

Appendix G.1: Prototype facility development costs

Playground - 10 child capacity					
	unit	unit cost	qnty	qnty cost	
a	clear playground, parking, access road	acre	\$3,000.00	0.5	\$1,500
b	earthwork for playground, parking, access road	cu yd	\$12.00	746	\$8,952
c	site preparation, 12" depth Fibar@100'diameter	sq ft	\$5.00	15,700	\$78,500
d	medium play structure	each	\$48,000.00	1	\$48,000
e	parent bench, w/conc support	each	\$1,800.00	3	\$5,400
f	trash receptacle w/concrete support	each	\$1,800.00	2	\$3,600
g	drinking fountain, precast concrete	each	\$4,000.00	1	\$4,000
h	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
i	parking, 2"asphalt concrete/4"crushed rock, 10 cars	sq ft	\$6.00	3,000	\$18,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	10	\$1,800
k	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
l	water service, 8"service line	lr ft	\$45.00	100	\$4,500
m	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per playground				\$189,452	
	Estimate contingency 10%	10%		\$18,945	
Total construction cost per playground				\$208,397	
a	construction sales tax (const)	8.2%		\$17,089	
b	design/engineering fees (const)	12.0%		\$25,008	
c	financing costs (const, tax, design)	8.0%		\$20,039	
d	contingency (const, tax, design, financing)	10.0%		\$27,053	
Total development cost per playground				\$297,586	
Spray park - 10 child capacity					
	unit	unit cost	qnty	qnty cost	
a	clear site, parking, access road	acre	\$3,000.00	0.5	\$1,500
b	earthwork for spray park, parking, access road	cu yd	\$12.00	746	\$8,952
c	site preparation, concrete platform	sq ft	\$7.50	15,700	\$117,750
d	spray fixtures	each	\$8,500.00	8	\$68,000
e	timing control mechanisms	each	\$10,000.00	1	\$10,000
f	parent bench, w/conc support	each	\$1,800.00	3	\$5,400
g	trash receptacle w/concrete support	each	\$1,800.00	2	\$3,600
h	drinking fountain, precast concrete	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 10 cars	sq ft	\$6.00	3,000	\$18,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	10	\$1,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
m	water service, 8"service line	lr ft	\$45.00	250	\$11,250
n	water meter, 2"size	each	\$8,000.00	1	\$8,000
o	drainage, 8" lline	each	\$45.00	250	\$11,250
Subtotal construction cost per playground				\$276,702	
	Estimate contingency 10%	10%		\$27,670	
Total construction cost per playground				\$304,372	
a	construction sales tax (const)	8.2%		\$24,959	
b	design/engineering fees (const)	12.0%		\$36,525	
c	financing costs (const, tax, design)	8.0%		\$29,268	
d	contingency (const, tax, design, financing)	10.0%		\$39,512	
Total development cost per playground				\$434,636	
Grassy playfield - 1 acre					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	1	\$3,000
b	earthwork for field, structures, parking, road	cu yd	\$12.00	1,613	\$19,360
c	restroom facility, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
d	trash receptacles w/concrete support	each	\$1,800.00	2	\$3,600
e	playfield, grass seed w/subdrain	sq ft	\$6.50	43,560	\$283,140
f	irrigation system-quick coupler	sq ft	\$1.25	43,560	\$54,450
g	drinking fountain	each	\$4,000.00	1	\$4,000
h	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
i	parking, 2"asphalt concrete/4"crushed rock, 20 spaces	sq ft	\$6.00	6,000	\$36,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
k	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
l	water service, 8"service line	lr ft	\$45.00	500	\$22,500
m	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field				\$466,750	
	Estimating contingency 10%	10%		\$46,675	
Total construction cost per field				\$513,425	

a	construction sales tax (const)	8.2%		\$42,101
b	design/engineering fees (const)	12.0%		\$61,611
c	financing costs (const, tax, design)	8.0%		\$49,371
d	contingency (const, tax, design, financing)	10.0%		\$66,651
Total development cost per field				\$733,159

Outdoor handball courts - 3 wall 20'x40'					
		unit	unit cost	qnty	qnty cost
a	earthwork for court and support area	cu yd	\$12.00	50	\$600
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$7.50	1,000	\$7,500
c	concrete side walls	lr ft	\$200.00	80	\$16,000
d	trash receptacles w/conc support	each	\$1,800.00	1	\$1,800
e	drinking fountain	each	\$4,000.00	1	\$4,000
f	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
g	parking, 2"asphalt concrete/4"crushed rock, 2 spaces	sq ft	\$6.00	600	\$3,600
h	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	2	\$360
i	access road, 2"asphalt concrete/4"crushed rock, 24'x25'	sq ft	\$4.50	600	\$2,700
j	water service, 8"service line	lr ft	\$45.00	100	\$4,500
k	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per court				\$50,860
	Estimating contingency 10%	10%		\$5,086

Total construction cost per field				\$55,946
a	construction sales tax (const)	8.2%		\$4,588
b	design/engineering fees (const)	12.0%		\$6,714
c	financing costs (const, tax, design)	8.0%		\$5,380
d	contingency (const, tax, design, financing)	10.0%		\$7,263
Total development cost per court				\$79,890

Outdoor basketball - 70'x114'					
		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yd	\$12.00	460	\$5,520
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$7.50	7,980	\$59,850
c	standards w/hoop and net, 6"steel poles	each	\$2,800.00	2	\$5,600
d	trash receptacles w/conc support	each	\$1,800.00	1	\$1,800
e	drinking fountain	each	\$4,000.00	1	\$4,000
f	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
g	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$6.00	3,000	\$18,000
h	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	10	\$1,800
i	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
j	water service, 8"service line	lr ft	\$45.00	100	\$4,500
k	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per court				\$116,270
	Estimating contingency 10%	10%		\$11,627

Total construction cost per field				\$127,897
a	construction sales tax (const)	8.2%		\$10,488
b	design/engineering fees (const)	12.0%		\$15,348
c	financing costs (const, tax, design)	8.0%		\$12,299
d	contingency (const, tax, design, financing)	10.0%		\$16,603
Total development cost per court				\$182,634

