

Park County Fairgrounds Phased Opinion of Probable Cost

10/11/2019

Description	Unit Cost (present value)	Unit	Phase 1 Qty	Phase 1 Cost	Phase 2 Qty	Phase 2 Cost	Phase 3 Qty	Phase 3 Cost	Phase 4 Qty	Phase 4 Cost	Phase 5 Qty	Phase 5 Cost	Total All Phases
Utilities													
6" Water Main	\$55.00 LF		1300	\$71,500	0	\$0	0	\$0	0	\$0	0	\$0	\$71,500
4" Water/Fire Service Line	\$50.00 LF		20	\$1,000	0	\$0	0	\$0	0	\$0	0	\$0	\$1,000
Water Service Line	\$20.00 LF		1373	\$27,460	55	\$1,100	100	\$2,000	150	\$3,000	350	\$7,000	\$40,560
Tap Existing Water Service Connection	\$1,800.00 EA		0	\$0	1	\$1,800	1	\$1,800	1	\$1,800	1	\$1,800	\$7,200
Fire Hydrant	\$4,500.00 EA		1	\$4,500	0	\$0	0	\$0	0	\$0	0	\$0	\$4,500
Frost Free Hydrant- flush	\$850.00 EA		9	\$7,650	1	\$850	1	\$850	1	\$850	1	\$850	\$11,050
Frost Free Hydrant- RV	\$750.00 EA		28	\$21,000	2	\$1,500	2	\$1,500	2	\$1,500	2	\$1,500	\$27,000
8" Sewer Main	\$60.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Sewer Service	\$45.00 LF		0	\$0	40	\$1,800	85	\$3,825	470	\$21,150	100	\$4,500	\$31,275
Individual Building Sewer Lift Station	\$10,000.00 EA		0	\$0	0	\$0	0	\$0	1	\$10,000	0	\$0	\$10,000
Culvert	\$60.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
12" Storm Drain	\$45.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Storm Drain Inlet	\$3,000.00 EA		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Subgrade Drain pipe	\$20.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Stormwater Unclassified Excavation	\$6.00 CY		3287	\$19,720	0	\$0	0	\$0	0	\$0	0	\$0	\$19,720
electrical panel and meter (800 Amp)	\$15,000.00 EA		1	\$15,000	0	\$0	0	\$0	0	\$0	0	\$0	\$15,000
RV elec connection pedestal	\$600.00 EA		28	\$16,800	0	\$0	0	\$0	0	\$0	0	\$0	\$16,800
Flush RV elec connection-drive rated	\$1,600.00 EA		9	\$14,400	0	\$0	0	\$0	0	\$0	0	\$0	\$14,400
Single Phase Underground Power Line	\$20.00 LF		2074	\$41,480	0	\$0	0	\$0	0	\$0	0	\$0	\$41,480
Overhead Power Line	\$12.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Gas Line	\$20.00 LF		0	\$0	0	\$0	215	\$4,300	10	\$200	210	\$4,200	\$8,700
Communication Line	\$15.00 LF		0	\$0	0	\$0	100	\$1,500	100	\$1,500	100	\$1,500	\$4,500
Site Work													
Demolition (Building and Site)	See Phase LUMP		1	\$0	2	\$30,000	7	\$20,000	1	\$20,000	1	\$60,000	\$280,000
Topsoil Grading	\$12.00 CY		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Gravel Subbase-3" minus	\$18.00 CY		20	\$360	0	\$0	0	\$0	0	\$0	0	\$0	\$360
Crushed Gravel- 1" minus	\$26.00 CY		6	\$156	0	\$0	0	\$0	0	\$0	0	\$0	\$156
Gravel RV Spots/Parking	\$26.00 CY		1478	\$38,422	275	\$7,150	919	\$23,906	105	\$2,734	0	\$0	\$72,211
Asphalt Pavement	\$2.00 SF		0	\$0	0	\$0	23048	\$46,096	0	\$0	0	\$0	\$46,096
Curb and Gutter	\$22.00 LF		0	\$0	0	\$0	2881	\$63,382	0	\$0	0	\$0	\$63,382
Concrete Flatwork	\$8.00 SF		2250	\$18,000	0	\$0	11785	\$94,280	0	\$0	0	\$0	\$112,280
Fencing	\$24.00 LF		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Landscaping	See Phase LUMP			\$10,000		\$5,000		\$7,500		\$2,500		\$2,500	\$27,500
Misc: lighting, irrigation, parking blocks, stripping, signage, etc.	See Phase LUMP		1	\$20,000	1	\$7,500	1	\$50,000	1	\$10,000	1	\$50,000	\$137,500
Fairground and Rodeo grounds Operation & Maintenance upgrades	See Phase LUMP		1	\$40,000	0	\$0	0	\$0	0	\$0	0	\$0	\$40,000
New Signage at fair grounds entrance and Park Street	See Phase LUMP		1	\$15,000	0	\$0	0	\$0	0	\$0	0	\$0	\$15,000
incidentals to primary infrastructure (10%)				\$38,245		\$5,670		\$32,094		\$7,523		\$13,385	\$96,917
Total Construction Cost				\$420,693		\$62,370		\$353,032		\$82,757		\$147,235	\$1,066,087

