LEVEL 2 ELEMENTAL SUMMARY

		Element $	%	01 West Wing		02 East Wing		03 Track/Field		04 Site	
GROSS FLOOR AREA	$/sf	215,895 sf		$/sf	31,661	$/sf	6,966	$/sf	177,268	$/sf	0
A1 SUBSTRUCTURE	14.16	3,056,995	5%	76.19	2,412,363	92.54	644,632	0.00	0		0
A2 STRUCTURE	17.03	3,677,679	6%	92.23	2,920,033	108.76	757,646	0.00	0		0
A3 ENCLOSURE	59.36	12,816,355	20%	325.17	10,295,160	336.81	2,346,195	0.99	175,000		0
B1 PARTITIONS & DOORS	3.15	679,351	1%	17.80	563,663	16.61	115,688	0.00	0		0
B2 FINISHES	4.54	980,788	2%	23.94	757,850	32.00	222,938	0.00	0		0
B3 FITTINGS & EQUIPMENT	13.99	3,021,230	5%	80.23	2,540,090	69.07	481,140	0.00	0		0
C1 MECHANICAL	24.82	5,358,436	8%	132.34	4,190,137	167.71	1,168,299	0.00	0		0
C2 ELECTRICAL	20.78	4,485,612	7%	125.41	3,970,516	73.94	515,096	0.00	0		0
D1 SITE WORK	51.07	11,026,510	17%	0.00	0	0.00	0	22.37	3,965,000		7,061,510
DIRECT CONSTRUCTION COST	208.91	45,102,955	70%	873.31	27,649,812	897.45	6,251,634	23.35	4,140,000		7,061,510
Z1 GENERAL REQUIREMENTS	46.38	10,012,856	16%	193.87	6,138,258	199.23	1,387,863	5.18	919,080		1,567,655
Z2 CONTINGENCIES	43.87	9,471,621	15%	183.39	5,806,461	188.46	1,312,843	4.90	869,400		1,482,917
TOTAL CONSTRUCTION COST	299.16	64,587,433	100%	1,250.58	39,594,531	1,285.15	8,952,339	33.44	5,928,480		10,112,082

LEVEL 3 ELEMENTAL SUMMARY	$/sf	Element $	%	01 West Wing		02 East Wing		03 Track/Field		04 Site	
GROSS FLOOR AREA				$/sf	31,661	$/sf	6,966	$/sf	177,268	$/sf	0
A1 SUBSTRUCTURE											
A11 Foundations	12.54	2,707,400		67.35	2,132,428	82.54	574,972	0.00	0		0
A12 Building Excavation	1.62	349,595		8.84	279,935	10.00	69,660	0.00	0		0
A2 STRUCTURE											
A21 Lowest Floor Structure	2.19	472,415		12.06	381,857	13.00	90,558	0.00	0		0
A22 Upper Floor Structure	2.22	479,039		14.31	452,917	3.75	26,123	0.00	0		0
A23 Roof Structure	12.63	2,726,224		65.86	2,085,259	92.01	640,965	0.00	0		0
A3 ENCLOSURE											
A32 Walls Above Grade	34.39	7,423,580		200.40	6,344,760	154.87	1,078,820	0.00	0		0
A33 Windows & Entrances	7.09	1,530,750		39.31	1,244,500	41.09	286,250	0.00	0		0
A34 Roof Covering	11.32	2,443,500		60.26	1,908,000	76.87	535,500	0.00	0		0
A35 Projections	6.57	1,418,525		25.20	797,900	63.97	445,625	0.99	175,000		0
B1 PARTITIONS & DOORS											
B11 Partitions	2.67	576,016		14.93	472,621	14.84	103,396	0.00	0		0
B12 Doors	0.48	103,335		2.88	91,042	1.76	12,293	0.00	0		0
B2 FINISHES											
B21 Floor Finishes	1.63	352,212		8.83	279,714	10.41	72,498	0.00	0		0
B22 Ceiling Finishes	1.03	222,855		5.67	179,675	6.20	43,179	0.00	0		0
B23 Wall Finishes	1.88	405,722		9.43	298,460	15.40	107,261	0.00	0		0
B3 FITTINGS & EQUIPMENT											
B31 Fittings	2.78	601,150		18.51	586,150	2.15	15,000	0.00	0		0
B32 Equipment	10.28	2,220,080		55.40	1,753,940	66.92	466,140	0.00	0		0
B33 Conveying Systems	0.93	200,000		6.32	200,000	0.00	0	0.00	0		0
C1 MECHANICAL											
C11 Plumbing & Drainage	12.31	2,656,654		62.25	1,970,972	98.43	685,682	0.00	0		0
C12 Fire Protection	2.68	578,270		14.74	466,610	16.03	111,660	0.00	0		0
C13 HVAC	8.36	1,804,839		47.10	1,491,352	45.00	313,487	0.00	0		0
C14 Controls	1.48	318,673		8.25	261,203	8.25	57,470	0.00	0		0

LEVEL 3 ELEMENTAL SUMMARY	$/sf	Element $	%	01 West Wing		02 East Wing		03 Track/Field		04 Site	
