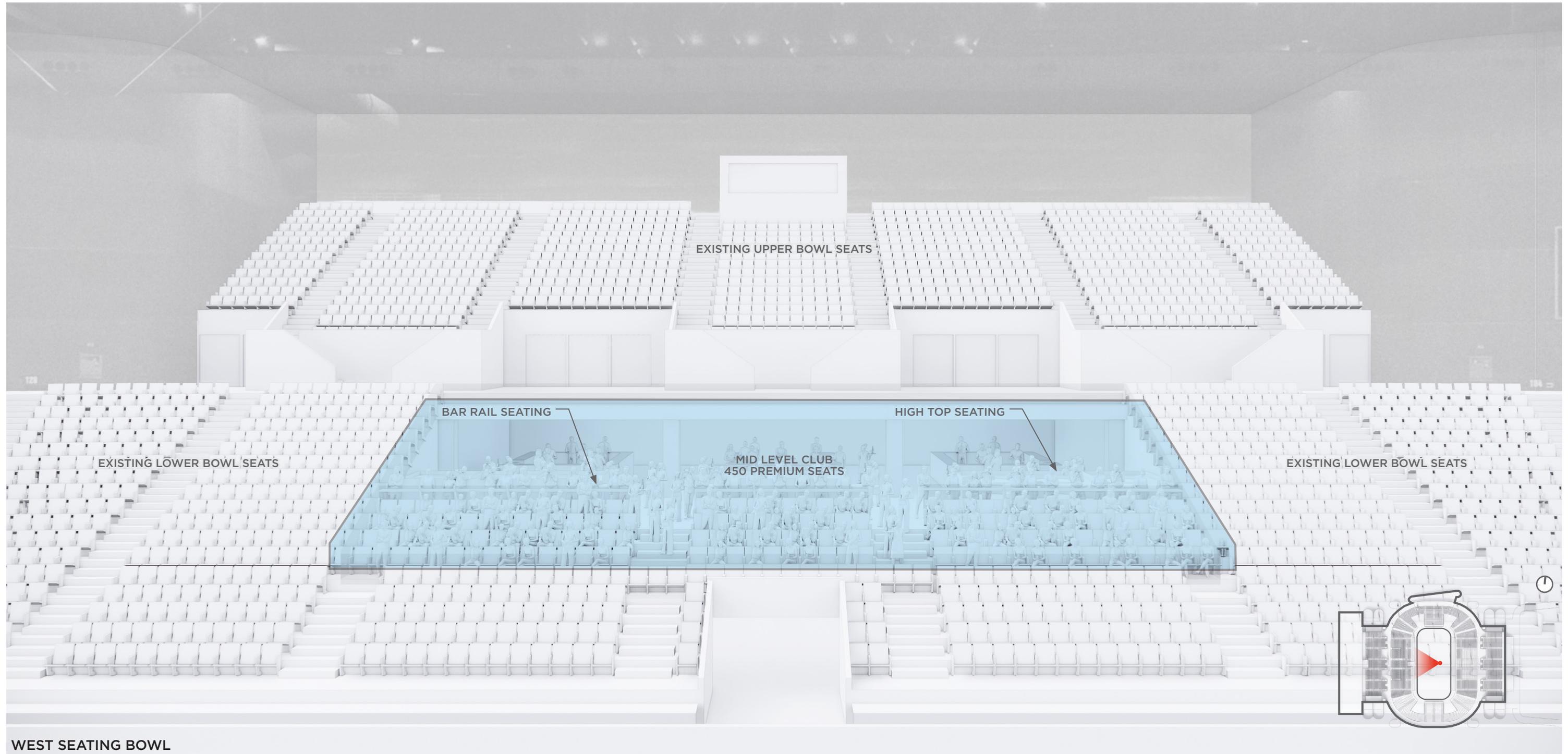
SOUTHWEST AXON VIEW

SEATING MODIFICATIONS:
 -470 GA SEATS
 +300 PREMIUM SEATS
 +50 SRO SEATS
 NET DIFFERENCE: -20

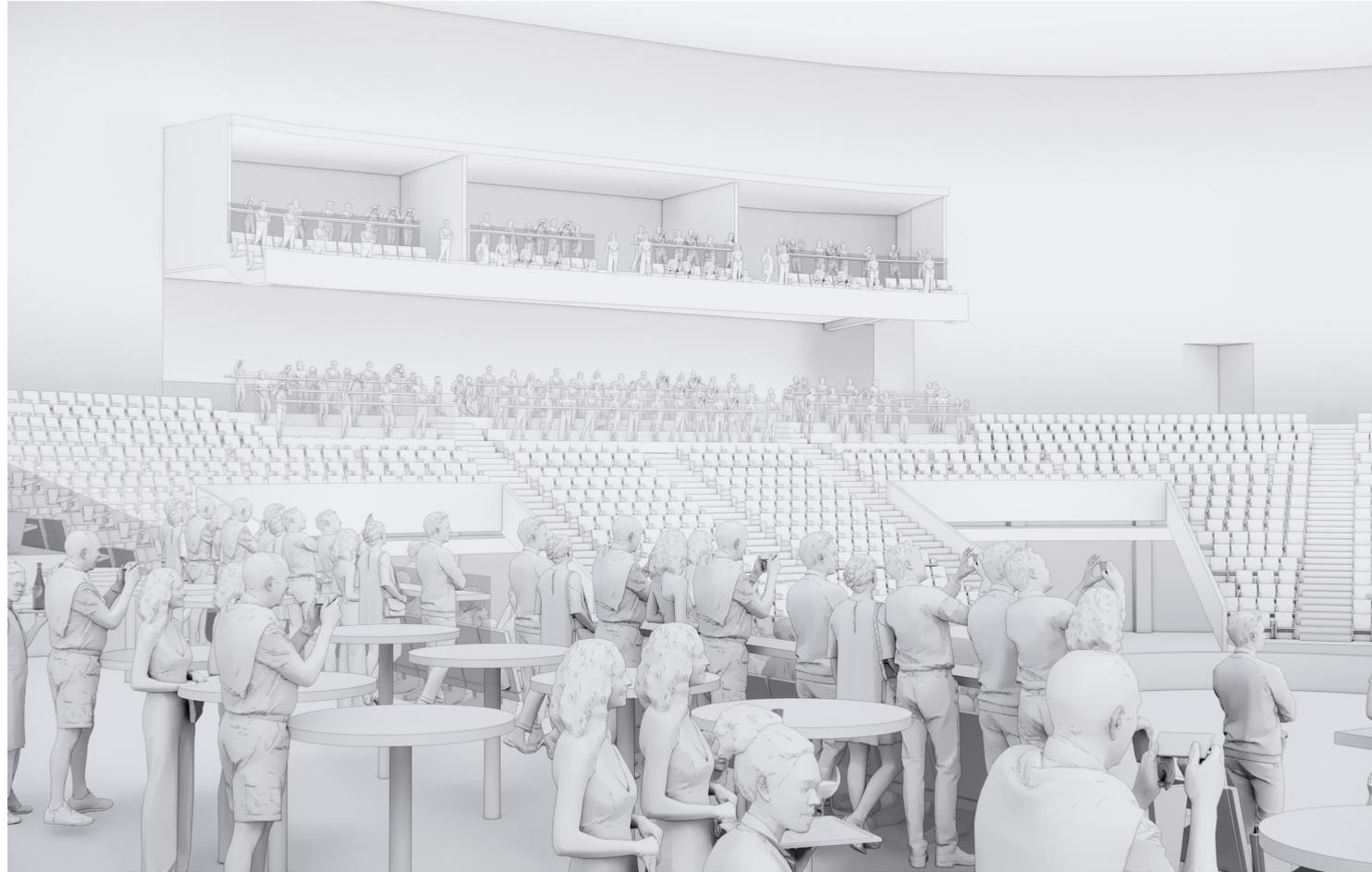
Design Concepts **Concept 2 - Expanded Addition**



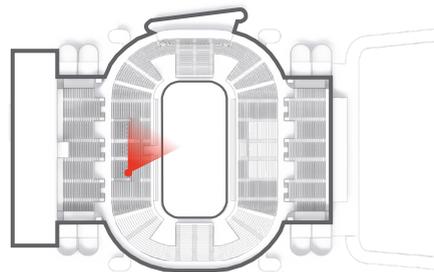
Design Concepts **Concept 2 - Expanded Addition**



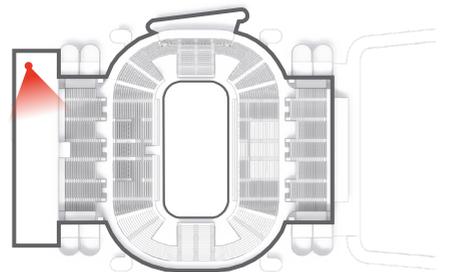
Design Concepts **Concept 2 - Expanded Addition**