Park County Fairgrounds Phased Opinion of Probable Cost

10/11/2019

Description	Unit Cost (present value)	Unit	Phase 1 Qty	Phase 1 Cost	Phase 2 Qty	Phase 2 Cost	Phase 3 Qty	Phase 3 Cost	Phase 4 Qty	Phase 4 Cost	Phase 5 Qty	Phase 5 Cost	Total All Phases
Civil Design Fees	10% LUMP		1	\$42,000	1	\$6,200	1	\$35,300	1	\$8,200	1	\$14,700	\$106,400
Survey & Platting Fees	LUMP		1	\$15,000									\$15,000
Civil Construction Services	8% LUMP		1	\$33,600	1	\$4,900	1	\$28,200	1	\$6,600	1	\$11,700	\$85,000
MDEQ Permitting for Water, Sewer, and Storm Drainage (Application and Fees) & County Platting Fees	See Phase	LUMP		\$12,000		\$0		\$0		\$0		\$0	\$12,000
Total Utilities and Site				\$523,293		\$73,470		\$416,532		\$97,557		\$173,635	\$1,284,487
Buildings (Medium Price Est)													
Exhibit Hall Remodal Multipurpose Building					16,400 sf	\$1,344,800							\$1,344,800
Phase 3A							12,000 sf	\$950,000					\$950,000
Phase 3B							14,000 sf	\$1,300,000					\$1,300,000
Phase 3C							12,000 sf	\$950,000					\$950,000
Quonset Remodel or Bus Barn									5300 sf	\$397,500			\$397,500
Concessions & Restroom rennovation									1400 sf	\$350,000			\$350,000
Add to existing concessions/restroom & shower									1600 sf	\$400,000			\$400,000
Grandstands w/ concessions and restrooms											2400 sf	\$1,350,000	\$1,350,000
Contractor OH & P (15%)				\$0		\$201,720		\$480,000		\$172,125		\$202,500	\$1,056,345
Aritect Professional Fees (12%)				\$0		\$161,376		\$384,000		\$137,700		\$162,000	\$845,076
Project Contingency (20%)				\$104,659		\$356,273		\$896,106		\$310,976		\$377,627	\$2,045,642
Total Phase (present value)				\$627,952		\$2,137,639		\$5,376,639		\$1,865,858		\$2,265,762	\$12,273,850
Years Until Phase is Started				0		1		5		10		15	
Inflation Value				3%		3%		3%		3%		3%	
Future Projected Cost				\$627,952		\$2,201,768		\$6,232,998		\$2,507,558		\$3,529,983	