



Pensacola Bay Center
Concept Development

PREMIUM UPGRADES - DATE 05.02.24

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01/

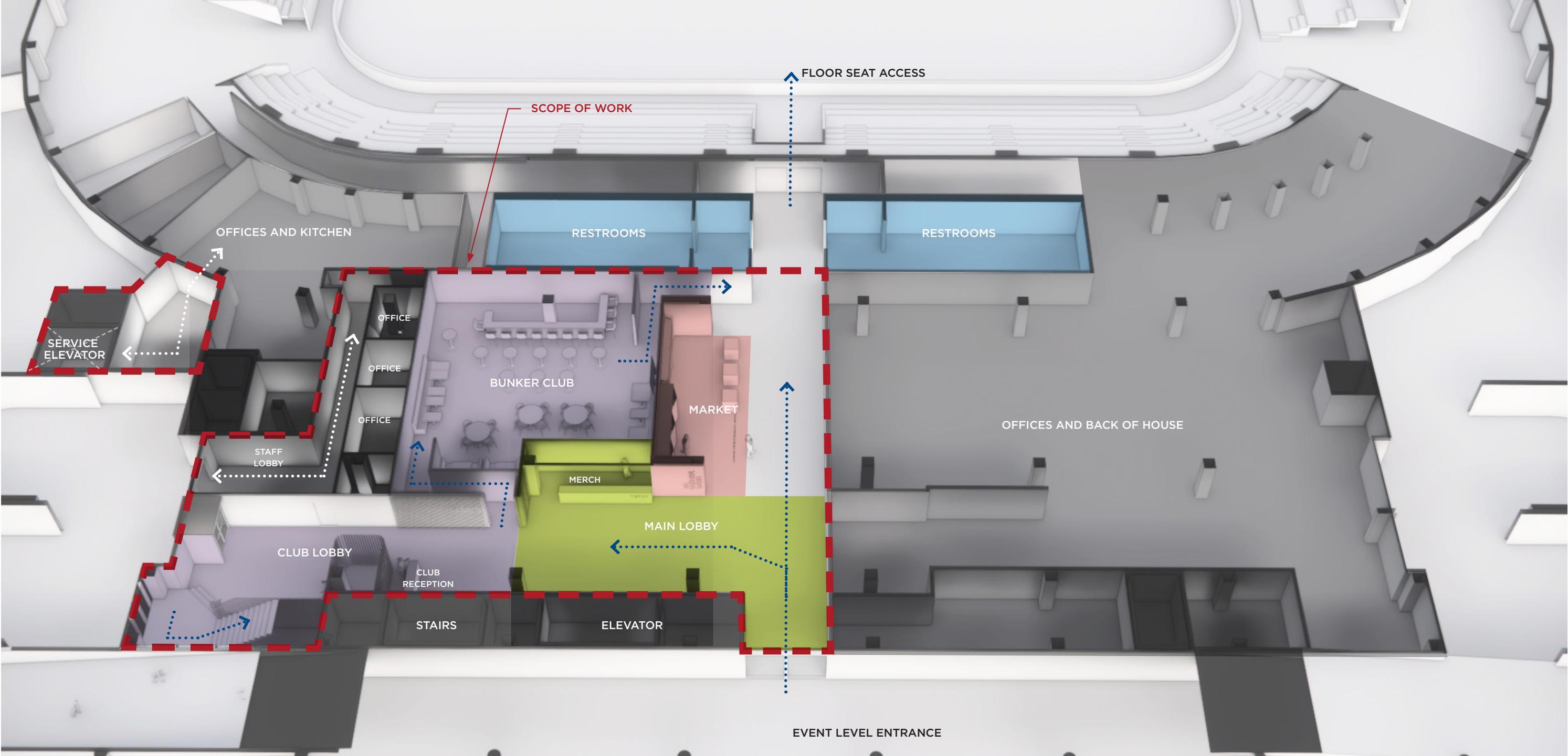
Project Objectives

Areas of Intervention

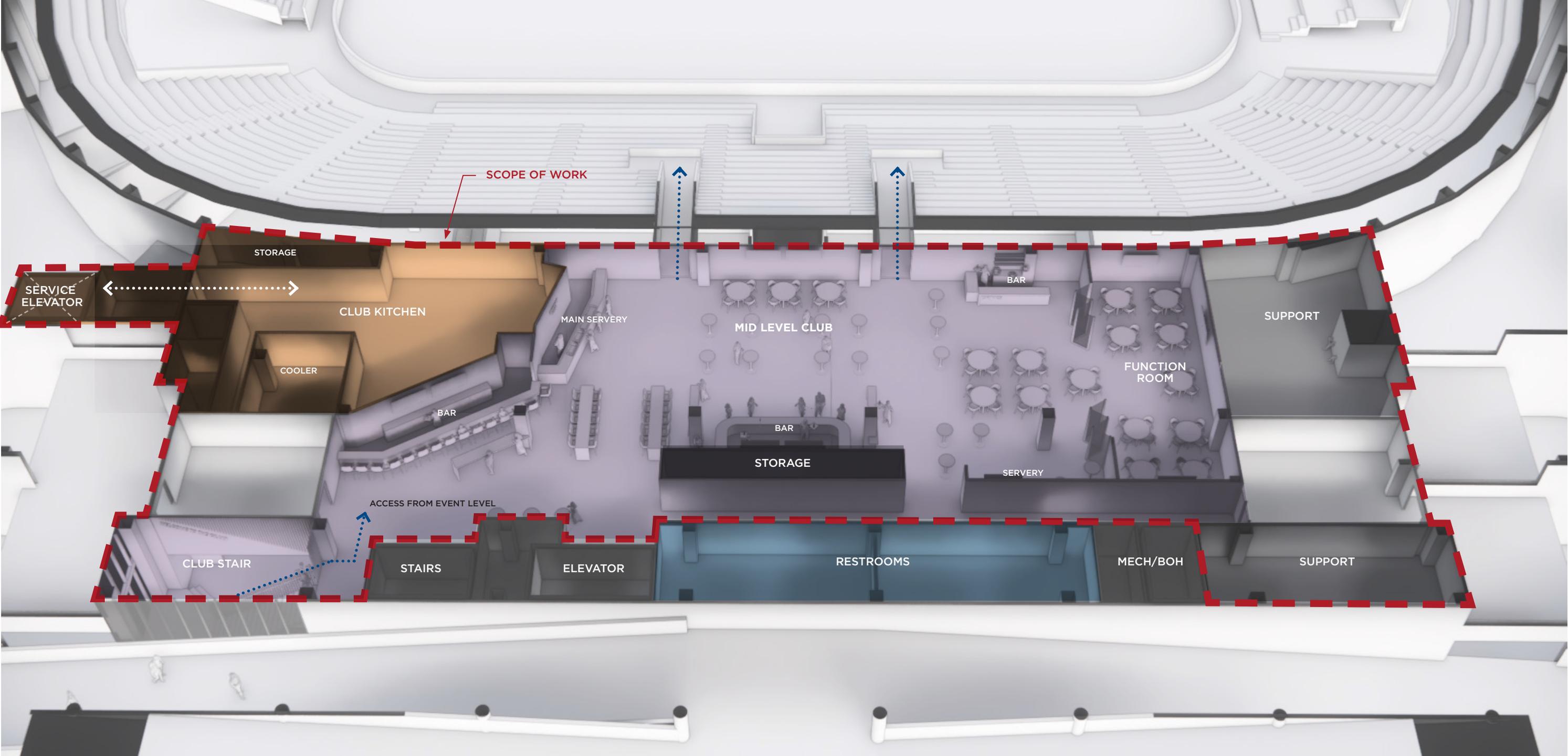
- 1** Transformation of the Event Level meeting room into a “Bunker” type club space.
- 2** Re-develop the Mid-Level meeting rooms into premium spaces.
- 3** Update the Main Concourse Level
- 4** Expand the loading dock to provide more efficient load-in/load-out
- 5** Reconfigure the stage end, providing retractable “tiered table seating”

02/

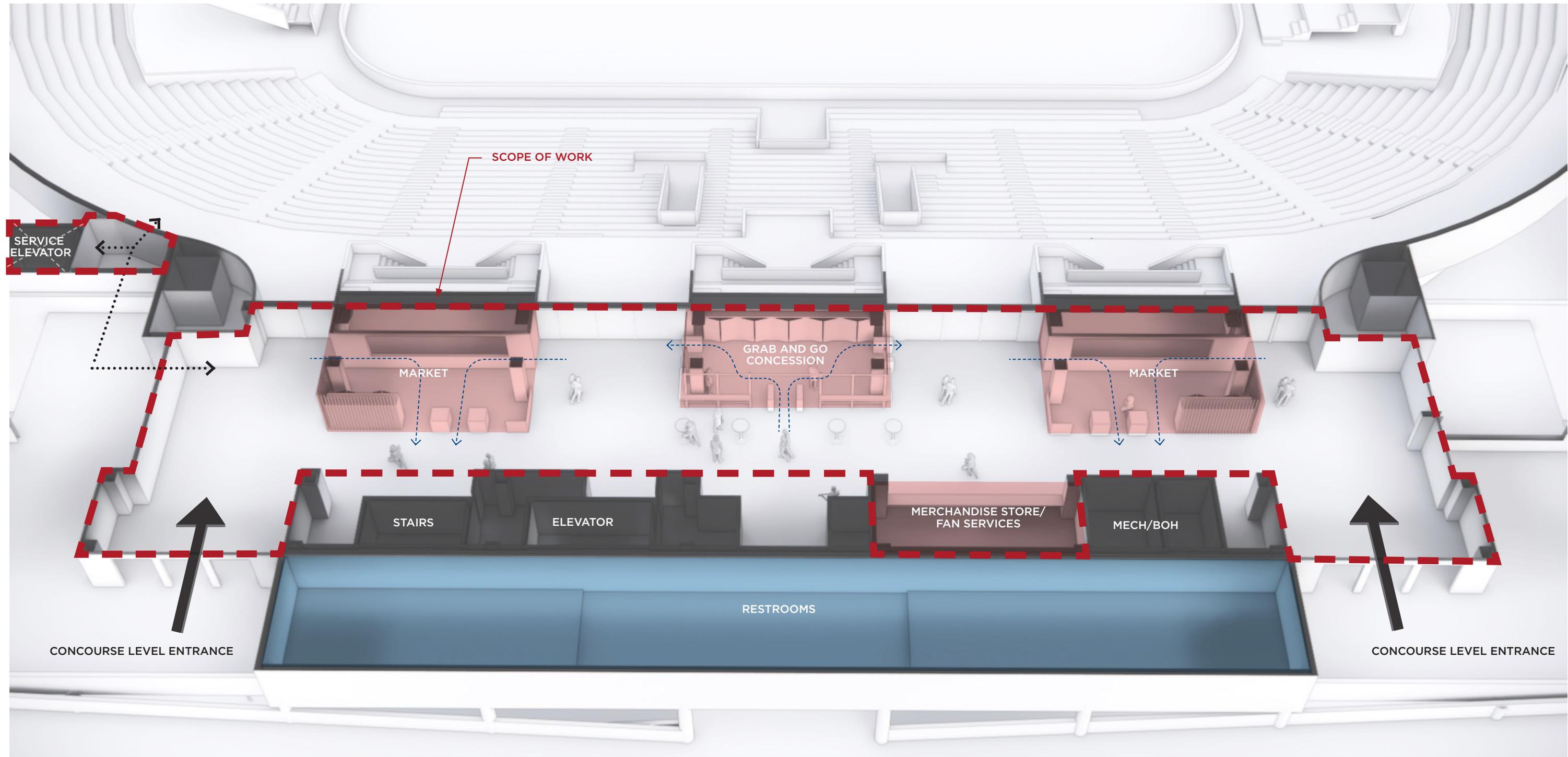
Design Concepts



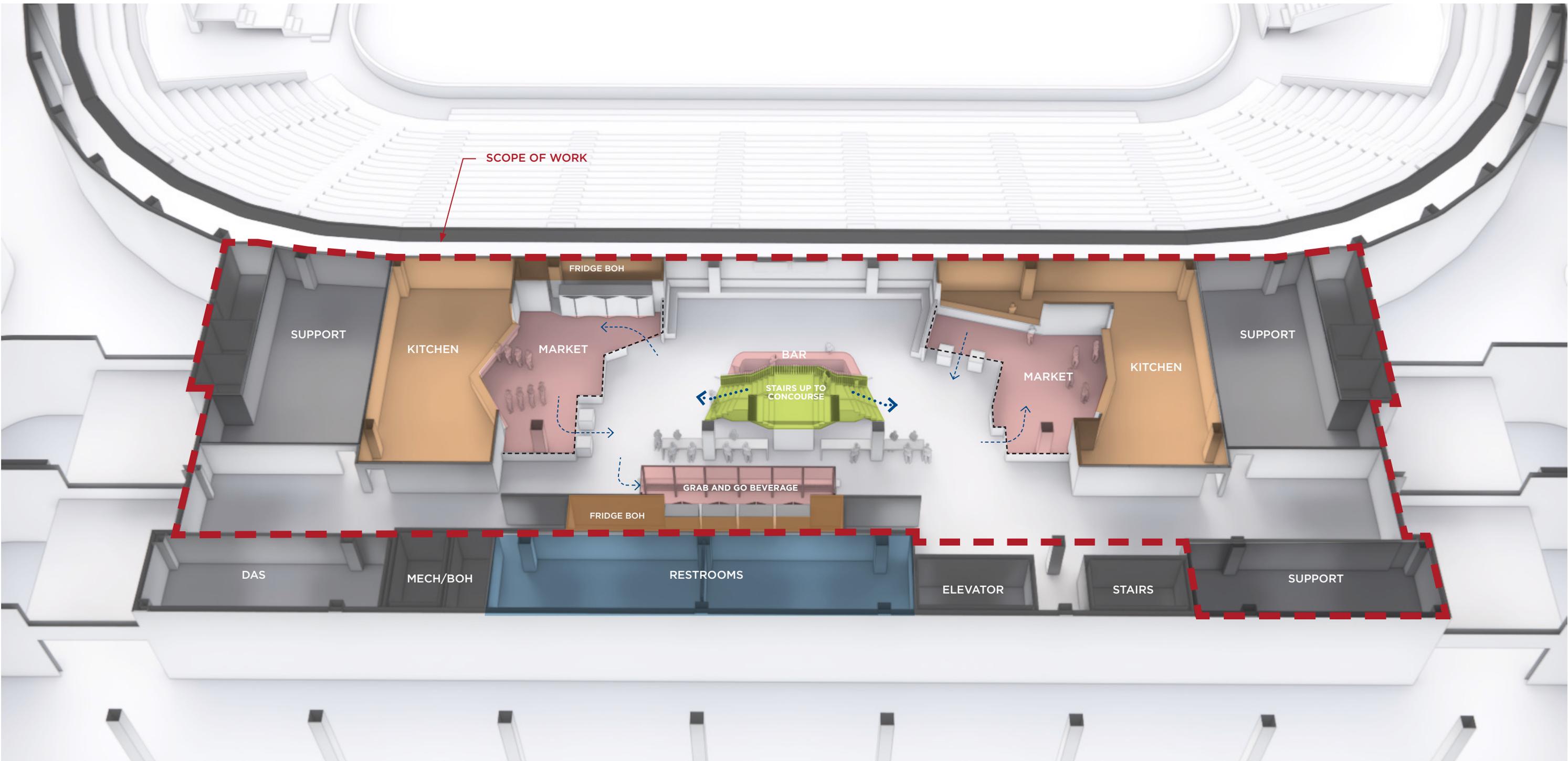
Design Concepts **Mid Level West Side**



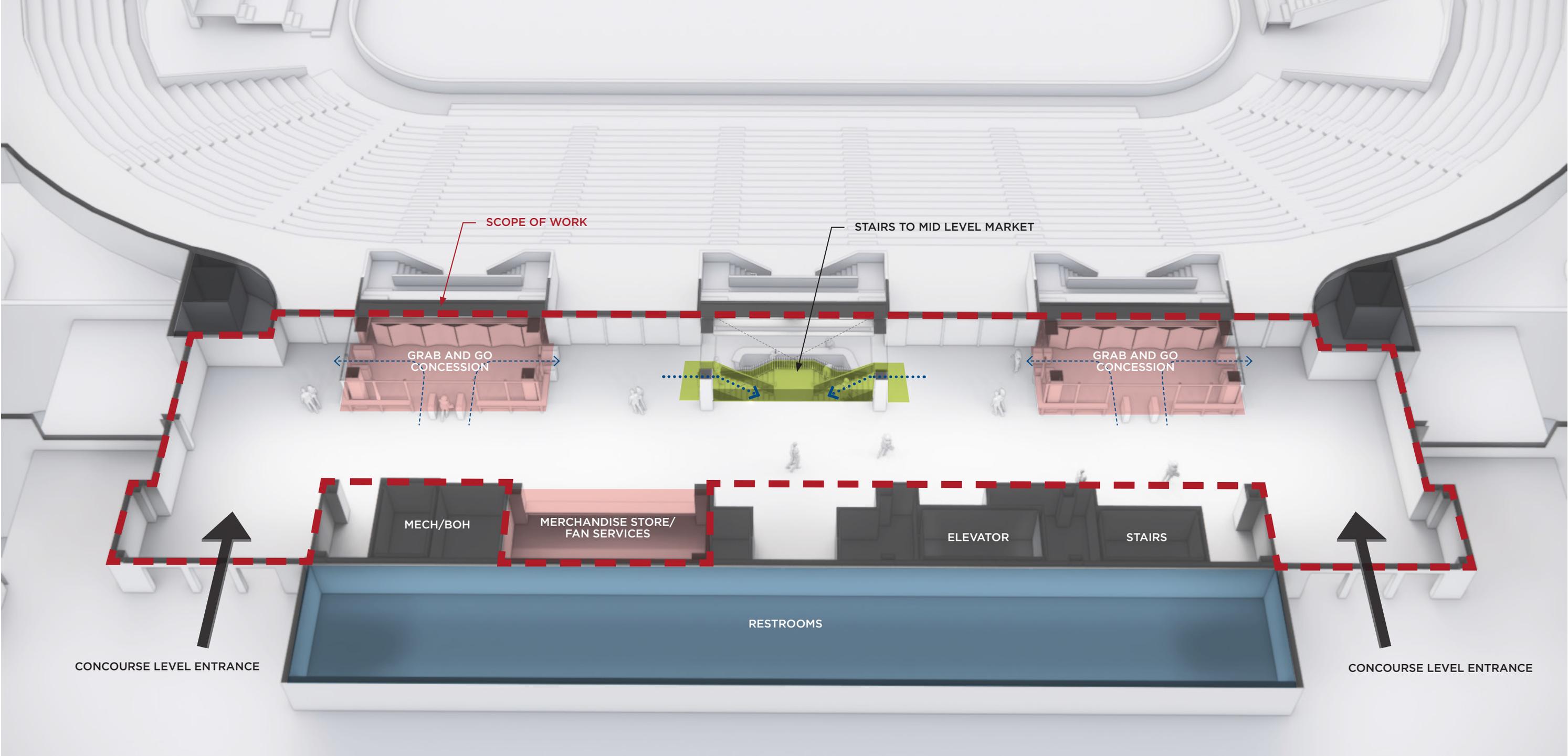
Design Concepts **Concourse Level West Side**



