

13th Avenue Conceptual Design  
University of Oregon  
Eugene, OR

CONCEPTUAL DESIGN  
COST MODEL V3



CONCEPTUAL DESIGN COST MODEL V3

13th Avenue Conceptual Design  
University of Oregon  
Eugene, OR

Walker | Macy  
Seattle, WA

**BASIS OF COST MODEL V3**

<u>Cost Model V3 Prepared From</u>	Dated	Received
Conceptual Design Drawings Package	07.12.19	07.12.19
Discussions with the Project Architect and Engineers		Ongoing

Construction Schedule

Site Development  
Construction Start Date of April 2020

Construction Period  
Construction Period of 12 Months

Project Delivery

For the purposes of this study, the general contract is assumed to be CM@Risk. Should the contract proceed under a traditional design-bid-build project delivery format, the cost model will need to be modified to account for the difference in bid-day costs resulting from the different project delivery approach.

There may be small business set aside requirements.

The contractor will be required to pay prevailing wages.

Site Access

The general contractor will have full access to the site during normal business hours.

Phasing

There may be phasing requirements.

Pricing and Cost Escalation

This cost model includes unit rates that are based on bid data. Escalation from start date to the point in the construction schedule when each trade's work will be performed is excluded. Potential escalation contingency could be calculated on a compounded basis according to the following chart:

- 2019 - 6%
- 2020 - 5%
- 2021 - 4%
- 2022 - 4%
- 2023 - 4%

Cost Estimate Zones Definition (Project Specific)

Plaza Zone includes improvements within the project areas designated as plazas, full width of the corridor.  
34' Middle Zone includes improvements between the existing curb lines, including the bike/wheels zone and north pedestrian zone. In cases where the Plaza Zone coincides with the 34' Middle Zone, the cost is allocated in the Plaza Zone.

Edge Zone includes improvements to the corridor North and South of the Middle Zone.

BUDGET ALLOCATION

	Budget Category	Const. Budget	Proj. Budget	Excl.	N/A	Comments
1	PROPERTY ACQUISITION					
	Property acquisition					
2	PROFESSIONAL SERVICES					
	Design fees					
4.	PROJECT DELIVERY					
i)	ENABLING					
	Demolition and removal of existing development					
	Utility relocation and/or removal - on-site					
	Utility relocation and/or removal - off-site					
	Connection to utilities (fees)					
	Moving and/or relocation expense					
	Haz-mat abatement					
I)	SYSTEMS					
	Emergency generator					
	UPS					
	Low Voltage					
	Infrastructure					
	Security, cabling, equipment					
	Tele/Data cabling					
	Tele/Data network, routers, switches					
	Tele/Data active equipment					
	AV equipment					
II)	FURNITURE & FURNISHINGS					
	Fixed site furniture & furnishings					
	Loose site furniture & furnishings					
III)	SIGNAGE					
	Exterior signage					
IV)	PROCUREMENT / DELIVERY					
	Preconstruction services					
	General requirements					
	General conditions					
	Bonds					
	Insurance					
V)	CONTINGENCIES					
	Design contingency					
	Escalation contingency					Excluded per UO
	Construction contingency					
	Bidding contingency					
	Project contingency					

This report is based on the measurement and pricing of quantities where possible, informed assumptions where information is limited or non-existent, and captures our expectation of the construction cost on bid day.

The unit rates used were obtained from historical data and/or discussion with the local contracting community. The unit rates used in this report reflect the current bidding environment in the area. All unit rates relating to subcontractor work include all subcontractor mark ups, which cover field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular trade.

Pricing reflects likely construction costs on the bid-day noted in this report. This cost plan is not a prediction of low bid. Pricing assumes a negotiated bid with one pre-selected contractor in a CM@Risk delivery methodology. Pricing also assumes competitive bidding, with a minimum of 3 bidders, for all subcontracted work. History has shown that bid results are tied to the number of bidders, with fewer bidders resulting in less competitive bids and a greater number of bidders resulting in more competitive bids.

The Capital Projects Group has no control over the costs of labor, material, equipment, or the contractor's means and methods or bidding strategy, or prevailing market conditions on bid day. This cost plan is based on industry practice, professional experience and qualifications, and represents our best judgment as professional consultants familiar with the construction industry. However, The Capital Projects Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from this cost plan.

The accuracy of these costs is understood to be +/- 5%, and the possible range is understood to be +/- 15%. This range increases as the start date moves out in the future given the uncertainty regarding long-term cost escalation beyond 3 years out.

#### SOFT COSTS

- Assessments, taxes, finance, legal and development charges
- Architectural, design and construction management fees
- Owner supplied and installed furniture, fixtures and equipment
- Loose furniture and equipment except as specifically identified
- Testing and inspection fees
- Builder's risk, project wrap-up and other owner provided insurance program

#### EXCLUSIONS

- Hazardous material handling, disposal and abatement
- Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- Additional scope beyond that which is part of the original budget and post contract contingencies
- Post contract contingencies
- Environmental impact mitigation
- Land and easement acquisition
- Cost escalation beyond a start date of April 2020 - assumed
- Utility connection charges and fees
- Water recycling systems

OVERALL SUMMARY BY PHASE

	Construction Costs			Soft Costs		Project Costs	Range - Low Estimate 08/01/2019 = Pricing Date		Range - High Estimate 08/01/2019 = Pricing Date	
	Area (GSA)	\$/GSA	Total (\$'000s)	%	Total (\$'000s)	Total (\$'000s)	Variation	Total (\$'000s)	Variation	Total (\$'000s)
Phase A										
Plaza Zone	11,619 SF	99.00	1,155	50.00%	577	1,732	-2.50%	1,688	+2.50%	1,775
34' Middle Zone	3,876 SF	61.00	235	50.00%	117	352	-2.50%	343	+2.50%	360
Edge Zones	7,472 SF	50.00	376	50.00%	188	564	-2.50%	550	+2.50%	578
<b>TOTAL PHASE A</b>	<b>22,967 SF</b>	<b>77.00</b>	<b>1,765</b>		<b>882</b>	<b>2,647</b>		<b>2,581</b>		<b>2,713</b>
Phase B										
Plaza Zone	7,665 SF	61.00	466	50.00%	233	699	-2.50%	682	+2.50%	717
34' Middle Zone	11,762 SF	53.00	626	50.00%	313	939	-2.50%	915	+2.50%	962
Edge Zones	22,604 SF	59.00	1,332	50.00%	666	1,998	-2.50%	1,948	+2.50%	2,048
<b>TOTAL PHASE B</b>	<b>42,031 SF</b>	<b>58.00</b>	<b>2,424</b>		<b>1,212</b>	<b>3,636</b>		<b>3,545</b>		<b>3,727</b>
Phase C										
Plaza Zone	12,060 SF	58.00	697	50.00%	348	1,045	-2.50%	1,019	+2.50%	1,071
Edge Zones	5,939 SF	27.00	163	50.00%	81	244	-2.50%	238	+2.50%	250
<b>TOTAL PHASE C</b>	<b>17,999 SF</b>	<b>48.00</b>	<b>859</b>		<b>429</b>	<b>1,288</b>		<b>1,257</b>		<b>1,321</b>
Phase D										
Plaza Zone	21,712 SF	97.00	2,114	50.00%	1,057	3,171	-2.50%	3,091	+2.50%	3,250
34' Middle Zone	5,055 SF	61.00	309	50.00%	155	464	-2.50%	453	+2.50%	476
Edge Zones	32,639 SF	51.00	1,650	50.00%	825	2,475	-2.50%	2,413	+2.50%	2,537
<b>TOTAL PHASE D</b>	<b>59,406 SF</b>	<b>69.00</b>	<b>4,073</b>		<b>2,037</b>	<b>6,110</b>		<b>5,957</b>		<b>6,263</b>
Phase E										
Plaza Zone	9,654 SF	62.00	596	50.00%	298	894	-2.50%	871	+2.50%	916
34' Middle Zone	17,993 SF	69.00	1,242	50.00%	621	1,863	-2.50%	1,817	+2.50%	1,910
Edge Zones	25,206 SF	63.00	1,579	50.00%	790	2,369	-2.50%	2,310	+2.50%	2,428
<b>TOTAL PHASE E</b>	<b>52,853 SF</b>	<b>65.00</b>	<b>3,417</b>		<b>1,709</b>	<b>5,126</b>		<b>4,998</b>		<b>5,254</b>
Phase F										
Plaza Zone	11,512 SF	106.00	1,223	50.00%	611	1,834	-2.50%	1,788	+2.50%	1,879
34' Middle Zone	12,560 SF	50.00	624	50.00%	312	936	-2.50%	912	+2.50%	959
Edge Zones	26,672 SF	57.00	1,508	50.00%	754	2,262	-2.50%	2,205	+2.50%	2,318
<b>TOTAL PHASE F</b>	<b>50,744 SF</b>	<b>66.00</b>	<b>3,354</b>		<b>1,677</b>	<b>5,031</b>		<b>4,905</b>		<b>5,156</b>
Phase G										
Edge Zones	47,202 SF	48.00	2,265	50.00%	1,133	3,398	-2.50%	3,313	+2.50%	3,483
<b>TOTAL PHASE G</b>	<b>47,202 SF</b>	<b>48.00</b>	<b>2,265</b>		<b>1,133</b>	<b>3,398</b>		<b>3,313</b>		<b>3,483</b>
<b>TOTAL SITEWORK</b>	<b>293,202 SF</b>	<b>62.00</b>	<b>18,158</b>		<b>9,079</b>	<b>27,237</b>		<b>26,556</b>		<b>27,917</b>

OVERALL COMPONENT SUMMARY BY PHASE

	Phase A								Phase B								
	Plaza Zone		34' Middle Zone		Edge Zone		Total		Plaza Zone		34' Middle Zone		Edge Zone		Total		
	11,619 SF	3,876 SF	7,472 SF	22,967 SF	7,665 SF	11,762 SF	22,604 SF	42,031 SF	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	
G BUILDING SITEWORK																	
G10 Site Preparation	4.34	50	4.08	16	4.08	30	4.21	97	4.08	31	4.08	48	4.08	92	4.08	171	
G20 Site Improvements	57.15	664	22.60	88	25.02	187	40.87	939	27.76	213	18.53	218	30.81	696	26.82	1,127	
G30 Site Mechanical Utilities	2.94	34	2.80	11	3.08	23	2.96	68	2.80	21	2.80	33	3.43	77	3.14	132	
G40 Site Electrical Utilities	6.11	71	13.50	52	3.57	27	6.53	150	8.59	66	12.41	146	3.57	81	6.96	293	
G50 Other Site Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal	70.54	820	42.98	167	35.75	267	54.57	1,253	43.24	331	37.82	445	41.88	947	40.99	1,723	
Subtotal Direct Cost	70.54	820	42.98	167	35.75	267	54.57	1,253	43.24	331	37.82	445	41.88	947	40.99	1,723	
Contingency for Development of Design	20.00%	14.11	164	8.51	33	7.09	53	10.89	250	8.61	66	7.57	89	8.36	189	8.18	344
Subtotal		84.65	984	51.49	200	42.84	320	65.46	1,503	51.85	397	45.39	534	50.24	1,136	49.18	2,067
Construction Contingency	3.00%	2.58	30	1.55	6	1.34	10	2.00	46	1.57	12	1.36	16	1.50	34	1.48	62
General Conditions	9.00%	7.83	91	4.90	19	4.01	30	6.10	140	4.83	37	4.17	49	4.65	105	4.54	191
Bonds and Insurance	2.00%	1.89	22	1.03	4	0.94	7	1.44	33	1.17	9	1.02	12	1.11	25	1.09	46
Contractor's Overhead & Profit or Fee	2.50%	2.41	28	1.55	6	1.20	9	1.87	43	1.44	11	1.28	15	1.42	32	1.38	58
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>99.37</b>	<b>1,155</b>	<b>60.52</b>	<b>235</b>	<b>50.34</b>	<b>376</b>	<b>76.86</b>	<b>1,765</b>	<b>60.85</b>	<b>466</b>	<b>53.21</b>	<b>626</b>	<b>58.92</b>	<b>1,332</b>	<b>57.67</b>	<b>2,424</b>



