

## Staff Report

**Date:****To:** Douglas County Board of County Commissioners**Through:** Douglas J. DeBord, County Manager**From:** Terence T. Quinn, AICP, Director of Community Development**CC:** Luke Thornton, CPRP, Parks Program Coordinator  
Nick Giauque, CPRP, Parks Program Manager  
Steve Shoultz CPRE, Assistant Director of Parks, Trails, and Building Grounds**Subject:** Parks Funding agreement between Douglas County and The Town of Parker for \$7,500,000 for the construction of Salisbury Park North

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**Board of County Commissioners Business Meeting:****September 2, 2025 @ 1:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

This agreement between Douglas County and the Town of Parker (Parker) is for the funding award of \$7,500,000 from the Parks, Trails, Historic Resources and Open Space tax (PTHROS) to Parker for the construction of Phase 1 of Salisbury Park North (SPN). Disbursement of funds will occur in two installments of \$3,750,000. The first installment in 2025 and the second in 2026.

### **II. REQUEST**

Staff is requesting approval of the Parks Funding Agreement between Douglas County and Parker for \$7,500,000.

### **III. BACKGROUND**

On September 6, 2024, Parker submitted a PTHROS funding application for \$8,240,725 towards construction of SPN. Parker has dedicated \$36,250,000 in matching funds to this request. The application was reviewed by staff and Parker presented their request to the Parks Advisory Board (PAB) on March 24, 2025. The PAB recommended this project for funding in alignment with the PTHROS tax resolution.

### **IV. RECOMMENDED ACTION**

It is staff's recommendation that the Parks Funding Agreement be approved by the Board of County Commissioners.

**ATTACHMENTS****PAGE**

|                         |   |
|-------------------------|---|
| Funding Agreement ..... | 3 |
|-------------------------|---|

**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 |
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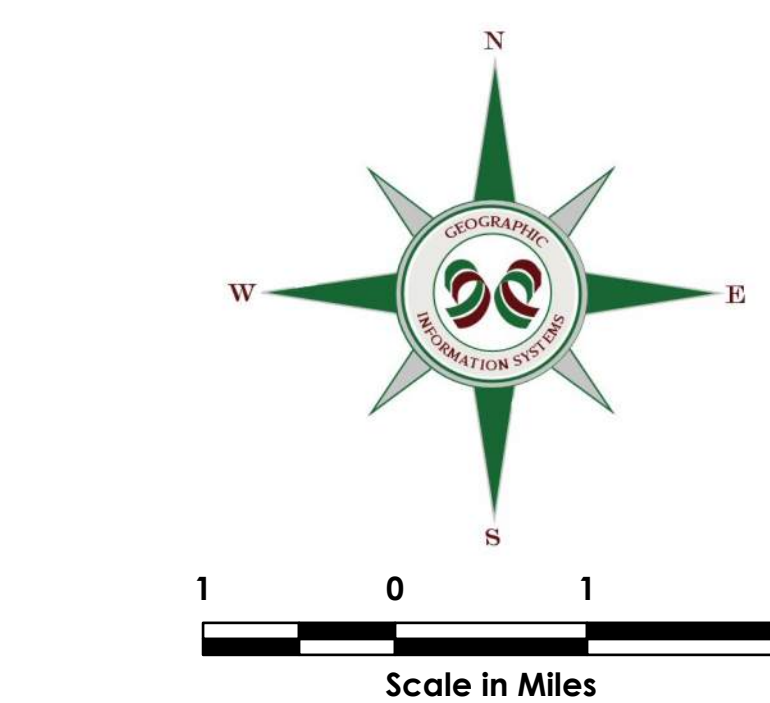
## Commissioner Districts

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

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

## Roads

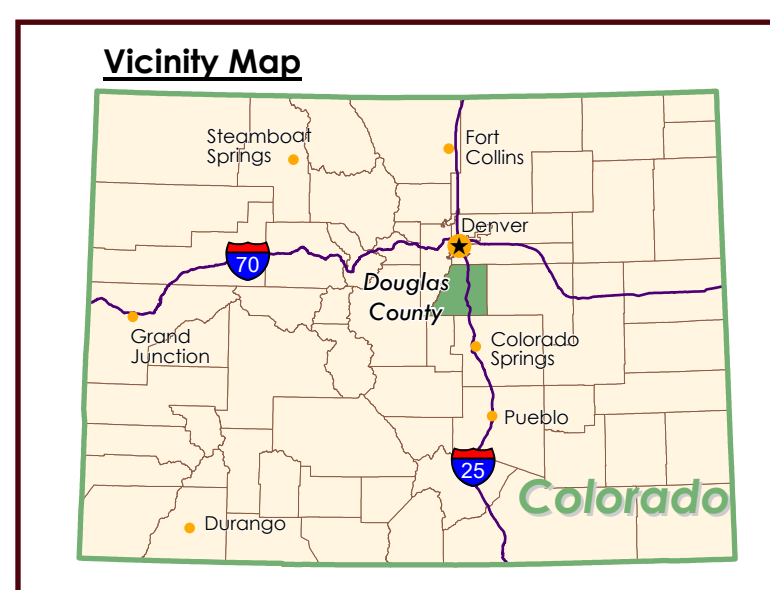
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road
- Local Road
- Forest Road
- Gated Community
- Entrance/Exit Ramp



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



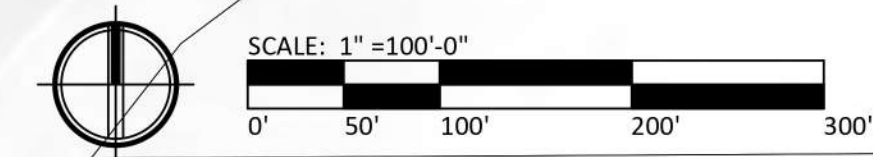


# VICINITY MAP



\*ABOVE IMAGE NOT TO SCALE





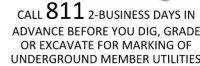
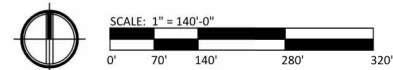