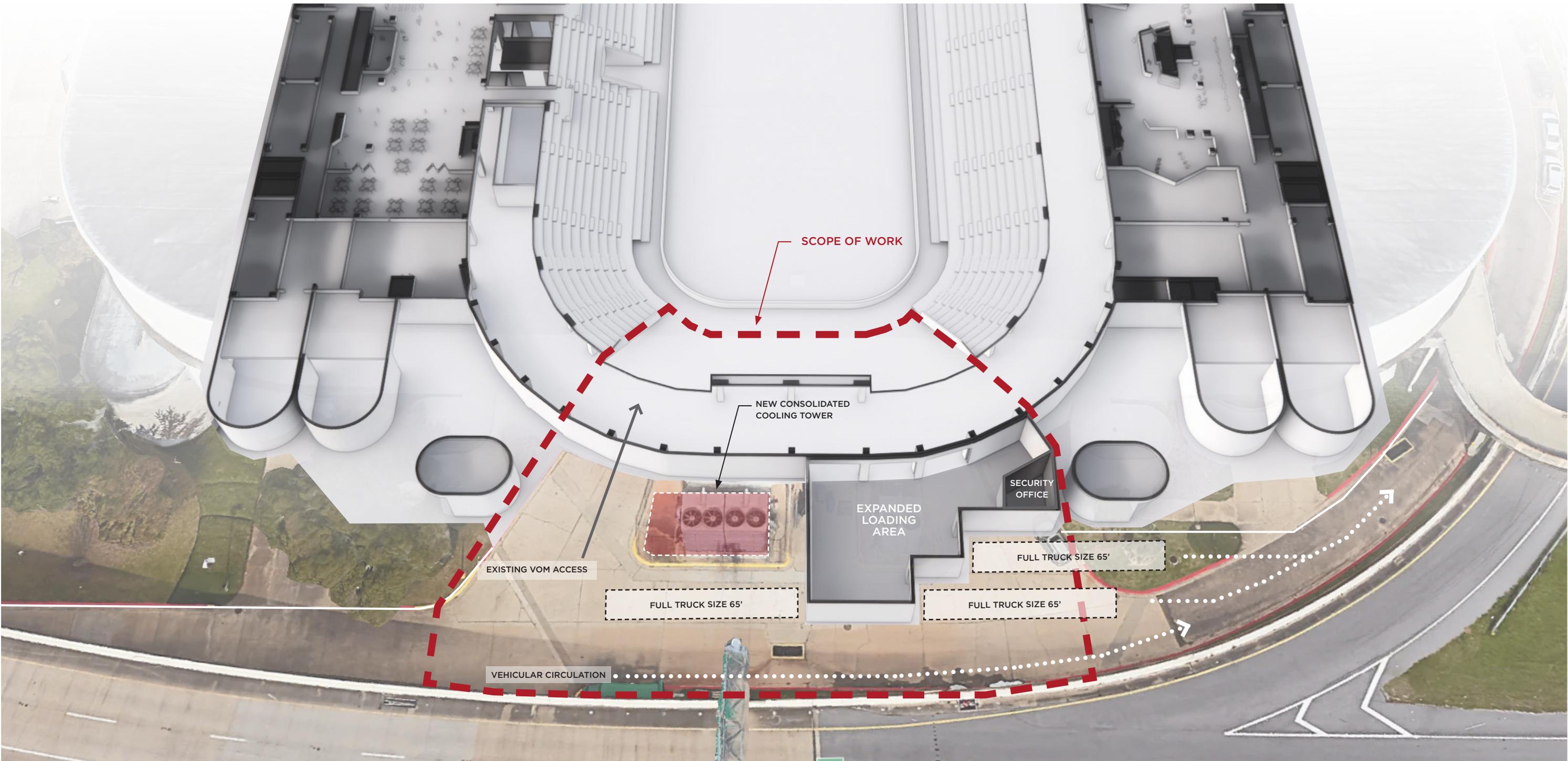
Design Concepts **Mid Level East Side**

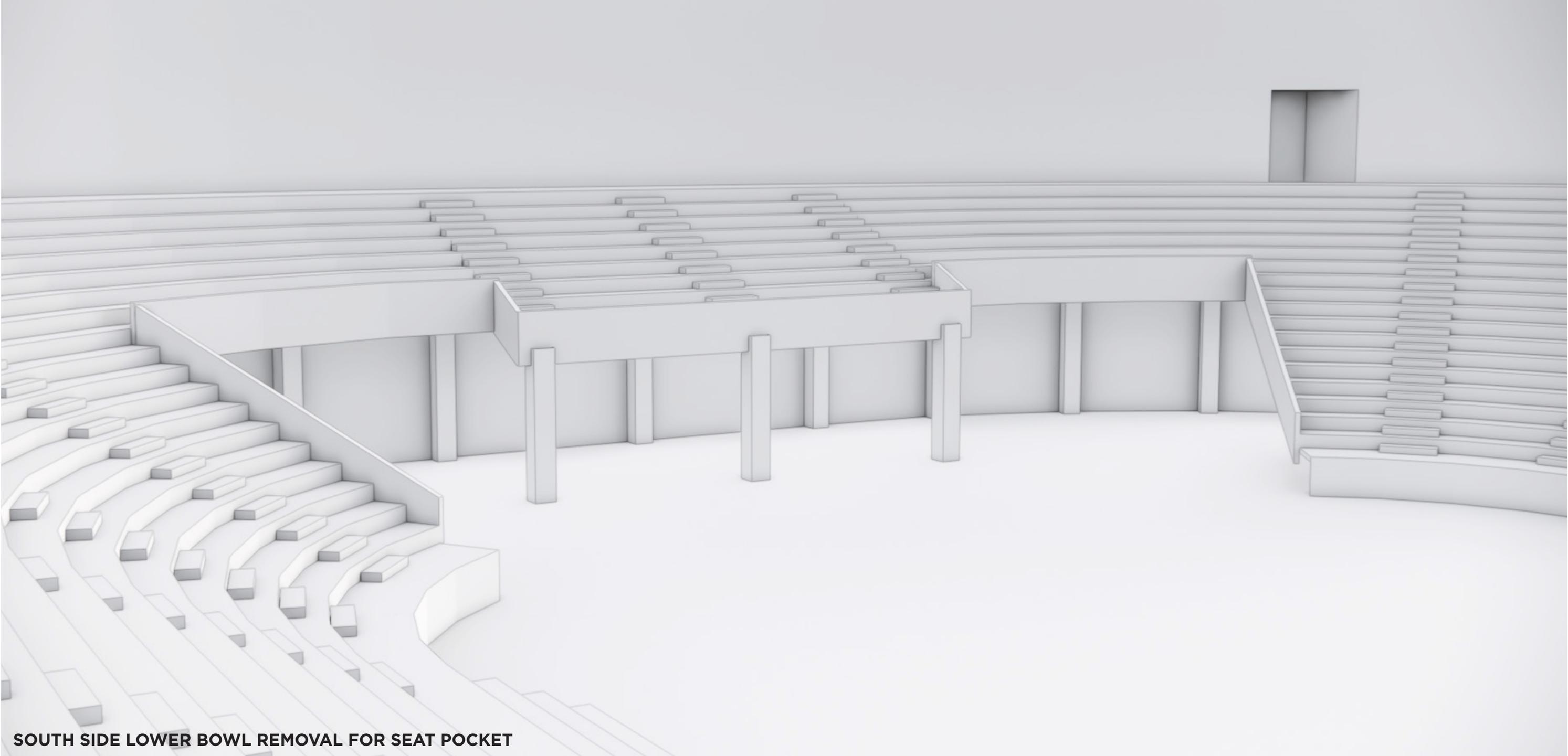


Design Concepts **Concourse Level East Side**

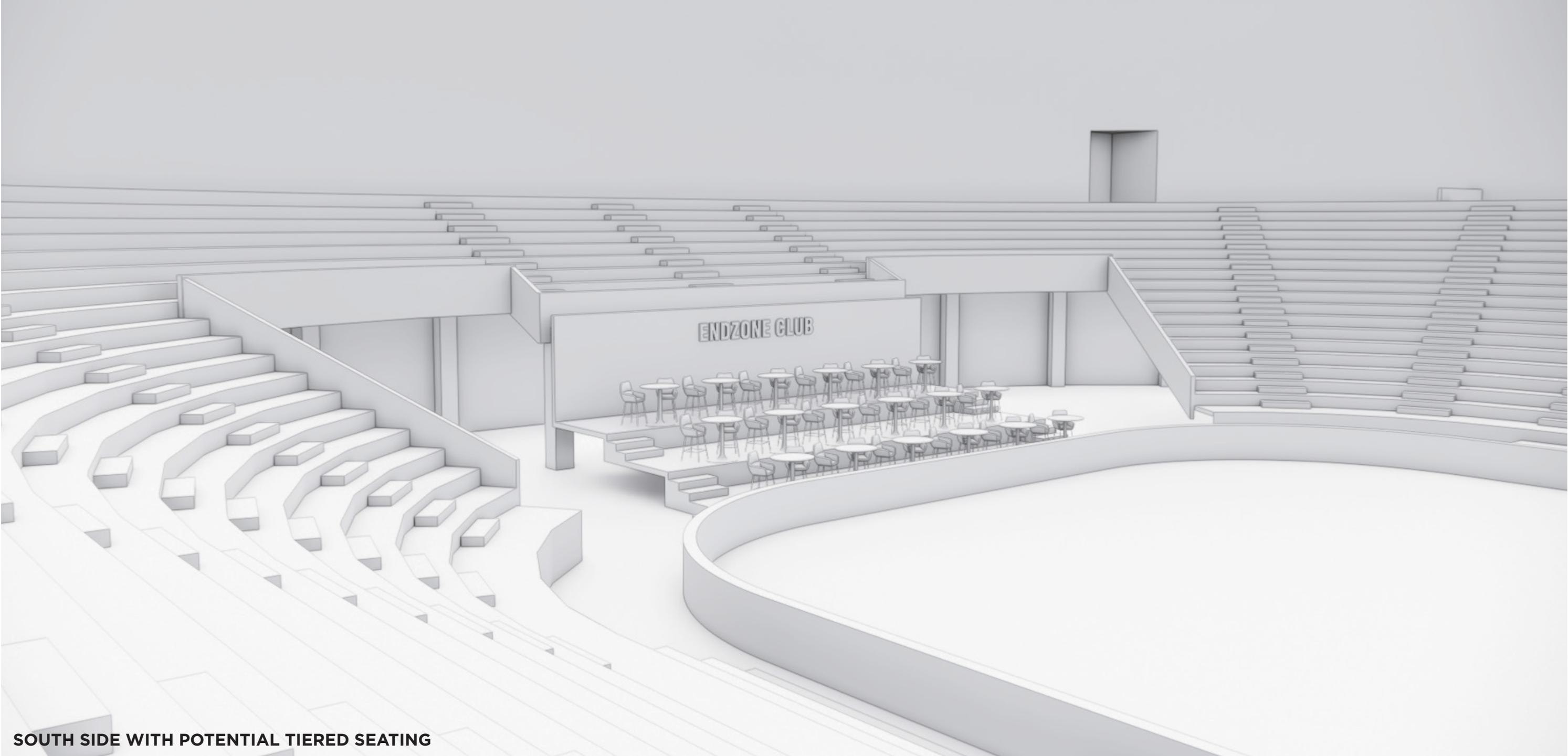


Design Concepts **Loading Dock Preferred Option**





SOUTH SIDE LOWER BOWL REMOVAL FOR SEAT POCKET



SOUTH SIDE WITH POTENTIAL TIERED SEATING



SOUTH SIDE WITH STAGE



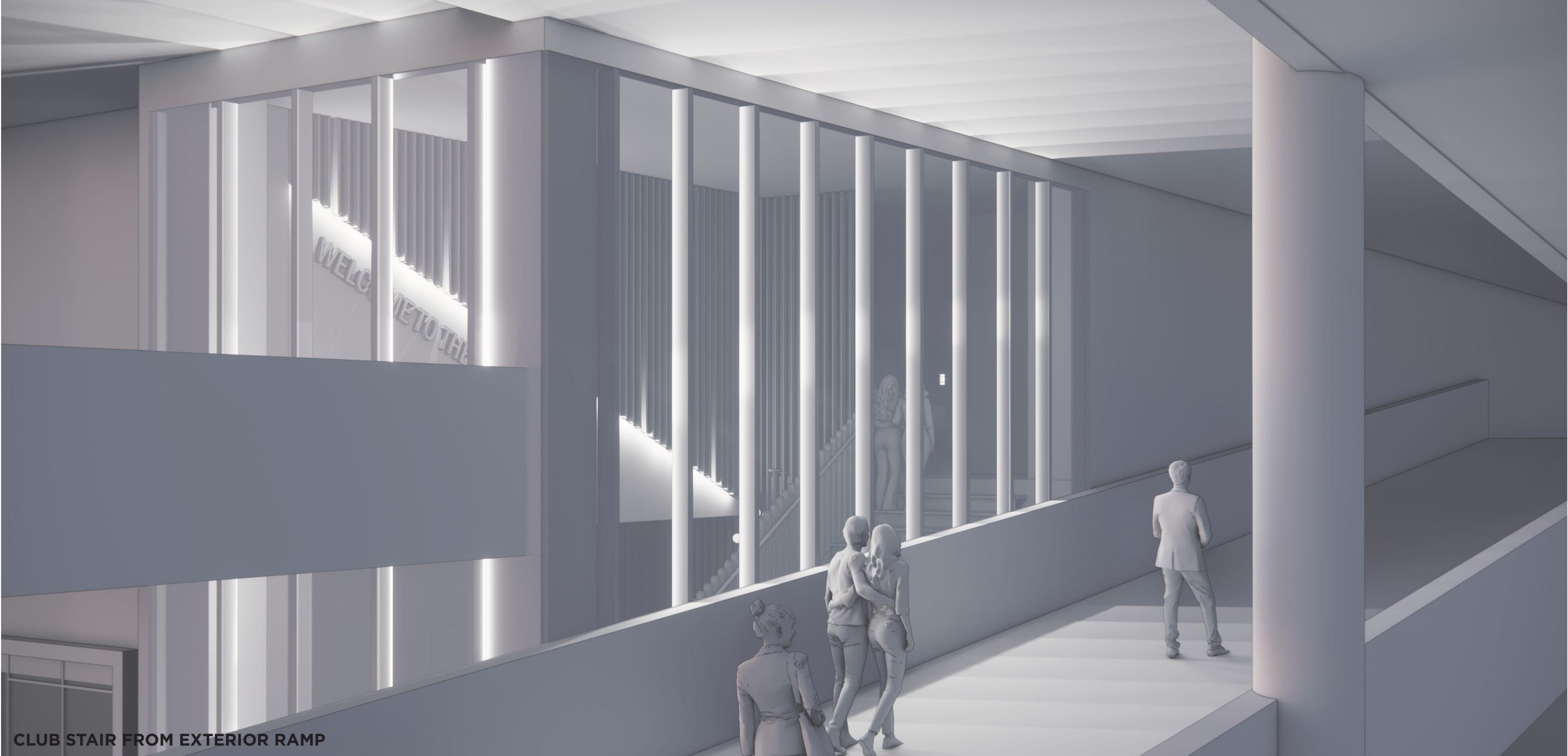
EVENT LEVEL MARKET



CLUB ENTRANCE



CLUB LOBBY



CLUB STAIR FROM EXTERIOR RAMP



MID CLUB BAR

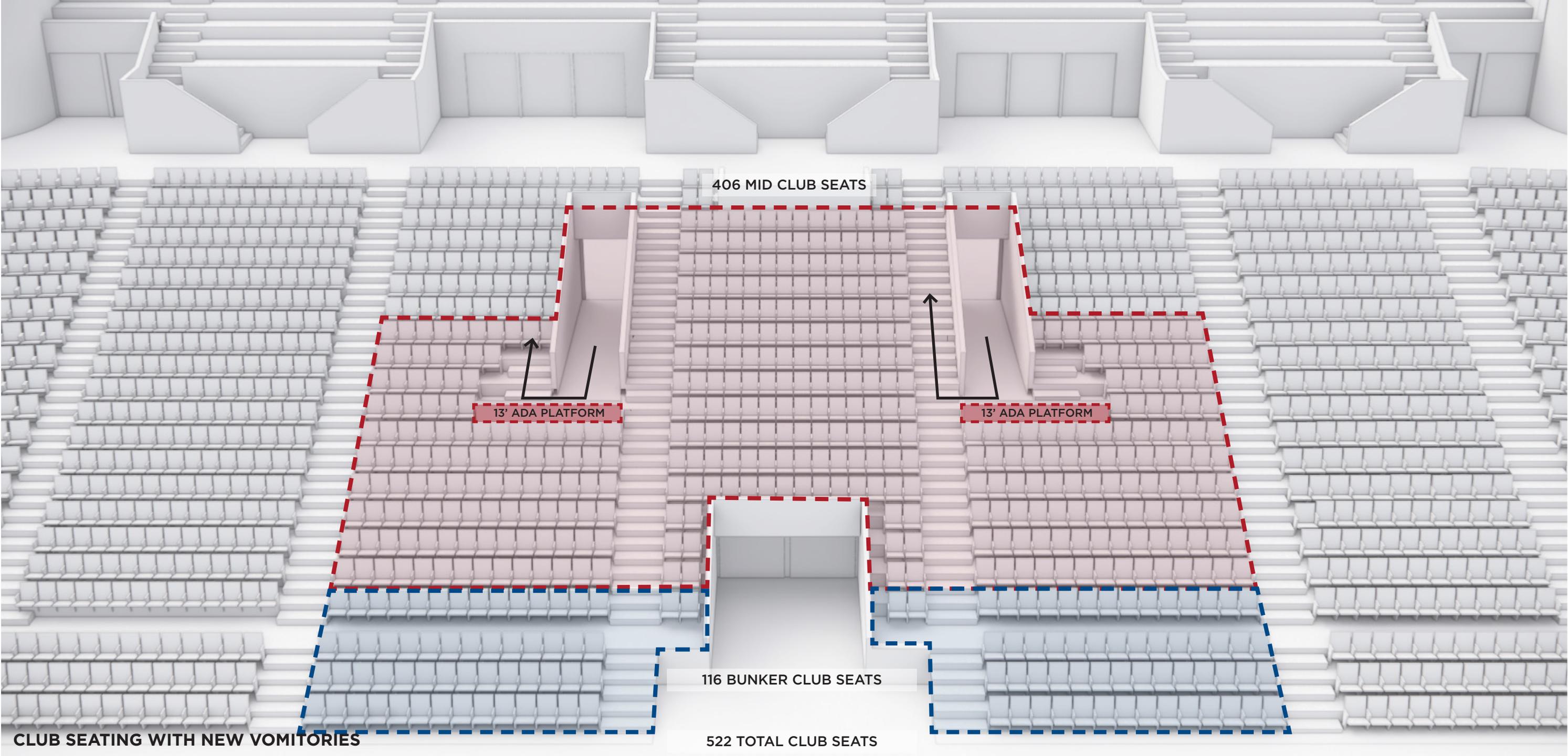


MID CLUB



MID CLUB VIEW FROM FUNCTION ROOM

Design Concepts **Mid Level West Club**





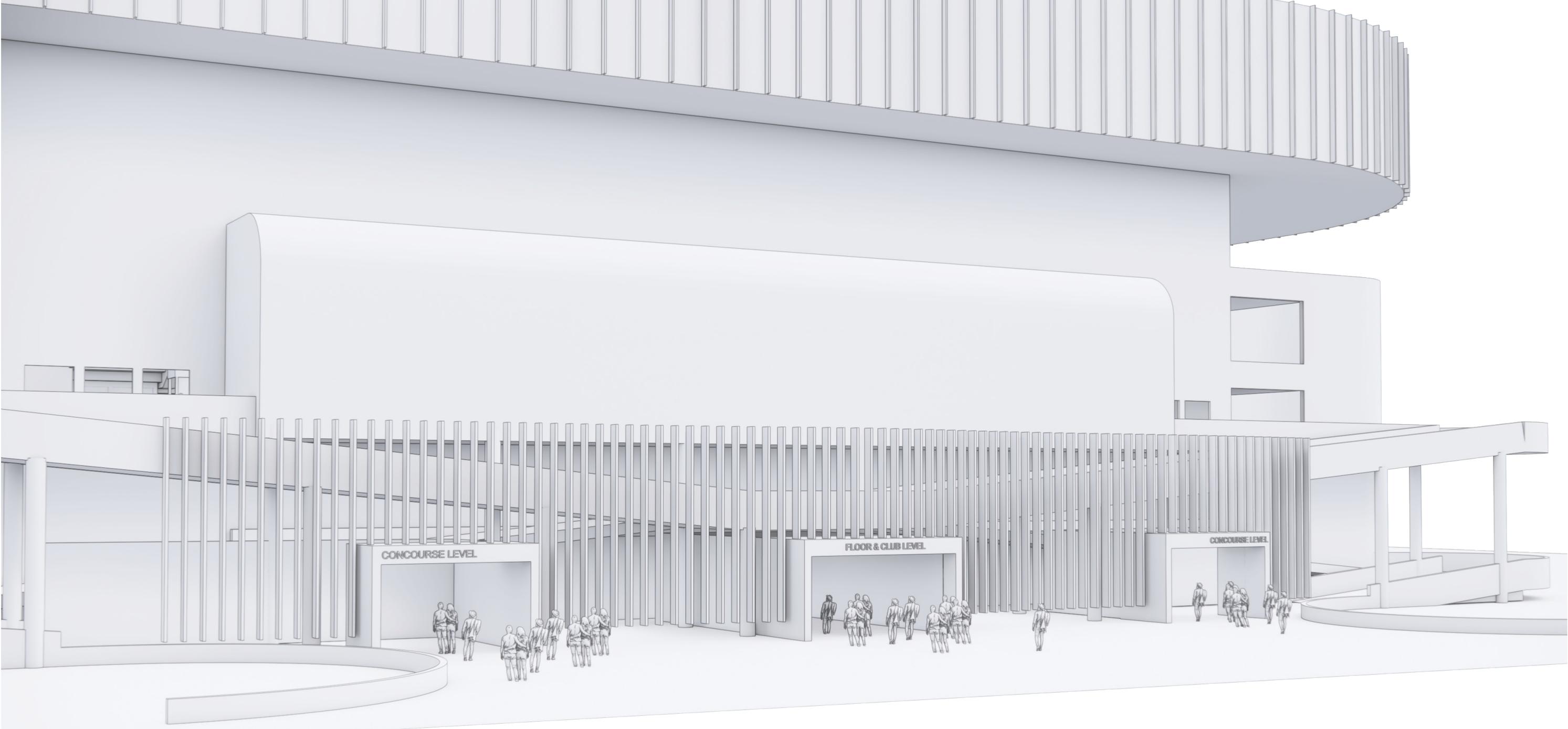
CONCOURSE MARKETS



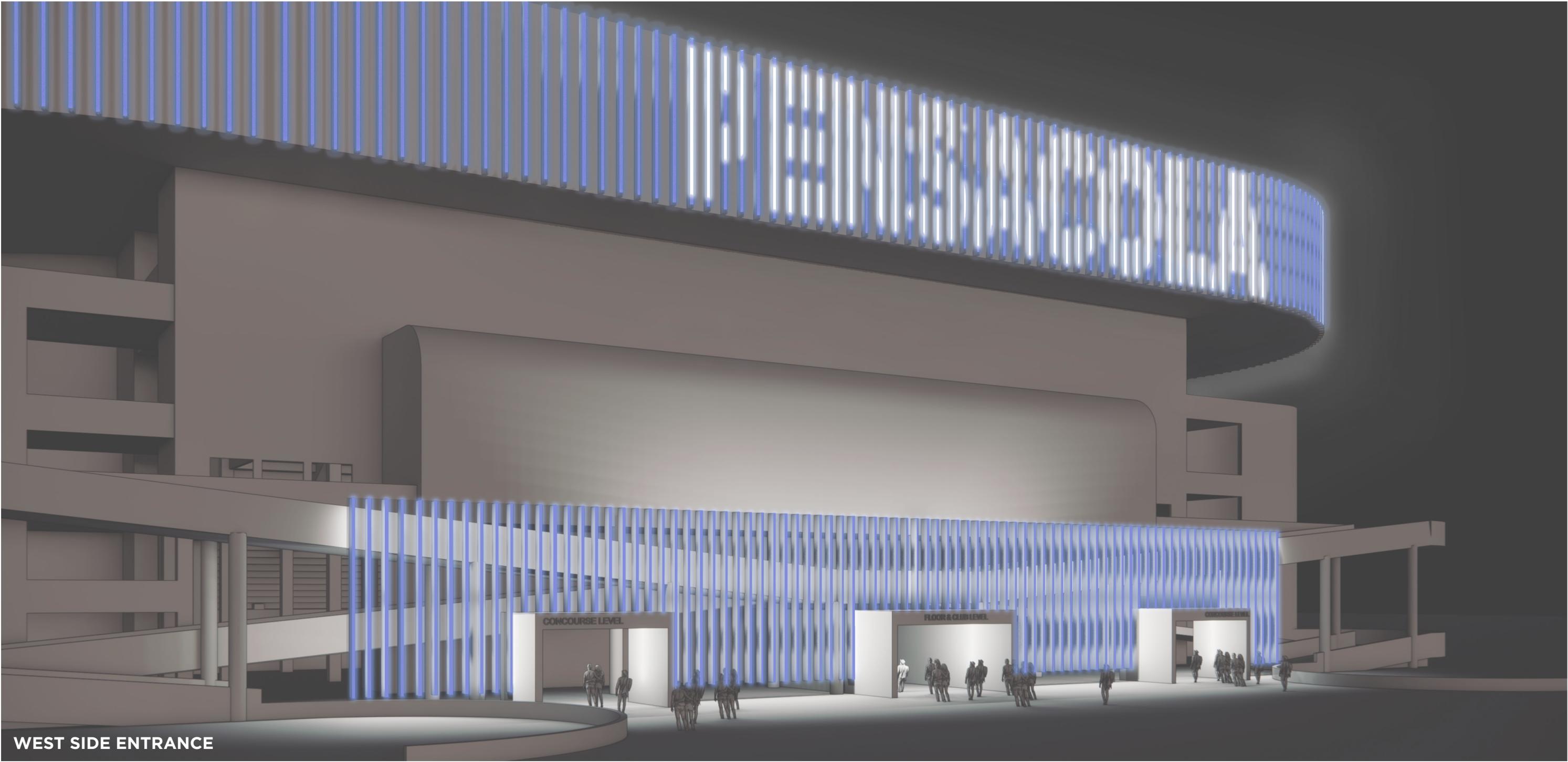
MID LEVEL MARKET



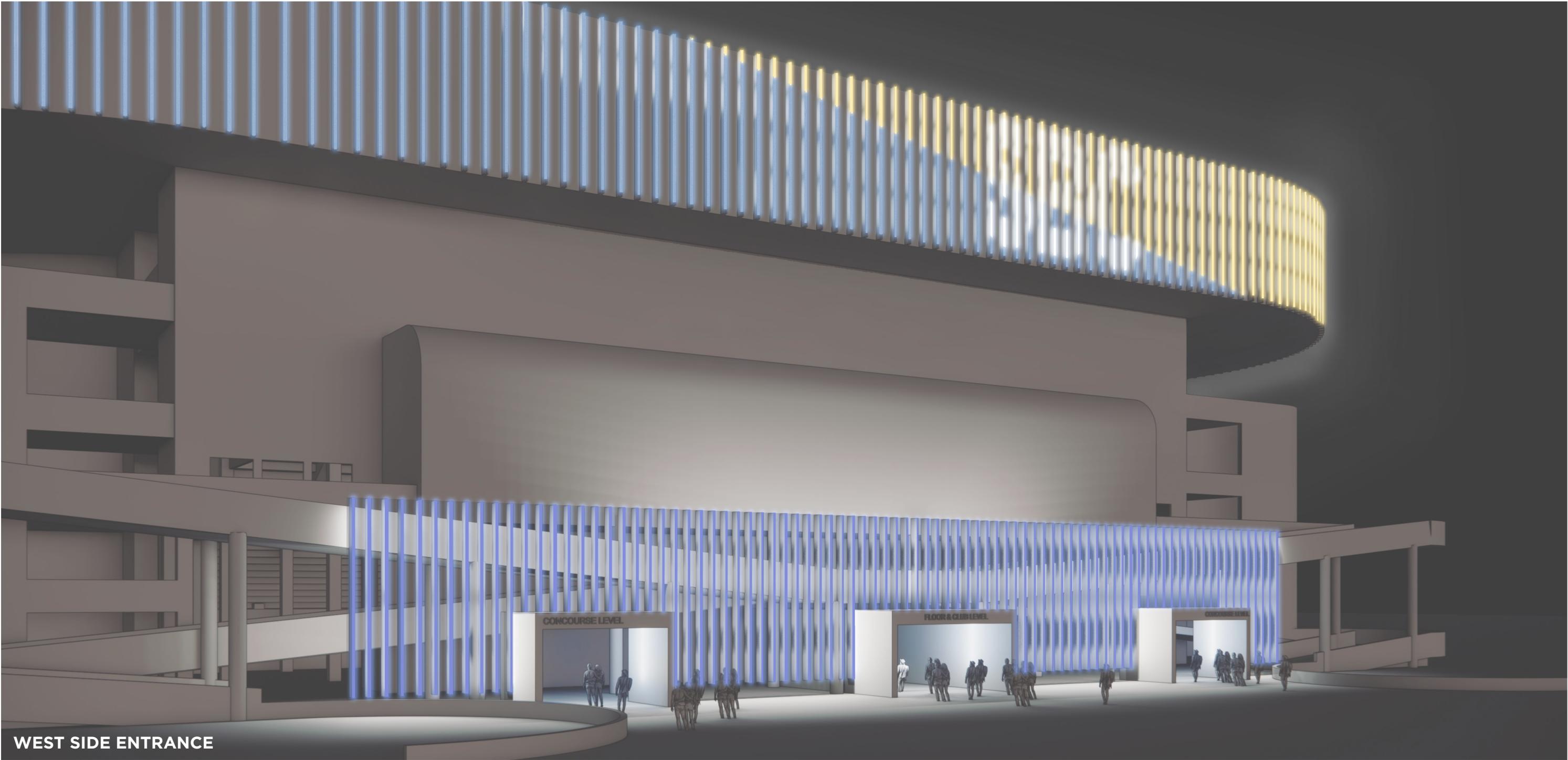
CONCOURSE GRAB AND GO



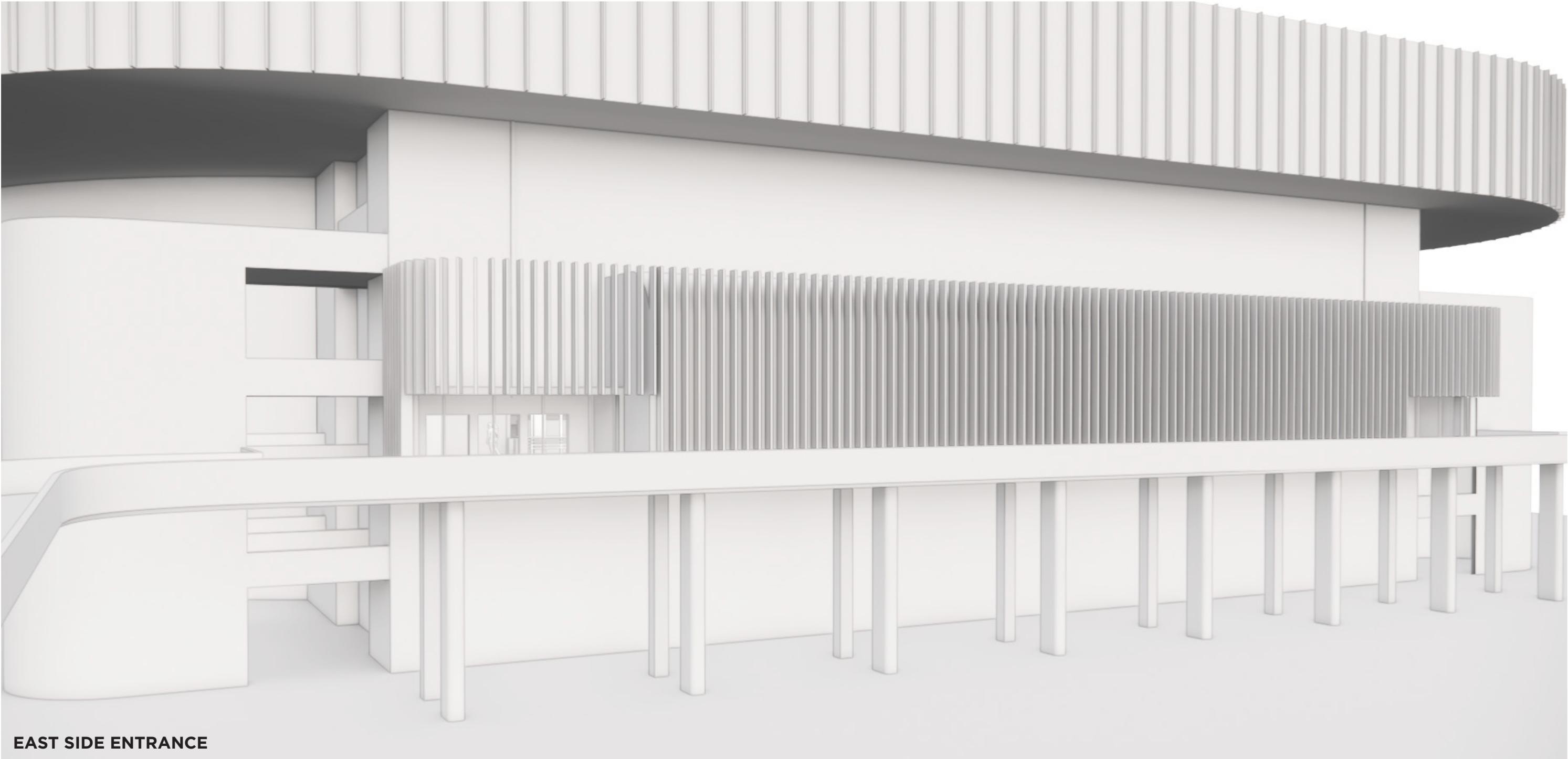
WEST SIDE ENTRANCE



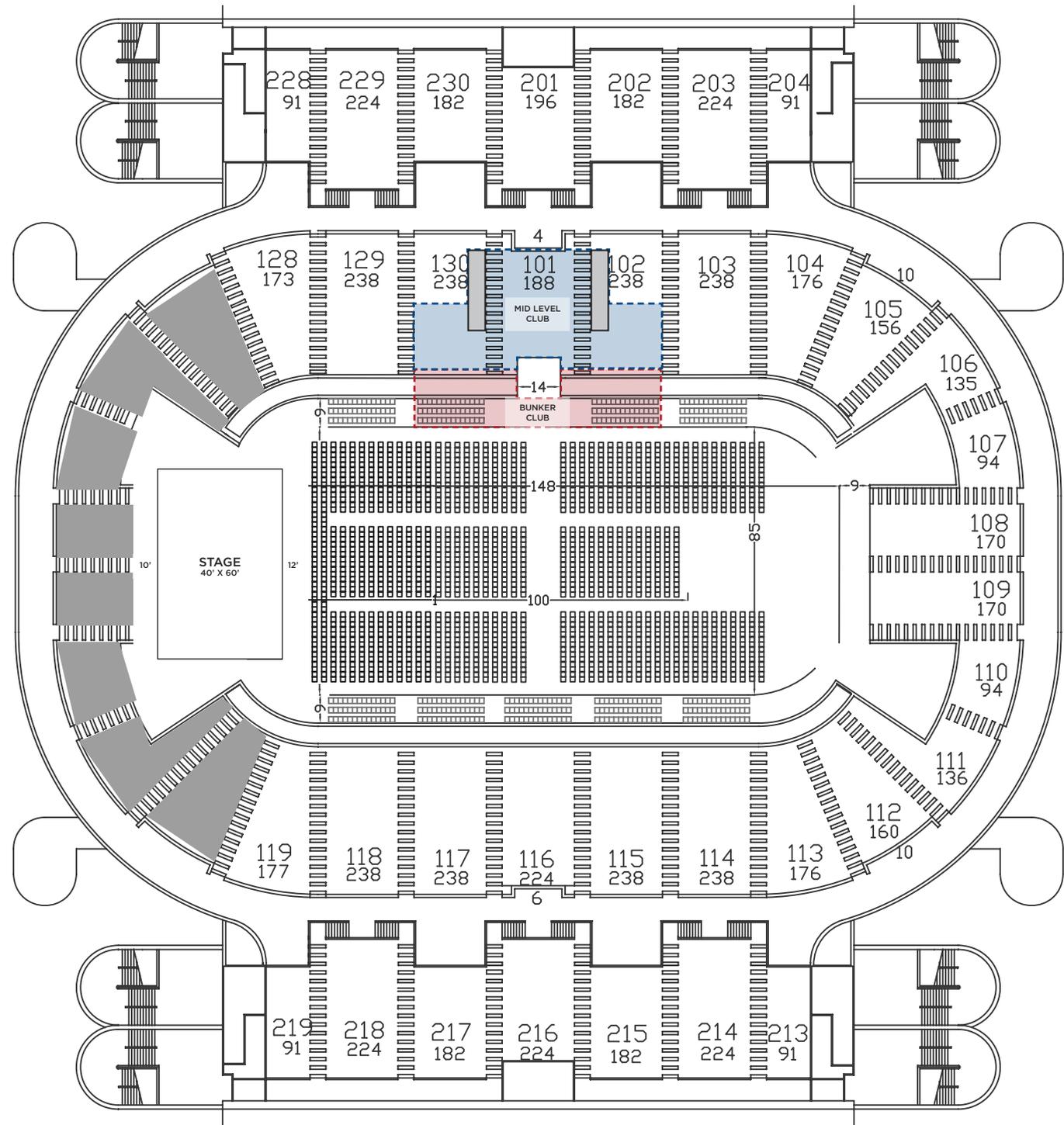
WEST SIDE ENTRANCE



WEST SIDE ENTRANCE



EAST SIDE ENTRANCE

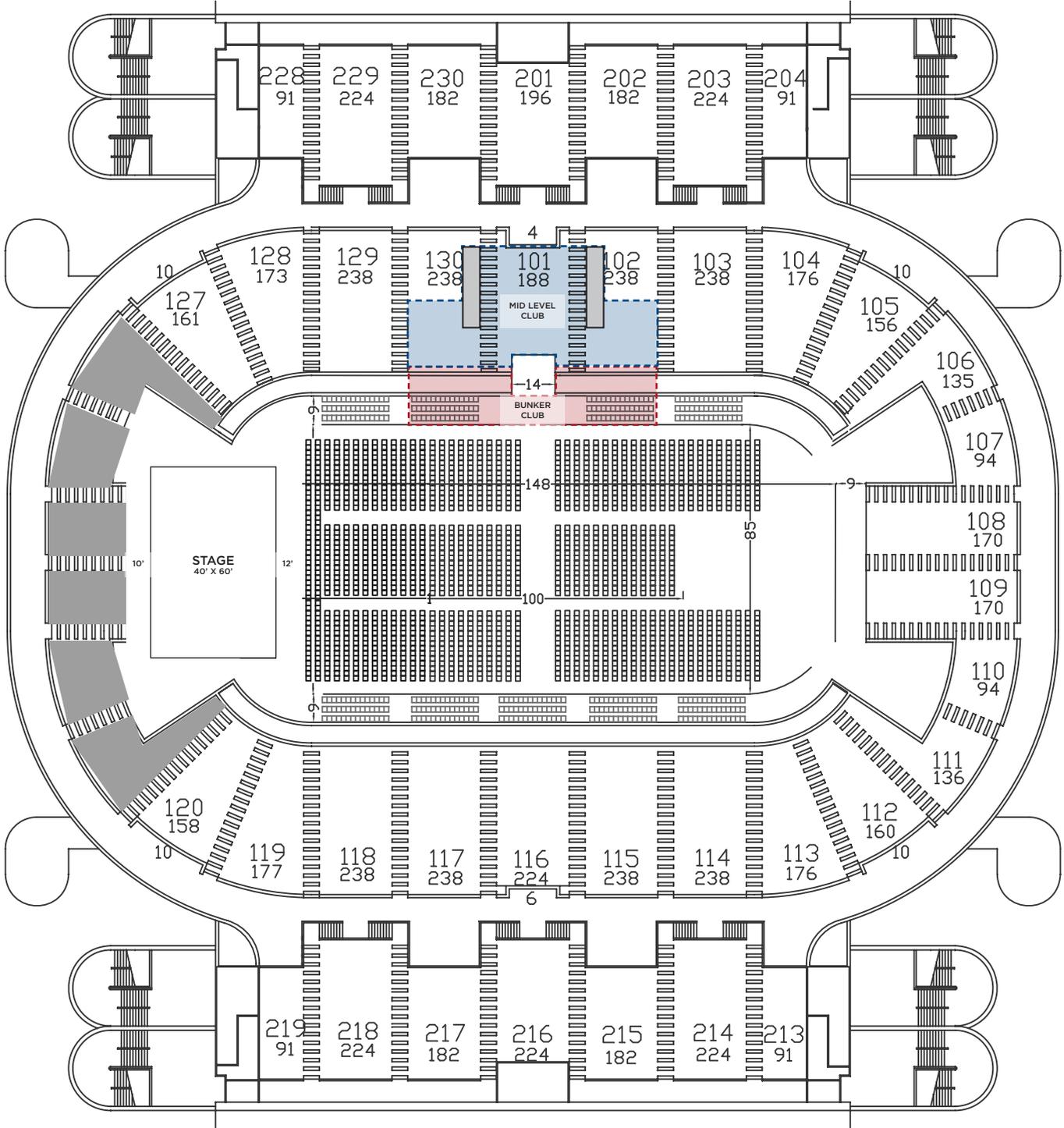


PENSACOLA, FL
 255 - END STAGE
 RESERVED FLOOR

	PROPOSED	EXISTING
FLOOR RISERS	1,776	1,404
LOWER UPPER	288	372
ACCESSIBLE	3,601	4,452
MID LEVEL CLUB	2,408	2,408
BUNKER CLUB	30	30
MID LEVEL CLUB	406	0
BUNKER CLUB	116	0
TOTAL	8,625 + 278	8,347



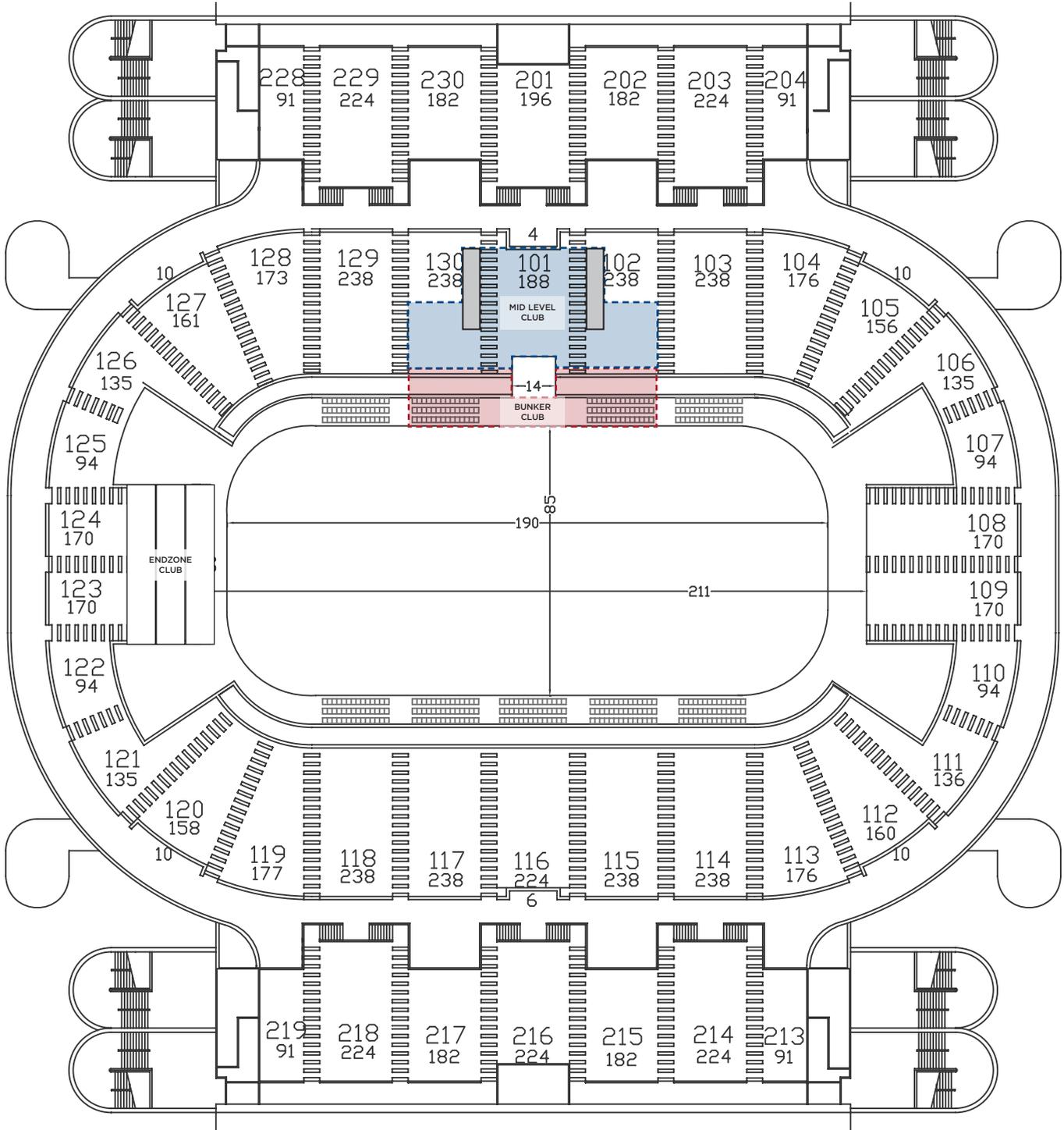
PENSACOLA, FL
 270 - END STAGE
 RESERVED FLOOR



	PROPOSED	EXISTING
FLOOR RISERS	1,776	1,404
LOWER UPPER	288	372
ACCESSIBLE	3,920	4,452
MID LEVEL CLUB	2,408	2,408
BUNKER CLUB	50	50
MID LEVEL CLUB	406	0
BUNKER CLUB	116	0
TOTAL	8,964 + 278	8,686



PENSACOLA, FL
 IN THE ROUND
 NO FLOOR W/RISERS



	PROPOSED	EXISTING
RISERS	288	372
LOWER	4,628	5,250
UPPER	2,408	2,408
ACCESSIBLE	50	50
MID LEVEL CLUB	406	0
BUNKER CLUB	116	0
***ENDZONE CLUB NOT INCLUDED		
TOTAL	7,896 - 184	8,080

03/

