

Preliminary Opinion of Cost

	Approx. Area		Base Cost/SF Utilized	Local Adjustment (70%)	10% contingency	Adjusted Unit Cost	Sub-Total
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PHASE 1

Sitework

Asphalt Pavement Area - Phase 1 incl. East Entrance Drive, Access to Chiller/Dumpster and 10 Parking Spaces	8,825	SF	\$ 4.55	\$ 7.74	\$ 0.46	\$ 8.19	\$ 72,276.75
Paver Area - Phase 1	2,010	SF	\$ 7.10	\$ 12.07	\$ 0.71	\$ 12.78	\$ 25,687.80
Concrete Sidewalk Area - Phase 1	5,525	SF	\$ 5.19	\$ 8.82	\$ 0.52	\$ 9.34	\$ 51,614.55
Landscape Area - Phase 1	29,647	SF	\$ 0.35	\$ 0.60	\$ 0.04	\$ 0.63	\$ 18,677.61
Dumpster/Chiller Enclosure	470	SF	\$ 35.00	\$ 59.50	\$ 3.50	\$ 63.00	\$ 29,610.00
Stairs/Ramps and Entry Features	790	SF	\$ 45.00	\$ 76.50	\$ 4.50	\$ 81.00	\$ 63,990.00
Lighting Allowance - Phase 1							\$ 12,500.00
Access Control Allowance - Phase 1							\$ 10,000.00
Site Furniture Allowance - Phase 1							\$ 7,500.00

Phase 1 Site Work Sub-Total \$ **291,856.71**

Interior Improvements

Interior Improvements	11,170	SF	\$ 85.00	\$ 144.50	\$ 8.50	\$ 153.00	\$ 1,709,010.00
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Interior Improvements Sub-Total \$ **1,709,010.00**

Phase 1 Preliminary Opinion of Cost (Margin of Error +/-30%) \$ 2,000,866.71

PHASE 2

Site Work

Asphalt Pavement Area - Phase 2 incl. West Entrance Drive and Additional 27 Parking Spaces	10,380	SF	\$ 4.55	\$ 7.74	\$ 0.46	\$ 8.19	\$ 85,012.20
Concrete Sidewalk Area - Phase 2	905	SF	\$ 5.19	\$ 8.82	\$ 0.52	\$ 9.34	\$ 8,454.51
Landscape Area - Phase 2	5,707	SF	\$ 0.35	\$ 0.60	\$ 0.04	\$ 0.63	\$ 3,595.41
Lighting Allowance - Phase 2							\$ 12,500.00
Access Control Allowance - Phase 2							\$ 5,000.00
Site Furniture Allowance - Phase 2							\$ 2,500.00

Phase 2 Preliminary Opinion of Cost (Margin of Error +/-30%) \$ 117,062.12