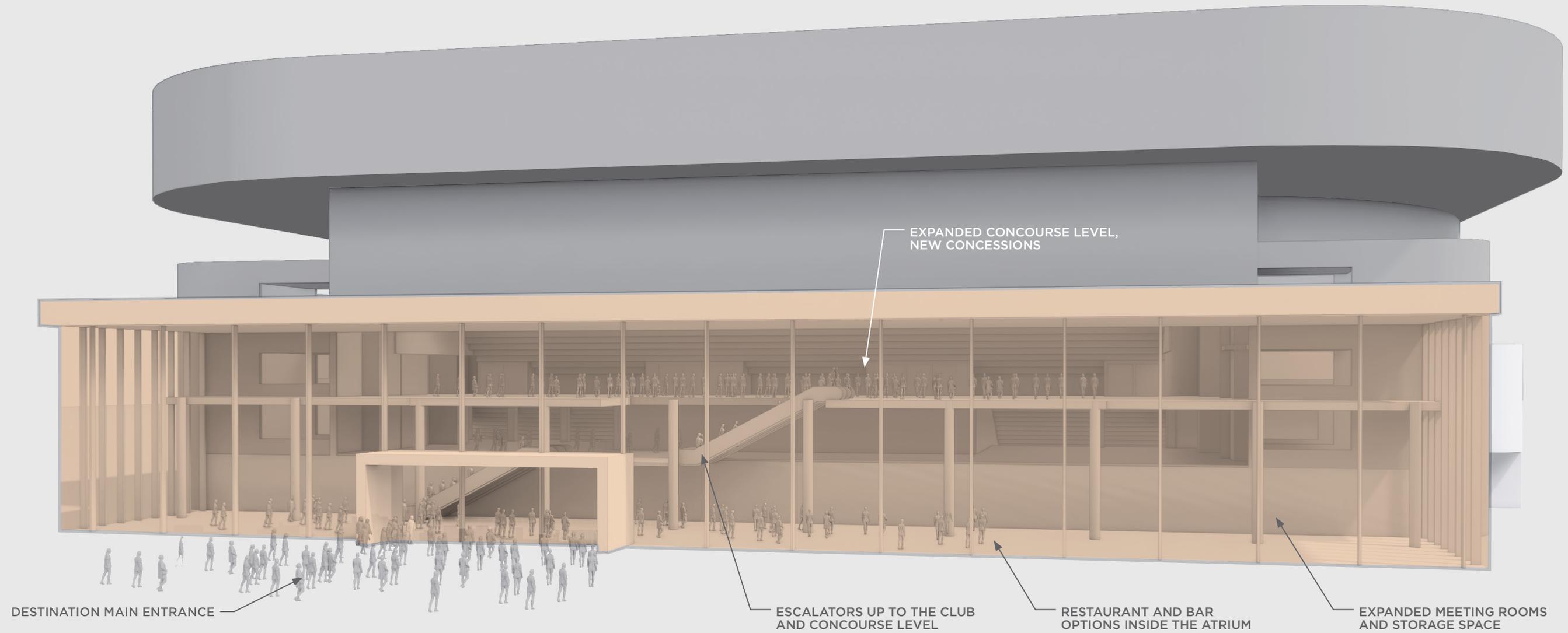
MID CLUB LOOKING NORTH



WEST ENTRANCE ATRIUM

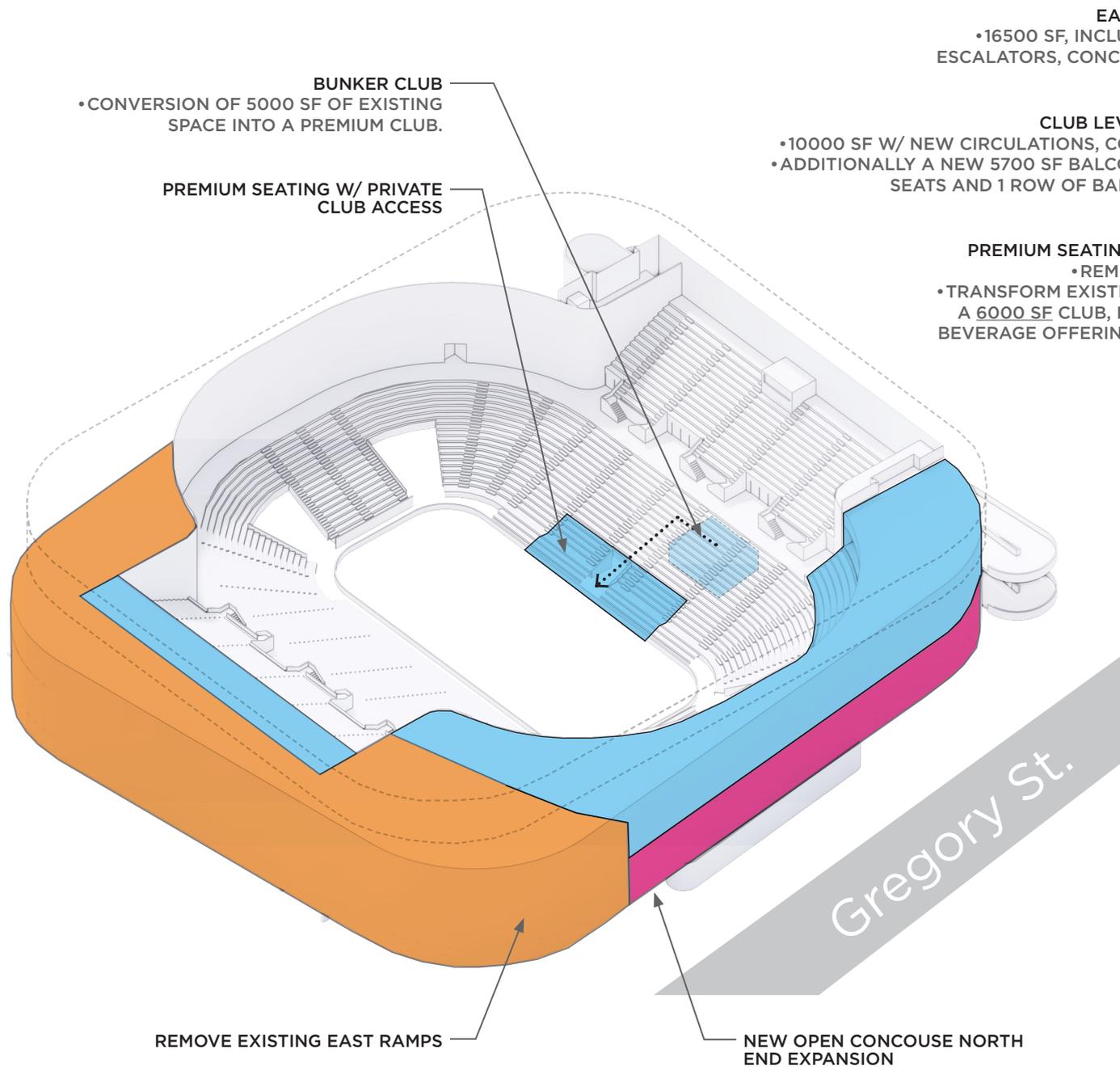


Design Concepts **Concept 2 - Expanded Addition**

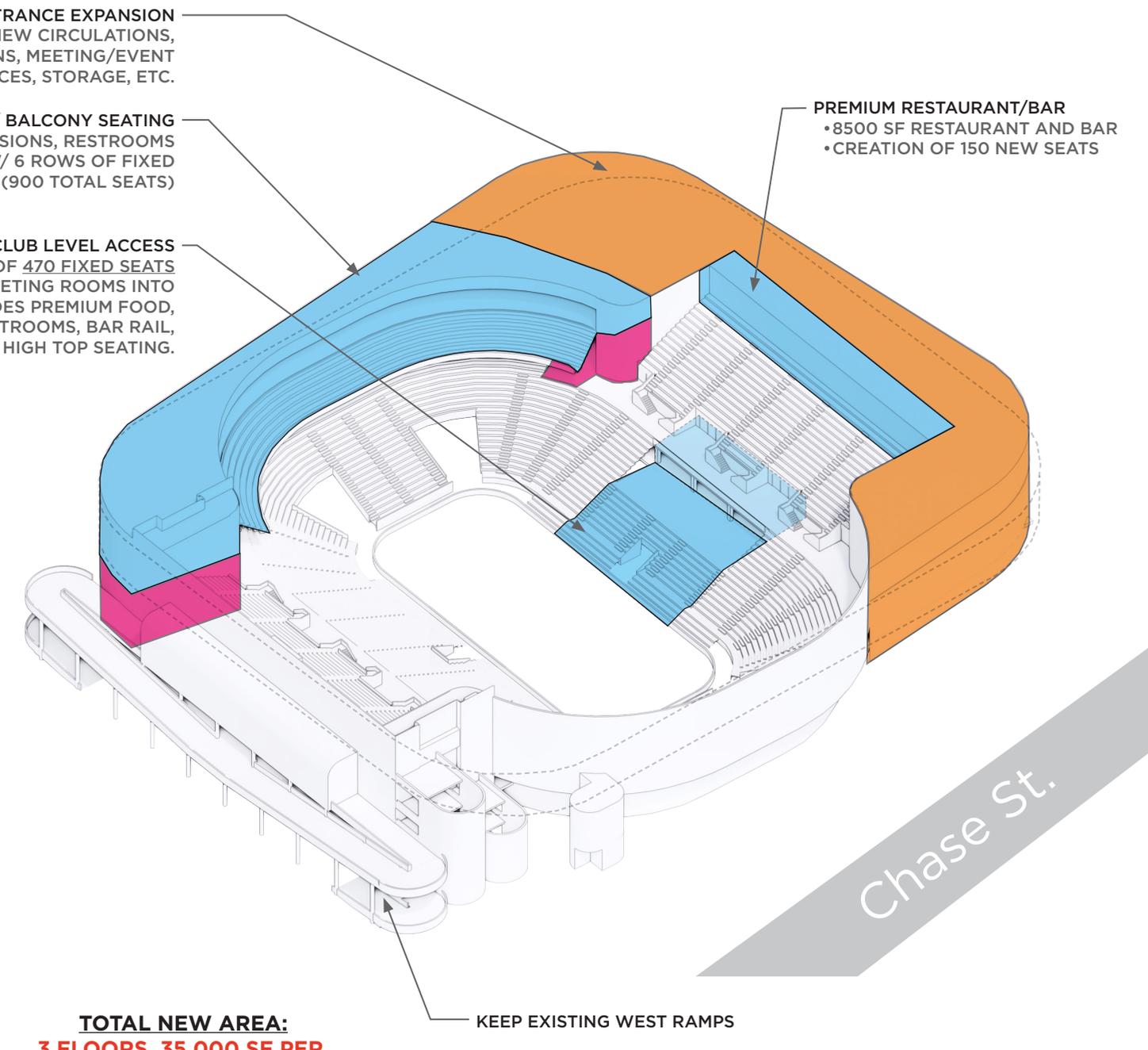


WEST EXTERIOR

Design Concepts **Concept 3 - Flip the Script**



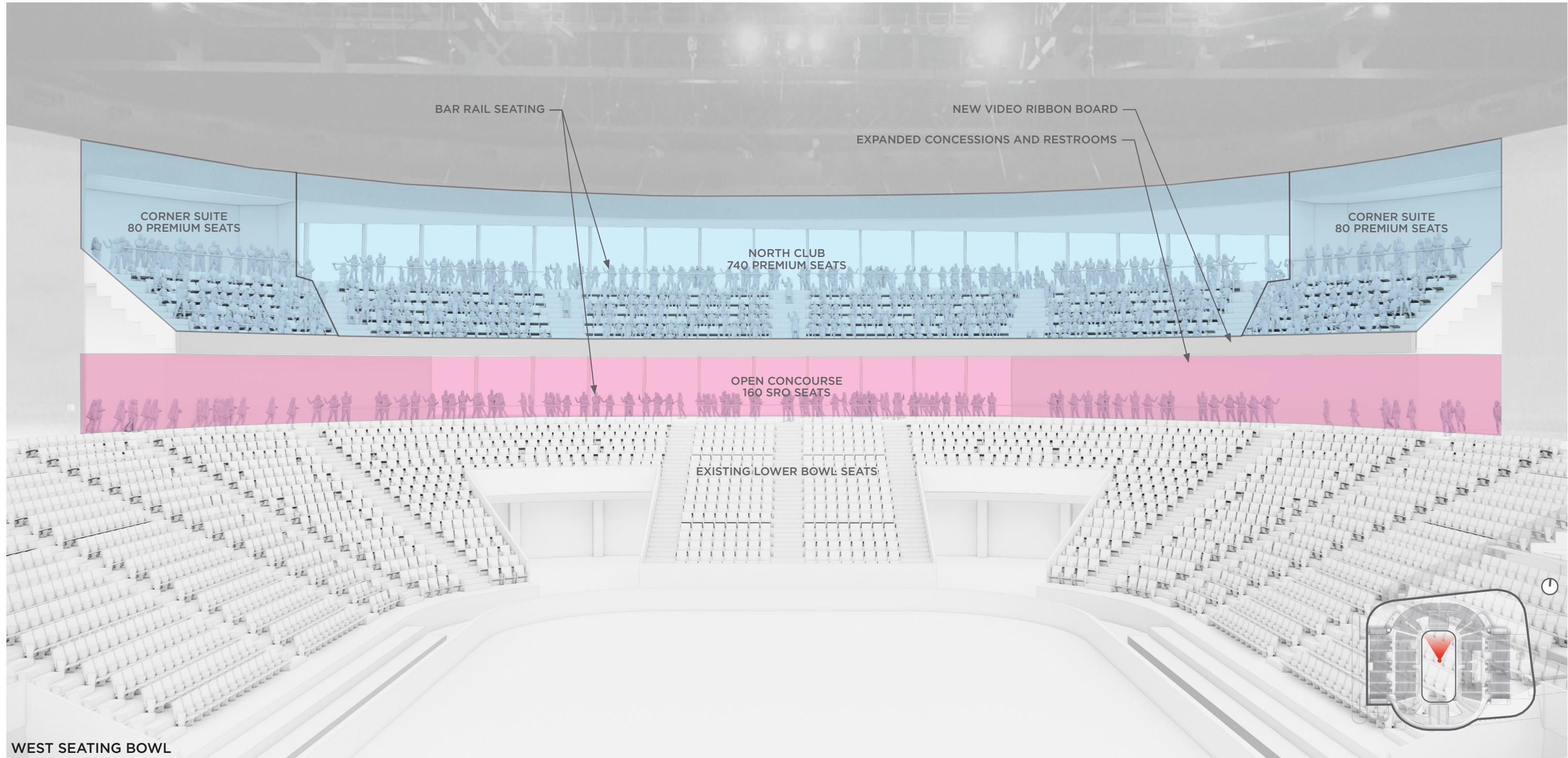
NORTHEAST AXON VIEW



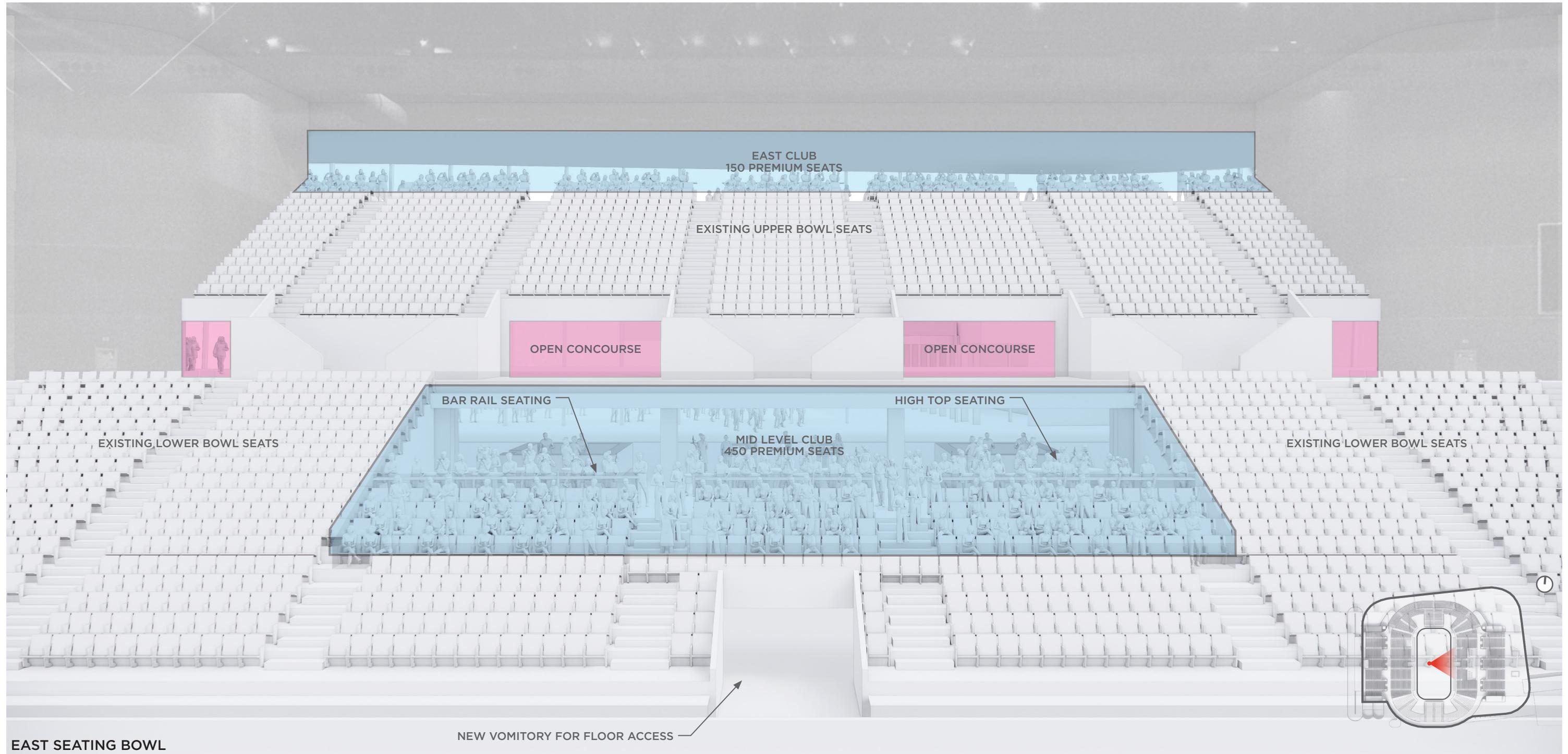
SOUTHWEST AXON VIEW

SEATING MODIFICATIONS:
-660 GA SEATS
+1500 PREMIUM SEATS
+160 SRO SEATS
NET DIFFERENCE: +1000

Design Concepts **Concept 3 - Flip the Script**

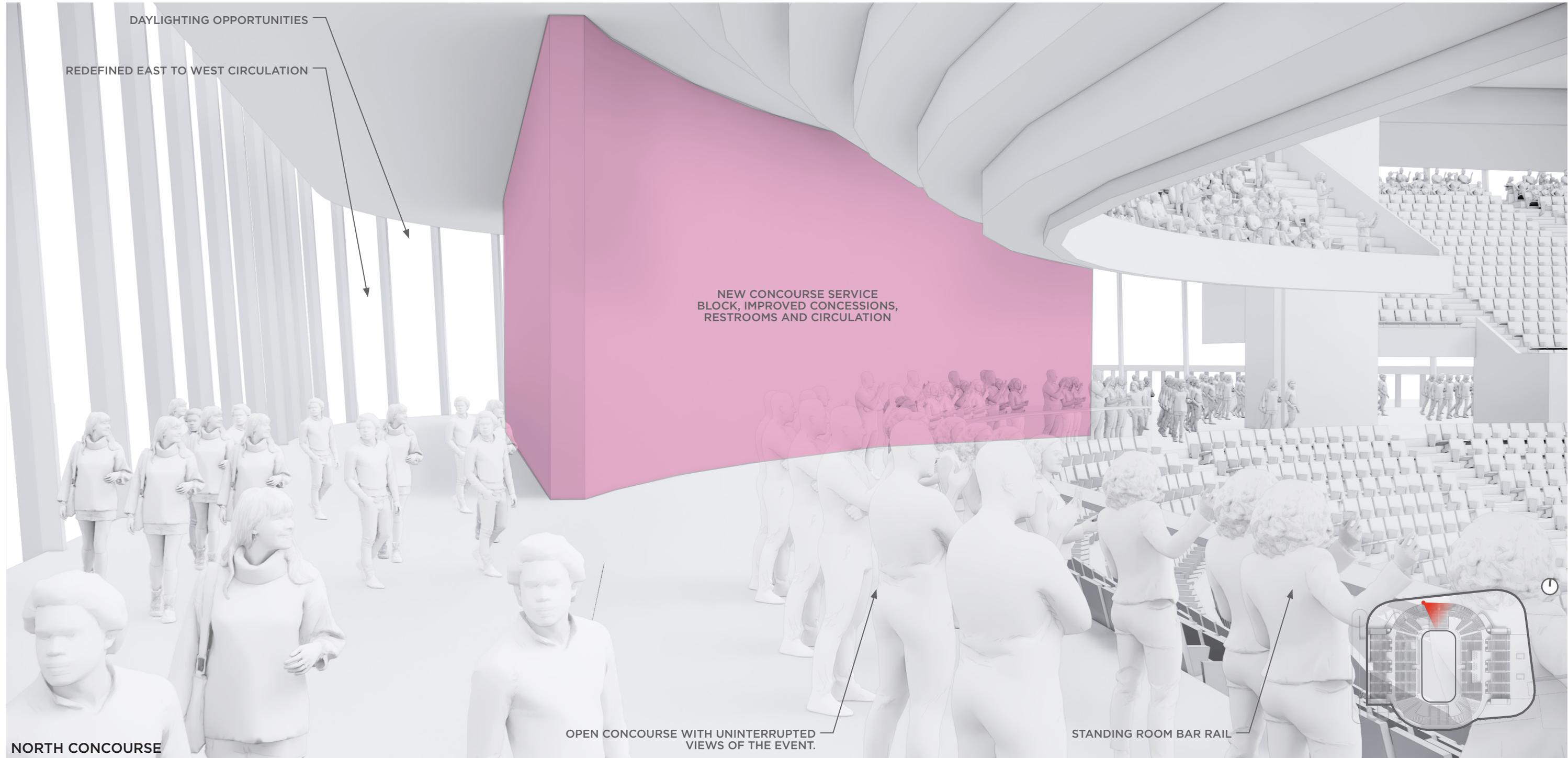


Design Concepts **Concept 3 - Flip the Script**



EAST SEATING BOWL

Design Concepts **Concept 3 - Flip the Script**

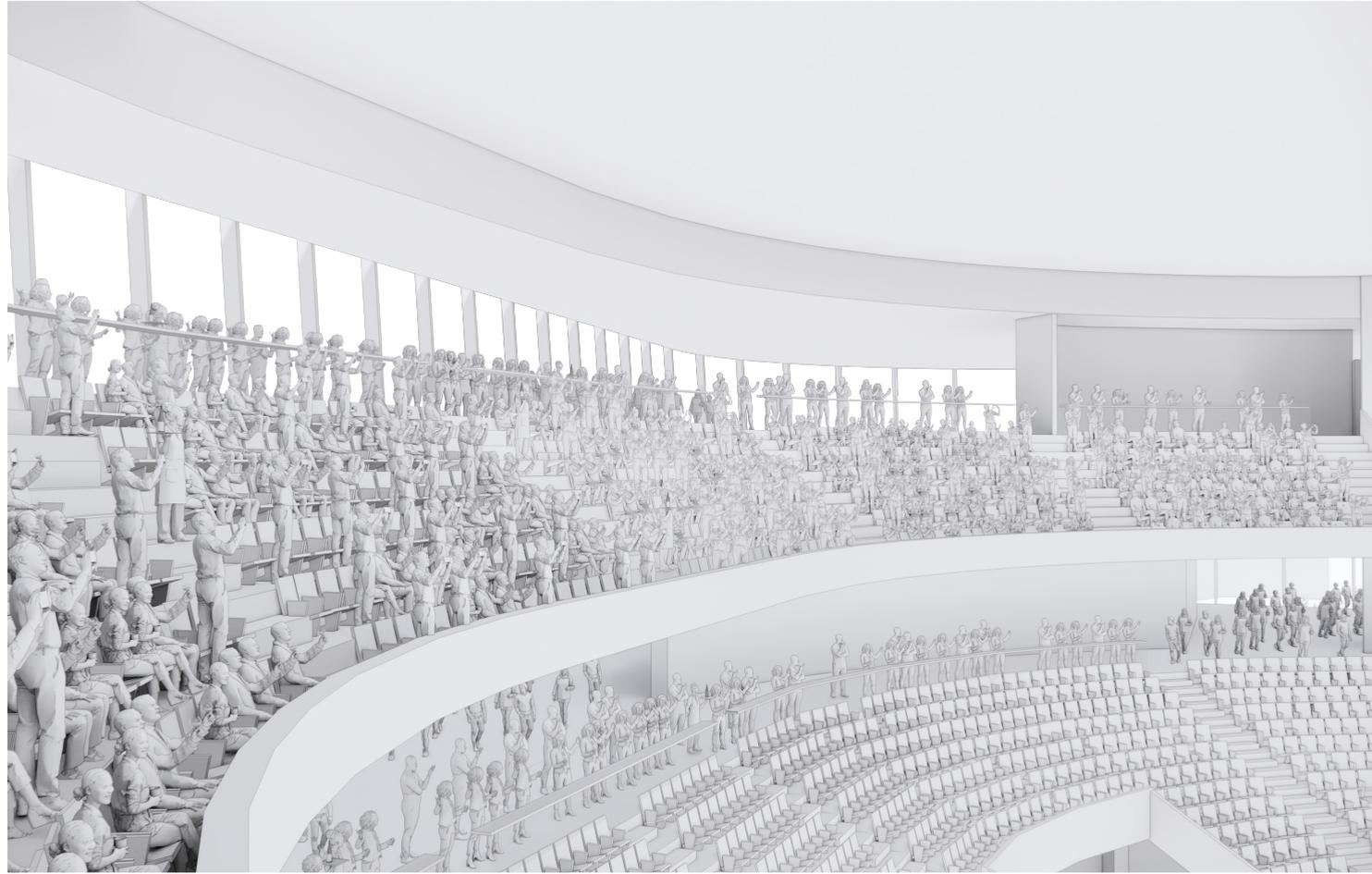


NORTH CONCOURSE

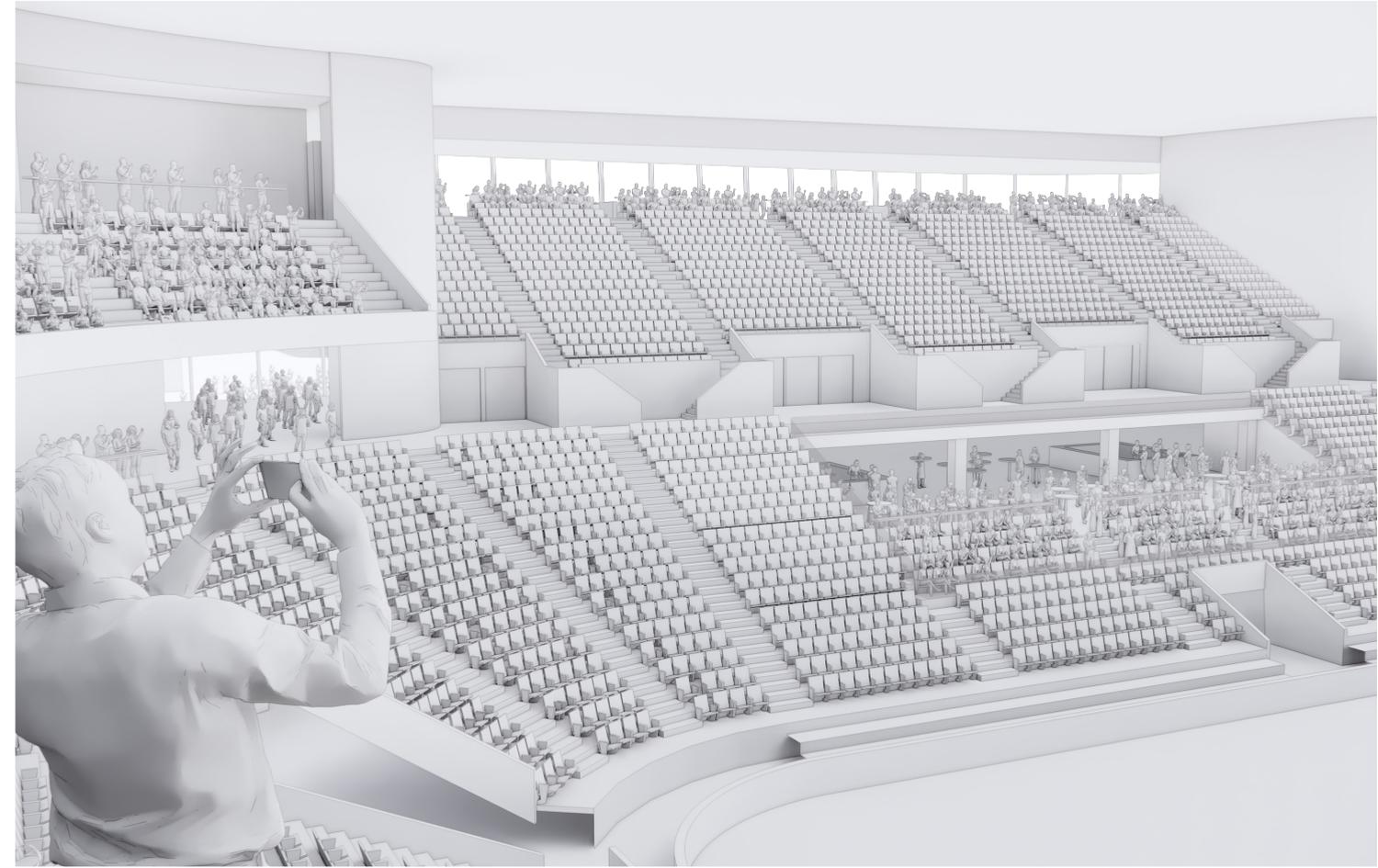
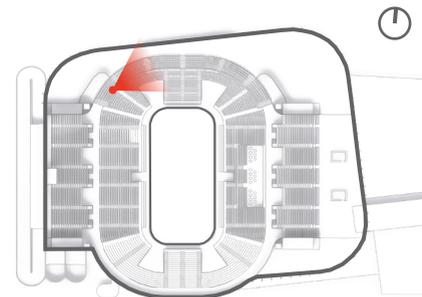
OPEN CONCOURSE WITH UNINTERRUPTED VIEWS OF THE EVENT.

STANDING ROOM BAR RAIL

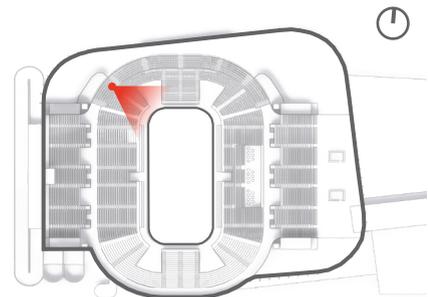
Design Concepts **Concept 3 - Flip the Script**

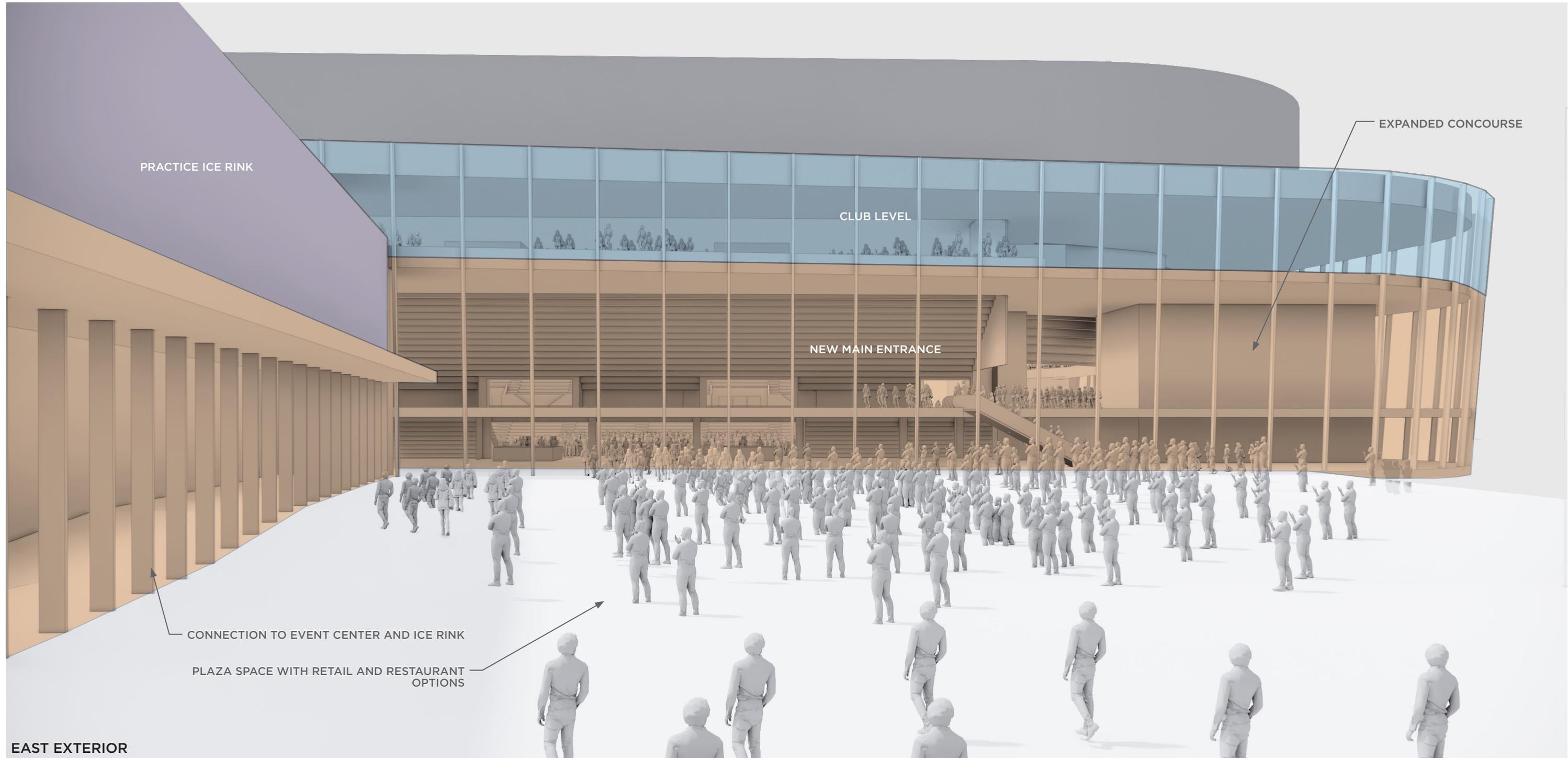


NORTH CLUB

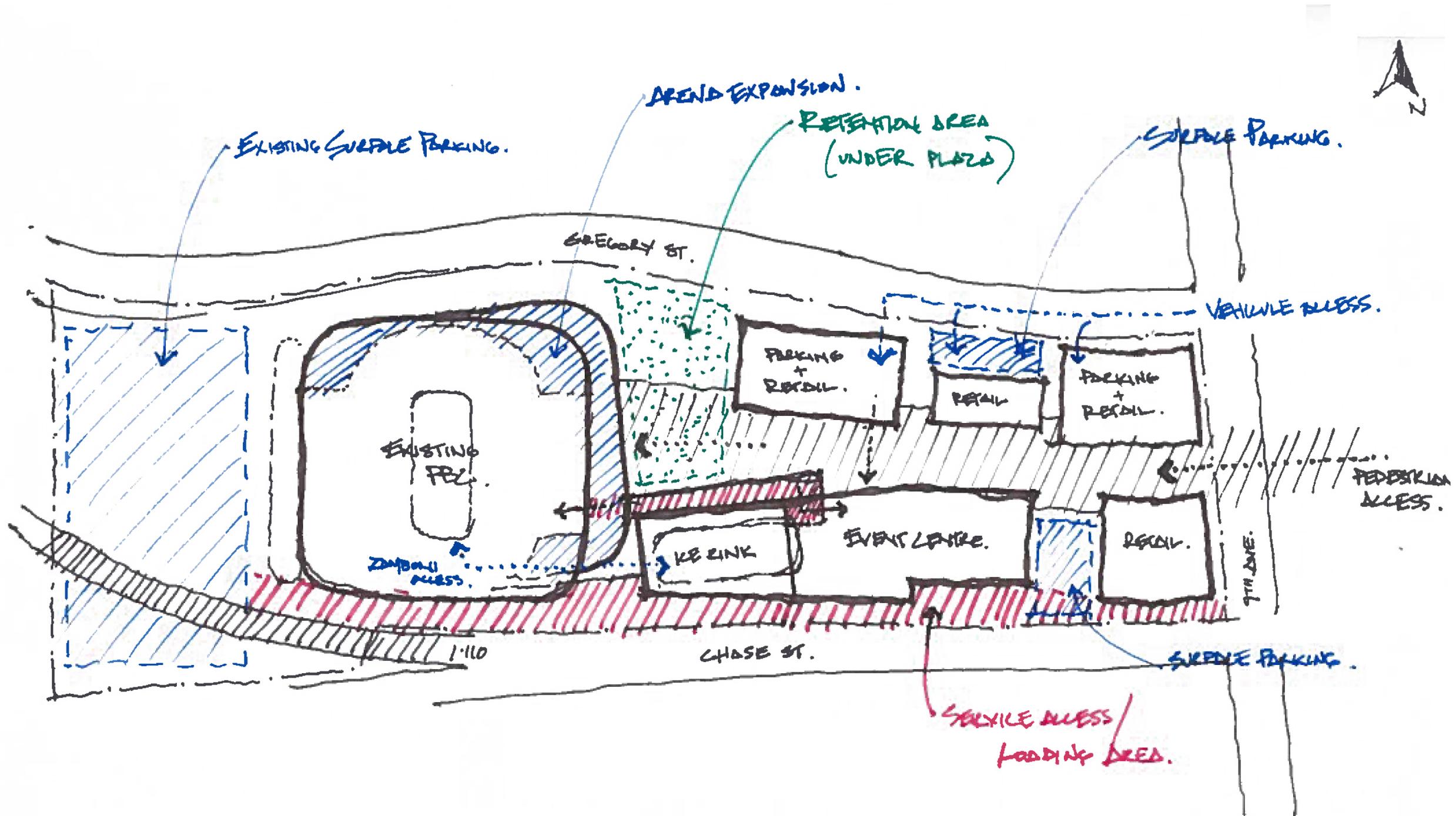


VIEW FROM NORTH CLUB





Design Concepts **Concept 3 - Flip the Script**



Create an entertainment district within the arena's existing east parking lot, with different retail and restaurant options. Ideal for pre-function activation.

Programming located along the edges, keeps the vehicle and services accesses along the perimeter, allowing for a fully pedestrian entry plaza.

Event center and practice ice rink directly connected to the main arena's entrance.

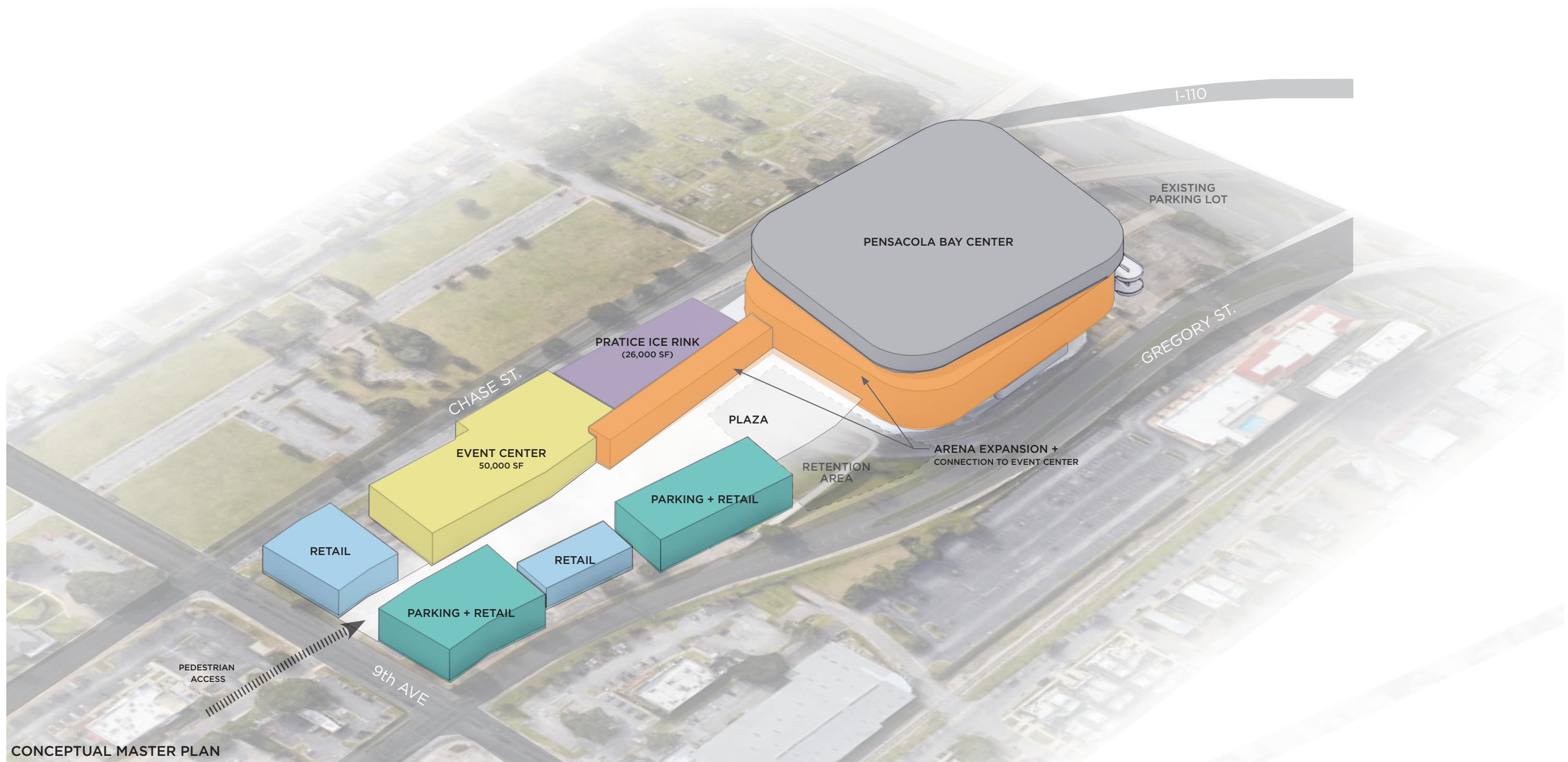
Dedicated loading area along Chase Street provides efficient access.

Opportunity to create connections to the surrounding neighborhood and promote pedestrian access to the arena

Improve the site's resiliency through better surface water management and protection of the existing retention area.

CONCEPTUAL SITE PLAN

Design Concepts **Concept 3 - Flip the Script**



CONCEPTUAL MASTER PLAN

Design Concepts **Concept 3 - Flip the Script**



CONCEPTUAL MASTERPLAN

Design Concepts **Summary**

Concept 1 Limited Addition

Expand the west lobby to create a more functional main entrance.

- + Space for a compliant ADA entrance.
- + Relocate Hockey Operations to the main entrance
- + Keep the existing west ramps.

Re-organize Meeting Room A to create a new bunker club with direct access to a premium seating area and the floor.

- + Space for a merchandise kiosk with dedicated storage.

Expand the north concourse above the ice rink storage

- + Create new concessions and bar offerings.
- + Transform endzone seating into bar rail seats.

Update team and event spaces. Updated fixtures, finishes and provide a functional layout for tournament hosting.

Upgrade building envelope, glazing, interior and exterior finishes.

SEATING MODIFICATIONS:
-190 GA SEATS
+150 PREMIUM SEATS
+60 SRO SEATS
NET DIFFERENCE: **+50**

Concept 2 Expanded Addition

Create an entire new entrance lobby on the west side.

- + Remove existing west ramps
- + Redesign access to mid-level and concourse level.
- + Transform the entrance into a pre-game destination, with a restaurant, concessions, bar, merchandise kiosk
- + Additional storage
- + Possible daylighting opportunity.

Transform the West Mid-Level meeting rooms into a new premium club space, with open access to a dedicated seating area

- + Private access from the new entrance lobby
- + Restaurant and Bar area with a direct view into the seating bowl
- + Dedicated back of house and storage spaces on the level.

Expand the north concourse above the ice rink storage

- + Create new concessions and bar offerings.
- + Transform endzone seating into bar rail seats.
- + Proposed premium hospitality suite above the concourse level, center stage view.

Update team and event spaces. Updated fixtures, finishes and provide a functional layout for tournament hosting.

Upgrade building envelope, glazing, interior and exterior finishes.

SEATING MODIFICATIONS:
-470 GA SEATS
W+300 PREMIUM SEATS
+50 SRO SEATS
NET DIFFERENCE: **-20**

Concept 3 Flip the Script

Flip the arena's original entrance scheme. Create a large entry space that wraps around the east and north side of the building.

- + Remove existing East ramps and the I-110 Gregory St connector.
- + Create a new elevated promenade to access the main entrance.
- + Re-design access to mid-level, concourse level and upper level
- + Transform the entrance into a concourse with a restaurant, concessions, bar, merchandise kiosk.
- + Space for new meeting rooms and additional storage

Transform the concourse level to create a connection between both sides of the arena.

- + Create new concessions and bar offerings

Transform the East Mid-Level meeting rooms into a new premium club space.

- + Private access from the new entrance lobby
- + Restaurant and Bar area with a direct view into the seating bowl
- + Dedicated back of house and storage spaces on the level.

Additional premium spaces created above the North concourse and the East upper bowl.

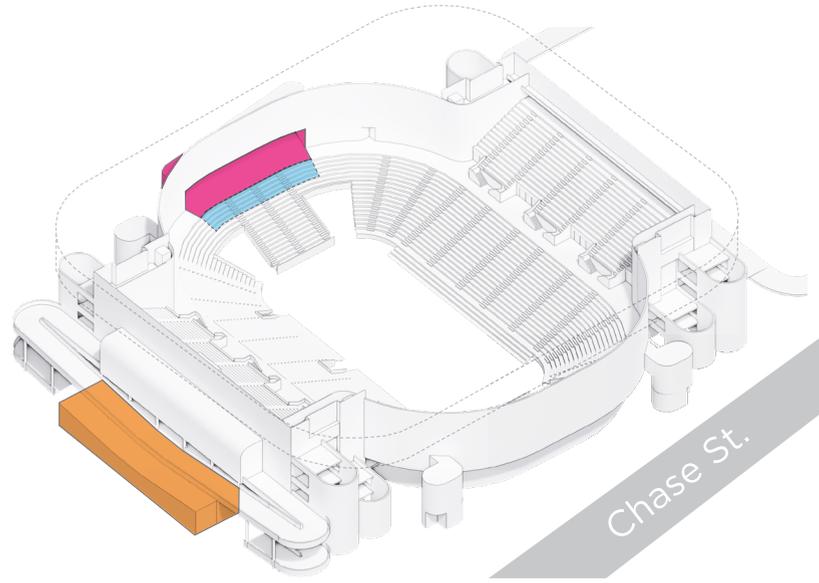
Re-organize Meeting Room A to create a new bunker club with access to a premium seating area.

Relocate the loading dock area to the West side.

Upgrade building envelope, glazing, interior and exterior finishes.

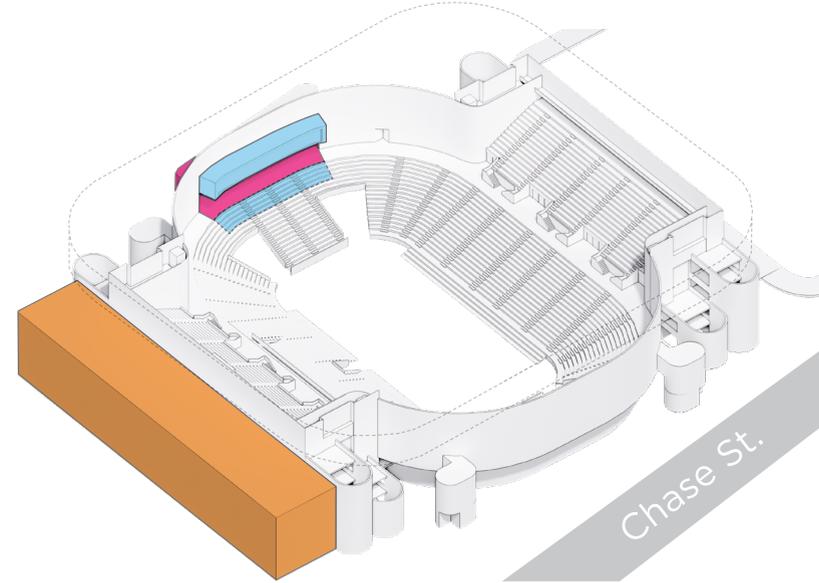
SEATING MODIFICATIONS:
-660 GA SEATS
+1500 PREMIUM SEATS
+160 SRO SEATS
NET DIFFERENCE: **+1000**

Design Concepts Summary



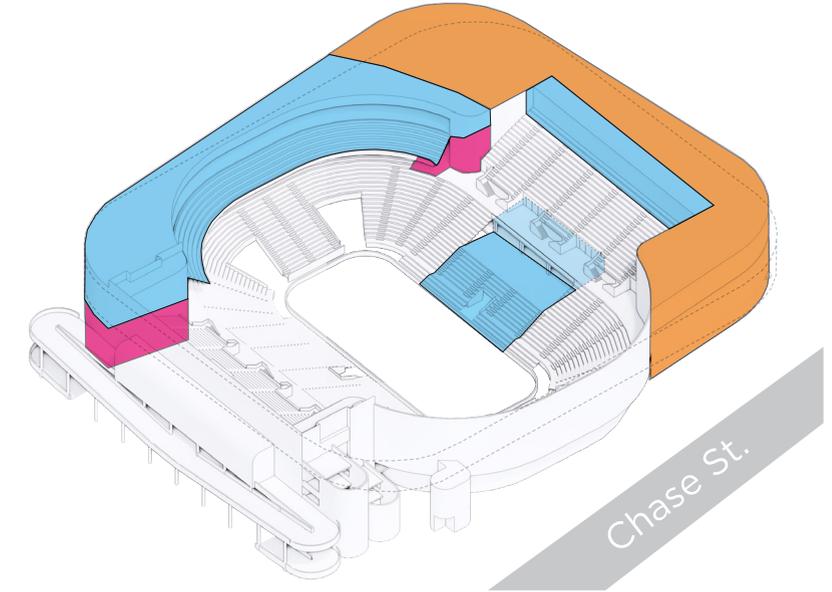
Concept 1 Limited Addition **\$14.8M**

1A	West Lobby Expansion	\$7,531,036
1B	North Concourse Expansion	\$3,986,672
1C	Bunker Club & Premium Seating	\$3,310,022



Concept 2 Expanded Addition **\$34.4M**

2A	West Lobby + Ramp Replacement	\$19,323,391
2B	North Concourse Expansion	\$3,883,406
2C	Premium Hospitality Area	\$3,890,131
2D	Club Level + Premium Seating	\$4,086,387
2E	Main Kitchen Renovation	\$3,231,785

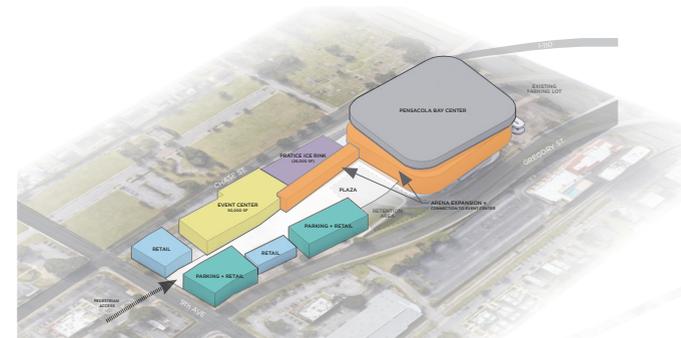


Concept 3 Flip the Script **\$66.5M**

3A	North / East Expansion	\$44,435,739
3B	Premium Restaurant Bar	\$5,048,815
3C	Bunker Club & Premium Seating	\$3,334,177
3D	Club Level + Premium Seating	\$4,154,323
3E	Event Center Connection	\$6,334,688
3F	Main Kitchen Renovation	\$3,231,785

Conceptual Cost Notes:

- Refer to Appendix for detailed cost estimate breakouts.
- Conceptual cost estimates are based on 2023 costs.
- 5% escalation per year is recommended to the midpoint of construction.
- Highlighted items represent phasing opportunities.
- Refer to Capital Expense Matrix in Facility Condition Assessment for additional cost information on building systems.