GROSS FLOOR AREA				$/sf	31,661	$/sf	6,966	$/sf	177,268	$/sf	0
C2 ELECTRICAL											
C21 Service & Distribution	10.12	2,185,635		63.98	2,025,805	22.94	159,830	0.00	0		0
C22 Lighting & Devices	5.10	1,100,870		28.50	902,339	28.50	198,531	0.00	0		0
C23 Systems	5.55	1,199,108		32.92	1,042,373	22.50	156,735	0.00	0		0
D1 SITE WORK											
D11 Site Development	41.35	8,926,710		0.00	0	0.00	0	14.24	2,525,000		6,401,710
D12 Mechanical Site Services	3.24	699,800		0.00	0	0.00	0	1.64	290,000		409,800
D13 Electrical Site Services	6.48	1,400,000		0.00	0	0.00	0	6.49	1,150,000		250,000
DIRECT CONSTRUCTION COST				873.31	27,649,812	897.45	6,251,634	23.35	4,140,000		7,061,510
Z1 GENERAL REQUIREMENTS											
Z11 General Requirements	39.07	8,434,253	18.7%	163.31	5,170,515	167.82	1,169,056	4.37	774,180		1,320,502
Z12 Fee	7.31	1,578,603	3.5%	30.57	967,743	31.41	218,807	0.82	144,900		247,153
Z2 CONTINGENCIES											
Z21 Design Contingency	20.89	4,510,296	10.0%	87.33	2,764,981	89.74	625,163	2.34	414,000		706,151
Z22 Escalation Contingency	16.71	3,608,237	8.0%	69.86	2,211,985	71.80	500,131	1.87	331,200		564,921
Z23 Construction Contingency	6.27	1,353,089	3.0%	26.20	829,494	26.92	187,549	0.70	124,200		211,845
TOTAL CONSTRUCTION COST	299.16	64,587,433		1,250.58	39,594,531	1,285.15	8,952,339	33.44	5,928,480		10,112,082

ELEMENTAL ESTIMATE

Description	Quantity		01 West Wing Quantity	02 East Wing Quantity	03 Track/Field Quantity	04 Site Quantity
GROSS FLOOR AREA						
Level 1	212,223	sf	27,989	6,966	177,268	
Level 2	2,890	sf	2,890			
Level 3	782	sf	782			
TOTAL GROSS FLOOR AREA	215,895	sf	31,661	6,966	177,268	0

REPORT NOTES

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
A1 SUBSTRUCTURE														
A11 Foundations														
Foundations														
drilled piers 3' dia, 50' ht allow	03000		1,309	cy	1,200.00	1,570,800	1,047	1,256,400	262	314,400		0		0
grade beams 3x1' avg, 200 pcy	03000		250	cy	1,100.00	275,000	191	210,100	59	64,900		0		0
pier caps 4'x4'x1.5'	03000		89	cy	1,300.00	115,700	71	92,300	18	23,400		0		0
foundation walls 12" avg, 100 pcy	03000		333	cy	2,030.00	675,990	255	517,650	78	158,340		0		0
foundation details, misc	03000	+	34,955	sf	2.00	69,910	27,989	55,978	6,966	13,932		0		0
Subtotal Foundations			34,955	sf	77.45	2,707,400	27,989	2,132,428	6,966	574,972	0	0	0	0
Total A11 Foundations			215,895	sf	12.54	2,707,400	67.35	2,132,428	82.54	574,972	0.00	0	#Num!	0
A12 Building Excavation														
Earthwork														
excavation foundation 4' avg	02000	+	5,179	cy	30.00	155,370	4,147	124,410	1,032	30,960		0		0
haul away	02000		5,179	cy	20.00	103,580	4,147	82,940	1,032	20,640		0		0
backfill granular	02000		1,295	cy	50.00	64,750	1,037	51,850	258	12,900		0		0
excavation misc	02000		5,179	cy	5.00	25,895	4,147	20,735	1,032	5,160		0		0
contaminated soil removal - not included	02000			cy	0.00	0		0		0		0		0
Subtotal Earthwork			5,179	cy	67.50	349,595	4,147	279,935	1,032	69,660	0	0	0	0
Total A12 Building Excavation			215,895	sf	1.62	349,595	8.84	279,935	10.00	69,660	0.00	0	#Num!	0
TOTAL A1 SUBSTRUCTURE						3,056,995		2,412,363		644,632		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
A2 STRUCTURE													
