

Eagle County Fairgrounds Master Plan

10.11.2022

| Master Plan Program Summary | | | | |
|--|----------------------------|----------------------------------|--------------|----------------|
| <i>Room / Functional Space</i> | <i>Total Structure gsf</i> | <i>Total Conceptual Estimate</i> | | |
| | | <i>Low</i> | <i>High</i> | <i>Average</i> |
| A. Phase 2 Buildings - Event Center | 71,910 | \$23,149,292 | \$31,592,246 | \$27,370,769 |
| B. Phase 2 Site Development | | \$2,065,696 | \$3,672,349 | \$2,869,023 |
| C. | | \$0 | \$0 | \$0 |
| Total | 71,910 | \$25,214,989 | \$35,264,595 | \$30,239,792 |

NOTE: This opinion of probable construction cost is made on the basis of Architect's experience and qualifications and represents the Architect's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost as provided. If the Owner wishes greater assurance as to probable construction costs, Owner shall employ an independent cost estimator or contractor.

Project Summary

| Room / Functional Space | Total Structure gsf | Total Conceptual Estimate | | |
|--|---------------------|---------------------------|-----------------------|---------------------|
| | | Low | High | Average |
| A. Phase 2 Buildings - Event Center | 71,910 | \$16,488,100 | \$22,501,600 | \$19,494,850 |
| PROBABLE DIRECT CONSTRUCTION COST | | \$16,488,100 | \$22,501,600 | \$19,494,850 |
| CONTRACTOR P&O, BOND, ETC. | 15% | \$2,473,215 | \$3,375,240.00 | \$2,924,228 |
| DESIGN & CONSTRUCTION CONTINGENCY | 10% | \$1,648,810 | \$2,250,160 | \$1,949,485 |
| FURNITURE/FIXTURES/EQUIPMENT (FF&E) | 5% | \$824,405.00 | \$1,125,080 | \$974,743 |
| ESTIMATED CONSTRUCTION COST | | \$21,434,530 | \$29,252,080 | \$25,343,305 |
| DESIGN & ENGINEERING FEES | 8% | \$1,714,762.40 | \$2,340,166.40 | \$2,027,464 |
| TOTAL PROJECT BUDGET | | \$23,149,292 | \$31,592,246 | \$27,370,769 |

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A. Phase 2 Buildings - Event Center

| Room / Functional Space | No. | Sq. Ft. | Total | Design Comments | Order of Magnitude | | Order of Magnitude | | Order of Magnitude | |
|---|-----|---------|--------|-----------------|--------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|
| | | | | | Est. SF Cost | est. cost | Est. SF Cost | est. cost | Est. SF Cost | est. cost |
| | | | | | Low | Low | High | Low | Avg. | Avg. |
| 1.0 Event Center | | | | | | | | | | |
| - Vestibule | 1 | 2,250 | 2,250 | | \$ 250.00 | \$ 562,500.00 | \$ 320.00 | \$ 720,000.00 | \$ 285.00 | \$ 641,250.00 |
| - Service Corridor | 1 | 14,000 | 14,000 | | \$ 180.00 | \$ 2,520,000.00 | \$ 240.00 | \$ 3,360,000.00 | \$ 210.00 | \$ 2,940,000.00 |
| - Storage | 1 | 5,390 | 5,390 | | \$ 180.00 | \$ 970,200.00 | \$ 240.00 | \$ 1,293,600.00 | \$ 210.00 | \$ 1,131,900.00 |
| - Electrical | 1 | 250 | 250 | | \$ 180.00 | \$ 45,000.00 | \$ 240.00 | \$ 60,000.00 | \$ 210.00 | \$ 52,500.00 |
| - Freezer | 1 | 500 | 500 | | \$ 250.00 | \$ 125,000.00 | \$ 320.00 | \$ 160,000.00 | \$ 285.00 | \$ 142,500.00 |
| - Kitchen | 1 | 2,000 | 2,000 | | \$ 250.00 | \$ 500,000.00 | \$ 320.00 | \$ 640,000.00 | \$ 285.00 | \$ 570,000.00 |
| - Trash | 1 | 250 | 250 | | \$ 120.00 | \$ 240,000.00 | \$ 180.00 | \$ 360,000.00 | \$ 150.00 | \$ 300,000.00 |
| - Laundry | 1 | 400 | 400 | | \$ 180.00 | \$ 72,000.00 | \$ 240.00 | \$ 96,000.00 | \$ 210.00 | \$ 84,000.00 |
| - Pantry | 1 | 400 | 400 | | \$ 180.00 | \$ 72,000.00 | \$ 240.00 | \$ 96,000.00 | \$ 210.00 | \$ 84,000.00 |
| - Concessions | 1 | 600 | 600 | | \$ 250.00 | \$ 150,000.00 | \$ 320.00 | \$ 192,000.00 | \$ 285.00 | \$ 171,000.00 |
| - Jan/Maint. | 1 | 230 | 230 | | \$ 180.00 | \$ 41,400.00 | \$ 240.00 | \$ 55,200.00 | \$ 210.00 | \$ 48,300.00 |
| - Telecom | 1 | 250 | 250 | | \$ 180.00 | \$ 45,000.00 | \$ 240.00 | \$ 60,000.00 | \$ 210.00 | \$ 52,500.00 |
| - Office | 1 | 3,700 | 3,700 | | \$ 200.00 | \$ 740,000.00 | \$ 240.00 | \$ 888,000.00 | \$ 220.00 | \$ 814,000.00 |
| - Expo Hall | 1 | 40,000 | 40,000 | | \$ 250.00 | \$ 10,000,000.00 | \$ 350.00 | \$ 14,000,000.00 | \$ 300.00 | \$ 12,000,000.00 |
| - Telecom | 1 | 250 | 250 | | \$ 180.00 | \$ 45,000.00 | \$ 240.00 | \$ 60,000.00 | \$ 210.00 | \$ 52,500.00 |
| - Restrooms | 4 | 300 | 1,200 | | \$ 250.00 | \$ 300,000.00 | \$ 320.00 | \$ 384,000.00 | \$ 285.00 | \$ 342,000.00 |
| - Family Room | 1 | 240 | 240 | | \$ 250.00 | \$ 60,000.00 | \$ 320.00 | \$ 76,800.00 | \$ 285.00 | \$ 68,400.00 |
| Example Subtotal | | | 71,910 | | | | | | | |
| Estimated Direct Construction Cost | | | | | | \$ 16,488,100.00 | | \$ 22,501,600.00 | | \$ 19,494,850.00 |

