

PARKS FUNDING AGREEMENT

Project Title: Salisbury Park North

Project Period: _____

Project Award: \$7,500,000

PARTIES TO AGREEMENT:

DOUGLAS COUNTY: The Board of County Commissioners of the County of Douglas,
State of Colorado (the “Board”)

Address: 100 Third Street
Castle Rock, CO 80104

Telephone: (303) 660-7401

Facsimile: (303) 688-1293

Project Owner/Manager: **Town of Parker**

Address: _____

Contact Name: _____

Telephone: (____) ____-_____

Email: _____

RECITALS

A. In 2022, the Douglas County voters approved a referred tax measure allocating funding for local parks with the discretion to make some of that funding available to local partners to fund public parks as recommended by a citizen advisory committee, the Parks Advisory Board.

B. Owner/Manager submitted a funding application to the Board that contemplates the execution of the project entitled above (the “Project”). The Project is described in more detail in **Exhibit A**.

C. Owner/Manager shall adhere to the payment terms outlined in **Exhibit B** and the reporting requirements outlined in **Exhibit C**.

D. The Board approved Owner/Manager’s application on **September 9, 2025** subject to the execution of this funding agreement (the “Agreement”).

AGREEMENT

NOW, THEREFORE, in consideration of the parties' mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals and Exhibits A, B, and C.** The recitals set forth above and all exhibits are hereby incorporated herein.

2. **Funding and Project.** Subject to the terms and conditions set forth in this Agreement, the Board hereby awards to Owner/Manager a sum not to exceed **\$7,500,000** (the "Funding Award"). Owner/Manager agrees to provide at minimum **\$36,250,000** in additional funds to complete the Project. The Funding Award shall be used by Owner/Manager solely to complete the Project, in substantial conformity with **Exhibit A**.

3. **Project Scope.** Owner/Manager shall not materially modify the Project without the prior written approval of the Board. Any material modification to the Project undertaken without the Board's prior written consent may be deemed a breach of this Agreement, entitling the Board to all remedies available under this Agreement. The Board has sole discretion to determine whether any changes constitute a material modification.

Owner/Manager agrees to manage all aspects of the design, land use entitlement, construction, permitting and inspections of the Project. The Owner/Manager shall be responsible for paying for all design, construction, permitting and inspection costs associated with the Project, including any cost in excess of the cost estimates shown on **Exhibit A**, as may be amended in accordance with the terms of this agreement.

Owner/Manager will own and maintain the Project that is located within property owned by the Owner/Manager or located within the jurisdiction of the Owner/Manager.

4. **Authorized Representative.** The Director of Community Development, or their designee, (the "Authorized Representative"), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving, the work performed by the Owner/Manager under this Agreement as may be needed.

5. **Payment of Funding.** Subject to the Board's determination in its sole discretion that Owner/Manager is in compliance with this Agreement, the Board shall disburse the funds for the Project subject to the terms described in **Exhibit B** (the "Payment Terms"). Any other provision of this Agreement notwithstanding and pursuant to § 29-1-110, C.R.S., the amount of funds appropriated for this Agreement is **(\$7,500,000)**. In no event shall the County be liable for payment under this Agreement for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for the Owner/Manager. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

6. **Reporting Requirement.** Owner/Manager agrees to submit the reports as described in **Exhibit C**.

7. **Procurement:** To the extent possible, Grantee shall adhere to the Douglas County Government purchasing policy or an equivalent selection process that will ensure fair and competitive bids/quotes are obtained for the use of any Grant Award funds under this Agreement. If Grantee will significantly deviate

from such a process, express written permission from the County must be obtained prior to proceeding with the Project.

8. Compliance with Regulatory Requirements and Federal and State Mandates. Owner/Manager hereby assumes responsibility for compliance with all regulatory requirements in all applicable areas, including, but not limited to, nondiscrimination, worker safety, local labor preferences, preferred vendor programs, equal employment opportunity, use of competitive bidding, and other similar requirements. In addition, Owner/Manager agrees to comply with all necessary licensing and permitting requirements imposed by an agency of a local, state or federal government.

9. Confidentiality. The parties agree to keep any specialized details of security arrangements or physical or cyber assets, confidential to the extent possible under the law. Any Party will notify the other of any request to disclose such information prior to its release in order to elicit consent or concerns regarding such disclosure.

10. Indemnification. The County cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the Owner/Manager or any other person or entity whatsoever, for any purpose whatsoever. The Owner/Manager shall, to the extent permitted by law, defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including workers' compensation claims, in any way resulting from or arising from this Agreement; provided, however, that the Owner/Manager need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees.

11. Independent Contractor. The Owner/Manager is an independent contractor. Notwithstanding any provision of this Agreement, all personnel and volunteers of the Owner/Manager shall be and remain at all times, employees or volunteers of the Owner/Manager for all purposes. It is not intended, nor shall it be construed that the Owner/Manager, its employees, or volunteers are agents, employees or officers of the County for any purpose whatsoever.

12. No Waiver of Governmental Immunity Act. The parties hereto understand and agree that their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or any other immunities or defenses from liability otherwise available to the Parties.

13. Audits and Accounting. Owner/Manager shall maintain standard financial accounts, documents, and records relating to the use, management, and the operation of the Project. Owner/Manager shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project. The Board shall have the right, upon reasonable notice to Owner/Manager, to audit the books and records of Owner/Manager which pertain to the Project and to the use and disposition of the Board funds. The Board shall retain the authority to audit for two years after Project completion.

14. Inspection. The Board shall have the right to inspect the Project area to ascertain compliance with this Agreement during business hours at any time during the Project and up to six months after termination or completion of the Project.

15. Termination by County for Convenience. The County may terminate this Agreement at any time and for any reason at its sole discretion by providing Owner/Manager written notice of such termination at least thirty (30) calendar days prior to the effective date of such termination. Upon such

termination, Owner/Manager shall be entitled to compensation for activities performed in accordance with this Agreement which were incurred prior to the effective date of the termination, but not exceeding the available budget balance at the time of the effective date of the termination.

16. Effect of Project Completion or Termination. Owner/Manager agrees that Project completion or termination of this Agreement does not invalidate continuing obligations imposed on Owner/Manager by this Agreement. Project completion or termination of this Agreement does not alter the County’s authority to disallow costs and recover funds on the basis of a later audit or other review and does not alter Owner/Manager’s obligation to return any funds due to the County as a result of later refunds, corrections, or other transactions.

17. Notices. Notices concerning termination of this Agreement, notices of alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by the Owner/Manager to: Douglas County Community Development Department, Parks Division
Attn: Terence Quinn
100 Third Street
Castle Rock, CO 80104
(303) 660-7460
E-mail parksandtrails@douglas.co.us

with a copy to: Douglas County Attorney’s Office
100 Third Street
Castle Rock, CO 80104
(303) 660-7414
E-mail attorney@douglas.co.us

and by the County to: _____

() ____ - ____
Email: [_____](#)

Said notices shall be delivered personally during normal business hours to the appropriate office above, by prepaid first-class U.S. mail, via facsimile, via electronic mail, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

18. Assignment. Owner/Manager may not assign its rights under this Agreement.

19. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Colorado and venue for any dispute hereunder shall lie exclusively in the County of Douglas, State of Colorado.

20. Severability. If any provision of this Agreement, or the application thereof, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision other than those as to which it is found to be invalid, shall remain in full force and effect.

21. Fax and Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which when taken together shall constitute one Agreement. In addition, the parties agree to recognize signatures of this Agreement transmitted by fax, email or PDF, as if they were original signatures.

22. Third Party Beneficiary. The Board and Owner/Manager hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the Board and Owner/Manager, and that no third-party beneficiaries are intended.

23. Waiver. The failure of either party to enforce a term hereof shall not be deemed a waiver of such term or right of enforcement as to that breach or any subsequent breach of the same, similar, or different nature. No waiver shall be enforceable hereunder unless signed by the party against whom the waiver is sought to be enforced.

24. Entire Agreement. Except as expressly provided herein, this Agreement constitutes the entire agreement of the parties. No oral understanding or agreement not incorporated in this Agreement shall be binding upon the parties. No changes in this Agreement shall be valid, unless made as an amendment to this Agreement, approved by the Board, and signed by the parties in this Agreement.

(remainder of page intentionally blank)

IN WITNESS WHEREOF, the parties by signature below of their authorized representatives execute this Agreement effective as of the ____ day of _____ 2024.

OWNER/MANAGER: _____

Name: _____

Title: _____

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____ by _____.

My commission expires:_____

Witness my hand and official seal

Notary Public

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS**

APPROVED AS TO CONTENT:

Douglas J. DeBord
County Manager

Date: _____

APPROVED AS TO CONTENT:

Terence Quinn
Director, Community & Resource Services

Date: _____

APPROVED AS TO LEGAL FORM:

Christopher Pratt
Senior Assistant County Attorney

Date: _____

APPROVED AS TO FISCAL CONTENT:

Andrew Copland
Director of Finance

Date: _____

EXHIBIT A

PARK IMPROVEMENTS PROJECT DETAILS

The Salisbury Park North Project is described in the Project funding application submitted by the Owner/Manager dated 09/06/24 (attached). The Project scope and budget is further detailed below:

(remainder of page intentionally blank)

EXHIBIT B

PAYMENT TERMS

Douglas County will provide up to **\$7,500,000** in funding to be used exclusively for the Project as described in Exhibit A.

Once approved funding will be paid according to the following:

- Douglas County agrees to provide one disbursement of \$3,750,000 to the Owner/Manager in 2025 within 30 days of the execution of this agreement.
- Douglas County agrees to provide one disbursement of \$3,750,000 to the Owner/Manager in 2026 within 30 days after requested by the Owner/Manager.
- Any amounts invoiced for the Project in excess of the total funds awarded under the Agreement are the responsibility of Owner/Manager.
- Costs to be covered by the County funds awarded for this Project are only for those directly incurred for actual work completed designing or constructing the Project in accordance with the plans, budget, and schedule previously approved by the County. No administrative, legal, maintenance, or other indirect design/construction costs will be reimbursed unless expressly permitted in writing by the County. At the sole discretion of the County, any changes to the Project not approved by the County may not be paid and any resultant reduction in costs of such changes may be deducted from the total Funding Award.
- If the project is not completed in three years time the Owner/Manager will refund the County a proportional share (17%) of any amount less than the full \$43,750,000 that may not have been spent.
- If the project is completed for less than the full \$43,750,000, the Owner/Manager will refund a proportional (17%) share of any savings.

No official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and Owner/Manager shall not to hire, pay, or contract for services of any official, officer or employee of the County or otherwise take any action that could constitute or create a conflict of interest with the County.

EXHIBIT C

REPORTING REQUIREMENTS

Owner/Manager will ensure quarterly reporting to the County of the progress on the Project. These reports will include percentage complete, timeline/schedule to completion, any significant issues, and other information requested by the County for this particular Project. Any reports containing sensitive specialized information of security arrangements should be clearly marked "Not Intended For Public Disclosure" and the top and bottom of each page.

In addition to the above, the Owner/Manager will provide a final report within 90 days of the completion of the Project. The purpose of this report is to describe the results of the funding award. Focus your answers on how the Project was beneficial to the community and the outcomes you observed. Provide as much narrative as needed to demonstrate success and tell your story. A sample report is shown below. Please review the organizational information and correct any information that may have changed.

Project Period: From _____ To _____

Organization: _____

Project Name: _____

Funding Amount: \$ _____

Contact Name: _____ **Title:** _____

Phone: _____ **Email:** _____

1. Describe how the Project funds were used, the progress made toward your goals and objectives and the impact on your facility (e.g. results or outcomes).
2. Describe any feedback you have received from outside your organization as a result of the Project.
3. Did you form any new partnerships? If yes, please describe the partnership(s) and the impact on your efforts.
4. If there were any major variances in the anticipated expenditures as compared to the approved budget submitted in your application, please describe what changed.
5. How many individuals are served by your organization that will be impacted by the Project?
6. Please provide pictures and/or design plans of the project.

Signature of Executive Director or Authorized Board Officer

Date

Parks and Trails Funding Application

Project Name:

Date:

Applicant Information:

Name:

Type of Entity:

Authorized Representative:

Contact Information:

Project Information:

Project Type:

Property address:

State Parcel Number(s):

Total acreage:

Geographic area to be benefitted by the project (local, community, regional):

Population to be benefitted by the project (including any special population groups):

Funding Information:

Total project cost:

Requested Amount of County Funding:

Percentage of project funded by the County:

Applicant's financial contribution:

Financial contributions from other grants or project partners:

In-kind contributions from other project partners:

Project Narrative:

Describe the proposed project, its overall intent and function, and funding request. Discuss the project's anticipated construction timeframe. Describe any additional approvals, permits, easements, or agreements required for the project. State who owns the property and will maintain the project in perpetuity.

Additional Documentation:

Maps showing project location, vicinity map, and proposed geographic service or benefit area.

Overall site plan and color rendering for all proposed improvements. Include conceptual plans for proposed future phases. Separate applications are required for any requests to fund future phases.