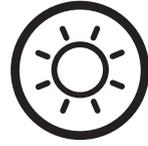


Concept 4 Plaza District **\$69.8M**

4A	Practice Ice Rink	\$21,051,776
4B	Event Center	\$36,618,578
4C	Grand Plaza	\$4,986,970
4D	Service / Loading	\$2,616,525
4E	West Parking Lot	\$2,446,151
4F	Retention Pond	\$2,113,263

Appendix /

HOT HUMID CLIMATE REGION CONSIDERATIONS



Optimize Massing & Orientation

Solar Radiation
Daylight & Glare
Daylight & Quality Views
Solar Control



Site Sustainability

Evaluate / Reduce Impervious Site Areas
Tree Canopy / Heat Island / Native Drought Resistant Plants
Bicycle Parking
Flood Risk
Stormwater / Future Climate
Water Recycling / Irrigation
Green Roof / Evapotranspiration / Stormwater Management



Enhanced Envelope & Materials

North, South, East, West Facade Window Wall Ratios
Window U-Value and SHGC
Opaque Wall & Roof R-Value
Operable Windows
High Performance Glazing (Triple Glazing)
High Performance Walls
Pre-warmed / cooled Air (Energy recovery / Snow Storage)
Dynamic Facade / Glazing
Passive or Automated Facade Shading System
Life Cycle Costing & Analysis
Carbon Capture



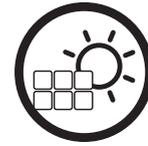
HVAC Systems

Fully Electric HVAC Systems (renewable ready)
Displacement Ventilation
Dedicated Outdoor Air
Energy Recovery
ILFI Zero Carbon Certification



Electrical Systems

Smart Lighting & Plug Load Controls
Lighting & Equipment Power Density Targets
Low-mercury Lighting
LED Lighting
Energy Storage



Smart Building Systems

Advanced Energy Metering
Building Automation System
Occupancy & Daylight Controls
Lighting / HVAC / Elec



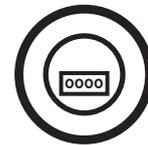
Renewable Energy

Solar
Wind
Geothermal
Hydro-electric



Occupant Wellness / Sustainability

Indoor Air Quality
Low-Emitting Materials
Waste Recycling / Composting Program
Green Cleaning Program
Acoustic Performance & Comfort
Design for Activation & Movement



Measure & Accountability

Enhanced Water & Energy Metering
Building Energy Audit
Post-Occupancy Evaluation
Occupant Comfort Survey
Enhanced Commissioning
Building & Design Rating Participation





Ice Plant & Maintenance:

- Natural based refrigerants like ammonia, CO2 & glycol
- Reduce energy consumption w/ advanced refrigerants
- Innovative ice covering and insulation methods

Massive Roof:

- Enhanced thermal insulation
- Rainwater collection, storage, and recycling
- Solar energy potential
- Green vegetated roof potential
- High solar reflectance index to reduce heat island effect

Fluctuation of Energy Demand for Events

- On-site energy storage to offset peak demand
- Intelligent zone controls by program area
- Separate event space & bowl from regularly occupied spaces
- Daylighting Strategies

Efficient Mechanical Systems

- Heat Recovery
- Co-Generation for dehumidification & heating needs
- Outdoor Air Economizer
- Dehumidification
- High Volume, Low Speed (HVLS) overhead fans
- Displacement Ventilation
- Geothermal Energy

Lowering Embodied Carbon in Construction Materials

- Timber & CLT for primary structure
- Limit use of concrete/steel/aluminum
- Specify low carbon concrete
- Specify high recycled content steel

Building Maintenance & Operations

- Durable, low maintenance finishes
- Additional janitorial storage for green cleaning program
- Electric Zamboni & vehicle fleet

Appendix **Detailed Concept Design Cost Breakouts**



LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
1	Concept 1 - Work the Existing			
1A	West Side Lobby Expansion	7,500	1,004.14	7,531,036
1B	North Side Concourse Expansion	2,400	1,661.11	3,986,672
1C	Bunker Club & Premium Seating	5,000	662.00	3,310,022
	1 - Concept 1 - Work the Existing	14,900	995.15	14,827,730
2	Concept 2 - West Expansion			
2A	West Side Lobby Expansion	15,000	1,288.23	19,323,391
2B	North Side Concourse Expansion	2,400	1,618.09	3,883,406
2C	Premium Hospitality Area	4,000	972.53	3,890,131
2D	Club Level & Premium Seating	6,000	681.06	4,086,387
2E	Main Kitchen Renovation	4,000	807.95	3,231,785
	2 - Concept 2 - West Expansion	31,400	1,096.02	34,415,100
3	Concept 3 - Flip the Script			
3A	North / East Expansion	46,500	955.61	44,435,739
3B	Premium Restaurant / Bar	8,500	593.98	5,048,815
3C	Bunker Club & Premium Seating	5,000	666.84	3,334,177
3D	Club Level & Premium Seating	6,000	692.39	4,154,323
3E	Event Center Connector	10,000	633.47	6,334,688
3F	Main Kitchen Renovation	4,000	807.95	3,231,785
	3 - Concept 3 - Flip the Script	80,000	831.74	66,539,527
4	Other			
4A	Practice Ice Rink	26,000	809.68	21,051,776
4B	Event Center	50,000	732.37	36,618,578
4C	Grand Plaza			4,986,970
4D	Service / Loading			2,616,525
4E	West Parking Lot			2,446,151
4F	Retention Pond			2,113,263
	4 - Other	76,000	918.86	69,833,263

LOCATION SUMMARY - CONCEPT 1

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
1	Concept 1 - Work the Existing			
1A	West Side Lobby Expansion	7,500	708.86	5,316,438
1B	North Side Concourse Expansion	2,400	1,100.29	2,640,700
1C	Bunker Club & Premium Seating	5,000	438.50	2,192,500
	1 - Concept 1 - Work the Existing	14,900	681.18	10,149,638
ESTIMATED NET COST		14,900	681.18	10,149,638
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works		2.5 %	253,742
	Out of Hours Work			Excl.
	General Conditions / Requirements		12.4 %	1,288,040
	Bonds & Insurances		1.5 %	175,371
	Overhead & Profit		4.5 %	534,006
	Construction Contingency		4.0 %	492,881
	Design / Estimating Contingency		15.0 %	1,934,052
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		14,900	995.15	14,827,730

LOCATION SUMMARY - CONCEPT 2

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
2	Concept 2 - West Expansion			
2A	West Side Lobby Expansion	15,000	909.41	13,641,100
2B	North Side Concourse Expansion	2,400	1,071.79	2,572,300
2C	Premium Hospitality Area	4,000	644.19	2,576,755
2D	Club Level & Premium Seating	6,000	451.12	2,706,750
2E	Main Kitchen Renovation	4,000	564.88	2,259,500
	2 - Concept 2 - West Expansion	31,400	756.57	23,756,405
ESTIMATED NET COST		31,400	756.57	23,756,405
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.5 %		593,912
	Out of Hours Work			Excl.
	General Conditions / Requirements	11.7 %		2,837,642
	Bonds & Insurances	1.5 %		407,819
	Overhead & Profit	4.5 %		1,241,810
	Construction Contingency	3.8 %		1,088,587
	Design / Estimating Contingency	15.0 %		4,488,925
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		31,400	1,096.02	34,415,100

LOCATION SUMMARY - CONCEPT 3

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
3	Concept 3 - Flip the Script			
3A	North / East Expansion	46,500	674.60	31,368,838
3B	Premium Restaurant / Bar	8,500	419.31	3,564,146
3C	Bunker Club & Premium Seating	5,000	441.70	2,208,500
3D	Club Level & Premium Seating	6,000	458.62	2,751,750
3E	Event Center Connector	10,000	458.37	4,583,688
3F	Main Kitchen Renovation	4,000	564.88	2,259,500
	3 - Concept 3 - Flip the Script	80,000	584.21	46,736,422
ESTIMATED NET COST		80,000	584.21	46,736,422
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.3 %		1,053,820
	Out of Hours Work			Excl.
	General Conditions / Requirements	10.5 %		5,033,238
	Bonds & Insurances	1.5 %		792,353
	Overhead & Profit	4.5 %		2,412,713
	Construction Contingency	3.3 %		1,831,911
	Design / Estimating Contingency	15.0 %		8,679,070
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		80,000	831.74	66,539,527

LOCATION SUMMARY - OTHER PROJECTS

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
4	Other			
4A	Practice Ice Rink	26,000	596.72	15,514,850
4B	Event Center	50,000	539.75	26,987,356
4C	Grand Plaza			3,608,500
4D	Service / Loading			1,691,875
4E	West Parking Lot			1,770,000
4F	Retention Pond			1,500,000
	4 - Other	76,000	672.01	51,072,581
ESTIMATED NET COST		76,000	672.01	51,072,581
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	0.2 %		84,594
	Out of Hours Work			Excl.
	General Conditions / Requirements	8.5 %		4,354,496
	Bonds & Insurances	1.5 %		832,675
	Overhead & Profit	4.5 %		2,535,495
	Construction Contingency	3.1 %		1,844,736
	Design / Estimating Contingency	15.0 %		9,108,686
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		76,000	918.86	69,833,263

LOCATION SUMMARY - CONCEPT 1

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
1	Concept 1 - Work the Existing			
1A	West Side Lobby Expansion	7,500	708.86	5,316,438
1B	North Side Concourse Expansion	2,400	1,100.29	2,640,700
1C	Bunker Club & Premium Seating	5,000	438.50	2,192,500
	1 - Concept 1 - Work the Existing	14,900	681.18	10,149,638
ESTIMATED NET COST		14,900	681.18	10,149,638
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.5 %		253,742
	Out of Hours Work			Excl.
	General Conditions / Requirements	12.4 %		1,288,040
	Bonds & Insurances	1.5 %		175,371
	Overhead & Profit	4.5 %		534,006
	Construction Contingency	4.0 %		492,881
	Design / Estimating Contingency	15.0 %		1,934,052
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		14,900	995.15	14,827,730

SUMMARY - CONCEPT 1

Gross Floor Area: 14,900 SF
Rates Current At September 2023

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions	4.7 %	46.86	698,250
03	Concrete	3.0 %	30.13	449,000
05	Metals	6.4 %	64.12	955,338
06	Wood, Plastics, and Composites	4.8 %	47.47	707,350
07	Thermal and Moisture Protection	9.6 %	95.13	1,417,500
08	Openings	4.8 %	48.17	717,750
09	Finishings	12.5 %	123.99	1,847,500
10	Specialties	1.3 %	12.88	191,950
11	Equipment	2.5 %	25.17	375,000
12	Furnishings	0.9 %	8.56	127,500
13	Special Construction	0.7 %	6.71	100,000
21	Fire Suppression	0.4 %	4.16	62,000
22	Plumbing	1.8 %	17.65	263,050
23	Heating, Ventilating, and Air Conditioning	4.8 %	47.65	710,000
26	Electrical	4.6 %	46.06	686,300
27	Communications	3.0 %	30.00	447,000
28	Electronic Safety and Security	0.8 %	8.33	124,150
31	Earthwork	1.1 %	10.74	160,000
32	Exterior Improvements	0.7 %	7.38	110,000
33	Utilities			Excl.
ESTIMATED NET COST		68.5 %	681.18	10,149,638
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.5 %		253,742
	Out of Hours Work			Excl.
	General Conditions / Requirements	12.4 %		1,288,040
	Bonds & Insurances	1.5 %		175,371
	Overhead & Profit	4.5 %		534,006
	Construction Contingency	4.0 %		492,881
	Design / Estimating Contingency	15.0 %		1,934,052
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST			995.15	14,827,730

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing
1A West Side Lobby Expansion

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02 EXISTING CONDITIONS					
G1020 Site Demolition and Relocations					
1	Selective demolition (site pavement, punch-thru into arena, etc)	LS	1.00	350,000.00	350,000
				G1020 - Site Demolition and Relocations	46.67/SF 350,000
G1040 Hazardous Waste Remediation					
2	Hazardous materials abatement	LS	1.00		Excl.
				G1040 - Hazardous Waste Remediation	Excl.
				02 - EXISTING CONDITIONS	46.67/SF 350,000
03 CONCRETE					
A1010 Standard Foundations					
4	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	7,500.00	15.00	112,500
				A1010 - Standard Foundations	15.00/SF 112,500
A1020 Special Foundations					
6	Deep foundation systems (assumes not required)	LS	1.00		Excl.
71	Underpinning (assumes not required)	LS	1.00		Excl.
				A1020 - Special Foundations	Excl.
A1030 Slab on Grade					
7	Cast-in-place concrete slab on grade	SF	7,500.00	12.00	90,000
				A1030 - Slab on Grade	12.00/SF 90,000
				03 - CONCRETE	27.00/SF 202,500
05 METALS					
B1020 Roof Construction					
8	Structural steel roof framing	T	75.0000	4,750.00	356,250
9	Metal roof deck	SF	9,000.00	8.00	72,000
10	Base plates, anchor bolts, misc. plates and connections	T	11.2500	4,750.04	53,438
				B1020 - Roof Construction	64.23/SF 481,688
C1030 Fittings					
11	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	7,500.00	7.50	56,250
				C1030 - Fittings	7.50/SF 56,250
				05 - METALS	71.73/SF 537,938

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
12	Wood blocking / rough carpentry	SF	7,500.00	1.50	11,250
	C1010 - Partitions			1.50/SF	11,250
E2010	Fixed Furnishings				
13	Built-in casework / millwork	SF	7,500.00	25.00	187,500
	E2010 - Fixed Furnishings			25.00/SF	187,500
	06 - WOOD, PLASTICS, AND COMPOSITES			26.50/SF	198,750
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
14	Air and vapor barrier	SF	7,500.00	0.60	4,500
15	Underslab waterproofing	SF	7,500.00		Excl.
16	Underslab drainage	SF	7,500.00		Excl.
	A1030 - Slab on Grade			0.60/SF	4,500
B1020	Roof Construction				
17	Spray-applied fireproofing to roof framing	SF	9,000.00	3.00	27,000
	B1020 - Roof Construction			3.60/SF	27,000
B2010	Exterior Walls				
18	Architectural exterior wall cladding	SF	1,125.00	110.00	123,750
19	Soffit to underside of roof overhang	SF	1,500.00	75.00	112,500
20	Weather backing to exterior wall	SF	1,500.00	10.00	15,000
21	Exterior caulking and sealing	SF	1,500.00	2.50	3,750
22	Misc. trims and flashings	SF	1,500.00	5.00	7,500
282	Misc. modifications/tie-ins at ext. arena envelope	LS	1.00	100,000.00	100,000
	B2010 - Exterior Walls			48.33/SF	362,500
B3010	Roof Coverings				
23	Membrane roofing, incl. back-up assembly	SF	9,000.00	25.00	225,000
	B3010 - Roof Coverings			30.00/SF	225,000
C1010	Partitions				
24	Misc. firestopping	SF	7,500.00	1.00	7,500
25	Misc. interior caulking and sealing	SF	7,500.00	1.50	11,250
	C1010 - Partitions			2.50/SF	18,750
	07 - THERMAL AND MOISTURE PROTECTION			85.03/SF	637,750

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
B2010	Exterior Walls				
70	Architectural curtain wall facade	SF	3,375.00	150.00	506,250
	B2010 - Exterior Walls			67.50/SF	506,250
B2030	Exterior Doors				
26	Exterior doors, frames, hardware	LS	1.00	75,000.00	75,000
	B2030 - Exterior Doors			10.00/SF	75,000
C1010	Partitions				
72	Interior storefront, punched windows, etc	SF	7,500.00		Excl.
	C1010 - Partitions				Excl.
C1020	Interior Doors				
27	Interior doors, frames, hardware	SF	7,500.00	5.00	37,500
	C1020 - Interior Doors			5.00/SF	37,500
	08 - OPENINGS			82.50/SF	618,750
09	FINISHINGS				
B2010	Exterior Walls				
28	Back-up framing assembly to exterior wall cladding	SF	1,500.00	15.00	22,500
	B2010 - Exterior Walls			3.00/SF	22,500
C1010	Partitions				
29	Interior GWB/CMU partitions	SF	7,500.00	15.00	112,500
	C1010 - Partitions			15.00/SF	112,500
C3010	Wall Finishes				
30	Interior wall finishes	SF	7,500.00	20.00	150,000
	C3010 - Wall Finishes			20.00/SF	150,000
C3020	Floor Finishes				
31	Floor finishes and wall bases	SF	7,500.00	25.00	187,500
	C3020 - Floor Finishes			25.00/SF	187,500
C3030	Ceiling Finishes				
32	Ceiling finishes	SF	7,500.00	50.00	375,000
	C3030 - Ceiling Finishes			50.00/SF	375,000
	09 - FINISHINGS			113.00/SF	847,500

Appendix Detailed Concept Design Cost Breakouts

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	SPECIALTIES				
C1030	Fittings				
33	Janitor accessories	LS	1.00	1,000.00	1,000
34	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
35	Interior code and wayfinding signage	SF	7,500.00	5.00	37,500
36	Exterior building signage	LS	1.00	25,000.00	25,000
37	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	7,500.00	5.00	37,500
38	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	7,500.00	1.50	11,250
	C1030 - Fittings			15.10/SF	113,250
	10 - SPECIALTIES			15.10/SF	113,250
11	EQUIPMENT				
E1010	Commercial Equipment				
39	Bar equipment	LS	1.00	150,000.00	150,000
	E1010 - Commercial Equipment			20.00/SF	150,000
	11 - EQUIPMENT			20.00/SF	150,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
73	Window shades, motorized	SF	3,375.00	20.00	67,500
	E2010 - Fixed Furnishings			9.00/SF	67,500
E2020	Movable Furnishings				
40	Loose furniture, fittings, and equipment	SF	7,500.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			9.00/SF	67,500
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
278	Interior fit-out to Retail / Merchandise	LS	1.00		Excl.
	F1030 - Special Construction Systems				Excl.
	13 - SPECIAL CONSTRUCTION				Excl.

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
41	Fire sprinkler system	SF	7,500.00	5.00	37,500
	D4010 - Sprinklers			5.00/SF	37,500
	21 - FIRE SUPPRESSION			5.00/SF	37,500
22	PLUMBING				
D2010	Plumbing Fixtures				
42	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	7,500.00	2.00	15,000
	D2010 - Plumbing Fixtures			2.00/SF	15,000
D2020	Domestic Water Distribution				
43	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	7,500.00	2.50	18,750
	D2020 - Domestic Water Distribution			2.50/SF	18,750
D2030	Sanitary Waste				
44	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	7,500.00	3.50	26,250
	D2030 - Sanitary Waste			3.50/SF	26,250
D2040	Rain Water Drainage				
45	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	7,500.00	2.00	15,000
	D2040 - Rain Water Drainage			2.00/SF	15,000
D2090	Other Plumbing Systems				
46	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	7,500.00	1.50	11,250
	D2090 - Other Plumbing Systems			1.50/SF	11,250
	22 - PLUMBING			11.50/SF	86,250
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
47	HVAC Systems	SF	7,500.00	70.00	525,000
	D3040 - Distribution Systems			70.00/SF	525,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			70.00/SF	525,000



Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
48	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	7,500.00	15.00	112,500
	D5010 - Electrical Service & Distribution			15.00/SF	112,500
D5020	Lighting and Branch Wiring				
49	Interior lighting; incl. fixtures, wiring, controls, etc	SF	7,500.00	25.00	187,500
50	Branch power; incl. devices, equipment connections, wiring, etc	SF	7,500.00	7.50	56,250
51	Exterior building lighting	LS	1.00	10,000.00	10,000
	D5020 - Lighting and Branch Wiring			33.83/SF	253,750
D5090	Other Electrical Systems				
52	Lightning protection and grounding, temp. lighting/power, etc	SF	7,500.00	2.50	18,750
	D5090 - Other Electrical Systems			2.50/SF	18,750
	26 - ELECTRICAL			51.33/SF	385,000
27	COMMUNICATIONS				
D5030	Communications & Security				
53	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	7,500.00	5.00	37,500
54	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	7,500.00	25.00	187,500
	D5030 - Communications & Security			30.00/SF	225,000
	27 - COMMUNICATIONS			30.00/SF	225,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
55	Fire alarm system; incl. devices, wiring, conduit, etc	SF	7,500.00	3.50	26,250
56	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	7,500.00	5.00	37,500
	D5030 - Communications & Security			8.50/SF	63,750
	28 - ELECTRONIC SAFETY AND SECURITY			8.50/SF	63,750
31	EARTHWORK				
A1010	Standard Foundations				
57	Foundation excavation, backfill, disposal	SF	7,500.00	5.00	37,500
	A1010 - Standard Foundations			5.00/SF	37,500

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
A1030	Slab on Grade				
59	Slab on grade excavation, backfill, disposal	SF	7,500.00	4.00	30,000
	A1030 - Slab on Grade			4.00/SF	30,000
G1010	Site Clearing				
60	Site clearing and grubbing	LS	1.00	5,000.00	5,000
61	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	50,000.00	50,000
	G1010 - Site Clearing			7.33/SF	55,000
G1030	Site Earthwork				
62	Site grading, minor cut/fill	SF	7,500.00	5.00	37,500
	G1030 - Site Earthwork			5.00/SF	37,500
	31 - EARTHWORK			21.33/SF	160,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
63	Misc. development of exst. adjacent sitework	LS	1.00	100,000.00	100,000
	G2040 - Site Development			13.33/SF	100,000
G2050	Landscaping				
64	Misc. development of exst. adjacent landscaping	LS	1.00	10,000.00	10,000
	G2050 - Landscaping			1.33/SF	10,000
	32 - EXTERIOR IMPROVEMENTS			14.67/SF	110,000
33	UTILITIES				
G3010	Water Supply				
65	Connection to exst. site water service/s	LS	1.00		Excl.
	G3010 - Water Supply				Excl.
G3020	Sanitary Water				
66	Connection to exst. site sewer service	LS	1.00		Excl.
	G3020 - Sanitary Water				Excl.
G3030	Storm Sewer				
67	Connection to exst. site storm drainage	LS	1.00		Excl.
	G3030 - Storm Sewer				Excl.
G4010	Electrical Distribution				
68	Site electrical and communications distribution	LS	1.00		Excl.
	G4010 - Electrical Distribution				Excl.

ESTIMATE DETAIL - CONCEPT 1
1 Concept 1 - Work the Existing
 1A West Side Lobby Expansion (continued)

GFA: 7,500 SF Cost/SF: 708.86
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G4020	Site Lighting				
69	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES				Excl.
WEST SIDE LOBBY EXPANSION				708.86/SF	5,316,438

ESTIMATE DETAIL - CONCEPT 1
1 Concept 1 - Work the Existing
 1B North Side Concourse Expansion

GFA: 2,400 SF Cost/SF: 1,100.29
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
79	Selective demolition (roofing, punch-thru into arena, etc)	LS	1.00	250,000.00	250,000
155	Remove and dispose of exst. seating	EA	120.00	75.00	9,000
80	Hazardous materials abatement	LS	1.00		Excl.
	F2010 - Building Elements Demolition			107.92/SF	259,000
	02 - EXISTING CONDITIONS			107.92/SF	259,000
03	CONCRETE				
A1020	Special Foundations				
83	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
B1010	Floor Construction				
81	Misc. modifications / repairs to exst. ground-level structure	SF	2,400.00	25.00	60,000
85	Cast-in-place concrete topping slab	SF	2,400.00	10.00	24,000
154	Modify/overbuild portion of exst. North stadia	SF	750.00	150.00	112,500
	B1010 - Floor Construction			81.88/SF	196,500
	03 - CONCRETE			81.88/SF	196,500
05	METALS				
B1010	Floor Construction				
86	Structural steel floor framing	T	30.0000	4,750.00	142,500
87	Metal floor deck	SF	2,400.00	8.00	19,200
88	Base plates, anchor bolts, misc. plates and connections	T	6.0000	4,750.00	28,500
	B1010 - Floor Construction			79.25/SF	190,200
B1020	Roof Construction				
89	Structural steel roof framing	T	30.0000	4,750.00	142,500
90	Metal roof deck	SF	2,400.00	8.00	19,200
91	Base plates, anchor bolts, misc. plates and connections	T	6.0000	4,750.00	28,500
	B1020 - Roof Construction			79.25/SF	190,200
C1030	Fittings				
92	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	2,400.00	5.00	12,000
	C1030 - Fittings			5.00/SF	12,000
	05 - METALS			163.50/SF	392,400

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,100.29
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
93	Wood blocking / rough carpentry	SF	2,400.00	1.50	3,600
	C1010 - Partitions			1.50/SF	3,600
E2010	Fixed Furnishings				
94	Built-in casework / millwork	SF	2,400.00	75.00	180,000
156	Drink rail to North bowl	LF	200.00	250.00	50,000
	E2010 - Fixed Furnishings			95.83/SF	230,000
	06 - WOOD, PLASTICS, AND COMPOSITES			97.33/SF	233,600
07	THERMAL AND MOISTURE PROTECTION				
B1010	Floor Construction				
98	Spray-applied fireproofing to floor framing	SF	2,400.00	3.00	7,200
	B1010 - Floor Construction			3.00/SF	7,200
B1020	Roof Construction				
99	Spray-applied fireproofing to roof framing	SF	2,400.00	3.00	7,200
	B1020 - Roof Construction			3.00/SF	7,200
B2010	Exterior Walls				
100	Architectural exterior wall cladding	SF	4,800.00	100.00	480,000
102	Weather backing to exterior wall	SF	4,800.00	15.00	72,000
103	Exterior caulking and sealing	SF	4,800.00	2.00	9,600
104	Misc. trims and flashings	SF	4,800.00	5.00	24,000
283	Misc. modifications/tie-ins at exst. arena envelope	LS	1.00	100,000.00	100,000
	B2010 - Exterior Walls			285.67/SF	685,600
B3010	Roof Coverings				
105	Membrane roofing, incl. back-up assembly	SF	2,400.00	25.00	60,000
	B3010 - Roof Coverings			25.00/SF	60,000
C1010	Partitions				
106	Misc. firestopping	SF	2,400.00	1.00	2,400
107	Misc. interior caulking and sealing	SF	2,400.00	1.50	3,600
	C1010 - Partitions			2.50/SF	6,000
	07 - THERMAL AND MOISTURE PROTECTION			319.17/SF	766,000

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,100.29
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
B2010	Exterior Walls				
108	Architectural curtain wall facade	LS	1.00		Excl.
	B2010 - Exterior Walls				Excl.
B2030	Exterior Doors				
109	Exterior doors, frames, hardware	LS	1.00		Excl.
	B2030 - Exterior Doors				Excl.
C1010	Partitions				
110	Interior storefront, punched windows, etc	SF	2,400.00		Excl.
	C1010 - Partitions				Excl.
C1020	Interior Doors				
111	Interior doors, frames, hardware	SF	2,400.00	10.00	24,000
	C1020 - Interior Doors			10.00/SF	24,000
	08 - OPENINGS			10.00/SF	24,000
09	FINISHINGS				
B2010	Exterior Walls				
112	Back-up framing assembly to exterior wall cladding	SF	4,800.00	15.00	72,000
	B2010 - Exterior Walls			30.00/SF	72,000
C1010	Partitions				
113	Interior GWB/CMU partitions	SF	2,400.00	25.00	60,000
	C1010 - Partitions			25.00/SF	60,000
C3010	Wall Finishes				
114	Interior wall finishes	SF	2,400.00	20.00	48,000
	C3010 - Wall Finishes			20.00/SF	48,000
C3020	Floor Finishes				
115	Floor finishes and wall bases	SF	2,400.00	25.00	60,000
	C3020 - Floor Finishes			25.00/SF	60,000
C3030	Ceiling Finishes				
116	Ceiling finishes	SF	2,400.00	25.00	60,000
	C3030 - Ceiling Finishes			25.00/SF	60,000
	09 - FINISHINGS			125.00/SF	300,000

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,100.29
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	SPECIALTIES				
C1030	Fittings				
117	Janitor accessories	LS	1.00	1,000.00	1,000
118	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
119	Interior code and wayfinding signage	SF	2,400.00	1.50	3,600
120	Exterior building signage	LS	1.00		Excl.
121	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	2,400.00		Excl.
122	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	2,400.00	1.50	3,600
	C1030 - Fittings			3.83/SF	9,200
	10 - SPECIALTIES			3.83/SF	9,200
11	EQUIPMENT				
E1010	Commercial Equipment				
123	Bar equipment	LS	1.00	100,000.00	100,000
	E1010 - Commercial Equipment			41.67/SF	100,000
	11 - EQUIPMENT			41.67/SF	100,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
124	Window shades, motorized	LS	1.00		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
125	Loose furniture, fittings, and equipment	SF	2,400.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
704	LED Videoboard	SF	1,600.00		Excl.
705	Structure and back-up to videoboard	SF	1,600.00		Excl.
	F1030 - Special Construction Systems				Excl.
	13 - SPECIAL CONSTRUCTION				Excl.