PHASE 1 (BALLFIELDS, MULTIPURPOSE FIELDS, PARKING)

PHASE 2 (SPORTS COURTS, PARKING)

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

PHASE 4 (BIKE PARK, OVERLOOK PAVILION, PARKING)

**LANDSCAPE ARCHITECT / ARCHITECT**  
1800 Wazee St., Suite 450  
Denver, CO 80202  
p. 303.607.0977

**CIVIL ENGINEER/STRUCTURAL  
ENGINEER**  
**JVA Incorporated**  
1675 Larimer Street #550 Denver, CO 80202  
p. 303.444.1951

**ELECTRICAL ENGINEER**  
**Ackerman Engineering, Inc.**  
3000 Youngfield St #264, Wheat Ridge, CO 80201  
p. 303.278.7297

**IRRIGATION**  
**Avocet Irrigation**  
11757 W. Ken Caryl Ave., Suite F-509  
Littleton, CO 80127  
p. 303.986.2175

**MECHANICAL ENGINEER**  
ENVISION Mechanical Engineers, Inc.  
9777 Pyramid Ct #260, Englewood, CO 80112  
p. 303.688.0223

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

[illegible]

Project Number: 223072.00

Sheet Issue Date: 2024-07-12

Drawn By: EH, NS, ED, MS

|             |            |
|-------------|------------|
| Checked By: | RB, CB, AG |
|-------------|------------|

### Key Map

### Drawing

## OVERALL SITE AND PHASING PLAN

**G-010**

## DESIGN DEVELOPMENT

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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



# SALISBURY PARK NORTH

## DESIGN DEVELOPMENT ESTIMATE - REV 1



### 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

## LOCATION SUMMARY

Design Development Estimate - Rev 1  
DEN10281-102 Printed 23 August 2024 12:51 PM