OVERALL COMPONENT SUMMARY BY PHASE

	Phase C							Phase D							
	Plaza Zone		Edge Zone		Total		Plaza Zone		34' Middle Zone		Edge Zone		Total		
	12,060 SF	5,939 SF	17,999 SF	21,712 SF	5,055 SF	32,639 SF	59,406 SF	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000
G BUILDING SITEWORK															
G10 Site Preparation	4.08	49	4.08	24	4.08	73	4.08	89	4.08	21	4.08	133	4.08	242	
G20 Site Improvements	25.56	308	8.99	53	20.09	362	56.06	1,217	23.50	119	25.11	820	36.29	2,156	
G30 Site Mechanical Utilities	3.13	38	2.84	17	3.04	55	2.80	61	2.80	14	3.14	103	2.99	178	
G40 Site Electrical Utilities	8.25	100	3.57	21	6.71	121	6.17	134	12.97	66	3.57	117	5.32	316	
G50 Other Site Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Subtotal</b>	<b>41.03</b>	<b>495</b>	<b>19.48</b>	<b>116</b>	<b>33.92</b>	<b>610</b>	<b>69.11</b>	<b>1,501</b>	<b>43.35</b>	<b>219</b>	<b>35.91</b>	<b>1,172</b>	<b>48.68</b>	<b>2,892</b>	
<b>Subtotal Direct Cost</b>	<b>41.03</b>	<b>495</b>	<b>19.48</b>	<b>116</b>	<b>33.92</b>	<b>610</b>	<b>69.11</b>	<b>1,501</b>	<b>43.35</b>	<b>219</b>	<b>35.91</b>	<b>1,172</b>	<b>48.68</b>	<b>2,892</b>	
Contingency for Development of Design	20.00%	8.21	99	3.87	23	6.78	122	13.82	300	8.70	44	7.17	234	9.73	578
<b>Subtotal</b>		<b>49.24</b>	<b>594</b>	<b>23.35</b>	<b>139</b>	<b>40.69</b>	<b>732</b>	<b>82.93</b>	<b>1,801</b>	<b>52.06</b>	<b>263</b>	<b>43.08</b>	<b>1,406</b>	<b>58.41</b>	<b>3,470</b>
Construction Contingency	3.00%	1.49	18	0.67	4	1.22	22	2.49	54	1.58	8	1.29	42	1.75	104
General Conditions	9.00%	4.56	55	2.19	13	3.78	68	7.69	167	4.75	24	3.98	130	5.40	321
Bonds and Insurance	2.00%	1.08	13	0.51	3	0.89	16	1.84	40	1.19	6	0.98	32	1.31	78
Contractor's Overhead & Profit or Fee	2.50%	1.41	17	0.67	4	1.17	21	2.39	52	1.58	8	1.23	40	1.68	100
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>57.78</b>	<b>697</b>	<b>27.39</b>	<b>163</b>	<b>47.75</b>	<b>859</b>	<b>97.35</b>	<b>2,114</b>	<b>61.16</b>	<b>309</b>	<b>50.55</b>	<b>1,650</b>	<b>68.56</b>	<b>4,073</b>

OVERALL COMPONENT SUMMARY BY PHASE

		Phase E								Phase F							
		Plaza Zone		34' Middle Zone		Edge Zone		Total		Plaza Zone		34' Middle Zone		Edge Zone		Total	
		9,654 SF	17,993 SF	25,206 SF	52,853 SF	11,512 SF	12,560 SF	26,672 SF	50,744 SF	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000
G BUILDING SITEWORK																	
G10 Site Preparation		4.61	44	4.08	73	4.08	103	4.18	221	4.08	47	4.08	51	4.08	109	4.08	207
G20 Site Improvements		29.76	287	21.31	383	32.80	827	28.33	1,497	56.66	652	18.68	235	29.32	782	32.89	1,669
G30 Site Mechanical Utilities		2.80	27	2.80	50	4.03	102	3.39	179	2.80	32	2.80	35	3.14	84	2.98	151
G40 Site Electrical Utilities		6.63	64	20.85	375	3.57	90	10.01	529	11.82	136	9.70	122	3.57	95	6.96	353
G50 Other Site Construction		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		43.79	423	49.04	882	44.48	1,121	45.91	2,426	75.36	868	35.26	443	40.11	1,070	46.90	2,380
Subtotal Direct Cost		43.79	423	49.04	882	44.48	1,121	45.91	2,426	75.36	868	35.26	443	40.11	1,070	46.90	2,380
Contingency for Development of Design	20.00%	8.80	85	9.78	176	8.89	224	9.18	485	15.11	174	7.09	89	8.02	214	9.40	477
Subtotal		52.60	508	58.82	1,058	53.37	1,345	55.08	2,911	90.47	1,042	42.35	532	48.13	1,284	56.30	2,857
Construction Contingency	3.00%	1.55	15	1.78	32	1.59	40	1.65	87	2.69	31	1.27	16	1.46	39	1.69	86
General Conditions	9.00%	4.87	47	5.45	98	4.96	125	5.11	270	8.43	97	3.90	49	4.46	119	5.22	265
Bonds and Insurance	2.00%	1.14	11	1.33	24	1.19	30	1.23	65	2.00	23	0.96	12	1.09	29	1.26	64
Contractor's Overhead & Profit or Fee	2.50%	1.55	15	1.67	30	1.55	39	1.59	84	2.61	30	1.19	15	1.39	37	1.62	82
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>61.71</b>	<b>596</b>	<b>69.05</b>	<b>1,242</b>	<b>62.65</b>	<b>1,579</b>	<b>64.66</b>	<b>3,417</b>	<b>####</b>	<b>1,223</b>	<b>49.67</b>	<b>624</b>	<b>56.53</b>	<b>1,508</b>	<b>66.10</b>	<b>3,354</b>

OVERALL COMPONENT SUMMARY BY PHASE

	Phase G					
	Edge Zone		Total		Total	
	47,202 SF	47,202 SF	47,202 SF	47,202 SF	293,202 SF	293,202 SF
	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>						
G10 Site Preparation	4.08	193	4.08	193	4.11	1,204
G20 Site Improvements	23.62	1,115	23.62	1,115	30.23	8,864
G30 Site Mechanical Utilities	2.80	132	2.80	132	3.05	894
G40 Site Electrical Utilities	3.57	169	3.57	169	6.58	1,930
G50 Other Site Construction	-	-	-	-	-	-
<b>Subtotal</b>	<b>34.07</b>	<b>1,608</b>	<b>34.07</b>	<b>1,608</b>	<b>43.97</b>	<b>12,893</b>
<b>Subtotal Direct Cost</b>	<b>34.07</b>	<b>1,608</b>	<b>34.07</b>	<b>1,608</b>	<b>43.97</b>	<b>12,893</b>
Contingency for Development of Design	20.00%	6.82	322	6.82	322	8.79 2,578
<b>Subtotal</b>	<b>40.90</b>	<b>1,930</b>	<b>40.90</b>	<b>1,930</b>	<b>52.77</b>	<b>15,471</b>
Construction Contingency	3.00%	1.23	58	1.23	58	1.59 465
General Conditions	9.00%	3.79	179	3.79	179	4.89 1,434
Bonds and Insurance	2.00%	0.91	43	0.91	43	1.18 345
Contractor's Overhead & Profit or Fee	2.50%	1.17	55	1.17	55	1.51 443
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>47.99</b>	<b>2,265</b>	<b>47.99</b>	<b>2,265</b>	<b>61.93 18,158</b>

OVERALL SUMMARY BY ZONE

	Construction Costs			Soft Costs		Project Costs	Range - Low Estimate 08/01/2019 = Pricing Date		Range - High Estimate 08/01/2019 = Pricing Date	
	Area (GSA)	\$/GSA	Total (\$'000s)	%	Total (\$'000s)	Total (\$'000s)	Variation	Total (\$'000s)	Variation	Total (\$'000s)
<b>PLAZA ZONE</b>										
Phase A	11,619 SF	99.00	1,155	50.00%	577	1,732	-2.50%	1,688	+2.50%	1,775
Phase B	7,665 SF	61.00	466	50.00%	233	699	-2.50%	682	+2.50%	717
Phase C	12,060 SF	58.00	697	50.00%	348	1,045	-2.50%	1,019	+2.50%	1,071
Phase D	21,712 SF	97.00	2,114	50.00%	1,057	3,171	-2.50%	3,091	+2.50%	3,250
Phase E	9,654 SF	62.00	596	50.00%	298	894	-2.50%	871	+2.50%	916
Phase F	11,512 SF	106.00	1,223	50.00%	611	1,834	-2.50%	1,788	+2.50%	1,879
<b>TOTAL PLAZA ZONE</b>	<b>74,222 SF</b>	<b>84.00</b>	<b>6,250</b>		<b>3,124</b>	<b>9,374</b>		<b>9,139</b>		<b>9,608</b>
<b>34' MIDDLE ZONE</b>										
Phase A	3,876 SF	61.00	235	50.00%	117	352	-2.50%	343	+2.50%	360
Phase B	11,762 SF	53.00	626	50.00%	313	939	-2.50%	915	+2.50%	962
Phase D	5,055 SF	61.00	309	50.00%	155	464	-2.50%	453	+2.50%	476
Phase E	17,993 SF	69.00	1,242	50.00%	621	1,863	-2.50%	1,817	+2.50%	1,910
Phase F	12,560 SF	50.00	624	50.00%	312	936	-2.50%	912	+2.50%	959
<b>TOTAL 34' MIDDLE ZONE</b>	<b>51,246 SF</b>	<b>59.00</b>	<b>3,036</b>		<b>1,518</b>	<b>4,554</b>		<b>4,440</b>		<b>4,667</b>
<b>EDGE ZONE</b>										
Phase A	7,472 SF	50.00	376	50.00%	188	564	-2.50%	550	+2.50%	578
Phase B	22,604 SF	59.00	1,332	50.00%	666	1,998	-2.50%	1,948	+2.50%	2,048
Phase C	5,939 SF	27.00	163	50.00%	81	244	-2.50%	238	+2.50%	250
Phase D	32,639 SF	51.00	1,650	50.00%	825	2,475	-2.50%	2,413	+2.50%	2,537
Phase E	25,206 SF	63.00	1,579	50.00%	790	2,369	-2.50%	2,310	+2.50%	2,428
Phase F	26,672 SF	57.00	1,508	50.00%	754	2,262	-2.50%	2,205	+2.50%	2,318
Phase G	47,202 SF	48.00	2,265	50.00%	1,133	3,398	-2.50%	3,313	+2.50%	3,483
<b>TOTAL EDGE ZONE</b>	<b>167,734 SF</b>	<b>53.00</b>	<b>8,873</b>		<b>4,437</b>	<b>13,310</b>		<b>12,977</b>		<b>13,642</b>
<b>TOTAL SITEWORK</b>	<b>293,202 SF</b>	<b>62.00</b>	<b>18,158</b>		<b>9,079</b>	<b>27,237</b>		<b>26,556</b>		<b>27,917</b>