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,100.29
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
126	Fire sprinkler system	SF	2,400.00	5.00	12,000
	D4010 - Sprinklers			5.00/SF	12,000
	21 - FIRE SUPPRESSION			5.00/SF	12,000
22	PLUMBING				
D2010	Plumbing Fixtures				
127	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	2,400.00	2.00	4,800
	D2010 - Plumbing Fixtures			2.00/SF	4,800
D2020	Domestic Water Distribution				
128	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	2,400.00	10.00	24,000
	D2020 - Domestic Water Distribution			10.00/SF	24,000
D2030	Sanitary Waste				
129	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	2,400.00	10.00	24,000
	D2030 - Sanitary Waste			10.00/SF	24,000
D2040	Rain Water Drainage				
130	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	2,400.00	20.00	48,000
	D2040 - Rain Water Drainage			20.00/SF	48,000
D2090	Other Plumbing Systems				
131	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	2,400.00	2.50	6,000
	D2090 - Other Plumbing Systems			2.50/SF	6,000
	22 - PLUMBING			44.50/SF	106,800
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
132	HVAC Systems	SF	2,400.00	25.00	60,000
	D3040 - Distribution Systems			25.00/SF	60,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	60,000

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,100.29
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
133	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	2,400.00	10.00	24,000
	D5010 - Electrical Service & Distribution			10.00/SF	24,000
D5020	Lighting and Branch Wiring				
134	Interior lighting; incl. fixtures, wiring, controls, etc	SF	2,400.00	15.00	36,000
135	Branch power; incl. devices, equipment connections, wiring, etc	SF	2,400.00	10.00	24,000
136	Exterior building lighting	LS	1.00		Excl.
	D5020 - Lighting and Branch Wiring			25.00/SF	60,000
D5090	Other Electrical Systems				
137	Lightning protection and grounding, temp. lighting/power, etc	SF	2,400.00	2.00	4,800
	D5090 - Other Electrical Systems			2.00/SF	4,800
	26 - ELECTRICAL			37.00/SF	88,800
27	COMMUNICATIONS				
D5030	Communications & Security				
138	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	10.00	24,000
139	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	20.00	48,000
	D5030 - Communications & Security			30.00/SF	72,000
	27 - COMMUNICATIONS			30.00/SF	72,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
140	Fire alarm system; incl. devices, wiring, conduit, etc	SF	2,400.00	3.50	8,400
141	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	5.00	12,000
	D5030 - Communications & Security			8.50/SF	20,400
	28 - ELECTRONIC SAFETY AND SECURITY			8.50/SF	20,400
NORTH SIDE CONCOURSE EXPANSION			1,100.29/SF		2,640,700

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1C Bunker Club & Premium Seating

GFA: 5,000 SF Cost/SF: 438.50
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
157	Selective interior demolition	SF	5,000.00	15.00	75,000
197	Remove and dispose of exst. seating	EA	190.00	75.00	14,250
158	Hazardous materials abatement	LS	1.00		Excl.
	F2010 - Building Elements Demolition			17.85/SF	89,250
	02 - EXISTING CONDITIONS			17.85/SF	89,250
03	CONCRETE				
A1030	Slab on Grade				
159	Trenching/patching of exst. slab on grade for new underslab MEP	SF	5,000.00	10.00	50,000
	A1030 - Slab on Grade			10.00/SF	50,000
	03 - CONCRETE			10.00/SF	50,000
05	METALS				
C1030	Fittings				
160	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	5,000.00	5.00	25,000
	C1030 - Fittings			5.00/SF	25,000
	05 - METALS			5.00/SF	25,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
161	Wood blocking / rough carpentry	SF	5,000.00	2.00	10,000
	C1010 - Partitions			2.00/SF	10,000
E2010	Fixed Furnishings				
162	Built-in casework / millwork	SF	5,000.00	50.00	250,000
200	Drink rails etc to premium seating	LS	1.00	15,000.00	15,000
	E2010 - Fixed Furnishings			53.00/SF	265,000
	06 - WOOD, PLASTICS, AND COMPOSITES			55.00/SF	275,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
163	Misc. firestopping	SF	5,000.00	1.25	6,250
164	Misc. interior caulking and sealing	SF	5,000.00	1.50	7,500
	C1010 - Partitions			2.75/SF	13,750
	07 - THERMAL AND MOISTURE PROTECTION			2.75/SF	13,750

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 438.50
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
C1010	Partitions				
165	Interior storefront, punched windows, etc	SF	5,000.00	5.00	25,000
	C1010 - Partitions			5.00/SF	25,000
C1020	Interior Doors				
166	Interior doors, frames, hardware	SF	5,000.00	10.00	50,000
	C1020 - Interior Doors			10.00/SF	50,000
	08 - OPENINGS			15.00/SF	75,000
09	FINISHINGS				
C1010	Partitions				
167	Interior GWB/CMU partitions	SF	5,000.00	25.00	125,000
	C1010 - Partitions			25.00/SF	125,000
C3010	Wall Finishes				
168	Interior wall finishes	SF	5,000.00	35.00	175,000
	C3010 - Wall Finishes			35.00/SF	175,000
C3020	Floor Finishes				
169	Floor finishes and wall bases	SF	5,000.00	30.00	150,000
	C3020 - Floor Finishes			30.00/SF	150,000
C3030	Ceiling Finishes				
170	Ceiling finishes	SF	5,000.00	50.00	250,000
	C3030 - Ceiling Finishes			50.00/SF	250,000
	09 - FINISHINGS			140.00/SF	700,000
10	SPECIALTIES				
C1030	Fittings				
171	Janitor accessories	LS	1.00	1,000.00	1,000
172	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
173	Interior code and wayfinding signage	SF	5,000.00	2.00	10,000
175	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	5,000.00	10.00	50,000
176	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	5,000.00	1.50	7,500
	C1030 - Fittings			13.90/SF	69,500
	10 - SPECIALTIES			13.90/SF	69,500

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 438.50
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
177	Bar equipment	LS	1.00	125,000.00	125,000
	E1010 - Commercial Equipment			25.00/SF	125,000
	11 - EQUIPMENT			25.00/SF	125,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
178	Window shades, motorized	LS	1.00		Excl.
198	Fixed seating, premium seats	EA	150.00	400.00	60,000
	E2010 - Fixed Furnishings			12.00/SF	60,000
E2020	Movable Furnishings				
179	Loose furniture, fittings, and equipment	SF	5,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			12.00/SF	60,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
196	New vomitory access	LS	1.00	100,000.00	100,000
199	Misc. modifications/repairs to exst. stadia	LS	1.00		Excl.
	F1030 - Special Construction Systems			20.00/SF	100,000
	13 - SPECIAL CONSTRUCTION			20.00/SF	100,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
180	Fire sprinkler system	SF	5,000.00	2.50	12,500
	D4010 - Sprinklers			2.50/SF	12,500
	21 - FIRE SUPPRESSION			2.50/SF	12,500
22	PLUMBING				
D2010	Plumbing Fixtures				
181	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	5,000.00	2.50	12,500
	D2010 - Plumbing Fixtures			2.50/SF	12,500
D2020	Domestic Water Distribution				
182	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	5,000.00	3.00	15,000
	D2020 - Domestic Water Distribution			3.00/SF	15,000

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 438.50
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2030	Sanitary Waste				
183	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	5,000.00	4.00	20,000
	D2030 - Sanitary Waste			4.00/SF	20,000
D2040	Rain Water Drainage				
184	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	5,000.00	2.50	12,500
	D2040 - Rain Water Drainage			2.50/SF	12,500
D2090	Other Plumbing Systems				
185	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	5,000.00	2.00	10,000
	D2090 - Other Plumbing Systems			2.00/SF	10,000
	22 - PLUMBING			14.00/SF	70,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
186	HVAC Systems	SF	5,000.00	25.00	125,000
	D3040 - Distribution Systems			25.00/SF	125,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	125,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
187	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	5,000.00	7.50	37,500
	D5010 - Electrical Service & Distribution			7.50/SF	37,500
D5020	Lighting and Branch Wiring				
188	Interior lighting; incl. fixtures, wiring, controls, etc	SF	5,000.00	25.00	125,000
189	Branch power; incl. devices, equipment connections, wiring, etc	SF	5,000.00	7.50	37,500
	D5020 - Lighting and Branch Wiring			32.50/SF	162,500
D5090	Other Electrical Systems				
191	Lightning protection and grounding, temp. lighting/power, etc	SF	5,000.00	2.50	12,500
	D5090 - Other Electrical Systems			2.50/SF	12,500
	26 - ELECTRICAL			42.50/SF	212,500
27	COMMUNICATIONS				
D5030	Communications & Security				
192	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	10.00	50,000

ESTIMATE DETAIL - CONCEPT 1

1 Concept 1 - Work the Existing

1C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 438.50
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
193	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	20.00	100,000
	D5030 - Communications & Security			30.00/SF	150,000
	27 - COMMUNICATIONS			30.00/SF	150,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
194	Fire alarm system; incl. devices, wiring, conduit, etc	SF	5,000.00	3.00	15,000
195	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	5.00	25,000
	D5030 - Communications & Security			8.00/SF	40,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	40,000
BUNKER CLUB & PREMIUM SEATING				438.50/SF	2,192,500

LOCATION SUMMARY - CONCEPT 2

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
2	Concept 2 - West Expansion			
2A	West Side Lobby Expansion	15,000	909.41	13,641,100
2B	North Side Concourse Expansion	2,400	1,071.79	2,572,300
2C	Premium Hospitality Area	4,000	644.19	2,576,755
2D	Club Level & Premium Seating	6,000	451.12	2,706,750
2E	Main Kitchen Renovation	4,000	564.88	2,259,500
	2 - Concept 2 - West Expansion	31,400	756.57	23,756,405
ESTIMATED NET COST		31,400	756.57	23,756,405
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.5 %		593,912
	Out of Hours Work			Excl.
	General Conditions / Requirements	11.7 %		2,837,642
	Bonds & Insurances	1.5 %		407,819
	Overhead & Profit	4.5 %		1,241,810
	Construction Contingency	3.8 %		1,088,587
	Design / Estimating Contingency	15.0 %		4,488,925
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST		31,400	1,096.02	34,415,100

SUMMARY - CONCEPT 2

Gross Floor Area: 31,400 SF
Rates Current At September 2023

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions	4.7 %	51.73	1,624,250
03	Concrete	2.8 %	30.70	964,000
05	Metals	8.1 %	89.00	2,794,500
06	Wood, Plastics, and Composites	2.8 %	31.22	980,350
07	Thermal and Moisture Protection	7.3 %	79.95	2,510,325
08	Openings	6.3 %	69.33	2,177,000
09	Finishings	9.8 %	107.67	3,380,930
10	Specialties	0.7 %	7.68	241,050
11	Equipment	6.3 %	69.06	2,168,500
12	Furnishings	1.2 %	12.61	396,000
13	Special Construction	0.1 %	1.59	50,000
14	Conveying Equipment	4.3 %	46.97	1,475,000
21	Fire Suppression	0.4 %	4.20	132,000
22	Plumbing	1.3 %	13.88	435,800
23	Heating, Ventilating, and Air Conditioning	4.5 %	49.68	1,560,000
26	Electrical	4.1 %	44.87	1,408,800
27	Communications	2.4 %	26.43	830,000
28	Electronic Safety and Security	0.7 %	7.58	237,900
31	Earthwork	0.8 %	8.92	280,000
32	Exterior Improvements	0.3 %	3.50	110,000
33	Utilities			Excl.
ESTIMATED NET COST		69.0 %	756.57	23,756,405
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.5 %		593,912
	Out of Hours Work			Excl.
	General Conditions / Requirements	11.7 %		2,837,642
	Bonds & Insurances	1.5 %		407,819
	Overhead & Profit	4.5 %		1,241,810
	Construction Contingency	3.8 %		1,088,587
	Design / Estimating Contingency	15.0 %		4,488,925
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST			1,096.02	34,415,100

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion
2A West Side Lobby Expansion

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
201	Selective demolition (site pavement, punch-thru into arena, etc)	LS	1.00	950,000.00	950,000
281	Dismantle, remove and dispose of exst. exterior ramps	LS	1.00	250,000.00	250,000
	G1020 - Site Demolition and Relocations			80.00/SF	1,200,000
G1040	Hazardous Waste Remediation				
202	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			80.00/SF	1,200,000
03	CONCRETE				
A1010	Standard Foundations				
203	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	12,500.00	15.00	187,500
	A1010 - Standard Foundations			12.50/SF	187,500
A1020	Special Foundations				
204	Deep foundation systems (assumes not required)	LS	1.00		Excl.
205	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
206	Cast-in-place concrete slab on grade	SF	12,500.00	12.00	150,000
	A1030 - Slab on Grade			10.00/SF	150,000
A2020	Basement Walls				
708	Cast-in-place concrete elevator pit	EA	1.00	20,000.00	20,000
709	Cast-in-place concrete escalator pit	EA	1.00	20,000.00	20,000
	A2020 - Basement Walls			2.67/SF	40,000
B1010	Floor Construction				
271	Cast-in-place concrete topping slab	SF	2,500.00	10.00	25,000
710	Misc. modifications/tie-ins to exst. adjacent structure (floor expansion, elevator/escalators, etc)	LS	1.00	20,000.00	20,000
	B1010 - Floor Construction			3.00/SF	45,000
	03 - CONCRETE			28.17/SF	422,500

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion
2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
05	METALS				
B1010	Floor Construction				
272	Structural steel floor framing	T	25.0000	4,750.00	118,750
273	Metal floor deck	SF	2,500.00	8.00	20,000
274	Base plates, anchor bolts, misc. plates and connections	T	25.0000	4,750.00	118,750
	B1010 - Floor Construction			17.17/SF	257,500
B1020	Roof Construction				
207	Structural steel roof framing	T	125.0000	4,750.00	593,750
208	Metal roof deck	SF	12,500.00	8.00	100,000
209	Base plates, anchor bolts, misc. plates and connections	T	25.0000	4,750.00	118,750
	B1020 - Roof Construction			54.17/SF	812,500
C1030	Fittings				
210	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	15,000.00	7.50	112,500
	C1030 - Fittings			7.50/SF	112,500
C2010	Stair Construction				
707	Architectural circulation stair	FT/R	40.00	7,500.00	300,000
	C2010 - Stair Construction			20.00/SF	300,000
	05 - METALS			98.83/SF	1,482,500
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
211	Wood blocking / rough carpentry	SF	15,000.00	1.25	18,750
	C1010 - Partitions			1.25/SF	18,750
E2010	Fixed Furnishings				
212	Built-in casework / millwork	SF	15,000.00	25.00	375,000
	E2010 - Fixed Furnishings			25.00/SF	375,000
	06 - WOOD, PLASTICS, AND COMPOSITES			26.25/SF	393,750
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
213	Air and vapor barrier	SF	12,500.00	0.60	7,500
214	Underslab waterproofing	SF	12,500.00		Excl.
215	Underslab drainage	SF	12,500.00		Excl.
	A1030 - Slab on Grade			0.50/SF	7,500

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
B1010	Floor Construction				
706	Spray-applied fireproofing to floor framing	SF	2,500.00	3.00	7,500
	B1010 - Floor Construction			0.50/SF	7,500
B1020	Roof Construction				
216	Spray-applied fireproofing to roof framing	SF	12,500.00	3.00	37,500
	B1020 - Roof Construction			2.50/SF	37,500
B2010	Exterior Walls				
217	Architectural exterior wall cladding	SF	3,600.00	110.00	396,000
218	Soffit to underside of roof overhang	SF	2,000.00	75.00	150,000
219	Weather backing to exterior wall	SF	3,600.00	10.00	36,000
220	Exterior caulking and sealing	SF	3,600.00	2.50	9,000
221	Misc. trims and flashings	SF	3,600.00	5.00	18,000
275	Premium for "destination" main entrance	LS	1.00	100,000.00	100,000
284	Misc. modifications/tie-ins at ext. arena envelope	LS	1.00	150,000.00	150,000
	B2010 - Exterior Walls			57.27/SF	859,000
B3010	Roof Coverings				
222	Membrane roofing, incl. back-up assembly	SF	12,500.00	25.00	312,500
	B3010 - Roof Coverings			20.83/SF	312,500
C1010	Partitions				
223	Misc. firestopping	SF	15,000.00	1.00	15,000
224	Misc. interior caulking and sealing	SF	15,000.00	1.50	22,500
	C1010 - Partitions			2.50/SF	37,500
	07 - THERMAL AND MOISTURE PROTECTION			84.10/SF	1,261,500
08	OPENINGS				
B2010	Exterior Walls				
225	Architectural curtain wall facade	SF	10,800.00	175.00	1,890,000
	B2010 - Exterior Walls			126.00/SF	1,890,000
B2030	Exterior Doors				
226	Exterior doors, frames, hardware	LS	1.00	100,000.00	100,000
	B2030 - Exterior Doors			6.67/SF	100,000
C1010	Partitions				
227	Interior storefront, punched windows, etc	SF	15,000.00		Excl.
	C1010 - Partitions				Excl.

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1020	Interior Doors				
228	Interior doors, frames, hardware	SF	15,000.00	5.00	75,000
	C1020 - Interior Doors			5.00/SF	75,000
	08 - OPENINGS			137.67/SF	2,065,000
09	FINISHINGS				
B2010	Exterior Walls				
229	Back-up framing assembly to exterior wall cladding	SF	3,600.00	15.00	54,000
	B2010 - Exterior Walls			3.60/SF	54,000
C1010	Partitions				
230	Interior GWB/CMU partitions	SF	15,000.00	15.00	225,000
	C1010 - Partitions			15.00/SF	225,000
C3010	Wall Finishes				
231	Interior wall finishes	SF	15,000.00	20.00	300,000
	C3010 - Wall Finishes			20.00/SF	300,000
C3020	Floor Finishes				
232	Floor finishes and wall bases	SF	15,000.00	25.00	375,000
	C3020 - Floor Finishes			25.00/SF	375,000
C3030	Ceiling Finishes				
233	Ceiling finishes	SF	15,000.00	50.00	750,000
	C3030 - Ceiling Finishes			50.00/SF	750,000
	09 - FINISHINGS			113.60/SF	1,704,000
10	SPECIALTIES				
C1030	Fittings				
234	Janitor accessories	LS	1.00	100.00	100
235	Fire extinguisher and cabinet	EA	4.00	500.00	2,000
236	Interior code and wayfinding signage	SF	15,000.00	3.00	45,000
237	Exterior building signage	LS	1.00	50,000.00	50,000
238	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	15,000.00	2.50	37,500
239	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	15,000.00	1.25	18,750
	C1030 - Fittings			10.22/SF	153,350
	10 - SPECIALTIES			10.22/SF	153,350

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
240	Bar equipment	EA	2.00	150,000.00	300,000
712	Pantry / food service equipment	EA	2.00	75,000.00	150,000
	E1010 - Commercial Equipment			30.00/SF	450,000
	11 - EQUIPMENT			30.00/SF	450,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
241	Window shades, motorized	SF	10,800.00	20.00	216,000
	E2010 - Fixed Furnishings			14.40/SF	216,000
E2020	Movable Furnishings				
242	Loose furniture, fittings, and equipment	SF	15,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			14.40/SF	216,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
280	Interior fit-out to Restaurant	LS	1.00		Excl.
279	Interior fit-out to Retail / Merchandise	LS	1.00		Excl.
	F1030 - Special Construction Systems				Excl.
	13 - SPECIAL CONSTRUCTION				Excl.
14	CONVEYING EQUIPMENT				
D1020	Escalators & Moving Walks				
276	Escalator, approx. 20'-0" rise	EA	2.00	325,000.00	650,000
277	Escalator, approx. 20'-0" rise	EA	2.00	325,000.00	650,000
	D1020 - Escalators & Moving Walks			86.67/SF	1,300,000
	14 - CONVEYING EQUIPMENT			86.67/SF	1,300,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
243	Fire sprinkler system	SF	15,000.00	5.00	75,000
	D4010 - Sprinklers			5.00/SF	75,000
	21 - FIRE SUPPRESSION			5.00/SF	75,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
22	PLUMBING				
D2010	Plumbing Fixtures				
244	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	15,000.00	1.50	22,500
	D2010 - Plumbing Fixtures			1.50/SF	22,500
D2020	Domestic Water Distribution				
245	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	15,000.00	2.00	30,000
	D2020 - Domestic Water Distribution			2.00/SF	30,000
D2030	Sanitary Waste				
246	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	15,000.00	3.00	45,000
	D2030 - Sanitary Waste			3.00/SF	45,000
D2040	Rain Water Drainage				
247	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	15,000.00	1.50	22,500
	D2040 - Rain Water Drainage			1.50/SF	22,500
D2090	Other Plumbing Systems				
248	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	15,000.00	1.00	15,000
	D2090 - Other Plumbing Systems			1.00/SF	15,000
	22 - PLUMBING			9.00/SF	135,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
249	HVAC Systems	SF	15,000.00	70.00	1,050,000
	D3040 - Distribution Systems			70.00/SF	1,050,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			70.00/SF	1,050,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
250	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	15,000.00	15.00	225,000
	D5010 - Electrical Service & Distribution			15.00/SF	225,000
D5020	Lighting and Branch Wiring				
251	Interior lighting; incl. fixtures, wiring, controls, etc	SF	15,000.00	25.00	375,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
252	Branch power; incl. devices, equipment connections, wiring, etc	SF	15,000.00	7.50	112,500
253	Exterior building lighting	LS	1.00	15,000.00	15,000
	D5020 - Lighting and Branch Wiring			33.50/SF	502,500
D5090	Other Electrical Systems				
254	Lightning protection and grounding, temp. lighting/power, etc	SF	15,000.00	2.50	37,500
	D5090 - Other Electrical Systems			2.50/SF	37,500
	26 - ELECTRICAL			51.00/SF	765,000
27	COMMUNICATIONS				
D5030	Communications & Security				
255	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	15,000.00	5.00	75,000
256	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	15,000.00	25.00	375,000
	D5030 - Communications & Security			30.00/SF	450,000
	27 - COMMUNICATIONS			30.00/SF	450,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
257	Fire alarm system; incl. devices, wiring, conduit, etc	SF	15,000.00	3.50	52,500
258	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	15,000.00	5.00	75,000
	D5030 - Communications & Security			8.50/SF	127,500
	28 - ELECTRONIC SAFETY AND SECURITY			8.50/SF	127,500
31	EARTHWORK				
A1010	Standard Foundations				
259	Foundation excavation, backfill, disposal	SF	15,000.00	5.00	75,000
	A1010 - Standard Foundations			5.00/SF	75,000
A1030	Slab on Grade				
260	Slab on grade excavation, backfill, disposal	SF	15,000.00	4.00	60,000
	A1030 - Slab on Grade			4.00/SF	60,000
G1010	Site Clearing				
261	Site clearing and grubbing	LS	1.00	7,500.00	7,500

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2A West Side Lobby Expansion (continued)

GFA: 15,000 SF Cost/SF: 909.41
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
262	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	75,000.00	75,000
	G1010 - Site Clearing			5.50/SF	82,500
G1030	Site Earthwork				
263	Site grading, minor cut/fill	SF	12,500.00	5.00	62,500
	G1030 - Site Earthwork			4.17/SF	62,500
	31 - EARTHWORK			18.67/SF	280,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
264	Misc. development of exst. adjacent sitework	LS	1.00	100,000.00	100,000
	G2040 - Site Development			6.67/SF	100,000
G2050	Landscaping				
265	Misc. development of exst. adjacent landscaping	LS	1.00	10,000.00	10,000
	G2050 - Landscaping			0.67/SF	10,000
	32 - EXTERIOR IMPROVEMENTS			7.33/SF	110,000
33	UTILITIES				
G3010	Water Supply				
266	Connection to exst. site water service/s	LS	1.00		Excl.
	G3010 - Water Supply				Excl.
G3020	Sanitary Water				
267	Connection to exst. site sewer service	LS	1.00		Excl.
	G3020 - Sanitary Water				Excl.
G3030	Storm Sewer				
268	Connection to exst. site storm drainage	LS	1.00		Excl.
	G3030 - Storm Sewer				Excl.
G4010	Electrical Distribution				
269	Site electrical and communications distribution	LS	1.00		Excl.
	G4010 - Electrical Distribution				Excl.
G4020	Site Lighting				
270	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES				Excl.
WEST SIDE LOBBY EXPANSION				909.41/SF	13,641,100

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
285	Selective demolition (roofing, punch-thru into arena, etc)	LS	1.00	250,000.00	250,000
286	Remove and dispose of exst. seating	EA	120.00	75.00	9,000
287	Hazardous materials abatement	LS	1.00		Excl.
	F2010 - Building Elements Demolition			107.92/SF	259,000
	02 - EXISTING CONDITIONS			107.92/SF	259,000
03	CONCRETE				
A1020	Special Foundations				
289	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
B1010	Floor Construction				
288	Misc. modifications / repairs to exst. ground-level structure	SF	2,400.00	25.00	60,000
290	Cast-in-place concrete topping slab	SF	2,400.00	10.00	24,000
291	Modify/overbuild portion of exst. North stadia	SF	750.00	150.00	112,500
	B1010 - Floor Construction			81.88/SF	196,500
	03 - CONCRETE			81.88/SF	196,500
05	METALS				
B1010	Floor Construction				
292	Structural steel floor framing	T	24.0000	4,750.00	114,000
293	Metal floor deck	SF	2,400.00	8.00	19,200
294	Base plates, anchor bolts, misc. plates and connections	T	4.8000	4,750.00	22,800
	B1010 - Floor Construction			65.00/SF	156,000
B1020	Roof Construction				
295	Structural steel roof framing	T	24.0000	4,750.00	114,000
296	Metal roof deck	SF	2,400.00	8.00	19,200
297	Base plates, anchor bolts, misc. plates and connections	T	4.8000	4,750.00	22,800
	B1020 - Roof Construction			65.00/SF	156,000
C1030	Fittings				
298	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	2,400.00	5.00	12,000
	C1030 - Fittings			5.00/SF	12,000
	05 - METALS			135.00/SF	324,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
299	Wood blocking / rough carpentry	SF	2,400.00	1.50	3,600
	C1010 - Partitions			1.50/SF	3,600
E2010	Fixed Furnishings				
300	Built-in casework / millwork	SF	2,400.00	75.00	180,000
301	Drink rail to North bowl	LF	200.00	250.00	50,000
	E2010 - Fixed Furnishings			95.83/SF	230,000
	06 - WOOD, PLASTICS, AND COMPOSITES			97.33/SF	233,600
07	THERMAL AND MOISTURE PROTECTION				
B1010	Floor Construction				
302	Spray-applied fireproofing to floor framing	SF	2,400.00	3.00	7,200
	B1010 - Floor Construction			3.00/SF	7,200
B1020	Roof Construction				
303	Spray-applied fireproofing to roof framing	SF	2,400.00	3.00	7,200
	B1020 - Roof Construction			3.00/SF	7,200
B2010	Exterior Walls				
304	Architectural exterior wall cladding	SF	4,800.00	100.00	480,000
305	Weather backing to exterior wall	SF	4,800.00	15.00	72,000
306	Exterior caulking and sealing	SF	4,800.00	2.00	9,600
307	Misc. trims and flashings	SF	4,800.00	5.00	24,000
308	Misc. modifications/tie-ins at exst. arena envelope	LS	1.00	100,000.00	100,000
	B2010 - Exterior Walls			285.67/SF	685,600
B3010	Roof Coverings				
309	Membrane roofing, incl. back-up assembly	SF	2,400.00	25.00	60,000
	B3010 - Roof Coverings			25.00/SF	60,000
C1010	Partitions				
310	Misc. firestopping	SF	2,400.00	1.00	2,400
311	Misc. interior caulking and sealing	SF	2,400.00	1.50	3,600
	C1010 - Partitions			2.50/SF	6,000
	07 - THERMAL AND MOISTURE PROTECTION			319.17/SF	766,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
B2010	Exterior Walls				
312	Architectural curtain wall facade	LS	1.00		Excl.
	B2010 - Exterior Walls				Excl.
B2030	Exterior Doors				
313	Exterior doors, frames, hardware	LS	1.00		Excl.
	B2030 - Exterior Doors				Excl.
C1010	Partitions				
314	Interior storefront, punched windows, etc	SF	2,400.00		Excl.
	C1010 - Partitions				Excl.
C1020	Interior Doors				
315	Interior doors, frames, hardware	SF	2,400.00	10.00	24,000
	C1020 - Interior Doors			10.00/SF	24,000
	08 - OPENINGS			10.00/SF	24,000
09	FINISHINGS				
B2010	Exterior Walls				
316	Back-up framing assembly to exterior wall cladding	SF	4,800.00	15.00	72,000
	B2010 - Exterior Walls			30.00/SF	72,000
C1010	Partitions				
317	Interior GWB/CMU partitions	SF	2,400.00	25.00	60,000
	C1010 - Partitions			25.00/SF	60,000
C3010	Wall Finishes				
318	Interior wall finishes	SF	2,400.00	20.00	48,000
	C3010 - Wall Finishes			20.00/SF	48,000
C3020	Floor Finishes				
319	Floor finishes and wall bases	SF	2,400.00	25.00	60,000
	C3020 - Floor Finishes			25.00/SF	60,000
C3030	Ceiling Finishes				
320	Ceiling finishes	SF	2,400.00	25.00	60,000
	C3030 - Ceiling Finishes			25.00/SF	60,000
	09 - FINISHINGS			125.00/SF	300,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	SPECIALTIES				
C1030	Fittings				
321	Janitor accessories	LS	1.00	1,000.00	1,000
322	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
323	Interior code and wayfinding signage	SF	2,400.00	1.50	3,600
324	Exterior building signage	LS	1.00		Excl.
325	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	2,400.00		Excl.
326	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	2,400.00	1.50	3,600
	C1030 - Fittings			3.83/SF	9,200
	10 - SPECIALTIES			3.83/SF	9,200
11	EQUIPMENT				
E1010	Commercial Equipment				
327	Bar equipment	LS	1.00	100,000.00	100,000
	E1010 - Commercial Equipment			41.67/SF	100,000
	11 - EQUIPMENT			41.67/SF	100,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
328	Window shades, motorized	LS	1.00		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
329	Loose furniture, fittings, and equipment	SF	2,400.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
21	FIRE SUPPRESSION				
D4010	Sprinklers				
330	Fire sprinkler system	SF	2,400.00	5.00	12,000
	D4010 - Sprinklers			5.00/SF	12,000
	21 - FIRE SUPPRESSION			5.00/SF	12,000