# SALISBURY PARK NORTH

## DESIGN DEVELOPMENT ESTIMATE - REV 1



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

### ELEMENTS SUMMARY - PHASE 1

| Ref   | Description                       | SA<br>USD/SF | Total Cost<br>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<br>USD/SF | Total Cost<br>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 |
|-------------------------------------|---------------------------------------------------------------------|------|-------|-----------------|----------------|
| <b>A1010</b>                        | <b>Standard Foundations</b>                                         |      |       |                 |                |
| 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         |
| <b>A1010 - Standard Foundations</b> |                                                                     |      |       | <b>0.12 /SF</b> | <b>202,039</b> |
| <b>A1030</b>                        | <b>Slab on Grade</b>                                                |      |       |                 |                |
| 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          |
| <b>A1030 - Slab on Grade</b>        |                                                                     |      |       | <b>0.02 /SF</b> | <b>34,095</b>  |
| <b>B1020</b>                        | <b>Roof Construction</b>                                            |      |       |                 |                |
| 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         |
| <b>B1020 - Roof Construction</b>    |                                                                     |      |       | <b>0.25 /SF</b> | <b>422,683</b> |
| <b>B2010</b>                        | <b>Exterior Walls</b>                                               |      |       |                 |                |
| 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          |
| <b>B2010 - Exterior Walls</b>   |                                                                                               |      |        | <b>0.21 /SF</b> | <b>363,124</b> |
| <b>B2020</b>                    | <b>Exterior Windows</b>                                                                       |      |        |                 |                |
| 183                             | Hollow metal frame and glazing, painted                                                       | SF   | 223    | 75.00           | 16,717         |
| <b>B2020 - Exterior Windows</b> |                                                                                               |      |        | <b>0.01 /SF</b> | <b>16,717</b>  |
| <b>B2030</b>                    | <b>Exterior Doors</b>                                                                         |      |        |                 |                |
| 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         |
| <b>B2030 - Exterior Doors</b>   |                                                                                               |      |        | <b>0.04 /SF</b> | <b>64,700</b>  |
| <b>B3010</b>                    | <b>Roof Coverings</b>                                                                         |      |        |                 |                |
| 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        |
| <b>B3010 - Roof Coverings</b>   |                                                                                               |      |        | <b>0.43 /SF</b> | <b>730,103</b> |
| <b>B3020</b>                    | <b>Roof Openings</b>                                                                          |      |        |                 |                |
| 154                             | Solar daylight tube - 14"                                                                     | EA   | 4      | 1,500.00        | 6,000          |
| <b>B3020 - Roof Openings</b>    |                                                                                               |      |        | <b>0.01 /SF</b> | <b>6,000</b>   |
| <b>C1010</b>                    | <b>Partitions</b>                                                                             |      |        |                 |                |
| 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         |
| <b>C1010 - Partitions</b>     |                                                                |      |       | <b>0.06 /SF</b> | <b>107,855</b> |
| <b>C1020</b>                  | <b>Interior Doors</b>                                          |      |       |                 |                |
| 178                           | Interior HM single door, including frame and hardware, painted | EA   | 1     | 2,500.00        | 2,500          |
| <b>C1020 - Interior Doors</b> |                                                                |      |       | <b>0.01 /SF</b> | <b>2,500</b>   |
| <b>C1030</b>                  | <b>Fittings</b>                                                |      |       |                 |                |
| 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          |
| <b>C1030 - Fittings</b>       |                                                                |      |       | <b>0.04 /SF</b> | <b>68,346</b>  |
| <b>C3010</b>                  | <b>Wall Finishes</b>                                           |      |       |                 |                |
| 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         |
| <b>C3010 - Wall Finishes</b>  |                                                                |      |       | <b>0.02 /SF</b> | <b>32,180</b>  |
| <b>C3020</b>                  | <b>Floor Finishes</b>                                          |      |       |                 |                |
| 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            |
| <b>C3020 - Floor Finishes</b> |                                                                |      |       | <b>0.02 /SF</b> | <b>27,821</b>  |
| <b>C3030</b>                  | <b>Ceiling Finishes</b>                                        |      |       |                 |                |
| 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.          |
| <b>C3030 - Ceiling Finishes</b>            |                                                                                           |      |       | <b>0.24 /SF</b> | <b>415,274</b> |
| <b>D2010</b>                               | <b>Plumbing Fixtures</b>                                                                  |      |       |                 |                |
| 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          |
| <b>D2010 - Plumbing Fixtures</b>           |                                                                                           |      |       | <b>0.05 /SF</b> | <b>80,000</b>  |
| <b>D2020</b>                               | <b>Domestic Water Distribution</b>                                                        |      |       |                 |                |
| 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          |
| <b>D2020 - Domestic Water Distribution</b> |                                                                                           |      |       | <b>0.07 /SF</b> | <b>117,862</b> |
| <b>D2030</b>                               | <b>Sanitary Waste</b>                                                                     |      |       |                 |                |
| 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          |
|              | <b>D2030 - Sanitary Waste</b>                                   |      |       | <b>0.05 /SF</b> | <b>80,277</b>  |
| <b>D2090</b> | <b>Other Plumbing Systems</b>                                   |      |       |                 |                |
| 290          | Subcontractor GCs/GRs                                           | Item |       |                 | 33,377         |
|              | <b>D2090 - Other Plumbing Systems</b>                           |      |       | <b>0.02 /SF</b> | <b>33,377</b>  |
| <b>D3040</b> | <b>Distribution Systems</b>                                     |      |       |                 |                |
| 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          |
|              | <b>D3040 - Distribution Systems</b>                             |      |       | <b>0.02 /SF</b> | <b>36,330</b>  |
| <b>D3050</b> | <b>Terminal &amp; Package Units</b>                             |      |       |                 |                |
| 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         |
|              | <b>D3050 - Terminal &amp; Package Units</b>                     |      |       | <b>0.03 /SF</b> | <b>55,218</b>  |
| <b>D3060</b> | <b>Controls &amp; Instrumentations</b>                          |      |       |                 |                |
| 221          | Controls                                                        | SF   | 3,743 | 3.00            | 11,230         |
|              | <b>D3060 - Controls &amp; Instrumentations</b>                  |      |       | <b>0.01 /SF</b> | <b>11,230</b>  |
| <b>D3070</b> | <b>Systems Testing &amp; Balancing</b>                          |      |       |                 |                |
| 222          | Testing & balancing                                             | SF   | 3,743 | 0.50            | 1,872          |
|              | <b>D3070 - Systems Testing &amp; Balancing</b>                  |      |       | <b>0.01 /SF</b> | <b>1,872</b>   |
| <b>D3090</b> | <b>Other HVAC Systems &amp; Equipment</b>                       |      |       |                 |                |
| 223          | Subcontractor GCs & GRs                                         | Item |       |                 | 10,464         |
|              | <b>D3090 - Other HVAC Systems &amp; Equipment</b>               |      |       | <b>0.01 /SF</b> | <b>10,464</b>  |
| <b>D5010</b> | <b>Electrical Service &amp; Distribution</b>                    |      |       |                 |                |
| 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         |
| <b>D5010 - Electrical Service &amp; Distribution</b> |                                                               |      |       | <b>0.11 /SF</b> | <b>186,940</b> |
| <b>D5020</b>                                         | <b>Lighting and Branch Wiring</b>                             |      |       |                 |                |
| 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<br>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          |
| <b>D5020 - Lighting and Branch Wiring</b>            |                                                               |      |       | <b>0.10 /SF</b> | <b>173,743</b> |
| <b>D5030</b>                                         | <b>Communications &amp; Security</b>                          |      |       |                 |                |
| 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.          |
| <b>D5030 - Communications &amp; Security</b> |                                                                                                            |      |           | <b>0.04 /SF</b> | <b>66,820</b>  |
| <b>E2010</b>                                 | <b>Fixed Furnishings</b>                                                                                   |      |           |                 |                |
| 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          |
| <b>E2010 - Fixed Furnishings</b>             |                                                                                                            |      |           | <b>0.03 /SF</b> | <b>55,500</b>  |
| <b>F2010</b>                                 | <b>Building Elements Demolition</b>                                                                        |      |           |                 |                |
| 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          |
| <b>F2010 - Building Elements Demolition</b>  |                                                                                                            |      |           | <b>0.01 /SF</b> | <b>6,730</b>   |
| <b>G1010</b>                                 | <b>Site Clearing</b>                                                                                       |      |           |                 |                |
| 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.          |
| <b>G1010 - Site Clearing</b>                 |                                                                                                            |      |           | <b>0.25 /SF</b> | <b>417,779</b> |
| <b>G1030</b>                                 | <b>Site Earthwork</b>                                                                                      |      |           |                 |                |
| 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           |
| <b>G1030 - Site Earthwork</b> |                                                                        |      |           | <b>3.52 /SF</b> | <b>5,976,438</b> |
| <b>G2010</b>                  | <b>Roadways</b>                                                        |      |           |                 |                  |
| 391                           | Over-excavated, moisture treated, and recompacted 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           |
| <b>G2010 - Roadways</b>       |                                                                        |      |           | <b>0.20 /SF</b> | <b>345,909</b>   |
| <b>G2020</b>                  | <b>Parking Lots</b>                                                    |      |           |                 |                  |
| 371                           | Over-excavated, moisture treated, and recompacted 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           |
| <b>G2020 - Parking Lots</b>   |                                                                        |      |           | <b>0.76 /SF</b> | <b>1,284,362</b> |
| <b>G2030</b>                  | <b>Pedestrian Paving</b>                                               |      |           |                 |                  |
| 382                           | Over-excavated, moisture treated, and recompacted 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           |
| <b>G2030 - Pedestrian Paving</b> |                                                                  |      |        | <b>1.33 /SF</b> | <b>2,261,329</b> |
| <b>G2040</b>                     | <b>Site Development</b>                                          |      |        |                 |                  |
| 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          |
| <b>G2040 - Site Development</b> |                                                                                                               |      |           | <b>2.32 /SF</b> | <b>3,940,839</b> |
| <b>G2050</b>                    | <b>Landscaping</b>                                                                                            |      |           |                 |                  |
| 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.            |
| <b>G2050 - Landscaping</b>    |                                                                        |      |           | <b>3.33 /SF</b> | <b>5,656,692</b> |
| <b>G3010</b>                  | <b>Water Supply</b>                                                    |      |           |                 |                  |
| 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            |
| <b>G3010 - Water Supply</b>   |                                                                        |      |           | <b>0.71 /SF</b> | <b>1,202,843</b> |
| <b>G3020</b>                  | <b>Sanitary Water</b>                                                  |      |           |                 |                  |
| 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           |
| <b>G3020 - Sanitary Water</b> |                                                                        |      |           | <b>0.36 /SF</b> | <b>604,394</b>   |
| <b>G3030</b>                  | <b>Storm Sewer</b>                                                     |      |           |                 |                  |
| 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          |
| <b>G3030 - Storm Sewer</b>             |                                         |      |       | <b>1.33 /SF</b> | <b>2,252,581</b> |
| <b>G4010</b>                           | <b>Electrical Distribution</b>          |      |       |                 |                  |
| 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          |
| <b>G4010 - Electrical Distribution</b> |                                         |      |       | <b>0.23 /SF</b> | <b>389,155</b>   |
| <b>G4020</b>                           | <b>Site Lighting</b>                    |      |       |                 |                  |
| 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           |
| <b>G4020 - Site Lighting</b> |                                                                         |      |           | <b>1.57 /SF</b> | <b>2,668,911</b> |