Other information the applicant deems useful for understanding its request

Signature:

Mary Colton

Date:

COMMISSIONER DISTRICTS

Douglas County, Colorado

Passed and Adopted: Sept 28, 2021

BOCC Resolution: R-021-110

Precincts Passed and Adopted: January 18, 2022

BOCC Resolution No. R-022-005

Merlin Klotz, Clerk and Recorder

Precinct Information	Precinct Number	State Precinct Number	Congressional District	State Senate District
101	4303918101	4 30 39	9	39
102	4303918102	4 30 39	9	39
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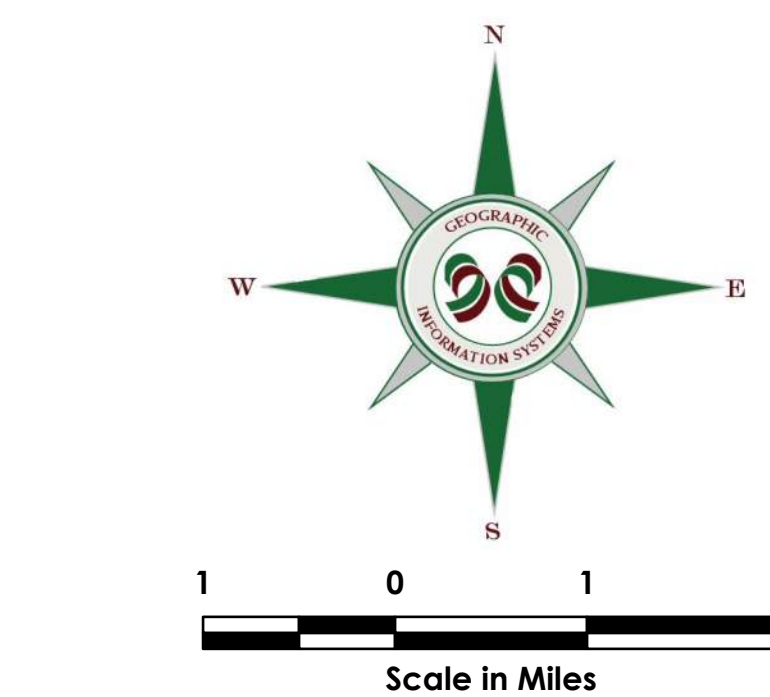
Commissioner Districts

- Commissioner District I
- Commissioner District II
- Commissioner District III

- Precincts
- Townships
- Sections
- Parcels
- Municipalities
- Parks
- Pike National Forest
- Lakes
- Intermittent Lakes

Roads

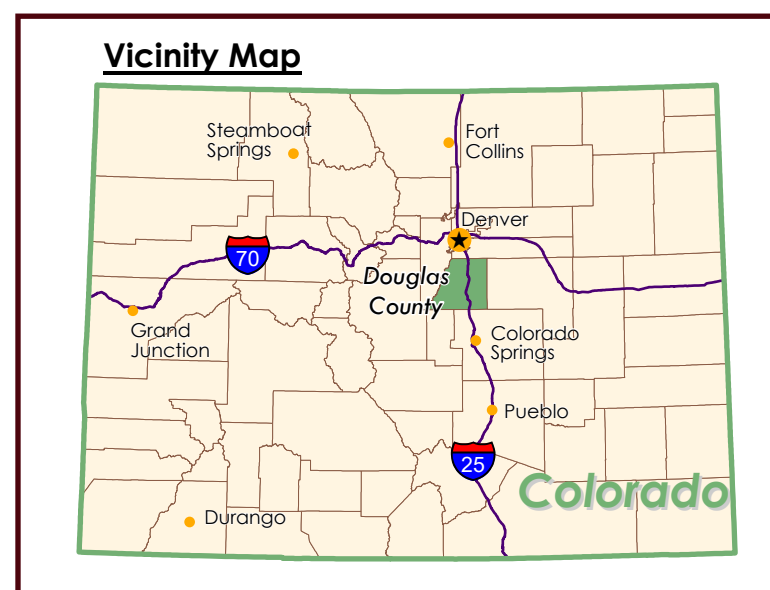
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road
- Local Road
- Forest Road
- Gated Community
- Entrance/Exit Ramp



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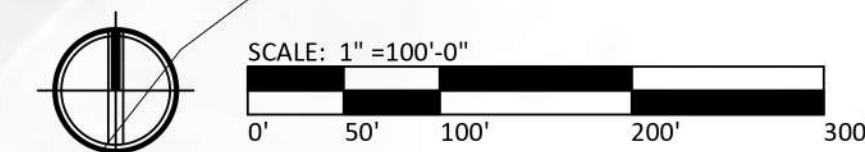
Douglas County GIS Services
Wilcox Bldg. 301 Wilcox St
Castle Rock, Colorado 80104



VICINITY MAP



*ABOVE IMAGE NOT TO SCALE








$$1'' = 140'-0''$$


CALL **811** 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

PHASE 1 (BALLFIELDS, MULTIPURPOSE FIELDS, PARKING)

PHASE 2 (SPORTS COURTS, PARKING)

PHASE 3 (COMMUNITY HUB, FITNESS AREA, INCLUSIVE PLAYGROUND, PARKING)

PHASE 4 (BIKE PARK, OVERLOOK PAVILION, PARKING)

MECHANICAL ENGINEER DIVISION Mechanical Engineers, Inc. 777 Pyramid Ct #260, Englewood, CO 80112 303.688.0223	
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

Project Number:	223072.00
Sheet Issue Date:	2024-07-12
Drawn By:	EH, NS, ED, MS
Checked By:	RB, CB, AG

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT ESTIMATE - REV 1

SALISBURY PARK NORTH

119220 N. MOTSENBOCKER RD.
HORD COPLAN MACHT

Prepared For

Hord Coplan Macht
1800 Wazee Street, Suite 450
Denver, CO 80202

Submitted On

23 August 2024

Prepared By

Rider Levett Bucknall
999 18th St, Suite 1125N
Denver, CO 80202

Our Ref

102

Project Number

DEN10281

PROJECT DETAILS

Basis of Estimate

This estimate has been prepared at the request of Hord Coplan Macht to provide a Design Development Cost Estimate for the Salisbury Park North project located in Parker, CO.

The estimate is based upon measured quantities and built-up rates prepared from the Salisbury Park North 100% DD drawings dated 7/12/2024 and the Salisbury Park North Project Manual dated 7/12/202, prepared by Hord Coplan Macht.

Where information was insufficient, assumptions and allowances were made based wherever on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor.

Unit pricing is based on 3rd Quarter 2024 costs. Construction contingency has been included at 5%. Design Contingency has been included at 3%.

Construction cost escalation has been carried at:

Phase 1: 4.5% and assumes a 3rd quarter 2025.

Phase 2: 7.5% and assumes a 2nd quarter 2026.

Phase 3: 16.5% and assumes a 2nd quarter 2028.

Phase 4: 21% and assumes a 2nd quarter 2029.

Items Specifically Excluded

- . Hazardous materials abatement
- . Furniture, Fittings and Equipment (FF&E)
- . Appliances
- . Murals and works of art
- . Mock-ups
- . Work outside the site boundaries unless noted otherwise
- . Costs associated with phasing the construction work
- . Out of hours working
- . Special testing & inspections
- . Permits & plan review fees
- . Owner's contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Items marked as "Excl." in the estimate
- . Escalation beyond listed escalation dates

RLB Rider
Levett
Bucknall

SA: Site Area
Rates Current At August 2024

Design Development Estimate - Rev 1 Page 2 of 2

DEN10281-102 Printed 23 August 2024 12:51 PM

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 1

Site Area: 1,698,493 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
A1010	Standard Foundations	0.12	202,039
A1030	Slab on Grade	0.02	34,095
B1020	Roof Construction	0.25	422,683
B2010	Exterior Walls	0.21	363,124
B2020	Exterior Windows	0.01	16,717
B2030	Exterior Doors	0.04	64,700
B3010	Roof Coverings	0.43	730,103
B3020	Roof Openings	0.01	6,000
C1010	Partitions	0.06	107,855
C1020	Interior Doors	0.01	2,500
C1030	Fittings	0.04	68,346
C3010	Wall Finishes	0.02	32,180
C3020	Floor Finishes	0.02	27,821
C3030	Ceiling Finishes	0.24	415,274
D2010	Plumbing Fixtures	0.05	80,000
D2020	Domestic Water Distribution	0.07	117,862
D2030	Sanitary Waste	0.05	80,277
D2090	Other Plumbing Systems	0.02	33,377
D3040	Distribution Systems	0.02	36,330
D3050	Terminal & Package Units	0.03	55,218
D3060	Controls & Instrumentations	0.01	11,230
D3070	Systems Testing & Balancing	0.01	1,872
D3090	Other HVAC Systems & Equipment	0.01	10,464
D5010	Electrical Service & Distribution	0.11	186,940
D5020	Lighting and Branch Wiring	0.10	173,743
D5030	Communications & Security	0.04	66,820
E2010	Fixed Furnishings	0.03	55,500
F2010	Building Elements Demolition	0.01	6,730
G1010	Site Clearing	0.25	417,779
G1030	Site Earthwork	3.52	5,976,438
G2010	Roadways	0.20	345,909
G2020	Parking Lots	0.76	1,284,362
G2030	Pedestrian Paving	1.33	2,261,329
G2040	Site Development	2.32	3,940,839

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 1

Site Area: 1,698,493 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
G2050	Landscaping	3.33	5,656,692
G3010	Water Supply	0.71	1,202,843
G3020	Sanitary Water	0.36	604,394
G3030	Storm Sewer	1.33	2,252,581
G4010	Electrical Distribution	0.23	389,155
G4020	Site Lighting	1.57	2,668,911
G4030	Site Communications & Security	0.27	455,271
G4090	Other Site Electrical Utilities	0.27	453,309
ESTIMATED NET COST		18.44	31,319,612
MARGINS & ADJUSTMENTS			
General Conditions and General Requirements - 8%			2,505,570
Insurance & Bonds - 1.25%			422,815
Overhead and Profit - 4%			1,369,920
Construction Contingency - 5%			1,780,897
Design Contingency - 3%			1,121,964
Escalation - assuming construction start Spring 2025 - 4.5%			1,733,435
Utility taps, meters, transformers			3,936,512
ESTIMATED TOTAL COST		26.02	44,190,725

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
A1010	Standard Foundations				
441	F4.0 - Concrete footing - 4' x 4' x 1'	CY	1	900.00	900
102	F5.0 - Concrete footing - assumes 5' x 5' x 1'	CY	2	950.00	1,900
104	F7.0 - Concrete footing - assumes 7' x 7' x 1'-6"	CY	17	1,150.00	19,550
447	Batting cage footings - 2' x 5' round footing	CY	47	1,000.00	47,000
452	Concrete pilaster - 3'-6" x 3'-6" x 3'-10"	CY	11	1,000.00	11,000
453	Concrete pilaster - 2'-8" x 2'-8" x 5'	CY	38	950.00	36,385
106	Continuous concrete footing - 2'W x 1'T	CY	32	1,100.00	35,090
107	Concrete stem wall - 8" W x 36"T	CY	32	1,200.00	38,280
185	Dampproofing & protection board at stem wall and continuous footing	SF	3,410	3.50	11,934
A1010 - Standard Foundations				0.12 /SF	202,039
A1030	Slab on Grade				
115	Slab on grade - 5"	SF	2,957	9.50	28,091
137	Thickened slab on grade - 8"	SF	117	11.75	1,375
186	Vapor barrier below slab on grade	SF	3,074	1.15	3,534
330	Aggregate base coarse - SOG	CY	37	30.00	1,095
A1030 - Slab on Grade				0.02 /SF	34,095
B1020	Roof Construction				
116	"Tree" columns - round HSS	T	5.90	5,499.92	32,466
460	14k Joist	T	0.20	6,000.00	1,176
117	20k Joist	T	1.67	6,000.00	10,020
120	W8 Beam/Framing	T	0.45	5,498.90	2,491
121	W10 Beam	T	0.39	5,500.00	2,145
455	W12 Beam	T	15.59	5,499.97	85,750
456	W14 Beam	T	3.24	5,500.00	17,820
457	W18 Beam	T	1.70	5,500.00	9,350
459	W24 Girder	T	1.87	5,500.27	10,302
458	W27 Girder	T	13.55	5,500.00	74,525
128	HSS 4x4 - Outriggers	T	0.78	5,500.00	4,312
461	HSS 5x5 - Outriggers	T	0.66	5,500.00	3,608
131	HSS 6x5 - Joist/Outriggers	T	6.01	5,500.00	33,033
132	Metal roof deck	SF	6,022	8.50	51,185
138	Structural steel connections, plates, misc. angles, etc. +25%	T	13.00	6,500.00	84,500
B1020 - Roof Construction				0.25 /SF	422,683
B2010	Exterior Walls				
108	Modular clay brick	SF	3,480	40.00	139,204
109	Formed metal wall panel	SF	557	60.00	33,444

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
110	CMU - 8"	SF	4,038	28.00	113,050
111	Wall sheathing	SF	4,038	2.75	11,103
112	Sheet waterproofing - modified bituminous	SF	4,038	3.75	15,141
113	Board insulation - R12.5 XPS	SF	4,038	8.50	34,319
114	Cold formed metal framing	SF	557	18.50	10,313
188	Rough carpentry at exterior walls	SF	3,743	1.00	3,743
189	Caulking, joints, sealants at exterior walls	SF	3,743	0.75	2,807
B2010 - Exterior Walls				0.21 /SF	363,124
B2020	Exterior Windows				
183	Hollow metal frame and glazing, painted	SF	223	75.00	16,717
B2020 - Exterior Windows				0.01 /SF	16,717
B2030	Exterior Doors				
144	Exterior HM single door, including frame and hardware, painted	EA	13	2,500.00	32,500
145	Exterior HM pair door, including frame and hardware, painted	Pair	1	4,200.00	4,200
153	Insulated steel sectional door - 9'-4"W x 8'H	EA	1	13,000.00	13,000
159	Insulated SST sectional counter door - 8'H x 4'W	EA	2	7,500.00	15,000
B2030 - Exterior Doors				0.04 /SF	64,700
B3010	Roof Coverings				
133	Cover board	SF	6,022	10.00	60,217
134	Poly iso roof insulation - R-30	SF	12,044	8.00	96,348
135	Ice and water shield	SF	6,022	18.00	108,391
136	Standing seam roof	SF	6,022	25.00	150,542
156	Sheet metal fascia	LF	748	50.00	37,400
157	Integral gutter system	LF	140	55.00	7,694
158	Downspout	LF	46	34.99	1,592
191	Rough carpentry to roofs	SF	6,022	1.50	9,032
193	Flashing and accessories	SF	6,022	2.00	12,043
334	Building canopy - including coverboard, ice and water shield, and standing seam roofing	SF	4,747	52.00	246,844
B3010 - Roof Coverings				0.43 /SF	730,103
B3020	Roof Openings				
154	Solar daylight tube - 14"	EA	4	1,500.00	6,000
B3020 - Roof Openings				0.01 /SF	6,000
C1010	Partitions				
175	CMU partition - 8"	SF	2,624	28.00	73,472
176	Interior drywall furring at office	SF	783	9.25	7,243
177	Interior drywall partition - assumes 3-5/8" stud with 5/8" GWB on both sides, batt insulation	SF	315	14.50	4,570

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
192	Caulking, joints, and sealants - interior partitions	SF	3,743	3.00	11,230
472	Fire stopping at rated CMU partitions	SF	756	15.00	11,340
C1010 - Partitions				0.06 /SF	107,855
C1020	Interior Doors				
178	Interior HM single door, including frame and hardware, painted	EA	1	2,500.00	2,500
C1020 - Interior Doors				0.01 /SF	2,500
C1030	Fittings				
146	Toilet partitions	EA	8	2,200.00	17,600
180	Urinal partition	LF	8	1,000.00	7,700
167	Soap dispenser - wall mounted	EA	5	350.00	1,750
147	Hand dryer	EA	10	1,500.00	15,000
291	Mirrors	EA	12	120.00	1,440
148	Wire shelving	LF	8	45.00	369
149	Child changing table	EA	2	750.00	1,500
150	Child protection seat	EA	2	500.00	1,000
168	Grab bar - 18"	EA	6	140.00	840
169	Grab bar - 36"	EA	12	175.00	2,100
170	Feminine product dispenser	EA	7	150.00	1,050
171	Toilet seat cover dispenser	EA	13	150.00	1,950
172	Toilet paper dispenser	EA	13	120.00	1,560
160	Building signage	EA	2	3,500.00	7,000
161	Acrylic room signage	SF	3,743	2.00	7,487
C1030 - Fittings				0.04 /SF	68,346
C3010	Wall Finishes				
179	Paint to CMU	SF	1,312	2.50	3,281
478	Epoxy paint	SF	1,312	5.00	6,561
182	Paint to drywall partition	SF	2,635	2.75	7,248
477	FRP - 48"	SF	503	30.00	15,090
C3010 - Wall Finishes				0.02 /SF	32,180
C3020	Floor Finishes				
162	Sealed concrete	SF	1,855	3.00	5,566
174	Resinous flooring with integral cove base	SF	1,069	20.00	21,372
479	Rubber base	LF	441	2.00	883
C3020 - Floor Finishes				0.02 /SF	27,821
C3030	Ceiling Finishes				
139	C-1: 24"x48" suspended scrubbable acoustical ceiling	SF	219	13.00	2,847
140	C-2: Tongue & groove wood decking	SF	7,109	55.00	390,995