Cost Estimate

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION SUMMARY

Rates Current At April 2024

Ref	Location	Total Cost \$
EX	Exterior Upgrades / Facade Enhancements	12,652,479
W1	West Club Spaces (Event & Mid Levels)	12,066,827
W2	West Club Spaces (Concourse Level)	4,229,539
E	East Mid and Concourse Levels	10,762,381
L	Loading Dock Addition	2,275,155
S	Service Elevator Addition	1,490,241
SS	South Side Seating Bowl & Stage Pocket	389,844
ESTIMATED TOTAL COST		43,866,466

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION SUMMARY

Rates Current At April 2024

Ref	Location		Total Cost \$
EX	Exterior Upgrades / Facade Enhancements		8,380,780
ESTIMATED NET COST			8,380,780
MARGINS & ADJUSTMENTS			
	Phasing / Temporary Work	2.5 %	209,519
	Out Of Hours Work		Excl.
	General Conditions / General Requirements	15.0 %	1,288,545
	Bonds & Insurances	1.5 %	148,183
	Overhead and Profit	4.5 %	451,216
	Construction Contingency	5.0 %	523,912
	Design / Estimating Contingency	15.0 %	1,650,324
	Escalation beyond Q1 2024		Excl.
ESTIMATED TOTAL COST			12,652,479

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
W1	West Club Spaces (Event & Mid Levels)	19,708	405.56	7,992,854
ESTIMATED NET COST		19,708	405.56	7,992,854
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		199,821
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		1,228,901
	Bonds & Insurances	1.5 %		141,324
	Overhead and Profit	4.5 %		430,331
	Construction Contingency	5.0 %		499,662
	Design / Estimating Contingency	15.0 %		1,573,934
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST		19,708	612.28	12,066,827

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
W2	West Club Spaces (Concourse Level)	8,253	339.46	2,801,573
ESTIMATED NET COST		8,253	339.46	2,801,573
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		70,039