# 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<br>USD      | Total Cost<br>USD |
|---------------------------|-----------------------------------------------------------------|------|---------|------------------|-------------------|
| <b>G4030</b>              | <b>Site Communications &amp; Security</b>                       |      |         |                  |                   |
| 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            |
|                           | <b>G4030 - Site Communications &amp; Security</b>               |      |         | <b>0.27 /SF</b>  | <b>455,271</b>    |
| <b>G4090</b>              | <b>Other Site Electrical Utilities</b>                          |      |         |                  |                   |
| 244                       | Subcontractor GCs & GRs                                         | Item |         |                  | 399,468           |
| 280                       | Lightning protection                                            | SF   | 538,413 | 0.10             | 53,841            |
|                           | <b>G4090 - Other Site Electrical Utilities</b>                  |      |         | <b>0.27 /SF</b>  | <b>453,309</b>    |
| <b>ESTIMATED NET COST</b> |                                                                 |      |         | <b>18.44 /SF</b> | <b>31,319,612</b> |



# 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<br>USD/SF | Total Cost<br>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<br>USD/SF | Total Cost<br>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<br>USD     | Total Cost<br>USD |
|--------------|---------------------------------------------------------------------|------|-------|-----------------|-------------------|
| <b>A1010</b> | <b>Standard Foundations</b>                                         |      |       |                 |                   |
| 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             |
|              | <b>A1010 - Standard Foundations</b>                                 |      |       | <b>0.15 /SF</b> | <b>39,213</b>     |
| <b>A1030</b> | <b>Slab on Grade</b>                                                |      |       |                 |                   |
| 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               |
|              | <b>A1030 - Slab on Grade</b>                                        |      |       | <b>0.06 /SF</b> | <b>14,169</b>     |
| <b>B1020</b> | <b>Roof Construction</b>                                            |      |       |                 |                   |
| 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            |
|              | <b>B1020 - Roof Construction</b>                                    |      |       | <b>0.35 /SF</b> | <b>89,240</b>     |
| <b>B2010</b> | <b>Exterior Walls</b>                                               |      |       |                 |                   |
| 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             |
|              | <b>B2010 - Exterior Walls</b>                                       |      |       | <b>0.59 /SF</b> | <b>152,400</b>    |



