



**Program Areas**

Misc Site Improvements - Grass, Minor Lndsc	234,578 sf	
Site Improvements/Core Hardscape	69,735 sf	
Replica Field 1	79,600 sf	
Replica Field 2	79,600 sf	
Replica Field 3	79,600 sf	
Replica Field 4	78,500 sf	
Softball Fields (2 ea)	166,050 sf	
Covered Soccer Arena	20,000 sf	
Concessions	1,450 sf	
Restaurant/Restroom Building	6,375 sf	
Admin/Pro Shop Bldg.	2,622 sf	
Tot Lot	11,500 sf	
8 Station Batting Cage	15,950 sf	
Maintenance Building	2,560 sf	
Parking Lot parcel (500 spaces plus grass)	328,000 sf	only partially paved
Not Improved	350,000 sf	
<b>Total Square Footage</b>	<b>1,526,120 GSF</b>	

Description	Quantity	Unit	Unit Cost	Total	Category Total	Cost/SF
<b>Demolition and Site Prep</b>					<b>\$197,543</b>	<b>NA</b>
Silt Fencing	4,450 lf		\$2.50	\$11,125		
Minor Demo, Curb Cuts, Site Approach	1 ls		\$10,000.00	\$10,000		
Clear and Grub Existing Site	1,176,120 sf		\$0.15	\$176,418		
<b>Sitework and Utilities</b>					<b>\$2,008,946</b>	<b>NA</b>
Overall Site Earthwork (1' over total)	43,560 cy		\$7.00	\$304,920		
Rough Grade Overall Site	1,176,120 sf		\$0.25	\$294,030		
General Earthwork and Grading Fields	848,120 sf		\$0.40	\$339,248		
Fill for Raised Common Area SOG	26,600 cy		\$3.50	\$93,099		
Rough Grade Raised Common Area SOG	143,783 sf		\$0.25	\$35,946		
Fine Grade Raised Common Area SOG	143,783 sf		\$0.45	\$64,702		
Utility Allowance - Sanitary	1 ls		\$102,000.00	\$102,000		
Utility Allowance - Sanitary Lift or Septic	1 ls		\$75,000.00	\$75,000		
Utility Allowance - Storm	1 ls		\$310,000.00	\$310,000		
Utility Allowance - Water	1 ls		\$140,000.00	\$140,000		
Utility Allowance - General Site Electrical	1 ls		\$250,000.00	\$250,000		
<b>Site Improvements</b>					<b>\$2,214,115</b>	<b>NA</b>
Raised SOG Retaining Wall (1335 lf)	143 cy		\$425.00	\$60,823		
Retaining Wall Cont. Footing (36"x12")	160 cy		\$350.00	\$56,070		
3-Row Seating Risers	1,920 lf		\$260.00	\$499,200		
Railings @ Retaining Wall/Step Rails	2700 lf		\$50.00	\$135,000		
Standard Concrete Walkways	59,735 sf		\$5.50	\$328,543		
Colored Concrete Feature Area	10,000 sf		\$10.00	\$100,000		
HC Ramps (5' Wide w/ 3-rail system)	200 lf		\$480.00	\$96,000		
Concrete Steps	220 ea		\$300.00	\$66,000		
Site Furnishings - Allowance	1 ls		\$50,000.00	\$50,000		
Flagpoles	3 ea		\$2,500.00	\$7,500		
Site Signage and Wayfinding - Allowance	1 ls		\$30,000.00	\$30,000		
Site Entry Wall	1 ls		\$10,000.00	\$10,000		
Monument Wall at Entry	1 ls		\$50,000.00	\$50,000		
Main Entry Special Fencing	200 lf		\$100.00	\$20,000		
Main Entry Special Gates	1 ls		\$10,000.00	\$10,000		
Trees, Plants, Bedding Materials	1 ls		\$100,000.00	\$100,000		

Ribbon Curbs at Planted Areas	1,000 lf	\$10.00	\$10,000
Instructional Grass Area	22,800 sf	\$0.35	\$7,980
General Grassing	1 ls	\$35,000.00	\$35,000
General Site Irrigation (non-field)	1 ls	\$30,000.00	\$30,000
Concessions/Restrooms Site Lighting	128,000 sf	\$1.50	\$192,000
Shade Structures & Awnings	7,000 sf	\$35.00	\$245,000
Security Fencing	2,400 lf	\$25.00	\$60,000
Site Final Clean	1 ls	\$15,000.00	\$15,000