Outdoor volleyball - 42'x72'					
		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yd	\$12.00	276	\$3,312
b	playing surface, 6"sand/compacted subgrade	cu yd	\$40.00	56	\$2,240
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$5.00	180	\$900
d	net and anchors, 6"x6" treated wood posts	each	\$1,000.00	1	\$1,000
e	line judges stand, galvanized pipe w/2"x4" frame	each	\$1,400.00	2	\$2,800
f	players bench, w/conc support	each	\$1,400.00	2	\$2,800
g	trash receptacles w/concrete support	each	\$1,800.00	1	\$1,800
g	drinking fountain	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$6.00	3,000	\$18,000
k	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	10	\$1,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
m	water service, 8"service line	lr ft	\$45.00	100	\$4,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per court				\$58,352
	Estimating contingency 10%	10%		\$5,835

Total construction cost per field				\$64,187
a	construction sales tax (const)	8.2%		\$5,263
b	design/engineering fees (const)	12.0%		\$7,702

c	financing costs (const, tax, design)	8.0%		\$6,172
d	contingency (const, tax, design, financing)	10.0%		\$8,333
Total development cost per court				\$91,658

Outdoor tennis - 60'x120' with lights					
		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yd	\$12.00	320	\$3,840
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$8.50	7,200	\$61,200
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$42.00	360	\$15,120
d	lighting system, 4 poles w/2 km projectors	system	\$250,000.00	1	\$250,000
e	net and anchors, 3.5"galvanized pipe posts	each	\$1,400.00	1	\$1,400
f	trash receptacles w/conc support	each	\$1,800.00	1	\$1,800
g	drinking fountain	each	\$4,000.00	1	\$4,000
h	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
i	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$6.00	1,200	\$7,200
j	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	4	\$720
k	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
l	water service, 8"service line	lr ft	\$45.00	100	\$4,500
m	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per court				\$364,980
	Estimating contingency 10%	10%		\$36,498
Total construction cost per field				\$401,478

a	construction sales tax (const)	8.2%		\$32,921
b	design/engineering fees (const)	12.0%		\$48,177
c	financing costs (const, tax, design)	8.0%		\$38,606
d	contingency (const, tax, design, financing)	10.0%		\$52,118
Total development cost per court				\$573,301

Outdoor tennis - 60'x120' without lights					
		unit	unit cost	qnty	qnty cost
a	earthwork for court, parking, access road	cu yd	\$12.00	320	\$3,840
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$12.00	7,200	\$86,400
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$42.00	360	\$15,120
d	net and anchors, 3.5"galvanized pipe posts	each	\$1,400.00	1	\$1,400
e	trash receptacles w/conc support	each	\$1,800.00	1	\$1,800
f	drinking fountain	each	\$4,000.00	1	\$4,000
g	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
h	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$6.00	1,200	\$7,200
i	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	4	\$720
j	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
k	water service, 8"service line	lr ft	\$45.00	100	\$4,500
l	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per court				\$140,180
	Estimating contingency 10%	10%		\$14,018
Total construction cost per field				\$154,198

a	construction sales tax (const)	8.2%		\$12,644
b	design/engineering fees (const)	12.0%		\$18,504
c	financing costs (const, tax, design)	8.0%		\$14,828
d	contingency (const, tax, design, financing)	10.0%		\$20,017
Total development cost per court				\$220,191

Football field - 150'x300'					
		unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	2	\$6,000
b	earthwork, 1'depth	cu yd	\$12.00	1,667	\$20,000
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$9.00	45,000	\$405,000
d	irrigation system-quick coupler	sq ft	\$1.25	45,000	\$56,250
e	spectator stands, movable metal (40 seats)	each	\$8,500.00	4	\$34,000
f	restroom facility, sani-can on concrete platform	each	\$1,500.00	2	\$3,000
g	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
k	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field				\$684,750
	Estimating contingency 10%	10%		\$68,475
Total construction cost per field				\$753,225

a	construction sales tax (const)	8.2%		\$61,764
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b	design/engineering fees (const)	12.0%		\$90,387
c	financing costs (const, tax, design)	8.0%		\$72,430
d	contingency (const, tax, design, financing)	10.0%		\$97,781
Total development cost per field				\$1,075,587

Soccer field - 240'x330' with grass turf					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	2.1	\$6,300
b	earthwork for field, structures, parking, road	cu yd	\$12.00	5,094	\$61,128
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$9.00	79,200	\$712,800
d	irrigation system-quick coupler	sq ft	\$1.25	79,200	\$99,000
e	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
f	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
g	drinking fountain	each	\$4,000.00	1	\$4,000
h	restroom facility, sani-can w/conc platform	each	\$1,500.00	2	\$3,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
k	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field				\$1,059,728
	Estimating contingency 10%	10%		\$105,973
Total construction cost per field				\$1,165,701
a	construction sales tax (const)	8.2%		\$95,587
b	design/engineering fees (const)	12.0%		\$139,884
c	financing costs (const, tax, design)	8.0%		\$112,094
d	contingency (const, tax, design, financing)	10.0%		\$151,327
Total development cost per field				\$1,664,593

Soccer field - 240'x330' with dirt surface					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	2.1	\$6,300
b	earthwork for field, structures, parking, road	cu yd	\$12.00	5,094	\$61,128
c	playing surface, cinder w/subdrain	sq ft	\$0.50	79,200	\$39,600
d	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
e	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
f	drinking fountain	each	\$4,000.00	1	\$4,000
g	restroom facility, sani-can w/conc platform	each	\$1,500.00	2	\$3,000
h	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
i	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
j	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000
k	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
l	water service, 8"service line	lr ft	\$45.00	500	\$22,500
m	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field				\$287,528
	Estimating contingency 10%	10%		\$28,753
Total construction cost per field				\$316,281
a	construction sales tax (const)	8.2%		\$25,935
b	design/engineering fees (const)	12.0%		\$37,954
c	financing costs (const, tax, design)	8.0%		\$30,414
d	contingency (const, tax, design, financing)	10.0%		\$41,058
Total development cost per field				\$451,641