# 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 |
|--------------|-----------------------------------------------------------------------------------------------|------|-------|-----------------|----------------|
| <b>B2020</b> | <b>Exterior Windows</b>                                                                       |      |       |                 |                |
| 183          | Hollow metal frame and glazing, painted                                                       | SF   | 117   | 75.00           | 8,798          |
|              | <b>B2020 - Exterior Windows</b>                                                               |      |       | <b>0.03 /SF</b> | <b>8,798</b>   |
| <b>B2030</b> | <b>Exterior Doors</b>                                                                         |      |       |                 |                |
| 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         |
|              | <b>B2030 - Exterior Doors</b>                                                                 |      |       | <b>0.11 /SF</b> | <b>28,000</b>  |
| <b>B3010</b> | <b>Roof Coverings</b>                                                                         |      |       |                 |                |
| 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          |
|              | <b>B3010 - Roof Coverings</b>                                                                 |      |       | <b>1.09 /SF</b> | <b>279,022</b> |
| <b>B3020</b> | <b>Roof Openings</b>                                                                          |      |       |                 |                |
| 154          | Solar daylight tube - 14"                                                                     | EA   | 2     | 1,500.00        | 3,000          |
|              | <b>B3020 - Roof Openings</b>                                                                  |      |       | <b>0.01 /SF</b> | <b>3,000</b>   |
| <b>C1010</b> | <b>Partitions</b>                                                                             |      |       |                 |                |
| 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          |
|              | <b>C1010 - Partitions</b>                                                                     |      |       | <b>0.17 /SF</b> | <b>42,974</b>  |
| <b>C1030</b> | <b>Fittings</b>                                                                               |      |       |                 |                |
| 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          |
| <b>C1030 - Fittings</b>          |                                                                                           |      |       | <b>0.13 /SF</b> | <b>33,750</b>  |
| <b>C3010</b>                     | <b>Wall Finishes</b>                                                                      |      |       |                 |                |
| 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            |
| <b>C3010 - Wall Finishes</b>     |                                                                                           |      |       | <b>0.02 /SF</b> | <b>5,338</b>   |
| <b>C3020</b>                     | <b>Floor Finishes</b>                                                                     |      |       |                 |                |
| 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            |
| <b>C3020 - Floor Finishes</b>    |                                                                                           |      |       | <b>0.05 /SF</b> | <b>11,584</b>  |
| <b>C3030</b>                     | <b>Ceiling Finishes</b>                                                                   |      |       |                 |                |
| 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.          |
| <b>C3030 - Ceiling Finishes</b>  |                                                                                           |      |       | <b>0.48 /SF</b> | <b>122,729</b> |
| <b>D2010</b>                     | <b>Plumbing Fixtures</b>                                                                  |      |       |                 |                |
| 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          |
| <b>D2010 - Plumbing Fixtures</b> |                                                                                           |      |       | <b>0.12 /SF</b> | <b>30,900</b>  |
| <b>D2020</b>                     | <b>Domestic Water Distribution</b>                                                        |      |       |                 |                |
| 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          |
| <b>D2020 - Domestic Water Distribution</b>     |                                                                                        |      |       | <b>0.19 /SF</b> | <b>48,424</b>  |
| <b>D2030</b>                                   | <b>Sanitary Waste</b>                                                                  |      |       |                 |                |
| 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          |
| <b>D2030 - Sanitary Waste</b>                  |                                                                                        |      |       | <b>0.11 /SF</b> | <b>28,349</b>  |
| <b>D2090</b>                                   | <b>Other Plumbing Systems</b>                                                          |      |       |                 |                |
| 290                                            | Subcontractor GCs/GRs                                                                  | Item |       |                 | 12,921         |
| <b>D2090 - Other Plumbing Systems</b>          |                                                                                        |      |       | <b>0.05 /SF</b> | <b>12,921</b>  |
| <b>D3040</b>                                   | <b>Distribution Systems</b>                                                            |      |       |                 |                |
| 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          |
| <b>D3040 - Distribution Systems</b>            |                                                                                        |      |       | <b>0.07 /SF</b> | <b>17,225</b>  |
| <b>D3050</b>                                   | <b>Terminal &amp; Package Units</b>                                                    |      |       |                 |                |
| 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          |
| <b>D3050 - Terminal &amp; Package Units</b>    |                                                                                        |      |       | <b>0.05 /SF</b> | <b>13,662</b>  |
| <b>D3060</b>                                   | <b>Controls &amp; Instrumentations</b>                                                 |      |       |                 |                |
| 221                                            | Controls                                                                               | SF   | 1,506 | 3.00            | 4,518          |
| <b>D3060 - Controls &amp; Instrumentations</b> |                                                                                        |      |       | <b>0.02 /SF</b> | <b>4,518</b>   |
| <b>D3070</b>                                   | <b>Systems Testing &amp; Balancing</b>                                                 |      |       |                 |                |
| 222                                            | Testing & balancing                                                                    | SF   | 1,506 | 0.50            | 753            |
| <b>D3070 - Systems Testing &amp; Balancing</b> |                                                                                        |      |       | <b>0.01 /SF</b> | <b>753</b>     |



# 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 |
|--------------|---------------------------------------------------------------------|------|-------|-----------------|----------------|
| <b>D3090</b> | <b>Other HVAC Systems &amp; Equipment</b>                           |      |       |                 |                |
| 223          | Subcontractor GCs & GRs                                             | Item |       |                 | 3,616          |
|              | <b>D3090 - Other HVAC Systems &amp; Equipment</b>                   |      |       | <b>0.01 /SF</b> | <b>3,616</b>   |
| <b>D5010</b> | <b>Electrical Service &amp; Distribution</b>                        |      |       |                 |                |
| 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          |
|              | <b>D5010 - Electrical Service &amp; Distribution</b>                |      |       | <b>0.15 /SF</b> | <b>39,010</b>  |
| <b>D5020</b> | <b>Lighting and Branch Wiring</b>                                   |      |       |                 |                |
| 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          |
|              | <b>D5020 - Lighting and Branch Wiring</b>                           |      |       | <b>0.25 /SF</b> | <b>64,031</b>  |
| <b>D5030</b> | <b>Communications &amp; Security</b>                                |      |       |                 |                |
| 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.          |
| <b>D5030 - Communications &amp; Security</b> |                                                                                                            |      |         | <b>0.09 /SF</b> | <b>22,373</b>  |
| <b>G1010</b>                                 | <b>Site Clearing</b>                                                                                       |      |         |                 |                |
| 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.          |
| <b>G1010 - Site Clearing</b>                 |                                                                                                            |      |         | <b>0.25 /SF</b> | <b>63,197</b>  |
| <b>G1030</b>                                 | <b>Site Earthwork</b>                                                                                      |      |         |                 |                |
| 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         |
| <b>G1030 - Site Earthwork</b>                |                                                                                                            |      |         | <b>2.13 /SF</b> | <b>547,151</b> |
| <b>G2020</b>                                 | <b>Parking Lots</b>                                                                                        |      |         |                 |                |
| 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         |
| <b>G2020 - Parking Lots</b>                  |                                                                                                            |      |         | <b>1.40 /SF</b> | <b>359,972</b> |
| <b>G2030</b>                                 | <b>Pedestrian Paving</b>                                                                                   |      |         |                 |                |
| 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            |
| <b>G2030 - Pedestrian Paving</b> |                                                                                   |      |         | <b>2.23 /SF</b>  | <b>572,840</b>   |
| <b>G2040</b>                     | <b>Site Development</b>                                                           |      |         |                  |                  |
| 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           |
| <b>G2040 - Site Development</b>  |                                                                                   |      |         | <b>16.42 /SF</b> | <b>4,218,663</b> |
| <b>G2050</b>                     | <b>Landscaping</b>                                                                |      |         |                  |                  |
| 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        |
| <b>G2050 - Landscaping</b>             |                                                                        |      |         | <b>1.32 /SF</b> | <b>338,748</b> |
| <b>G3010</b>                           | <b>Water Supply</b>                                                    |      |         |                 |                |
| 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         |
| <b>G3010 - Water Supply</b>            |                                                                        |      |         | <b>0.39 /SF</b> | <b>100,178</b> |
| <b>G3020</b>                           | <b>Sanitary Water</b>                                                  |      |         |                 |                |
| 95                                     | Sanitary water - scope completion                                      | SF   | 256,885 | 0.02            | 5,138          |
| <b>G3020 - Sanitary Water</b>          |                                                                        |      |         | <b>0.02 /SF</b> | <b>5,138</b>   |
| <b>G3030</b>                           | <b>Storm Sewer</b>                                                     |      |         |                 |                |
| 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         |
| <b>G3030 - Storm Sewer</b>             |                                                                        |      |         | <b>0.88 /SF</b> | <b>227,198</b> |
| <b>G4010</b>                           | <b>Electrical Distribution</b>                                         |      |         |                 |                |
| 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        |
| <b>G4010 - Electrical Distribution</b> |                                                                        |      |         | <b>2.07 /SF</b> | <b>530,706</b> |
| <b>G4020</b>                           | <b>Site Lighting</b>                                                   |      |         |                 |                |
| 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           |
| <b>G4020 - Site Lighting</b>                      |                                                                |      |         | <b>4.54 /SF</b>  | <b>1,166,234</b> |
| <b>G4030</b>                                      | <b>Site Communications &amp; Security</b>                      |      |         |                  |                  |
| 504                                               | Underground communications line - (1) 2-1/2" C                 | LF   | 48      | 40.00            | 1,924            |
| <b>G4030 - Site Communications &amp; Security</b> |                                                                |      |         | <b>0.01 /SF</b>  | <b>1,924</b>     |
| <b>G4090</b>                                      | <b>Other Site Electrical Utilities</b>                         |      |         |                  |                  |
| 244                                               | Subcontractor GCs & GRs                                        | Item |         |                  | 182,428          |
| <b>G4090 - Other Site Electrical Utilities</b>    |                                                                |      |         | <b>0.71 /SF</b>  | <b>182,428</b>   |
| <b>ESTIMATED NET COST</b>                         |                                                                |      |         | <b>36.71 /SF</b> | <b>9,430,376</b> |