#### Replica Field 1 - Yankee Stadium

\$1,705,200 \$21.42

Drainage, Agg, Artif Infield, Grass Outfield	79,600 sf	\$4.00	\$318,400
72" Vinyl Chain link w/ Padding and Poly Cap	360 lf	\$73.00	w/ Replica
72" Vinyl Chain link	645 lf	\$35.00	\$22,575
Backstop 20' Chain Link	100 lf	\$210.00	\$21,000
Backstop Top Net	1 ea	\$5,000.00	\$5,000
Field Netting and Poles	830 lf	\$100.00	\$83,000
Plate, Bases, Pitching Rubber, Hilltopper	1 ls	\$1,000.00	\$1,000
Dugout Construction	2 ea	\$20,000.00	\$40,000
Foul Poles	2 ea	\$6,000.00	\$12,000
Irrigation for Field Cooling	79,600 sf	\$0.25	\$19,900
Replica Field 1			
Caissons (3'diamx12'x35ea)	110 Cy	\$600.00	\$66,000
Caissons (2'diamx12'x12ea)	17 Cy	\$600.00	\$10,200
Caisson Caps (4'x4'x4'x47ea)	112 Cy	\$400.00	\$44,800
Short Wall Foundations (655lf x 2.5)	61 Cy	\$450.00	\$27,450
Structural Steel (500lf x 250lb/ft)	63 Ton	\$4,200.00	\$264,600
Extira Board on Studs (500lf x 35') (field)	17,500 Sf	\$6.50	\$113,750
Extira Board on Studs (500lf x 28') (ext)	14,000 Sf	\$6.50	\$91,000
Flashings and Sheet Metal	1 Ls	\$20,000.00	\$20,000
Arch Panels	22 Ea	\$1,700.00	\$37,400
Flags	23 Ea	\$750.00	\$17,250
Painting	31,500 Sf	\$1.25	\$39,375
Faux Fan Graphics Field Side	1 Ls	\$0.00	By Owner
Scoreboard and Scoreboard Graphics	1 Ls	\$0.00	By Owner
Bat and Helmet Racks	2 ea	\$750.00	\$1,500
Electronic Scoreboard	1 ea	\$25,000.00	\$25,000
2 Way Pitcher Warm Up	2 ea	\$5,000.00	\$10,000
Homeplate folding seats	300 ea	\$180.00	\$54,000
Electrical - PA System	1 ls	\$20,000.00	\$20,000
Electrical - Field Lighting Musco	6 ea	\$50,000.00	\$300,000
Electrical - Field Distribution and Misc.	1 ls	\$25,000.00	\$25,000
Electrical - Scoreboard data and power feed	1 ls	\$15,000.00	\$15,000

#### Replica Field 2 - Fenway Park

\$1,637,365 \$20.86

Drainage, Agg, Artif Infield, Grass Outfield	78,500 sf	\$4.00	\$314,000
72" Vinyl Chain link w/ Padding and Poly Cap	360 lf	\$73.00	w/ Replica
72" Vinyl Chain link	650 lf	\$35.00	\$22,750
Backstop 20' Chain Link	100 lf	\$210.00	\$21,000
Backstop Top Net	1 ea	\$5,000.00	\$5,000
Field Netting and Poles	500 lf	\$100.00	\$50,000
Plate, Bases, Pitching Rubber, Hilltopper	1 ls	\$1,000.00	\$1,000
Foul Poles	2 ea	\$6,000.00	\$12,000
Dugout Construction	2 ea	\$20,000.00	\$40,000
Irrigation for Field Cooling	78,500 sf	\$0.25	\$19,625
Replica Features and Theming			
Caissons (3.5'diamx15'x37ea)	198 Cy	\$600.00	\$118,800
Caisson Caps (4'x4'x4'x35ea)	83 Cy	\$400.00	\$33,200
Short Wall Foundations (460lf x 2.5)	43 Cy	\$450.00	\$19,350
Structural Steel (340lf x 225lb/ft)	39 Ton	\$4,200.00	\$163,800
Structural Steel (180lf x 200lb/ft)	18 Ton	\$4,200.00	\$75,600