Soccer field - regulation 300'x390' with turf lights					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	3.1	\$9,300
b	earthwork for field, structures, parking, road	cu yd	\$12.00	5,094	\$61,128
c	playing surface, synethetic turf/12" sand w/subdrain	sq ft	\$25.00	117,000	\$2,925,000
d	irrigation system-quick coupler	sq ft	\$1.25	117,000	\$146,250
e	lighting system, 8 poles w/luminaires	system	\$500,000.00	1	\$500,000
f	goal posts, galvanized pipe	each	\$3,200.00	2	\$6,400
g	spectator stands, movable metal (50 seats)	each	\$8,500.00	4	\$34,000
h	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
i	drinking fountain	each	\$4,000.00	1	\$4,000
j	restroom facility, sani-can w/conc platform	each	\$1,500.00	2	\$3,000
k	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
l	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
m	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
o	water service, 8"service line	lr ft	\$45.00	500	\$22,500

p	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field					\$3,845,578
	Estimating contingency 10%	10%			\$384,558
Total construction cost per field					\$4,230,136
a	construction sales tax (const)	8.2%			\$346,871
b	design/engineering fees (const)	12.0%			\$507,616
c	financing costs (const, tax, design)	8.0%			\$406,770
d	contingency (const, tax, design, financing)	10.0%			\$549,139
Total development cost per field					\$6,040,532

Soccer field - regulation 300'x390' with grass lights					unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	3.1	\$9,300			
b	earthwork for field, structures, parking, road	cu yd	\$12.00	5,094	\$61,128			
c	playing surface, grass turf/12"sand w/subdrain	sq ft	\$9.00	117,000	\$1,053,000			
d	irrigation system-quick coupler	sq ft	\$1.25	117,000	\$146,250			
e	lighting system, 8 poles w/luminaires	system	\$500,000.00	1	\$500,000			
f	goal posts, galvanized pipe	each	\$3,200.00	2	\$6,400			
g	spectator stands, movable metal (50 seats)	each	\$8,500.00	4	\$34,000			
h	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600			
i	drinking fountain	each	\$4,000.00	1	\$4,000			
j	restroom facility, sani-can w/conc platform	each	\$1,500.00	2	\$3,000			
k	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800			
l	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000			
m	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000			
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600			
o	water service, 8"service line	lr ft	\$45.00	500	\$22,500			
p	water meter, 2"size	each	\$8,000.00	1	\$8,000			
Subtotal construction cost per field					\$1,973,578			
	Estimating contingency 10%	10%			\$197,358			
Total construction cost per field					\$2,170,936			
a	construction sales tax (const)	8.2%			\$178,017			
b	design/engineering fees (const)	12.0%			\$260,512			
c	financing costs (const, tax, design)	8.0%			\$208,757			
d	contingency (const, tax, design, financing)	10.0%			\$281,822			
Total development cost per field					\$3,100,044			

Soccer field - regulation 300'x390' with dirt surface					unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	3.1	\$9,300			
b	earthwork for field, structures, parking, road	cu yd	\$12.00	5,094	\$61,128			
c	playing surface, cinder w/subdrain	sq ft	\$0.50	117,000	\$58,500			
d	goal posts, galvanized pipe	each	\$3,200.00	2	\$6,400			
e	spectator stands, movable metal (50 seats)	each	\$8,500.00	4	\$34,000			
f	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600			
g	drinking fountain	each	\$4,000.00	1	\$4,000			
h	restroom facility, sani-can w/conc platform	each	\$1,500.00	2	\$3,000			
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800			
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000			
k	wheel stops, 10"x6"x8"precast concrete	each	\$180.00	50	\$9,000			
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600			
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500			
n	water meter, 2"size	each	\$8,000.00	1	\$8,000			
Total construction cost per field					\$332,828			
	Estimating contingency 10%	10%			\$33,283			
Total construction cost per field					\$366,111			
a	construction sales tax (const)	8.2%			\$30,021			
b	design/engineering fees (const)	12.0%			\$43,933			
c	financing costs (const, tax, design)	8.0%			\$35,205			
d	contingency (const, tax, design, financing)	10.0%			\$47,527			
Total development cost per field					\$522,797			

Baseball field - 200' with grass turf					unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	1.2	\$3,600			
b	earthwork for field, structures, parking, road	cu yd	\$12.00	2,586	\$31,032			
c	infield mix w/subdrain	cu yd	\$50.00	133	\$6,667			
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$6.50	36,400	\$236,600			
e	irrigation system-quick coupler	sq ft	\$1.25	36,400	\$45,500			
f	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000			
g	players bench, w/conc support	each	\$1,400.00	4	\$5,600			

h	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
i	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
j	drinking fountain	each	\$4,000.00	1	\$4,000
k	restroom facility, sani-can w/conc platform	sq ft	\$1,500.00	2	\$3,000
l	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
m	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
n	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
o	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
p	water service, 8"service line	lr ft	\$45.00	500	\$22,500
q	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field \$489,799

Estimating contingency 10% \$48,980

Total construction cost per field \$538,779

a	construction sales tax (const)	8.2%			\$44,180
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b	design/engineering fees (const)	12.0%			\$64,653
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c	financing costs (const, tax, design)	8.0%			\$51,809
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d	contingency (const, tax, design, financing)	10.0%			\$69,942
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Total development cost per field \$769,363

Baseball field - 200' with dirt surface

		unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	1.2	\$3,600
b	earthwork for field, structures, parking, road	cu yd	\$12.00	2,586	\$31,032
c	infield mix w/subdrain	cu yd	\$50.00	133	\$6,667
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
e	players bench, w/conc support	each	\$1,400.00	4	\$5,600
f	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
g	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	restroom facility, sani-can w/conc platform	sq ft	\$1,500.00	2	\$3,000
j	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
k	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
m	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
n	water service, 8"service line	lr ft	\$45.00	500	\$22,500
o	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field \$207,699

Estimating contingency 10% \$20,770

Total construction cost per field \$228,469

a	construction sales tax (const)	8.2%			\$18,734
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b	design/engineering fees (const)	12.0%			\$27,416
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c	financing costs (const, tax, design)	8.0%			\$21,970
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d	contingency (const, tax, design, financing)	10.0%			\$29,659
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Total development cost per field \$326,248