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
141	C-3: Gypsum wall board on metal furring	SF	1,074	15.00	16,113
142	C-4: Painted structure	SF	1,773	3.00	5,319
143	C-5: Unfinished ceiling	SF	455		Excl.
C3030 - Ceiling Finishes				0.24 /SF	415,274
D2010	Plumbing Fixtures				
163	Water closet - wall mounted	EA	13	2,000.00	26,000
164	Urinal - wall mounted	EA	2	1,700.00	3,400
165	Lavatory - wall mounted with TMV	EA	18	1,850.00	33,300
166	Mop sink	EA	1	1,900.00	1,900
173	Dual drinking fountain	EA	2	5,000.00	10,000
194	Hose bibb	EA	4	350.00	1,400
198	Wall hydrant - freeze proof	EA	1	500.00	500
583	Sensor flushometers	EA	7	500.00	3,500
D2010 - Plumbing Fixtures				0.05 /SF	80,000
D2020	Domestic Water Distribution				
287	Domestic water fixture rough-in	EA	41	500.00	20,500
195	2" Domestic water service pipe - including excavation, trenching, and backfill	LF	111	95.00	10,535
245	HW/CW Domestic water piping, including fittings, hangers, and valves, etc. - assumes 3/4"	LF	344	65.00	22,340
196	2" Pressure reducing valve	EA	2	3,500.00	7,000
199	IWH-1 - Instantaneous electric water heater - 7.5 KW	EA	2	2,000.00	4,000
200	IWH-2 - Instantaneous electric water heater - 15 KW	EA	4	4,000.00	16,000
201	IWH-3 - Instantaneous electric water heater - 31.2 KW	EA	3	8,350.00	25,050
288	Pipe insulation	LF	344	10.00	3,437
324	HW/CW Equipment hookups	EA	9	1,000.00	9,000
D2020 - Domestic Water Distribution				0.07 /SF	117,862
D2030	Sanitary Waste				
289	Sanitary waste fixture rough-in	EA	68	400.00	27,200
220	Sanitary water service piping - 4", including excavation, trenching, and backfill	LF	256	85.00	21,777
260	Sanitary waste and vent piping, including fittings, valves, and earthwork - assumes 3"	LF	441	50.00	22,050
197	Floor drain - 2"	EA	10	550.00	5,500
219	Floor clean out - 4"	EA	1	100.00	100
485	2-way grade cleanout	EA	2	450.00	900
486	2" Cleanout	EA	7	150.00	1,050

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
488	3" Cleanout	EA	1	200.00	200
487	4" Cleanout	EA	6	250.00	1,500
	D2030 - Sanitary Waste			0.05 /SF	80,277
D2090	Other Plumbing Systems				
290	Subcontractor GCs/GRs	Item			33,377
	D2090 - Other Plumbing Systems			0.02 /SF	33,377
D3040	Distribution Systems				
205	Exhaust fan - 100 CFM	EA	2	700.00	1,400
264	Exhaust fan - 350 CFM	EA	7	2,400.00	16,800
490	Exhaust fan - 1000 CFM	EA	1	4,000.00	4,000
211	Make-up air louvers	EA	12	500.00	6,000
261	Exhaust grille	EA	11	150.00	1,650
212	Roof caps	EA	9	200.00	1,800
213	Ductwork for exhaust fans	Lb	360	13.00	4,680
	D3040 - Distribution Systems			0.02 /SF	36,330
D3050	Terminal & Package Units				
215	Electric unit heater - 1.5KW	EA	3	1,000.00	3,000
208	Electric unit heater - 4.8KW	EA	5	2,600.00	13,000
209	Electric unit heater - 5KW	EA	4	1,000.00	4,000
493	Split fan coil unit - 700-770 CFM	EA	4	2,850.00	11,400
491	Split condensing unit - 64 MBH	EA	2	5,000.00	10,000
326	Refrigerant and condensate to split system	LF	230	60.00	13,818
	D3050 - Terminal & Package Units			0.03 /SF	55,218
D3060	Controls & Instrumentations				
221	Controls	SF	3,743	3.00	11,230
	D3060 - Controls & Instrumentations			0.01 /SF	11,230
D3070	Systems Testing & Balancing				
222	Testing & balancing	SF	3,743	0.50	1,872
	D3070 - Systems Testing & Balancing			0.01 /SF	1,872
D3090	Other HVAC Systems & Equipment				
223	Subcontractor GCs & GRs	Item			10,464
	D3090 - Other HVAC Systems & Equipment			0.01 /SF	10,464
D5010	Electrical Service & Distribution				
520	Panelboard - 1200A - per HCM 1200A	EA	1	20,000.00	20,000
225	Panelboard - 600A	EA	2	6,000.00	12,000
522	Panelboard - 500A	EA	1	5,000.00	5,000
523	Distribution board - 200A - Milbank Commerical Metered Pedestal	EA	2	8,000.00	16,000
231	Transformer - 300 kVA	EA	1	22,500.00	22,500

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
232	Transformer - 225 kVA	EA	1	16,875.00	16,875
242	Feeder - 1200A - per HCM 1200A	LF	35	525.00	18,375
235	Feeder - 600A	LF	69	250.00	17,250
584	Feeder - 500A	LF	35	200.00	7,000
236	Feeder - 400A	LF	35	150.00	5,175
238	Feeder - 300A	LF	35	130.00	4,485
240	Feeder - 200A	LF	69	70.00	4,830
586	Feeder - 30A	LF	1,098	25.00	27,450
243	Electric meter - install only	EA	2	5,000.00	10,000
D5010 - Electrical Service & Distribution				0.11 /SF	186,940
D5020	Lighting and Branch Wiring				
246	Mechanical equipment connections	EA	28	1,750.00	49,000
551	Light fixture - A - recessed 2x4 flat panel	EA	4	200.00	800
552	Light fixture - B - wall mounted luminaire	EA	14	325.00	4,550
553	Light fixture - C - enclosed and gasketed 4' long trouffer	EA	24	250.00	6,000
554	Light fixture - D - recessed 4" downlight	EA	5	300.00	1,500
555	Exterior light fixture - DD - recessed 4" downlight	EA	34	400.00	13,600
556	Exterior light fixture - EE - recessed linear	LF	97	350.00	33,950
558	Exterior light fixture - KK - wall mounted linear	LF	16	250.00	4,000
557	Exit light - X1	EA	2	200.00	400
559	Branch lighting conduit & wire	LF	1,635	10.00	16,348
560	Junction boxes	EA	42	60.00	2,520
566	Duplex receptacle	EA	9	90.00	810
561	Duplex receptacles, GFCI	EA	10	180.00	1,800
562	Duplex receptacles, GFCI, WP	EA	7	215.00	1,505
563	Fourplex receptacle	EA	6	250.00	1,500
564	Fourplex receptacle, with one-controlled load	EA	6	275.00	1,650
567	Thermal overload switch	EA	11	200.00	2,200
565	Branch power conduit & wire	LF	2,760	8.00	22,080
570	Lighting control - switch	EA	3	90.00	270
572	Lighting control - 3-way switch	EA	2	150.00	300
568	Lighting control - occupancy sensor switch	EA	4	200.00	800
569	Lighting control - low voltage switch	EA	3	400.00	1,200
571	Lighting control - occupancy sensor	EA	10	300.00	3,000
573	Lighting control conduit & wire	LF	660	6.00	3,960
D5020 - Lighting and Branch Wiring				0.10 /SF	173,743
D5030	Communications & Security				
574	Communications - tele/data outlet and cabling	EA	3	300.00	900

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
575	Communications - WAP outlet and cabling	EA	2	500.00	1,000
247	Communications - infrastructure and devices only - scope completion	SF	3,743	4.00	14,974
256	Audio visual - infrastructure and public address systems only	SF	3,743	3.00	11,230
576	Audio visual - company switches	EA	2	2,000.00	4,000
577	Security - card readers	EA	8	1,000.00	8,000
578	Security - fixed camera	EA	4	2,000.00	8,000
253	Security - infrastructure and miscellaneous connections	SF	3,743	5.00	18,716
327	Fire alarm - not required	SF	3,743		Excl.
D5030 - Communications & Security				0.04 /SF	66,820
E2010	Fixed Furnishings				
473	Base cabinets - plastic laminate	LF	38	500.00	19,000
474	Upper cabinets - plastic laminate	LF	23	400.00	9,200
475	Solid surface countertop	LF	42	450.00	18,900
476	Stainless steel countertop	LF	14	600.00	8,400
E2010 - Fixed Furnishings				0.03 /SF	55,500
F2010	Building Elements Demolition				
480	Demo existing concession wall	SF	20	35.00	700
579	Demo existing coiling door	EA	1	350.00	350
580	Demo existing counter top	LF	14	50.00	700
581	Demo existing lavatories and faucets	EA	8	350.00	2,800
582	Demo existing flooring	SF	436	5.00	2,180
F2010 - Building Elements Demolition				0.01 /SF	6,730
G1010	Site Clearing				
64	Site clearing and grubbing	Acre	39.0	2,000.00	78,080
65	Temporary erosion and sediment control, street cleaning, dust control, snow removal, traffic control, etc.	SF	1,698,493	0.20	339,699
349	Sediment control log	LF	6,092		Incl.
350	Inlet protection	EA	11		Incl.
351	Vehicle tracking control	EA	1		Incl.
352	Concrete washout area	EA	1		Incl.
353	Outlet protection	EA	14		Incl.
G1010 - Site Clearing				0.25 /SF	417,779
G1030	Site Earthwork				
101	Site mobilization	LS	1	50,000.00	50,000
96	Strip existing topsoil for reuse - assumed 8" depth	CY	41,939	6.50	272,600
97	Earthwork cut/fill	CY	140,233	6.50	911,514

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
98	Import soils	CY	62,131	35.00	2,174,585
99	Rough grade site	SF	1,698,493	1.00	1,698,493
100	Fine grade site	SF	1,698,493	0.50	849,246
400	Allowance for temporary dewatering	LS	1	20,000.00	20,000
G1030 - Site Earthwork				3.52 /SF	5,976,438
G2010	Roadways				
391	Over-excavated, moisture treated, and recompact subgrade - 12" depth	CY	1,541	38.00	58,573
392	Aggregate basecourse - 6" depth	CY	672	30.00	20,157
393	Asphalt paving - 5" thick	SY	4,030	30.00	120,912
394	Concrete curb & gutter	LF	3,558	35.00	124,530
395	No parking sign	EA	4	600.00	2,400
396	Pedestrian crossing sign	EA	2	600.00	1,200
398	Striping	SF	36,274	0.50	18,137
G2010 - Roadways				0.20 /SF	345,909
G2020	Parking Lots				
371	Over-excavated, moisture treated, and recompact subgrade - 12" depth	CY	5,784	38.00	219,788
372	Aggregate basecourse - 6" depth	CY	2,892	30.00	86,757
1	Asphalt paving - 5" thick	SY	15,571	30.00	467,139
373	Concrete pan - 6" thick	SF	4,947	32.00	158,301
35	Concrete curb & gutter	LF	7,254	35.00	253,904
389	Mountable curb & gutter	LF	124	50.00	6,200
377	Stop sign	EA	10	600.00	6,000
378	ADA parking sign	EA	11	600.00	6,600
379	No parking sign	EA	4	600.00	2,400
387	Emergency access sign	EA	6	600.00	3,600
388	Drop-off only sign	EA	1	600.00	600
380	Stop bar	EA	2	1,500.00	3,000
399	Striping	SF	140,144	0.50	70,073
G2020 - Parking Lots				0.76 /SF	1,284,362
G2030	Pedestrian Paving				
382	Over-excavated, moisture treated, and recompact subgrade - 12" depth	CY	8,303	38.00	315,518
401	Aggregate basecourse - 4" thick	CY	1,978	30.00	59,343
374	Pedestrian concrete paving - 5" thick concrete sidewalk	SF	53,041	7.50	397,803
385	Pedestrian concrete paving - 5" thick concrete paving	SF	107,161	7.50	803,711

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
384	Pedestrian concrete paving - 7" thick heavy duty concrete paving	SF	43,853	10.00	438,531
383	Gravel walk - 4" - per section 4/CD-300	SF	20,129	3.50	70,452
436	Crusher fines paving - per section C1/L-500	SF	2,212	7.00	15,487
375	Concrete curb ramp	SF	3,591	20.00	71,824
376	Truncated dome pavers	SF	1,153	15.00	17,292
381	Sidewalk chase	LF	83	124.99	10,312
416	Concrete pad to dugouts	SF	5,088	12.00	61,056
G2030 - Pedestrian Paving				1.33 /SF	2,261,329
G2040	Site Development				
403	SF-01: Backed bench - 6'	EA	17	2,500.00	42,500
432	SF-02: Backless bench	EA	3	2,000.00	6,000
409	SF-04: Bike rack	EA	30	600.00	18,000
410	SF-05: Bike service station	EA	2	2,500.00	5,000
11	SF-06: Bleachers	LF	649	175.00	113,540
406	SF-07: Removable bollard	EA	1	1,800.00	1,800
435	SF-08: Corn hole	EA	4	2,200.00	8,800
407	SF-09: Pet waste station	EA	1	600.00	600
14	SF-11: Flag pole - 35'	EA	2	4,500.00	9,000
16	SF-13: Square picnic table	EA	10	7,500.00	75,000
15	SF-14: Rectangle picnic table	EA	11	8,000.00	88,000
408	SF-17: Trash/recycling receptacles	EA	36	1,500.00	54,000
59	Players bench	LF	256	150.00	38,400
321	Monument signage	EA	2	25,000.00	50,000
293	Monument sign foundations	EA	2	5,000.00	10,000
424	Scoreboard - baseball field	EA	4	20,000.00	80,000
412	Backstop kick board	SF	829	12.00	9,948
316	Foul poles	EA	8	5,000.00	40,000
318	4' x 4' Single pedestrian gate	EA	32	1,500.00	48,000
484	4' x 6' single pedestrian gate	EA	12	1,800.00	21,600
481	4' x 8' Single pedestrian gate	EA	4	2,000.00	8,000
482	4' x 12' Single pedestrian gate	EA	4	2,200.00	8,800
483	8' x 16' double swing gate	EA	8	4,000.00	32,000
434	Boulder seat wall	SF	566	115.00	65,090
20	Concrete retaining wall - form-facing finish	SF	786	135.00	106,083
21	MSE block retaining wall	SF	580	75.00	43,500
9	CIP Concrete stair	LF	64	95.01	6,090
415	Shade structure - Baseball bleachers	EA	8	64,288.63	514,309
413	Shade structure - Baseball dug out - 40'	EA	2	38,975.50	77,951