A21 Lowest Floor Structure													
On Grade													
slab on grade 5"	03000	+	34,955 sf	11.00	384,505	27,989	307,879	6,966	76,626		0		0
elevator pits 7x7' avg	03000		1 no	18,000.00	18,000	1	18,000		0		0		0
pits, pads, detailing	03000		34,955 sf	2.00	69,910	27,989	55,978	6,966	13,932		0		0
Subtotal On Grade			34,955 sf	13.51	472,415	27,989	381,857	6,966	90,558	0	0	0	0
Total A21 Lowest Floor Structure			**215,895 sf**	**2.19**	**472,415**	**12.06**	**381,857**	**13.00**	**90,558**	**0.00**	**0**	**#Num!**	**0**
A22 Upper Floor Structure													
Floor Structure													
concrete topping 3.5" avg, mesh	03000	+	3,672 sf	8.00	29,376	3,672	29,376		0		0		0
concrete details, misc	03000		3,672 sf	4.00	14,688	3,672	14,688		0		0		0
metal deck 2", studs	05000		3,672 sf	7.00	25,704	3,672	25,704		0		0		0
steel beams, columns, bracing 16psf	05000		29 tns	6,300.00	182,700	29	182,700		0		0		0
steel details, misc	05000		3,672 sf	5.00	18,360	3,672	18,360		0		0		0
fireproofing	07000		3,672 sf	5.00	18,360	3,672	18,360		0		0		0
Subtotal Floor Structure			3,672 sf	78.75	289,188	3,672	289,188	0	0	0	0	0	0
Stairs, Miscellaneous													
concrete stairs			3 flt	15,000.00	45,000	3	45,000		0		0		0
metals misc	05000		38,627 sf	2.50	96,568	31,661	79,153	6,966	17,415		0		0
safing, sealing	07000	+	38,627 sf	1.25	48,284	31,661	39,576	6,966	8,708		0		0
Subtotal Stairs, Miscellaneous			38,627 sf	4.91	189,851	31,661	163,729	6,966	26,123	0	0	0	0
Total A22 Upper Floor Structure			**215,895 sf**	**2.22**	**479,039**	**14.31**	**452,917**	**3.75**	**26,123**	**0.00**	**0**	**#Num!**	**0**
A23 Roof Structure													
Roof Structure													
precast stadium deck	03400	+	38,850 sf	50.00	1,942,500	31,200	1,560,000	7,650	382,500		0		0
metal roof deck 1.5"	05000	+	15,482 sf	6.15	95,214	10,382	63,849	5,100	31,365		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
steel beams, trusses, joists, connections 12.5psf	05000	97	tns	6,300.00	611,100	65	409,500	32	201,600		0		0
fireproofing	07000	15,482	sf	5.00	77,410	10,382	51,910	5,100	25,500		0		0
Subtotal Roof Structure		54,332	sf	50.18	2,726,224	41,582	2,085,259	12,750	640,965	0	0	0	0
Total A23 Roof Structure		215,895	sf	12.63	2,726,224	65.86	2,085,259	92.01	640,965	0.00	0	#Num!	0
TOTAL A2 STRUCTURE					3,677,679		2,920,033		757,646		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
A3 ENCLOSURE												
A32 Walls Above Grade												
Cladding												
concrete paint & prep existing	03000 +	23,000 sf	35.00	805,000	23,000	805,000		0		0		0
stone, 80% allow	04000 +	34,874 sf	120.00	4,184,880	28,528	3,423,360	6,346	761,520		0		0
mockups, scaffolding	01000	57,874 sf	10.00	578,740	51,528	515,280	6,346	63,460		0		0
cladding details, misc	04000	57,874 sf	5.00	289,370	51,528	257,640	6,346	31,730		0		0
shoring exterior existing wall, allow	03000	23,000 +	5.00	115,000	23,000	115,000		0		0		0
Subtotal Cladding		57,874 sf	103.21	5,972,990	51,528	5,116,280	6,346	856,710	0	0	0	0
Backup												
existing cut patch, make good	03000 +	23,000 sf	10.00	230,000	23,000	230,000		0		0		0
light gage 6"	05000 +	34,874 sf	15.00	523,110	28,528	427,920	6,346	95,190		0		0
avb, insul, gyp	06000	34,874 sf	20.00	697,480	28,528	570,560	6,346	126,920		0		0