Baseball field - 250' with grass/lights/concession

		unit	unit cost	qnty	qnty cost
a	clear field, structures, parking, access road	acre	\$3,000.00	3.1	\$9,300
b	earthwork for field, structures, parking, road	cu yd	\$12.00	3,700	\$44,400
c	infield mix w/subdrain	cu yd	\$50.00	300	\$15,000
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$6.50	44,700	\$290,550
e	irrigation system-quick coupler	sq ft	\$1.25	44,700	\$55,875
f	lighting system, 8 poles w/luminaires	system	\$500,000.00	1	\$500,000
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
h	players bench, w/conc support	each	\$1,400.00	4	\$5,600
i	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
j	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
k	drinking fountain	each	\$4,000.00	1	\$4,000
l	concession facility, warming and refrigeration	sq ft	\$320.00	250	\$80,000
m	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
q	water service, 8"service line	lr ft	\$45.00	500	\$22,500
r	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field \$1,158,525

Estimating contingency 10% \$115,853

Total construction cost per field \$1,274,378

a	construction sales tax (const)	8.2%			\$104,499
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b	design/engineering fees (const)	12.0%			\$152,925
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c	financing costs (const, tax, design)	8.0%		\$122,544
d	contingency (const, tax, design, financing)	10.0%		\$165,435
Total development cost per field				\$1,819,780

Baseball field - 250' w/o lights or concession					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	3.1	\$9,300
b	earthwork for field, structures, parking, road	cu yd	\$12.00	3,700	\$44,400
c	infield mix w/subdrain	cu yd	\$50.00	300	\$15,000
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
e	players bench, w/conc support	each	\$1,400.00	4	\$5,600
f	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
g	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field				\$232,100
	Estimating contingency 10%	10%		\$23,210
Total construction cost per field				\$255,310
a	construction sales tax (const)	8.2%		\$20,935
b	design/engineering fees (const)	12.0%		\$30,637
c	financing costs (const, tax, design)	8.0%		\$24,551
d	contingency (const, tax, design, financing)	10.0%		\$33,143
Total development cost per field				\$364,577

Baseball field - 300' w/turf/lights/concession					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	3.5	\$10,500
b	earthwork for field, structures, parking, road	cu yd	\$12.00	4,000	\$48,000
c	infield mix w/subdrain	cu yd	\$50.00	296	\$14,815
d	outfield, synthetic turf/12" sand w/subdrain	sq ft	\$25.00	38,000	\$950,000
e	irrigation system-quick coupler	sq ft	\$1.25	45,000	\$56,250
f	lighting system, 8 poles w/luminaires	system	\$500,000.00	1	\$500,000
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
h	players bench, w/conc support	each	\$1,400.00	4	\$5,600
i	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
j	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
k	drinking fountain	each	\$4,000.00	1	\$4,000
l	concession facility, warming and refrigeration w/pa system	sq ft	\$320.00	250	\$80,000
m	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
n	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
q	water service, 8"service line	lr ft	\$45.00	500	\$22,500
r	water meter, 2"size	each	\$8,000.00	1	\$8,000

Subtotal construction cost per field				\$1,849,965
	Estimating contingency 10%	10%		\$184,996
Total construction cost per field				\$2,034,961
a	construction sales tax (const)	8.2%		\$166,867
b	design/engineering fees (const)	12.0%		\$244,195
c	financing costs (const, tax, design)	8.0%		\$195,682
d	contingency (const, tax, design, financing)	10.0%		\$264,171
Total development cost per field				\$2,905,876

Baseball field - 300' w/grass/lights/concession					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	3.5	\$10,500
b	earthwork for field, structures, parking, road	cu yd	\$12.00	4,000	\$48,000
c	infield mix w/subdrain	cu yd	\$50.00	296	\$14,815
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$6.50	38,000	\$247,000
e	irrigation system-quick coupler	sq ft	\$1.25	45,000	\$56,250
f	lighting system, 8 poles w/luminaires	system	\$180,000.00	1	\$180,000
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
h	players bench, w/conc support	each	\$1,400.00	4	\$5,600
i	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
j	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
k	drinking fountain	each	\$4,000.00	1	\$4,000
l	concession facility, warming and refrigeration w/pa system	sq ft	\$320.00	250	\$80,000
m	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
n	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
q	water service, 8"service line	lr ft	\$45.00	500	\$22,500
r	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field				\$826,965	
	Estimating contingency 10%	10%		\$82,696	
Total construction cost per field				\$909,661	
a	construction sales tax (const)	8.2%		\$74,592	
b	design/engineering fees (const)	12.0%		\$109,159	
c	financing costs (const, tax, design)	8.0%		\$87,473	
d	contingency (const, tax, design, financing)	10.0%		\$118,089	
Total development cost per field				\$1,298,974	
Baseball field - 300' w/dirt w/o lights/concession					
	unit	unit cost	qnty	qnty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	3.5	\$10,500
b	earthwork for field, structures, parking, road	cu yd	\$12.00	4,000	\$48,000
c	infield mix w/subdrain	cu yd	\$50.00	296	\$14,815
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
e	players bench, w/conc support	each	\$1,400.00	4	\$5,600
f	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
g	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$6.00	15,000	\$90,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field				\$263,715	
	Estimating contingency 10%	10%		\$26,371	
Total construction cost per field				\$290,086	
a	construction sales tax (const)	8.2%		\$23,787	
b	design/engineering fees (const)	12.0%		\$34,810	
c	financing costs (const, tax, design)	8.0%		\$27,895	
d	contingency (const, tax, design, financing)	10.0%		\$37,658	
Total development cost per field				\$414,236	