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
414	Shade structure - Baseball dugout - 48'	EA	6	46,386.50	278,319
618	Cedar privacy fence - 6'	LF	418	50.00	20,900
38	Decorative metal fence - 4'	LF	391	115.00	44,977
317	Black vinyl fencing - 4'	LF	468	75.00	35,070
423	Black vinyl fencing - 6'	LF	244	82.00	20,008
333	Black vinyl fencing - 8'	LF	4,365	90.00	392,877
312	Black vinyl fencing - 12'	LF	572	125.00	71,500
314	Black vinyl fencing - 30'	LF	319	215.00	68,585
619	Sports netting system - 10'	LF	1,100	68.00	74,800
50	Multi-purpose field - 6" washed drainage aggregate and geotextile fabric - including striping, and goal posts	SF	219,853	1.50	329,780
320	Playground - including poured in place rubber surfacing, painting, etc.	SF	5,279	30.00	158,358
52	Playground - Play Area Equipment provided per HCM	SF	5,279	70.62	372,820
454	Concrete pad at batting cages - 4"	SF	5,507	9.00	49,563
56	Batting cage - including 10' fencing, netting, and swing gates	SF	5,494	13.00	71,422
322	Signage - Wayfinding, rules & regulations, markers, interpretive	SF	1,698,493	0.10	169,849
617	Allowance for artwork	LS	1	200,000.00	200,000
G2040 - Site Development				2.32 /SF	3,940,839
G2050	Landscaping				
418	CIP concrete planter	CY	31	550.00	17,270
419	Footing to CIP concrete planter	CY	21	500.00	10,450
420	Precast planter wall - 1'-9" tall	LF	479	90.00	43,110
421	Foundations to precast planter wall	CY	120	550.00	66,000
404	Concrete mowband - 8" x 8"	LF	3,467	18.00	62,406
464	Native seed mix	SF	231,093	1.00	231,093
26	Artificial turf - multi-use field	SF	219,853	9.50	2,088,604
422	Synthetic turf - bullpen	SF	8,507	7.30	62,101
467	Planting bed (shrubs, perennials, and groundcovers)	SF	72,324	6.00	433,946
548	Ballfield infield mix	SF	155,227	1.75	271,647
465	Sod includes amendments	SF	325,129	2.15	699,028
466	Bioretention area - water quality / detention seed mix	CY	1,390	75.00	104,242
442	Deciduous shade tree	EA	268	750.00	201,000
444	Evergreen tree	EA	87	750.00	65,250
446	Ornamental tree	EA	104	750.00	78,000

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
60	Irrigation - native seeding, planting bed, sod, bio-retention planting	SF	679,191	1.80	1,222,545
310	Irrigation - 4" tap - per HCM, included in below the line	LS	1		Excl.
G2050 - Landscaping				3.33 /SF	5,656,692
G3010	Water Supply				
69	12" PVC water main	LF	4,379	200.00	875,800
338	6" DIP water branch piping	LF	77	115.00	8,855
339	3/4" type K water branch piping	LF	61	38.00	2,318
342	2" type K water branch piping	LF	390	54.00	21,060
344	Water main plug - 6"	EA	1	200.00	200
335	Water main plug - 12"	EA	2	300.00	600
336	Water main bend - 12"	EA	18	300.00	5,400
345	Water main bend - 2"	EA	3	100.00	300
337	Water main tee	EA	12	500.00	6,000
70	Fire hydrant	EA	5	8,000.00	40,000
341	Connect to existing water main	EA	1	5,000.00	5,000
343	Connect to irrigation	EA	1	1,500.00	1,500
340	Connect to drinking fountain	EA	1	1,000.00	1,000
73	Water service meter	EA	3	3,000.00	9,000
298	Excavation, trenching, and backfill	LF	4,907	45.00	220,810
405	Drinking fountain	EA	1	5,000.00	5,000
G3010 - Water Supply				0.71 /SF	1,202,843
G3020	Sanitary Water				
62	Connection to existing sanitary main	EA	1	2,500.00	2,500
346	4" PVC sanitary main	LF	621	120.00	74,520
71	8" PVC sanitary main	LF	1,872	160.00	299,520
72	4' Sanitary manhole	EA	4	20,000.00	80,000
347	Sanitary cleanout	EA	3	500.00	1,500
348	Sanitary sewer plug	EA	1	200.00	200
299	Excavation, trenching, and backfill	LF	2,493	45.00	112,185
95	Sanitary water - scope completion	SF	1,698,493	0.02	33,969
G3020 - Sanitary Water				0.36 /SF	604,394
G3030	Storm Sewer				
360	6" perforated PVC underdrain piping	LF	1,157	130.00	150,410
74	12" PVC storm drain	LF	917	200.00	183,360
75	15" RCP storm drain	LF	194	140.00	27,160
76	18" RCP storm drain	LF	863	150.00	129,495
79	4' Storm drain manhole	EA	1	20,000.00	20,000

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
363	10' Box base manhole	EA	6	30,000.00	180,000
85	Double combination inlet	EA	3	5,000.00	15,000
81	Storm outlet structure	EA	4	20,000.00	80,000
362	12" CMP flared end section	EA	1	1,000.00	1,000
359	12" Concrete flared end section	EA	2	1,500.00	3,000
83	15" Concrete flared end section	EA	3	2,000.00	6,000
358	18" Concrete flared end section	EA	9	2,500.00	22,500
367	42" Concrete flared end section	EA	1	4,000.00	4,000
356	Concrete drain pan	LF	355	145.00	51,475
357	Single combination inlet	EA	6	3,000.00	18,000
361	Cleanout	EA	15	500.00	7,500
364	24" x 84" Box culvert	LF	785	750.00	588,750
366	36" x 60" Box culvert	LF	855	600.00	513,000
365	8" trench drain	LF	299	125.00	37,313
300	Excavation, trenching, and backfill	LF	4,769	45.00	214,618
G3030 - Storm Sewer				1.33 /SF	2,252,581
G4010	Electrical Distribution				
230	Utility transformer - by CORE	LS	1		Excl.
234	Primary feeder - by CORE	LS	1		Excl.
302	Feeder - 600A	LF	212	250.00	53,000
612	Feeder - 200A	LF	56	80.00	4,512
545	Duplex receptacle - WP, GFI	EA	14	250.00	3,500
549	Junction box	EA	10	150.00	1,500
550	Meter	EA	2	1,500.00	3,000
282	Dual EV charging station	EA	2	20,000.00	40,000
285	Conduit and wiring to devices	LF	5,300	22.00	116,600
297	Excavation, trenching, and backfill	LF	5,568	30.00	167,043
G4010 - Electrical Distribution				0.23 /SF	389,155
G4020	Site Lighting				
546	Site lighting - AA2	EA	9	5,000.00	45,000
497	Site lighting - AA3	EA	12	5,000.00	60,000
498	Site lighting - AA4	EA	23	5,000.00	115,000
499	Site lighting - BB2	EA	41	2,750.00	112,750
500	Site lighting - BB3	EA	14	2,750.00	38,500
501	Site lighting - BB5	EA	7	2,750.00	19,250
530	Site lighting - FF	EA	6	750.00	4,500
511	Site lighting - HH	EA	8	750.00	6,000
271	Field and court lighting - single, 50'H	EA	4	29,000.00	116,000

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
272	Field and court lighting - double, 50'H	EA	2	35,000.00	70,000
273	Field and court lighting - single, 70'H assumed at ballfield	EA	24	40,000.00	960,000
495	Provide 120V power for musco vision backstop and/or pole mounted camera	EA	6	7,000.00	42,000
614	Field and court lighting - install	EA	36	350.00	12,600
514	Site lighting - S1 - sports lighting	EA	1		Incl.
509	Site lighting - S2 - sports lighting	EA	1		Incl.
510	Site lighting - S3 - sports lighting	EA	1		Incl.
515	Site lighting - S4 - sports lighting	EA	1		Incl.
513	Site lighting - S5 - sports lighting	EA	1		Incl.
512	Site lighting - S6 - sports lighting	EA	1		Incl.
534	Site lighting - A3 - sports lighting	EA	1		Incl.
535	Site lighting - A4 - sports lighting	EA	1		Incl.
528	Site lighting - A5 - sports lighting	EA	1		Incl.
531	Site lighting - A6 - sports lighting	EA	1		Incl.
529	Site lighting - A7 - sports lighting	EA	1		Incl.
527	Site lighting - A8 - sports lighting	EA	1		Incl.
539	Site lighting - B1 - sports lighting	EA	1		Incl.
542	Site lighting - B2 - sports lighting	EA	1		Incl.
533	Site lighting - B3 - sports lighting	EA	1		Incl.
536	Site lighting - B4 - sports lighting	EA	1		Incl.
525	Site lighting - B5 - sports lighting	EA	1		Incl.
532	Site lighting - B6 - sports lighting	EA	1		Incl.
543	Site lighting - B7 - sports lighting	EA	1		Incl.
526	Site lighting - B8 - sports lighting	EA	1		Incl.
540	Site lighting - C1 - sports lighting	EA	1		Incl.
541	Site lighting - C2 - sports lighting	EA	1		Incl.
538	Site lighting - C3 - sports lighting	EA	1		Incl.
537	Site lighting - C4 - sports lighting	EA	1		Incl.
517	Site lighting - C5 - sports lighting	EA	1		Incl.
519	Site lighting - C7 - sports lighting	EA	1		Incl.
518	Site lighting - C8 - sports lighting	EA	1		Incl.
277	Site lighting - distribution conduit and wiring - underground	LF	28,250	22.00	621,500
286	Site lighting - controls	SF	1,698,493	0.25	424,623
329	Excavation, trenching, and backfill	LF	28,250	0.75	21,188
G4020 - Site Lighting				1.57 /SF	2,668,911

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 1,698,493 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 1

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
G4030	Site Communications & Security				
281	Audio visual - streaming light pole wiring connection allowance	EA	8	5,000.00	40,000
502	Telecom handhole	EA	4	5,000.00	20,000
504	Underground communications line - (1) 2-1/2" C	LF	2,083	40.00	83,316
507	Underground communications line - (2) 2-1/2" C	LF	146	80.00	11,680
503	Security handhole	EA	3	5,000.00	15,000
505	Underground security line - (1) 1-1/4" C	LF	1,893	25.00	47,325
506	Underground security line - (1) 2-1/2" C	LF	1,347	40.00	53,880
508	Underground security line - (2) 2-1/2" C	LF	357	80.00	28,560
544	Underground security line - (1) 4" C	LF	321	60.00	19,260
516	Security camera	EA	10	4,000.00	40,000
615	Dransfeldt Fiber in existing 2" conduit	LF	3,850	25.00	96,250
	G4030 - Site Communications & Security			0.27 /SF	455,271
G4090	Other Site Electrical Utilities				
244	Subcontractor GCs & GRs	Item			399,468
280	Lightning protection	SF	538,413	0.10	53,841
	G4090 - Other Site Electrical Utilities			0.27 /SF	453,309
ESTIMATED NET COST				18.44 /SF	31,319,612

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 2

Site Area: 256,885 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
A1010	Standard Foundations	0.15	39,213
A1030	Slab on Grade	0.06	14,169
B1020	Roof Construction	0.35	89,240
B2010	Exterior Walls	0.59	152,400
B2020	Exterior Windows	0.03	8,798
B2030	Exterior Doors	0.11	28,000
B3010	Roof Coverings	1.09	279,022
B3020	Roof Openings	0.01	3,000
C1010	Partitions	0.17	42,974
C1030	Fittings	0.13	33,750
C3010	Wall Finishes	0.02	5,338
C3020	Floor Finishes	0.05	11,584
C3030	Ceiling Finishes	0.48	122,729
D2010	Plumbing Fixtures	0.12	30,900
D2020	Domestic Water Distribution	0.19	48,424
D2030	Sanitary Waste	0.11	28,349
D2090	Other Plumbing Systems	0.05	12,921
D3040	Distribution Systems	0.07	17,225
D3050	Terminal & Package Units	0.05	13,662
D3060	Controls & Instrumentations	0.02	4,518
D3070	Systems Testing & Balancing	0.01	753
D3090	Other HVAC Systems & Equipment	0.01	3,616
D5010	Electrical Service & Distribution	0.15	39,010
D5020	Lighting and Branch Wiring	0.25	64,031
D5030	Communications & Security	0.09	22,373
G1010	Site Clearing	0.25	63,197
G1030	Site Earthwork	2.13	547,151
G2020	Parking Lots	1.40	359,972
G2030	Pedestrian Paving	2.23	572,840
G2040	Site Development	16.42	4,218,663
G2050	Landscaping	1.32	338,748
G3010	Water Supply	0.39	100,178
G3020	Sanitary Water	0.02	5,138
G3030	Storm Sewer	0.88	227,198

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 2

Site Area: 256,885 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
G4010	Electrical Distribution	2.07	530,706
G4020	Site Lighting	4.54	1,166,234
G4030	Site Communications & Security	0.01	1,924
G4090	Other Site Electrical Utilities	0.71	182,428
ESTIMATED NET COST		36.71	9,430,376
MARGINS & ADJUSTMENTS			
General Conditions and General Requirements - 8%			754,430
Insurance & Bonds - 1.25%			127,310
Overhead and Profit - 4%			412,485
Construction Contingency - 5%			536,230
Design Contingency - 3%			337,825
Escalation - assuming construction start April 2026 - 7.5%			869,899
Utility taps, meters, transformers			1,185,289
ESTIMATED TOTAL COST		53.15	13,653,844