Subtotal Backup		57,874 sf	25.06	1,450,590	51,528	1,228,480	6,346	222,110	0	0	0	0
Total A32 Walls Above Grade		**215,895 sf**	**34.39**	**7,423,580**	**200.40**	**6,344,760**	**154.87**	**1,078,820**	**0.00**	**0**	**#Num!**	**0**
A33 Windows & Entrances												
Windows												
storefront, 20% allow	08000 +	8,718 sf	125.00	1,089,750	7,132	891,500	1,586	198,250		0		0
glass block	08000 +	500 sf	75.00	37,500	500	37,500		0		0		0
ticket window, allow	08000 +	24 sf	250.00	6,000	24	6,000		0		0		0
concession window, roll-up	08000 +	700 sf	75.00	52,500	700	52,500		0		0		0
Subtotal Windows		9,942 sf	119.27	1,185,750	8,356	987,500	1,586	198,250	0	0	0	0
Entrances												
glazed aluminum	08000 +	17 no	6,000.00	102,000	16	96,000	1	6,000		0		0
glazed bifold	08000 +	6 no	8,000.00	48,000	4	32,000	2	16,000		0		0
hollow metal	08000 +	26 no	5,000.00	130,000	18	90,000	8	40,000		0		0
auto openers	08000	10 no	6,500.00	65,000	6	39,000	4	26,000		0		0
Subtotal Entrances		49 no	7,040.82	345,000	38	257,000	11	88,000	0	0	0	0

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
Total A33 Windows & Entrances			215,895	sf	7.09	1,530,750	39.31	1,244,500	41.09	286,250	0.00	0	#Num!	0
A34 Roof Covering														
Roofing														
membrane, tpo	07000	+	1,200	sf	35.00	42,000	1,200	42,000		0		0		0
shingle slate	07000	+	14,700	sf	100.00	1,470,000	9,600	960,000	5,100	510,000		0		0
skylight	08000	+	2,400	sf	350.00	840,000	2,400	840,000		0		0		0
flashing, accessories	07000		18,300	sf	5.00	91,500	13,200	66,000	5,100	25,500		0		0
Subtotal Roofing			18,300	sf	133.52	2,443,500	13,200	1,908,000	5,100	535,500	0	0	0	0
Total A34 Roof Covering			215,895	sf	11.32	2,443,500	60.26	1,908,000	76.87	535,500	0.00	0	#Num!	0
A35 Projections														
Projections - Area Based														
soffit, metal panel, allow	07000		3,675	sf	75.00	275,625	2,400	180,000	1,275	95,625		0		0
railings 4' avg to bridge	05000	+	150	lf	250.00	37,500	150	37,500		0		0		0
railing to seating, allow	05000	+	2,600	lf	300.00	780,000	1,600	480,000	1,000	300,000		0		0
railings to stairs	05000	+	160	lf	565.00	90,400	160	90,400		0		0		0
projections misc	07000		600	sf	100.00	60,000	100	10,000	500	50,000		0		0
structural steel misc. scoreboard support	05000		25	tns	7,000.00	175,000		0		0	25	175,000		0
Subtotal Projections - Area Based			3,510	lf	404.14	1,418,525	2,010	797,900	1,500	445,625	0	175,000	0	0
Total A35 Projections			215,895	sf	6.57	1,418,525	25.20	797,900	63.97	445,625	0.99	175,000	#Num!	0
TOTAL A3 ENCLOSURE						12,816,355		10,295,160		2,346,195		175,000		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
B1 PARTITIONS & DOORS												
B11 Partitions												
Partitions												
block 8"	04000 +	1,151 sf	34.50	39,710	1,151	39,710		0		0		0
gyp4, stud, batt to rated	09000 +	298 sf	25.30	7,539	298	7,539		0		0		0
gyp2, stud, batt to typical	09000 +	17,634 sf	21.62	381,247	14,361	310,485	3,273	70,762		0		0
gyp, stud/furring	09000	1,300 sf	16.00	20,800	1,000	16,000	300	4,800		0		0
wood blocking	06000	4,963 lf	6.79	33,699	4,016	27,269	947	6,430		0		0
movable, allow to multipurpose	10000 +	580 sf	82.32	47,746	320	26,342	260	21,403		0		0
Subtotal Partitions		19,663 sf	26.99	530,740	16,130	427,345	3,533	103,396	0	0	0	0