Exтира Board on Studs (520lfx32') (field)	16,640 Sf	\$6.50	\$108,160
Exтира Board on Studs (520lfx26') (ext)	13,520 Sf	\$6.50	\$87,880
Flashings and Sheet Metal	1 Ls	\$15,000.00	\$15,000
Foam Plant on Diamonds	1 Ls	\$40,000.00	\$40,000
Posts and Netting at Wall Top	180 Lf	\$150.00	\$27,000
Painting	30,160 Sf	\$1.25	\$37,700
Faux Fan Graphics Field Side	1 Ls	\$0.00	By Owner
Scoreboard and Scoreboard Graphics	1 Ls	\$0.00	By Owner
Bat and Helmet Racks	2 ea	\$750.00	\$1,500
Electronic Scoreboard	1 ea	\$25,000.00	w/ Replica
2 Way Pitcher Warm Up	2 ea	\$5,000.00	\$10,000
Homeplate folding seats	300 ea	\$180.00	\$54,000
Electrical - PA System	1 ls	\$20,000.00	\$20,000
Electrical - Field Lighting Musco	6 ea	\$50,000.00	\$300,000
Electrical - Field Distribution and Misc.	1 ls	\$25,000.00	\$25,000
Electrical - Scoreboard data and power feed	1 ls	\$15,000.00	\$15,000

**Replica Field 3 - Dodger Stadium**

**\$1,618,205      \$20.54**

Drainage, Agg, Artif Infield, Grass Outfield	78,800 sf	\$4.00	\$315,200
72" Vinyl Chain link w/ Padding and Poly Cap	550 lf	\$73.00	w/ Replica
72" Vinyl Chain link	460 lf	\$35.00	\$16,100
Backstop 20' Chain Link	100 lf	\$210.00	\$21,000
Backstop Top Net	1 ea	\$5,000.00	\$5,000
Field Netting and Poles	265 lf	\$100.00	\$26,500
Plate, Bases, Pitching Rubber, Hilltopper	1 ls	\$1,000.00	\$1,000
Dugout Construction	2 ea	\$20,000.00	\$40,000
Foul Poles	2 ea	\$6,000.00	\$12,000
Irrigation for Field Cooling	78,800 sf	\$0.25	\$19,700
Replica Features and Theming			
Caissons (3'diamx12'x38ea)	120 Cy	\$600.00	\$72,000
Caissons (4'diamx22'x4ea)	41 Cy	\$600.00	\$24,600
Caisson Caps (4'x4'x4'x38ea)	90 Cy	\$400.00	\$36,000
Short Wall Foundations (525lfx1x2.5)	49 Cy	\$450.00	\$22,050
Structural Steel (525lf x 170lb/ft)	45 Ton	\$4,200.00	\$189,000
Structural Steel at Scoreboards	15 Ton	\$4,200.00	\$63,000
Exтира Board on Studs (525lfx28') (field)	14,700 Sf	\$6.50	\$95,550
Exтира Board on Studs (520lfx21') (ext)	10,920 Sf	\$6.50	\$70,980
Exтира Board on Studs at Scorebds	3,000 Sf	\$6.50	\$19,500
Flashings and Sheet Metal	1 Ls	\$15,000.00	\$15,000
Chain Link Gate with Netting	2 Pr	\$10,000.00	\$20,000
Chain Link Fencing with Windscreen (14')	55 Lf	\$50.00	\$2,750
Corrugated Roof Structure (350x5)	1,750 Sf	\$40.00	\$70,000
Painting	28,620 Sf	\$1.25	\$35,775
Faux Fan Graphics Field Side	1 Ls	\$0.00	By Owner
Scoreboard and Scoreboard Graphics	1 Ls	\$0.00	By Owner
Bat and Helmet Racks	2 ea	\$750.00	\$1,500
Electronic Scoreboard	1 ea	\$25,000.00	w/ Replica
2 Way Pitcher Warm Up	2 ea	\$5,000.00	\$10,000
Homeplate folding seats	300 ea	\$180.00	\$54,000
Electrical - PA System	1 ls	\$20,000.00	\$20,000
Electrical - Field Lighting Musco	6 ea	\$50,000.00	\$300,000
Electrical - Field Distribution and Misc.	1 ls	\$25,000.00	\$25,000
Electrical - Scoreboard data and power feed	1 ls	\$15,000.00	\$15,000

**Replica Field #4 - Angels**

**\$1,700,000      \$21.66**

Lump Sum Pricing per Above	1 ls	\$1,700,000.00	\$1,700,000
----------------------------	------	----------------	-------------

**Standard Field #5 & #6. - Minor League**

**\$1,404,200      \$31.91**

Drainage, Agg, Artif Infield (No OF work)	44,000 sf	\$4.00	\$176,000
---	-----------	--------	-----------