OVERALL COMPONENT SUMMARY BY ZONE

	Plaza Zone														
	Phase A		Phase B		Phase C		Phase D		Phase E		Phase F		Total		
	11,619 SF		7,665 SF		12,060 SF		21,712 SF		9,654 SF		11,512 SF		74,222 SF		
	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	
<b>G BUILDING SITEWORK</b>															
G10 Site Preparation	4.34	50	4.08	31	4.08	49	4.08	89	4.61	44	4.08	47	4.19	311	
G20 Site Improvements - Hardscape	52.43	609	27.76	213	21.97	265	54.37	1,181	28.01	270	50.66	583	42.05	3,121	
G20 Site Improvements - Softscape	4.72	55	-	-	3.59	43	1.69	37	1.75	17	5.99	69	2.97	221	
G30 Site Mechanical Utilities	2.94	34	2.80	21	3.13	38	2.80	61	2.80	27	2.80	32	2.88	214	
G40 Site Electrical Utilities	6.11	71	8.59	66	8.25	100	6.17	134	6.63	64	11.82	136	7.69	570	
G50 Other Site Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Subtotal</b>	<b>70.54</b>	<b>820</b>	<b>43.24</b>	<b>331</b>	<b>41.03</b>	<b>495</b>	<b>69.11</b>	<b>1,501</b>	<b>43.79</b>	<b>423</b>	<b>75.36</b>	<b>868</b>	<b>59.78</b>	<b>4,437</b>	
<b>Subtotal Direct Cost</b>	<b>70.54</b>	<b>820</b>	<b>43.24</b>	<b>331</b>	<b>41.03</b>	<b>495</b>	<b>69.11</b>	<b>1,501</b>	<b>43.79</b>	<b>423</b>	<b>75.36</b>	<b>868</b>	<b>59.78</b>	<b>4,437</b>	
Contingency for Development of Design	20.00%	14.11	164	8.61	66	8.21	99	13.82	300	8.80	85	15.11	174	11.96	888
<b>Subtotal</b>		<b>84.65</b>	<b>984</b>	<b>51.85</b>	<b>397</b>	<b>49.24</b>	<b>594</b>	<b>82.93</b>	<b>1,801</b>	<b>52.60</b>	<b>508</b>	<b>90.47</b>	<b>1,042</b>	<b>71.74</b>	<b>5,325</b>
Construction Contingency	3.00%	2.58	30	1.57	12	1.49	18	2.49	54	1.55	15	2.69	31	2.16	160
General Conditions	9.00%	7.83	91	4.83	37	4.56	55	7.69	167	4.87	47	8.43	97	6.66	494
Bonds and Insurance	2.00%	1.89	22	1.17	9	1.08	13	1.84	40	1.14	11	2.00	23	1.59	118
Contractor's Overhead & Profit or Fee	2.50%	2.41	28	1.44	11	1.41	17	2.39	52	1.55	15	2.61	30	2.06	153
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>99.37</b>	<b>1,155</b>	<b>60.85</b>	<b>466</b>	<b>57.78</b>	<b>697</b>	<b>97.35</b>	<b>2,114</b>	<b>61.71</b>	<b>596</b>	<b>106.19</b>	<b>1,223</b>	<b>84.20</b>	<b>6,250</b>

OVERALL COMPONENT SUMMARY BY ZONE

	34' Middle Zone											
	Phase A 3,876 SF		Phase B 11,762 SF		Phase D 5,055 SF		Phase E 17,993 SF		Phase F 12,560 SF		Total 51,246 SF	
	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>												
G10 Site Preparation	4.08	16	4.08	48	4.08	21	4.08	73	4.08	51	4.08	209
G20 Site Improvements - Hardscape	18.72	73	18.53	218	17.56	89	17.97	323	18.68	235	18.29	937
G20 Site Improvements - Softscape	3.87	15	-	-	5.94	30	3.34	60	-	-	2.05	105
G30 Site Mechanical Utilities	2.80	11	2.80	33	2.80	14	2.80	50	2.80	35	2.80	143
G40 Site Electrical Utilities	13.50	52	12.41	146	12.97	66	20.85	375	9.70	122	14.85	761
G50 Other Site Construction	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>42.98</b>	<b>167</b>	<b>37.82</b>	<b>445</b>	<b>43.35</b>	<b>219</b>	<b>49.04</b>	<b>882</b>	<b>35.26</b>	<b>443</b>	<b>42.07</b>	<b>2,156</b>
<b>Subtotal Direct Cost</b>	<b>42.98</b>	<b>167</b>	<b>37.82</b>	<b>445</b>	<b>43.35</b>	<b>219</b>	<b>49.04</b>	<b>882</b>	<b>35.26</b>	<b>443</b>	<b>42.07</b>	<b>2,156</b>
Contingency for Development of Design	20.00%	8.51	33	7.57	89	8.70	44	9.78	176	7.09	89	431
<b>Subtotal</b>		<b>51.49</b>	<b>200</b>	<b>45.39</b>	<b>534</b>	<b>52.06</b>	<b>263</b>	<b>58.82</b>	<b>1,058</b>	<b>42.35</b>	<b>532</b>	<b>2,587</b>
Construction Contingency	3.00%	1.55	6	1.36	16	1.58	8	1.78	32	1.27	16	78
General Conditions	9.00%	4.90	19	4.17	49	4.75	24	5.45	98	3.90	49	239
Bonds and Insurance	2.00%	1.03	4	1.02	12	1.19	6	1.33	24	0.96	12	58
Contractor's Overhead & Profit or Fee	2.50%	1.55	6	1.28	15	1.58	8	1.67	30	1.19	15	74
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>60.52</b>	<b>235</b>	<b>53.21</b>	<b>626</b>	<b>61.16</b>	<b>309</b>	<b>69.05</b>	<b>1,242</b>	<b>49.67</b>	<b>624</b>	<b>3,036</b>

OVERALL COMPONENT SUMMARY BY ZONE

	Edge Zone														Total		Total		
	Phase A		Phase B		Phase C		Phase D		Phase E		Phase F		Phase G						167,734 SF
	7,472 SF		22,604 SF		5,939 SF		32,639 SF		25,206 SF		26,672 SF		47,202 SF						
	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000	
<b>G BUILDING SITEWORK</b>																			
G10 Site Preparation	4.08	30	4.08	92	4.08	24	4.08	133	4.08	103	4.08	109	4.08	193	4.08	684	4.11	1,204	
G20 Site Improvements - Hardscape	12.09	90	15.53	351	2.55	15	11.82	386	15.34	387	14.19	379	13.81	652	13.47	2,259	21.55	6,318	
G20 Site Improvements - Softscape	12.93	97	15.28	345	6.44	38	13.30	434	17.47	440	15.13	403	9.81	463	13.24	2,221	8.69	2,547	
G30 Site Mechanical Utilities	3.08	23	3.43	77	2.84	17	3.14	103	4.03	102	3.14	84	2.80	132	3.20	537	3.05	894	
G40 Site Electrical Utilities	3.57	27	3.57	81	3.57	21	3.57	117	3.57	90	3.57	95	3.57	169	3.57	599	6.58	1,930	
G50 Other Site Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Subtotal</b>	<b>35.75</b>	<b>267</b>	<b>41.88</b>	<b>947</b>	<b>19.48</b>	<b>116</b>	<b>35.91</b>	<b>1,172</b>	<b>44.48</b>	<b>1,121</b>	<b>40.11</b>	<b>1,070</b>	<b>34.07</b>	<b>1,608</b>	<b>37.56</b>	<b>6,301</b>	<b>43.97</b>	<b>12,893</b>	
<b>Subtotal Direct Cost</b>	<b>35.75</b>	<b>267</b>	<b>41.88</b>	<b>947</b>	<b>19.48</b>	<b>116</b>	<b>35.91</b>	<b>1,172</b>	<b>44.48</b>	<b>1,121</b>	<b>40.11</b>	<b>1,070</b>	<b>34.07</b>	<b>1,608</b>	<b>37.56</b>	<b>6,301</b>	<b>43.97</b>	<b>12,893</b>	
Contingency for Development of Design	20.00%	7.09	53	8.36	189	3.87	23	7.17	234	8.89	224	8.02	214	6.82	322	7.51	1,259	8.79	2,578
<b>Subtotal</b>	<b>42.84</b>	<b>320</b>	<b>50.24</b>	<b>1,136</b>	<b>23.35</b>	<b>139</b>	<b>43.08</b>	<b>1,406</b>	<b>53.37</b>	<b>1,345</b>	<b>48.13</b>	<b>1,284</b>	<b>40.90</b>	<b>1,930</b>	<b>45.07</b>	<b>7,560</b>	<b>52.77</b>	<b>15,471</b>	
Construction Contingency	3.00%	1.34	10	1.50	34	0.67	4	1.29	42	1.59	40	1.46	39	1.23	58	1.35	227	1.59	465
General Conditions	9.00%	4.01	30	4.65	105	2.19	13	3.98	130	4.96	125	4.46	119	3.79	179	4.18	701	4.89	1,434
Bonds and Insurance	2.00%	0.94	7	1.11	25	0.51	3	0.98	32	1.19	30	1.09	29	0.91	43	1.01	169	1.18	345
Contractor's Overhead & Profit or Fee	2.50%	1.20	9	1.42	32	0.67	4	1.23	40	1.55	39	1.39	37	1.17	55	1.29	216	1.51	443
<b>Total Construction Cost</b>	<b>April 2019</b>	<b>50.34</b>	<b>376</b>	<b>58.92</b>	<b>1,332</b>	<b>27.39</b>	<b>163</b>	<b>50.55</b>	<b>1,650</b>	<b>62.65</b>	<b>1,579</b>	<b>56.53</b>	<b>1,508</b>	<b>47.99</b>	<b>2,265</b>	<b>52.90</b>	<b>8,873</b>	<b>61.93</b>	<b>18,158</b>