# 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<br>USD/SF | Total Cost<br>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<br>USD/SF | Total Cost<br>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 |
|--------------|---------------------------------------------------------------------|------|-------|-----------------|----------------|
| <b>A1010</b> | <b>Standard Foundations</b>                                         |      |       |                 |                |
| 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          |
|              | <b>A1010 - Standard Foundations</b>                                 |      |       | <b>0.07 /SF</b> | <b>26,997</b>  |
| <b>A1030</b> | <b>Slab on Grade</b>                                                |      |       |                 |                |
| 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            |
|              | <b>A1030 - Slab on Grade</b>                                        |      |       | <b>0.02 /SF</b> | <b>8,473</b>   |
| <b>B1020</b> | <b>Roof Construction</b>                                            |      |       |                 |                |
| 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          |
|              | <b>B1020 - Roof Construction</b>                                    |      |       | <b>0.13 /SF</b> | <b>49,810</b>  |
| <b>B2010</b> | <b>Exterior Walls</b>                                               |      |       |                 |                |
| 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            |
|              | <b>B2010 - Exterior Walls</b>                                       |      |       | <b>0.31 /SF</b> | <b>117,594</b> |
| <b>B2020</b> | <b>Exterior Windows</b>                                             |      |       |                 |                |
| 183          | Hollow metal frame and glazing, painted                             | SF   | 107   | 75.00           | 8,010          |
|              | <b>B2020 - Exterior Windows</b>                                     |      |       | <b>0.02 /SF</b> | <b>8,010</b>   |



# 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 |
|--------------|----------------------------------------------------------------|------|-------|-----------------|----------------|
| <b>B2030</b> | <b>Exterior Doors</b>                                          |      |       |                 |                |
| 144          | Exterior HM single door, including frame and hardware, painted | EA   | 4     | 2,500.00        | 10,000         |
|              | <b>B2030 - Exterior Doors</b>                                  |      |       | <b>0.03 /SF</b> | <b>10,000</b>  |
| <b>B3010</b> | <b>Roof Coverings</b>                                          |      |       |                 |                |
| 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          |
|              | <b>B3010 - Roof Coverings</b>                                  |      |       | <b>0.35 /SF</b> | <b>135,799</b> |
| <b>B3020</b> | <b>Roof Openings</b>                                           |      |       |                 |                |
| 154          | Solar daylight tube - 14"                                      | EA   | 2     | 1,500.00        | 3,000          |
|              | <b>B3020 - Roof Openings</b>                                   |      |       | <b>0.01 /SF</b> | <b>3,000</b>   |
| <b>C1010</b> | <b>Partitions</b>                                              |      |       |                 |                |
| 175          | CMU partition - 8"                                             | SF   | 843   | 28.00           | 23,607         |
| 192          | Caulking, joints, and sealants - interior partitions           | SF   | 942   | 3.00            | 2,825          |
|              | <b>C1010 - Partitions</b>                                      |      |       | <b>0.07 /SF</b> | <b>26,432</b>  |
| <b>C1030</b> | <b>Fittings</b>                                                |      |       |                 |                |
| 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          |
|              | <b>C1030 - Fittings</b>                                        |      |       | <b>0.11 /SF</b> | <b>44,011</b>  |