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
A1010	Standard Foundations				
102	F5.0 - Concrete footing - assumes 5' x 5' x 1'	CY	2	950.00	1,900
453	Concrete pilaster - 2'-8" x 2'-8" x 5'	CY	3	950.00	2,565
106	Continuous concrete footing - 2'W x 1'T	CY	13	1,100.00	14,300
107	Concrete stem wall - 8" W x 36"T	CY	13	1,200.00	15,600
185	Dampproofing & protection board at stem wall and continuous footing	SF	1,385	3.50	4,848
A1010 - Standard Foundations				0.15 /SF	39,213
A1030	Slab on Grade				
115	Slab on grade - 5"	SF	1,286	9.50	12,213
186	Vapor barrier below slab on grade	SF	1,286	1.15	1,479
330	Aggregate base coarse - SOG	CY	16	30.00	477
A1030 - Slab on Grade				0.06 /SF	14,169
B1020	Roof Construction				
116	"Tree" columns - round HSS	T	1.04	5,500.48	5,704
460	14k Joist	T	0.84	6,000.00	5,064
125	18k Joist	T	0.75	6,000.00	4,500
120	W8 Beam/Framing	T	0.30	5,501.69	1,623
455	W12 Beam	T	1.46	5,500.00	8,008
127	W16 Beam	T	0.36	5,500.00	1,980
459	W24 Girder	T	2.61	5,499.81	14,338
128	HSS 4x4 - Outriggers	T	0.10	5,500.00	561
461	HSS 5x5 - Outriggers	T	0.66	5,500.00	3,630
132	Metal roof deck	SF	3,610	8.50	30,683
138	Structural steel connections, plates, misc. angles, etc. + 25%	T	2.02	6,499.75	13,149
B1020 - Roof Construction				0.35 /SF	89,240
B2010	Exterior Walls				
108	Modular clay brick	SF	1,521	40.00	60,828
109	Formed metal wall panel	SF	194	60.00	11,628
110	CMU - 8"	SF	1,715	28.00	48,006
111	Wall sheathing	SF	1,715	2.75	4,715
112	Sheet waterproofing - modified bituminous	SF	1,715	3.75	6,429
113	Board insulation - R12.5 XPS	SF	1,715	8.50	14,573
114	Cold formed metal framing	SF	194	18.50	3,585
188	Rough carpentry at exterior walls	SF	1,506	1.00	1,506
189	Caulking, joints, sealants at exterior walls	SF	1,506	0.75	1,130
B2010 - Exterior Walls				0.59 /SF	152,400

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
B2020	Exterior Windows				
183	Hollow metal frame and glazing, painted	SF	117	75.00	8,798
	B2020 - Exterior Windows			0.03 /SF	8,798
B2030	Exterior Doors				
144	Exterior HM single door, including frame and hardware, painted	EA	6	2,500.00	15,000
153	Insulated steel sectional door - 9'-4"W x 8'H	EA	1	13,000.00	13,000
	B2030 - Exterior Doors			0.11 /SF	28,000
B3010	Roof Coverings				
133	Cover board	SF	3,610	10.00	36,098
134	Poly iso roof insulation - R-30	SF	7,220	8.00	57,757
135	Ice and water shield	SF	3,610	18.00	64,976
136	Standing seam roof	SF	3,610	25.00	90,245
156	Sheet metal fascia	LF	241	50.00	12,025
157	Integral gutter system	LF	96	55.01	5,286
191	Rough carpentry to roofs	SF	3,610	1.50	5,415
193	Flashing and accessories	SF	3,610	2.00	7,220
	B3010 - Roof Coverings			1.09 /SF	279,022
B3020	Roof Openings				
154	Solar daylight tube - 14"	EA	2	1,500.00	3,000
	B3020 - Roof Openings			0.01 /SF	3,000
C1010	Partitions				
175	CMU partition - 8"	SF	1,254	28.00	35,109
177	Interior drywall partition - assumes 3-5/8" stud with 5/8" GWB on both sides, batt insulation	SF	231	14.50	3,347
192	Caulking, joints, and sealants - interior partitions	SF	1,506	3.00	4,518
	C1010 - Partitions			0.17 /SF	42,974
C1030	Fittings				
146	Toilet partitions	EA	5	2,200.00	11,000
180	Urinal partition	LF	2	1,000.00	2,100
167	Soap dispenser - wall mounted	EA	3	350.00	1,050
147	Hand dryer	EA	5	1,500.00	7,500
291	Mirrors	EA	5	120.00	600
148	Wire shelving	LF	4	45.00	198
149	Child changing table	EA	1	750.00	750
150	Child protection seat	EA	1	500.00	500
168	Grab bar - 18"	EA	3	140.00	420
169	Grab bar - 36"	EA	6	175.00	1,050
170	Feminine product dispenser	EA	3	150.00	450

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
171	Toilet seat cover dispenser	EA	6	150.00	900
172	Toilet paper dispenser	EA	6	120.00	720
160	Building signage	EA	1	3,500.00	3,500
161	Acrylic room signage	SF	1,506	2.00	3,012
C1030 - Fittings				0.13 /SF	33,750
C3010	Wall Finishes				
179	Paint to CMU	SF	627	2.50	1,568
478	Epoxy paint	SF	627	5.00	3,136
182	Paint to drywall partition	SF	231	2.75	634
C3010 - Wall Finishes				0.02 /SF	5,338
C3020	Floor Finishes				
162	Sealed concrete	SF	783	3.00	2,349
174	Resinous flooring with integral cove base	SF	444	20.00	8,872
479	Rubber base	LF	182	2.00	363
C3020 - Floor Finishes				0.05 /SF	11,584
C3030	Ceiling Finishes				
140	C-2: Tongue & groove wood decking	SF	2,106	55.00	115,830
141	C-3: Gypsum wall board on metal furring	SF	374	15.00	5,609
142	C-4: Painted structure	SF	430	3.00	1,290
143	C-5: Unfinished ceiling	SF	346		Excl.
C3030 - Ceiling Finishes				0.48 /SF	122,729
D2010	Plumbing Fixtures				
163	Water closet - wall mounted	EA	6	2,000.00	12,000
164	Urinal - wall mounted	EA	1	1,700.00	1,700
165	Lavatory - wall mounted with TMV	EA	5	1,850.00	9,250
166	Mop sink	EA	1	1,900.00	1,900
173	Dual drinking fountain	EA	1	5,000.00	5,000
194	Hose bibb	EA	3	350.00	1,050
D2010 - Plumbing Fixtures				0.12 /SF	30,900
D2020	Domestic Water Distribution				
287	Domestic water fixture rough-in	EA	17	500.00	8,500
195	2" Domestic water service pipe - including excavation, trenching, and backfill	LF	13	95.04	1,226
245	HW/CW Domestic water piping, including fittings, hangers, and valves, etc. - assumes 3/4"	LF	171	65.00	11,135
196	2" Pressure reducing valve	EA	1	3,500.00	3,500
199	IWH-1 - Instantaneous electric water heater - 7.5 KW	EA	1	2,000.00	2,000
200	IWH-2 - Instantaneous electric water heater - 15 KW	EA	2	4,000.00	8,000
201	IWH-3 - Instantaneous electric water heater - 31.2 KW	EA	1	8,350.00	8,350

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
288	Pipe insulation	LF	171	10.00	1,713
324	HW/CW Equipment hookups	EA	4	1,000.00	4,000
D2020 - Domestic Water Distribution				0.19 /SF	48,424
D2030	Sanitary Waste				
289	Sanitary waste fixture rough-in	EA	30	400.00	12,000
220	Sanitary water service piping - 4", including excavation, trenching, and backfill	LF	36	85.00	3,094
260	Sanitary waste and vent piping, including fittings, valves, and earthwork - assumes 3"	LF	170	50.00	8,505
197	Floor drain - 2"	EA	5	550.00	2,750
485	2-way grade cleanout	EA	1	450.00	450
486	2" Cleanout	EA	2	150.00	300
487	4" Cleanout	EA	5	250.00	1,250
D2030 - Sanitary Waste				0.11 /SF	28,349
D2090	Other Plumbing Systems				
290	Subcontractor GCs/GRs	Item			12,921
D2090 - Other Plumbing Systems				0.05 /SF	12,921
D3040	Distribution Systems				
205	Exhaust fan - 100 CFM	EA	1	700.00	700
264	Exhaust fan - 350 CFM	EA	3	2,400.00	7,200
267	Exhaust fan - 550 CFM	EA	1	2,850.00	2,850
211	Make-up air louvers	EA	5	500.00	2,500
261	Exhaust grille	EA	6	150.00	900
212	Roof caps	EA	4	200.00	800
213	Ductwork for exhaust fans	Lb	175	13.00	2,275
D3040 - Distribution Systems				0.07 /SF	17,225
D3050	Terminal & Package Units				
215	Electric unit heater - 1.5KW	EA	1	1,000.00	1,000
208	Electric unit heater - 4.8KW	EA	2	2,600.00	5,200
209	Electric unit heater - 5KW	EA	2	1,000.00	2,000
492	Split condensing unit - 30 MBH	EA	1	2,000.00	2,000
326	Refrigerant and condensate to split system	LF	58	60.00	3,462
D3050 - Terminal & Package Units				0.05 /SF	13,662
D3060	Controls & Instrumentations				
221	Controls	SF	1,506	3.00	4,518
D3060 - Controls & Instrumentations				0.02 /SF	4,518
D3070	Systems Testing & Balancing				
222	Testing & balancing	SF	1,506	0.50	753
D3070 - Systems Testing & Balancing				0.01 /SF	753

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
D3090	Other HVAC Systems & Equipment				
223	Subcontractor GCs & GRs	Item			3,616
	D3090 - Other HVAC Systems & Equipment			0.01 /SF	3,616
D5010	Electrical Service & Distribution				
226	Panelboard - 400A	EA	2	4,000.00	8,000
524	Panelboard - 300A - shown on Electrical One-Line	EA	1	3,000.00	3,000
233	Transformer - 150 kVA	EA	1	11,250.00	11,250
236	Feeder - 400A	LF	35	150.00	5,175
238	Feeder - 300A	LF	35	130.00	4,485
585	Feeder - 175A	LF	35	60.00	2,100
243	Electric meter - install only	EA	1	5,000.00	5,000
	D5010 - Electrical Service & Distribution			0.15 /SF	39,010
D5020	Lighting and Branch Wiring				
246	Mechanical equipment connections	EA	11	1,750.00	19,250
552	Light fixture - B - wall mounted luminaire	EA	7	325.00	2,275
553	Light fixture - C - enclosed and gasketed 4' long trouffer	EA	13	250.00	3,250
554	Light fixture - D - recessed 4" downlight	EA	2	300.00	600
555	Exterior light fixture - DD - recessed 4" downlight	EA	22	400.00	8,800
557	Exit light - X1	EA	1	200.00	200
559	Branch lighting conduit & wire	LF	880	10.00	8,801
560	Junction boxes	EA	22	60.00	1,320
566	Duplex receptacle	EA	4	90.00	360
561	Duplex receptacles, GFCI	EA	6	180.00	1,080
562	Duplex receptacles, GFCI, WP	EA	3	215.00	645
563	Fourplex receptacle	EA	4	250.00	1,000
567	Thermal overload switch	EA	7	200.00	1,400
565	Branch power conduit & wire	LF	1,380	8.00	11,040
570	Lighting control - switch	EA	1	90.00	90
568	Lighting control - occupancy sensor switch	EA	2	200.00	400
569	Lighting control - low voltage switch	EA	1	400.00	400
571	Lighting control - occupancy sensor	EA	5	300.00	1,500
573	Lighting control conduit & wire	LF	270	6.00	1,620
	D5020 - Lighting and Branch Wiring			0.25 /SF	64,031
D5030	Communications & Security				
574	Communications - tele/data outlet and cabling	EA	1	300.00	300
247	Communications - infrastructure and devices only - scope completion	SF	1,506	4.00	6,024
256	Audio visual - infrastructure and public address systems only	SF	1,506	3.00	4,518

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
577	Security - card readers	EA	2	1,000.00	2,000
578	Security - fixed camera	EA	1	2,000.00	2,000
253	Security - infrastructure and miscellaneous connections	SF	1,506	5.00	7,531
327	Fire alarm - not required	SF	1,506		Excl.
D5030 - Communications & Security				0.09 /SF	22,373
G1010	Site Clearing				
64	Site clearing and grubbing	Acre	5.9	2,000.00	11,820
65	Temporary erosion and sediment control, street cleaning, dust control, snow removal, traffic control, etc.	SF	256,885	0.20	51,377
349	Sediment control log	LF	1,216		Incl.
350	Inlet protection	EA	5		Incl.
351	Vehicle tracking control	EA	2		Incl.
352	Concrete washout area	EA	2		Incl.
353	Outlet protection	EA	5		Incl.
G1010 - Site Clearing				0.25 /SF	63,197
G1030	Site Earthwork				
96	Strip existing topsoil for reuse - assumed 8" depth	CY	6,343	6.50	41,230
97	Earthwork cut/fill	CY	6,855	6.50	44,558
98	Import soils	CY	1,601	35.00	56,035
99	Rough grade site	SF	256,885	1.00	256,885
100	Fine grade site	SF	256,885	0.50	128,443
400	Allowance for temporary dewatering	LS	1	20,000.00	20,000
G1030 - Site Earthwork				2.13 /SF	547,151
G2020	Parking Lots				
371	Over-excavated, moisture treated, and recompact subgrade - 12" depth	CY	1,746	38.00	66,333
372	Aggregate basecourse - 6" depth	CY	873	30.00	26,184
1	Asphalt paving - 5" thick	SY	4,788	30.00	143,646
373	Concrete pan - 6" thick	SF	735	32.00	23,523
35	Concrete curb & gutter	LF	2,198	35.00	76,940
377	Stop sign	EA	1	600.00	600
378	ADA parking sign	EA	2	600.00	1,200
399	Striping	SF	43,093	0.50	21,546
G2020 - Parking Lots				1.40 /SF	359,972
G2030	Pedestrian Paving				
382	Over-excavated, moisture treated, and recompact subgrade - 12" depth	CY	2,183	38.00	82,965
401	Aggregate basecourse - 4" thick	CY	668	30.00	20,040
374	Pedestrian concrete paving - 5" thick concrete sidewalk	SF	9,749	7.50	73,121

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
385	Pedestrian concrete paving - 5" thick concrete paving	SF	44,343	7.50	332,573
384	Pedestrian concrete paving - 7" thick heavy duty concrete paving	SF	4,854	10.00	48,543
375	Concrete curb ramp	SF	440	20.00	8,802
376	Truncated dome pavers	SF	191	15.00	2,858
381	Sidewalk chase	LF	32	125.02	3,938
G2030 - Pedestrian Paving				2.23 /SF	572,840
G2040	Site Development				
403	SF-01: Backed bench - 6'	EA	30	2,500.00	75,000
11	SF-06: Bleachers	LF	162	175.00	28,385
426	SF-11: Flag pole - 25'	EA	2	3,500.00	7,000
15	SF-14: Rectangle picnic table	EA	12	8,000.00	96,000
408	SF-17: Trash/recycling receptacles	EA	16	1,500.00	24,000
428	Sports court backboard	SF	320	10.00	3,200
429	Cabana bench	EA	1	5,000.00	5,000
425	Shade structure - pickleball championship court - 14' x 40'	EA	2	74,265.50	148,531
427	Shade structure - tennis/pickleball ends - 14' x 32'	EA	6	58,554.50	351,327
430	Shade structure - small central pickleball - 21'-2" x 32'	EA	4	119,866.50	479,466
431	Shade structure - large central pickleball - 31' x 32'	EA	2	121,500.50	243,001
317	Black vinyl fencing - 4'	LF	1,041	75.00	78,105
333	Black vinyl fencing - 8'	LF	1,699	90.00	152,883
315	Black vinyl fencing - 10'	LF	538	100.00	53,800
51	Pickleball court - including post-tensioned slab, striping, wind screen, and nets	SF	43,311	38.00	1,645,818
402	Perimeter beam at sports courts - 12" thick	LF	2,422	25.00	60,550
53	Tennis court - including slab, striping, and nets	SF	15,764	47.00	740,908
322	Signage - Wayfinding, rules & regulations, markers, interpretive	SF	256,885	0.10	25,689
G2040 - Site Development				16.42 /SF	4,218,663
G2050	Landscaping				
418	CIP concrete planter	CY	35	550.00	19,195
419	Footing to CIP concrete planter	CY	23	500.00	11,650
404	Concrete mowband - 8" x 8"	LF	171	18.00	3,082
464	Native seed mix	SF	31,883	1.00	31,883
467	Planting bed (shrubs, perennials, and groundcovers)	SF	10,504	6.00	63,025
465	Sod includes amendments	SF	19,412	2.15	41,735
442	Deciduous shade tree	EA	46	750.00	34,500
446	Ornamental tree	EA	22	750.00	16,500