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AREAS - PHASE A - PLAZA ZONE

Site Areas		Areas
Site Development		11,619
TOTAL SITE AREA		<hr/> 11,619
		Ratios
Gross Area	11,619 SF	1.000
Developed Area	11,619 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	10,609 SF	0.913
Softscape	1,010 SF	0.087



SUMMARY - PHASE A - PLAZA ZONE

	Gross Area:	11,619 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.34	50
G20 Site Improvements			57.15	664
G30 Site Mechanical Utilities			2.94	34
G40 Site Electrical Utilities			6.11	71
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>70.54</b>	<b>820</b>
<b>Subtotal Direct Cost</b>			<b>70.54</b>	<b>820</b>
Contingency for Development of Design #REF!		20.00%	14.11	164
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>84.65</b>	<b>984</b>
Construction Contingency		3.00%	2.58	30
General Conditions		9.00%	7.83	91
Bonds and Insurance		2.00%	1.89	22
Contractor's Overhead & Profit or Fee		2.50%	2.41	28
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>99.37</b>	<b>1,155</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	11,619	SF	3.57	41,480
Preserve brick gateway walls (remove fences)	39	LF	76.40	2,980
Tree and vegetation protection	11,619	SF	0.51	5,926
				50,385
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	10,479	SF	20.37	213,457
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	130	SF	16.81	2,185
Premium for reinforced paving - limited vehicular access	1,503	SF	5.09	7,650
G2040 Site Development				
Rain shelter, social pavilions type	1,159	SF	152.79	177,084
Bike repair station	1	EA	3,055.80	3,056
Planter seating, assume concrete, 24" deep, include foundations	81	LF	488.93	39,603
Linear seating, assume concrete, 24" deep	24	LF	244.46	5,867
Linear seating, assume concrete, 36" deep	30	LF	366.70	11,001
Linear seating, assume concrete, 60" deep	24	LF	611.16	14,668
Linear seating, assume metal structure and wood, 72" deep	26	LF	977.86	25,424
Concrete steps, 12" tread, assume 6" riser	173	LF	106.95	18,502
Guardrails, assume 3.5' high	84	LF	178.26	14,974
Campus gateway feature	1	LS	30,558.00	30,558
Campus map station	1	EA	7,639.50	7,640
Premium for ramps	327	SF	15.28	4,997
Retractable bollards	3	EA	967.67	2,903
Site development - allow for not shown	11,619	SF	2.55	29,628
G2050 Landscaping				
Tree pits with durable understory planting	438	SF	13.24	5,799
Amended or import soil, 24" deep	32	CY	50.93	1,652
Silva cells under tree pits	438	SF	61.12	26,771
Preserved and enhanced planting area / naturalized planting area	572	SF	12.73	7,282
Amended or import soil, 18" deep	32	CY	66.21	2,104
Irrigation	1,010	SF	3.57	3,606
Premium for rain garden area	298	SF	5.09	1,517
Trees				
Honey locust tree	3	EA	2,037.20	6,112
				664,039

Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	11,619	SF	2.80	32,533
Premium for stormwater treatment	298	SF	5.60	1,669
				<hr/> 34,202
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	11,619	SF	3.57	41,480
Light poles, 12' high	5	EA	4,000.00	20,000
Light poles, 20' high	1	EA	6,500.00	6,500
Concrete pole base	6	EA	500.00	3,000
				<hr/> 70,980
<u>G50 Other Site Construction</u>				
				N/A
				<hr/> 0

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AREAS - PHASE A - 34' MIDDLE ZONE

Site Areas	Areas
Site Development	3,876
TOTAL SITE AREA	<hr/> 3,876

		Ratios
Gross Area	3,876 SF	1.000
Developed Area	3,876 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	3,714 SF	0.958
Softscape	162 SF	0.042

SUMMARY - PHASE A - 34' MIDDLE ZONE

	Gross Area:	3,876 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	16
G20 Site Improvements			22.60	88
G30 Site Mechanical Utilities			2.80	11
G40 Site Electrical Utilities			13.50	52
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>42.98</b>	<b>167</b>
<b>Subtotal Direct Cost</b>			<b>42.98</b>	<b>167</b>
Contingency for Development of Design #REF!		20.00%	8.51	33
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>51.49</b>	<b>200</b>
Construction Contingency		3.00%	1.55	6
General Conditions		9.00%	4.90	19
Bonds and Insurance		2.00%	1.03	4
Contractor's Overhead & Profit or Fee		2.50%	1.55	6
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>60.52</b>	<b>235</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	3,876	SF	3.57	13,837
Tree and vegetation protection	3,876	SF	0.51	1,977
				<hr/> 15,814
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	897	SF	15.79	14,164
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	1,120	SF	15.79	17,685
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	600	SF	16.81	10,086
Textured paving at transitions, heavily textured finish treatment	199	SF	18.33	3,648
New sidewalk paving, assume concrete	898	SF	15.28	13,721
Premium for reinforced paving - limited vehicular access	465	SF	5.09	2,367
Rolled curb	33	LF	30.56	1,008
G2040 Site Development				
Site development - allow for not shown	3,876	SF	2.55	9,884
G2050 Landscaping				
Tree pits with durable understory planting	162	SF	13.24	2,145
Amended or import soil, 24" deep	12	CY	50.93	611
Silva cells under tree pits	162	SF	61.12	9,901
Irrigation	162	SF	3.57	578
Trees				
Accent trees	1	EA	1,782.55	1,783
				<hr/> 87,581
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	3,876	SF	2.80	10,853
				<hr/> 10,853

Element	Quantity	Unit	Rate	Total
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	3,876	SF	3.57	13,837
Light poles, 12' high	7	EA	4,000.00	28,000
Light poles, 20' high	1	EA	6,500.00	6,500
Concrete pole base	8	EA	500.00	4,000
				52,337
<u>G50 Other Site Construction</u>				
				N/A
				0

AREAS - PHASE A - EDGE ZONE

Site Areas		Areas
Site Development		7,472
TOTAL SITE AREA		<u>7,472</u>
		Ratios
Gross Area	7,472 SF	1.000
Developed Area	7,472 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	3,311 SF	0.443
Softscape	3,509 SF	0.470
Existing to Remain	652 SF	0.087



SUMMARY - PHASE A - EDGE ZONE

	Gross Area:	7,472 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	30
G20 Site Improvements			25.02	187
G30 Site Mechanical Utilities			3.08	23
G40 Site Electrical Utilities			3.57	27
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>35.75</b>	<b>267</b>
<b>Subtotal Direct Cost</b>			<b>35.75</b>	<b>267</b>
Contingency for Development of Design		20.00%	7.09	53
#REF!			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>42.84</b>	<b>320</b>
Construction Contingency		3.00%	1.34	10
General Conditions		9.00%	4.01	30
Bonds and Insurance		2.00%	0.94	7
Contractor's Overhead & Profit or Fee		2.50%	1.20	9
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>50.34</b>	<b>376</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	7,472	SF	3.57	26,675
Tree and vegetation protection	7,472	SF	0.51	3,811
				30,486
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	1,414	SF	15.79	22,327
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	58	SF	15.79	916
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	37	SF	16.81	622
New sidewalk paving, assume concrete	1,802	SF	15.28	27,535
Rolled curb	6	LF	30.56	183
Concrete curb	20	LF	27.50	550
Existing areas to remain	652	SF	5.09	3,319
G2040 Site Development				
Bike racks	30	EA	458.37	13,751
Premium for ramps	135	SF	15.28	2,063
Site development - allow for not shown	7,472	SF	2.55	19,054
G2050 Landscaping				
Tree pits with durable understory planting	366	SF	13.24	4,846
Amended or import soil, 24" deep	27	CY	50.93	1,381
Silva cells under tree pits	366	SF	61.12	22,370
Preserved and enhanced planting area / naturalized planting area	3,143	SF	12.73	40,010
Amended or import soil, 18" deep	175	CY	66.21	11,561
Irrigation	3,509	SF	3.57	12,527
Premium for rain garden area	374	SF	5.09	1,904
Trees				
Elm cultivar	1	EA	2,037.20	2,037
				186,955

Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	7,472	SF	2.80	20,922
Premium for stormwater treatment	374	SF	5.60	2,094
				<hr/> 23,016
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	7,472	SF	3.57	26,675
				<hr/> 26,675
<u>G50 Other Site Construction</u>				
				<hr/> N/A
				<hr/> 0

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AREAS - PHASE B - PLAZA ZONE

Site Areas		Areas
Site Development		7,665
TOTAL SITE AREA		<hr/> 7,665
		Ratios
Gross Area	7,665 SF	1.000
Developed Area	7,665 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	7,665 SF	1.000

SUMMARY - PHASE B - PLAZA ZONE

	Gross Area:	7,665 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	31
G20 Site Improvements			27.76	213
G30 Site Mechanical Utilities			2.80	21
G40 Site Electrical Utilities			8.59	66
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>43.24</b>	<b>331</b>
<b>Subtotal Direct Cost</b>			<b>43.24</b>	<b>331</b>
Contingency for Development of Design #REF!		20.00%	8.61	66
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>51.85</b>	<b>397</b>
Construction Contingency		3.00%	1.57	12
General Conditions		9.00%	4.83	37
Bonds and Insurance		2.00%	1.17	9
Contractor's Overhead & Profit or Fee		2.50%	1.44	11
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>60.85</b>	<b>466</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	7,665	SF	3.57	27,364
Tree and vegetation protection	7,665	SF	0.51	3,909
				31,273
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	7,665	SF	20.37	156,136
Premium for reinforced paving - limited vehicular access	2,492	SF	5.09	12,684
G2040 Site Development				
Planter seating, assume concrete, 36" deep, include foundations	40	LF	611.16	24,446
Site development - allow for not shown	7,665	SF	2.55	19,546
				212,812
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	7,665	SF	2.80	21,462
				21,462
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	7,665	SF	3.57	27,364
Light poles, 12' high	7	EA	4,000.00	28,000
Light poles, 20' high	1	EA	6,500.00	6,500
Concrete pole base	8	EA	500.00	4,000
				65,864
<u>G50 Other Site Construction</u>				
				N/A
				0

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AREAS - PHASE B - 34' MIDDLE ZONE

Site Areas		Areas
Site Development		11,762
TOTAL SITE AREA		<hr/> 11,762
		Ratios
Gross Area	11,762 SF	1.000
Developed Area	11,762 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	11,762 SF	1.000