# 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<br>USD     | Total Cost<br>USD |
|--------------|-------------------------------------------------------------------------------------------|------|-----|-----------------|-------------------|
| <b>C3010</b> | <b>Wall Finishes</b>                                                                      |      |     |                 |                   |
| 179          | Paint to CMU                                                                              | SF   | 422 | 2.50            | 1,054             |
| 478          | Epoxy paint                                                                               | SF   | 422 | 5.00            | 2,108             |
|              | <b>C3010 - Wall Finishes</b>                                                              |      |     | <b>0.01 /SF</b> | <b>3,162</b>      |
| <b>C3020</b> | <b>Floor Finishes</b>                                                                     |      |     |                 |                   |
| 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               |
|              | <b>C3020 - Floor Finishes</b>                                                             |      |     | <b>0.02 /SF</b> | <b>9,442</b>      |
| <b>C3030</b> | <b>Ceiling Finishes</b>                                                                   |      |     |                 |                   |
| 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.             |
|              | <b>C3030 - Ceiling Finishes</b>                                                           |      |     | <b>0.14 /SF</b> | <b>52,658</b>     |
| <b>D2010</b> | <b>Plumbing Fixtures</b>                                                                  |      |     |                 |                   |
| 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               |
|              | <b>D2010 - Plumbing Fixtures</b>                                                          |      |     | <b>0.07 /SF</b> | <b>25,200</b>     |
| <b>D2020</b> | <b>Domestic Water Distribution</b>                                                        |      |     |                 |                   |
| 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             |
|              | <b>D2020 - Domestic Water Distribution</b>                                                |      |     | <b>0.11 /SF</b> | <b>42,259</b>     |
| <b>D2030</b> | <b>Sanitary Waste</b>                                                                     |      |     |                 |                   |
| 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            |
| <b>D2030 - Sanitary Waste</b>                        |                                                                                        |      |     | <b>0.07 /SF</b> | <b>25,884</b>  |
| <b>D2090</b>                                         | <b>Other Plumbing Systems</b>                                                          |      |     |                 |                |
| 290                                                  | Subcontractor GCs/GRs                                                                  | Item |     |                 | 11,201         |
| <b>D2090 - Other Plumbing Systems</b>                |                                                                                        |      |     | <b>0.03 /SF</b> | <b>11,201</b>  |
| <b>D3040</b>                                         | <b>Distribution Systems</b>                                                            |      |     |                 |                |
| 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          |
| <b>D3040 - Distribution Systems</b>                  |                                                                                        |      |     | <b>0.03 /SF</b> | <b>12,860</b>  |
| <b>D3050</b>                                         | <b>Terminal &amp; Package Units</b>                                                    |      |     |                 |                |
| 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          |
| <b>D3050 - Terminal &amp; Package Units</b>          |                                                                                        |      |     | <b>0.02 /SF</b> | <b>7,200</b>   |
| <b>D3060</b>                                         | <b>Controls &amp; Instrumentations</b>                                                 |      |     |                 |                |
| 221                                                  | Controls                                                                               | SF   | 942 | 3.00            | 2,825          |
| <b>D3060 - Controls &amp; Instrumentations</b>       |                                                                                        |      |     | <b>0.01 /SF</b> | <b>2,825</b>   |
| <b>D3070</b>                                         | <b>Systems Testing &amp; Balancing</b>                                                 |      |     |                 |                |
| 222                                                  | Testing & balancing                                                                    | SF   | 942 | 0.50            | 471            |
| <b>D3070 - Systems Testing &amp; Balancing</b>       |                                                                                        |      |     | <b>0.01 /SF</b> | <b>471</b>     |
| <b>D3090</b>                                         | <b>Other HVAC Systems &amp; Equipment</b>                                              |      |     |                 |                |
| 223                                                  | Subcontractor GCs & GRs                                                                | Item |     |                 | 2,336          |
| <b>D3090 - Other HVAC Systems &amp; Equipment</b>    |                                                                                        |      |     | <b>0.01 /SF</b> | <b>2,336</b>   |
| <b>D5010</b>                                         | <b>Electrical Service &amp; Distribution</b>                                           |      |     |                 |                |
| 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          |
| <b>D5010 - Electrical Service &amp; Distribution</b> |                                                                                        |      |     | <b>0.29 /SF</b> | <b>111,080</b> |



# 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 |
|--------------|------------------------------------------------------------------------------------------------------------|------|---------|-----------------|----------------|
| <b>D5020</b> | <b>Lighting and Branch Wiring</b>                                                                          |      |         |                 |                |
| 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            |
|              | <b>D5020 - Lighting and Branch Wiring</b>                                                                  |      |         | <b>0.09 /SF</b> | <b>35,675</b>  |
| <b>D5030</b> | <b>Communications &amp; Security</b>                                                                       |      |         |                 |                |
| 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.          |
|              | <b>D5030 - Communications &amp; Security</b>                                                               |      |         | <b>0.04 /SF</b> | <b>16,299</b>  |
| <b>G1010</b> | <b>Site Clearing</b>                                                                                       |      |         |                 |                |
| 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.          |
|              | <b>G1010 - Site Clearing</b>                                                                               |      |         | <b>0.25 /SF</b> | <b>94,837</b>  |
| <b>G1030</b> | <b>Site Earthwork</b>                                                                                      |      |         |                 |                |
| 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           |
| <b>G1030 - Site Earthwork</b>    |                                                                        |      |         | <b>5.51 /SF</b> | <b>2,125,192</b> |
| <b>G2010</b>                     | <b>Roadways</b>                                                        |      |         |                 |                  |
| 391                              | Over-excavated, moisture treated, and recompacted 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            |
| <b>G2010 - Roadways</b>          |                                                                        |      |         | <b>0.29 /SF</b> | <b>113,539</b>   |
| <b>G2020</b>                     | <b>Parking Lots</b>                                                    |      |         |                 |                  |
| 371                              | Over-excavated, moisture treated, and recompacted 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           |
| <b>G2020 - Parking Lots</b>      |                                                                        |      |         | <b>0.61 /SF</b> | <b>233,671</b>   |
| <b>G2030</b>                     | <b>Pedestrian Paving</b>                                               |      |         |                 |                  |
| 382                              | Over-excavated, moisture treated, and recompacted 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            |
| <b>G2030 - Pedestrian Paving</b> |                                                                        |      |         | <b>2.35 /SF</b> | <b>907,441</b>   |
| <b>G2040</b>                     | <b>Site Development</b>                                                |      |         |                 |                  |
| 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