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
60	Irrigation - native seeding, planting bed, sod, bio-retention planting	SF	65,099	1.80	117,178
G2050 - Landscaping				1.32 /SF	338,748
G3010	Water Supply				
354	4" PVC water main	LF	227	120.00	27,240
342	2" type K water branch piping	LF	626	54.00	33,793
355	Cleanout	EA	1	800.00	800
298	Excavation, trenching, and backfill	LF	852	45.00	38,345
G3010 - Water Supply				0.39 /SF	100,178
G3020	Sanitary Water				
95	Sanitary water - scope completion	SF	256,885	0.02	5,138
G3020 - Sanitary Water				0.02 /SF	5,138
G3030	Storm Sewer				
74	12" PVC storm drain	LF	438	200.00	87,640
76	18" RCP storm drain	LF	99	150.00	14,835
85	Double combination inlet	EA	2	5,000.00	10,000
359	12" Concrete flared end section	EA	1	1,500.00	1,500
358	18" Concrete flared end section	EA	4	2,500.00	10,000
361	Cleanout	EA	9	500.00	4,500
365	8" trench drain	LF	529	125.00	66,062
368	Pond inlet	EA	2	3,000.00	6,000
369	Type C storm inlet	EA	1	2,500.00	2,500
300	Excavation, trenching, and backfill	LF	537	45.00	24,161
G3030 - Storm Sewer				0.88 /SF	227,198
G4010	Electrical Distribution				
230	Utility transformer - by CORE	LS	1		Excl.
234	Primary feeder - by CORE	LS	1		Excl.
611	Feeder - 300A	LF	43	120.00	5,160
545	Duplex receptacle - WP, GFI	EA	25	250.00	6,250
606	Push button	EA	18	350.00	6,300
616	Warning lights	EA	6	350.00	2,100
285	Conduit and wiring to devices	LF	9,800	22.00	215,600
297	Excavation, trenching, and backfill	LF	9,843	30.00	295,296
G4010 - Electrical Distribution				2.07 /SF	530,706
G4020	Site Lighting				
497	Site lighting - AA3	EA	3	5,000.00	15,000
498	Site lighting - AA4	EA	4	5,000.00	20,000
499	Site lighting - BB2	EA	7	2,750.00	19,250
500	Site lighting - BB3	EA	1	2,750.00	2,750

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 256,885 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 2

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
501	Site lighting - BB5	EA	4	2,750.00	11,000
605	Site lighting - GG	EA	34	500.00	17,000
275	Field and court lighting - single 40'H assumed at sport courts	EA	25	28,000.00	700,000
614	Field and court lighting - install	EA	25	350.00	8,750
599	Site lighting - P1 - sports lighting	EA	1		Incl.
600	Site lighting - P2 - sports lighting	EA	1		Incl.
590	Site lighting - P3 - sports lighting	EA	1		Incl.
588	Site lighting - P4 - sports lighting	EA	1		Incl.
591	Site lighting - P5 - sports lighting	EA	1		Incl.
589	Site lighting - P6 - sports lighting	EA	1		Incl.
592	Site lighting - P7 - sports lighting	EA	1		Incl.
593	Site lighting - P8 - sports lighting	EA	1		Incl.
594	Site lighting - P9 - sports lighting	EA	1		Incl.
595	Site lighting - P10 - sports lighting	EA	1		Incl.
596	Site lighting - P11 - sports lighting	EA	1		Incl.
597	Site lighting - P12 - sports lighting	EA	1		Incl.
598	Site lighting - P13 - sports lighting	EA	1		Incl.
601	Site lighting - T1 - sports lighting	EA	1		Incl.
602	Site lighting - T2 - sports lighting	EA	1		Incl.
603	Site lighting - T3 - sports lighting	EA	1		Incl.
604	Site lighting - T4 - sports lighting	EA	1		Incl.
277	Site lighting - distribution conduit and wiring - underground	LF	13,550	22.00	298,100
286	Site lighting - controls	SF	256,885	0.25	64,221
329	Excavation, trenching, and backfill	LF	13,550	0.75	10,163
G4020 - Site Lighting				4.54 /SF	1,166,234
G4030	Site Communications & Security				
504	Underground communications line - (1) 2-1/2" C	LF	48	40.00	1,924
G4030 - Site Communications & Security				0.01 /SF	1,924
G4090	Other Site Electrical Utilities				
244	Subcontractor GCs & GRs	Item			182,428
G4090 - Other Site Electrical Utilities				0.71 /SF	182,428
ESTIMATED NET COST				36.71 /SF	9,430,376

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 3

Site Area: 385,486 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
A1010	Standard Foundations	0.07	26,997
A1030	Slab on Grade	0.02	8,473
B1020	Roof Construction	0.13	49,810
B2010	Exterior Walls	0.31	117,594
B2020	Exterior Windows	0.02	8,010
B2030	Exterior Doors	0.03	10,000
B3010	Roof Coverings	0.35	135,799
B3020	Roof Openings	0.01	3,000
C1010	Partitions	0.07	26,432
C1030	Fittings	0.11	44,011
C3010	Wall Finishes	0.01	3,162
C3020	Floor Finishes	0.02	9,442
C3030	Ceiling Finishes	0.14	52,658
D2010	Plumbing Fixtures	0.07	25,200
D2020	Domestic Water Distribution	0.11	42,259
D2030	Sanitary Waste	0.07	25,884
D2090	Other Plumbing Systems	0.03	11,201
D3040	Distribution Systems	0.03	12,860
D3050	Terminal & Package Units	0.02	7,200
D3060	Controls & Instrumentations	0.01	2,825
D3070	Systems Testing & Balancing	0.01	471
D3090	Other HVAC Systems & Equipment	0.01	2,336
D5010	Electrical Service & Distribution	0.29	111,080
D5020	Lighting and Branch Wiring	0.09	35,675
D5030	Communications & Security	0.04	16,299
G1010	Site Clearing	0.25	94,837
G1030	Site Earthwork	5.51	2,125,192
G2010	Roadways	0.29	113,539
G2020	Parking Lots	0.61	233,671
G2030	Pedestrian Paving	2.35	907,441
G2040	Site Development	7.75	2,988,743
G2050	Landscaping	3.35	1,292,256
G3010	Water Supply	0.85	328,222
G3020	Sanitary Water	0.02	7,710

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS SUMMARY - PHASE 3

Site Area: 385,486 SF
Rates Current At August 2024

Ref	Description	SA USD/SF	Total Cost USD
G3030	Storm Sewer	0.25	97,501
G4010	Electrical Distribution	0.67	258,939
G4020	Site Lighting	1.14	440,828
G4090	Other Site Electrical Utilities	0.22	86,282
ESTIMATED NET COST		25.33	9,763,839
MARGINS & ADJUSTMENTS			
General Conditions and General Requirements - 8%			781,107
Insurance & Bonds - 1.25%			131,812
Overhead and Profit - 4%			427,070
Construction Contingency - 5%			555,191
Design Contingency - 3%			349,771
Escalation - assuming construction start April 2028 - 16.5%			1,981,450
Utility taps, meters, transformers			1,227,202
ESTIMATED TOTAL COST		39.48	15,217,442

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
A1010	Standard Foundations				
106	Continuous concrete footing - 2'W x 1'T	CY	10	1,100.00	11,110
107	Concrete stem wall - 8" W x 36"T	CY	10	1,200.00	12,120
185	Dampproofing & protection board at stem wall and continuous footing	SF	1,076	3.50	3,767
	A1010 - Standard Foundations			0.07 /SF	26,997
A1030	Slab on Grade				
115	Slab on grade - 5"	SF	769	9.50	7,301
186	Vapor barrier below slab on grade	SF	769	1.15	884
330	Aggregate base coarse - SOG	CY	10	30.00	288
	A1030 - Slab on Grade			0.02 /SF	8,473
B1020	Roof Construction				
120	W8 Beam/Framing	T	0.37	5,500.00	2,046
455	W12 Beam	T	2.51	5,500.20	13,822
128	HSS 4x4 - Outriggers	T	0.12	5,500.00	682
461	HSS 5x5 - Outriggers	T	1.05	5,500.00	5,797
131	HSS 6x5 - Joist/Outriggers	T	0.61	5,500.00	3,377
462	HSS 8x4 - Outriggers	T	0.23	5,500.00	1,265
132	Metal roof deck	SF	1,747	8.50	14,845
138	Structural steel connections, plates, misc. angles, etc. + 25%	T	1.23	6,500.41	7,976
	B1020 - Roof Construction			0.13 /SF	49,810
B2010	Exterior Walls				
108	Modular clay brick	SF	1,236	40.00	49,448
109	Formed metal wall panel	SF	110	60.00	6,588
110	CMU - 8"	SF	1,346	28.00	37,688
111	Wall sheathing	SF	1,346	2.75	3,702
112	Sheet waterproofing - modified bituminous	SF	1,346	3.75	5,048
113	Board insulation - R12.5 XPS	SF	1,346	8.50	11,441
114	Cold formed metal framing	SF	110	18.50	2,031
188	Rough carpentry at exterior walls	SF	942	1.00	942
189	Caulking, joints, sealants at exterior walls	SF	942	0.75	706
	B2010 - Exterior Walls			0.31 /SF	117,594
B2020	Exterior Windows				
183	Hollow metal frame and glazing, painted	SF	107	75.00	8,010
	B2020 - Exterior Windows			0.02 /SF	8,010

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
B2030	Exterior Doors				
144	Exterior HM single door, including frame and hardware, painted	EA	4	2,500.00	10,000
	B2030 - Exterior Doors			0.03 /SF	10,000
B3010	Roof Coverings				
133	Cover board	SF	1,747	10.00	17,465
134	Poly iso roof insulation - R-30	SF	3,493	8.00	27,943
135	Ice and water shield	SF	1,747	18.00	31,437
136	Standing seam roof	SF	1,747	25.00	43,663
156	Sheet metal fascia	LF	169	50.00	8,425
158	Downspout	LF	22	35.02	753
191	Rough carpentry to roofs	SF	1,747	1.50	2,620
193	Flashing and accessories	SF	1,747	2.00	3,493
	B3010 - Roof Coverings			0.35 /SF	135,799
B3020	Roof Openings				
154	Solar daylight tube - 14"	EA	2	1,500.00	3,000
	B3020 - Roof Openings			0.01 /SF	3,000
C1010	Partitions				
175	CMU partition - 8"	SF	843	28.00	23,607
192	Caulking, joints, and sealants - interior partitions	SF	942	3.00	2,825
	C1010 - Partitions			0.07 /SF	26,432
C1030	Fittings				
146	Toilet partitions	EA	3	2,200.00	6,600
180	Urinal partition	LF	2	1,000.00	2,200
167	Soap dispenser - wall mounted	EA	2	350.00	700
147	Hand dryer	EA	5	1,500.00	7,500
291	Mirrors	EA	4	120.00	480
148	Wire shelving	LF	4	45.00	198
149	Child changing table	EA	1	750.00	750
150	Child protection seat	EA	1	500.00	500
151	Motorized adult changing table	EA	1	17,000.00	17,000
168	Grab bar - 18"	EA	3	140.00	420
169	Grab bar - 36"	EA	6	175.00	1,050
170	Feminine product dispenser	EA	2	150.00	300
171	Toilet seat cover dispenser	EA	3	150.00	450
172	Toilet paper dispenser	EA	4	120.00	480
160	Building signage	EA	1	3,500.00	3,500
161	Acrylic room signage	SF	942	2.00	1,883
	C1030 - Fittings			0.11 /SF	44,011

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
C3010	Wall Finishes				
179	Paint to CMU	SF	422	2.50	1,054
478	Epoxy paint	SF	422	5.00	2,108
	C3010 - Wall Finishes			0.01 /SF	3,162
C3020	Floor Finishes				
162	Sealed concrete	SF	315	3.00	944
174	Resinous flooring with integral cove base	SF	416	20.00	8,316
479	Rubber base	LF	91	2.00	182
	C3020 - Floor Finishes			0.02 /SF	9,442
C3030	Ceiling Finishes				
140	C-2: Tongue & groove wood decking	SF	844	55.00	46,420
141	C-3: Gypsum wall board on metal furring	SF	416	15.00	6,238
143	C-5: Unfinished ceiling	SF	312		Excl.
	C3030 - Ceiling Finishes			0.14 /SF	52,658
D2010	Plumbing Fixtures				
163	Water closet - wall mounted	EA	4	2,000.00	8,000
164	Urinal - wall mounted	EA	1	1,700.00	1,700
165	Lavatory - wall mounted with TMV	EA	4	1,850.00	7,400
166	Mop sink	EA	1	1,900.00	1,900
173	Dual drinking fountain	EA	1	5,000.00	5,000
194	Hose bibb	EA	2	350.00	700
198	Wall hydrant - freeze proof	EA	1	500.00	500
	D2010 - Plumbing Fixtures			0.07 /SF	25,200
D2020	Domestic Water Distribution				
287	Domestic water fixture rough-in	EA	14	500.00	7,000
195	2" Domestic water service pipe - including excavation, trenching, and backfill	LF	37	95.00	3,534
245	HW/CW Domestic water piping, including fittings, hangers, and valves, etc. - assumes 3/4"	LF	125	65.00	8,125
199	IWH-1 - Instantaneous electric water heater - 7.5 KW	EA	1	2,000.00	2,000
200	IWH-2 - Instantaneous electric water heater - 15 KW	EA	2	4,000.00	8,000
201	IWH-3 - Instantaneous electric water heater - 31.2 KW	EA	1	8,350.00	8,350
288	Pipe insulation	LF	125	10.00	1,250
324	HW/CW Equipment hookups	EA	4	1,000.00	4,000
	D2020 - Domestic Water Distribution			0.11 /SF	42,259
D2030	Sanitary Waste				
289	Sanitary waste fixture rough-in	EA	25	400.00	10,000
220	Sanitary water service piping - 4", including excavation, trenching, and backfill	LF	43	85.00	3,689