Softball field - 200-300' w/grass/lights/concession					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	0.8	\$2,400
b	earthwork for field, structures, parking, road	cu yd	\$12.00	1,335	\$16,020
c	infield mix w/subdrain	cu yd	\$50.00	150	\$7,500
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$6.50	15,950	\$103,675
e	irrigation system-quick coupler	sq ft	\$1.25	15,950	\$19,938
f	lighting system, 5 poles w/luminaires	system	\$100,000.00	1	\$100,000
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
h	players bench, w/conc support	each	\$1,400.00	4	\$5,600
i	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
j	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
k	drinking fountain	each	\$4,000.00	1	\$4,000
l	concession facility, warming and refrigeration	sq ft	\$320.00	250	\$80,000
m	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
q	water service, 8"service line	lr ft	\$45.00	500	\$22,500
r	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field				\$492,933	
	Estimating contingency 10%	10%		\$49,293	
Total construction cost per field				\$542,226	
a	construction sales tax (const)	8.2%		\$44,463	
b	design/engineering fees (const)	12.0%		\$65,067	
c	financing costs (const, tax, design)	8.0%		\$52,140	
d	contingency (const, tax, design, financing)	10.0%		\$70,390	
Total development cost per field				\$774,285	
Softball field - 200-300' w/dirt w/o lights/concession					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$3,000.00	0.8	\$2,400
b	earthwork for field, structures, parking, road	cu yd	\$12.00	1,335	\$16,020
c	infield mix w/subdrain	cu yd	\$50.00	150	\$7,500
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$10,000.00	1	\$10,000
e	players bench, w/conc support	each	\$1,400.00	4	\$5,600
f	spectator stands, movable metal (50 seats)	each	\$8,500.00	2	\$17,000
g	trash receptacles w/conc support	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$6.00	10,500	\$63,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	35	\$6,300
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	500	\$22,500
n	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per field				\$189,320	
	Estimating contingency 10%	10%		\$18,932	
Total construction cost per field				\$208,252	
a	construction sales tax (const)	8.2%		\$17,077	
b	design/engineering fees (const)	12.0%		\$24,990	
c	financing costs (const, tax, design)	8.0%		\$20,026	
d	contingency (const, tax, design, financing)	10.0%		\$27,034	
Total development cost per field				\$297,379	
Parcourse facility - 5 stations/0.25 mile					
	unit	unit cost	qty	qty cost	
a	clear/earthwork parcourse corridor	sq ft	\$1.25	8,070	\$10,088
b	crushed rock, 6"depth, 4'wide, 3/8" minus	sq ft	\$2.00	5,380	\$10,760
c	station equipment and sign	each	\$2,200.00	5	\$11,000
d	bench, 8"x8"x10'wood beams w/conc support	each	\$1,800.00	2	\$3,600
e	trash receptacles w/concrete support	each	\$1,800.00	2	\$3,600
Subtotal construction cost per facility				\$39,048	
	Estimating contingency 10%	10%		\$3,905	
Total construction cost per facility				\$42,952	
a	construction sales tax (const)	8.2%		\$3,522	
b	design/engineering fees (const)	12.0%		\$5,154	
c	financing costs (const, tax, design)	8.0%		\$4,130	
d	contingency (const, tax, design, financing)	10.0%		\$5,576	
Total development cost per facility (5 stations)				\$61,335	

Jogging track - 0.25 mile w/starting spur					
	unit	unit cost	qnty	qnty cost	
a	clear track, parking, access road	acre	\$3,000.00	0.9	\$2,700
b	earthwork for track, parking, access road	cu yd	\$12.00	1,532	\$18,384
c	12"track, 1"rubber/4"cinder/4"crushed rock	sq ft	\$2.25	18,464	\$41,544
d	bench, w/conc support	each	\$1,800.00	2	\$3,600
e	trash receptacles	each	\$1,800.00	2	\$3,600
f	drinking fountain, precast concrete	each	\$4,000.00	1	\$4,000
g	bike rack, prefab galvanized pipe	each	\$1,800.00	1	\$1,800
h	parking, 2"asphalt/4"crushed rock, 10 spaces	sq ft	\$6.00	3,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	10	\$1,800
j	access road, 2"asphalt/4"crushed rock, 24'x50'	sq ft	\$4.50	1,200	\$5,400
k	water service, 8"service line	lr ft	\$45.00	100	\$4,500
l	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per track				\$113,328	
	Estimating contingency 10%	10%		\$11,333	
Total construction cost per track				\$124,661	
a	construction sales tax (const)	8.2%		\$10,222	
b	design/engineering fees (const)	12.0%		\$14,959	
c	financing costs (const, tax, design)	8.0%		\$11,987	
d	contingency (const, tax, design, financing)	10.0%		\$16,183	
Total development cost per track				\$178,013	
Picnic site - 25 table capacity w/o shelter					
	unit	unit cost	qnty	qnty cost	
a	clear picnic sites, parking, access road	acre	\$3,000.00	2.3	\$6,900
b	earthwork for sites, parking, access road	cu yd	\$12.00	3,748	\$44,976
c	picnic tables w/conc support	each	\$2,100.00	25	\$52,500
d	barbecue stand, metal with iron grill	each	\$1,000.00	12	\$12,000
e	group barbecue iron grill	each	\$1,400.00	2	\$2,800
f	trash receptacle, coated metal	each	\$1,800.00	12	\$21,600
g	drinking fountain	each	\$4,000.00	2	\$8,000
h	parking, 2"asphalt concrete/4" crushed rock (50 cars)	sq ft	\$6.00	15,000	\$90,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	50	\$9,000
j	access road, 2"asphalt concrete/4"crushed rock, 24'x1,000'	sq ft	\$4.50	24,000	\$108,000
k	water service, 8"service line	lr ft	\$45.00	1,000	\$45,000
l	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost for 25 tables				\$408,776	
	Estimating contingency 10%	10%		\$40,878	
Total construction cost for 25 tables				\$449,654	
a	construction sales tax (const)	8.2%		\$36,872	
b	design/engineering fees (const)	12.0%		\$53,958	
c	financing costs (const, tax, design)	8.0%		\$43,239	
d	contingency (const, tax, design, financing)	10.0%		\$58,372	
Total development cost for 25 tables				\$642,095	
Prorated per table				\$25,684	
Picnic site - shelter					
	unit	unit cost	qnty	qnty cost	
a	picnic shelter (20'x30') (\$138/ SF)	each	\$82,800.00	2	\$165,600
Total construction cost for 25 tables				\$165,600	
b	construction sales tax (const)	8.2%		\$13,579	
c	design/engineering fees (const)	12.0%		\$19,872	
d	financing costs (const, tax, design)	8.0%		\$15,924	
e	contingency (const, tax, design, financing)	10.0%		\$21,498	
Total development cost for 1 shelter				\$236,473	
Prorated per shelter				\$118,236	