Railings												
metal guard panel	05000 +	80 lf	565.95	45,276	80	45,276		0		0		0
Subtotal Railings		80 lf	565.95	45,276	80	45,276	0	0	0	0	0	0
Total B11 Partitions		215,895 sf	2.67	576,016	14.93	472,621	14.84	103,396	0.00	0	#Num!	0
B12 Doors												
Doors, Frames, Hardware												
rated to egress	08000 +	1 no	4,733.40	4,733	1	4,733		0		0		0
stile rail to multipurpose	08000 +	6 no	4,217.00	25,302	4	16,868	2	8,434		0		0
veneer	08000 +	9 no	3,858.75	34,729	8	30,870	1	3,859		0		0
painted to service/support	08000 +	7 no	3,652.95	25,571	7	25,571		0		0		0
hardware auto openers extra	08000	2 no	6,500.00	13,000	2	13,000		0		0		0
Subtotal Doors, Frames, Hardware		23 no	4,492.82	103,335	20	91,042	3	12,293	0	0	0	0
Total B12 Doors		215,895 sf	0.48	103,335	2.88	91,042	1.76	12,293	0.00	0	#Num!	0
TOTAL B1 PARTITIONS & DOORS				679,351		563,663		115,688		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
B2 FINISHES												
B21 Floor Finishes												
Flooring												
concrete sealed to service	03000 +	10,059 sf	2.52	25,349	7,580	19,102	2,479	6,247		0		0
resin epoxy to washrooms	03000 +	4,746 sf	22.50	106,785	3,125	70,313	1,621	36,473		0		0
resilient tile to lockers	03000 +	4,056 sf	12.55	50,903	4,056	50,903		0		0		0
resilient tile athletic to gym	03000 +	3,307 sf	18.50	61,180	3,307	61,180		0		0		0
carpet to conference, office, press box	03000 +	6,949 sf	9.47	65,807	4,894	46,346	2,055	19,461		0		0
moisture mitigation	03000	14,312 sf	0.00	0	12,257	0	2,055	0		0		0
Subtotal Flooring		29,117 sf	10.65	310,023	22,962	247,843	6,155	62,180	0	0	0	0
Base												
resin epoxy integral	09000 +	1,075 lf	22.50	24,188	743	16,718	332	7,470		0		0
rubber	09000 +	3,888 lf	4.63	18,001	3,273	15,154	615	2,847		0		0
Subtotal Base		4,963 lf	8.50	42,189	4,016	31,871	947	10,317	0	0	0	0
Total B21 Floor Finishes		**215,895 sf**	**1.63**	**352,212**	**8.83**	**279,714**	**10.41**	**72,498**	**0.00**	**0**	**#Num!**	**0**
B22 Ceiling Finishes												
Ceilings												
gyp suspended to washrooms, conference, office	09000 +	9,704 sf	12.35	119,844	7,790	96,207	1,914	23,638		0		0
gyp details, fascia, soffits	09000	350 lf	61.74	21,609	300	18,522	50	3,087		0		0
acoustic tile standard to press box	09000 +	782 sf	9.47	7,406	782	7,406		0		0		0
paint to gyp	09000	9,704 sf	1.75	16,982	7,790	13,633	1,914	3,350		0		0
paint exposed	09000 +	18,451 sf	3.09	57,014	14,210	43,909	4,241	13,105		0		0
Subtotal Ceilings		28,937 sf	7.70	222,855	22,782	179,675	6,155	43,179	0	0	0	0
Total B22 Ceiling Finishes		**215,895 sf**	**1.03**	**222,855**	**5.67**	**179,675**	**6.20**	**43,179**	**0.00**	**0**	**#Num!**	**0**
B23 Wall Finishes												
Wall Finishes												
panel accents, misc.	09000	1,200 sf	40.00	48,000	1,000	40,000	200	8,000		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
tile to washrooms assume 6' aff	09000	+	6,450	sf	27.33	176,279	4,458	121,837	1,992	54,441		0		0
tile to showers full height	09000	+	1,100	sf	27.33	30,063	1,100	30,063		0		0		0
paint	09000	+	42,050	sf	3.60	151,380	29,600	106,560	12,450	44,820		0		0
Subtotal Wall Finishes			49,600	sf	8.18	405,722	35,158	298,460	14,442	107,261	0	0	0	0