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
22	PLUMBING				
D2010	Plumbing Fixtures				
331	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	2,400.00	2.00	4,800
	D2010 - Plumbing Fixtures			2.00/SF	4,800
D2020	Domestic Water Distribution				
332	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	2,400.00	10.00	24,000
	D2020 - Domestic Water Distribution			10.00/SF	24,000
D2030	Sanitary Waste				
333	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	2,400.00	10.00	24,000
	D2030 - Sanitary Waste			10.00/SF	24,000
D2040	Rain Water Drainage				
334	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	2,400.00	20.00	48,000
	D2040 - Rain Water Drainage			20.00/SF	48,000
D2090	Other Plumbing Systems				
335	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	2,400.00	2.50	6,000
	D2090 - Other Plumbing Systems			2.50/SF	6,000
	22 - PLUMBING			44.50/SF	106,800
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
336	HVAC Systems	SF	2,400.00	25.00	60,000
	D3040 - Distribution Systems			25.00/SF	60,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	60,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
337	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	2,400.00	10.00	24,000
	D5010 - Electrical Service & Distribution			10.00/SF	24,000
D5020	Lighting and Branch Wiring				
338	Interior lighting; incl. fixtures, wiring, controls, etc	SF	2,400.00	15.00	36,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2B North Side Concourse Expansion (continued)

GFA: 2,400 SF Cost/SF: 1,071.79
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
339	Branch power; incl. devices, equipment connections, wiring, etc	SF	2,400.00	10.00	24,000
340	Exterior building lighting	LS	1.00		Excl.
	D5020 - Lighting and Branch Wiring			25.00/SF	60,000
D5090	Other Electrical Systems				
341	Lightning protection and grounding, temp. lighting/power, etc	SF	2,400.00	2.00	4,800
	D5090 - Other Electrical Systems			2.00/SF	4,800
	26 - ELECTRICAL			37.00/SF	88,800
27	COMMUNICATIONS				
D5030	Communications & Security				
342	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	10.00	24,000
343	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	20.00	48,000
	D5030 - Communications & Security			30.00/SF	72,000
	27 - COMMUNICATIONS			30.00/SF	72,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
344	Fire alarm system; incl. devices, wiring, conduit, etc	SF	2,400.00	3.50	8,400
345	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	2,400.00	5.00	12,000
	D5030 - Communications & Security			8.50/SF	20,400
	28 - ELECTRONIC SAFETY AND SECURITY			8.50/SF	20,400
NORTH SIDE CONCOURSE EXPANSION				1,071.79/SF	2,572,300

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2C Premium Hospitality Area

GFA: 4,000 SF Cost/SF: 644.19
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
03	CONCRETE				
A2020	Basement Walls				
800	Cast-in-place concrete elevator pit (incl. demo etc)	EA	1.00	30,000.00	30,000
801	Cast-in-place foundation for egress stair (incl. demo etc)	EA	1.00	20,000.00	20,000
	A2020 - Basement Walls			12.50/SF	50,000
B1010	Floor Construction				
346	Cast-in-place concrete topping slab	SF	4,000.00	10.00	40,000
347	Precast concrete stadia (incl. steps, caulking/sealing, etc)	SF	600.00	175.00	105,000
802	Misc. modifications/tie-ins to exst. structure (elevator, stair, stadia, etc)	LS	1.00	50,000.00	50,000
	B1010 - Floor Construction			48.75/SF	195,000
	03 - CONCRETE			61.25/SF	245,000
05	METALS				
B1010	Floor Construction				
348	Structural steel floor framing	T	46.0000	5,000.00	230,000
349	Metal floor deck	SF	4,000.00	10.00	40,000
350	Base plates, anchor bolts, misc. plates and connections	T	9.2000	5,000.00	46,000
	B1010 - Floor Construction			79.00/SF	316,000
B1020	Roof Construction				
351	Structural steel "lid" framing	T	30.0000	5,000.00	150,000
352	Metal roof deck	SF	4,000.00	10.00	40,000
353	Base plates, anchor bolts, misc. plates and connections	T	6.0000	5,000.00	30,000
	B1020 - Roof Construction			55.00/SF	220,000
C1030	Fittings				
402	Interior glass railing at stadia	LF	180.00	400.00	72,000
354	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	4,000.00	5.00	20,000
	C1030 - Fittings			23.00/SF	92,000
C2010	Stair Construction				
803	Metal pan egress stair w/- concrete pans, incl. railings	FT/R	50.00	1,200.00	60,000
	C2010 - Stair Construction			15.00/SF	60,000
	05 - METALS			172.00/SF	688,000

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2C Premium Hospitality Area (continued)

GFA: 4,000 SF Cost/SF: 644.19
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
355	Wood blocking / rough carpentry	SF	4,000.00	2.00	8,000
	C1010 - Partitions			2.00/SF	8,000
E2010	Fixed Furnishings				
356	Built-in casework / millwork	SF	4,000.00	20.00	80,000
	E2010 - Fixed Furnishings			20.00/SF	80,000
	06 - WOOD, PLASTICS, AND COMPOSITES			22.00/SF	88,000
07	THERMAL AND MOISTURE PROTECTION				
B1010	Floor Construction				
358	Spray-applied fireproofing to floor framing	SF	4,000.00	3.00	12,000
	B1010 - Floor Construction			3.00/SF	12,000
B1020	Roof Construction				
359	Spray-applied fireproofing to roof framing	SF	4,000.00	3.00	12,000
	B1020 - Roof Construction			3.00/SF	12,000
B2010	Exterior Walls				
360	Architectural cladding/finish to suite "box"	SF	11,693.00	25.00	292,325
404	Architectural cladding/finish to suite soffit	SF	4,000.00	25.00	100,000
364	Misc. modifications/tie-ins at exst. arena envelope	LS	1.00	25,000.00	25,000
	B2010 - Exterior Walls			104.33/SF	417,325
C1010	Partitions				
366	Misc. firestopping	SF	4,000.00	1.25	5,000
367	Misc. interior caulking and sealing	SF	4,000.00	1.50	6,000
	C1010 - Partitions			2.75/SF	11,000
	07 - THERMAL AND MOISTURE PROTECTION			113.08/SF	452,325
08	OPENINGS				
C1010	Partitions				
370	Interior storefront, punched windows, etc	SF	4,000.00	5.00	20,000
	C1010 - Partitions			5.00/SF	20,000
C1020	Interior Doors				
371	Interior doors, frames, hardware	SF	4,000.00	3.00	12,000
	C1020 - Interior Doors			3.00/SF	12,000
	08 - OPENINGS			8.00/SF	32,000

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2C Premium Hospitality Area (continued)

GFA: 4,000 SF Cost/SF: 644.19
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
09	FINISHINGS				
B2010	Exterior Walls				
372	Back-up framing assembly to suite "box" cladding	SF	11,693.00	10.00	116,930
	B2010 - Exterior Walls			29.23/SF	116,930
C1010	Partitions				
373	Interior GWB/CMU partitions (incl. new stair/elevator shaft)	SF	4,000.00	35.00	140,000
	C1010 - Partitions			35.00/SF	140,000
C3010	Wall Finishes				
374	Interior wall finishes	SF	4,000.00	10.00	40,000
	C3010 - Wall Finishes			10.00/SF	40,000
C3020	Floor Finishes				
375	Floor finishes and wall bases	SF	4,000.00	10.00	40,000
	C3020 - Floor Finishes			10.00/SF	40,000
C3030	Ceiling Finishes				
376	Ceiling finishes	SF	4,000.00	15.00	60,000
	C3030 - Ceiling Finishes			15.00/SF	60,000
	09 - FINISHINGS			99.23/SF	396,930
10	SPECIALTIES				
C1030	Fittings				
377	Janitor accessories	LS	1.00	1,000.00	1,000
378	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
379	Interior code and wayfinding signage	SF	4,000.00	1.50	6,000
381	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	4,000.00		Excl.
382	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	4,000.00	1.50	6,000
	C1030 - Fittings			3.50/SF	14,000
	10 - SPECIALTIES			3.50/SF	14,000
11	EQUIPMENT				
E1010	Commercial Equipment				
383	Suite appliance package	EA	3.00	7,500.00	22,500

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2C Premium Hospitality Area (continued)

GFA: 4,000 SF Cost/SF: 644.19
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
403	Television and bracket	EA	6.00	3,500.00	21,000
	E1010 - Commercial Equipment			10.88/SF	43,500
	11 - EQUIPMENT			10.88/SF	43,500
12	FURNISHINGS				
E2010	Fixed Furnishings				
384	Window shades, motorized	LS	1.00		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
385	Loose furniture, fittings, and equipment	SF	4,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
798	LED Ribbon board	SF	1,440.00		Excl.
799	Structure and back-up to ribbon board	SF	1,440.00		Excl.
	F1030 - Special Construction Systems				Excl.
	13 - SPECIAL CONSTRUCTION				Excl.
14	CONVEYING EQUIPMENT				
D1010	Elevators & Lifts				
804	(3) Stop service elevator	EA	1.00	175,000.00	175,000
	D1010 - Elevators & Lifts			43.75/SF	175,000
	14 - CONVEYING EQUIPMENT			43.75/SF	175,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
386	Fire sprinkler system	SF	4,000.00	5.00	20,000
	D4010 - Sprinklers			5.00/SF	20,000
	21 - FIRE SUPPRESSION			5.00/SF	20,000
22	PLUMBING				
D2010	Plumbing Fixtures				
387	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	4,000.00		Excl.
	D2010 - Plumbing Fixtures				Excl.

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2C Premium Hospitality Area (continued)

GFA: 4,000 SF Cost/SF: 644.19
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2020	Domestic Water Distribution				
388	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	4,000.00		Excl.
	D2020 - Domestic Water Distribution				Excl.
D2030	Sanitary Waste				
389	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	4,000.00		Excl.
	D2030 - Sanitary Waste				Excl.
D2040	Rain Water Drainage				
390	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	4,000.00		Excl.
	D2040 - Rain Water Drainage				Excl.
D2090	Other Plumbing Systems				
391	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	4,000.00		Excl.
	D2090 - Other Plumbing Systems				Excl.
	22 - PLUMBING				Excl.
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
392	HVAC Systems	SF	4,000.00	25.00	100,000
	D3040 - Distribution Systems			25.00/SF	100,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	100,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
393	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	4,000.00	10.00	40,000
	D5010 - Electrical Service & Distribution			10.00/SF	40,000
D5020	Lighting and Branch Wiring				
394	Interior lighting; incl. fixtures, wiring, controls, etc	SF	4,000.00	25.00	100,000
395	Branch power; incl. devices, equipment connections, wiring, etc	SF	4,000.00	5.00	20,000
	D5020 - Lighting and Branch Wiring			30.00/SF	120,000

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2C Premium Hospitality Area (continued)

GFA: 4,000 SF Cost/SF: 644.19
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D5090	Other Electrical Systems				
397	Lightning protection and grounding, temp. lighting/power, etc	SF	4,000.00	2.50	10,000
	D5090 - Other Electrical Systems			2.50/SF	10,000
	26 - ELECTRICAL			42.50/SF	170,000
27	COMMUNICATIONS				
D5030	Communications & Security				
398	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	4,000.00	10.00	40,000
399	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	4,000.00	20.00	80,000
	D5030 - Communications & Security			30.00/SF	120,000
	27 - COMMUNICATIONS			30.00/SF	120,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
400	Fire alarm system; incl. devices, wiring, conduit, etc	SF	4,000.00	3.00	12,000
401	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	4,000.00	5.00	20,000
	D5030 - Communications & Security			8.00/SF	32,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	32,000
PREMIUM HOSPITALITY AREA				644.19/SF	2,576,755

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2D Club Level & Premium Seating

GFA: 6,000 SF Cost/SF: 451.12
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
405	Selective interior demolition	EA	3,000.00	15.00	45,000
406	Remove and dispose of exst. seating	EA	470.00	75.00	35,250
447	Remove and dispose of exst. concrete stadia	SF	3,000.00	15.00	45,000
407	Hazardous materials abatement	LS	1.00		Excl.
	F2010 - Building Elements Demolition			20.88/SF	125,250
	02 - EXISTING CONDITIONS			20.88/SF	125,250
03	CONCRETE				
B1010	Floor Construction				
449	Cast-in-place concrete topping slab	SF	3,000.00	10.00	30,000
408	Coring patching of exst. floor for new underslab MEP	SF	6,000.00	5.00	30,000
448	Misc. repairs/modifications to exst. adjacent stadia	LS	1.00	20,000.00	20,000
	B1010 - Floor Construction			13.33/SF	80,000
	03 - CONCRETE			13.33/SF	80,000
05	METALS				
B1010	Floor Construction				
450	Structural steel floor framing	T	30.0000	5,000.00	150,000
451	Metal floor deck	SF	3,000.00	10.00	30,000
452	Base plates, anchor bolts, misc. plates and connections	T	6.0000	5,000.00	30,000
453	Misc. railings and drink rails to premium seating	SF	5,000.00	10.00	50,000
	B1010 - Floor Construction			43.33/SF	260,000
C1030	Fittings				
409	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	6,000.00	5.00	30,000
	C1030 - Fittings			5.00/SF	30,000
	05 - METALS			48.33/SF	290,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
410	Wood blocking / rough carpentry	SF	6,000.00	1.50	9,000
	C1010 - Partitions			1.50/SF	9,000

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 451.12
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
E2010	Fixed Furnishings				
411	Built-in casework / millwork	SF	6,000.00	40.00	240,000
	E2010 - Fixed Furnishings			40.00/SF	240,000
	06 - WOOD, PLASTICS, AND COMPOSITES			41.50/SF	249,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
413	Misc. firestopping	SF	6,000.00	1.25	7,500
414	Misc. interior caulking and sealing	SF	6,000.00	1.50	9,000
	C1010 - Partitions			2.75/SF	16,500
	07 - THERMAL AND MOISTURE PROTECTION			2.75/SF	16,500
08	OPENINGS				
C1010	Partitions				
415	Interior storefront, punched windows, etc	SF	6,000.00	2.00	12,000
	C1010 - Partitions			2.00/SF	12,000
C1020	Interior Doors				
416	Interior doors, frames, hardware	SF	6,000.00	4.00	24,000
	C1020 - Interior Doors			4.00/SF	24,000
	08 - OPENINGS			6.00/SF	36,000
09	FINISHINGS				
C1010	Partitions				
417	Interior GWB/CMU partitions	SF	6,000.00	20.00	120,000
	C1010 - Partitions			20.00/SF	120,000
C3010	Wall Finishes				
418	Interior wall finishes	SF	6,000.00	25.00	150,000
	C3010 - Wall Finishes			25.00/SF	150,000
C3020	Floor Finishes				
419	Floor finishes and wall bases	SF	6,000.00	25.00	150,000
	C3020 - Floor Finishes			25.00/SF	150,000
C3030	Ceiling Finishes				
420	Ceiling finishes	SF	6,000.00	50.00	300,000
	C3030 - Ceiling Finishes			50.00/SF	300,000
	09 - FINISHINGS			120.00/SF	720,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 451.12
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	SPECIALTIES				
C1030	Fittings				
421	Janitor accessories	LS	1.00	1,000.00	1,000
422	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
423	Interior code and wayfinding signage	SF	6,000.00	2.00	12,000
424	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	6,000.00	5.00	30,000
425	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	6,000.00	1.50	9,000
	C1030 - Fittings			8.83/SF	53,000
	10 - SPECIALTIES			8.83/SF	53,000
11	EQUIPMENT				
E1010	Commercial Equipment				
426	Bar equipment	LS	1.00	100,000.00	100,000
713	Pantry / food service equipment	LS	1.00	75,000.00	75,000
	E1010 - Commercial Equipment			29.17/SF	175,000
	11 - EQUIPMENT			29.17/SF	175,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
427	Window shades, motorized	LS	1.00		Excl.
428	Fixed seating, premium seats	EA	450.00	400.00	180,000
	E2010 - Fixed Furnishings			30.00/SF	180,000
E2020	Movable Furnishings				
429	Loose furniture, fittings, and equipment	SF	6,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			30.00/SF	180,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
431	Misc. modifications/repairs to exst. stadia (for new seating)	LS	1.00	50,000.00	50,000
	F1030 - Special Construction Systems			8.33/SF	50,000
	13 - SPECIAL CONSTRUCTION			8.33/SF	50,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 451.12
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
432	Fire sprinkler system	SF	6,000.00	2.50	15,000
	D4010 - Sprinklers			2.50/SF	15,000
	21 - FIRE SUPPRESSION			2.50/SF	15,000
22	PLUMBING				
D2010	Plumbing Fixtures				
433	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	6,000.00	2.50	15,000
	D2010 - Plumbing Fixtures			2.50/SF	15,000
D2020	Domestic Water Distribution				
434	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	6,000.00	3.00	18,000
	D2020 - Domestic Water Distribution			3.00/SF	18,000
D2030	Sanitary Waste				
435	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	6,000.00	4.00	24,000
	D2030 - Sanitary Waste			4.00/SF	24,000
D2040	Rain Water Drainage				
436	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	6,000.00	2.50	15,000
	D2040 - Rain Water Drainage			2.50/SF	15,000
D2090	Other Plumbing Systems				
437	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	6,000.00	2.00	12,000
	D2090 - Other Plumbing Systems			2.00/SF	12,000
	22 - PLUMBING			14.00/SF	84,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
438	HVAC Systems	SF	6,000.00	25.00	150,000
	D3040 - Distribution Systems			25.00/SF	150,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	150,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 451.12
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
439	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	6,000.00	7.50	45,000
	D5010 - Electrical Service & Distribution			7.50/SF	45,000
D5020	Lighting and Branch Wiring				
440	Interior lighting; incl. fixtures, wiring, controls, etc	SF	6,000.00	25.00	150,000
441	Branch power; incl. devices, equipment connections, wiring, etc	SF	6,000.00	7.50	45,000
	D5020 - Lighting and Branch Wiring			32.50/SF	195,000
D5090	Other Electrical Systems				
442	Lightning protection and grounding, temp. lighting/power, etc	SF	6,000.00	2.50	15,000
	D5090 - Other Electrical Systems			2.50/SF	15,000
	26 - ELECTRICAL			42.50/SF	255,000
27	COMMUNICATIONS				
D5030	Communications & Security				
443	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	10.00	60,000
444	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	20.00	120,000
	D5030 - Communications & Security			30.00/SF	180,000
	27 - COMMUNICATIONS			30.00/SF	180,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
445	Fire alarm system; incl. devices, wiring, conduit, etc	SF	6,000.00	3.00	18,000
446	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	5.00	30,000
	D5030 - Communications & Security			8.00/SF	48,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	48,000
CLUB LEVEL & PREMIUM SEATING				451.12/SF	2,706,750

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2E Main Kitchen Renovation

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
715	Selective interior demolition	EA	4,000.00	10.00	40,000
718	Hazardous materials abatement	LS	1.00		Excl.
	F2010 - Building Elements Demolition			10.00/SF	40,000
	02 - EXISTING CONDITIONS			10.00/SF	40,000
03	CONCRETE				
B1010	Floor Construction				
720	Coring patching of exst. structure for new underslab MEP	SF	4,000.00	5.00	20,000
	B1010 - Floor Construction			5.00/SF	20,000
	03 - CONCRETE			5.00/SF	20,000
05	METALS				
C1030	Fittings				
726	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	4,000.00	2.50	10,000
	C1030 - Fittings			2.50/SF	10,000
	05 - METALS			2.50/SF	10,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
727	Wood blocking / rough carpentry	SF	4,000.00	1.50	6,000
	C1010 - Partitions			1.50/SF	6,000
E2010	Fixed Furnishings				
728	Built-in casework / millwork	SF	4,000.00	2.50	10,000
	E2010 - Fixed Furnishings			2.50/SF	10,000
	06 - WOOD, PLASTICS, AND COMPOSITES			4.00/SF	16,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
729	Misc. firestopping	SF	4,000.00	1.50	6,000
730	Misc. interior caulking and sealing	SF	4,000.00	2.00	8,000
	C1010 - Partitions			3.50/SF	14,000
	07 - THERMAL AND MOISTURE PROTECTION			3.50/SF	14,000

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2E Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
C1010	Partitions				
731	Interior storefront, punched windows, etc	SF	4,000.00		Excl.
	C1010 - Partitions				Excl.
C1020	Interior Doors				
732	Interior doors, frames, hardware	SF	4,000.00	5.00	20,000
	C1020 - Interior Doors			5.00/SF	20,000
	08 - OPENINGS			5.00/SF	20,000
09	FINISHINGS				
C1010	Partitions				
733	Interior GWB/CMU partitions	SF	4,000.00	20.00	80,000
	C1010 - Partitions			20.00/SF	80,000
C3010	Wall Finishes				
734	Interior wall finishes	SF	4,000.00	10.00	40,000
	C3010 - Wall Finishes			10.00/SF	40,000
C3020	Floor Finishes				
735	Floor finishes and wall bases	SF	4,000.00	20.00	80,000
	C3020 - Floor Finishes			20.00/SF	80,000
C3030	Ceiling Finishes				
736	Ceiling finishes	SF	4,000.00	15.00	60,000
	C3030 - Ceiling Finishes			15.00/SF	60,000
	09 - FINISHINGS			65.00/SF	260,000
10	SPECIALTIES				
C1030	Fittings				
738	Fire extinguisher and cabinet	EA	3.00	500.00	1,500
739	Interior code and wayfinding signage	SF	4,000.00	1.50	6,000
740	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	4,000.00		Excl.
741	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	4,000.00	1.00	4,000
	C1030 - Fittings			2.88/SF	11,500
	10 - SPECIALTIES			2.88/SF	11,500

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2E Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
743	Food service equipment (including removal of existing)	SF	4,000.00	350.00	1,400,000
	E1010 - Commercial Equipment			350.00/SF	1,400,000
	11 - EQUIPMENT			350.00/SF	1,400,000
12	FURNISHINGS				
E2020	Movable Furnishings				
746	Loose furniture, fittings, and equipment	SF	4,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
21	FIRE SUPPRESSION				
D4010	Sprinklers				
748	Fire sprinkler system	SF	4,000.00	2.50	10,000
	D4010 - Sprinklers			2.50/SF	10,000
	21 - FIRE SUPPRESSION			2.50/SF	10,000
22	PLUMBING				
D2010	Plumbing Fixtures				
749	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	4,000.00	2.50	10,000
	D2010 - Plumbing Fixtures			2.50/SF	10,000
D2020	Domestic Water Distribution				
750	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	4,000.00	10.00	40,000
	D2020 - Domestic Water Distribution			10.00/SF	40,000
D2030	Sanitary Waste				
751	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	4,000.00	10.00	40,000
	D2030 - Sanitary Waste			10.00/SF	40,000
D2040	Rain Water Drainage				
752	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	4,000.00		Excl.
	D2040 - Rain Water Drainage				Excl.

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2E Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2090	Other Plumbing Systems				
753	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	4,000.00	5.00	20,000
	D2090 - Other Plumbing Systems			5.00/SF	20,000
	22 - PLUMBING			27.50/SF	110,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
754	HVAC Systems	SF	4,000.00	50.00	200,000
	D3040 - Distribution Systems			50.00/SF	200,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			50.00/SF	200,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
755	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	4,000.00	5.00	20,000
	D5010 - Electrical Service & Distribution			5.00/SF	20,000
D5020	Lighting and Branch Wiring				
756	Interior lighting; incl. fixtures, wiring, controls, etc	SF	4,000.00	10.00	40,000
757	Branch power; incl. devices, equipment connections, wiring, etc	SF	4,000.00	15.00	60,000
	D5020 - Lighting and Branch Wiring			25.00/SF	100,000
D5090	Other Electrical Systems				
758	Lightning protection and grounding, temp. lighting/power, etc	SF	4,000.00	2.50	10,000
	D5090 - Other Electrical Systems			2.50/SF	10,000
	26 - ELECTRICAL			32.50/SF	130,000
27	COMMUNICATIONS				
D5030	Communications & Security				
759	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	4,000.00	2.00	8,000
760	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	4,000.00		Excl.
	D5030 - Communications & Security			2.00/SF	8,000
	27 - COMMUNICATIONS			2.00/SF	8,000

ESTIMATE DETAIL - CONCEPT 2
2 Concept 2 - West Expansion
 2E Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
761	Fire alarm system; incl. devices, wiring, conduit, etc	SF	4,000.00	2.50	10,000
762	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	4,000.00		Excl.
	D5030 - Communications & Security			2.50/SF	10,000
	28 - ELECTRONIC SAFETY AND SECURITY			2.50/SF	10,000
MAIN KITCHEN RENOVATION				564.88/SF	2,259,500

ESTIMATE DETAIL - CONCEPT 2

2 Concept 2 - West Expansion

2E Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
761	Fire alarm system; incl. devices, wiring, conduit, etc	SF	4,000.00	2.50	10,000
762	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	4,000.00		Excl.
	D5030 - Communications & Security			2.50/SF	10,000
	28 - ELECTRONIC SAFETY AND SECURITY			2.50/SF	10,000
	MAIN KITCHEN RENOVATION			564.88/SF	2,259,500

LOCATION SUMMARY - CONCEPT 3

GFA: Gross Floor Area
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
3	Concept 3 - Flip the Script			
3A	North / East Expansion	46,500	674.60	31,368,838
3B	Premium Restaurant / Bar	8,500	419.31	3,564,146
3C	Bunker Club & Premium Seating	5,000	441.70	2,208,500
3D	Club Level & Premium Seating	6,000	458.62	2,751,750
3E	Event Center Connector	10,000	458.37	4,583,688
3F	Main Kitchen Renovation	4,000	564.88	2,259,500
	3 - Concept 3 - Flip the Script	80,000	584.21	46,736,422
	ESTIMATED NET COST	80,000	584.21	46,736,422

MARGINS & ADJUSTMENTS

Phasing / Temporary Works	2.3 %	1,053,820
Out of Hours Work		Excl.
General Conditions / Requirements	10.5 %	5,033,238
Bonds & Insurances	1.5 %	792,353
Overhead & Profit	4.5 %	2,412,713
Construction Contingency	3.3 %	1,831,911
Design / Estimating Contingency	15.0 %	8,679,070
Escalation beyond Q3 2023		Excl.

ESTIMATED TOTAL COST	80,000	831.74	66,539,527
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SUMMARY - CONCEPT 3

Gross Floor Area: 80,000 SF
Rates Current At September 2023

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions	2.9 %	23.84	1,907,000
03	Concrete	3.7 %	30.43	2,434,250
05	Metals	7.7 %	63.78	5,102,497
06	Wood, Plastics, and Composites	1.7 %	14.19	1,135,125
07	Thermal and Moisture Protection	8.5 %	70.91	5,672,800
08	Openings	7.2 %	60.16	4,812,750
09	Finishings	9.7 %	80.48	6,438,000
10	Specialties	0.8 %	6.90	552,250
11	Equipment	3.9 %	32.15	2,572,000
12	Furnishings	1.9 %	15.98	1,278,500
13	Special Construction	0.8 %	6.60	528,000
14	Conveying Equipment	2.3 %	19.25	1,540,000
21	Fire Suppression	0.5 %	4.53	362,500
22	Plumbing	1.4 %	11.78	942,750
23	Heating, Ventilating, and Air Conditioning	7.0 %	57.97	4,637,500
26	Electrical	5.0 %	41.75	3,340,000
27	Communications	1.8 %	14.77	1,181,500
28	Electronic Safety and Security	0.9 %	7.66	613,000
31	Earthwork	1.5 %	12.20	976,000
32	Exterior Improvements	0.6 %	5.12	410,000
33	Utilities	0.5 %	3.75	300,000
ESTIMATED NET COST		70.2 %	584.21	46,736,422
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	2.3 %		1,053,820
	Out of Hours Work			Excl.
	General Conditions / Requirements	10.5 %		5,033,238
	Bonds & Insurances	1.5 %		792,353
	Overhead & Profit	4.5 %		2,412,713
	Construction Contingency	3.3 %		1,831,911
	Design / Estimating Contingency	15.0 %		8,679,070
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST			831.74	66,539,527

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script
3A North / East Expansion

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02 EXISTING CONDITIONS					
G1020	Site Demolition and Relocations				
895	Selective demolition (site pavement, punch-thru into arena, etc)	SF	26,500.00	55.00	1,457,500
896	Dismantle, remove and dispose of exst. exterior ramps	LS	1.00	100,000.00	100,000
	G1020 - Site Demolition and Relocations			33.49/SF	1,557,500
G1040	Hazardous Waste Remediation				
897	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			33.49/SF	1,557,500
03 CONCRETE					
A1010	Standard Foundations				
898	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	26,500.00	15.00	397,500
	A1010 - Standard Foundations			8.55/SF	397,500
A1020	Special Foundations				
899	Deep foundation systems (assumes not required)	LS	1.00		Excl.
900	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
901	Cast-in-place concrete slab on grade	SF	26,500.00	12.00	318,000
	A1030 - Slab on Grade			6.84/SF	318,000
A2020	Basement Walls				
902	Cast-in-place concrete elevator pit	EA	2.00	20,000.00	40,000
903	Cast-in-place concrete escalator pit	EA	2.00	20,000.00	40,000
	A2020 - Basement Walls			1.72/SF	80,000
B1010	Floor Construction				
904	Cast-in-place concrete topping slab	SF	10,000.00	10.00	100,000
984	Precast concrete stadia	SF	5,700.00	125.00	712,500
905	Misc. modifications/tie-ins to exst. adjacent structure (floor expansion, elevator/escalators, etc)	LS	1.00	250,000.00	250,000
	B1010 - Floor Construction			22.85/SF	1,062,500
	03 - CONCRETE			39.96/SF	1,858,000

Appendix Detailed Concept Design Cost Breakouts



ESTIMATE DETAIL - CONCEPT 3
3 Concept 3 - Flip the Script
 3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
05	METALS				
B1010	Floor Construction				
906	Structural steel floor framing	T	75.0000	4,750.00	356,250
985	Structural steel stadia framing	T	42.7500	4,750.01	203,063
907	Metal floor deck	SF	10,000.00	8.00	80,000
908	Base plates, anchor bolts, misc. plates and connections	T	75.0000	4,750.00	356,250
	B1010 - Floor Construction			21.41/SF	995,563
B1020	Roof Construction				
909	Structural steel roof framing	T	318.0000	4,750.00	1,510,500
910	Metal roof deck	SF	31,800.00	8.00	254,400
911	Base plates, anchor bolts, misc. plates and connections	T	47.7000	4,750.00	226,575
	B1020 - Roof Construction			42.83/SF	1,991,475
C1030	Fittings				
986	Railings and drink rails to balcony seating	SF	5,700.00	20.00	114,000
912	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	46,500.00	4.00	186,000
	C1030 - Fittings			6.45/SF	300,000
C2010	Stair Construction				
913	Architectural circulation stair	FT/R	40.00	7,500.00	300,000
983	Metal pan egress stair w/- concrete pans, incl. railings	FT/R	160.00	1,200.00	192,000
	C2010 - Stair Construction			10.58/SF	492,000
	05 - METALS			81.27/SF	3,779,038
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
914	Wood blocking / rough carpentry	SF	46,500.00	1.25	58,125
	C1010 - Partitions			1.25/SF	58,125
E2010	Fixed Furnishings				
915	Built-in casework / millwork	SF	46,500.00	5.00	232,500
	E2010 - Fixed Furnishings			5.00/SF	232,500
	06 - WOOD, PLASTICS, AND COMPOSITES			6.25/SF	290,625
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
916	Air and vapor barrier	SF	26,500.00	0.60	15,900
917	Underslab waterproofing	SF	26,500.00		Excl.