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		430,742
	Bonds & Insurances	1.5 %		49,535
	Overhead and Profit	4.5 %		150,835
	Construction Contingency	5.0 %		175,136
	Design / Estimating Contingency	15.0 %		551,679
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST		8,253	512.49	4,229,539

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
E	East Mid and Concourse Levels	20,424	349.04	7,128,813
ESTIMATED NET COST		20,424	349.04	7,128,813
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		178,220
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		1,096,055
	Bonds & Insurances	1.5 %		126,046
	Overhead and Profit	4.5 %		383,811
	Construction Contingency	5.0 %		445,647
	Design / Estimating Contingency	15.0 %		1,403,789
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST		20,424	526.95	10,762,381

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
L	Loading Dock Addition	2,572	585.93	1,507,023
ESTIMATED NET COST		2,572	585.93	1,507,023
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		37,676
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		231,705
	Bonds & Insurances	1.5 %		26,646
	Overhead and Profit	4.5 %		81,137
	Construction Contingency	5.0 %		94,209
	Design / Estimating Contingency	15.0 %		296,759
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST		2,572	884.59	2,275,155

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
S	Service Elevator Addition	1,202	821.22	987,110
ESTIMATED NET COST		1,202	821.22	987,110
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		24,678
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		151,768
	Bonds & Insurances	1.5 %		17,453
	Overhead and Profit	4.5 %		53,145
	Construction Contingency	5.0 %		61,708
	Design / Estimating Contingency	15.0 %		194,379
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST		1,202	1,239.80	1,490,241