Total B23 Wall Finishes			**215,895**	**sf**	**1.88**	**405,722**	**9.43**	**298,460**	**15.40**	**107,261**	**0.00**	**0**	**#Num!**	**0**
TOTAL B2 FINISHES						980,788		757,850		222,938		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
B3 FITTINGS & EQUIPMENT													
B31 Fittings													
Casework													
plam, solid top typical	06000	+											
cabinet base	06000	+	130 lf	650.00	84,500	130	84,500		0		0		0
cabinet uppers	06000		75 lf	380.00	28,500	75	28,500		0		0		0
counter vanity	06000	+	85 lf	750.00	63,750	65	48,750	20	15,000		0		0
shelving, misc tbd	06000		lf	0.00	0		0		0		0		0
Subtotal Casework			215	822.09	176,750	195	161,750	20	15,000	0	0	0	0
Fittings - Misc													
washroom accessories	10000		100 no	500.00	50,000	100	50,000		0		0		0
washroom partitions	10000		61 no	1,400.00	85,400	61	85,400		0		0		0
signage, wayfinding allow	10000		25,000 ls	1.00	25,000	25,000	25,000		0		0		0
signage, exterior allow	10000		50,000 ls	1.00	50,000	50,000	50,000		0		0		0
specialties, misc. (fire prot, wall prot, visual display, etc)	10000	+	60,000 ls	1.00	60,000	60,000	60,000		0		0		0
lockers, painted metal	10000		140 no	1,100.00	154,000	140	154,000		0		0		0
Subtotal Fittings - Misc			60,000 ls	7.07	424,400	60,000	424,400	0	0	0	0	0	0
Total B31 Fittings			215,895 sf	2.78	601,150	18.51	586,150	2.15	15,000	0.00	0	#Num!	0
B32 Equipment													
Equipment													
loading tbd	11000		no	20,000.00	0		0		0		0		0
concessions equipment assume by vendor	11000		no	0.00	0		0		0		0		0
audio visual, allowance	11000		38,627 sf	10.00	386,270	31,661	316,610	6,966	69,660		0		0
aluminum bleachers	11000		4,500 lf	150.00	675,000	3,250	487,500	1,250	187,500		0		0
furnishings, allowance	11000		38,627 sf	30.00	1,158,810	31,661	949,830	6,966	208,980		0		0
Subtotal Equipment					2,220,080	0	1,753,940	0	466,140	0	0	0	0
Total B32 Equipment			215,895 sf	10.28	2,220,080	55.40	1,753,940	66.92	466,140	0.00	0	#Num!	0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
B33 Conveying Systems												
Elevators												
passenger 1cab	14000 +	3 st	60,000.00	180,000	3	180,000		0		0		0
cab finish	14000	1 no	20,000.00	20,000	1	20,000		0		0		0
Subtotal Elevators		3 st	66,666.67	200,000	3	200,000	0	0	0	0	0	0
Total B33 Conveying Systems		215,895 sf	0.93	200,000	6.32	200,000	0.00	0	0.00	0	#Num!	0
TOTAL B3 FITTINGS & EQUIPMENT				3,021,230		2,540,090		481,140		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
C1 MECHANICAL														
C11 Plumbing & Drainage														
Equipment														
water service entrance, water meter, RPBP, etc	22000		25,000	ls	1.00	25,000	25,000	25,000		0		0		0
hot water heater	22000		1	no	150,000.00	150,000	1	150,000		0		0		0
recirculation pump	22000		1	no	5,000.00	5,000	1	5,000		0		0		0
elevator sump pump	22000		1	no	5,550.00	5,550	1	5,550		0		0		0
testing, coordination, BIM, misc plumbing	22000		38,627	sf	2.00	77,254	31,661	63,322	6,966	13,932		0		0
Subtotal Equipment						262,804	0	248,872	0	13,932	0	0	0	0
Major Domestic Fixtures														
major fixtures: water closets, lavs, urnials, sinks, water coolers, showers	22000	+	190	no	2,200.00	418,000	140	308,000	50	110,000		0		0
Subtotal Major Domestic Fixtures			190	no	2,200.00	418,000	140	308,000	50	110,000	0	0	0	0