72" Vinyl Chain link	2,200 lf	\$35.00	\$77,000
Backstop 20' Chain Link	200 lf	\$210.00	\$42,000
Backstop Top Net	2 ea	\$5,000.00	\$10,000
Field Netting and Poles	1,312 lf	\$100.00	\$131,200
Plate, Bases, Pitching Rubber, Hilltopper	2 ls	\$1,000.00	\$2,000
Foul Poles	4 ea	\$6,000.00	\$24,000
Dugout Construction	4 ea	\$10,000.00	\$40,000
Irrigation for Field Cooling	44,000 sf	\$0.25	\$11,000
Bat and Helmet Racks	4 ea	\$750.00	\$3,000
Electronic Scoreboard	2 ea	\$20,000.00	\$40,000
2 Way Pitcher Warm Up	4 ea	\$5,000.00	\$20,000
Homeplate folding seats	600 ea	\$180.00	\$108,000
Electrical - PA System	2 ls	\$20,000.00	\$40,000
Electrical - Field Lighting Musco	12 ea	\$50,000.00	\$600,000
Electrical - Field Distribution and Misc.	2 ls	\$25,000.00	\$50,000
Electrical - Scoreboard data and power feed	2 ls	\$15,000.00	\$30,000

**Restaurant/Restrooms (6375 sf)**

**\$1,478,813      \$231.97**

Foundations	500 lf	\$35.00	\$17,500
Slab on Grade	6,375 sf	\$7.50	\$47,813
Exterior Skin (370lf x 14')	5,180 sf	\$45.00	\$233,100
Roof Structure and Roofing	6,375 sf	\$35.00	\$223,125
Interior Finishes, Drywall, Doors, Casework	6,375 sf	\$40.00	\$255,000
Specialties	6,375 sf	\$1.50	\$9,563
MEP Systems - Plumbing	6,375 sf	\$15.00	\$95,625
MEP Systems - HVAC	6,375 sf	\$18.00	\$114,750
MEP Systems - Fire Protection	6,375 sf	\$2.50	\$15,938
MEP Systems - Electrical	6,375 sf	\$25.00	\$159,375
Covered Collonade Walkways	3,185 sf	\$65.00	\$207,025
Kitchen Equipment Allowance	1 ls	\$100,000.00	\$100,000

**Admin (2625 sf)**

**\$474,931      \$180.93**

Foundations	220 lf	\$35.00	\$7,700
Slab on Grade	2,625 sf	\$6.00	\$15,750
Exterior Skin (220lf x 14')	3,080 sf	\$40.00	\$123,200
Roof Structure and Roofing	2,625 sf	\$35.00	\$91,875
Interior Finishes, Drywall, Doors, Casework	2,625 sf	\$40.00	\$105,000
Specialties	2,625 sf	\$1.25	\$3,281
MEP Systems - Plumbing	2,625 sf	\$7.50	\$19,688
MEP Systems - HVAC	2,625 sf	\$15.00	\$39,375
MEP Systems - Fire Protection	2,625 sf	\$2.50	\$6,563
MEP Systems - Electrical	2,625 sf	\$20.00	\$52,500
Theming at Park Entry	1 ls	\$10,000.00	\$10,000

**Concessions (1,425 sf)**

**\$328,531      \$230.55**

Foundations	185 lf	\$35.00	\$6,475
Slab on Grade	1,425 sf	\$6.00	\$8,550
Exterior Skin (315lf x 14')	2,590 sf	\$40.00	\$103,600
Roof Structure and Roofing	1,425 sf	\$35.00	\$49,875
Interior Finishes, Drywall, Doors, Casework	1,425 sf	\$40.00	\$57,000
Specialties	1,425 sf	\$1.25	\$1,781
MEP Systems - Plumbing	1,425 sf	\$12.00	\$17,100
MEP Systems - HVAC	1,425 sf	\$10.00	\$14,250
MEP Systems - Fire Protection	1,425 sf	\$3.00	\$4,275
MEP Systems - Electrical	1,425 sf	\$25.00	\$35,625
Kitchen Equipment Allowance	1 ls	\$30,000.00	\$30,000

**Maintenance Bldg. (2,560 sf)**

**\$216,680      \$84.64**

Foundation Work (Strip 2x1x213)	16 Cy	\$350.00	\$5,600
Slab on Grade	2,560 Sf	\$6.00	\$15,360