SUMMARY - PHASE B - 34' MIDDLE ZONE

	Gross Area:	11,762 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	48
G20 Site Improvements			18.53	218
G30 Site Mechanical Utilities			2.80	33
G40 Site Electrical Utilities			12.41	146
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>37.82</b>	<b>445</b>
<b>Subtotal Direct Cost</b>			<b>37.82</b>	<b>445</b>
Contingency for Development of Design #REF!		20.00%	7.57	89
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>45.39</b>	<b>534</b>
Construction Contingency		3.00%	1.36	16
General Conditions		9.00%	4.17	49
Bonds and Insurance		2.00%	1.02	12
Contractor's Overhead & Profit or Fee		2.50%	1.28	15
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>53.21</b>	<b>626</b>



Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	11,762	SF	3.57	41,990
Tree and vegetation protection	11,762	SF	0.51	5,999
				47,989
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	4,860	SF	15.79	76,739
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	5,062	SF	15.79	79,929
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	1,622	SF	16.81	27,266
Textured paving at transitions, heavily textured finish treatment	218	SF	18.33	3,996
G2040 Site Development				
Site development - allow for not shown	11,762	SF	2.55	29,993
				217,923
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	11,762	SF	2.80	32,934
				32,934
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	11,762	SF	3.57	41,990
Light poles, 12' high	20	EA	4,000.00	80,000
Light poles, 20' high	2	EA	6,500.00	13,000
Concrete pole base	22	EA	500.00	11,000
				145,990

Element	Quantity	Unit	Rate	Total
<u>G50 Other Site Construction</u>				N/A
				<hr/>
				0

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AREAS - PHASE B - EDGE ZONE

Site Areas		Areas
Site Development		22,604
TOTAL SITE AREA		<hr/> 22,604
		Ratios
Gross Area	22,604 SF	1.000
Developed Area	22,604 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	6,191 SF	0.274
Softscape	13,975 SF	0.618
Existing to Remain	2,438 SF	0.108

SUMMARY - PHASE B - EDGE ZONE

	Gross Area:	22,604 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	92
G20 Site Improvements			30.81	696
G30 Site Mechanical Utilities			3.43	77
G40 Site Electrical Utilities			3.57	81
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>41.88</b>	<b>947</b>
<b>Subtotal Direct Cost</b>			<b>41.88</b>	<b>947</b>
Contingency for Development of Design #REF!		20.00%	8.36	189
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>50.24</b>	<b>1,136</b>
Construction Contingency		3.00%	1.50	34
General Conditions		9.00%	4.65	105
Bonds and Insurance		2.00%	1.11	25
Contractor's Overhead & Profit or Fee		2.50%	1.42	32
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>58.92</b>	<b>1,332</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	22,604	SF	3.57	80,696
Tree and vegetation protection	22,604	SF	0.51	11,528
				92,224
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	6,133	SF	15.79	96,840
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	58	SF	16.81	975
Existing areas to remain	2,438	SF	5.09	12,409
G2040 Site Development				
Rain shelter, quiet type	226	SF	203.72	46,041
Bike racks	76	EA	458.37	34,836
Distinctive promenade seat, 36" deep	119	LF	763.95	90,910
Campus standard bench, 24" deep	48	LF	178.26	8,556
Porches or lean rails for brief stops	18	LF	152.79	2,750
Site development - allow for not shown	22,604	SF	2.55	57,640
G2050 Landscaping				
Tree pits with durable understory planting	1,178	SF	13.24	15,597
Amended or import soil, 24" deep	87	CY	50.93	4,444
Silva cells under tree pits	1,178	SF	61.12	71,999
Preserved and enhanced planting area / naturalized planting area	9,967	SF	12.73	126,880
Amended or import soil, 18" deep	554	CY	66.21	36,662
Lawn	2,830	SF	3.06	8,660
Irrigation	13,975	SF	3.57	49,891
Premium for rain garden area	2,535	SF	5.09	12,903
Trees				
Oak tree	6	EA	2,037.20	12,223
Elm cultivar	3	EA	2,037.20	6,112
				696,329

Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	22,604	SF	2.80	63,291
Premium for stormwater treatment	2,535	SF	5.60	14,196
				<hr/> 77,487
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	22,604	SF	3.57	80,696
				<hr/> 80,696
<u>G50 Other Site Construction</u>				
				N/A
				<hr/> 0

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AREAS - PHASE C - PLAZA ZONE

Site Areas	Areas
Site Development	12,060
TOTAL SITE AREA	<hr/> 12,060

		Ratios
Gross Area	12,060 SF	1.000
Developed Area	12,060 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	11,034 SF	0.915
Softscape	1,026 SF	0.085

SUMMARY - PHASE C - PLAZA ZONE

	Gross Area:	12,060 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	49
G20 Site Improvements			25.56	308
G30 Site Mechanical Utilities			3.13	38
G40 Site Electrical Utilities			8.25	100
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>41.03</b>	<b>495</b>
<b>Subtotal Direct Cost</b>			<b>41.03</b>	<b>495</b>
Contingency for Development of Design		20.00%	8.21	99
#REF!			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>49.24</b>	<b>594</b>
Construction Contingency		3.00%	1.49	18
General Conditions		9.00%	4.56	55
Bonds and Insurance		2.00%	1.08	13
Contractor's Overhead & Profit or Fee		2.50%	1.41	17
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>57.78</b>	<b>697</b>



Element	Quantity	Unit	Rate	Total
<b><u>G10 Site Preparation</u></b>				
G10 Site Preparation				
Site demolition, clearing, preparation	12,060	SF	3.57	43,054
Tree and vegetation protection	12,060	SF	0.51	6,151
				49,205
<b><u>G20 Site Improvements</u></b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	2,788	SF	15.79	44,023
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	7,796	SF	20.37	158,805
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	244	SF	16.81	4,102
Textured paving at transitions, heavily textured finish treatment	206	SF	18.33	3,776
Premium for reinforced paving - limited vehicular access	392	SF	5.09	1,995
G2040 Site Development				
Linear seating, assume concrete, 24" deep	88	LF	244.46	21,512
Site development - allow for not shown	12,060	SF	2.55	30,753
G2050 Landscaping				
Tree pits with durable understory planting	310	SF	13.24	4,104
Amended or import soil, 24" deep	23	CY	50.93	1,170
Silva cells under tree pits	310	SF	61.12	18,947
Preserved and enhanced planting area / naturalized planting area	716	SF	12.73	9,115
Amended or import soil, 18" deep	40	CY	66.21	2,634
Irrigation	1,026	SF	3.57	3,663
Premium for rain garden area	716	SF	5.09	3,644
				308,242
<b><u>G30 Site Mechanical Utilities</u></b>				
G30 Site Mechanical Utilities				
Mechanical utilities	12,060	SF	2.80	33,768
Premium for stormwater treatment	716	SF	5.60	4,010
				37,778

Element	Quantity	Unit	Rate	Total
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	12,060	SF	3.57	43,054
Light poles, 12' high	11	EA	4,000.00	44,000
Light poles, 20' high	1	EA	6,500.00	6,500
Concrete pole base	12	EA	500.00	6,000
				99,554
<u>G50 Other Site Construction</u>				
				N/A
				0

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AREAS - PHASE C: EDGE ZONE

Site Areas	Areas
Site Development	5,939
TOTAL SITE AREA	<hr/> 5,939

		Ratios
Gross Area	5,939 SF	1.000
Developed Area	5,939 SF	1.000
Softscape	4,559 SF	0.768
Existing to Remain	1,380 SF	0.232

SUMMARY - PHASE C: EDGE ZONE

	Gross Area:	5,939 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	24
G20 Site Improvements			8.99	53
G30 Site Mechanical Utilities			2.84	17
G40 Site Electrical Utilities			3.57	21
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>19.48</b>	<b>116</b>
<b>Subtotal Direct Cost</b>			<b>19.48</b>	<b>116</b>
Contingency for Development of Design #REF!		20.00%	3.87	23
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>23.35</b>	<b>139</b>
Construction Contingency		3.00%	0.67	4
General Conditions		9.00%	2.19	13
Bonds and Insurance		2.00%	0.51	3
Contractor's Overhead & Profit or Fee		2.50%	0.67	4
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>27.39</b>	<b>163</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	5,939	SF	3.57	21,202
Tree and vegetation protection	5,939	SF	0.51	3,029
				<hr/> 24,231
<u>G20 Site Improvements</u>				
G2040 Site Development				
Site development - allow for not shown	5,939	SF	2.55	15,144
G2050 Landscaping				
Preserved and enhanced planting area / naturalized planting area	40	SF	12.73	509
Amended or import soil, 18" deep	2	CY	66.21	147
Lawn	4,559	SF	3.06	13,951
Irrigation	4,599	SF	3.57	16,418
Premium for rain garden area	40	SF	5.09	204
Existing areas to remain	1,380	SF	5.09	7,024
				<hr/> 53,398
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	5,939	SF	2.80	16,629
Premium for stormwater treatment	40	SF	5.60	224
				<hr/> 16,853
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	5,939	SF	3.57	21,202
				<hr/> 21,202
<u>G50 Other Site Construction</u>				
				N/A
				<hr/> 0

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AREAS - PHASE D - PLAZA ZONE

Site Areas	Areas
Site Development	21,712
TOTAL SITE AREA	<hr/> 21,712

		Ratios
Gross Area	21,712 SF	1.000
Developed Area	21,712 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	20,691 SF	0.953
Softscape	1,021 SF	0.047

SUMMARY - PHASE D - PLAZA ZONE

	Gross Area:	21,712 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	89
G20 Site Improvements			56.06	1,217
G30 Site Mechanical Utilities			2.80	61
G40 Site Electrical Utilities			6.17	134
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>69.11</b>	<b>1,501</b>
<b>Subtotal Direct Cost</b>			<b>69.11</b>	<b>1,501</b>
Contingency for Development of Design #REF!		20.00%	13.82	300
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>82.93</b>	<b>1,801</b>
Construction Contingency		3.00%	2.49	54
General Conditions		9.00%	7.69	167
Bonds and Insurance		2.00%	1.84	40
Contractor's Overhead & Profit or Fee		2.50%	2.39	52
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>97.35</b>	<b>2,114</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	21,712	SF	3.57	77,512
Tree and vegetation protection	21,712	SF	0.51	11,073
				88,585
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	450	SF	15.79	7,106
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	20,241	SF	20.37	412,309
Premium for reinforced paving - limited vehicular access	4,886	SF	5.09	24,870
G2040 Site Development				
Rain shelter, social pavilions type	2,216	SF	152.79	338,583
Planter seating, assume concrete, 12" deep, include foundations	63	LF	366.70	23,102
Planter seating, assume concrete, 24" deep, include foundations	38	LF	488.93	18,579
Planter seating, assume concrete, 36" deep, include foundations	141	LF	611.16	86,174
Planter seating, assume concrete, 96" deep, include foundations	62	LF	1,283.44	79,573
Linear seating, assume concrete, 24" deep	21	LF	244.46	5,134
Linear seating, assume concrete, 36" deep	54	LF	366.70	19,802
Linear seating, assume concrete, 72" deep	41	LF	733.39	30,069
Linear seating, assume concrete, 96" deep	33	LF	977.86	32,269
Concrete steps, 12" tread, assume 6" riser	213	LF	106.95	22,780
Concrete steps, 16" tread, assume 6" riser	143	LF	138.53	19,810
Guardrails, assume 3.5' high	28	LF	178.26	4,991
Site development - allow for not shown	21,712	SF	2.55	55,366
G2050 Landscaping				
Tree pits with durable understory planting	98	SF	13.24	1,298
Amended or import soil, 24" deep	7	CY	50.93	370
Silva cells under tree pits	98	SF	61.12	5,990
Planter area	923	SF	15.79	14,574
Amended or import soil, 18" deep	51	CY	66.21	3,395
Irrigation	1,021	SF	3.57	3,645
Trees				
Honey locust tree	1	EA	2,037.20	2,037
Accent trees	3	EA	1,782.55	5,348
				1,217,172



Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities Mechanical utilities	21,712	SF	2.80	60,794
				60,794
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities Electrical utilities	21,712	SF	3.57	77,512
Light poles, 12' high	11	EA	4,000.00	44,000
Light poles, 20' high	1	EA	6,500.00	6,500
Concrete pole base	12	EA	500.00	6,000
				134,012
<u>G50 Other Site Construction</u>				
				N/A
				0

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AREAS - PHASE D - 34' MIDDLE ZONE

Site Areas	Areas
Site Development	5,055
TOTAL SITE AREA	<hr/> 5,055

		Ratios
Gross Area	5,055 SF	1.000
Developed Area	5,055 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	4,731 SF	0.936
Softscape	324 SF	0.064

SUMMARY - PHASE D - 34' MIDDLE ZONE

	Gross Area:	5,055 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	21
G20 Site Improvements			23.50	119
G30 Site Mechanical Utilities			2.80	14
G40 Site Electrical Utilities			12.97	66
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>43.35</b>	<b>219</b>
<b>Subtotal Direct Cost</b>			<b>43.35</b>	<b>219</b>
Contingency for Development of Design #REF!		20.00%	8.70	44
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>52.06</b>	<b>263</b>
Construction Contingency		3.00%	1.58	8
General Conditions		9.00%	4.75	24
Bonds and Insurance		2.00%	1.19	6
Contractor's Overhead & Profit or Fee		2.50%	1.58	8
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>61.16</b>	<b>309</b>

Element	Quantity	Unit	Rate	Total
<b><u>G10 Site Preparation</u></b>				
G10 Site Preparation				
Site demolition, clearing, preparation	5,055	SF	3.57	18,046
Tree and vegetation protection	5,055	SF	0.51	2,578
				20,624
<b><u>G20 Site Improvements</u></b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	1,800	SF	15.79	28,422
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	2,073	SF	15.79	32,733
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	653	SF	16.81	10,977
Textured paving at transitions, heavily textured finish treatment	205	SF	18.33	3,758
G2040 Site Development				
Site development - allow for not shown	5,055	SF	2.55	12,890
G2050 Landscaping				
Tree pits with durable understory planting	324	SF	13.24	4,290
Amended or import soil, 24" deep	24	CY	50.93	1,222
Silva cells under tree pits	324	SF	61.12	19,803
Irrigation	324	SF	3.57	1,157
Trees				
Accent trees	2	EA	1,782.55	3,565
				118,816
<b><u>G30 Site Mechanical Utilities</u></b>				
G30 Site Mechanical Utilities				
Mechanical utilities	5,055	SF	2.80	14,154
				14,154
<b><u>G40 Site Electrical Utilities</u></b>				
G40 Site Electrical Utilities				
Electrical utilities	5,055	SF	3.57	18,046
Light poles, 12' high	9	EA	4,000.00	36,000
Light poles, 20' high	1	EA	6,500.00	6,500

Element	Quantity	Unit	Rate	Total
Concrete pole base	10	EA	500.00	5,000
				<hr/>
				65,546
 <u>G50 Other Site Construction</u>				
				<hr/>
				N/A
				<hr/>
				0

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AREAS - PHASE D - EDGE ZONE

Site Areas		Areas
Site Development		32,639
TOTAL SITE AREA		<hr/> 32,639
		Ratios
Gross Area	32,639 SF	1.000
Developed Area	32,639 SF	1.000
Hardscape - Vehicular	3,102 SF	0.095
Hardscape - Pedestrian & Bike/Wheels Zone	11,404 SF	0.349
Softscape	15,019 SF	0.460
Existing to Remain	3,114 SF	0.095

**SUMMARY - PHASE D - EDGE ZONE**

	Gross Area:	32,639 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	133
G20 Site Improvements			25.11	820
G30 Site Mechanical Utilities			3.14	103
G40 Site Electrical Utilities			3.57	117
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>35.91</b>	<b>1,172</b>
<b>Subtotal Direct Cost</b>			<b>35.91</b>	<b>1,172</b>
Contingency for Development of Design #REF!		20.00%	7.17	234
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>43.08</b>	<b>1,406</b>
Construction Contingency		3.00%	1.29	42
General Conditions		9.00%	3.98	130
Bonds and Insurance		2.00%	0.98	32
Contractor's Overhead & Profit or Fee		2.50%	1.23	40
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>50.55</b>	<b>1,650</b>

Element	Quantity	Unit	Rate	Total
<b><u>G10 Site Preparation</u></b>				
G10 Site Preparation				
Site demolition, clearing, preparation	32,639	SF	3.57	116,521
Tree and vegetation protection	32,639	SF	0.51	16,646
				133,167
<b><u>G20 Site Improvements</u></b>				
G2010 Pedestrian & Bike/Wheels Paving				
New driveway to Friendly Hall parking lot - assume asphalt	3,102	SF	7.64	23,699
Existing areas to remain	3,114	SF	5.09	15,850
G2030 Pedestrian Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	8,184	SF	15.79	129,225
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	2,606	SF	15.79	41,149
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	511	SF	16.81	8,590
Textured paving at transitions, heavily textured finish treatment	103	SF	18.33	1,888
Rolled curb	69	LF	30.56	2,109
G2040 Site Development				
Bike racks	60	EA	458.37	27,502
Bike shelter	425	SF	66.21	28,139
Planter seating, assume concrete, 12" deep, include foundations	27	LF	366.70	9,901
Concrete seat steps, 24" tread, assume 12" riser	90	LF	160.94	14,485
Site development - allow for not shown	32,639	SF	2.55	83,229
G2050 Landscaping				
Tree pits with durable understory planting	1,833	SF	13.24	24,269
Amended or import soil, 24" deep	136	CY	50.93	6,915
Silva cells under tree pits	1,833	SF	61.12	112,033
Preserved and enhanced planting area / naturalized planting area	10,924	SF	12.73	139,063
Amended or import soil, 18" deep	607	CY	66.21	40,182
Sloped lawn	2,262	SF	3.06	6,922
Irrigation	15,019	SF	3.57	53,618
Premium for rain garden area	2,007	SF	5.09	10,216
Trees				
Oak tree	11	EA	2,037.20	22,409
Honey locust tree	4	EA	2,037.20	8,149
Elm cultivar	5	EA	2,037.20	10,186
				819,727



Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	32,639	SF	2.80	91,389
Premium for stormwater treatment	2,007	SF	5.60	11,239
				<hr/> 102,628
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	32,639	SF	3.57	116,521
				<hr/> 116,521
<u>G50 Other Site Construction</u>				
				N/A
				<hr/> 0

AREAS - PHASE E - PLAZA ZONE

Site Areas		Areas
Site Development		9,654
TOTAL SITE AREA		<hr/> 9,654
		Ratios
Gross Area	9,654 SF	1.000
Developed Area	9,654 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	8,910 SF	0.923
Softscape	744 SF	0.077

SUMMARY - PHASE E - PLAZA ZONE

	Gross Area:	9,654 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.61	44
G20 Site Improvements			29.76	287
G30 Site Mechanical Utilities			2.80	27
G40 Site Electrical Utilities			6.63	64
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>43.79</b>	<b>423</b>
<b>Subtotal Direct Cost</b>			<b>43.79</b>	<b>423</b>
Contingency for Development of Design #REF!		20.00%	8.80	85
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>52.60</b>	<b>508</b>
Construction Contingency		3.00%	1.55	15
General Conditions		9.00%	4.87	47
Bonds and Insurance		2.00%	1.14	11
Contractor's Overhead & Profit or Fee		2.50%	1.55	15
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>61.71</b>	<b>596</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	9,654	SF	3.57	34,465
Relocate (2) existing bike parking structures	1	LS	5,093.00	5,093
Tree and vegetation protection	9,654	SF	0.51	4,924
				44,481
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	8,910	SF	20.37	181,497
Premium for reinforced paving - limited vehicular access	1,482	SF	5.09	7,543
G2040 Site Development				
Bike racks	29	EA	458.37	13,293
Bike repair station	1	EA	3,055.80	3,056
Planter seating, assume concrete, 24" deep, include foundations	43	LF	488.93	21,024
Linear seating, assume concrete, 24" deep	48	LF	244.46	11,734
Campus map station	1	EA	7,639.50	7,640
Site development - allow for not shown	9,654	SF	2.55	24,618
G2050 Landscaping				
Preserved and enhanced planting area / naturalized planting area	744	SF	12.73	9,471
Amended or import soil, 18" deep	41	CY	66.21	2,737
Irrigation	744	SF	3.57	2,656
Trees				
Honey locust tree	1	EA	2,037.20	2,037
				287,305
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	9,654	SF	2.80	27,031
				27,031
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	9,654	SF	3.57	34,465
Light poles, 12' high	5	EA	4,000.00	20,000
Light poles, 20' high	1	EA	6,500.00	6,500

Element	Quantity	Unit	Rate	Total
Concrete pole base	6	EA	500.00	3,000
				<hr/>
				63,965
 <u>G50 Other Site Construction</u>				
				<hr/>
				N/A
				<hr/>
				0

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AREAS - PHASE E - 34' MIDDLE ZONE

Site Areas		Areas
Site Development		17,993
TOTAL SITE AREA		<hr/> 17,993
		Ratios
Gross Area	17,993 SF	1.000
Developed Area	17,993 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	17,345 SF	0.964
Softscape	648 SF	0.036