Minor Domestic Fixtures														
minor fixtures	22000	+	95	no	900.00	85,500	75	67,500	20	18,000		0		0
roof drains	22000	+	35	no	1,150.00	40,250	30	34,500	5	5,750		0		0
concession, warming kitchen	22000		2,050	sf	50.00	102,500	2,050	102,500		0		0		0
Subtotal Minor Domestic Fixtures			130	no	1,755.77	228,250	105	204,500	25	23,750	0	0	0	0
Piping														
water	22000	+	7,650	lf	85.00	650,250	5,800	493,000	1,850	157,250		0		0
waste & vent	22000	+	4,850	lf	90.00	436,500	3,400	306,000	1,450	130,500		0		0
storm	22000	+	2,800	lf	135.00	378,000	2,400	324,000	400	54,000		0		0
connect to east wing	22000	+	1,400	lf	120.00	168,000		0	1,400	168,000		0		0
	22000													
headend equipment connections	22000		5	no	1,500.00	7,500	5	7,500		0		0		0
fixture connections	22000		190	no	565.00	107,350	140	79,100	50	28,250		0		0
Subtotal Piping			16,700	lf	104.65	1,747,600	11,600	1,209,600	5,100	538,000	0	0	0	0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
Total C11 Plumbing & Drainage		215,895 sf	12.31	2,656,654	62.25	1,970,972	98.43	685,682	0.00	0	#Num!	0
C12 Fire Protection												
Sprinklers												
incoming service, DCVA, FDC	21000	1 no	25,000.00	25,000	1	25,000		0		0		0
fire pump	21000	1 no	125,000.00	125,000	1	125,000		0		0		0
connect to east wing	21000	350 lf	120.00	42,000		0	350	42,000		0		0
sprinkler coverage	21000	38,627 sf	10.00	386,270	31,661	316,610	6,966	69,660		0		0
Subtotal Sprinklers				578,270	0	466,610	0	111,660	0	0	0	0
Total C12 Fire Protection		215,895 sf	2.68	578,270	14.74	466,610	16.03	111,660	0.00	0	#Num!	0
C13 HVAC												
Air Handling Units												
ERVs	23000 +	13,500 cfm	24.00	324,000	11,100	266,400	2,400	57,600		0		0
Subtotal Air Handling Units		13,500 cf	24.00	324,000	11,100	266,400	2,400	57,600	0	0	0	0
Fans												
general supply/exhaust	23000	38,627 sf	1.50	57,941	31,661	47,492	6,966	10,449		0		0
Subtotal Fans				57,941	0	47,492	0	10,449	0	0	0	0
Air Distribution												
ductwork	23000 +	10,000 lbs	18.50	185,000	8,000	148,000	2,000	37,000		0		0
insulation	23000	5,500 sf	8.00	44,000	4,400	35,200	1,100	8,800		0		0
air distribution	23000	38,627 sf	2.50	96,568	31,661	79,153	6,966	17,415		0		0
Subtotal Air Distribution		10,000 lbs	32.56	325,568	8,000	262,353	2,000	63,215	0	0	0	0
Terminal Units												
VRF condensing units	23000 +	90 no	5,250.00	472,500	75	393,750	15	78,750		0		0
Subtotal Terminal Units		90 no	5,250.00	472,500	75	393,750	15	78,750	0	0	0	0
Piping												
refrigerant	23000 +	4,500 lf	75.00	337,500	3,750	281,250	750	56,250		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
condensate	23000	+	1,350	lf	47.00	63,450	1,125	52,875	225	10,575		0		0
headend equipment connections	23000		18	no	2,250.00	40,500	16	36,000	2	4,500		0		0
terminal unit connections	23000		90	no	750.00	67,500	75	56,250	15	11,250		0		0
Subtotal Piping			5,850	lf	87.00	508,950	4,875	426,375	975	82,575	0	0	0	0
Miscellaneous														
testing, balancing, BIM, coordination, as-builts & 3rd party assist commissioning	23000	+	38,627	sf	3.00	115,881	31,661	94,983	6,966	20,898		0		0
Subtotal Miscellaneous			38,627	sf	3.00	115,881	31,661	94,983	6,966	20,898	0	0	0	0
Total C13 HVAC			**215,895**	**sf**	**8.36**	**1,804,839**	**47.10**	**1,491,352**	**45.00**	**313,487**	**0.00**	**0**	**#Num!**	**0**