ESTIMATE DETAIL - CONCEPT 3
3 Concept 3 - Flip the Script
 3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
918	Underslab drainage	SF	26,500.00		Excl.
	A1030 - Slab on Grade			0.34/SF	15,900
B1010	Floor Construction				
919	Spray-applied fireproofing to floor framing	SF	10,000.00	3.00	30,000
	B1010 - Floor Construction			0.65/SF	30,000
B1020	Roof Construction				
920	Spray-applied fireproofing to roof framing	SF	31,800.00	3.00	95,400
	B1020 - Roof Construction			2.05/SF	95,400
B2010	Exterior Walls				
921	Architectural exterior wall cladding	SF	32,500.00	90.00	2,925,000
922	Soffit to underside of roof overhang	SF	5,300.00	75.00	397,500
923	Weather backing to exterior wall	SF	32,500.00	10.00	325,000
924	Exterior caulking and sealing	SF	32,500.00	1.50	48,750
925	Misc. trims and flashings	SF	32,500.00	2.50	81,250
930	Premium for "destination" main entrance	LS	1.00	200,000.00	200,000
931	Misc. modifications/tie-ins at exst. arena envelope	LS	1.00	250,000.00	250,000
	B2010 - Exterior Walls			90.91/SF	4,227,500
B3010	Roof Coverings				
927	Membrane roofing, incl. back-up assembly	SF	31,800.00	25.00	795,000
	B3010 - Roof Coverings			17.10/SF	795,000
C1010	Partitions				
928	Misc. firestopping	SF	46,500.00	1.25	58,125
929	Misc. interior caulking and sealing	SF	46,500.00	1.50	69,750
	C1010 - Partitions			2.75/SF	127,875
	07 - THERMAL AND MOISTURE PROTECTION			113.80/SF	5,291,675
08	OPENINGS				
B2010	Exterior Walls				
932	Architectural curtain wall facade	SF	17,500.00	150.00	2,625,000
	B2010 - Exterior Walls			56.45/SF	2,625,000
B2030	Exterior Doors				
933	Exterior doors, frames, hardware	LS	1.00	150,000.00	150,000
	B2030 - Exterior Doors			3.23/SF	150,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1010	Partitions				
934	Interior storefront, punched windows, etc	SF	46,500.00	2.00	93,000
	C1010 - Partitions			2.00/SF	93,000
C1020	Interior Doors				
935	Interior doors, frames, hardware	SF	46,500.00	3.50	162,750
	C1020 - Interior Doors			3.50/SF	162,750
	08 - OPENINGS			65.18/SF	3,030,750
09	FINISHINGS				
B2010	Exterior Walls				
936	Back-up framing assembly to exterior wall cladding	SF	32,500.00	15.00	487,500
	B2010 - Exterior Walls			10.48/SF	487,500
C1010	Partitions				
937	Interior GWB/CMU partitions	SF	46,500.00	15.00	697,500
	C1010 - Partitions			15.00/SF	697,500
C3010	Wall Finishes				
938	Interior wall finishes	SF	46,500.00	7.00	325,500
	C3010 - Wall Finishes			7.00/SF	325,500
C3020	Floor Finishes				
939	Floor finishes and wall bases	SF	46,500.00	15.00	697,500
	C3020 - Floor Finishes			15.00/SF	697,500
C3030	Ceiling Finishes				
940	Ceiling finishes	SF	46,500.00	20.00	930,000
	C3030 - Ceiling Finishes			20.00/SF	930,000
	09 - FINISHINGS			67.48/SF	3,138,000
10	SPECIALTIES				
C1030	Fittings				
941	Janitor accessories	LS	1.00	2,000.00	2,000
942	Fire extinguisher and cabinet	EA	10.00	500.00	5,000
943	Interior code and wayfinding signage	SF	46,500.00	2.00	93,000
944	Exterior building signage	LS	1.00	100,000.00	100,000
945	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	46,500.00	2.00	93,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
946	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	46,500.00	1.00	46,500
	C1030 - Fittings			7.30/SF	339,500
	10 - SPECIALTIES			7.30/SF	339,500
11	EQUIPMENT				
E1010	Commercial Equipment				
947	Bar equipment	LS	1.00	450,000.00	450,000
948	Pantry / food service equipment	LS	1.00	225,000.00	225,000
988	Suite appliance package	EA	2.00	7,500.00	15,000
989	Television and bracket	EA	2.00	3,500.00	7,000
	E1010 - Commercial Equipment			14.99/SF	697,000
	11 - EQUIPMENT			14.99/SF	697,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
987	Fixed seating, premium seats	EA	900.00	450.00	405,000
949	Window shades, motorized	SF	17,500.00	20.00	350,000
	E2010 - Fixed Furnishings			16.24/SF	755,000
E2020	Movable Furnishings				
950	Loose furniture, fittings, and equipment	SF	46,500.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			16.24/SF	755,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
990	LED ribbon board	SF	360.00	950.00	342,000
991	Structure and back-up to ribbon board	SF	360.00	100.00	36,000
	F1030 - Special Construction Systems			8.13/SF	378,000
	13 - SPECIAL CONSTRUCTION			8.13/SF	378,000
14	CONVEYING EQUIPMENT				
D1010	Elevators & Lifts				
992	(2) Stop service elevator	EA	2.00	120,000.00	240,000
	D1010 - Elevators & Lifts			5.16/SF	240,000
D1020	Escalators & Moving Walks				
953	Escalator, approx. 20'-0" rise	EA	2.00	325,000.00	650,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
954	Escalator, approx. 20'-0" rise	EA	2.00	325,000.00	650,000
	D1020 - Escalators & Moving Walks			27.96/SF	1,300,000
	14 - CONVEYING EQUIPMENT			33.12/SF	1,540,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
955	Fire sprinkler system	SF	46,500.00	5.00	232,500
	D4010 - Sprinklers			5.00/SF	232,500
	21 - FIRE SUPPRESSION			5.00/SF	232,500
22	PLUMBING				
D2010	Plumbing Fixtures				
956	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	46,500.00	2.00	93,000
	D2010 - Plumbing Fixtures			2.00/SF	93,000
D2020	Domestic Water Distribution				
957	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	46,500.00	2.50	116,250
	D2020 - Domestic Water Distribution			2.50/SF	116,250
D2030	Sanitary Waste				
958	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	46,500.00	3.50	162,750
	D2030 - Sanitary Waste			3.50/SF	162,750
D2040	Rain Water Drainage				
959	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	46,500.00	2.00	93,000
	D2040 - Rain Water Drainage			2.00/SF	93,000
D2090	Other Plumbing Systems				
960	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	46,500.00	1.50	69,750
	D2090 - Other Plumbing Systems			1.50/SF	69,750
	22 - PLUMBING			11.50/SF	534,750
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
961	HVAC Systems	SF	46,500.00	75.00	3,487,500
	D3040 - Distribution Systems			75.00/SF	3,487,500
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			75.00/SF	3,487,500

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
962	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	46,500.00	20.00	930,000
	D5010 - Electrical Service & Distribution			20.00/SF	930,000
D5020	Lighting and Branch Wiring				
963	Interior lighting; incl. fixtures, wiring, controls, etc	SF	46,500.00	15.00	697,500
964	Branch power; incl. devices, equipment connections, wiring, etc	SF	46,500.00	5.00	232,500
965	Exterior building lighting	LS	1.00	100,000.00	100,000
	D5020 - Lighting and Branch Wiring			22.15/SF	1,030,000
D5090	Other Electrical Systems				
966	Lightning protection and grounding, temp. lighting/power, etc	SF	46,500.00	2.50	116,250
	D5090 - Other Electrical Systems			2.50/SF	116,250
	26 - ELECTRICAL			44.65/SF	2,076,250
27	COMMUNICATIONS				
D5030	Communications & Security				
967	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	46,500.00	4.00	186,000
968	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	46,500.00	7.50	348,750
	D5030 - Communications & Security			11.50/SF	534,750
	27 - COMMUNICATIONS			11.50/SF	534,750
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
969	Fire alarm system; incl. devices, wiring, conduit, etc	SF	46,500.00	3.00	139,500
970	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	46,500.00	5.00	232,500
	D5030 - Communications & Security			8.00/SF	372,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	372,000
31	EARTHWORK				
A1010	Standard Foundations				
971	Foundation excavation, backfill, disposal	SF	46,500.00	5.00	232,500
	A1010 - Standard Foundations			5.00/SF	232,500

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
A1030	Slab on Grade				
972	Slab on grade excavation, backfill, disposal	SF	46,500.00	4.00	186,000
	A1030 - Slab on Grade			4.00/SF	186,000
G1010	Site Clearing				
973	Site clearing and grubbing	LS	1.00	25,000.00	25,000
974	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	250,000.00	250,000
	G1010 - Site Clearing			5.91/SF	275,000
G1030	Site Earthwork				
975	Site grading, minor cut/fill	SF	26,500.00	5.00	132,500
	G1030 - Site Earthwork			2.85/SF	132,500
	31 - EARTHWORK			17.76/SF	826,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
976	Misc. development of exst. adjacent sitework	LS	1.00	250,000.00	250,000
	G2040 - Site Development			5.38/SF	250,000
G2050	Landscaping				
977	Misc. development of exst. adjacent landscaping	LS	1.00	100,000.00	100,000
	G2050 - Landscaping			2.15/SF	100,000
	32 - EXTERIOR IMPROVEMENTS			7.53/SF	350,000
33	UTILITIES				
G3010	Water Supply				
978	Connection to exst. site water service/s	LS	1.00	50,000.00	50,000
	G3010 - Water Supply			1.08/SF	50,000
G3020	Sanitary Water				
979	Connection to exst. site sewer service	LS	1.00	75,000.00	75,000
	G3020 - Sanitary Water			1.61/SF	75,000
G3030	Storm Sewer				
980	Connection to exst. site storm drainage	LS	1.00	75,000.00	75,000
	G3030 - Storm Sewer			1.61/SF	75,000
G4010	Electrical Distribution				
981	Site electrical and communications distribution	LS	1.00	100,000.00	100,000
	G4010 - Electrical Distribution			2.15/SF	100,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3A North / East Expansion (continued)

GFA: 46,500 SF Cost/SF: 674.60
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G4020	Site Lighting				
982	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES			6.45/SF	300,000
	NORTH / EAST EXPANSION			674.60/SF	31,368,838

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script
3B Premium Restaurant / Bar

GFA: 8,500 SF Cost/SF: 419.31
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
03	CONCRETE				
B1010	Floor Construction				
997	Cast-in-place concrete topping slab	SF	8,500.00	10.00	85,000
998	Coring patching of exst. floor for new underslab MEP	SF	8,500.00	2.50	21,250
999	Misc. repairs/modifications to exst. adjacent stadia	LS	1.00	50,000.00	50,000
	B1010 - Floor Construction			18.38/SF	156,250
	03 - CONCRETE			18.38/SF	156,250
05	METALS				
B1010	Floor Construction				
1000	Structural steel floor framing	T	63.7500	4,750.01	302,813
1001	Metal floor deck	SF	8,500.00	8.00	68,000
1002	Base plates, anchor bolts, misc. plates and connections	T	9.5700	4,750.05	45,458
1003	Misc. railings and drink rails to premium seating	SF	1,000.00	25.00	25,000
	B1010 - Floor Construction			51.91/SF	441,271
C1030	Fittings				
1004	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	8,500.00	5.00	42,500
	C1030 - Fittings			5.00/SF	42,500
	05 - METALS			56.91/SF	483,771
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
1005	Wood blocking / rough carpentry	SF	8,500.00	2.00	17,000
	C1010 - Partitions			2.00/SF	17,000
E2010	Fixed Furnishings				
1006	Built-in casework / millwork	SF	8,500.00	30.00	255,000
	E2010 - Fixed Furnishings			30.00/SF	255,000
	06 - WOOD, PLASTICS, AND COMPOSITES			32.00/SF	272,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
1007	Misc. firestopping	SF	8,500.00	1.25	10,625
1008	Misc. interior caulking and sealing	SF	8,500.00	1.50	12,750
	C1010 - Partitions			2.75/SF	23,375
	07 - THERMAL AND MOISTURE PROTECTION			2.75/SF	23,375

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script
3B Premium Restaurant / Bar (continued)

GFA: 8,500 SF Cost/SF: 419.31
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
C1010	Partitions				
1009	Interior storefront, punched windows, etc	SF	8,500.00	2.00	17,000
	C1010 - Partitions			2.00/SF	17,000
C1020	Interior Doors				
1010	Interior doors, frames, hardware	SF	8,500.00	4.00	34,000
	C1020 - Interior Doors			4.00/SF	34,000
	08 - OPENINGS			6.00/SF	51,000
09	FINISHINGS				
C1010	Partitions				
1011	Interior GWB/CMU partitions	SF	8,500.00	20.00	170,000
	C1010 - Partitions			20.00/SF	170,000
C3010	Wall Finishes				
1012	Interior wall finishes	SF	8,500.00	25.00	212,500
	C3010 - Wall Finishes			25.00/SF	212,500
C3020	Floor Finishes				
1013	Floor finishes and wall bases	SF	8,500.00	25.00	212,500
	C3020 - Floor Finishes			25.00/SF	212,500
C3030	Ceiling Finishes				
1014	Ceiling finishes	SF	8,500.00	50.00	425,000
	C3030 - Ceiling Finishes			50.00/SF	425,000
	09 - FINISHINGS			120.00/SF	1,020,000
10	SPECIALTIES				
C1030	Fittings				
1015	Janitor accessories	LS	1.00	1,000.00	1,000
1016	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
1017	Interior code and wayfinding signage	SF	8,500.00	2.00	17,000
1018	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	8,500.00	4.00	34,000
1019	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	8,500.00	1.50	12,750
	C1030 - Fittings			7.74/SF	65,750
	10 - SPECIALTIES			7.74/SF	65,750

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3B Premium Restaurant / Bar (continued)

GFA: 8,500 SF Cost/SF: 419.31
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
1020	Bar equipment	LS	1.00	100,000.00	100,000
1021	Pantry / food service equipment	LS	1.00	75,000.00	75,000
	E1010 - Commercial Equipment			20.59/SF	175,000
	11 - EQUIPMENT			20.59/SF	175,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
1022	Window shades, motorized	LS	1.00		Excl.
1023	Fixed seating, premium seats	EA	150.00	450.00	67,500
	E2010 - Fixed Furnishings			7.94/SF	67,500
E2020	Movable Furnishings				
1024	Loose furniture, fittings, and equipment	SF	8,500.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			7.94/SF	67,500
21	FIRE SUPPRESSION				
D4010	Sprinklers				
1026	Fire sprinkler system	SF	8,500.00	5.00	42,500
	D4010 - Sprinklers			5.00/SF	42,500
	21 - FIRE SUPPRESSION			5.00/SF	42,500
22	PLUMBING				
D2010	Plumbing Fixtures				
1027	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	8,500.00	2.50	21,250
	D2010 - Plumbing Fixtures			2.50/SF	21,250
D2020	Domestic Water Distribution				
1028	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	8,500.00	3.00	25,500
	D2020 - Domestic Water Distribution			3.00/SF	25,500
D2030	Sanitary Waste				
1029	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	8,500.00	4.00	34,000
	D2030 - Sanitary Waste			4.00/SF	34,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3B Premium Restaurant / Bar (continued)

GFA: 8,500 SF Cost/SF: 419.31
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2040	Rain Water Drainage				
1030	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	8,500.00	2.50	21,250
	D2040 - Rain Water Drainage			2.50/SF	21,250
D2090	Other Plumbing Systems				
1031	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	8,500.00	2.00	17,000
	D2090 - Other Plumbing Systems			2.00/SF	17,000
	22 - PLUMBING			14.00/SF	119,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
1032	HVAC Systems	SF	8,500.00	50.00	425,000
	D3040 - Distribution Systems			50.00/SF	425,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			50.00/SF	425,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
1033	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	8,500.00	7.50	63,750
	D5010 - Electrical Service & Distribution			7.50/SF	63,750
D5020	Lighting and Branch Wiring				
1034	Interior lighting; incl. fixtures, wiring, controls, etc	SF	8,500.00	25.00	212,500
1035	Branch power; incl. devices, equipment connections, wiring, etc	SF	8,500.00	7.50	63,750
	D5020 - Lighting and Branch Wiring			32.50/SF	276,250
D5090	Other Electrical Systems				
1036	Lightning protection and grounding, temp. lighting/power, etc	SF	8,500.00	2.50	21,250
	D5090 - Other Electrical Systems			2.50/SF	21,250
	26 - ELECTRICAL			42.50/SF	361,250
27	COMMUNICATIONS				
D5030	Communications & Security				
1037	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	8,500.00	7.50	63,750

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3B Premium Restaurant / Bar (continued)

GFA: 8,500 SF Cost/SF: 419.31
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
1038	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	8,500.00	20.00	170,000
	D5030 - Communications & Security			27.50/SF	233,750
	27 - COMMUNICATIONS			27.50/SF	233,750
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
1039	Fire alarm system; incl. devices, wiring, conduit, etc	SF	8,500.00	3.00	25,500
1040	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	8,500.00	5.00	42,500
	D5030 - Communications & Security			8.00/SF	68,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	68,000
PREMIUM RESTAURANT / BAR			419.31/SF		3,564,146

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3C Bunker Club & Premium Seating

GFA: 5,000 SF Cost/SF: 441.70
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
454	Selective interior demolition	SF	5,000.00	15.00	75,000
455	Remove and dispose of exst. seating	EA	190.00	75.00	14,250
456	Hazardous materials abatement	LS	1.00		
	F2010 - Building Elements Demolition			17.85/SF	89,250
	02 - EXISTING CONDITIONS			17.85/SF	89,250
03	CONCRETE				
A1030	Slab on Grade				
457	Trenching/patching of exst. slab on grade for new underslab MEP	SF	5,000.00	10.00	50,000
	A1030 - Slab on Grade			10.00/SF	50,000
	03 - CONCRETE			10.00/SF	50,000
05	METALS				
C1030	Fittings				
458	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	5,000.00	5.00	25,000
	C1030 - Fittings			5.00/SF	25,000
	05 - METALS			5.00/SF	25,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
459	Wood blocking / rough carpentry	SF	5,000.00	2.00	10,000
	C1010 - Partitions			2.00/SF	10,000
E2010	Fixed Furnishings				
460	Built-in casework / millwork	SF	5,000.00	50.00	250,000
461	Drink rails etc to premium seating	LS	1.00	15,000.00	15,000
	E2010 - Fixed Furnishings			53.00/SF	265,000
	06 - WOOD, PLASTICS, AND COMPOSITES			55.00/SF	275,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
462	Misc. firestopping	SF	5,000.00	1.25	6,250
463	Misc. interior caulking and sealing	SF	5,000.00	1.50	7,500
	C1010 - Partitions			2.75/SF	13,750
	07 - THERMAL AND MOISTURE PROTECTION			2.75/SF	13,750

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 441.70
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
C1010	Partitions				
464	Interior storefront, punched windows, etc	SF	5,000.00	5.00	25,000
	C1010 - Partitions			5.00/SF	25,000
C1020	Interior Doors				
465	Interior doors, frames, hardware	SF	5,000.00	10.00	50,000
	C1020 - Interior Doors			10.00/SF	50,000
	08 - OPENINGS			15.00/SF	75,000
09	FINISHINGS				
C1010	Partitions				
466	Interior GWB/CMU partitions	SF	5,000.00	25.00	125,000
	C1010 - Partitions			25.00/SF	125,000
C3010	Wall Finishes				
467	Interior wall finishes	SF	5,000.00	35.00	175,000
	C3010 - Wall Finishes			35.00/SF	175,000
C3020	Floor Finishes				
468	Floor finishes and wall bases	SF	5,000.00	30.00	150,000
	C3020 - Floor Finishes			30.00/SF	150,000
C3030	Ceiling Finishes				
469	Ceiling finishes	SF	5,000.00	50.00	250,000
	C3030 - Ceiling Finishes			50.00/SF	250,000
	09 - FINISHINGS			140.00/SF	700,000
10	SPECIALTIES				
C1030	Fittings				
470	Janitor accessories	LS	1.00	1,000.00	1,000
471	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
472	Interior code and wayfinding signage	SF	5,000.00	2.00	10,000
473	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	5,000.00	10.00	50,000
474	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	5,000.00	1.50	7,500
	C1030 - Fittings			13.90/SF	69,500
	10 - SPECIALTIES			13.90/SF	69,500

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 441.70
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
475	Bar equipment	LS	1.00	125,000.00	125,000
	E1010 - Commercial Equipment			25.00/SF	125,000
	11 - EQUIPMENT			25.00/SF	125,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
476	Window shades, motorized	LS	1.00		
477	Fixed seating, premium seats	EA	190.00	400.00	76,000
	E2010 - Fixed Furnishings			15.20/SF	76,000
E2020	Movable Furnishings				
478	Loose furniture, fittings, and equipment	SF	5,000.00		
	E2020 - Movable Furnishings				
	12 - FURNISHINGS			15.20/SF	76,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
479	New vomitory access	LS	1.00	100,000.00	100,000
480	Misc. modifications/repairs to exst. stadia	LS	1.00		
	F1030 - Special Construction Systems			20.00/SF	100,000
	13 - SPECIAL CONSTRUCTION			20.00/SF	100,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
481	Fire sprinkler system	SF	5,000.00	2.50	12,500
	D4010 - Sprinklers			2.50/SF	12,500
	21 - FIRE SUPPRESSION			2.50/SF	12,500
22	PLUMBING				
D2010	Plumbing Fixtures				
482	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	5,000.00	2.50	12,500
	D2010 - Plumbing Fixtures			2.50/SF	12,500
D2020	Domestic Water Distribution				
483	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	5,000.00	3.00	15,000
	D2020 - Domestic Water Distribution			3.00/SF	15,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 441.70
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2030	Sanitary Waste				
484	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	5,000.00	4.00	20,000
	D2030 - Sanitary Waste			4.00/SF	20,000
D2040	Rain Water Drainage				
485	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	5,000.00	2.50	12,500
	D2040 - Rain Water Drainage			2.50/SF	12,500
D2090	Other Plumbing Systems				
486	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	5,000.00	2.00	10,000
	D2090 - Other Plumbing Systems			2.00/SF	10,000
	22 - PLUMBING			14.00/SF	70,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
487	HVAC Systems	SF	5,000.00	25.00	125,000
	D3040 - Distribution Systems			25.00/SF	125,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	125,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
488	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	5,000.00	7.50	37,500
	D5010 - Electrical Service & Distribution			7.50/SF	37,500
D5020	Lighting and Branch Wiring				
489	Interior lighting; incl. fixtures, wiring, controls, etc	SF	5,000.00	25.00	125,000
490	Branch power; incl. devices, equipment connections, wiring, etc	SF	5,000.00	7.50	37,500
	D5020 - Lighting and Branch Wiring			32.50/SF	162,500
D5090	Other Electrical Systems				
491	Lightning protection and grounding, temp. lighting/power, etc	SF	5,000.00	2.50	12,500
	D5090 - Other Electrical Systems			2.50/SF	12,500
	26 - ELECTRICAL			42.50/SF	212,500

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3C Bunker Club & Premium Seating (continued)

GFA: 5,000 SF Cost/SF: 441.70
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
27	COMMUNICATIONS				
D5030	Communications & Security				
492	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	10.00	50,000
493	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	20.00	100,000
	D5030 - Communications & Security			30.00/SF	150,000
	27 - COMMUNICATIONS			30.00/SF	150,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
494	Fire alarm system; incl. devices, wiring, conduit, etc	SF	5,000.00	3.00	15,000
495	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	5,000.00	5.00	25,000
	D5030 - Communications & Security			8.00/SF	40,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	40,000
BUNKER CLUB & PREMIUM SEATING				441.70/SF	2,208,500

Appendix **Detailed Concept Design Cost Breakouts**
PENSACOLA BAY CENTER
CONCEPT DESIGN COST ESTIMATE



PENSACOLA BAY CENTER
CONCEPT DESIGN COST ESTIMATE



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3D Club Level & Premium Seating

GFA: 6,000 SF Cost/SF: 458.62
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
496	Selective interior demolition	SF	6,000.00	15.00	90,000
497	Remove and dispose of exst. seating	EA	470.00	75.00	35,250
498	Remove and dispose of exst. concrete stadia	SF	3,000.00	15.00	45,000
499	Hazardous materials abatement	LS	1.00		
	F2010 - Building Elements Demolition			28.38/SF	170,250
	02 - EXISTING CONDITIONS			28.38/SF	170,250
03	CONCRETE				
B1010	Floor Construction				
500	Cast-in-place concrete topping slab	SF	3,000.00	10.00	30,000
501	Coring patching of exst. floor for new underslab MEP	SF	6,000.00	5.00	30,000
502	Misc. repairs/modifications to exst. adjacent stadia	LS	1.00	20,000.00	20,000
	B1010 - Floor Construction			13.33/SF	80,000
	03 - CONCRETE			13.33/SF	80,000
05	METALS				
B1010	Floor Construction				
503	Structural steel floor framing	T	30.0000	5,000.00	150,000
504	Metal floor deck	SF	3,000.00	10.00	30,000
505	Base plates, anchor bolts, misc. plates and connections	T	6.0000	5,000.00	30,000
506	Misc. railings and drink rails to premium seating	SF	5,000.00	10.00	50,000
	B1010 - Floor Construction			43.33/SF	260,000
C1030	Fittings				
507	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	6,000.00	5.00	30,000
	C1030 - Fittings			5.00/SF	30,000
	05 - METALS			48.33/SF	290,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
508	Wood blocking / rough carpentry	SF	6,000.00	1.50	9,000
	C1010 - Partitions			1.50/SF	9,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 458.62
 Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
E2010	Fixed Furnishings				
509	Built-in casework / millwork	SF	6,000.00	40.00	240,000
	E2010 - Fixed Furnishings			40.00/SF	240,000
	06 - WOOD, PLASTICS, AND COMPOSITES			41.50/SF	249,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
510	Misc. firestopping	SF	6,000.00	1.25	7,500
511	Misc. interior caulking and sealing	SF	6,000.00	1.50	9,000
	C1010 - Partitions			2.75/SF	16,500
	07 - THERMAL AND MOISTURE PROTECTION			2.75/SF	16,500
08	OPENINGS				
C1010	Partitions				
512	Interior storefront, punched windows, etc	SF	6,000.00	2.00	12,000
	C1010 - Partitions			2.00/SF	12,000
C1020	Interior Doors				
513	Interior doors, frames, hardware	SF	6,000.00	4.00	24,000
	C1020 - Interior Doors			4.00/SF	24,000
	08 - OPENINGS			6.00/SF	36,000
09	FINISHINGS				
C1010	Partitions				
514	Interior GWB/CMU partitions	SF	6,000.00	20.00	120,000
	C1010 - Partitions			20.00/SF	120,000
C3010	Wall Finishes				
515	Interior wall finishes	SF	6,000.00	25.00	150,000
	C3010 - Wall Finishes			25.00/SF	150,000
C3020	Floor Finishes				
516	Floor finishes and wall bases	SF	6,000.00	25.00	150,000
	C3020 - Floor Finishes			25.00/SF	150,000
C3030	Ceiling Finishes				
517	Ceiling finishes	SF	6,000.00	50.00	300,000
	C3030 - Ceiling Finishes			50.00/SF	300,000
	09 - FINISHINGS			120.00/SF	720,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 458.62
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
10	SPECIALTIES				
C1030	Fittings				
518	Janitor accessories	LS	1.00	1,000.00	1,000
519	Fire extinguisher and cabinet	EA	2.00	500.00	1,000
520	Interior code and wayfinding signage	SF	6,000.00	2.00	12,000
521	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	6,000.00	5.00	30,000
522	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	6,000.00	1.50	9,000
	C1030 - Fittings			8.83/SF	53,000
	10 - SPECIALTIES			8.83/SF	53,000
11	EQUIPMENT				
E1010	Commercial Equipment				
523	Bar equipment	LS	1.00	100,000.00	100,000
714	Pantry / food service equipment	LS	1.00	75,000.00	75,000
	E1010 - Commercial Equipment			29.17/SF	175,000
	11 - EQUIPMENT			29.17/SF	175,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
524	Window shades, motorized	LS	1.00		
525	Fixed seating, premium seats	EA	450.00	400.00	180,000
	E2010 - Fixed Furnishings			30.00/SF	180,000
E2020	Movable Furnishings				
526	Loose furniture, fittings, and equipment	SF	6,000.00		
	E2020 - Movable Furnishings				
	12 - FURNISHINGS			30.00/SF	180,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
527	Misc. modifications/repairs to exst. stadia (for new seating)	LS	1.00	50,000.00	50,000
	F1030 - Special Construction Systems			8.33/SF	50,000
	13 - SPECIAL CONSTRUCTION			8.33/SF	50,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 458.62
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
528	Fire sprinkler system	SF	6,000.00	2.50	15,000
	D4010 - Sprinklers			2.50/SF	15,000
	21 - FIRE SUPPRESSION			2.50/SF	15,000
22	PLUMBING				
D2010	Plumbing Fixtures				
529	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	6,000.00	2.50	15,000
	D2010 - Plumbing Fixtures			2.50/SF	15,000
D2020	Domestic Water Distribution				
530	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	6,000.00	3.00	18,000
	D2020 - Domestic Water Distribution			3.00/SF	18,000
D2030	Sanitary Waste				
531	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	6,000.00	4.00	24,000
	D2030 - Sanitary Waste			4.00/SF	24,000
D2040	Rain Water Drainage				
532	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	6,000.00	2.50	15,000
	D2040 - Rain Water Drainage			2.50/SF	15,000
D2090	Other Plumbing Systems				
533	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	6,000.00	2.00	12,000
	D2090 - Other Plumbing Systems			2.00/SF	12,000
	22 - PLUMBING			14.00/SF	84,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
534	HVAC Systems	SF	6,000.00	25.00	150,000
	D3040 - Distribution Systems			25.00/SF	150,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	150,000