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



GFA: Gross Floor Area
Rates Current At April 2024

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
SS	South Side Seating Bowl & Stage Pocket			258,225
ESTIMATED NET COST				258,225
MARGINS & ADJUSTMENTS				
	Phasing / Temporary Work	2.5 %		6,456
	Out Of Hours Work			Excl.
	General Conditions / General Requirements	15.0 %		39,702
	Bonds & Insurances	1.5 %		4,566
	Overhead and Profit	4.5 %		13,903
	Construction Contingency	5.0 %		16,143
	Design / Estimating Contingency	15.0 %		50,849
	Escalation beyond Q1 2024			Excl.
ESTIMATED TOTAL COST				389,844

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

EX Exterior Upgrades / Facade Enhancements

Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
07	Thermal and Moisture Protection			6,179,100
13	Special Construction			2,201,680
EXTERIOR UPGRADES / FACADE ENHANCEMENTS				8,380,780

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

W1 West Club Spaces (Event & Mid Levels)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions		16.67	328,609
03	Concrete		10.39	204,701
05	Metals		18.71	368,729
06	Wood, Plastics, and Composites		26.92	530,474
07	Thermal and Moisture Protection		5.48	107,923
08	Openings		31.23	615,416
09	Finishings		90.22	1,777,970
10	Specialties		1.96	38,635
11	Equipment		55.56	1,095,000
12	Furnishings			Excl.
21	Fire Suppression		7.15	140,912
22	Plumbing		22.55	444,415
23	Heating, Ventilating, and Air Conditioning		56.10	1,105,619
26	Electrical		50.60	997,225
27	Communications		5.00	98,540
28	Electronic Safety and Security		4.50	88,686
31	Earthwork		1.27	25,000
32	Exterior Improvements		1.27	25,000
WEST CLUB SPACES (EVENT & MID LEVELS)			405.56	7,992,854

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

W2 West Club Spaces (Concourse Level)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions		10.00	82,530
03	Concrete		4.50	37,139
05	Metals		5.00	41,265
06	Wood, Plastics, and Composites		26.72	220,481
07	Thermal and Moisture Protection		2.75	22,696
08	Openings		2.61	21,506
09	Finishings		84.34	696,023
10	Specialties		1.49	12,316
11	Equipment		56.16	463,500
12	Furnishings			Excl.
21	Fire Suppression		7.15	59,009
22	Plumbing		22.55	186,107
23	Heating, Ventilating, and Air Conditioning		56.10	462,993
26	Electrical		50.60	417,603
27	Communications		5.00	41,266
28	Electronic Safety and Security		4.50	37,139
WEST CLUB SPACES (CONCOURSE LEVEL)			339.46	2,801,573

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

E East Mid and Concourse Levels

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions		12.06	246,308
03	Concrete		4.50	91,908
05	Metals		15.88	324,370
06	Wood, Plastics, and Composites		26.91	549,655
07	Thermal and Moisture Protection		2.75	56,166
08	Openings		3.47	70,848
09	Finishings		83.32	1,701,665
10	Specialties		1.45	29,530
11	Equipment		52.81	1,078,500
12	Furnishings			Excl.
21	Fire Suppression		7.15	146,032
22	Plumbing		22.55	460,562
23	Heating, Ventilating, and Air Conditioning		56.10	1,145,787
26	Electrical		50.60	1,033,454
27	Communications		5.00	102,120
28	Electronic Safety and Security		4.50	91,908
EAST MID AND CONCOURSE LEVELS			349.04	7,128,813

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

L Loading Dock Addition

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions		40.33	103,731
03	Concrete		43.85	112,770
05	Metals		72.58	186,675
06	Wood, Plastics, and Composites		2.00	5,144
07	Thermal and Moisture Protection		135.38	348,205
08	Openings		19.44	50,000
09	Finishings		44.14	113,523
10	Specialties		1.64	4,215
11	Equipment		23.33	60,000
12	Furnishings			Excl.
21	Fire Suppression		9.35	24,048
22	Plumbing		18.70	48,096
23	Heating, Ventilating, and Air Conditioning		70.27	180,730
26	Electrical		36.85	94,778
27	Communications		2.00	5,144
28	Electronic Safety and Security		8.00	20,576
31	Earthwork		30.87	79,388
32	Exterior Improvements		19.44	50,000
33	Utilities		7.78	20,000
LOADING DOCK ADDITION			585.93	1,507,023

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

S Service Elevator Addition

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions		54.08	65,000
03	Concrete		51.11	61,440
04	Masonry		12.00	14,425
05	Metals		76.40	91,836
06	Wood, Plastics, and Composites		2.00	2,404
07	Thermal and Moisture Protection		225.89	271,518
08	Openings		12.06	14,500
09	Finishings		40.99	49,264
10	Specialties		1.25	1,503
14	Conveying Equipment		187.19	225,000
21	Fire Suppression		9.35	11,239
22	Plumbing		18.70	22,477
23	Heating, Ventilating, and Air Conditioning		27.50	33,055
26	Electrical		36.85	44,294
27	Communications		2.00	2,404
28	Electronic Safety and Security		8.00	9,616
31	Earthwork		26.73	32,135
32	Exterior Improvements		20.80	25,000
33	Utilities		8.32	10,000
SERVICE ELEVATOR ADDITION			821.22	987,110

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS SUMMARY

SS South Side Seating Bowl & Stage Pocket

Rates Current At April 2024

Ref	Description	%	GFA \$/SF	Total Cost \$
02	Existing Conditions			147,900
03	Concrete			110,325
SOUTH SIDE SEATING BOWL & STAGE POCKET				258,225

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

EX Exterior Upgrades / Facade Enhancements

Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
07	THERMAL AND MOISTURE PROTECTION				
B2010	Exterior Walls				
303	Roof-Edge Vertical Fin Screen	Note			0
304	Decorative vertical fin screen, 26' high	SF	34,488.0	100.00	3,448,800
305	Supplemental support steel to screen	T	172.440	7,500.00	1,293,300
306	LED strip lighting, assumes every fin	SF	11,496.0	125.00	1,437,000
307	Modifications to exst. facade/roof, building signage, etc	LS	1.0		Excl.
	B2010 - Exterior Walls				6,179,100
	07 - THERMAL AND MOISTURE PROTECTION				6,179,100
13	SPECIAL CONSTRUCTION				
F1030	Special Construction Systems				
292	Vertical Fin Screen (West)	Note			0
290	Decorative vertical fin screen, 170' x 26' high	SF	4,420.0	100.00	442,000
291	Supplemental support steel to screen	T	11.050	7,500.00	82,875
293	LED strip lighting, assumes every 2nd vertical fin	LF	1,105.0	125.00	138,125
311	Vertical Fin Screen (East)	Note			0
312	Decorative vertical fin screen, 170' x 26' high	SF	4,420.0	100.00	442,000
313	Supplemental support steel to screen	T	11.050	7,500.00	82,875
314	LED strip lighting, assumes every 2nd vertical fin	LF	1,105.0	125.00	138,125
294	Custom Entrance Portal	Note			0
295	Architectural metal wall panel	SF	4,140.0	110.00	455,400
296	Supplemental support steel to portal	T	17.080	6,000.00	102,480
297	CFMF Back-up assembly to metal panel	SF	4,140.0	20.00	82,800
298	Cast-in-place concrete foundations	LF	90.0	500.00	45,000
299	Exterior building/entrance signage (per portal)	EA	3.0	15,000.00	45,000
300	Architectural exterior lighting (per portal)	EA	3.0	25,000.00	75,000
302	Misc. selective site demolition	LS	1.0	20,000.00	20,000
301	Repair exst. adjacent site paving, etc	LS	1.0	50,000.00	50,000
	F1030 - Special Construction Systems				2,201,680
	13 - SPECIAL CONSTRUCTION				2,201,680
EXTERIOR UPGRADES / FACADE ENHANCEMENTS					8,380,780

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
141	Dismantle and remove exst. facade	SF	1,394.9	25.00	34,872
143	Remove and dispose of exst. exterior entry door/frame	Pair	9.0	500.00	4,500
162	Form opening in exst. concrete floor for new stair	SF	562.1	75.00	42,157
23	Selective interior demolition (flooring, ceilings, partitions and finishes, casework, doors, MEP, etc)	SF	19,708.0	10.00	197,080
283	Misc. building demolition not yet identified	LS	1.0	50,000.00	50,000
	F2010 - Building Elements Demolition			16.67 /SF	328,609
F2020	Hazardous Components Abatement				
24	Hazardous materials abatement	LS	1.0		Excl.
	F2020 - Hazardous Components Abatement				Excl.
	02 - EXISTING CONDITIONS			16.67 /SF	328,609
03	CONCRETE				
B1010	Floor Construction				
98	Cast-in-place concrete topping slab to deck	SF	372.6	25.00	9,315
169	Cast-in-place concrete vomitory wall	SF	756.0	75.00	56,700
25	Floor prep / leveling	SF	19,708.0	2.00	39,416
26	Coring/patching for new underslab MEP	SF	19,708.0	2.50	49,270
160	Re-work exst. stadia at new vomitory (per vom.)	EA	2.0	25,000.00	50,000
	B1010 - Floor Construction			10.39 /SF	204,701
	03 - CONCRETE			10.39 /SF	204,701
05	METALS				
B1010	Floor Construction				
99	Structural steel floor framing	T	3.726	10,000.00	37,260
100	Metal floor deck	SF	372.6	15.00	5,589
101	Base plates, anchor bolts, misc. plates and connections	T	0.934	10,000.00	9,340
	B1010 - Floor Construction			2.65 /SF	52,189
C1030	Fittings				
95	Architectural glass railing at new NW lobby	LF	70.0	550.00	38,500
27	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	19,708.0	5.00	98,540
	C1030 - Fittings			6.95 /SF	137,040
C2010	Stair Construction				
92	Cast-in-place concrete steps	SF	18.0	250.00	4,500

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
93	6'-0" Wide decorative circulation stair	FT/R	14.0	12,500.00	175,000
	C2010 - Stair Construction			9.11 /SF	179,500
	05 - METALS			18.71 /SF	368,729
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
28	Wood blocking / rough carpentry	SF	19,708.0	2.00	39,416
	C1030 - Fittings			2.00 /SF	39,416
E2010	Fixed Furnishings				
29	Built-in casework; front bar	LF	118.7	1,000.00	118,700
30	Built-in casework; back bar / display	LF	50.3	1,000.00	50,300
31	Built-in casework; booth seating	LF	80.0		Excl.
32	Built-in casework; booth table	EA	21.0		Excl.
308	Built-in casework; grab and go bar/divider	LF	35.4	500.00	17,700
34	Built-in casework; servery	LF	43.0	1,000.00	43,000
163	Built-in casework; market (approx. 500 - 600 GSF each)	SF	476.9	100.00	47,690
170	Built-in casework; decorative slat screen	SF	1,771.2	65.00	115,128
36	Built-in casework not yet identified (GFA measured)	SF	19,708.0	5.00	98,540
	E2010 - Fixed Furnishings			24.92 /SF	491,058
	06 - WOOD, PLASTICS, AND COMPOSITES			26.92 /SF	530,474
07	THERMAL AND MOISTURE PROTECTION				
B1010	Floor Construction				
102	Spray-applied fireproofing to floor framing	SF	372.6	10.00	3,726
	B1010 - Floor Construction			0.19 /SF	3,726
B2010	Exterior Walls				
281	Misc. modifications/tie-ins at exst. arena envelope	LS	1.0	50,000.00	50,000
	B2010 - Exterior Walls			2.54 /SF	50,000
C1030	Fittings				
37	Firestopping	SF	19,708.0	1.25	24,635
38	Interior caulking and sealing	SF	19,708.0	1.50	29,562
	C1030 - Fittings			2.75 /SF	54,197
	07 - THERMAL AND MOISTURE PROTECTION			5.48 /SF	107,923
08	OPENINGS				
B2010	Exterior Walls				
125	Architectural curtain wall facade	SF	1,395.0	150.00	209,250

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
278	Infill/repair ext. facade at mid-level NW lobby	LS	1.0	10,000.00	10,000
	B2010 - Exterior Walls			11.12 /SF	219,250
B2030	Exterior Doors				
46	Double-leaf glass entrance door, incl. frame, finish, hardware	Pair	9.0	15,000.00	135,000
50	Automatic door operator	EA	4.0	3,500.00	14,000
	B2030 - Exterior Doors			7.56 /SF	149,000
C1010	Partitions				
168	Operable glass storefront (manual)	SF	318.0	250.00	79,500
277	Interior curtain wall system	SF	670.0	125.00	83,750
39	Interior storefront, punched windows, etc (GFA measured)	SF	19,708.0	2.00	39,416
	C1010 - Partitions			10.28 /SF	202,666
C1020	Interior Doors				
40	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	12.0	2,500.00	30,000
251	Double-leaf glass entrance door, incl. frame, finish, hardware	Pair	5.0	1,500.00	7,500
276	Automatic door operator	EA	2.0	3,500.00	7,000
	C1020 - Interior Doors			2.26 /SF	44,500
	08 - OPENINGS			31.23 /SF	615,416
09	FINISHINGS				
C1010	Partitions				
51	Drywall partition, acoustic/demising	SF	11,725.4	20.00	234,508
53	Drywall partition, prep ext. to remain	SF	14,953.1	10.00	149,531
54	Drywall/CMU partitions not yet identified (GFA measured)	SF	19,708.0	5.00	98,540
	C1010 - Partitions			24.49 /SF	482,579
C3010	Wall Finishes				
223	Wall finish to bar	SF	491.5	65.00	31,947
224	Wall finish to bunker club	SF	2,870.0	30.00	86,100
225	Wall finish to cooler/fridge	SF	748.9		Excl.
226	Wall finish to event level entrance	SF	1,384.0	1.50	2,076
227	Wall finish to function room	SF	1,502.0	10.00	15,020
229	Wall finish to kitchen	SF	1,727.1	10.00	17,271
231	Wall finish to market	SF	276.6	50.00	13,830
232	Wall finish to mechanical	SF	1,614.9	1.50	2,422
233	Wall finish to merch	SF	307.3	50.00	15,365

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
234	Wall finish to office	SF	913.0	1.50	1,370
236	Wall finish to servery	SF	258.8	10.00	2,588
237	Wall finish to stairs	SF	2,308.2	1.50	3,462
238	Wall finish to storage	SF	2,975.9	1.50	4,464
239	Wall finish to support	SF	2,377.1	1.50	3,566
240	Wall finish to vomitories	SF	1,445.0	1.50	2,168
242	Wall finish to mid level club	SF	3,230.0	30.00	96,900
243	Wall finish to club lobby	SF	814.0	50.00	40,700
245	Wall finish to entry lobby	SF	945.0	50.00	47,250
246	Wall finish to staff lobby	SF	1,791.0	1.50	2,687
247	Wall finish to SW/NW lobby	SF	1,162.0	50.00	58,100
C3010 - Wall Finishes				22.70 /SF	447,286
C3020	Floor Finishes				
17	Floor finish to bar	SF	508.3	15.00	7,624
6	Floor finish to bunker club	SF	1,814.0	30.00	54,420
20	Floor finish to cooler/fridge	SF	247.2	15.00	3,708
13	Floor finish to event level entrance	SF	676.0	30.00	20,280
16	Floor finish to function room	SF	889.0	7.50	6,668
21	Floor finish to kitchen	SF	1,192.9	15.00	17,894
7	Floor finish to market	SF	458.9	30.00	13,767
11	Floor finish to mechanical	SF	573.7	1.50	861
167	Floor finish to merch	SF	124.7	30.00	3,741
4	Floor finish to office	SF	203.0	7.50	1,523
161	Floor finish to servery	SF	187.5	15.00	2,813
22	Floor finish to stairs	SF	441.1	5.00	2,205
3	Floor finish to storage	SF	590.8	1.50	886
14	Floor finish to support	SF	1,069.2	7.50	8,019
151	Floor finish to vomitories	SF	316.0		Excl.
19	Floor finish to mid level club	SF	5,289.0	30.00	158,670
2	Floor finish to club lobby	SF	947.0	30.00	28,410
12	Floor finish to entry lobby	SF	1,323.0	30.00	39,690
1	Floor finish to staff lobby	SF	505.0	10.00	5,050
15	Floor finish to SW/NW lobby	SF	1,120.0	30.00	33,600
C3020 - Floor Finishes				20.80 /SF	409,829
C3030	Ceiling Finishes				
173	Ceiling finish to bar	SF	508.3	50.00	25,415