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
260	Sanitary waste and vent piping, including fittings, valves, and earthwork - assumes 3"	LF	159	50.00	7,945
197	Floor drain - 2"	EA	5	550.00	2,750
485	2-way grade cleanout	EA	1	450.00	450
486	2" Cleanout	EA	2	150.00	300
487	4" Cleanout	EA	3	250.00	750
D2030 - Sanitary Waste				0.07 /SF	25,884
D2090	Other Plumbing Systems				
290	Subcontractor GCs/GRs	Item			11,201
D2090 - Other Plumbing Systems				0.03 /SF	11,201
D3040	Distribution Systems				
205	Exhaust fan - 100 CFM	EA	1	700.00	700
264	Exhaust fan - 350 CFM	EA	3	2,400.00	7,200
211	Make-up air louvers	EA	4	500.00	2,000
261	Exhaust grille	EA	4	150.00	600
212	Roof caps	EA	4	200.00	800
213	Ductwork for exhaust fans	Lb	120	13.00	1,560
D3040 - Distribution Systems				0.03 /SF	12,860
D3050	Terminal & Package Units				
215	Electric unit heater - 1.5KW	EA	1	1,000.00	1,000
208	Electric unit heater - 4.8KW	EA	2	2,600.00	5,200
209	Electric unit heater - 5KW	EA	1	1,000.00	1,000
D3050 - Terminal & Package Units				0.02 /SF	7,200
D3060	Controls & Instrumentations				
221	Controls	SF	942	3.00	2,825
D3060 - Controls & Instrumentations				0.01 /SF	2,825
D3070	Systems Testing & Balancing				
222	Testing & balancing	SF	942	0.50	471
D3070 - Systems Testing & Balancing				0.01 /SF	471
D3090	Other HVAC Systems & Equipment				
223	Subcontractor GCs & GRs	Item			2,336
D3090 - Other HVAC Systems & Equipment				0.01 /SF	2,336
D5010	Electrical Service & Distribution				
226	Panelboard - 400A	EA	1	4,000.00	4,000
523	Distribution board - 200A - Milbank Commerical Metered Pedestal	EA	2	8,000.00	16,000
236	Feeder - 400A	LF	575	150.00	86,250
240	Feeder - 200A	LF	69	70.00	4,830
D5010 - Electrical Service & Distribution				0.29 /SF	111,080

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
D5020	Lighting and Branch Wiring				
246	Mechanical equipment connections	EA	8	1,750.00	14,000
552	Light fixture - B - wall mounted luminaire	EA	5	325.00	1,625
553	Light fixture - C - enclosed and gasketed 4' long trouffer	EA	4	250.00	1,000
554	Light fixture - D - recessed 4" downlight	EA	2	300.00	600
555	Exterior light fixture - DD - recessed 4" downlight	EA	9	400.00	3,600
559	Branch lighting conduit & wire	LF	400	10.00	4,000
560	Junction boxes	EA	17	60.00	1,020
561	Duplex receptacles, GFCI	EA	3	180.00	540
562	Duplex receptacles, GFCI, WP	EA	2	215.00	430
567	Thermal overload switch	EA	4	200.00	800
565	Branch power conduit & wire	LF	780	8.00	6,240
568	Lighting control - occupancy sensor switch	EA	1	200.00	200
571	Lighting control - occupancy sensor	EA	3	300.00	900
573	Lighting control conduit & wire	LF	120	6.00	720
	D5020 - Lighting and Branch Wiring			0.09 /SF	35,675
D5030	Communications & Security				
247	Communications - infrastructure and devices only - scope completion	SF	942	4.00	3,766
256	Audio visual - infrastructure and public address systems only	SF	942	3.00	2,825
577	Security - card readers	EA	1	1,000.00	1,000
578	Security - fixed camera	EA	2	2,000.00	4,000
253	Security - infrastructure and miscellaneous connections	SF	942	5.00	4,708
327	Fire alarm - not required	SF	942		Excl.
	D5030 - Communications & Security			0.04 /SF	16,299
G1010	Site Clearing				
64	Site clearing and grubbing	Acre	8.9	2,000.00	17,740
65	Temporary erosion and sediment control, street cleaning, dust control, snow removal, traffic control, etc.	SF	385,486	0.20	77,097
349	Sediment control log	LF	1,102		Incl.
350	Inlet protection	EA	6		Incl.
351	Vehicle tracking control	EA	1		Incl.
352	Concrete washout area	EA	1		Incl.
353	Outlet protection	EA	4		Incl.
	G1010 - Site Clearing			0.25 /SF	94,837
G1030	Site Earthwork				
96	Strip existing topsoil for reuse - assumed 8" depth	CY	9,518	6.50	61,869
97	Earthwork cut/fill	CY	35,963	6.50	233,759

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
98	Import soils	CY	35,181	35.00	1,231,335
99	Rough grade site	SF	385,486	1.00	385,486
100	Fine grade site	SF	385,486	0.50	192,743
400	Allowance for temporary dewatering	LS	1	20,000.00	20,000
G1030 - Site Earthwork				5.51 /SF	2,125,192
G2010	Roadways				
391	Over-excavated, moisture treated, and recompactd subgrade - 12" depth	CY	498	38.00	18,909
392	Aggregate basecourse - 6" depth	CY	218	30.00	6,543
393	Asphalt paving - 5" thick	SY	1,308	30.00	39,228
397	Raised concrete crosswalk	SF	315	25.00	7,875
394	Concrete curb & gutter	LF	900	35.00	31,500
395	No parking sign	EA	4	600.00	2,400
396	Pedestrian crossing sign	EA	2	600.00	1,200
398	Striping	SF	11,768	0.50	5,884
G2010 - Roadways				0.29 /SF	113,539
G2020	Parking Lots				
371	Over-excavated, moisture treated, and recompactd subgrade - 12" depth	CY	1,181	38.00	44,859
372	Aggregate basecourse - 6" depth	CY	590	30.00	17,709
1	Asphalt paving - 5" thick	SY	3,280	30.00	98,385
35	Concrete curb & gutter	LF	1,570	35.00	54,961
378	ADA parking sign	EA	5	600.00	3,000
399	Striping	SF	29,514	0.50	14,757
G2020 - Parking Lots				0.61 /SF	233,671
G2030	Pedestrian Paving				
382	Over-excavated, moisture treated, and recompactd subgrade - 12" depth	CY	3,452	38.00	131,161
401	Aggregate basecourse - 4" thick	CY	1,049	30.00	31,464
374	Pedestrian concrete paving - 5" thick concrete sidewalk	SF	26,554	7.50	199,156
385	Pedestrian concrete paving - 5" thick concrete paving	SF	58,384	7.50	437,882
384	Pedestrian concrete paving - 7" thick heavy duty concrete paving	SF	8,256	10.00	82,556
436	Crusher fines paving - per section C1/L-500	SF	2,208	7.00	15,453
375	Concrete curb ramp	SF	300	20.00	5,994
376	Truncated dome pavers	SF	252	15.00	3,775
G2030 - Pedestrian Paving				2.35 /SF	907,441
G2040	Site Development				
403	SF-01: Backed bench - 6'	EA	4	2,500.00	10,000
432	SF-02: Backless bench	EA	4	2,000.00	8,000

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



ELEMENTS ITEM - PHASE 3

Site Area: 385,486 SF
Rates Current At August 2024

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
621	Swing benches	EA	3	3,000.00	9,000
409	SF-04: Bike rack	EA	4	600.00	2,400
407	SF-09: Pet waste station	EA	1	600.00	600
620	SF-12: Hammock	EA	4	6,500.00	26,000
15	SF-14: Rectangle picnic table	EA	8	8,000.00	64,000
408	SF-17: Trash/recycling receptacles	EA	10	1,500.00	15,000
437	Storage shed	EA	1	40,000.00	40,000
440	CIP concrete bridge	SF	219	200.00	43,800
469	Promenade entry feature	EA	3	10,000.00	30,000
318	4' x 4' Single pedestrian gate	EA	2	1,500.00	3,000
319	4' x 10' Single pedestrian gate	EA	1	2,200.00	2,200
434	Boulder seat wall	SF	1,182	115.00	135,930
20	Concrete retaining wall - form-facing finish	SF	354	135.00	47,817
23	CIP concrete seatwall	LF	502	380.00	190,760
9	CIP Concrete stair	LF	147	95.00	13,955
433	Precast concrete occupiable stairs	LF	102	200.00	20,400
439	Shade structure - playground - 20' x 30'	EA	1	59,474.00	59,474
451	Shade structure - play area - 10' x 20'	EA	4	28,470.50	113,882
38	Decorative metal fence - 4'	LF	925	115.00	106,363
43	Basketball court - included post-tensioned slab, painting, striping, basketball hoops	SF	4,800	22.00	105,600
49	Fitness area - including ground covering, equipment, etc.	SF	6,679	40.00	267,160
320	Playground - including poured in place rubber surfacing, painting, etc.	SF	17,163	30.00	514,902
295	Playground - Play area Equipment provided per HCM, including structural concrete wall, misting system and associated utilities	SF	17,164	65.25	1,119,951
322	Signage - Wayfinding, rules & regulations, markers, interpretive	SF	385,486	0.10	38,549
G2040 - Site Development				7.75 /SF	2,988,743
G2050	Landscaping				
418	CIP concrete planter	CY	12	550.00	6,435
419	Footing to CIP concrete planter	CY	8	500.00	3,900
404	Concrete mowband - 8" x 8"	LF	805	18.00	14,482
464	Native seed mix	SF	73,009	1.00	73,009
438	Synthetic turf - playground	SF	15,365	7.30	112,165
467	Planting bed (shrubs, perennials, and groundcovers)	SF	68,826	6.00	412,954
465	Sod includes amendments	SF	49,604	2.15	106,648
466	Bioretention area - water quality / detention seed mix	CY	824	75.00	61,808
442	Deciduous shade tree	EA	126	750.00	94,500

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
444	Evergreen tree	EA	8	750.00	6,000
446	Ornamental tree	EA	39	750.00	29,250
60	Irrigation - native seeding, planting bed, sod, bio-retention planting	SF	206,170	1.80	371,105
G2050 - Landscaping				3.35 /SF	1,292,256
G3010	Water Supply				
69	12" PVC water main	LF	1,067	200.00	213,400
338	6" DIP water branch piping	LF	59	115.00	6,785
370	1" type K water branch piping	LF	51	42.00	2,142
342	2" type K water branch piping	LF	236	54.00	12,755
336	Water main bend - 12"	EA	8	300.00	2,400
345	Water main bend - 2"	EA	2	100.00	200
337	Water main tee	EA	3	500.00	1,500
70	Fire hydrant	EA	2	8,000.00	16,000
341	Connect to existing water main	EA	1	5,000.00	5,000
343	Connect to irrigation	EA	1	1,500.00	1,500
73	Water service meter	EA	1	3,000.00	3,000
298	Excavation, trenching, and backfill	LF	1,412	45.00	63,540
G3010 - Water Supply				0.85 /SF	328,222
G3020	Sanitary Water				
95	Sanitary water - scope completion	SF	385,486	0.02	7,710
G3020 - Sanitary Water				0.02 /SF	7,710
G3030	Storm Sewer				
76	18" RCP storm drain	LF	372	150.00	55,770
79	4' Storm drain manhole	EA	1	20,000.00	20,000
80	2' x 2' field inlet	EA	2	2,500.00	5,000
300	Excavation, trenching, and backfill	LF	372	45.00	16,731
G3030 - Storm Sewer				0.25 /SF	97,501
G4010	Electrical Distribution				
230	Utility transformer - by CORE	LS	1		Excl.
234	Primary feeder - by CORE	LS	1		Excl.
612	Feeder - 200A	LF	58	80.00	4,608
545	Duplex receptacle - WP, GFI	EA	8	250.00	2,000
549	Junction box	EA	2	150.00	300
550	Meter	EA	1	1,500.00	1,500
609	Ground box	EA	8	750.00	6,000
282	Dual EV charging station	EA	2	20,000.00	40,000
285	Conduit and wiring to devices	LF	3,900	22.00	85,800

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 385,486 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 3

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
297	Excavation, trenching, and backfill	LF	3,958	30.00	118,731
	G4010 - Electrical Distribution			0.67 /SF	258,939
G4020	Site Lighting				
546	Site lighting - AA2	EA	4	5,000.00	20,000
498	Site lighting - AA4	EA	5	5,000.00	25,000
499	Site lighting - BB2	EA	15	2,750.00	41,250
500	Site lighting - BB3	EA	5	2,750.00	13,750
501	Site lighting - BB5	EA	3	2,750.00	8,250
607	Site lighting - CC	EA	2	5,000.00	10,000
605	Site lighting - GG	EA	8	500.00	4,000
275	Field and court lighting - single 40'H assumed at sport courts	EA	2	28,000.00	56,000
614	Field and court lighting - install	EA	2	350.00	700
610	Site lighting - BA1 - sports lighting	EA	1		Incl.
608	Site lighting - BA2 - sports lighting	EA	1		Incl.
277	Site lighting - distribution conduit and wiring - underground	LF	7,275	22.00	160,050
286	Site lighting - controls	SF	385,486	0.25	96,372
329	Excavation, trenching, and backfill	LF	7,275	0.75	5,456
	G4020 - Site Lighting			1.14 /SF	440,828
G4090	Other Site Electrical Utilities				
244	Subcontractor GCs & GRs	Item			86,282
	G4090 - Other Site Electrical Utilities			0.22 /SF	86,282
ESTIMATED NET COST				25.33 /SF	9,763,839

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 608,194 SF
Rates Current At August 2024

ELEMENTS SUMMARY - PHASE 4

Ref	Description	SA USD/SF	Total Cost USD
D5020	Lighting and Branch Wiring	0.01	6,311
G1010	Site Clearing	0.25	149,599
G1030	Site Earthwork	2.56	1,556,107
G2030	Pedestrian Paving	0.58	355,457
G2040	Site Development	2.98	1,812,086
G2050	Landscaping	1.70	1,031,540
G4020	Site Lighting	0.40	243,380
G4090	Other Site Electrical Utilities	0.04	24,969
ESTIMATED NET COST		8.52	5,179,449
MARGINS & ADJUSTMENTS			
General Conditions and General Requirements - 8%			414,356
Insurance & Bonds - 1.25%			69,923
Overhead and Profit - 4%			226,549
Construction Contingency - 5%			294,514
Design Contingency - 3%			185,544
Escalation - assuming construction start April 2029 - 21%			1,337,770
Utility taps, meters, transformers			650,997
ESTIMATED TOTAL COST		13.74	8,359,102

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 608,194 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 4