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3D Club Level & Premium Seating (continued)

GFA: 6,000 SF Cost/SF: 458.62
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
535	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	6,000.00	7.50	45,000
	D5010 - Electrical Service & Distribution			7.50/SF	45,000
D5020	Lighting and Branch Wiring				
536	Interior lighting; incl. fixtures, wiring, controls, etc	SF	6,000.00	25.00	150,000
537	Branch power; incl. devices, equipment connections, wiring, etc	SF	6,000.00	7.50	45,000
	D5020 - Lighting and Branch Wiring			32.50/SF	195,000
D5090	Other Electrical Systems				
538	Lightning protection and grounding, temp. lighting/power, etc	SF	6,000.00	2.50	15,000
	D5090 - Other Electrical Systems			2.50/SF	15,000
	26 - ELECTRICAL			42.50/SF	255,000
27	COMMUNICATIONS				
D5030	Communications & Security				
539	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	10.00	60,000
540	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	20.00	120,000
	D5030 - Communications & Security			30.00/SF	180,000
	27 - COMMUNICATIONS			30.00/SF	180,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
541	Fire alarm system; incl. devices, wiring, conduit, etc	SF	6,000.00	3.00	18,000
542	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	6,000.00	5.00	30,000
	D5030 - Communications & Security			8.00/SF	48,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	48,000
CLUB LEVEL & PREMIUM SEATING				458.62/SF	2,751,750

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
543	Selective demolition (site pavement, punch-thru into arena, etc)	SF	10,000.00	5.00	50,000
	G1020 - Site Demolition and Relocations			5.00/SF	50,000
G1040	Hazardous Waste Remediation				
544	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			5.00/SF	50,000
03	CONCRETE				
A1010	Standard Foundations				
545	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	10,000.00	15.00	150,000
	A1010 - Standard Foundations			15.00/SF	150,000
A1020	Special Foundations				
546	Deep foundation systems (assumes not required)	LS	1.00		Excl.
547	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
548	Cast-in-place concrete slab on grade	SF	10,000.00	12.00	120,000
	A1030 - Slab on Grade			12.00/SF	120,000
	03 - CONCRETE			27.00/SF	270,000
05	METALS				
B1020	Roof Construction				
549	Structural steel roof framing	T	75.0000	4,750.00	356,250
550	Metal roof deck	SF	10,000.00	8.00	80,000
551	Base plates, anchor bolts, misc. plates and connections	T	11.2500	4,750.04	53,438
	B1020 - Roof Construction			48.97/SF	489,688
C1030	Fittings				
552	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	10,000.00	2.50	25,000
	C1030 - Fittings			2.50/SF	25,000
	05 - METALS			51.47/SF	514,688

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
553	Wood blocking / rough carpentry	SF	10,000.00	1.25	12,500
	C1010 - Partitions			1.25/SF	12,500
E2010	Fixed Furnishings				
554	Built-in casework / millwork	SF	10,000.00	2.00	20,000
	E2010 - Fixed Furnishings			2.00/SF	20,000
	06 - WOOD, PLASTICS, AND COMPOSITES			3.25/SF	32,500
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
555	Air and vapor barrier	SF	10,000.00	0.60	6,000
556	Underslab waterproofing	SF	10,000.00		Excl.
557	Underslab drainage	SF	10,000.00		Excl.
	A1030 - Slab on Grade			0.60/SF	6,000
B1020	Roof Construction				
558	Spray-applied fireproofing to roof framing	SF	10,000.00	3.00	30,000
	B1020 - Roof Construction			3.00/SF	30,000
B3010	Roof Coverings				
565	Membrane roofing, incl. back-up assembly	SF	10,000.00	25.00	250,000
	B3010 - Roof Coverings			25.00/SF	250,000
C1010	Partitions				
566	Misc. firestopping	SF	10,000.00	1.25	12,500
567	Misc. interior caulking and sealing	SF	10,000.00	1.50	15,000
	C1010 - Partitions			2.75/SF	27,500
	07 - THERMAL AND MOISTURE PROTECTION			31.35/SF	313,500
08	OPENINGS				
B2010	Exterior Walls				
568	Architectural curtain wall facade	SF	10,000.00	150.00	1,500,000
	B2010 - Exterior Walls			150.00/SF	1,500,000
B2030	Exterior Doors				
569	Exterior doors, frames, hardware	LS	1.00	50,000.00	50,000
	B2030 - Exterior Doors			5.00/SF	50,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1010	Partitions				
570	Interior storefront, punched windows, etc	SF	10,000.00		Excl.
	C1010 - Partitions				Excl.
C1020	Interior Doors				
571	Interior doors, frames, hardware	SF	10,000.00	5.00	50,000
	C1020 - Interior Doors			5.00/SF	50,000
	08 - OPENINGS			160.00/SF	1,600,000
09	FINISHINGS				
C1010	Partitions				
573	Interior GWB/CMU partitions	SF	10,000.00	10.00	100,000
	C1010 - Partitions			10.00/SF	100,000
C3010	Wall Finishes				
574	Interior wall finishes	SF	10,000.00	5.00	50,000
	C3010 - Wall Finishes			5.00/SF	50,000
C3020	Floor Finishes				
575	Floor finishes and wall bases	SF	10,000.00	25.00	250,000
	C3020 - Floor Finishes			25.00/SF	250,000
C3030	Ceiling Finishes				
576	Ceiling finishes	SF	10,000.00	20.00	200,000
	C3030 - Ceiling Finishes			20.00/SF	200,000
	09 - FINISHINGS			60.00/SF	600,000
10	SPECIALTIES				
C1030	Fittings				
578	Fire extinguisher and cabinet	EA	1.00	500.00	500
579	Interior code and wayfinding signage	SF	10,000.00	0.75	7,500
580	Exterior building signage	LS	1.00		Excl.
581	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	10,000.00		Excl.
582	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	10,000.00	0.50	5,000
	C1030 - Fittings			1.30/SF	13,000
	10 - SPECIALTIES			1.30/SF	13,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
12	FURNISHINGS				
E2010	Fixed Furnishings				
584	Window shades, motorized	SF	10,000.00	20.00	200,000
	E2010 - Fixed Furnishings			20.00/SF	200,000
E2020	Movable Furnishings				
585	Loose furniture, fittings, and equipment	SF	10,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			20.00/SF	200,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
587	Fire sprinkler system	SF	10,000.00	5.00	50,000
	D4010 - Sprinklers			5.00/SF	50,000
	21 - FIRE SUPPRESSION			5.00/SF	50,000
22	PLUMBING				
D2010	Plumbing Fixtures				
588	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	10,000.00		Excl.
	D2010 - Plumbing Fixtures				Excl.
D2020	Domestic Water Distribution				
589	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	10,000.00		Excl.
	D2020 - Domestic Water Distribution				Excl.
D2030	Sanitary Waste				
590	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	10,000.00		Excl.
	D2030 - Sanitary Waste				Excl.
D2040	Rain Water Drainage				
591	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	10,000.00	2.50	25,000
	D2040 - Rain Water Drainage			2.50/SF	25,000
D2090	Other Plumbing Systems				
592	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	10,000.00		Excl.
	D2090 - Other Plumbing Systems				Excl.
	22 - PLUMBING			2.50/SF	25,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
593	HVAC Systems	SF	10,000.00	25.00	250,000
	D3040 - Distribution Systems			25.00/SF	250,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			25.00/SF	250,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
594	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	10,000.00	5.00	50,000
	D5010 - Electrical Service & Distribution			5.00/SF	50,000
D5020	Lighting and Branch Wiring				
595	Interior lighting; incl. fixtures, wiring, controls, etc	SF	10,000.00	20.00	200,000
596	Branch power; incl. devices, equipment connections, wiring, etc	SF	10,000.00	2.50	25,000
597	Exterior building lighting	LS	1.00	10,000.00	10,000
	D5020 - Lighting and Branch Wiring			23.50/SF	235,000
D5090	Other Electrical Systems				
598	Lightning protection and grounding, temp. lighting/power, etc	SF	10,000.00	2.00	20,000
	D5090 - Other Electrical Systems			2.00/SF	20,000
	26 - ELECTRICAL			30.50/SF	305,000
27	COMMUNICATIONS				
D5030	Communications & Security				
599	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	10,000.00	2.50	25,000
600	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	10,000.00	5.00	50,000
	D5030 - Communications & Security			7.50/SF	75,000
	27 - COMMUNICATIONS			7.50/SF	75,000
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
601	Fire alarm system; incl. devices, wiring, conduit, etc	SF	10,000.00	2.50	25,000

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
602	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	10,000.00	5.00	50,000
	D5030 - Communications & Security			7.50/SF	75,000
	28 - ELECTRONIC SAFETY AND SECURITY			7.50/SF	75,000
31	EARTHWORK				
A1010	Standard Foundations				
603	Foundation excavation, backfill, disposal	SF	10,000.00	5.00	50,000
	A1010 - Standard Foundations			5.00/SF	50,000
A1030	Slab on Grade				
604	Slab on grade excavation, backfill, disposal	SF	10,000.00	4.00	40,000
	A1030 - Slab on Grade			4.00/SF	40,000
G1010	Site Clearing				
605	Site clearing and grubbing	LS	1.00	5,000.00	5,000
606	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	5,000.00	5,000
	G1010 - Site Clearing			1.00/SF	10,000
G1030	Site Earthwork				
607	Site grading, minor cut/fill	SF	10,000.00	5.00	50,000
	G1030 - Site Earthwork			5.00/SF	50,000
	31 - EARTHWORK			15.00/SF	150,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
608	Misc. development of exst. adjacent sitework	LS	1.00	50,000.00	50,000
	G2040 - Site Development			5.00/SF	50,000
G2050	Landscaping				
609	Misc. development of exst. adjacent landscaping	LS	1.00	10,000.00	10,000
	G2050 - Landscaping			1.00/SF	10,000
	32 - EXTERIOR IMPROVEMENTS			6.00/SF	60,000
33	UTILITIES				
G3010	Water Supply				
610	Connection to exst. site water service/s	LS	1.00		Excl.
	G3010 - Water Supply				Excl.
G3020	Sanitary Water				
611	Connection to exst. site sewer service	LS	1.00		Excl.
	G3020 - Sanitary Water				Excl.

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3E Event Center Connector (continued)

GFA: 10,000 SF Cost/SF: 458.37
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G3030	Storm Sewer				
612	Connection to exst. site storm drainage	LS	1.00		Excl.
	G3030 - Storm Sewer				Excl.
G4010	Electrical Distribution				
613	Site electrical and communications distribution	LS	1.00		Excl.
	G4010 - Electrical Distribution				Excl.
G4020	Site Lighting				
614	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES				Excl.
EVENT CENTER CONNECTOR				458.37/SF	4,583,688

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script
3F Main Kitchen Renovation

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
763	Selective interior demolition	EA	4,000.00	10.00	40,000
764	Hazardous materials abatement	LS	1.00		
	F2010 - Building Elements Demolition			10.00/SF	40,000
	02 - EXISTING CONDITIONS			10.00/SF	40,000
03	CONCRETE				
B1010	Floor Construction				
765	Coring patching of exst. structure for new underslab MEP	SF	4,000.00	5.00	20,000
	B1010 - Floor Construction			5.00/SF	20,000
	03 - CONCRETE			5.00/SF	20,000
05	METALS				
C1030	Fittings				
766	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	4,000.00	2.50	10,000
	C1030 - Fittings			2.50/SF	10,000
	05 - METALS			2.50/SF	10,000
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
767	Wood blocking / rough carpentry	SF	4,000.00	1.50	6,000
	C1010 - Partitions			1.50/SF	6,000
E2010	Fixed Furnishings				
768	Built-in casework / millwork	SF	4,000.00	2.50	10,000
	E2010 - Fixed Furnishings			2.50/SF	10,000
	06 - WOOD, PLASTICS, AND COMPOSITES			4.00/SF	16,000
07	THERMAL AND MOISTURE PROTECTION				
C1010	Partitions				
769	Misc. firestopping	SF	4,000.00	1.50	6,000
770	Misc. interior caulking and sealing	SF	4,000.00	2.00	8,000
	C1010 - Partitions			3.50/SF	14,000
	07 - THERMAL AND MOISTURE PROTECTION			3.50/SF	14,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script
3F Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
08	OPENINGS				
C1010	Partitions				
771	Interior storefront, punched windows, etc	SF	4,000.00		
	C1010 - Partitions				
C1020	Interior Doors				
772	Interior doors, frames, hardware	SF	4,000.00	5.00	20,000
	C1020 - Interior Doors			5.00/SF	20,000
	08 - OPENINGS			5.00/SF	20,000
09	FINISHINGS				
C1010	Partitions				
773	Interior GWB/CMU partitions	SF	4,000.00	20.00	80,000
	C1010 - Partitions			20.00/SF	80,000
C3010	Wall Finishes				
774	Interior wall finishes	SF	4,000.00	10.00	40,000
	C3010 - Wall Finishes			10.00/SF	40,000
C3020	Floor Finishes				
775	Floor finishes and wall bases	SF	4,000.00	20.00	80,000
	C3020 - Floor Finishes			20.00/SF	80,000
C3030	Ceiling Finishes				
776	Ceiling finishes	SF	4,000.00	15.00	60,000
	C3030 - Ceiling Finishes			15.00/SF	60,000
	09 - FINISHINGS			65.00/SF	260,000
10	SPECIALTIES				
C1030	Fittings				
777	Fire extinguisher and cabinet	EA	3.00	500.00	1,500
778	Interior code and wayfinding signage	SF	4,000.00	1.50	6,000
779	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	4,000.00		
780	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	4,000.00	1.00	4,000
	C1030 - Fittings			2.88/SF	11,500
	10 - SPECIALTIES			2.88/SF	11,500

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3F Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
11	EQUIPMENT				
E1010	Commercial Equipment				
781	Food service equipment (including removal of existing)	SF	4,000.00	350.00	1,400,000
	E1010 - Commercial Equipment			350.00/SF	1,400,000
	11 - EQUIPMENT			350.00/SF	1,400,000
12	FURNISHINGS				
E2020	Movable Furnishings				
782	Loose furniture, fittings, and equipment	SF	4,000.00		
	E2020 - Movable Furnishings				
	12 - FURNISHINGS				
21	FIRE SUPPRESSION				
D4010	Sprinklers				
783	Fire sprinkler system	SF	4,000.00	2.50	10,000
	D4010 - Sprinklers			2.50/SF	10,000
	21 - FIRE SUPPRESSION			2.50/SF	10,000
22	PLUMBING				
D2010	Plumbing Fixtures				
784	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	4,000.00	2.50	10,000
	D2010 - Plumbing Fixtures			2.50/SF	10,000
D2020	Domestic Water Distribution				
785	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	4,000.00	10.00	40,000
	D2020 - Domestic Water Distribution			10.00/SF	40,000
D2030	Sanitary Waste				
786	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	4,000.00	10.00	40,000
	D2030 - Sanitary Waste			10.00/SF	40,000
D2040	Rain Water Drainage				
787	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	4,000.00		
	D2040 - Rain Water Drainage				

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3F Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2090	Other Plumbing Systems				
788	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	4,000.00	5.00	20,000
	D2090 - Other Plumbing Systems			5.00/SF	20,000
	22 - PLUMBING			27.50/SF	110,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
789	HVAC Systems	SF	4,000.00	50.00	200,000
	D3040 - Distribution Systems			50.00/SF	200,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			50.00/SF	200,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
790	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	4,000.00	5.00	20,000
	D5010 - Electrical Service & Distribution			5.00/SF	20,000
D5020	Lighting and Branch Wiring				
791	Interior lighting; incl. fixtures, wiring, controls, etc	SF	4,000.00	10.00	40,000
792	Branch power; incl. devices, equipment connections, wiring, etc	SF	4,000.00	15.00	60,000
	D5020 - Lighting and Branch Wiring			25.00/SF	100,000
D5090	Other Electrical Systems				
793	Lightning protection and grounding, temp. lighting/power, etc	SF	4,000.00	2.50	10,000
	D5090 - Other Electrical Systems			2.50/SF	10,000
	26 - ELECTRICAL			32.50/SF	130,000
27	COMMUNICATIONS				
D5030	Communications & Security				
794	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	4,000.00	2.00	8,000
795	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	4,000.00		
	D5030 - Communications & Security			2.00/SF	8,000
	27 - COMMUNICATIONS			2.00/SF	8,000

ESTIMATE DETAIL - CONCEPT 3

3 Concept 3 - Flip the Script

3F Main Kitchen Renovation (continued)

GFA: 4,000 SF Cost/SF: 564.88
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
796	Fire alarm system; incl. devices, wiring, conduit, etc	SF	4,000.00	2.50	10,000
797	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	4,000.00		
	D5030 - Communications & Security			2.50/SF	10,000
	28 - ELECTRONIC SAFETY AND SECURITY			2.50/SF	10,000
MAIN KITCHEN RENOVATION			564.88/SF		2,259,500

LOCATION SUMMARY - OTHER PROJECTS

GFA: 76,000 SF
Rates Current At September 2023

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
4	Other			
4A	Practice Ice Rink	26,000	596.72	15,514,850
4B	Event Center	50,000	539.75	26,987,356
4C	Grand Plaza			3,608,500
4D	Service / Loading			1,691,875
4E	West Parking Lot			1,770,000
4F	Retention Pond			1,500,000
	4 - Other	76,000	672.01	51,072,581
ESTIMATED NET COST		76,000	672.01	51,072,581

MARGINS & ADJUSTMENTS

Phasing / Temporary Works	0.2 %		84,594
Out of Hours Work			Excl.
General Conditions / Requirements	8.5 %		4,354,496
Bonds & Insurances	1.5 %		832,675
Overhead & Profit	4.5 %		2,535,495
Construction Contingency	3.1 %		1,844,736
Design / Estimating Contingency	15.0 %		9,108,686
Escalation beyond Q3 2023			Excl.

ESTIMATED TOTAL COST	76,000	918.86	69,833,263
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SUMMARY - CONCEPT 4

Gross Floor Area: 76,000 SF
Rates Current At September 2023

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions	1.3 %	12.37	940,000
03	Concrete	2.8 %	26.14	1,987,000
05	Metals	5.3 %	48.71	3,702,106
06	Wood, Plastics, and Composites	0.6 %	5.57	423,000
07	Thermal and Moisture Protection	12.0 %	110.04	8,363,100
08	Openings	6.3 %	58.20	4,423,000
09	Finishings	6.7 %	61.89	4,704,000
10	Specialties	1.4 %	13.26	1,008,000
11	Equipment	1.2 %	10.92	830,000
12	Furnishings	0.7 %	6.63	504,000
13	Special Construction	3.6 %	32.89	2,500,000
21	Fire Suppression	0.5 %	4.66	354,000
22	Plumbing	1.5 %	13.49	1,025,000
23	Heating, Ventilating, and Air Conditioning	7.2 %	66.45	5,050,000
26	Electrical	4.6 %	41.82	3,178,000
27	Communications	2.0 %	17.95	1,364,000
28	Electronic Safety and Security	0.9 %	8.00	608,000
31	Earthwork	3.0 %	27.70	2,105,250
32	Exterior Improvements	7.5 %	69.13	5,254,125
33	Utilities	3.9 %	36.18	2,750,000
ESTIMATED NET COST		73.1 %	672.01	51,072,581
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Works	0.2 %		84,594
	Out of Hours Work			Excl.
	General Conditions / Requirements	8.5 %		4,354,496
	Bonds & Insurances	1.5 %		832,675
	Overhead & Profit	4.5 %		2,535,495
	Construction Contingency	3.1 %		1,844,736
	Design / Estimating Contingency	15.0 %		9,108,686
	Escalation beyond Q3 2023			Excl.
ESTIMATED TOTAL COST			918.86	69,833,263

ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02 EXISTING CONDITIONS					
G1020 Site Demolition and Relocations					
615	Selective demolition (site pavement, punch-thru into arena, etc)	SF	26,000.00	5.00	130,000
	G1020 - Site Demolition and Relocations			5.00/SF	130,000
G1040 Hazardous Waste Remediation					
617	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			5.00/SF	130,000
03 CONCRETE					
A1010 Standard Foundations					
618	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	26,000.00	15.00	390,000
	A1010 - Standard Foundations			15.00/SF	390,000
A1020 Special Foundations					
619	Deep foundation systems (assumes not required)	LS	1.00		Excl.
620	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
A1030 Slab on Grade					
621	Cast-in-place concrete slab on grade	SF	26,000.00	12.00	312,000
	A1030 - Slab on Grade			12.00/SF	312,000
	03 - CONCRETE			27.00/SF	702,000
05 METALS					
B1020 Roof Construction					
626	Structural steel roof framing	T	260.0000	4,750.00	1,235,000
627	Metal roof deck	SF	26,000.00	12.00	312,000
628	Base plates, anchor bolts, misc. plates and connections	T	39.0000	4,750.00	185,250
697	Rigging and catwalk	SF	6,500.00	125.00	812,500
	B1020 - Roof Construction			97.88/SF	2,544,750
C1030 Fittings					
698	Painted steel railings to seating bowl	SF		20.00	0

Appendix Detailed Concept Design Cost Breakouts



ESTIMATE DETAIL - CONCEPT 4

4 Other

4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
629	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	26,000.00	2.50	65,000
	C1030 - Fittings			2.50/SF	65,000
	05 - METALS			100.38/SF	2,609,750
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
630	Wood blocking / rough carpentry	SF	26,000.00	1.25	32,500
	C1010 - Partitions			1.25/SF	32,500
E2010	Fixed Furnishings				
631	Built-in casework / millwork	SF	26,000.00	3.00	78,000
	E2010 - Fixed Furnishings			3.00/SF	78,000
	06 - WOOD, PLASTICS, AND COMPOSITES			4.25/SF	110,500
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
632	Air and vapor barrier	SF	26,000.00	0.60	15,600
633	Underslab waterproofing	SF	26,000.00		Excl.
634	Underslab drainage	SF	26,000.00		Excl.
	A1030 - Slab on Grade			0.60/SF	15,600
B1020	Roof Construction				
635	Spray-applied fireproofing to roof framing	SF	26,000.00	3.00	78,000
	B1020 - Roof Construction			3.00/SF	78,000
B2010	Exterior Walls				
636	Architectural exterior wall cladding	SF	20,800.00	95.00	1,976,000
637	Exterior soffits/canopies	LS	1.00	20,000.00	20,000
638	Weather backing to exterior wall	SF	20,800.00	10.00	208,000
639	Exterior caulking and sealing	SF	20,800.00	1.25	26,000
640	Misc. trims and flashings	SF	20,800.00	2.50	52,000
	B2010 - Exterior Walls			87.77/SF	2,282,000
B3010	Roof Coverings				
641	Membrane roofing, incl. back-up assembly	SF	31,200.00	25.00	780,000
	B3010 - Roof Coverings			30.00/SF	780,000
C1010	Partitions				
642	Misc. firestopping	SF	26,000.00	1.00	26,000

ESTIMATE DETAIL - CONCEPT 4

4 Other

4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
643	Misc. interior caulking and sealing	SF	26,000.00	1.25	32,500
	C1010 - Partitions			2.25/SF	58,500
	07 - THERMAL AND MOISTURE PROTECTION			123.62/SF	3,214,100
08	OPENINGS				
B2010	Exterior Walls				
646	Architectural curtain wall facade	SF	5,200.00	150.00	780,000
	B2010 - Exterior Walls			30.00/SF	780,000
B2030	Exterior Doors				
647	Exterior doors, frames, hardware	LS	1.00	50,000.00	50,000
	B2030 - Exterior Doors			1.92/SF	50,000
C1010	Partitions				
648	Interior storefront, punched windows, etc	SF	26,000.00	2.00	52,000
	C1010 - Partitions			2.00/SF	52,000
C1020	Interior Doors				
649	Interior doors, frames, hardware	SF	26,000.00	3.50	91,000
	C1020 - Interior Doors			3.50/SF	91,000
	08 - OPENINGS			37.42/SF	973,000
09	FINISHINGS				
B2010	Exterior Walls				
650	Back-up framing assembly to exterior wall cladding	SF	20,800.00		
	B2010 - Exterior Walls				
C1010	Partitions				
651	Interior GWB/CMU partitions	SF	26,000.00	12.00	312,000
	C1010 - Partitions			12.00/SF	312,000
C3010	Wall Finishes				
652	Interior wall finishes	SF	26,000.00	5.00	130,000
	C3010 - Wall Finishes			5.00/SF	130,000
C3020	Floor Finishes				
653	Floor finishes and wall bases	SF	26,000.00	7.00	182,000
	C3020 - Floor Finishes			7.00/SF	182,000

Appendix Detailed Concept Design Cost Breakouts



ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C3030	Ceiling Finishes				
654	Ceiling finishes	SF	26,000.00	5.00	130,000
	C3030 - Ceiling Finishes			5.00/SF	130,000
	09 - FINISHINGS			29.00/SF	754,000
10	SPECIALTIES				
C1030	Fittings				
655	Janitor accessories	LS	2.00	1,000.00	2,000
656	Fire extinguisher and cabinet	EA	6.00	500.00	3,000
657	Interior code and wayfinding signage	SF	26,000.00	0.50	13,000
658	Exterior building signage	LS	1.00	20,000.00	20,000
700	Athletics lockers	SF	26,000.00	5.00	130,000
659	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	26,000.00	2.00	52,000
660	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	26,000.00	0.75	19,500
	C1030 - Fittings			9.21/SF	239,500
	10 - SPECIALTIES			9.21/SF	239,500
11	EQUIPMENT				
E1010	Commercial Equipment				
661	Misc. equipment (warming kitchen, appliances, projection screens, etc)	LS	1.00	30,000.00	30,000
703	Hydrotherapy equipment	LS	1.00	75,000.00	75,000
701	Videoboard / scoreboard	LS	1.00		Excl.
	E1010 - Commercial Equipment			4.04/SF	105,000
	11 - EQUIPMENT			4.04/SF	105,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
702	Spectator seating (assumes aluminum bleacher system)	EA	1,000.00		Incl.
662	Window shades, motorized	SF	5,200.00	20.00	104,000
	E2010 - Fixed Furnishings			4.00/SF	104,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
E2020	Movable Furnishings				
663	Loose furniture, fittings, and equipment	SF	26,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			4.00/SF	104,000
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
696	Aluminum bleacher system	EA	1,000.00	500.00	500,000
664	Ice rink construction (ice sheet, dasher board system, ice making plant/equipment, etc)	LS	1.00	2,000,000.00	2,000,000
	F1030 - Special Construction Systems			96.15/SF	2,500,000
	13 - SPECIAL CONSTRUCTION			96.15/SF	2,500,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
668	Fire sprinkler system	SF	26,000.00	4.00	104,000
	D4010 - Sprinklers			4.00/SF	104,000
	21 - FIRE SUPPRESSION			4.00/SF	104,000
22	PLUMBING				
D2010	Plumbing Fixtures				
669	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	26,000.00	2.00	52,000
	D2010 - Plumbing Fixtures			2.00/SF	52,000
D2020	Domestic Water Distribution				
670	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	26,000.00	2.50	65,000
	D2020 - Domestic Water Distribution			2.50/SF	65,000
D2030	Sanitary Waste				
671	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	26,000.00	3.50	91,000
	D2030 - Sanitary Waste			3.50/SF	91,000
D2040	Rain Water Drainage				
672	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	26,000.00	2.00	52,000
	D2040 - Rain Water Drainage			2.00/SF	52,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2090	Other Plumbing Systems				
673	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	26,000.00	2.50	65,000
	D2090 - Other Plumbing Systems			2.50/SF	65,000
	22 - PLUMBING			12.50/SF	325,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
674	HVAC Systems	SF	26,000.00	50.00	1,300,000
	D3040 - Distribution Systems			50.00/SF	1,300,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			50.00/SF	1,300,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
675	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	26,000.00	15.00	390,000
	D5010 - Electrical Service & Distribution			15.00/SF	390,000
D5020	Lighting and Branch Wiring				
676	Interior lighting; incl. fixtures, wiring, controls, etc	SF	26,000.00	12.00	312,000
677	Branch power; incl. devices, equipment connections, wiring, etc	SF	26,000.00	3.50	91,000
678	Exterior building lighting	LS	1.00	20,000.00	20,000
	D5020 - Lighting and Branch Wiring			16.27/SF	423,000
D5090	Other Electrical Systems				
679	Lightning protection and grounding, temp. lighting/power, etc	SF	26,000.00	2.50	65,000
	D5090 - Other Electrical Systems			2.50/SF	65,000
	26 - ELECTRICAL			33.77/SF	878,000
27	COMMUNICATIONS				
D5030	Communications & Security				
680	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	26,000.00	4.00	104,000
681	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	26,000.00	10.00	260,000
	D5030 - Communications & Security			14.00/SF	364,000
	27 - COMMUNICATIONS			14.00/SF	364,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
682	Fire alarm system; incl. devices, wiring, conduit, etc	SF	26,000.00	3.00	78,000
683	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	26,000.00	5.00	130,000
	D5030 - Communications & Security			8.00/SF	208,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	208,000
31	EARTHWORK				
A1010	Standard Foundations				
684	Foundation excavation, backfill, disposal	SF	26,000.00	5.00	130,000
	A1010 - Standard Foundations			5.00/SF	130,000
A1030	Slab on Grade				
685	Slab on grade excavation, backfill, disposal	SF	26,000.00	4.00	104,000
	A1030 - Slab on Grade			4.00/SF	104,000
G1010	Site Clearing				
686	Site clearing and grubbing	LS	1.00	10,000.00	10,000
687	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	100,000.00	100,000
	G1010 - Site Clearing			4.23/SF	110,000
G1030	Site Earthwork				
688	Site grading, minor cut/fill	SF	26,000.00	5.00	130,000
	G1030 - Site Earthwork			5.00/SF	130,000
	31 - EARTHWORK			18.23/SF	474,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
689	Misc. development of exst. adjacent sitework	LS	1.00	100,000.00	100,000
	G2040 - Site Development			3.85/SF	100,000
G2050	Landscaping				
690	Misc. development of exst. adjacent landscaping	LS	1.00	20,000.00	20,000
	G2050 - Landscaping			0.77/SF	20,000
	32 - EXTERIOR IMPROVEMENTS			4.62/SF	120,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4A Practice Ice Rink (continued)