Swimming beach - 100 swimmer capacity					
	unit	unit cost	qnty	qnty cost	
a	clear site for improvements	acre	\$3,000.00	0.3	\$900
b	earthwork for site improvements	cu yd	\$12.00	511	\$6,132
c	beach sand, 12"depth of area 200'x50'	cu yd	\$36.00	400	\$14,400
d	safety markers, pilings w/nylon ropes and buoys	each	\$1,600.00	4	\$6,400
e	diving/swimming platform, 2"x6"wood over buoys	sq ft	\$50.00	80	\$4,000
f	lifeguard stand	each	\$1,800.00	1	\$1,800
g	exterior shower facilities	each	\$4,800.00	1	\$4,800
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	restroom/changing facility, 6 stalls w/4 sinks	sq ft	\$300.00	600	\$180,000
j	parking, 2"asphalt concrete/4" crushed rock (40 cars)	sq ft	\$6.00	12,000	\$72,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	30	\$5,400
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
m	water service, 8"service line	lr ft	\$45.00	400	\$18,000
n	sewer line, 8"service line	lr ft	\$36.00	400	\$14,400
o	fire hydrants	each	\$6,000.00	1	\$6,000
p	water meter, 2" size	each	\$8,000.00	1	\$8,000
q	trash receptacles	each	\$1,800.00	4	\$7,200
Subtotal construction cost per site					\$375,032
Estimating contingency 10%				10%	\$37,503
Total construction cost per site					\$412,535
a	construction sales tax (const)	8.2%			\$33,828
b	design/engineering fees (const)	12.0%			\$49,504
c	financing costs (const, tax, design)	8.0%			\$39,669
d	contingency (const, tax, design, financing)	10.0%			\$53,554
Total development cost per site					\$589,090
Prorated per parking space (2.5 swimmers/car=40 spaces)					\$14,727
Fishing from a bank or dock - 25 car capacity					
	unit	unit cost	qnty	qnty cost	
a	clear site improvements	acre	\$3,000.00	0.3	\$750
b	earthwork for site improvements	cu yd	\$12.00	550	\$6,600
c	pier supported dock, 12'x100'	sq ft	\$80.00	1,200	\$96,000
d	fishing platform, 12'x20'	sq ft	\$64.00	240	\$15,360
e	parking, 2"asphalt concrete/4"crushed rock - 25 spaces	sq ft	\$3.00	7,500	\$22,500
f	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	25	\$4,500
g	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
h	picnic tables, w/concrete platform	each	\$2,100.00	8	\$16,800
i	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
j	trash receptacles w/concrete support	each	\$1,800.00	2	\$3,600
Subtotal construction cost per site					\$190,710
Estimating contingency 10%				10%	\$19,071
Total construction cost per site					\$209,781
a	construction sales tax (const)	8.2%			\$17,202
b	design/engineering fees (const)	12.0%			\$25,174
c	financing costs (const, tax, design)	8.0%			\$20,173
d	contingency (const, tax, design, financing)	10.0%			\$27,233
Total development cost per facility					\$299,562
Prorated per parking space					\$11,982
Boat launch - 25 boat capacity					
	unit	unit cost	qnty	qnty cost	
a	clear site improvements	acre	\$3,000.00	0.4	\$1,050
b	earthwork for site improvements	cu yd	\$12.00	2,400	\$28,800
c	boat access ramp, precast concrete ramp units	each	\$24,000.00	1	\$24,000
d	mooring platform,	sq ft	\$64.00	400	\$25,600
e	bank stablization/landscape plantings	each	\$14,000.00	1	\$14,000
f	marker buoys and signage	each	\$500.00	4	\$2,000
g	car/trailer parking, 2"asphalt concrete/4"crushed rock	sq ft	\$6.00	12,500	\$75,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	25	\$4,500
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$4.50	4,800	\$21,600
j	trash receptacles	each	\$1,800.00	2	\$3,600
Subtotal construction cost per site					\$200,150
Estimating contingency 10%				10%	\$20,015
Total construction cost per site					\$220,165
a	construction sales tax (const)	8.2%			\$18,054
b	design/engineering fees (const)	12.0%			\$26,420
c	financing costs (const, tax, design)	8.0%			\$21,171
d	contingency (const, tax, design, financing)	10.0%			\$28,581
Total development cost per ramp					\$314,390