Metal Building	2,560 Sf	\$40.00	\$102,400		
Interior Finishes/Office	500 Sf	\$45.00	\$22,500		
Plumbing	2,560 Sf	\$7.00	\$17,920		
HVAC	500 Sf	\$12.00	\$6,000		
Electrical	2,560 Sf	\$15.00	\$38,400		
Concrete Apron Paving	1,000 Sf	\$8.50	\$8,500		
<b>Covered Soccer Field (20,000 sf)</b>				<b>\$1,143,950</b>	<b>\$57.20</b>
Foundation Work (pads 4x5x1.5 x 24ea)	27 Cy	\$350.00	\$9,450		
Playing Surface + Sub Slab	20,000 sf	\$15.00	\$300,000		
Perimeter Walls	500 lf	\$75.00	\$37,500		
Chain link Bench Corrals	1 ls	\$5,000.00	\$5,000		
Plexi Wall	2,300 sf	\$40.00	\$92,000		
Goals, Back Walls, Netting	1 ls	\$35,000.00	\$35,000		
Bird Netting	1 ls	\$10,000.00	\$10,000		
Scoreboard	1 ea	\$5,000.00	\$5,000		
Metal Bldg. Roof	20,000 sf	\$25.00	\$500,000		
Electrical and Lighting	20,000 sf	\$7.50	\$150,000		
<b>Tot Lot (11,500 sf)</b>				<b>\$491,250</b>	<b>\$42.72</b>
Playing Surface + Sub Slab	11,500 sf	\$15.00	\$172,500		
Play Equipment - Allowance	1 ls	\$60,000.00	\$60,000		
Shade Structure (70% of area)	8,050 sf	\$25.00	\$201,250		
Electrical and Lighting	11,500 sf	\$5.00	\$57,500		
<b>8 Station Batting Cage</b>				<b>\$315,425</b>	<b>NA</b>
Site Prep/Hardscape	15,950 sf	\$6.50	\$103,675		
Batting Cage	8 Sta	\$15,000.00	\$120,000		
Lighting	6 ea	\$2,000.00	\$12,000		
Power to Cage	15,950 sf	\$5.00	\$79,750		
<b>Parking Lot (500cars at 400sf/spc)</b>				<b>\$961,138</b>	<b>NA</b>
Rough Grading Parking Area	23,000 sy	\$1.40	\$32,200		
Asphalt Paving	22,222 sy	\$29.00	\$644,438		
Curb and Gutter	8,500 lf	\$14.00	\$119,000		
Striping	500 spc	\$35.00	\$17,500		
Parking Lot Signage	1 ls	\$10,000.00	\$10,000		
Landscape and Irrigation	1 ls	\$50,000.00	\$50,000		
Grassing	128,000 sf	\$0.25	\$32,000		
Parking Lot Lighting	40 ea	\$1,400.00	\$56,000		
<b>Building Safety Program</b>			<b>\$89,481</b>	<b>\$89,481</b>	<b>NA</b>
<b>General Conditions and Supervision</b>	<b>9 mo</b>	<b>\$71,444.00</b>	<b>\$642,996</b>	<b>\$642,996</b>	<b>NA</b>
<b>Subtotal</b>				<b>\$18,628,769</b>	
General Requirements				\$216,094	
Liability Insurance				\$118,852	
P + P Bonding				\$168,553	
SubGuard				\$223,545	
Contingency (5% of Cost of Work)				\$967,791	
<b>Subtotal</b>				<b>\$20,323,603</b>	
Fee				<b>\$812,944</b>	

**Clarifications**

This estimate is conceptual in nature based upon programmatic information  
Replica Field Graphics are by Owner  
MEP pricing has been prepared on a cost per square foot basis based on similar projects  
Low Voltage Systems (Security, Structured Cabling, CATV, AV, PA, etc.) are to be by others.  
Safety netting scope has been identified utilizing photos. Quantities are allowances  
Misting system has not been anticipated  
We have assumed stucco skin systems for the buildings in lieu of brick.  
Fire protection has not been included at the soccer and maintenance buildings  
Off Site Road Improvements or turn lanes have not been included

The following allowances have been included above:

Utility Allowance - Sanitary	\$102,000
Utility Allowance - Sanitary Lift or Septic	\$75,000
Utility Allowance - Storm	\$310,000
Utility Allowance - Water	\$140,000
Utility Allowance - General Site Electrical	\$250,000
Site Furnishings - Allowance	\$50,000
Site Signage and Wayfinding - Allowance	\$30,000
General Area Landscaping and Irrigation	\$172,980
Kitchen Equipment - Restaurant	\$100,000
Kitchen Equipment - Concessions	\$30,000
Tot Lot Play Equipment	\$60,000