GFA: 26,000 SF Cost/SF: 596.72
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
33	UTILITIES				
G3010	Water Supply				
691	Connection to exst. site water service/s	LS	1.00	50,000.00	50,000
	G3010 - Water Supply			1.92/SF	50,000
G3020	Sanitary Water				
692	Connection to exst. site sewer service	LS	1.00	75,000.00	75,000
	G3020 - Sanitary Water			2.88/SF	75,000
G3030	Storm Sewer				
693	Connection to exst. site storm drainage	LS	1.00	75,000.00	75,000
	G3030 - Storm Sewer			2.88/SF	75,000
G4010	Electrical Distribution				
694	Site electrical and communications distribution	LS	1.00	100,000.00	100,000
	G4010 - Electrical Distribution			3.85/SF	100,000
G4020	Site Lighting				
695	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES			11.54/SF	300,000
PRACTICE ICE RINK				596.72/SF	15,514,850

ESTIMATE DETAIL - CONCEPT 4

4 Other
4B Event Center

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
805	Selective demolition (site pavement)	LS	50,000.00	5.00	250,000
	G1020 - Site Demolition and Relocations			5.00/SF	250,000
G1040	Hazardous Waste Remediation				
807	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			5.00/SF	250,000
03	CONCRETE				
A1010	Standard Foundations				
808	Cast-in-place concrete strip footing, spread footings, grade beams, foundation walls, etc	SF	45,000.00	15.00	675,000
	A1010 - Standard Foundations			13.50/SF	675,000
A1020	Special Foundations				
809	Deep foundation systems (assumes not required)	LS	1.00		Excl.
810	Underpinning (assumes not required)	LS	1.00		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
811	Cast-in-place concrete slab on grade	SF	45,000.00	12.00	540,000
	A1030 - Slab on Grade			10.80/SF	540,000
A2020	Basement Walls				
812	Cast-in-place concrete elevator pit	EA	1.00	20,000.00	20,000
	A2020 - Basement Walls			0.40/SF	20,000
B1010	Floor Construction				
814	Cast-in-place concrete topping slab	SF	5,000.00	10.00	50,000
	B1010 - Floor Construction			1.00/SF	50,000
	03 - CONCRETE			25.70/SF	1,285,000
05	METALS				
B1010	Floor Construction				
816	Structural steel floor framing	T	37.5000	4,750.00	178,125
817	Metal floor deck	SF	5,000.00	8.00	40,000
818	Base plates, anchor bolts, misc. plates and connections	T	5.6300	4,750.09	26,743
	B1010 - Floor Construction			4.90/SF	244,868

Appendix **Detailed Concept Design Cost Breakouts**



ESTIMATE DETAIL - CONCEPT 4

4 Other
4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
B1020	Roof Construction				
819	Structural steel roof framing	T	27.0000	4,750.00	128,250
820	Metal roof deck	SF	54,000.00	8.00	432,000
821	Base plates, anchor bolts, misc. plates and connections	T	4.0500	4,750.12	19,238
	B1020 - Roof Construction			11.59/SF	579,488
C1030	Fittings				
822	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	50,000.00	5.00	250,000
	C1030 - Fittings			5.00/SF	250,000
C2010	Stair Construction				
823	Metal pan egress stair w/- concrete pans, incl. railings	FT/R	15.00	1,200.00	18,000
	C2010 - Stair Construction			0.36/SF	18,000
	05 - METALS			21.85/SF	1,092,356
06	WOOD, PLASTICS, AND COMPOSITES				
C1010	Partitions				
824	Wood blocking / rough carpentry	SF	50,000.00	1.25	62,500
	C1010 - Partitions			1.25/SF	62,500
E2010	Fixed Furnishings				
825	Built-in casework / millwork	SF	50,000.00	5.00	250,000
	E2010 - Fixed Furnishings			5.00/SF	250,000
	06 - WOOD, PLASTICS, AND COMPOSITES			6.25/SF	312,500
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
826	Air and vapor barrier	SF	45,000.00	0.60	27,000
827	Underslab waterproofing	SF	45,000.00		Excl.
828	Underslab drainage	SF	45,000.00		Excl.
	A1030 - Slab on Grade			0.54/SF	27,000
B1010	Floor Construction				
829	Spray-applied fireproofing to floor framing	SF	5,000.00	3.00	15,000
	B1010 - Floor Construction			0.30/SF	15,000
B1020	Roof Construction				
830	Spray-applied fireproofing to roof framing	SF	54,000.00	3.00	162,000
	B1020 - Roof Construction			3.24/SF	162,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
B2010	Exterior Walls				
831	Architectural exterior wall cladding	SF	30,000.00	100.00	3,000,000
832	Exterior canopies/soffits	LS	1.00	50,000.00	50,000
833	Weather backing to exterior wall	SF	30,000.00	10.00	300,000
834	Exterior caulking and sealing	SF	30,000.00	1.50	45,000
835	Misc. trims and flashings	SF	30,000.00	2.50	75,000
	B2010 - Exterior Walls			69.40/SF	3,470,000
B3010	Roof Coverings				
837	Membrane roofing, incl. back-up assembly	SF	54,000.00	25.00	1,350,000
	B3010 - Roof Coverings			27.00/SF	1,350,000
C1010	Partitions				
838	Misc. firestopping	SF	50,000.00	1.00	50,000
839	Misc. interior caulking and sealing	SF	50,000.00	1.50	75,000
	C1010 - Partitions			2.50/SF	125,000
	07 - THERMAL AND MOISTURE PROTECTION			102.98/SF	5,149,000
08	OPENINGS				
B2010	Exterior Walls				
842	Architectural curtain wall facade	SF	20,000.00	150.00	3,000,000
	B2010 - Exterior Walls			60.00/SF	3,000,000
B2030	Exterior Doors				
843	Exterior doors, frames, hardware	LS	1.00	75,000.00	75,000
	B2030 - Exterior Doors			1.50/SF	75,000
C1010	Partitions				
844	Interior storefront, punched windows, etc	SF	50,000.00	2.50	125,000
	C1010 - Partitions			2.50/SF	125,000
C1020	Interior Doors				
845	Interior doors, frames, hardware	SF	50,000.00	5.00	250,000
	C1020 - Interior Doors			5.00/SF	250,000
	08 - OPENINGS			69.00/SF	3,450,000
09	FINISHINGS				
B2010	Exterior Walls				
846	Back-up framing assembly to exterior wall cladding	SF	30,000.00	15.00	450,000
	B2010 - Exterior Walls			9.00/SF	450,000

ESTIMATE DETAIL - CONCEPT 4

4 Other

4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1010	Partitions				
847	Interior GWB/CMU partitions	SF	50,000.00	20.00	1,000,000
	C1010 - Partitions			20.00/SF	1,000,000
C3010	Wall Finishes				
848	Interior wall finishes	SF	50,000.00	15.00	750,000
	C3010 - Wall Finishes			15.00/SF	750,000
C3020	Floor Finishes				
849	Floor finishes and wall bases	SF	50,000.00	15.00	750,000
	C3020 - Floor Finishes			15.00/SF	750,000
C3030	Ceiling Finishes				
850	Ceiling finishes	SF	50,000.00	20.00	1,000,000
	C3030 - Ceiling Finishes			20.00/SF	1,000,000
	09 - FINISHINGS			79.00/SF	3,950,000
10	SPECIALTIES				
C1010	Partitions				
893	Operable walls (non-glazed)	SF	50,000.00	10.00	500,000
	C1010 - Partitions			10.00/SF	500,000
C1030	Fittings				
851	Janitor accessories	LS	1.00	2,000.00	2,000
852	Fire extinguisher and cabinet	EA	8.00	500.00	4,000
853	Interior code and wayfinding signage	SF	50,000.00	1.50	75,000
854	Exterior building signage	LS	1.00	25,000.00	25,000
855	Restroom accessories (cubicles, privacy screens, grab bars, tissue dispenser, paper towel dispenser, soap dispenser, mirrors, etc)	SF	50,000.00	2.00	100,000
856	Misc. specialties (markerboards, corner guards, AEDs, etc)	SF	50,000.00	1.25	62,500
	C1030 - Fittings			5.37/SF	268,500
	10 - SPECIALTIES			15.37/SF	768,500
11	EQUIPMENT				
E1010	Commercial Equipment				
857	Bar equipment	LS	1.00	150,000.00	150,000
858	Pantry / food service equipment	LS	1.00	75,000.00	75,000

ESTIMATE DETAIL - CONCEPT 4

4 Other

4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
894	Rigging points	SF	50,000.00	10.00	500,000
	E1010 - Commercial Equipment			14.50/SF	725,000
	11 - EQUIPMENT			14.50/SF	725,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
859	Window shades, motorized	SF	20,000.00	20.00	400,000
	E2010 - Fixed Furnishings			8.00/SF	400,000
E2020	Movable Furnishings				
860	Loose furniture, fittings, and equipment	SF	50,000.00		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			8.00/SF	400,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
865	Fire sprinkler system	SF	50,000.00	5.00	250,000
	D4010 - Sprinklers			5.00/SF	250,000
	21 - FIRE SUPPRESSION			5.00/SF	250,000
22	PLUMBING				
D2010	Plumbing Fixtures				
866	Water closets, lavatory basins, mop-sinks, kitchen sink, etc	SF	50,000.00	2.50	125,000
	D2010 - Plumbing Fixtures			2.50/SF	125,000
D2020	Domestic Water Distribution				
867	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	50,000.00	3.00	150,000
	D2020 - Domestic Water Distribution			3.00/SF	150,000
D2030	Sanitary Waste				
868	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	50,000.00	4.00	200,000
	D2030 - Sanitary Waste			4.00/SF	200,000
D2040	Rain Water Drainage				
869	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	50,000.00	2.50	125,000
	D2040 - Rain Water Drainage			2.50/SF	125,000

Appendix Detailed Concept Design Cost Breakouts



ESTIMATE DETAIL - CONCEPT 4

4 Other
4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2090	Other Plumbing Systems				
870	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	50,000.00	2.00	100,000
	D2090 - Other Plumbing Systems			2.00/SF	100,000
	22 - PLUMBING			14.00/SF	700,000
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
871	HVAC Systems	SF	50,000.00	75.00	3,750,000
	D3040 - Distribution Systems			75.00/SF	3,750,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			75.00/SF	3,750,000
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
872	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	50,000.00	15.00	750,000
	D5010 - Electrical Service & Distribution			15.00/SF	750,000
D5020	Lighting and Branch Wiring				
873	Interior lighting; incl. fixtures, wiring, controls, etc	SF	50,000.00	20.00	1,000,000
874	Branch power; incl. devices, equipment connections, wiring, etc	SF	50,000.00	7.50	375,000
875	Exterior building lighting	LS	1.00	50,000.00	50,000
	D5020 - Lighting and Branch Wiring			28.50/SF	1,425,000
D5090	Other Electrical Systems				
876	Lightning protection and grounding, temp. lighting/power, etc	SF	50,000.00	2.50	125,000
	D5090 - Other Electrical Systems			2.50/SF	125,000
	26 - ELECTRICAL			46.00/SF	2,300,000
27	COMMUNICATIONS				
D5030	Communications & Security				
877	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	50,000.00	5.00	250,000
878	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	50,000.00	15.00	750,000
	D5030 - Communications & Security			20.00/SF	1,000,000
	27 - COMMUNICATIONS			20.00/SF	1,000,000

ESTIMATE DETAIL - CONCEPT 4

4 Other
4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
879	Fire alarm system; incl. devices, wiring, conduit, etc	SF	50,000.00	3.00	150,000
880	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	50,000.00	5.00	250,000
	D5030 - Communications & Security			8.00/SF	400,000
	28 - ELECTRONIC SAFETY AND SECURITY			8.00/SF	400,000
31	EARTHWORK				
A1010	Standard Foundations				
881	Foundation excavation, backfill, disposal	SF	50,000.00	5.00	250,000
	A1010 - Standard Foundations			5.00/SF	250,000
A1030	Slab on Grade				
882	Slab on grade excavation, backfill, disposal	SF	50,000.00	4.00	200,000
	A1030 - Slab on Grade			4.00/SF	200,000
G1010	Site Clearing				
883	Site clearing and grubbing	LS	1.00	10,000.00	10,000
884	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	100,000.00	100,000
	G1010 - Site Clearing			2.20/SF	110,000
G1030	Site Earthwork				
885	Site grading, minor cut/fill	SF	45,000.00	5.00	225,000
	G1030 - Site Earthwork			4.50/SF	225,000
	31 - EARTHWORK			15.70/SF	785,000
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
886	Misc. development of exst. adjacent sitework	LS	1.00	100,000.00	100,000
	G2040 - Site Development			2.00/SF	100,000
G2050	Landscaping				
887	Misc. development of exst. adjacent landscaping	LS	1.00	20,000.00	20,000
	G2050 - Landscaping			0.40/SF	20,000
	32 - EXTERIOR IMPROVEMENTS			2.40/SF	120,000

ESTIMATE DETAIL - CONCEPT 4

4 Other

4B Event Center (continued)

GFA: 50,000 SF Cost/SF: 539.75
Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
33	UTILITIES				
G3010	Water Supply				
888	Connection to exst. site water service/s	LS	1.00	50,000.00	50,000
	G3010 - Water Supply			1.00/SF	50,000
G3020	Sanitary Water				
889	Connection to exst. site sewer service	LS	1.00	75,000.00	75,000
	G3020 - Sanitary Water			1.50/SF	75,000
G3030	Storm Sewer				
890	Connection to exst. site storm drainage	LS	1.00	75,000.00	75,000
	G3030 - Storm Sewer			1.50/SF	75,000
G4010	Electrical Distribution				
891	Site electrical and communications distribution	LS	1.00	100,000.00	100,000
	G4010 - Electrical Distribution			2.00/SF	100,000
G4020	Site Lighting				
892	Site lighting	LS	1.00		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES			6.00/SF	300,000
EVENT CENTER				539.75/SF	26,987,356

ESTIMATE DETAIL - CONCEPT 4

4 Other

4C Grand Plaza

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
1041	Selective demolition (site pavement)	LS	80,000.00	2.00	160,000
	G1020 - Site Demolition and Relocations				160,000
G1040	Hazardous Waste Remediation				
1042	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS				160,000
31	EARTHWORK				
G1010	Site Clearing				
1043	Site clearing and grubbing	LS	1.00	10,000.00	10,000
1044	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	100,000.00	100,000
	G1010 - Site Clearing				110,000
G1030	Site Earthwork				
1045	Site grading, minor cut/fill	SF	80,000.00	2.00	160,000
	G1030 - Site Earthwork				160,000
	31 - EARTHWORK				270,000
32	EXTERIOR IMPROVEMENTS				
G2010	Roadways				
1046	Concrete road / driveway	SF	8,000.00	20.00	160,000
	G2010 - Roadways				160,000
G2030	Pedestrian Paving				
1047	Vehicular unit pavers	SF	32,000.00	45.00	1,440,000
1048	Pedestrian unit pavers	SF	32,000.00	25.00	800,000
	G2030 - Pedestrian Paving				2,240,000
G2040	Site Development				
1053	Bollards	EA	50.00	750.00	37,500
1054	Benches, bike racks, etc	LS	1.00	50,000.00	50,000
1055	Wayfinding signage	LS	1.00	25,000.00	25,000
1061	Site/building signage	LS	1.00	25,000.00	25,000
1060	Iconic furnishings / monument	LS	1.00	100,000.00	100,000
	G2040 - Site Development				237,500

ESTIMATE DETAIL - CONCEPT 4

4 Other

4C Grand Plaza (continued)

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G2050	Landscaping				
1049	Seeded lawn	SF	8,000.00	2.00	16,000
1050	Garden beds and plantings	LS	1.00	50,000.00	50,000
1051	Trees	EA	50.00	2,000.00	100,000
1052	Irrigation system	LS	1.00		Excl.
	G2050 - Landscaping				166,000
	32 - EXTERIOR IMPROVEMENTS				2,803,500
33	UTILITIES				
G3010	Water Supply				
1056	Site water distribution	LS	1.00	50,000.00	50,000
	G3010 - Water Supply				50,000
G3030	Storm Sewer				
1057	Site stormwater drainage	LS	1.00	125,000.00	125,000
	G3030 - Storm Sewer				125,000
G4010	Electrical Distribution				
1058	Site electrical distribution	LS	1.00	50,000.00	50,000
	G4010 - Electrical Distribution				50,000
G4020	Site Lighting				
1071	Site lighting	LS	1.00	100,000.00	100,000
	G4020 - Site Lighting				100,000
G4030	Site Communications & Security				
1059	Site communications and security	LS	1.00	50,000.00	50,000
	G4030 - Site Communications & Security				50,000
	33 - UTILITIES				375,000
GRAND PLAZA					3,608,500

ESTIMATE DETAIL - CONCEPT 4

4 Other

4D Service / Loading

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
1062	Selective demolition (site pavement)	SF	75,000.00	2.00	150,000
	G1020 - Site Demolition and Relocations				150,000
G1040	Hazardous Waste Remediation				
1063	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS				150,000
31	EARTHWORK				
G1010	Site Clearing				
1064	Site clearing and grubbing	LS	1.00	10,000.00	10,000
1065	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	150,000.00	150,000
	G1010 - Site Clearing				160,000
G1030	Site Earthwork				
1066	Site grading, minor cut/fill	SF	75,000.00	2.00	150,000
	G1030 - Site Earthwork				150,000
	31 - EARTHWORK				310,000
32	EXTERIOR IMPROVEMENTS				
G2010	Roadways				
1067	Asphalt service road	SF	56,250.00	7.50	421,875
1068	Concrete service road / loading dock	SF	18,750.00	20.00	375,000
1069	Linemarking	SF	75,000.00	0.20	15,000
1070	Traffic / directional signage	LS	1.00	20,000.00	20,000
1076	Misc. modifications to Chase Street	LS	1.00	100,000.00	100,000
	G2010 - Roadways				931,875
G2040	Site Development				
1074	Loading dock construction / improvements	LS	1.00	100,000.00	100,000
1075	Loading dock equipment	LS	1.00	50,000.00	50,000
	G2040 - Site Development				150,000
	32 - EXTERIOR IMPROVEMENTS				1,081,875

ESTIMATE DETAIL - CONCEPT 4

4 Other

4D Service / Loading (continued)

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
33	UTILITIES				
G3030	Storm Sewer				
1073	Site stormwater drainage	LS	1.00	100,000.00	100,000
	G3030 - Storm Sewer				100,000
G4020	Site Lighting				
1072	Site lighting	LS	1.00	50,000.00	50,000
	G4020 - Site Lighting				50,000
	33 - UTILITIES				150,000
SERVICE / LOADING					1,691,875

ESTIMATE DETAIL - CONCEPT 4

4 Other

4E West Parking Lot

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
G1020	Site Demolition and Relocations				
1077	Selective demolition (site pavement)	SF	125,000.00	2.00	250,000
	G1020 - Site Demolition and Relocations				250,000
G1040	Hazardous Waste Remediation				
1078	Hazardous materials abatement	LS	1.00		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS				250,000
31	EARTHWORK				
G1010	Site Clearing				
1079	Site clearing and grubbing	LS	1.00	10,000.00	10,000
1080	Temp. construction fence, gates, entrance, TESC, etc	LS	1.00	100,000.00	100,000
	G1010 - Site Clearing				110,000
G1030	Site Earthwork				
1081	Site grading, minor cut/fill	SF	125,000.00	1.25	156,250
	G1030 - Site Earthwork				156,250
	31 - EARTHWORK				266,250
32	EXTERIOR IMPROVEMENTS				
G2010	Roadways				
1082	Asphalt parking lot	SF	125,000.00	7.50	937,500
1084	Linemarking	SF	125,000.00	0.25	31,250
1085	Traffic / directional signage	LS	1.00	10,000.00	10,000
1086	Misc. modifications to exst. adjacent streets	LS	1.00	50,000.00	50,000
	G2010 - Roadways				1,028,750
G2040	Site Development				
1091	Misc. site development (fencing, bollards, etc)	LS	1.00	100,000.00	100,000
	G2040 - Site Development				100,000
	32 - EXTERIOR IMPROVEMENTS				1,128,750
33	UTILITIES				
G3030	Storm Sewer				
1088	Site stormwater drainage	LS	1.00	75,000.00	75,000
	G3030 - Storm Sewer				75,000

ESTIMATE DETAIL - CONCEPT 4

4 Other

4E West Parking Lot (continued)

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G4020	Site Lighting				
1087	Site lighting	LS	1.00	50,000.00	50,000
	G4020 - Site Lighting				50,000
	33 - UTILITIES				125,000
WEST PARKING LOT					1,770,000

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ESTIMATE DETAIL - CONCEPT 4

4 Other

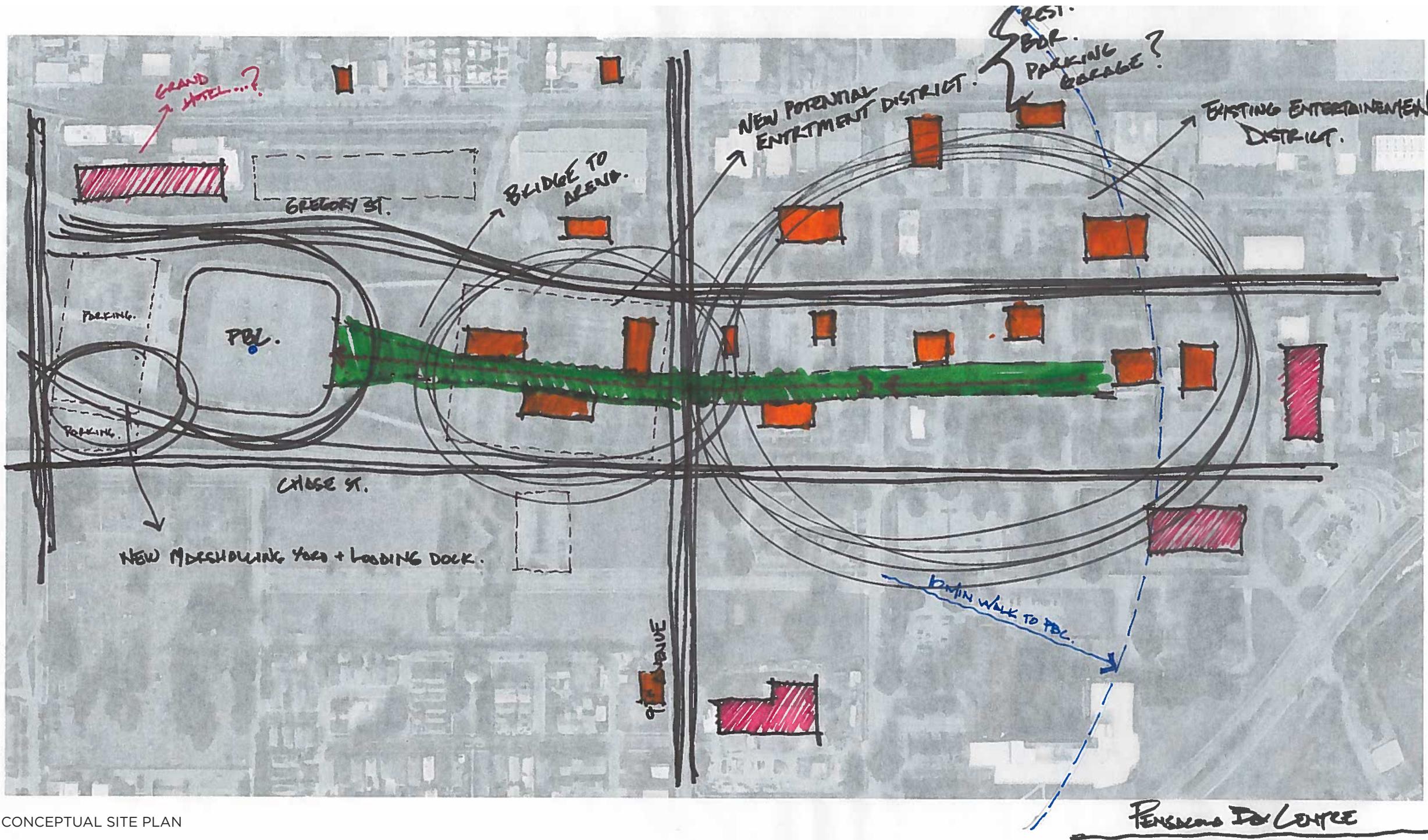
4F Retention Pond

Rates Current At September 2023

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
33	UTILITIES				
G3030	Storm Sewer				
1092	Stormwater retention basin	SF	20,000.00	75.00	1,500,000
	G3030 - Storm Sewer				1,500,000
	33 - UTILITIES				1,500,000
RETENTION POND					1,500,000

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Appendix **Concept 3 Sketches**



CONCEPTUAL SITE PLAN

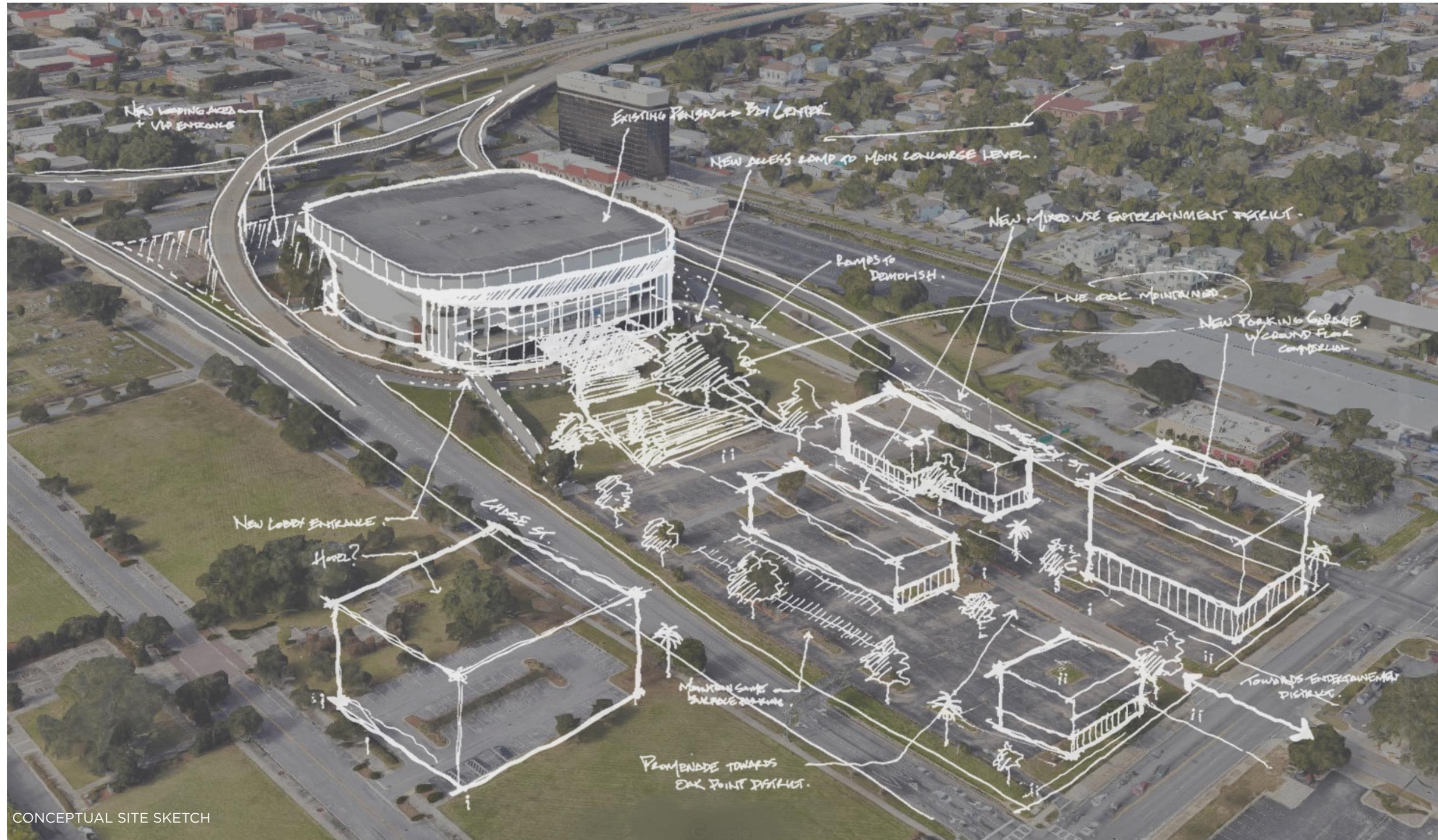
Untangle the arena from the roadway chaos that is surrounding it.

Opportunity to create connections to the surrounding neighborhood.

- Restaurants
- Bars
- Hotels

Promote pedestrian access to the game through a promenade. Design new entrance accordingly.

Appendix Concept 3 Sketches



CONCEPTUAL SITE SKETCH

Flipping the arena programming allows to create that new front door connection to the neighborhood

The east parking lot becomes a prime location to integrate the arena with the neighborhood by creating an entertainment district with

- Restaurants
- Bars
- Retail
- Parking Garage

The district and promenade will tie the arena to its surroundings.

Opportunity to address water management issues through green and blue street principles.

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