**SUMMARY - PHASE E - 34' MIDDLE ZONE**

	Gross Area:	17,993 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	73
G20 Site Improvements			21.31	383
G30 Site Mechanical Utilities			2.80	50
G40 Site Electrical Utilities			20.85	375
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>49.04</b>	<b>882</b>
<b>Subtotal Direct Cost</b>			<b>49.04</b>	<b>882</b>
Contingency for Development of Design #REF!		20.00%	9.78	176
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>58.82</b>	<b>1,058</b>
Construction Contingency		3.00%	1.78	32
General Conditions		9.00%	5.45	98
Bonds and Insurance		2.00%	1.33	24
Contractor's Overhead & Profit or Fee		2.50%	1.67	30
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>69.05</b>	<b>1,242</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	17,993	SF	3.57	64,235
Tree and vegetation protection	17,993	SF	0.51	9,176
				73,411
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	6,114	SF	15.79	96,540
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	8,229	SF	15.79	129,936
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	2,694	SF	16.81	45,286
Textured paving at transitions, heavily textured finish treatment	308	SF	18.33	5,646
G2040 Site Development				
Site development - allow for not shown	17,993	SF	2.55	45,882
G2050 Landscaping				
Tree pits with durable understory planting	648	SF	13.24	8,580
Amended or import soil, 24" deep	48	CY	50.93	2,445
Silva cells under tree pits	648	SF	61.12	39,606
Irrigation	648	SF	3.57	2,313
Trees				
Accent trees	4	EA	1,782.55	7,130
				383,363
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	17,993	SF	2.80	50,380
				50,380
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	17,993	SF	3.57	64,235
Light poles, 12' high	66	EA	4,000.00	264,000
Light poles, 20' high	2	EA	6,500.00	13,000



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Element	Quantity	Unit	Rate	Total
Concrete pole base	68	EA	500.00	34,000
				<hr/>
				375,235

G50 Other Site Construction

				N/A
				<hr/>
				0

AREAS - PHASE E - EDGE ZONE

Site Areas		Areas
Site Development		25,206
TOTAL SITE AREA		<u>25,206</u>
		Ratios
Gross Area	25,206 SF	1.000
Developed Area	25,206 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	11,201 SF	0.444
Softscape	13,192 SF	0.523
Existing to Remain	813 SF	0.032

SUMMARY - PHASE E - EDGE ZONE

	Gross Area:	25,206 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	103
G20 Site Improvements			32.80	827
G30 Site Mechanical Utilities			4.03	102
G40 Site Electrical Utilities			3.57	90
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>44.48</b>	<b>1,121</b>
<b>Subtotal Direct Cost</b>			<b>44.48</b>	<b>1,121</b>
Contingency for Development of Design		20.00%	8.89	224
#REF!			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>53.37</b>	<b>1,345</b>
Construction Contingency		3.00%	1.59	40
General Conditions		9.00%	4.96	125
Bonds and Insurance		2.00%	1.19	30
Contractor's Overhead & Profit or Fee		2.50%	1.55	39
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>62.65</b>	<b>1,579</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	25,206	SF	3.57	89,985
Tree and vegetation protection	25,206	SF	0.51	12,855
				102,840
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	11,105	SF	15.79	175,348
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	96	SF	16.81	1,614
Existing areas to remain	813	SF	5.09	4,138
G2040 Site Development				
Rain shelter, quiet type	223	SF	203.72	45,430
Bike racks	90	EA	458.37	41,253
Distinctive promenade seat, 36" deep	60	LF	763.95	45,837
Campus standard bench, 24" deep	24	LF	178.26	4,278
Linear seating, assume concrete, 24" deep	18	LF	244.46	4,400
Site development - allow for not shown	25,206	SF	2.55	64,275
G2050 Landscaping				
Tree pits with durable understory planting	1,978	SF	13.24	26,189
Amended or import soil, 24" deep	147	CY	50.93	7,462
Silva cells under tree pits	1,978	SF	61.12	120,895
Preserved and enhanced planting area / naturalized planting area	11,214	SF	12.73	142,754
Amended or import soil, 18" deep	623	CY	66.21	41,249
Irrigation	13,192	SF	3.57	47,095
Premium for rain garden area	5,524	SF	5.09	28,117
Trees				
Oak tree	1	EA	2,037.20	2,037
Elm cultivar	8	EA	2,037.20	16,298
Maple tree	2	EA	2,037.20	4,074
Plane tree	2	EA	2,037.20	4,074
				826,819

Element	Quantity	Unit	Rate	Total
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	25,206	SF	2.80	70,577
Premium for stormwater treatment	5,524	SF	5.60	30,934
				<hr/> 101,511
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	25,206	SF	3.57	89,985
				<hr/> 89,985
<u>G50 Other Site Construction</u>				
				<hr/> N/A
				<hr/> 0

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AREAS - PHASE F - PLAZA ZONE

Site Areas	Areas
Site Development	11,512
TOTAL SITE AREA	<hr/> 11,512

		Ratios
Gross Area	11,512 SF	1.000
Developed Area	11,512 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	10,556 SF	0.917
Softscape	956 SF	0.083

**SUMMARY - PHASE F - PLAZA ZONE**

	Gross Area:	11,512 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	47
G20 Site Improvements			56.66	652
G30 Site Mechanical Utilities			2.80	32
G40 Site Electrical Utilities			11.82	136
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>75.36</b>	<b>868</b>
<b>Subtotal Direct Cost</b>			<b>75.36</b>	<b>868</b>
Contingency for Development of Design #REF!		20.00%	15.11	174
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>90.47</b>	<b>1,042</b>
Construction Contingency		3.00%	2.69	31
General Conditions		9.00%	8.43	97
Bonds and Insurance		2.00%	2.00	23
Contractor's Overhead & Profit or Fee		2.50%	2.61	30
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>106.19</b>	<b>1,223</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	11,512	SF	3.57	41,098
Tree and vegetation protection	11,512	SF	0.51	5,871
				46,969
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Unit paving at plaza, concrete or brick unit pavers, simple pattern, smooth surface, 2 colors	9,741	SF	20.37	198,424
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	815	SF	16.81	13,700
G2040 Site Development				
Rain shelter, social pavilions type	1,402	SF	152.79	214,212
Bike repair station	1	EA	3,055.80	3,056
Planter seating, assume concrete, 24" deep, include foundations	124	LF	488.93	60,627
Linear seating, assume concrete, 24" deep	50	LF	244.46	12,223
Concrete element - assumed, 72" deep	20	LF	733.39	14,668
Concrete element - assumed, 144" deep	20	LF	1,466.78	29,336
Campus map station	1	EA	7,639.50	7,640
Site development - allow for not shown	11,512	SF	2.55	29,356
G2050 Landscaping				
Tree pits with durable understory planting	808	SF	13.24	10,698
Amended or import soil, 24" deep	60	CY	50.93	3,048
Silva cells under tree pits	808	SF	61.12	49,385
Preserved and enhanced planting area / naturalized planting area	148	SF	12.73	1,884
Amended or import soil, 18" deep	8	CY	66.21	544
Irrigation	956	SF	3.57	3,413
				652,213
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	11,512	SF	2.80	32,234
				32,234
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	11,512	SF	3.57	41,098



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Element	Quantity	Unit	Rate	Total
Light poles, 12' high	18	EA	4,000.00	72,000
Light poles, 20' high	2	EA	6,500.00	13,000
Concrete pole base	20	EA	500.00	10,000
				<hr/>
				136,098

G50 Other Site Construction

				N/A
				<hr/>
				0

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AREAS - PHASE F - 34' MIDDLE ZONE

Site Areas		Areas
Site Development		12,560
TOTAL SITE AREA		<hr/> 12,560
		Ratios
Gross Area	12,560 SF	1.000
Developed Area	12,560 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	12,560 SF	1.000

**SUMMARY - PHASE F - 34' MIDDLE ZONE**

	Gross Area:	12,560 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	51
G20 Site Improvements			18.68	235
G30 Site Mechanical Utilities			2.80	35
G40 Site Electrical Utilities			9.70	122
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>35.26</b>	<b>443</b>
<b>Subtotal Direct Cost</b>			<b>35.26</b>	<b>443</b>
Contingency for Development of Design #REF!		20.00%	7.09	89
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>42.35</b>	<b>532</b>
Construction Contingency		3.00%	1.27	16
General Conditions		9.00%	3.90	49
Bonds and Insurance		2.00%	0.96	12
Contractor's Overhead & Profit or Fee		2.50%	1.19	15
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>49.67</b>	<b>624</b>

Element	Quantity	Unit	Rate	Total
<u>G10 Site Preparation</u>				
G10 Site Preparation				
Site demolition, clearing, preparation	12,560	SF	3.57	44,839
Tree and vegetation protection	12,560	SF	0.51	6,406
				51,245
<u>G20 Site Improvements</u>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	4,386	SF	15.79	69,255
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	7,006	SF	15.79	110,625
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	1,064	SF	16.81	17,886
Textured paving at transitions, heavily textured finish treatment	104	SF	18.33	1,906
G2040 Site Development				
Retractable bollards	3	EA	967.67	2,903
Site development - allow for not shown	12,560	SF	2.55	32,028
				234,603
<u>G30 Site Mechanical Utilities</u>				
G30 Site Mechanical Utilities				
Mechanical utilities	12,560	SF	2.80	35,168
				35,168
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities				
Electrical utilities	12,560	SF	3.57	44,839
Light poles, 12' high	14	EA	4,000.00	56,000
Light poles, 20' high	2	EA	6,500.00	13,000
Concrete pole base	16	EA	500.00	8,000
				121,839

Element	Quantity	Unit	Rate	Total
<u>G50 Other Site Construction</u>				N/A
				<hr/> 0

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AREAS - PHASE F - EDGE ZONE

Site Areas		Areas
Site Development		26,672
TOTAL SITE AREA		<hr/> 26,672
		Ratios
Gross Area	26,672 SF	1.000
Developed Area	26,672 SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	8,469 SF	0.318
Softscape	16,601 SF	0.622
Existing to Remain	1,602 SF	0.060

SUMMARY - PHASE F - EDGE ZONE

	Gross Area:	26,672 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	109
G20 Site Improvements			29.32	782
G30 Site Mechanical Utilities			3.14	84
G40 Site Electrical Utilities			3.57	95
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>40.11</b>	<b>1,070</b>
<b>Subtotal Direct Cost</b>			<b>40.11</b>	<b>1,070</b>
Contingency for Development of Design		20.00%	8.02	214
#REF!			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>48.13</b>	<b>1,284</b>
Construction Contingency		3.00%	1.46	39
General Conditions		9.00%	4.46	119
Bonds and Insurance		2.00%	1.09	29
Contractor's Overhead & Profit or Fee		2.50%	1.39	37
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>56.53</b>	<b>1,508</b>