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

### ELEMENTS ITEM - PHASE 3

| 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           |
| <b>G2040 - Site Development</b> |                                                                                                                                |      |         | <b>7.75 /SF</b> | <b>2,988,743</b> |
| <b>G2050</b>                    | <b>Landscaping</b>                                                                                                             |      |         |                 |                  |
| 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          |
| <b>G2050 - Landscaping</b>    |                                                                        |      |         | <b>3.35 /SF</b> | <b>1,292,256</b> |
| <b>G3010</b>                  | <b>Water Supply</b>                                                    |      |         |                 |                  |
| 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           |
| <b>G3010 - Water Supply</b>   |                                                                        |      |         | <b>0.85 /SF</b> | <b>328,222</b>   |
| <b>G3020</b>                  | <b>Sanitary Water</b>                                                  |      |         |                 |                  |
| 95                            | Sanitary water - scope completion                                      | SF   | 385,486 | 0.02            | 7,710            |
| <b>G3020 - Sanitary Water</b> |                                                                        |      |         | <b>0.02 /SF</b> | <b>7,710</b>     |
| <b>G3030</b>                  | <b>Storm Sewer</b>                                                     |      |         |                 |                  |
| 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           |
| <b>G3030 - Storm Sewer</b>    |                                                                        |      |         | <b>0.25 /SF</b> | <b>97,501</b>    |
| <b>G4010</b>                  | <b>Electrical Distribution</b>                                         |      |         |                 |                  |
| 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          |
|                           | <b>G4010 - Electrical Distribution</b>                         |      |         | <b>0.67 /SF</b>  | <b>258,939</b>   |
| <b>G4020</b>              | <b>Site Lighting</b>                                           |      |         |                  |                  |
| 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            |
|                           | <b>G4020 - Site Lighting</b>                                   |      |         | <b>1.14 /SF</b>  | <b>440,828</b>   |
| <b>G4090</b>              | <b>Other Site Electrical Utilities</b>                         |      |         |                  |                  |
| 244                       | Subcontractor GCs & GRs                                        | Item |         |                  | 86,282           |
|                           | <b>G4090 - Other Site Electrical Utilities</b>                 |      |         | <b>0.22 /SF</b>  | <b>86,282</b>    |
| <b>ESTIMATED NET COST</b> |                                                                |      |         | <b>25.33 /SF</b> | <b>9,763,839</b> |



# 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<br>USD/SF | Total Cost<br>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<br>USD     | Total Cost<br>USD |
|--------------|------------------------------------------------------------------------------------------------------------|------|---------|-----------------|-------------------|
| <b>D5020</b> | <b>Lighting and Branch Wiring</b>                                                                          |      |         |                 |                   |
| 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               |
|              | <b>D5020 - Lighting and Branch Wiring</b>                                                                  |      |         | <b>0.01 /SF</b> | <b>6,311</b>      |
| <b>G1010</b> | <b>Site Clearing</b>                                                                                       |      |         |                 |                   |
| 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.             |
|              | <b>G1010 - Site Clearing</b>                                                                               |      |         | <b>0.25 /SF</b> | <b>149,599</b>    |
| <b>G1030</b> | <b>Site Earthwork</b>                                                                                      |      |         |                 |                   |
| 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            |
|              | <b>G1030 - Site Earthwork</b>                                                                              |      |         | <b>2.56 /SF</b> | <b>1,556,107</b>  |
| <b>G2030</b> | <b>Pedestrian Paving</b>                                                                                   |      |         |                 |                   |
| 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           |
|              | <b>G2030 - Pedestrian Paving</b>                                                                           |      |         | <b>0.58 /SF</b> | <b>355,457</b>    |
| <b>G2040</b> | <b>Site Development</b>                                                                                    |      |         |                 |                   |
| 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           |
| <b>G2040 - Site Development</b>                |                                                                        |      |         | <b>2.98 /SF</b> | <b>1,812,086</b> |
| <b>G2050</b>                                   | <b>Landscaping</b>                                                     |      |         |                 |                  |
| 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          |
| <b>G2050 - Landscaping</b>                     |                                                                        |      |         | <b>1.70 /SF</b> | <b>1,031,540</b> |
| <b>G4020</b>                                   | <b>Site Lighting</b>                                                   |      |         |                 |                  |
| 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               |
| <b>G4020 - Site Lighting</b>                   |                                                                        |      |         | <b>0.40 /SF</b> | <b>243,380</b>   |
| <b>G4090</b>                                   | <b>Other Site Electrical Utilities</b>                                 |      |         |                 |                  |
| 244                                            | Subcontractor GCs & GRs                                                | Item |         |                 | 24,969           |
| <b>G4090 - Other Site Electrical Utilities</b> |                                                                        |      |         | <b>0.04 /SF</b> | <b>24,969</b>    |
| <b>ESTIMATED NET COST</b>                      |                                                                        |      |         | <b>8.52 /SF</b> | <b>5,179,449</b> |



## Town of Parker

| <b>Salisbury Sports Complex</b>                                                                                                                                          | <b>Expected Completion</b> | <b>Potential Funding Sources</b>                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------|
| 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                                   |
| <b>New South Recreation Center</b>                                                                                                                                       |                            |                                                             |
| Establish partnerships with Senior Services, local health care providers, and other pertinent agencies to explore funding opportunities.                                 | 2023-2027                  | Parks and Recreation Fund/<br>General Fund/External Sources |
| Initiate a site selection evaluation and explore funding for site design and completion.                                                                                 | 2023-2027                  | Parks and Recreation Fund                                   |
| <b>New Ice Arena</b>                                                                                                                                                     |                            |                                                             |
| 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                                             |
| <b>Preservation Park</b>                                                                                                                                                 |                            |                                                             |
| 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

|                                                                                                                                                                               | <b>Expected Completion</b> | <b>Potential Funding Sources</b>          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------|
| 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](mailto: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](mailto: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](mailto:stephanie@triplecrowsportst.com).

Thank You

Stephanie Klaviter

Director of Fastpitch



Triple Crown Sports