Prorated per boat trailer parking stall

\$12,576

Handboat launch - 10 car capacity					
	unit	unit cost	qnty	qnty cost	
a	clear site improvements	acre	\$3,000.00	0.3	\$750
b	earthwork for site improvements/launching ramp	cu yd	\$12.00	2,400	\$28,800
c	concrete launching ramp	each	\$24,000.00	1	\$24,000
d	launching platform 10'x20'	sq ft	\$64.00	200	\$12,800
e	landscape/bank stabilization plantings	each	\$14,000.00	1	\$14,000
f	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$6.00	3,000	\$18,000
g	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	10	\$1,800
h	access road, 2"asphalt concrete/4"crushed rock, 24'x100'	sq ft	\$4.50	2,400	\$10,800
i	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
j	trash receptacles w/concrete support	each	\$1,800.00	2	\$3,600
Subtotal construction cost per site				\$117,550	
	Estimating contingency 10%	10%		\$11,755	
Total construction cost per site				\$129,305	
a	construction sales tax (const)	8.2%		\$10,603	
b	design/engineering fees (const)	12.0%		\$15,517	
c	financing costs (const, tax, design)	8.0%		\$12,434	
d	contingency (const, tax, design, financing)	10.0%		\$16,786	
Total development cost per facility				\$184,644	
Prorated per parking space				\$18,464	
Tent camping - 25 campsite capacity					
	unit	unit cost	qnty	qnty cost	
a	clear camping area, parking, access road	acre	\$3,000.00	5.6	\$16,800
b	earthwork in camping area, parking, access road	cu yd	\$12.00	9,157	\$109,884
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$6.00	20,000	\$120,000
d	picnic tables w/conc support	each	\$2,100.00	25	\$52,500
e	metal fire ring with iron grill	each	\$600.00	25	\$15,000
f	camp shelter (10'x6'), cedar pole w/shake roof	each	\$8,000.00	25	\$200,000
g	trash receptacle	each	\$1,800.00	25	\$45,000
h	restroom/showering fclty, 6 stalls/4 sinks/4 show	sq ft	\$300.00	850	\$255,000
i	camp directory signs	each	\$400.00	20	\$8,000
j	access road, 6"crushed rock, 24'x5,380'	sq ft	\$4.50	129,120	\$581,040
k	water service, 8"service line	lr ft	\$45.00	5,380	\$242,100
l	sewage disposal, campgrnd septic tank drainfield	each	\$40,000.00	1	\$40,000
m	fire hydrant	each	\$6,000.00	1	\$6,000
n	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost for 25 campsites				\$1,699,324	
	Estimating contingency 10%	10%		\$169,932	
Total construction cost per site				\$1,869,256	
a	construction sales tax (const)	8.2%		\$153,279	
b	design/engineering fees (const)	12.0%		\$224,311	
c	financing costs (const, tax, design)	8.0%		\$179,748	
d	contingency (const, tax, design, financing)	10.0%		\$242,659	
Total development cost for 25 campsites				\$2,669,253	
Prorated per campsite				\$106,770	
Group daycamping facility - 100 person capacity					
	unit	unit cost	qnty	qnty cost	
a	clear camping site, parking, access road	acre	\$3,000.00	3.1	\$9,300
b	earthwork for sites, parking, access road	cu yd	\$12.00	5,134	\$61,608
c	group campfire/amphitheater,stage/benches	each	\$52,000.00	1	\$52,000
d	camp directory signs, 4"x4"cedar pole framed	each	\$400.00	20	\$8,000
e	group cooking, 4'x12'	each	\$3,600.00	2	\$7,200
f	eating shelter (30'x30'), cedar pole w/shake roof	sq ft	\$138.00	900	\$124,200
g	picnic tables w/conc support	each	\$2,100.00	25	\$52,500
h	trash bin, metal dumpster w/wood fence screen	each	\$3,000.00	3	\$9,000
i	restroom facility, 6 stalls w/4 sinks	sq ft	\$300.00	600	\$180,000
j	drinking fountain	each	\$4,000.00	1	\$4,000
k	parking, 2"asphalt concrete/4"crushed rock, 50 cars	sq ft	\$6.00	15,000	\$90,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	50	\$9,000
m	access road, 2"asphalt concrete/4"crushed rock, 24'x1,000'	sq ft	\$4.50	24,000	\$108,000
n	water service, 8"service line	lr ft	\$45.00	1,000	\$45,000
o	sewage disposal, septic tank w/drainfield	system	\$40,000.00	1	\$40,000
p	fire hydrant	each	\$6,000.00	1	\$6,000
q	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost per group camp				\$813,808	
	Estimating contingency 10%	10%		\$81,381	
Total construction cost per group camp				\$895,189	
a	construction sales tax (const)	8.2%		\$73,405	

b	design/engineering fees (const)	12.0%			\$107,423
c	financing costs (const, tax, design)	8.0%			\$86,081
d	contingency (const, tax, design, financing)	10.0%			\$116,210
Total development cost per group camp					\$1,278,308
Prorated per person					\$12,783

Recreational vehicle camping - 25 campsite capacity					
	unit	unit cost	qnty	qnty cost	
a	clear campsite, parking, access road	acre	\$3,000.00	10.1	\$30,300
b	earthwork for campsite, parking, access road	cu yd	\$12.00	16,460	\$197,520
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$6.00	30,000	\$180,000
d	picnic tables w/conc support	each	\$2,100.00	25	\$52,500
e	metal fire ring with iron grill	each	\$600.00	25	\$15,000
f	drinking fountain	each	\$4,000.00	1	\$4,000
g	trash receptacle	each	\$1,800.00	25	\$45,000
h	sanitary dump facility, 2 stalls	each	\$36,000.00	1	\$36,000
i	camp directory signs, 4"x4"cedar pole framed	each	\$400.00	20	\$8,000
j	access road, 2"asphalt concrete/4"crushed rock, 24'x8,070'	sq ft	\$4.50	193,680	\$871,560
k	water service, 3"service line	lr ft	\$24.00	8,070	\$193,680
l	water meter, 2"size	each	\$8,000.00	1	\$8,000
Subtotal construction cost for 25 campsites				\$1,641,560	
	Estimating contingency 10%	10%		\$164,156	
Total construction cost per group camp				\$1,805,716	
a	construction sales tax (const)	8.2%		\$148,069	
b	design/engineering fees (const)	12.0%		\$216,686	
c	financing costs (const, tax, design)	8.0%		\$173,638	
d	contingency (const, tax, design, financing)	10.0%		\$234,411	
Total development cost for 25 campsites				\$2,578,519	
Prorated per campsite				\$103,141	
Outdoor swim pool - 75'x42'=3,150 sf/294 person cap					
	unit	unit cost	qnty	qnty cost	
a	clear pool area, deck, parking, access road	acre	\$3,000.00	1.1	\$3,300
b	earthwork, 1'depth except pool @5'depth	cu yd	\$12.00	2,370	\$28,440
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	lifeguard stand, galvanized pipe w/2"x4"framing	each	\$1,800.00	2	\$3,600
h	drinking fountain	each	\$4,000.00	1	\$4,000
i	locker/shower facility, 20 showers w/50 lockers	sq ft	\$300.00	1,000	\$300,000
j	restroom facility, 10 stalls w/6 sinks	sq ft	\$300.00	1,000	\$300,000
k	concession facility, grill and refrigeration	sq ft	\$320.00	250	\$80,000
l	bike rack, prefab galvanized pipe	each	\$1,800.00	3	\$5,400
m	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$6.00	38,400	\$230,400
n	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	128	\$23,040
o	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$4.50	6,000	\$27,000
p	water service, 8"service line	lr ft	\$45.00	400	\$18,000
q	sewer service, 8"side sewer	lr ft	\$36.00	400	\$14,400
r	fire hydrant	each	\$6,000.00	1	\$6,000
s	water meter, 8"size	each	\$19,520.00	1	\$19,520
t	chainlink perimeter fence, 6'	lr ft	\$34.00	317	\$10,778
u	seed grass over 4"topsoil	sq ft	\$1.60	1,564	\$2,502
Subtotal construction cost for 294 swimmers				\$1,211,890	
	Estimating contingency 10%	10%		\$121,189	
Total construction cost per group camp				\$1,333,079	
a	construction sales tax (const)	8.2%		\$109,313	
b	design/engineering fees (const)	12.0%		\$159,970	
c	financing costs (const, tax, design)	8.0%		\$128,189	
d	contingency (const, tax, design, financing)	10.0%		\$173,055	
Total development cost for 294 swimmers/3,150 sq ft pool				\$1,903,605	
Prorated per square foot of total pool				\$604	