Element	Quantity	Unit	Rate	Total
<b>G10 Site Preparation</b>				
G10 Site Preparation				
Site demolition, clearing, preparation	26,672	SF	3.57	95,219
Tree and vegetation protection	26,672	SF	0.51	13,603
				108,822
<b>G20 Site Improvements</b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at pedestrian zones, enhanced cast-in-place concrete, decorative saw cut joints, light integral color, exposed aggregate finishes	7,562	SF	15.79	119,404
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	831	SF	15.79	13,121
Detectable warning surfaces, unit paving with cane-detectable texture and visual contrast, concrete or stone unit pavers	76	SF	16.81	1,278
Premium for reinforced paving - limited vehicular access	2,317	SF	5.09	11,794
Rolled curb	20	LF	30.56	611
Concrete curb	35	LF	27.50	963
Existing areas to remain	1,602	SF	5.09	8,154
G2040 Site Development				
Rain shelter, quiet type	113	SF	203.72	23,020
Bike racks	20	EA	458.37	9,167
Campus standard bench, 24" deep	12	LF	178.26	2,139
Distinctive promenade seat, 36" deep	122	LF	763.95	93,202
Premium for ramps	146	SF	15.28	2,231
Premium for controlled access point	1	LS	25,465.00	25,465
Site development - allow for not shown	26,672	SF	2.55	68,014
G2050 Landscaping				
Tree pits with durable understory planting	2,055	SF	13.24	27,208
Amended or import soil, 24" deep	152	CY	50.93	7,753
Silva cells under tree pits	2,055	SF	61.12	125,602
Preserved and enhanced planting area / naturalized planting area	8,742	SF	12.73	111,286
Amended or import soil, 18" deep	486	CY	66.21	32,156
Lawn	5,804	SF	3.06	17,760
Irrigation	16,601	SF	3.57	59,266
Premium for rain garden area	1,606	SF	5.09	8,175



Element	Quantity	Unit	Rate	Total
Trees				
Oak tree	1	EA	2,037.20	2,037
Honey locust tree	1	EA	2,037.20	2,037
Elm cultivar	1	EA	2,037.20	2,037
Maple tree	3	EA	2,037.20	6,112
Plane tree	1	EA	2,037.20	2,037
				782,028

G30 Site Mechanical Utilities

G30	Site Mechanical Utilities			
	Mechanical utilities	26,672	SF	2.80
	Premium for stormwater treatment	1,606	SF	5.60
				83,675

G40 Site Electrical Utilities

G40	Site Electrical Utilities			
	Electrical utilities	26,672	SF	3.57
				95,219

G50 Other Site Construction

				N/A
				0

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AREAS - PHASE G - EDGE ZONE

Site Areas			Areas
Site Development			47,202
TOTAL SITE AREA			<hr/> 47,202
			Ratios
Gross Area	47,202	SF	1.000
Developed Area	47,202	SF	1.000
Hardscape - Pedestrian & Bike/Wheels Zone	26,679	SF	0.565
Softscape	17,033	SF	0.361
Existing to Remain	3,490	SF	0.074

**SUMMARY - PHASE G - EDGE ZONE**

	Gross Area:	47,202 SF	\$/SF	\$x1,000
<b>G BUILDING SITEWORK</b>				
G10 Site Preparation			4.08	193
G20 Site Improvements			23.62	1,115
G30 Site Mechanical Utilities			2.80	132
G40 Site Electrical Utilities			3.57	169
G50 Other Site Construction			-	-
<b>Subtotal</b>			<b>34.07</b>	<b>1,608</b>
<b>Subtotal Direct Cost</b>			<b>34.07</b>	<b>1,608</b>
Contingency for Development of Design #REF!		20.00%	6.82	322
			-	-
<b>Subtotal Direct Cost + Design Contingency</b>			<b>40.90</b>	<b>1,930</b>
Construction Contingency		3.00%	1.23	58
General Conditions		9.00%	3.79	179
Bonds and Insurance		2.00%	0.91	43
Contractor's Overhead & Profit or Fee		2.50%	1.17	55
<b>Total Construction Cost</b>	<b>April 2019</b>		<b>47.99</b>	<b>2,265</b>

Element	Quantity	Unit	Rate	Total
<b><u>G10 Site Preparation</u></b>				
G10 Site Preparation				
Site demolition, clearing, preparation	47,202	SF	3.57	168,511
Tree and vegetation protection	47,202	SF	0.51	24,073
				192,584
<b><u>G20 Site Improvements</u></b>				
G2030 Pedestrian & Bike/Wheels Paving				
Concrete paving at bikes/wheels zone, saw cut joints, light integral color, light textured finish	26,679	SF	15.79	421,261
Premium for reinforced paving - limited vehicular access	3,027	SF	5.09	15,407
Rolled curb	60	LF	30.56	1,834
Existing areas to remain	3,490	SF	5.09	17,764
G2040 Site Development				
Bike racks	32	EA	458.37	14,668
Entry wall element, assume 5' high	111	LF	152.79	16,960
Campus gateway feature	1	LS	30,558.00	30,558
Premium for ramps	856	SF	15.28	13,080
Site development - allow for not shown	47,202	SF	2.55	120,365
G2050 Landscaping				
Tree pits with durable understory planting	1,953	SF	13.24	25,858
Amended or import soil, 24" deep	145	CY	50.93	7,368
Silva cells under tree pits	1,953	SF	61.12	119,367
Preserved and enhanced planting area / naturalized planting area	13,126	SF	12.73	167,094
Amended or import soil, 18" deep	729	CY	66.21	48,282
Lawn	1,954	SF	3.06	5,979
Irrigation	19,860	SF	3.57	70,900
Trees				
Elm cultivar	9	EA	2,037.20	18,335
				1,115,079
<b><u>G30 Site Mechanical Utilities</u></b>				
G30 Site Mechanical Utilities				
Mechanical utilities	47,202	SF	2.80	132,166
				132,166

Element	Quantity	Unit	Rate	Total
<u>G40 Site Electrical Utilities</u>				
G40 Site Electrical Utilities Electrical utilities	47,202	SF	3.57	168,511
				<hr/>
				168,511
 <u>G50 Other Site Construction</u>				
				<hr/>
				N/A
				<hr/>
				0

## APPENDIX

### SITE PHASES

Site Phases (A-F)

Site Phases (G)

### SITE ZONES

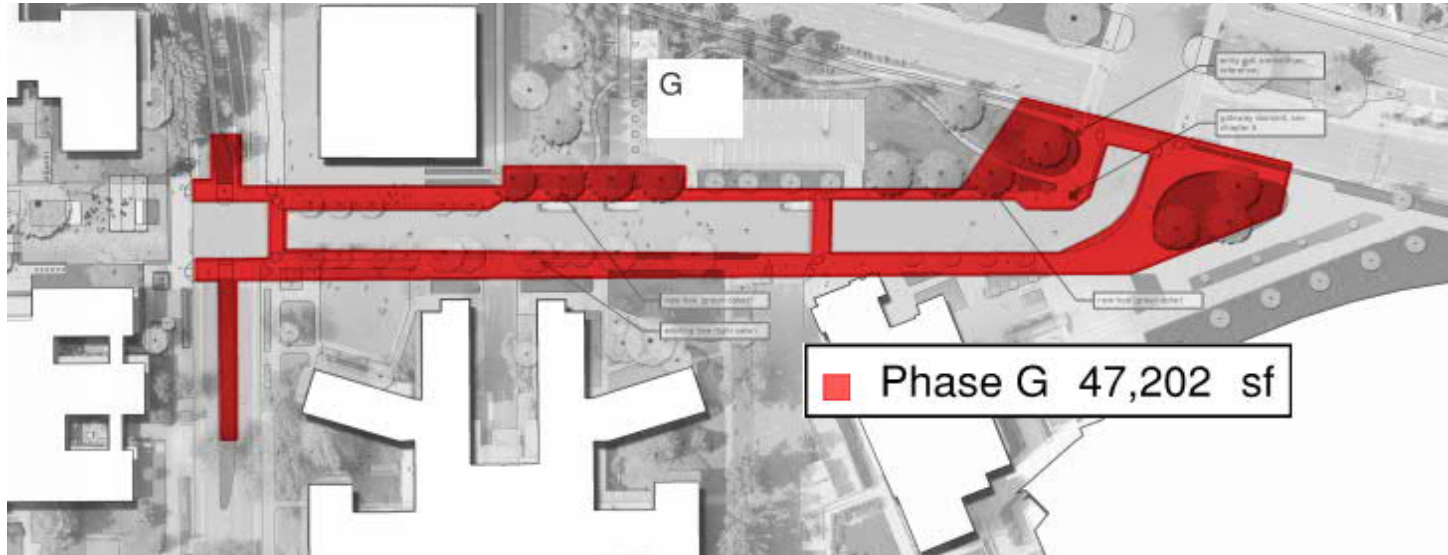
Site Zones - Plan

Site Zones - Section

APPENDIX - SITE PHASES (A-F)



APPENDIX - SITE PHASES (G)

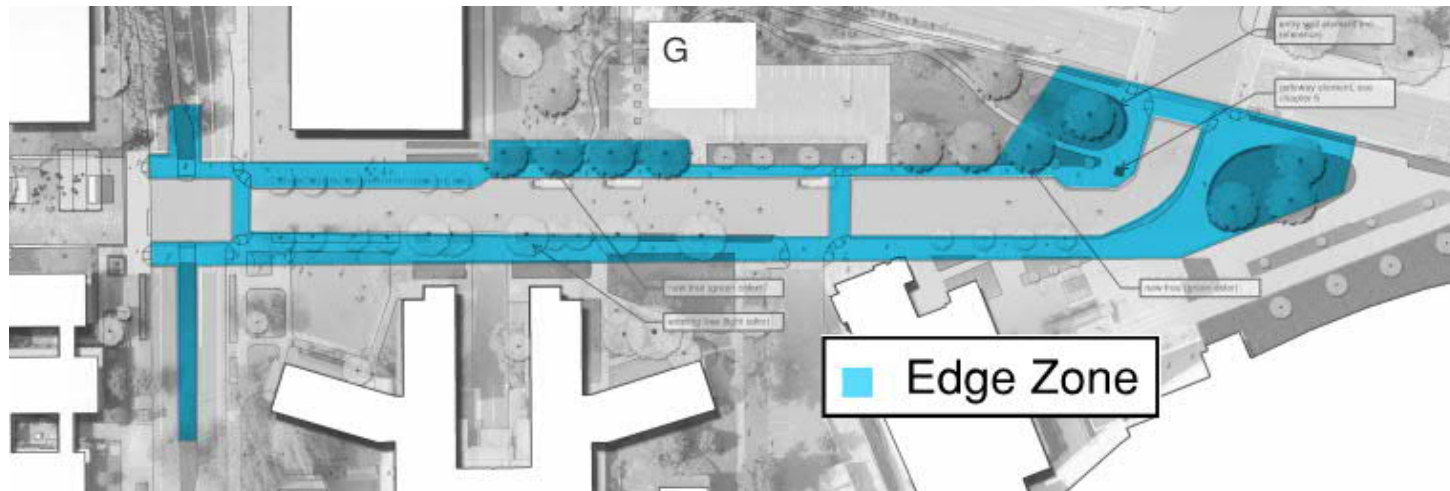




APPENDIX - SITE ZONES - PLANS



APPENDIX - SITE ZONES - PLANS



APPENDIX - SITE ZONES - SECTION