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
174	Ceiling finish to bunker club	SF	1,814.0	35.00	63,490
175	Ceiling finish to cooler/fridge	SF	247.2		Excl.
176	Ceiling finish to event level entrance	SF	676.0	5.00	3,380
177	Ceiling finish to function room	SF	889.0	15.00	13,335
179	Ceiling finish to kitchen	SF	1,192.9	12.00	14,315
181	Ceiling finish to market	SF	458.9	35.00	16,062
182	Ceiling finish to mechanical	SF	573.7	5.00	2,868
183	Ceiling finish to merch	SF	124.7	35.00	4,365
184	Ceiling finish to office	SF	203.0	10.00	2,030
186	Ceiling finish to servery	SF	187.5	12.00	2,250
187	Ceiling finish to stairs	SF	441.1	5.00	2,205
188	Ceiling finish to storage	SF	590.8	5.00	2,954
189	Ceiling finish to support	SF	1,069.2	10.00	10,692
190	Ceiling finish to vomitories	SF	316.0		Excl.
192	Ceiling finish to mid level club	SF	5,289.0	35.00	185,115
193	Ceiling finish to club lobby	SF	947.0	25.00	23,675
195	Ceiling finish to entry lobby	SF	1,323.0	25.00	33,075
196	Ceiling finish to staff lobby	SF	505.0	10.00	5,050
197	Ceiling finish to SW/NW lobby	SF	1,120.0	25.00	28,000
	C3030 - Ceiling Finishes			22.24 /SF	438,276
	09 - FINISHINGS			90.22 /SF	1,777,970
10	SPECIALTIES				
C1030	Fittings				
55	Fire extinguisher and cabinet	EA	8.0	500.00	4,000
56	Restroom accessories including compartments, grab bars, toilet paper holders, shower curtain, etc.	SF	19,708.0		Excl.
57	Interior code and wayfinding signage	SF	19,708.0	1.25	24,635
127	Exterior building signage	LS	1.0	10,000.00	10,000
	C1030 - Fittings			1.96 /SF	38,635
	10 - SPECIALTIES			1.96 /SF	38,635
11	EQUIPMENT				
E1010	Commercial Equipment				
147	Bar equipment at bunker club	LS	1.0	100,000.00	100,000
148	Bar equipment at mid-level club	LS	2.0	100,000.00	200,000
149	Bar equipment at mid-level club (server bar)	LS	1.0	20,000.00	20,000
272	Food service equipment at club kitchen	SF	1,550.0	500.00	775,000
309	Market equipment (fridges, dispays, etc)	LS	1.0		Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
310	Grab and Go equipment (fridges, dispays, etc)	LS	1.0		Excl.
152	Beverage dispensing equipment, piping, conduit	LS	1.0		Excl.
154	F&B concession signage/menus (by Owner)	LS	1.0		Excl.
171	Televisions (by Owner)	LS	1.0		Excl.
	E1010 - Commercial Equipment			55.56 /SF	1,095,000
	11 - EQUIPMENT			55.56 /SF	1,095,000
12	FURNISHINGS				
E2010	Fixed Furnishings				
58	Graphics, branding, memorabilia (by Owner)	LS	1.0		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
59	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
21	FIRE SUPPRESSION				
D4010	Sprinklers				
60	Fire sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	19,708.0	5.50	108,394
	D4010 - Sprinklers			5.50 /SF	108,394
D4090	Other Fire Protection Systems				
61	Fire sprinkler disconnect and make-safe	SF	19,708.0	1.00	19,708
62	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			12,810
	D4090 - Other Fire Protection Systems			1.65 /SF	32,518
	21 - FIRE SUPPRESSION			7.15 /SF	140,912
22	PLUMBING				
D2010	Plumbing Fixtures				
63	Plumbing fixtures c/w hook up (water closets, lavatory basins/faucets, sinks, water fountains, etc)	SF	19,708.0	2.50	49,270
	D2010 - Plumbing Fixtures			2.50 /SF	49,270
D2020	Domestic Water Distribution				
64	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	19,708.0	7.50	147,810
	D2020 - Domestic Water Distribution			7.50 /SF	147,810

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2030	Sanitary Waste				
65	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	19,708.0	7.50	147,810
	D2030 - Sanitary Waste			7.50 /SF	147,810
D2040	Rain Water Drainage				
66	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	19,708.0		Excl.
	D2040 - Rain Water Drainage				Excl.
D2090	Other Plumbing Systems				
67	Plumbing disconnect and make-safe	SF	19,708.0	1.00	19,708
69	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	19,708.0	2.00	39,416
70	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			40,401
	D2090 - Other Plumbing Systems			5.05 /SF	99,525
	22 - PLUMBING			22.55 /SF	444,415
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
71	HVAC Systems (heating and cooling plant/equipment, ductwork, insulation, piping, grilles/diffusers, etc)	SF	19,708.0	50.00	985,400
	D3040 - Distribution Systems			50.00 /SF	985,400
D3090	Other HVAC Systems & Equipment				
74	HVAC disconnect and make-safe	SF	19,708.0	1.00	19,708
75	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			100,511
	D3090 - Other HVAC Systems & Equipment			6.10 /SF	120,219
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			56.10 /SF	1,105,619
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
76	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	19,708.0	7.50	147,810
78	Mechanical equipment connections	SF	19,708.0		Incl.
	D5010 - Electrical Service & Distribution			7.50 /SF	147,810

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D5020	Lighting and Branch Wiring				
79	Lighting and branch power	SF	19,708.0	35.00	689,780
	D5020 - Lighting and Branch Wiring			35.00 /SF	689,780
D5090	Other Electrical Systems				
85	Lightning protection and grounding, seismic, temp. lighting/power, etc	SF	19,708.0	2.50	49,270
86	Electrical disconnect and make-safe	SF	19,708.0	1.00	19,708
87	General Requirements: supervision, shop drawings, as-built drawings, tags, markers, tools, rentals, permits, fees etc.	Item			90,657
	D5090 - Other Electrical Systems			8.10 /SF	159,635
	26 - ELECTRICAL			50.60 /SF	997,225
27	COMMUNICATIONS				
D5030	Communications & Security				
88	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	19,708.0	2.50	49,270
89	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	19,708.0	2.50	49,270
	D5030 - Communications & Security			5.00 /SF	98,540
	27 - COMMUNICATIONS			5.00 /SF	98,540
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
90	Fire alarm system; incl. devices, wiring, conduit, etc	SF	19,708.0	3.00	59,124
91	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	19,708.0	1.50	29,562
	D5030 - Communications & Security			4.50 /SF	88,686
	28 - ELECTRONIC SAFETY AND SECURITY			4.50 /SF	88,686
31	EARTHWORK				
G1010	Site Clearing				
131	Temp. construction fence, gates, entrance, TESC, etc	LS	1.0	25,000.00	25,000
	G1010 - Site Clearing			1.27 /SF	25,000
	31 - EARTHWORK			1.27 /SF	25,000

PENSACOLA BAY CENTER
CONCEPT DESIGN COST ESTIMATE (UPDATED
SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM
W1 West Club Spaces (Event & Mid Levels) (continued)

GFA: 19,708 SF Cost/SF: 405.56
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
274	Misc. development of exst. adjacent sitework	LS	1.0	25,000.00	25,000
	G2040 - Site Development			1.27 /SF	25,000
	32 - EXTERIOR IMPROVEMENTS			1.27 /SF	25,000
WEST CLUB SPACES (EVENT & MID LEVELS)				405.56 /SF	7,992,854

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM
W2 West Club Spaces (Concourse Level)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
23	Selective interior demolition (flooring, ceilings, partitions and finishes, casework, doors, MEP, etc)	SF	8,253.0	10.00	82,530
	F2010 - Building Elements Demolition			10.00 /SF	82,530
F2020	Hazardous Components Abatement				
24	Hazardous materials abatement	LS	1.0		Excl.
	F2020 - Hazardous Components Abatement				Excl.
	02 - EXISTING CONDITIONS			10.00 /SF	82,530
03	CONCRETE				
B1010	Floor Construction				
25	Floor prep / leveling	SF	8,253.0	2.00	16,506
26	Coring/patching for new underslab MEP	SF	8,253.0	2.50	20,633
	B1010 - Floor Construction			4.50 /SF	37,139
	03 - CONCRETE			4.50 /SF	37,139
05	METALS				
C1030	Fittings				
27	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	8,253.0	5.00	41,265
	C1030 - Fittings			5.00 /SF	41,265
	05 - METALS			5.00 /SF	41,265
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
28	Wood blocking / rough carpentry	SF	8,253.0	2.00	16,506
	C1030 - Fittings			2.00 /SF	16,506
E2010	Fixed Furnishings				
33	Built-in casework; retail/merch	LF	26.5	1,000.00	26,500
163	Built-in casework; market (approx. 500 - 600 GSF each)	SF	783.4	100.00	78,340
164	Built-in casework; grab and go (approx. 600 GSF each)	SF	578.7	100.00	57,870
155	Built-in casework not yet identified (GFA measured)	SF	8,253.0	5.00	41,265
	E2010 - Fixed Furnishings			24.72 /SF	203,975
	06 - WOOD, PLASTICS, AND COMPOSITES			26.72 /SF	220,481
07	THERMAL AND MOISTURE PROTECTION				
C1030	Fittings				
37	Firestopping	SF	8,253.0	1.25	10,316

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W2 West Club Spaces (Concourse Level) (continued)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
38	Interior caulking and sealing	SF	8,253.0	1.50	12,380
	C1030 - Fittings			2.75 /SF	22,696
	07 - THERMAL AND MOISTURE PROTECTION			2.75 /SF	22,696
08	OPENINGS				
B2030	Exterior Doors				
249	Double-leaf glass entrance door, incl. frame, finish, hardware (ETR)	Pair	12.0		Excl.
	B2030 - Exterior Doors				Excl.
C1010	Partitions				
39	Interior storefront, punched windows, etc (GFA measured)	SF	8,253.0	2.00	16,506
	C1010 - Partitions			2.00 /SF	16,506
C1020	Interior Doors				
40	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	2.0	2,500.00	5,000
41	Double-leaf glass entrance door, incl. frame, finish, hardware (ETR)	Pair	16.0		Excl.
	C1020 - Interior Doors			0.61 /SF	5,000
	08 - OPENINGS			2.61 /SF	21,506
09	FINISHINGS				
C1010	Partitions				
53	Drywall partition, prep exst. to remain	SF	7,283.9	10.00	72,839
54	Drywall/CMU partitions not yet identified (GFA measured)	SF	8,253.0	5.00	41,265
	C1010 - Partitions			13.83 /SF	114,104
C3010	Wall Finishes				
228	Wall finish to grab and go	SF	459.2	50.00	22,960
231	Wall finish to market	SF	483.4	50.00	24,170
233	Wall finish to merch	SF	482.7	50.00	24,135
236	Wall finish to servery	SF	503.2	10.00	5,032
241	Wall finish to concourse level market	SF	2,045.9	50.00	102,295
	C3010 - Wall Finishes			21.64 /SF	178,592
C3020	Floor Finishes				
140	Floor finish to grab and go	SF	669.3	30.00	20,079
7	Floor finish to market	SF	783.2	30.00	23,496
167	Floor finish to merch	SF	398.8	30.00	11,964
161	Floor finish to servery	SF	869.5	15.00	13,042

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W2 West Club Spaces (Concourse Level) (continued)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
172	Floor finish to concourse level market	SF	5,190.3	25.00	129,758
	C3020 - Floor Finishes			24.03 /SF	198,339
C3030	Ceiling Finishes				
178	Ceiling finish to grab and go	SF	669.3	35.00	23,426
181	Ceiling finish to market	SF	783.2	35.00	27,412
183	Ceiling finish to merch	SF	398.8	35.00	13,958
186	Ceiling finish to servery	SF	869.5	12.00	10,434
191	Ceiling finish to concourse level market	SF	5,190.3	25.00	129,758
	C3030 - Ceiling Finishes			24.84 /SF	204,988
	09 - FINISHINGS			84.34 /SF	696,023
10	SPECIALTIES				
C1030	Fittings				
55	Fire extinguisher and cabinet	EA	4.0	500.00	2,000
56	Restroom accessories including compartments, grab bars, toilet paper holders, shower curtain, etc.	SF	8,253.0		Excl.
57	Interior code and wayfinding signage	SF	8,253.0	1.25	10,316
	C1030 - Fittings			1.49 /SF	12,316
	10 - SPECIALTIES			1.49 /SF	12,316
11	EQUIPMENT				
E1010	Commercial Equipment				
315	Food service equipment at servery	SF	927.0	500.00	463,500
309	Market equipment (fridges, dispays, etc)	LS	1.0		Excl.
310	Grab and Go equipment (fridges, dispays, etc)	LS	1.0		Excl.
152	Beverage dispensing equipment, piping, conduit	LS	1.0		Excl.
154	F&B concession signage/menus (by Owner)	LS	1.0		Excl.
171	Televisions (by Owner)	LS	1.0		Excl.
	E1010 - Commercial Equipment			56.16 /SF	463,500
	11 - EQUIPMENT			56.16 /SF	463,500
12	FURNISHINGS				
E2010	Fixed Furnishings				
58	Graphics, branding, memorabilia (by Owner)	LS	1.0		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
59	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W2 West Club Spaces (Concourse Level) (continued)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
60	Fire sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	8,253.0	5.50	45,392
	D4010 - Sprinklers			5.50 /SF	45,392
D4090	Other Fire Protection Systems				
61	Fire sprinkler disconnect and make-safe	SF	8,253.0	1.00	8,253
62	General Requirements: supervision, shop drawings, as-built drawings, tags, markers, tools, rentals, permits, fees etc.	Item			5,364
	D4090 - Other Fire Protection Systems			1.65 /SF	13,617
	21 - FIRE SUPPRESSION			7.15 /SF	59,009
22	PLUMBING				
D2010	Plumbing Fixtures				
63	Plumbing fixtures c/w hook up (water closets, lavatory basins/faucets, sinks, water fountains, etc)	SF	8,253.0	2.50	20,633
	D2010 - Plumbing Fixtures			2.50 /SF	20,633
D2020	Domestic Water Distribution				
64	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	8,253.0	7.50	61,898
	D2020 - Domestic Water Distribution			7.50 /SF	61,898
D2030	Sanitary Waste				
65	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	8,253.0	7.50	61,898
	D2030 - Sanitary Waste			7.50 /SF	61,898
D2040	Rain Water Drainage				
66	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	8,253.0		Excl.
	D2040 - Rain Water Drainage				Excl.
D2090	Other Plumbing Systems				
67	Plumbing disconnect and make-safe	SF	8,253.0	1.00	8,253
69	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	8,253.0	2.00	16,506
70	General Requirements: supervision, shop drawings, as-built drawings, tags, markers, tools, rentals, permits, fees etc.	Item			16,919
	D2090 - Other Plumbing Systems			5.05 /SF	41,678
	22 - PLUMBING			22.55 /SF	186,107

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W2 West Club Spaces (Concourse Level) (continued)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
71	HVAC Systems (heating and cooling plant/equipment, ductwork, insulation, piping, grilles/diffusers, etc)	SF	8,253.0	50.00	412,650
	D3040 - Distribution Systems			50.00 /SF	412,650
D3090	Other HVAC Systems & Equipment				
74	HVAC disconnect and make-safe	SF	8,253.0	1.00	8,253
75	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			42,090
	D3090 - Other HVAC Systems & Equipment			6.10 /SF	50,343
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			56.10 /SF	462,993
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
76	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	8,253.0	7.50	61,898
78	Mechanical equipment connections	SF	8,253.0		Incl.
	D5010 - Electrical Service & Distribution			7.50 /SF	61,898
D5020	Lighting and Branch Wiring				
79	Lighting and branch power	SF	8,253.0	35.00	288,855
	D5020 - Lighting and Branch Wiring			35.00 /SF	288,855
D5090	Other Electrical Systems				
85	Lightning protection and grounding, seismic, temp. lighting/power, etc	SF	8,253.0	2.50	20,633
86	Electrical disconnect and make-safe	SF	8,253.0	1.00	8,253
87	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			37,964
	D5090 - Other Electrical Systems			8.10 /SF	66,850
	26 - ELECTRICAL			50.60 /SF	417,603
27	COMMUNICATIONS				
D5030	Communications & Security				
88	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	8,253.0	2.50	20,633

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

W2 West Club Spaces (Concourse Level) (continued)

GFA: 8,253 SF Cost/SF: 339.46
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
89	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	8,253.0	2.50	20,633
	D5030 - Communications & Security			5.00 /SF	41,266
	27 - COMMUNICATIONS			5.00 /SF	41,266
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
90	Fire alarm system; incl. devices, wiring, conduit, etc	SF	8,253.0	3.00	24,759
91	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	8,253.0	1.50	12,380
	D5030 - Communications & Security			4.50 /SF	37,139
	28 - ELECTRONIC SAFETY AND SECURITY			4.50 /SF	37,139
WEST CLUB SPACES (CONCOURSE LEVEL)				339.46 /SF	2,801,573

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
162	Form opening in exst. concrete floor for new stair	SF	560.9	75.00	42,068
23	Selective interior demolition (flooring, ceilings, partitions and finishes, casework, doors, MEP, etc)	SF	20,424.0	10.00	204,240
	F2010 - Building Elements Demolition			12.06 /SF	246,308
F2020	Hazardous Components Abatement				
24	Hazardous materials abatement	LS	1.0		Excl.
	F2020 - Hazardous Components Abatement				Excl.
	02 - EXISTING CONDITIONS			12.06 /SF	246,308
03	CONCRETE				
B1010	Floor Construction				
25	Floor prep / leveling	SF	20,424.0	2.00	40,848
26	Coring/patching for new underslab MEP	SF	20,424.0	2.50	51,060
	B1010 - Floor Construction			4.50 /SF	91,908
	03 - CONCRETE			4.50 /SF	91,908
05	METALS				
C1030	Fittings				
96	Architectural glass railing at circulation stair/void	LF	135.0	550.00	74,250
27	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	20,424.0	5.00	102,120
	C1030 - Fittings			8.64 /SF	176,370
C2010	Stair Construction				
94	6'-0" Wide decorative circulation stair	SF	370.0	400.00	148,000
	C2010 - Stair Construction			7.25 /SF	148,000
	05 - METALS			15.88 /SF	324,370
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
28	Wood blocking / rough carpentry	SF	20,424.0	2.00	40,848
	C1030 - Fittings			2.00 /SF	40,848
E2010	Fixed Furnishings				
29	Built-in casework; front bar	LF	36.3	1,000.00	36,300
30	Built-in casework; back bar / display	LF	13.7	1,000.00	13,700
33	Built-in casework; retail/merch	LF	26.5	1,000.00	26,500
308	Built-in casework; grab and go bar/divider	LF	70.6	500.00	35,300