| | | | | | |
|--|--------|--------------------------------------|---------------------|---------------------|---------------------|
| A. Phase 2 Buildings - Event Center | 71,910 | Total Estimated Cost: | \$16,488,100 | \$22,501,600 | \$19,494,850 |
| | | Average Cost Per Square Foot: | \$229 | \$313 | \$271 |

Project Summary

| Room / Functional Space | Total Structure gsf | Total Conceptual Estimate | | |
|--|---------------------|---------------------------|--------------------|--------------------|
| | | Low | High | Average |
| B. Phase 2 Site Development | 367,000 | \$1,651,500 | \$2,936,000 | \$2,293,750 |
| PROBABLE DIRECT CONSTRUCTION COST | | \$1,651,500 | \$2,936,000 | \$2,293,750 |
| CONTRACTOR P&O, BOND, ETC. | 15% | \$247,725 | \$440,400.00 | \$344,063 |
| DESIGN & CONSTRUCTION CONTINGENCY | 3% | \$49,545 | \$88,080 | \$68,813 |
| ESTIMATED CONSTRUCTION COST | | \$1,948,770 | \$3,464,480 | \$2,706,625 |
| DESIGN & ENGINEERING FEES | 6% | \$116,926.20 | \$207,868.80 | \$162,398 |
| TOTAL PROJECT BUDGET | | \$2,065,696 | \$3,672,349 | \$2,869,023 |

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B. Phase 2 Site Development

| Room / Functional Space | No. | Sq. Ft. | Total | Design Comments | Est. Cost per Sq. Ft. Low | Order of Magnitude est. cost Low | Est. Cost per Sq. Ft. High | Order of Magnitude est. cost Low | Est. Cost per Sq. Ft. Avg. | Order of Magnitude est. cost Avg. |
|------------------------------|-----|---------|---------|---|---------------------------------|--|----------------------------------|--|----------------------------------|---|
| 1.0 Parking and Roads | | | | | | | | | | |
| - Paved Parking | 1 | 235,000 | 235,000 | Grading and Paving | \$ 4.50 | \$ 1,057,500.00 | \$ 8.00 | \$ 1,880,000.00 | \$ 6.25 | \$ 1,468,750.00 |
| - Paved Overflow Parking | 1 | 50,000 | 50,000 | | \$ 4.50 | \$ 225,000.00 | \$ 8.00 | \$ 400,000.00 | \$ 6.25 | \$ 312,500.00 |
| - Road Paving | 1 | 82,000 | 82,000 | | \$ 4.50 | \$ 369,000.00 | \$ 8.00 | \$ 656,000.00 | \$ 6.25 | \$ 512,500.00 |
| Example Subtotal | | | 367,000 | | | | | | | |
| | | | | Estimated Direct Construction Cost | | \$ 1,651,500.00 | | \$ 2,936,000.00 | | \$ 2,293,750.00 |

B. Phase 2 Site Development

367,000

Total Estimated Cost:

\$1,651,500

\$2,936,000

\$2,293,750