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
D5020	Lighting and Branch Wiring				
555	Exterior light fixture - DD - recessed 4" downlight	EA	9	400.00	3,600
559	Branch lighting conduit & wire	LF	180	10.00	1,801
562	Duplex receptacles, GFCI, WP	EA	2	215.00	430
565	Branch power conduit & wire	LF	60	8.00	480
	D5020 - Lighting and Branch Wiring			0.01 /SF	6,311
G1010	Site Clearing				
64	Site clearing and grubbing	Acre	14.0	2,000.00	27,960
65	Temporary erosion and sediment control, street cleaning, dust control, snow removal, traffic control, etc.	SF	608,194	0.20	121,639
349	Sediment control log	LF	2,271		Incl.
351	Vehicle tracking control	EA	1		Incl.
352	Concrete washout area	EA	1		Incl.
	G1010 - Site Clearing			0.25 /SF	149,599
G1030	Site Earthwork				
96	Strip existing topsoil for reuse - assumed 8" depth	CY	15,017	6.50	97,612
97	Earthwork cut/fill	CY	12,769	6.50	82,999
98	Import soils	CY	12,663	35.00	443,205
99	Rough grade site	SF	608,194	1.00	608,194
100	Fine grade site	SF	608,194	0.50	304,097
400	Allowance for temporary dewatering	LS	1	20,000.00	20,000
	G1030 - Site Earthwork			2.56 /SF	1,556,107
G2030	Pedestrian Paving				
382	Over-excavated, moisture treated, and recompacted subgrade - 12" depth	CY	1,419	38.00	53,922
401	Aggregate basecourse - 4" thick	CY	473	30.00	14,193
385	Pedestrian concrete paving - 5" thick concrete paving	SF	38,312	7.50	287,342
	G2030 - Pedestrian Paving			0.58 /SF	355,457
G2040	Site Development				
409	SF-04: Bike rack	EA	12	600.00	7,200
407	SF-09: Pet waste station	EA	1	600.00	600
15	SF-14: Rectangle picnic table	EA	7	8,000.00	56,000
408	SF-17: Trash/recycling receptacles	EA	6	1,500.00	9,000
463	Shade structure - 32' x 56'	EA	1	165,067.00	165,067
36	Wood estate fence - 4'	LF	2,634	100.00	263,400
294	Bike park budget - provided by HCM	LS	1	1,250,000.00	1,250,000
44	Bike park - advanced pump track	SF	29,400		Incl.
45	Bike park - beginner pump track	SF	15,661		Incl.

SALISBURY PARK NORTH

DESIGN DEVELOPMENT ESTIMATE - REV 1



Site Area: 608,194 SF
Rates Current At August 2024

ELEMENTS ITEM - PHASE 4

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
47	Bike park - skills course	SF	56,287		Incl.
48	Bike path - concrete paving	SF	81,078		Incl.
322	Signage - Wayfinding, rules & regulations, markers, interpretive	SF	608,194	0.10	60,819
G2040 - Site Development				2.98 /SF	1,812,086
G2050	Landscaping				
404	Concrete mowband - 8" x 8"	LF	40	18.01	724
464	Native seed mix	SF	507,607	1.00	507,607
467	Planting bed (shrubs, perennials, and groundcovers)	SF	4,361	6.00	26,165
465	Sod includes amendments	SF	26,253	2.15	56,443
442	Deciduous shade tree	EA	57	750.00	42,750
444	Evergreen tree	EA	32	750.00	24,000
446	Ornamental tree	EA	5	750.00	3,750
613	Temporary irrigation	SF	435,753	0.50	217,877
60	Irrigation - native seeding, planting bed, sod, bio-retention planting	SF	84,569	1.80	152,224
G2050 - Landscaping				1.70 /SF	1,031,540
G4020	Site Lighting				
499	Site lighting - BB2	EA	1	2,750.00	2,750
277	Site lighting - distribution conduit and wiring - underground	LF	75	22.00	1,650
331	Site lighting - Bike park allowance	SF	434,374	0.20	86,875
286	Site lighting - controls	SF	608,194	0.25	152,049
329	Excavation, trenching, and backfill	LF	75	0.75	56
G4020 - Site Lighting				0.40 /SF	243,380
G4090	Other Site Electrical Utilities				
244	Subcontractor GCs & GRs	Item			24,969
G4090 - Other Site Electrical Utilities				0.04 /SF	24,969
ESTIMATED NET COST				8.52 /SF	5,179,449

Town of Parker

Salisbury Sports Complex	Expected Completion	Potential Funding Sources
Complete Salisbury North design and construction.	Ongoing	Possible Grants/Parks and Recreation Fund
Update signage to separate the two distinct recreation opportunities (equestrian and athletic).	2021-2023	Parks and Recreation Fund
Determine and implement a direct connection to the East West Trail.	2019-2020	Parks and Recreation Fund
New South Recreation Center		
Establish partnerships with Senior Services, local health care providers, and other pertinent agencies to explore funding opportunities.	2023-2027	Parks and Recreation Fund/General Fund/External Sources
Initiate a site selection evaluation and explore funding for site design and completion.	2023-2027	Parks and Recreation Fund
New Ice Arena		
Investigate establishing a new indoor ice arena, operated in conjunction with public or for-profit partners. If opportunity exists, conduct co-funded feasibility study.	2021-2025	Possible Grants
Preservation Park		
Revisit Preservation Park master plan to include an updated vision and enhance connectivity opportunities.	2019-2020	Parks and Recreation Fund

THEME 2: ENHANCE INCLUSIVE PROGRAMING

GOAL

1. Provide inclusive programming for all ages, abilities, and income levels

STRATEGIC ACTIONS

	Expected Completion	Potential Funding Sources
Address the priorities identified in the Town of Parker Parks, Open Space, and Recreation ADA Site Visit Report (October 2017).	Ongoing	Possible Grants/Parks and Recreation Fund
Modernize sports and athletic facilities to optimize inclusive access.	Ongoing	Parks and Recreation Fund
Establish a policy for the internal review of existing and future park plans to provide greater inclusion.	Ongoing	No Funding Needed
Coordinate with homeowners associations to improve ADA access of existing and future HOA-operated parks.	Ongoing	No Funding Needed
Establish and actively promote a communication policy and network to facilitate the conveyance, review, and timely response to accessibility concerns from community members.	2019	No Funding Needed
Provide educational opportunities for staff on inclusion best practices.	2019	Parks and Recreation Fund
Set a departmental goal of having a minimum of two staff members trained in identifying accessibility issues.	2021-2023	Parks and Recreation Fund
Expand availability of universally inclusive playgrounds to the greatest extent possible, targeting 25% of all playgrounds in the next 10 years.	2023-2027	Possible Grants/Parks and Recreation Fund



August 21, 2024

Town of Parker
Mary Colton, Director of Parks, Trails, and Open Space
20120 E. Mainstreet
Parker, CO 80134-7335

Re: Multi-Use Sports Fields in Parker

Dear Ms. Colton,

On behalf of the Colorado Rapids Youth Soccer Club, a youth soccer club serving hundreds of Parker youth, I am writing to express our full support for the Town of Parker's Salisbury Park North development project, specifically constructing two lighted synthetic turf multi-use fields. This project is crucial for meeting the growing demands of our community, particularly in the realm of youth sports, including soccer, lacrosse, and football.

As an organization deeply involved in youth soccer within Parker and the surrounding communities, we have seen and experienced firsthand the challenges posed by the limited availability of quality sports fields in the South Metro Area. The existing facilities are unsuited for long-term local participation, and families are leaving town to search for opportunities in neighboring cities. Adding these new fields would significantly elevate the opportunity to provide much-needed space for our local athletes to train and compete closer to home.

Moreover, including lighted synthetic turf will extend the usability of these fields, allowing for year-round play and accommodating practices and games during evening hours and throughout the winter. This is particularly beneficial for working families who rely on after-school and evening programs and for sport-specific-focused families who participate year-round. The versatility of these fields to support multiple sports also ensures that they will serve a broad spectrum of the community, maximizing the impact of the investment.

The rapid and continued population growth in Douglas County has only heightened the need for additional sports facilities. With more families moving into the area, the demand for organized sports and recreational activities continues to rise. The proposed multi-use fields at Salisbury Park North will play a vital role in supporting our local youth's physical and social development, promoting healthy lifestyles, teamwork, and community engagement.

We strongly believe this project will provide lasting benefits to the residents of Parker and the surrounding areas. The expansion of Salisbury Park North is an investment in not just infrastructure but also the well-being and future of our community.

If you have any questions or require additional information, please do not hesitate to contact me directly at aaron@rapidsyouthsoccer.org.

Thank you for considering our perspective and your ongoing efforts to enhance our community's recreational facilities.

Sincerely,

Aaron Nagel
Chief Executive Officer
Colorado Rapids Youth Soccer Club



Lutheran High School

Nurturing Academic Excellence, Encouraging Growth in Christ

8/20/2024

Town of Parker

Mary Colton, Director of Parks, Trails and Open Space

20120 E. Mainstreet

Parker, CO 80134-7335

Re: Multi-Use Sports Fields in Parker

Dear Ms. Colton,

On behalf of the Lutheran High School, we are writing in support of the Town of Parker's Salisbury Park North development project, specifically, the multi-use fields proposed for the park. As we understand, the Town's site plan includes two lighted synthetic turf multi-use fields that would support soccer, lacrosse, and football.

Lutheran High School currently rents Salisbury Softball and Baseball fields on a consistent basis. Without the city fields Lutheran would not be able to have a softball program, and our baseball team would be forced to cut the number of teams they have. Unfortunately, there is a shortage of field space and the new multi-use fields was an answer to our prayers.

These fields would allow Lutheran to do the following:

- The multi-use fields would greatly benefit Lutheran because we would have a rental space for our Lacrosse, Football and Girls and Boys Soccer programs when we are hosting games at Lutheran and our field is unavailable. Currently, our teams are forced to not practice at all or rent from places that are 25-45 minutes away from our campus.
- Continue to have 4 levels of baseball and more athletes competing.
- Our softball programs (currently we have 2 levels) could practice at the same time and location making it easier for our families.

The Parker community is exploding with growth and there is a desperate need for field space to ensure that our youth can continue to be active and healthy. Without these multi-use fields and baseball/softball fields I believe we will see program cuts made and unfortunately a number of athletes will no longer be able to



Lutheran High School

Nurturing Academic Excellence, Encouraging Growth in Christ

participate in the sport they love. We appreciate the current field space, but the current space is no longer sufficient for the high demand. Let's keep Parker Youth active and build the fields that are needed to not just help Lutheran High School, but to help the City of Parker!

If you have any questions or need additional information, please get in touch with me directly at rachelle.robbs@lhsparker.org.

Sincerely,

Rachelle M. Robbins

Lutheran High School Athletic Director



Mary,

I hope this letter finds you well. I wanted to take a moment to express my deepest gratitude for your support of the Parker Youth Sports organization. The Town of Parker's support has made a significant impact on the youth of Parker, and I am grateful for your willingness to invest and support our mission in the future. We would love to partner with the Town of Parker on the future of Salisbury Park North.

Parker Youth Sports, Inc. is a nonprofit, all volunteer youth sports organization dedicated to providing and developing quality youth athletic programs for the youth of the Parker community and surrounding areas.

Parker Youth Incorporated of Parker, CO is a licensed 501©(3), nonprofit organization whose mission is to, not only provide quality youth sport programs but to develop a positive learning environment for athletic and coaching skills, sportsmanship, leadership, community and team effort.

Parker Youth was formed in 1986 by a group of dedicated individuals whose goal was to see the children of Parker participate and compete in a program that would not only focus on fun and physical fitness, but would mentally prepare them for their future as well. Our mission is being successfully continued to this day.

We all understand that activities that children participate in improves the cognitive, physical, social, and emotional well-being. Through play, children learn about the world and themselves. They also learn skills they need for study, work and relationships in the future.

Parker Youth Sports, Inc.

We currently have the following sports:

- Spring – baseball, lacrosse, softball and co-ed volleyball
- Summer – lacrosse (camps/clinics), co-ed outdoor volleyball
- Fall – baseball, cheer, football, lacrosse (camps/clinics), softball
- Winter – boys and girls basketball

Baseball 2024 – population as of 2020 census

- Highlands Ranch Warriors – 30 teams (population 106,000)
- Aurora Spartans – 12 teams (population 386,000)
- Castle Rock Raptors – 31 teams (population 73,000)
- Parker Hawks – 56 teams (population 57,000)

Softball 2024

- Highlands Ranch Warriors – 8 teams
- Aurora Spartans – 0 teams



- Castle Rock Raptors – 2 teams
- Parker Hawks – 14 teams

Participants:

- Spring Baseball – 675, Spring Softball – 170, Spring Lacrosse 260, Spring Volleyball – 75 total - 1180
- Summer Lacrosse – 50, Summer Volleyball – 75 - total 225
- Fall Baseball – 720, Cheer – 60, Football 425, Lacrosse 125, Softball 170 Total – 1500
- Winter Basketball – 350

This year alone (2024) we have turned away the following participants due to lack of fields:

- Baseball 215 (spring and fall)
- Softball 52 (spring and fall)
- Football 87 (fall)
- Lacrosse 28 (spring)

As the population of Parker continues to grow, PYS turns away more and more children. Our registration tends to fill up within 3 days of opening. Parker Youth have goals to expand so more children have the opportunity to play.

“Participation in youth team sports has been linked with lower rates of depression and anxiety, along with a reduced risk of suicide and substance abuse,” says [Soroosh Amanat, MD](#), a [family medicine physician](#) with interest in sports medicine at [Scripps Coastal Medical Center Eastlake](#). “Plus, more time playing sports means [less time on social media](#), which has been proven to have a negative effect on the well-being of kids and adolescents.”

Thank you for your consideration,

Kristy Thomas

Parker Youth Sports, Inc.





August, 20 2024

Town of Parker
Mary Colton, Director of Parks, Trails and Open Space
20120 E. Mainstreet
Parker, CO 80134-7335

Re: Multi-Use Sports Fields in Parker

Dear Ms. Colton,

On behalf of Triple Crown Sports we are writing in support of the Town of Parker's Salisbury Park North development project, specifically, the multi-use fields proposed for the park. As we understand, the Town's site plan includes two lighted synthetic turf multi-use fields that would support several youth sports.

The state of Colorado hosts our 1100 team youth fastpitch tournament each summer. It is the largest in our sport and brings more economic impact annually to our state than any other youth sporting event. There is a lack of additional facilities in the Denver metro area and we are hopeful to play at this beautiful facility in Parker. With a current waiting list to utilize this facility the addition of Salisbury Park North for youth sports will hopefully allow us and many other youth sports organizations to do so.

If you have any questions or need additional information, please get in touch with me directly at stephanie@triplecrowsportst.com.

Thank You

Stephanie Klaviter

Director of Fastpitch

Triple Crown Sports