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
163	Built-in casework; market (approx. 500 - 600 GSF each)	SF	1,282.7	100.00	128,270
164	Built-in casework; grab and go (approx. 600 GSF each)	SF	1,152.3	100.00	115,230
280	Built-in casework; grab and go (approx. 200 GSF each)	SF	220.0	150.00	33,000
170	Built-in casework; decorative slat screen	SF	282.8	65.00	18,382
156	Built-in casework not yet identified (GFA measured)	SF	20,425.0	5.00	102,125
	E2010 - Fixed Furnishings			24.91 /SF	508,807
	06 - WOOD, PLASTICS, AND COMPOSITES			26.91 /SF	549,655
07	THERMAL AND MOISTURE PROTECTION				
C1030	Fittings				
37	Firestopping	SF	20,424.0	1.25	25,530
38	Interior caulking and sealing	SF	20,424.0	1.50	30,636
	C1030 - Fittings			2.75 /SF	56,166
	07 - THERMAL AND MOISTURE PROTECTION			2.75 /SF	56,166
08	OPENINGS				
B2010	Exterior Walls				
279	Infill/repair exst. facade at mid-level NE lobby	LS	1.0	10,000.00	10,000
	B2010 - Exterior Walls			0.49 /SF	10,000
B2030	Exterior Doors				
249	Double-leaf glass entrance door, incl. frame, finish, hardware (ETR)	Pair	17.0		Excl.
	B2030 - Exterior Doors				Excl.
C1010	Partitions				
39	Interior storefront, punched windows, etc (GFA measured)	SF	20,424.0	2.00	40,848
	C1010 - Partitions			2.00 /SF	40,848
C1020	Interior Doors				
40	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	8.0	2,500.00	20,000
41	Double-leaf glass entrance door, incl. frame, finish, hardware (ETR)	Pair	16.0		Excl.
	C1020 - Interior Doors			0.98 /SF	20,000
	08 - OPENINGS			3.47 /SF	70,848
09	FINISHINGS				
C1010	Partitions				
51	Drywall partition, acoustic/demising	SF	8,524.4	20.00	170,488

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
53	Drywall partition, prep exst. to remain	SF	14,155.0	10.00	141,550
54	Drywall/CMU partitions not yet identified (GFA measured)	SF	20,424.0	5.00	102,120
C1010 - Partitions				20.28 /SF	414,158
C3010	Wall Finishes				
223	Wall finish to bar	SF	149.5	65.00	9,718
225	Wall finish to cooler/fridge	SF	712.1		Excl.
228	Wall finish to grab and go	SF	1,158.8	50.00	57,940
229	Wall finish to kitchen	SF	2,683.9	10.00	26,839
231	Wall finish to market	SF	2,699.0	50.00	134,950
232	Wall finish to mechanical	SF	2,038.3	1.50	3,058
233	Wall finish to merch	SF	481.0	50.00	24,050
237	Wall finish to stairs	SF	1,427.8	1.50	2,142
238	Wall finish to storage	SF	1,109.1	1.50	1,664
239	Wall finish to support	SF	3,765.9	1.50	5,649
241	Wall finish to concourse level market	SF	2,018.1	50.00	100,905
C3010 - Wall Finishes				17.96 /SF	366,915
C3020	Floor Finishes				
17	Floor finish to bar	SF	194.7	15.00	2,921
20	Floor finish to cooler/fridge	SF	117.8	15.00	1,767
140	Floor finish to grab and go	SF	1,581.7	30.00	47,451
21	Floor finish to kitchen	SF	1,802.1	15.00	27,031
7	Floor finish to market	SF	6,232.9	30.00	186,987
11	Floor finish to mechanical	SF	742.2	1.50	1,113
167	Floor finish to merch	SF	394.5	30.00	11,835
22	Floor finish to stairs	SF	228.9	5.00	1,145
3	Floor finish to storage	SF	263.2	1.50	395
14	Floor finish to support	SF	1,840.8	7.50	13,806
172	Floor finish to concourse level market	SF	5,657.7	25.00	141,442
C3020 - Floor Finishes				21.34 /SF	435,893
C3030	Ceiling Finishes				
173	Ceiling finish to bar	SF	194.7	50.00	9,735
175	Ceiling finish to cooler/fridge	SF	117.8		Excl.
178	Ceiling finish to grab and go	SF	1,581.7	35.00	55,359
179	Ceiling finish to kitchen	SF	1,802.1	12.00	21,625
181	Ceiling finish to market	SF	6,232.9	35.00	218,151
182	Ceiling finish to mechanical	SF	742.2	5.00	3,711

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
183	Ceiling finish to merch	SF	394.5	35.00	13,807
187	Ceiling finish to stairs	SF	228.9	5.00	1,145
188	Ceiling finish to storage	SF	263.2	5.00	1,316
189	Ceiling finish to support	SF	1,840.8	10.00	18,408
191	Ceiling finish to concourse level market	SF	5,657.7	25.00	141,442
	C3030 - Ceiling Finishes			23.73 /SF	484,699
	09 - FINISHINGS			83.32 /SF	1,701,665
10	SPECIALTIES				
C1030	Fittings				
55	Fire extinguisher and cabinet	EA	8.0	500.00	4,000
56	Restroom accessories including compartments, grab bars, toilet paper holders, shower curtain, etc.	SF	20,424.0		Excl.
57	Interior code and wayfinding signage	SF	20,424.0	1.25	25,530
	C1030 - Fittings			1.45 /SF	29,530
	10 - SPECIALTIES			1.45 /SF	29,530
11	EQUIPMENT				
E1010	Commercial Equipment				
150	Bar equipment at mid-level club	LS	1.0	100,000.00	100,000
273	Food service equipment at mid-level market (2 of)	SF	1,957.0	500.00	978,500
309	Market equipment (fridges, dispays, etc)	LS	1.0		Excl.
310	Grab and Go equipment (fridges, dispays, etc)	LS	1.0		Excl.
152	Beverage dispensing equipment, piping, conduit	LS	1.0		Excl.
154	F&B concession signage/menus (by Owner)	LS	1.0		Excl.
171	Televisions (by Owner)	LS	1.0		Excl.
	E1010 - Commercial Equipment			52.81 /SF	1,078,500
	11 - EQUIPMENT			52.81 /SF	1,078,500
12	FURNISHINGS				
E2010	Fixed Furnishings				
58	Graphics, branding, memorabilia (by Owner)	LS	1.0		Excl.
	E2010 - Fixed Furnishings				Excl.
E2020	Movable Furnishings				
59	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
60	Fire sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	20,424.0	5.50	112,332
	D4010 - Sprinklers			5.50 /SF	112,332
D4090	Other Fire Protection Systems				
61	Fire sprinkler disconnect and make-safe	SF	20,424.0	1.00	20,424
62	General Requirements: supervision, shop drawings, as-built drawings, tags, markers, tools, rentals, permits, fees etc.	Item			13,276
	D4090 - Other Fire Protection Systems			1.65 /SF	33,700
	21 - FIRE SUPPRESSION			7.15 /SF	146,032
22	PLUMBING				
D2010	Plumbing Fixtures				
63	Plumbing fixtures c/w hook up (water closets, lavatory basins/faucets, sinks, water fountains, etc)	SF	20,424.0	2.50	51,060
	D2010 - Plumbing Fixtures			2.50 /SF	51,060
D2020	Domestic Water Distribution				
64	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	20,424.0	7.50	153,180
	D2020 - Domestic Water Distribution			7.50 /SF	153,180
D2030	Sanitary Waste				
65	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	20,424.0	7.50	153,180
	D2030 - Sanitary Waste			7.50 /SF	153,180
D2040	Rain Water Drainage				
66	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	20,424.0		Excl.
	D2040 - Rain Water Drainage				Excl.
D2090	Other Plumbing Systems				
67	Plumbing disconnect and make-safe	SF	20,424.0	1.00	20,424
69	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	20,424.0	2.00	40,848
70	General Requirements: supervision, shop drawings, as-built drawings, tags, markers, tools, rentals, permits, fees etc.	Item			41,870
	D2090 - Other Plumbing Systems			5.05 /SF	103,142
	22 - PLUMBING			22.55 /SF	460,562

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
71	HVAC Systems (heating and cooling plant/equipment, ductwork, insulation, piping, grilles/diffusers, etc)	SF	20,424.0	50.00	1,021,200
	D3040 - Distribution Systems			50.00 /SF	1,021,200
D3090	Other HVAC Systems & Equipment				
74	HVAC disconnect and make-safe	SF	20,424.0	1.00	20,424
75	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			104,163
	D3090 - Other HVAC Systems & Equipment			6.10 /SF	124,587
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			56.10 /SF	1,145,787
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
76	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	20,424.0	7.50	153,180
78	Mechanical equipment connections	SF	20,424.0		Incl.
	D5010 - Electrical Service & Distribution			7.50 /SF	153,180
D5020	Lighting and Branch Wiring				
79	Lighting and branch power	SF	20,424.0	35.00	714,840
	D5020 - Lighting and Branch Wiring			35.00 /SF	714,840
D5090	Other Electrical Systems				
85	Lightning protection and grounding, seismic, temp. lighting/power, etc	SF	20,424.0	2.50	51,060
86	Electrical disconnect and make-safe	SF	20,424.0	1.00	20,424
87	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			93,950
	D5090 - Other Electrical Systems			8.10 /SF	165,434
	26 - ELECTRICAL			50.60 /SF	1,033,454
27	COMMUNICATIONS				
D5030	Communications & Security				
88	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	20,424.0	2.50	51,060

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

E East Mid and Concourse Levels (continued)

GFA: 20,424 SF Cost/SF: 349.04
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
89	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	20,424.0	2.50	51,060
	D5030 - Communications & Security			5.00 /SF	102,120
	27 - COMMUNICATIONS			5.00 /SF	102,120
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
90	Fire alarm system; incl. devices, wiring, conduit, etc	SF	20,424.0	3.00	61,272
91	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	20,424.0	1.50	30,636
	D5030 - Communications & Security			4.50 /SF	91,908
	28 - ELECTRONIC SAFETY AND SECURITY			4.50 /SF	91,908
EAST MID AND CONCOURSE LEVELS				349.04 /SF	7,128,813

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
141	Dismantle and remove exst. facade	SF	768.1	25.00	19,203
286	Remove and dispose of exst. overhead door/frame	EA	1.0	500.00	500
285	Misc. building demolition not yet identified	LS	1.0	50,000.00	50,000
	F2010 - Building Elements Demolition			27.10 /SF	69,703
G1020	Site Demolition and Relocations				
105	Selective demolition (site pavement, punch-thru into arena, etc)	SF	4,537.0	7.50	34,028
	G1020 - Site Demolition and Relocations			13.23 /SF	34,028
G1040	Hazardous Waste Remediation				
106	Hazardous materials abatement	LS	1.0		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	02 - EXISTING CONDITIONS			40.33 /SF	103,731
03	CONCRETE				
A1010	Standard Foundations				
103	Cast-in-place concrete perimeter strip footing	LF	179.5	100.00	17,950
104	Cast-in-place concrete spread footings, grade beams, etc	SF	2,536.2	10.00	25,362
	A1010 - Standard Foundations			16.84 /SF	43,312
A1020	Special Foundations				
107	Deep foundation systems (assumes not required)	LS	1.0		Excl.
108	Underpinning (assumes not required)	LS	1.0		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
109	Cast-in-place concrete slab on grade	SF	2,536.2	15.00	38,043
	A1030 - Slab on Grade			14.79 /SF	38,043
A2020	Basement Walls				
110	Cast-in-place concrete foundation wall	SF	628.3	50.00	31,415
	A2020 - Basement Walls			12.21 /SF	31,415
	03 - CONCRETE			43.85 /SF	112,770
05	METALS				
B1020	Roof Construction				
111	Structural steel roof framing	T	19.027	6,500.00	123,675
112	Metal roof deck	SF	2,536.2	10.00	25,362

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
113	Base plates, anchor bolts, misc. plates and connections	T	3.812	6,500.00	24,778
	B1020 - Roof Construction			67.58 /SF	173,815
C1030	Fittings				
27	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	2,572.0	5.00	12,860
	C1030 - Fittings			5.00 /SF	12,860
	05 - METALS			72.58 /SF	186,675
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
28	Wood blocking / rough carpentry	SF	2,572.0	2.00	5,144
	C1030 - Fittings			2.00 /SF	5,144
	06 - WOOD, PLASTICS, AND COMPOSITES			2.00 /SF	5,144
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
114	Air and vapor barrier	SF	2,536.2	0.75	1,902
115	Underslab waterproofing	SF	2,536.2		Excl.
116	Underslab drainage	SF	2,536.2		Excl.
	A1030 - Slab on Grade			0.74 /SF	1,902
A2020	Basement Walls				
117	Waterproofing/drainage to foundation wall	SF	628.3	10.00	6,283
	A2020 - Basement Walls			2.44 /SF	6,283
B1020	Roof Construction				
118	Spray-applied fireproofing to roof framing	SF	2,536.2	5.00	12,681
	B1020 - Roof Construction			4.93 /SF	12,681
B2010	Exterior Walls				
119	Architectural exterior wall cladding	SF	2,507.4	65.00	162,981
120	Weather backing to exterior wall	SF	2,507.4	10.00	25,074
121	Exterior caulking and sealing	SF	2,507.4	2.50	6,269
122	Misc. trims and flashings	SF	2,507.4	5.00	12,537
248	Misc. modifications/tie-ins at exst. arena envelope	LS	1.0	50,000.00	50,000
	B2010 - Exterior Walls			99.87 /SF	256,861
B3010	Roof Coverings				
124	Membrane roofing, incl. back-up assembly	SF	2,536.2	25.00	63,405
	B3010 - Roof Coverings			24.65 /SF	63,405

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1030	Fittings				
37	Firestopping	SF	2,572.0	1.25	3,215
38	Interior caulking and sealing	SF	2,572.0	1.50	3,858
	C1030 - Fittings			2.75 /SF	7,073
	07 - THERMAL AND MOISTURE PROTECTION			135.38 /SF	348,205
08	OPENINGS				
B2030	Exterior Doors				
47	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	1.0	2,500.00	2,500
48	Overhead coiling roller door, incl. frame, finish, hardware	EA	3.0	15,000.00	45,000
	B2030 - Exterior Doors			18.47 /SF	47,500
C1020	Interior Doors				
40	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	1.0	2,500.00	2,500
	C1020 - Interior Doors			0.97 /SF	2,500
	08 - OPENINGS			19.44 /SF	50,000
09	FINISHINGS				
B2010	Exterior Walls				
126	Back-up framing assembly to exterior wall cladding	SF	2,507.4	15.00	37,611
	B2010 - Exterior Walls			14.62 /SF	37,611
C1010	Partitions				
51	Drywall partition, acoustic/demising	SF	434.2	20.00	8,684
250	Drywall/CMU partitions not yet identified (GFA measured)	SF	2,572.0	10.00	25,720
	C1010 - Partitions			13.38 /SF	34,404
C3010	Wall Finishes				
230	Wall finish to loading	SF	2,180.0	1.50	3,270
235	Wall finish to security office	SF	990.0	1.50	1,485
	C3010 - Wall Finishes			1.85 /SF	4,755
C3020	Floor Finishes				
10	Floor finish to loading	SF	1,861.0	10.00	18,610
9	Floor finish to security office	SF	505.0	7.50	3,788
	C3020 - Floor Finishes			8.71 /SF	22,398
C3030	Ceiling Finishes				
180	Ceiling finish to loading	SF	1,861.0	5.00	9,305

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
185	Ceiling finish to security office	SF	505.0	10.00	5,050
	C3030 - Ceiling Finishes			5.58 /SF	14,355
	09 - FINISHINGS			44.14 /SF	113,523
10	SPECIALTIES				
C1030	Fittings				
55	Fire extinguisher and cabinet	EA	2.0	500.00	1,000
57	Interior code and wayfinding signage	SF	2,572.0	1.25	3,215
	C1030 - Fittings			1.64 /SF	4,215
	10 - SPECIALTIES			1.64 /SF	4,215
11	EQUIPMENT				
E1030	Vehicular Equipment				
153	Loading dock equipment	EA	3.0	20,000.00	60,000
	E1030 - Vehicular Equipment			23.33 /SF	60,000
	11 - EQUIPMENT			23.33 /SF	60,000
12	FURNISHINGS				
E2020	Movable Furnishings				
59	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS				Excl.
21	FIRE SUPPRESSION				
D4010	Sprinklers				
262	Fire sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	2,572.0	7.50	19,290
	D4010 - Sprinklers			7.50 /SF	19,290
D4090	Other Fire Protection Systems				
263	Fire sprinkler disconnect and make-safe	SF	2,572.0	1.00	2,572
62	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			2,186
	D4090 - Other Fire Protection Systems			1.85 /SF	4,758
	21 - FIRE SUPPRESSION			9.35 /SF	24,048
22	PLUMBING				
D2010	Plumbing Fixtures				
252	Plumbing fixtures c/w hook up (water closets, lavatory basins/faucets, sinks, water fountains, etc)	SF	2,572.0		Excl.
	D2010 - Plumbing Fixtures				Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2020	Domestic Water Distribution				
253	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	2,572.0		Excl.
	D2020 - Domestic Water Distribution				Excl.
D2030	Sanitary Waste				
254	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	2,572.0	5.00	12,860
	D2030 - Sanitary Waste			5.00 /SF	12,860
D2040	Rain Water Drainage				
255	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	2,572.0	10.00	25,720
	D2040 - Rain Water Drainage			10.00 /SF	25,720
D2090	Other Plumbing Systems				
257	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	2,572.0	2.00	5,144
70	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			4,372
	D2090 - Other Plumbing Systems			3.70 /SF	9,516
	22 - PLUMBING			18.70 /SF	48,096
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
258	HVAC Systems (heating and cooling plant/equipment, ductwork, insulation, piping, grilles/diffusers, etc)	SF	2,572.0	25.00	64,300
	D3040 - Distribution Systems			25.00 /SF	64,300
D3090	Other HVAC Systems & Equipment				
159	Relocate exst. cooling towers	LS	1.0	100,000.00	100,000
75	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			16,430
	D3090 - Other HVAC Systems & Equipment			45.27 /SF	116,430
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			70.27 /SF	180,730
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
264	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	2,572.0	10.00	25,720