Indoor swim pool - 75'x42'=3,150 sf/294 person capa					
	unit	unit cost	qnty	qnty cost	
a	clear pool area, deck, parking, access road	acre	\$3,000.00	1.1	\$3,300
b	earthwork, 1'depth except pool @5'depth	cu yd	\$12.00	2,370	\$28,440
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	enclosed structure for pools et.al.	sq ft	\$60.00	4,740	\$284,400
h	lifeguard stand	each	\$1,800.00	2	\$3,600
i	drinking fountain	each	\$4,000.00	1	\$4,000
j	locker/shower facility, 20 showers w/50 lockers	sq ft	\$300.00	1,000	\$300,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	\$300.00	1,000	\$300,000
l	concession facility, grill and refrigeration	sq ft	\$320.00	250	\$80,000
m	bike rack, prefab galvanized pipe	each	\$1,800.00	3	\$5,400
n	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$6.00	38,400	\$230,400
o	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	128	\$23,040
p	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$4.50	6,000	\$27,000
q	water service, 8"service line	lr ft	\$45.00	400	\$18,000
r	sewer service, 8"side sewer	lr ft	\$36.00	400	\$14,400
s	fire hydrant	each	\$6,000.00	1	\$6,000
t	water meter, 8"size	each	\$19,520.00	1	\$19,520
u	chainlink perimeter fence, 6'	lr ft	\$36.00	317	\$11,412
v	seed grass over 4"topsoil	sq ft	\$1.60	1,564	\$2,502
Total construction cost for 294 swimmers				\$1,496,924	
a	construction sales tax (const)	8.2%			\$122,748
b	design/engineering fees (const)	12.0%			\$179,631
c	financing costs (const, tax, design)	8.0%			\$143,944
d	contingency (const, tax, design, financing)	10.0%			\$194,325
Total development cost for 294 swimmers/3,150 sq ft pool)				\$2,137,572	
Prorated per square foot of total pool				\$679	
Community center - 250 person capacity					
	unit	unit cost	qnty	qnty cost	
a	clear building site, parking, access road	acre	\$3,000.00	3	\$9,000
b	earthwork for structure, parking, access road	cu yd	\$12.00	1,613	\$19,360
c	gymnasium, 2 full basketball courts	sq ft	\$225.00	11,280	\$2,538,000
d	racquetball courts	sq ft	\$225.00	3,680	\$828,000
e	kitchen facility	sq ft	\$250.00	360	\$90,000
f	game/classroom	sq ft	\$150.00	960	\$144,000
g	exercise/aerobics room, 50 persons	sq ft	\$150.00	5,000	\$750,000
h	physical conditioning/hydro/wellness facility	sq ft	\$250.00	2,745	\$686,250
i	office and reception area	sq ft	\$150.00	1,000	\$150,000
j	multipurpose, restroom, locker room, showers	sq ft	\$350.00	3,400	\$1,190,000
k	bike rack	each	\$1,800.00	1	\$1,800
l	parking, 2"asphalt concrete/4"crushed rock, 175 cars	sq ft	\$6.00	52,500	\$315,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$180.00	75	\$13,500
n	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$4.50	6,000	\$27,000
o	water service, 8"service line	lr ft	\$45.00	400	\$18,000
p	sewage disposal, 8"service line	lr ft	\$36.00	400	\$14,400
q	fire hydrant	each	\$6,000.00	1	\$6,000
r	water meter, 2"size	each	\$8,000.00	1	\$8,000
s	parking lot lighting, 10 poles	system	\$200,000.00	1	\$200,000
t	art sculpture	each	\$5,000.00	1	\$5,000
Total construction cost per center				\$7,013,310	
a	construction sales tax (const)	8.2%			\$575,091
b	design/engineering fees (const)	12.0%			\$841,597
c	financing costs (const, tax, design)	8.0%			\$674,400
d	contingency (const, tax, design, financing)	10.0%			\$910,440
Total development cost per center				\$10,014,838	
Prorated per square foot				\$352.33	

Restroom/support facilities		unit	unit cost	qnty	qnty cost
a	restroom facility, 4 stalls w/2 sinks	sq ft	\$300.00	500	\$150,000
b	sewer service, 8"side sewer	lr ft	\$36.00	500	\$18,000
c	water service, 8"service line	lr ft	\$45.00	500	\$22,500
d	fire hydrant	each	\$6,000.00	1	\$6,000
e	water meter, 2"size	each	\$8,000.00	1	\$8,000
Total construction cost per facility/4 fixtures					\$204,500
a	construction sales tax (const)	8.2%			\$16,769
b	design/engineering fees (const)	12.0%			\$24,540
c	financing costs (const, tax, design)	8.0%			\$19,665
d	contingency (const, tax, design, financing)	10.0%			\$26,547
Total development cost per 4 stall facility					\$292,021

Source: the Beckwith Consulting Group, JKLA Landscape Architects, ARC Architects January 2020