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
265	Mechanical equipment connections	SF	2,572.0		Incl.
	D5010 - Electrical Service & Distribution			10.00 /SF	25,720
D5020	Lighting and Branch Wiring				
80	Lighting and branch power	SF	2,572.0	20.00	51,440
	D5020 - Lighting and Branch Wiring			20.00 /SF	51,440
D5090	Other Electrical Systems				
270	Lightning protection and grounding, seismic, temp. lighting/power, etc	SF	2,572.0	3.50	9,002
87	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			8,616
	D5090 - Other Electrical Systems			6.85 /SF	17,618
	26 - ELECTRICAL			36.85 /SF	94,778
27	COMMUNICATIONS				
D5030	Communications & Security				
266	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	2,572.0		Excl.
267	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	2,572.0	2.00	5,144
	D5030 - Communications & Security			2.00 /SF	5,144
	27 - COMMUNICATIONS			2.00 /SF	5,144
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
268	Fire alarm system; incl. devices, wiring, conduit, etc	SF	2,572.0	5.00	12,860
269	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	2,572.0	3.00	7,716
	D5030 - Communications & Security			8.00 /SF	20,576
	28 - ELECTRONIC SAFETY AND SECURITY			8.00 /SF	20,576
31	EARTHWORK				
A1010	Standard Foundations				
128	Foundation excavation, backfill, disposal	SF	2,536.2	7.50	19,022
	A1010 - Standard Foundations			7.40 /SF	19,022
A1030	Slab on Grade				
129	Slab on grade excavation, backfill, disposal	SF	2,536.2	5.00	12,681
	A1030 - Slab on Grade			4.93 /SF	12,681
G1010	Site Clearing				
130	Site clearing and grubbing	LS	1.0		Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

L Loading Dock Addition (continued)

GFA: 2,572 SF Cost/SF: 585.93
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
131	Temp. construction fence, gates, entrance, TESC, etc	LS	1.0	25,000.00	25,000
	G1010 - Site Clearing			9.72 /SF	25,000
G1030	Site Earthwork				
132	Site grading, minor cut/fill	SF	4,537.0	5.00	22,685
	G1030 - Site Earthwork			8.82 /SF	22,685
	31 - EARTHWORK			30.87 /SF	79,388
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
133	Misc. development of exst. adjacent sitework	LS	1.0	50,000.00	50,000
	G2040 - Site Development			19.44 /SF	50,000
	32 - EXTERIOR IMPROVEMENTS			19.44 /SF	50,000
33	UTILITIES				
G3010	Water Supply				
135	Connection to exst. site water service/s	LS	1.0		Excl.
	G3010 - Water Supply				Excl.
G3020	Sanitary Water				
136	Connection to exst. site sewer service	LS	1.0		Excl.
	G3020 - Sanitary Water				Excl.
G3030	Storm Sewer				
137	Connection to exst. site storm drainage	LS	1.0	20,000.00	20,000
	G3030 - Storm Sewer			7.78 /SF	20,000
G4010	Electrical Distribution				
138	Site electrical and communications distribution	LS	1.0		Excl.
	G4010 - Electrical Distribution				Excl.
G4020	Site Lighting				
139	Site lighting	LS	1.0		Excl.
	G4020 - Site Lighting				Excl.
	33 - UTILITIES			7.78 /SF	20,000
LOADING DOCK ADDITION				585.93 /SF	1,507,023

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
142	Form opening in exst. facade for new door opening (per loc.)	EA	3.0	5,000.00	15,000
284	Misc. building demolition not yet identified	LS	1.0	50,000.00	50,000
	F2010 - Building Elements Demolition			54.08 /SF	65,000
	02 - EXISTING CONDITIONS			54.08 /SF	65,000
03	CONCRETE				
A1010	Standard Foundations				
103	Cast-in-place concrete perimeter strip footing	LF	68.5	100.00	6,850
104	Cast-in-place concrete spread footings, grade beams, etc	SF	570.8	10.00	5,708
	A1010 - Standard Foundations			10.45 /SF	12,558
A1020	Special Foundations				
107	Deep foundation systems (assumes not required)	LS	1.0		Excl.
108	Underpinning (assumes not required)	LS	1.0		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
109	Cast-in-place concrete slab on grade	SF	570.8	15.00	8,562
	A1030 - Slab on Grade			7.12 /SF	8,562
A2020	Basement Walls				
110	Cast-in-place concrete foundation wall	SF	239.7	50.00	11,985
145	Cast-in-place concrete elevator pit	EA	1.0	20,000.00	20,000
	A2020 - Basement Walls			26.61 /SF	31,985
B1010	Floor Construction				
98	Cast-in-place concrete topping slab to deck	SF	333.4	25.00	8,335
	B1010 - Floor Construction			6.93 /SF	8,335
	03 - CONCRETE			51.11 /SF	61,440
04	MASONRY				
C1010	Partitions				
275	CMU Partition, shaftwall	SF	577.0	25.00	14,425
	C1010 - Partitions			12.00 /SF	14,425
	04 - MASONRY			12.00 /SF	14,425
05	METALS				
B1010	Floor Construction				
99	Structural steel floor framing	T	3.334	10,000.00	33,340
100	Metal floor deck	SF	333.4	15.00	5,001

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
101	Base plates, anchor bolts, misc. plates and connections	T	0.836	10,000.00	8,360
	B1010 - Floor Construction			38.85 /SF	46,701
B1020	Roof Construction				
111	Structural steel roof framing	T	4.283	6,500.00	27,840
112	Metal roof deck	SF	570.8	10.00	5,708
113	Base plates, anchor bolts, misc. plates and connections	T	0.858	6,500.00	5,577
	B1020 - Roof Construction			32.55 /SF	39,125
C1030	Fittings				
27	Miscellaneous metals (overhead door supports, masonry supports and relieving angles, millwork supports, etc)	SF	1,202.0	5.00	6,010
	C1030 - Fittings			5.00 /SF	6,010
	05 - METALS			76.40 /SF	91,836
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
28	Wood blocking / rough carpentry	SF	1,202.0	2.00	2,404
	C1030 - Fittings			2.00 /SF	2,404
	06 - WOOD, PLASTICS, AND COMPOSITES			2.00 /SF	2,404
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
114	Air and vapor barrier	SF	570.8	0.75	428
115	Underslab waterproofing	SF	570.8		Excl.
116	Underslab drainage	SF	570.8		Excl.
	A1030 - Slab on Grade			0.36 /SF	428
A2020	Basement Walls				
117	Waterproofing/drainage to foundation wall	SF	239.7	10.00	2,397
146	Waterproofing to elevator pit	EA	1.0	5,000.00	5,000
	A2020 - Basement Walls			6.15 /SF	7,397
B1010	Floor Construction				
102	Spray-applied fireproofing to floor framing	SF	333.4	10.00	3,334
	B1010 - Floor Construction			2.77 /SF	3,334
B1020	Roof Construction				
118	Spray-applied fireproofing to roof framing	SF	570.8	5.00	2,854
	B1020 - Roof Construction			2.37 /SF	2,854

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
B2010	Exterior Walls				
119	Architectural exterior wall cladding	SF	2,544.6	65.00	165,399
120	Weather backing to exterior wall	SF	2,544.6	10.00	25,446
121	Exterior caulking and sealing	SF	2,544.6	2.50	6,361
122	Misc. trims and flashings	SF	2,544.6	5.00	12,723
123	Misc. modifications/tie-ins at exst. arena envelope (per floor)	LS	3.0	10,000.00	30,000
	B2010 - Exterior Walls			199.61 /SF	239,929
B3010	Roof Coverings				
124	Membrane roofing, incl. back-up assembly	SF	570.8	25.00	14,270
	B3010 - Roof Coverings			11.87 /SF	14,270
C1030	Fittings				
37	Firestopping	SF	1,202.0	1.25	1,503
38	Interior caulking and sealing	SF	1,202.0	1.50	1,803
	C1030 - Fittings			2.75 /SF	3,306
	07 - THERMAL AND MOISTURE PROTECTION			225.89 /SF	271,518
08	OPENINGS				
B2030	Exterior Doors				
49	Double-leaf wood/metal door, incl. frame, finish, hardware	Pair	1.0	4,000.00	4,000
	B2030 - Exterior Doors			3.33 /SF	4,000
C1020	Interior Doors				
40	Single-leaf wood/metal door, incl. frame, finish, hardware	EA	1.0	2,500.00	2,500
42	Double-leaf wood/metal door, incl. frame, finish, hardware	Pair	2.0	4,000.00	8,000
	C1020 - Interior Doors			8.74 /SF	10,500
	08 - OPENINGS			12.06 /SF	14,500
09	FINISHINGS				
B2010	Exterior Walls				
126	Back-up framing assembly to exterior wall cladding	SF	2,544.6	15.00	38,169
	B2010 - Exterior Walls			31.75 /SF	38,169
C3010	Wall Finishes				
232	Wall finish to mechanical	SF	439.8	1.50	660
244	Wall finish to elevator lobby	SF	1,905.0	1.50	2,858
	C3010 - Wall Finishes			2.93 /SF	3,518

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C3020	Floor Finishes				
11	Floor finish to mechanical	SF	88.1	1.50	132
8	Floor finish to elevator lobby	SF	609.0	1.50	914
	C3020 - Floor Finishes			0.87 /SF	1,046
C3030	Ceiling Finishes				
182	Ceiling finish to mechanical	SF	88.1	5.00	441
194	Ceiling finish to elevator lobby	SF	609.0	10.00	6,090
	C3030 - Ceiling Finishes			5.43 /SF	6,531
	09 - FINISHINGS			40.99 /SF	49,264
10	SPECIALTIES				
C1030	Fittings				
57	Interior code and wayfinding signage	SF	1,202.0	1.25	1,503
	C1030 - Fittings			1.25 /SF	1,503
	10 - SPECIALTIES			1.25 /SF	1,503
14	CONVEYING EQUIPMENT				
D1010	Elevators & Lifts				
144	3-Stop service elevator	EA	1.0	225,000.00	225,000
	D1010 - Elevators & Lifts			187.19 /SF	225,000
	14 - CONVEYING EQUIPMENT			187.19 /SF	225,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
262	Fire sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	1,202.0	7.50	9,015
	D4010 - Sprinklers			7.50 /SF	9,015
D4090	Other Fire Protection Systems				
263	Fire sprinkler disconnect and make-safe	SF	1,202.0	1.00	1,202
62	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			1,022
	D4090 - Other Fire Protection Systems			1.85 /SF	2,224
	21 - FIRE SUPPRESSION			9.35 /SF	11,239
22	PLUMBING				
D2010	Plumbing Fixtures				
252	Plumbing fixtures c/w hook up (water closets, lavatory basins/faucets, sinks, water fountains, etc)	SF	1,202.0		Excl.
	D2010 - Plumbing Fixtures				Excl.

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D2020	Domestic Water Distribution				
253	Domestic water distribution; incl. water heaters, pumps, supplementary equipment, fixture rough-in, piping, insulation, etc	SF	1,202.0		Excl.
	D2020 - Domestic Water Distribution				Excl.
D2030	Sanitary Waste				
254	Sanitary waste distribution; incl. floor drains, grease interceptor, fixture rough-in, piping, etc	SF	1,202.0	5.00	6,010
	D2030 - Sanitary Waste			5.00 /SF	6,010
D2040	Rain Water Drainage				
255	Rain water drainage; incl. roof drains, overflow, piping, etc	SF	1,202.0	10.00	12,020
	D2040 - Rain Water Drainage			10.00 /SF	12,020
D2090	Other Plumbing Systems				
257	Misc. plumbing systems, condensate drainage, natural gas, testing and commissioning, etc	SF	1,202.0	2.00	2,404
70	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			2,043
	D2090 - Other Plumbing Systems			3.70 /SF	4,447
	22 - PLUMBING			18.70 /SF	22,477
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3040	Distribution Systems				
258	HVAC Systems (heating and cooling plant/equipment, ductwork, insulation, piping, grilles/diffusers, etc)	SF	1,202.0	25.00	30,050
	D3040 - Distribution Systems			25.00 /SF	30,050
D3090	Other HVAC Systems & Equipment				
75	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			3,005
	D3090 - Other HVAC Systems & Equipment			2.50 /SF	3,005
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			27.50 /SF	33,055
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
264	Normal power distribution; incl. switchgear, panels, mechanical connections, feeders, etc	SF	1,202.0	10.00	12,020

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
265	Mechanical equipment connections	SF	1,202.0		Incl.
	D5010 - Electrical Service & Distribution			10.00 /SF	12,020
D5020	Lighting and Branch Wiring				
80	Lighting and branch power	SF	1,202.0	20.00	24,040
	D5020 - Lighting and Branch Wiring			20.00 /SF	24,040
D5090	Other Electrical Systems				
270	Lightning protection and grounding, seismic, temp. lighting/power, etc	SF	1,202.0	3.50	4,207
87	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			4,027
	D5090 - Other Electrical Systems			6.85 /SF	8,234
	26 - ELECTRICAL			36.85 /SF	44,294
27	COMMUNICATIONS				
D5030	Communications & Security				
266	Audio-visual systems (infrastructure only, wiring and equipment by Owner)	SF	1,202.0		Excl.
267	Tel/data system, paging/intercom, wifi, etc (infrastructure only, wiring and equipment by Owner)	SF	1,202.0	2.00	2,404
	D5030 - Communications & Security			2.00 /SF	2,404
	27 - COMMUNICATIONS			2.00 /SF	2,404
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
268	Fire alarm system; incl. devices, wiring, conduit, etc	SF	1,202.0	5.00	6,010
269	Security systems; incl. access control, intruder detection, CCTV (infrastructure only, wiring and equipment by Owner)	SF	1,202.0	3.00	3,606
	D5030 - Communications & Security			8.00 /SF	9,616
	28 - ELECTRONIC SAFETY AND SECURITY			8.00 /SF	9,616
31	EARTHWORK				
A1010	Standard Foundations				
128	Foundation excavation, backfill, disposal	SF	570.8	7.50	4,281
	A1010 - Standard Foundations			3.56 /SF	4,281
A1030	Slab on Grade				
129	Slab on grade excavation, backfill, disposal	SF	570.8	5.00	2,854
	A1030 - Slab on Grade			2.37 /SF	2,854

PENSACOLA BAY CENTER

CONCEPT DESIGN COST ESTIMATE (UPDATED SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

S Service Elevator Addition (continued)

GFA: 1,202 SF Cost/SF: 821.22
Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G1010	Site Clearing				
287	Temp. construction fence, gates, entrance, TESC, etc	LS	1.0	25,000.00	25,000
	G1010 - Site Clearing			20.80 /SF	25,000
	31 - EARTHWORK			26.73 /SF	32,135
32	EXTERIOR IMPROVEMENTS				
G2040	Site Development				
274	Misc. development of exst. adjacent sitework	LS	1.0	25,000.00	25,000
	G2040 - Site Development			20.80 /SF	25,000
	32 - EXTERIOR IMPROVEMENTS			20.80 /SF	25,000
33	UTILITIES				
G3030	Storm Sewer				
289	Connection to exst. site storm drainage	LS	1.0	10,000.00	10,000
	G3030 - Storm Sewer			8.32 /SF	10,000
	33 - UTILITIES			8.32 /SF	10,000
SERVICE ELEVATOR ADDITION				821.22 /SF	987,110

PENSACOLA BAY CENTER
CONCEPT DESIGN COST ESTIMATE (UPDATED
SCHEMES)



LOCATION DIVISIONS/ELEMENTS ITEM

SS South Side Seating Bowl & Stage Pocket

Rates Current At April 2024

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
02	EXISTING CONDITIONS				
F2010	Building Elements Demolition				
157	Dismantle and remove exst. concrete stadia (and make-good ETR)	SF	1,479.0	100.00	147,900
	F2010 - Building Elements Demolition				147,900
	02 - EXISTING CONDITIONS				147,900
03	CONCRETE				
A1010	Standard Foundations				
158	Sawcut, demolish, and re-work exst. slab/foundations at removed stadia	SF	1,471.0	75.00	110,325
	A1010 - Standard Foundations				110,325
	03 - CONCRETE				110,325
SOUTH SIDE SEATING BOWL & STAGE POCKET					258,225

POPULOUS

We design the places where people love to be together.