C14 Controls														
Controls														
controls	25000		38,627	sf	8.25	318,673	31,661	261,203	6,966	57,470		0		0
Subtotal Controls						318,673	0	261,203	0	57,470	0	0	0	0
Total C14 Controls			**215,895**	**sf**	**1.48**	**318,673**	**8.25**	**261,203**	**8.25**	**57,470**	**0.00**	**0**	**#Num!**	**0**
TOTAL C1 MECHANICAL						5,358,436		4,190,137		1,168,299		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
C2 ELECTRICAL												
C21 Service & Distribution												
Normal Service & Distribution												
distribution equipment & feeders	26000 +	1,250 A	1,250.00	1,562,500	1,250	1,562,500		0		0		0
connect to east wing	26000	250 A	500.00	125,000		0	250	125,000		0		0
Subtotal Normal Service & Distribution		1,250 A	1,350.00	1,687,500	1,250	1,562,500	0	125,000	0	0	0	0
Emergency Service & Distribution												
emergency generator	26000 +	250 kw	980.00	245,000	250	245,000		0		0		0
automatic transfer switches	26000	2 no	30,000.00	60,000	2	60,000		0		0		0
Subtotal Emergency Service & Distribution		250 kw	1,220.00	305,000	250	305,000	0	0	0	0	0	0
Motor Wiring & Control												
motor wiring	26000	38,627 sf	5.00	193,135	31,661	158,305	6,966	34,830		0		0
Subtotal Motor Wiring & Control				193,135	0	158,305	0	34,830	0	0	0	0
Total C21 Service & Distribution		215,895 sf	10.12	2,185,635	63.98	2,025,805	22.94	159,830	0.00	0	#Num!	0
C22 Lighting & Devices												
Lighting												
lighting	26000 +	38,627 sf	20.00	772,540	31,661	633,220	6,966	139,320		0		0
lighting controls	26000	38,627 sf	2.50	96,568	31,661	79,153	6,966	17,415		0		0
Subtotal Lighting		38,627 sf	22.50	869,108	31,661	712,373	6,966	156,735	0	0	0	0
Devices												
devices	26000 +	38,627 sf	6.00	231,762	31,661	189,966	6,966	41,796		0		0
Subtotal Devices		38,627 sf	6.00	231,762	31,661	189,966	6,966	41,796	0	0	0	0
Total C22 Lighting & Devices		215,895 sf	5.10	1,100,870	28.50	902,339	28.50	198,531	0.00	0	#Num!	0
C23 Systems												
Fire Alarm												

ELEMENTAL ESTIMATE

					01 West Wing		02 East Wing		03 Track/Field		04 Site	
Description	Trade	Quantity	Rate	$	Quantity	$	Quantity	$	Quantity	$	Quantity	$
fire alarm system	28000 +	38,627 sf	5.00	193,135	31,661	158,305	6,966	34,830		0		0
Subtotal Fire Alarm		38,627 sf	5.00	193,135	31,661	158,305	6,966	34,830	0	0	0	0
Tel/Data												
tel/data outlets, full	27000 +	38,627 sf	6.50	251,076	31,661	205,797	6,966	45,279		0		0
Subtotal Tel/Data		38,627 sf	6.50	251,076	31,661	205,797	6,966	45,279	0	0	0	0
Security Systems												
security, full	28000 +	38,627 sf	6.00	231,762	31,661	189,966	6,966	41,796		0		0
Subtotal Security Systems		38,627 sf	6.00	231,762	31,661	189,966	6,966	41,796	0	0	0	0
Other Systems												
AV, conduit only	27000	38,627 sf	1.00	38,627	31,661	31,661	6,966	6,966		0		0
PA system	27000	55,000 ls	1.00	55,000	55,000	55,000		0		0		0
stadium sound system	27000	275,000 ls	1.00	275,000	275,000	275,000		0		0		0
lightning protection	26000	38,627 sf	1.00	38,627	31,661	31,661	6,966	6,966		0		0
temp lighting & power	26000	38,627 sf	1.50	57,941	31,661	47,492	6,966	10,449		0		0
misc electrical, BIM coordination	26000 +	38,627 sf	1.50	57,941	31,661	47,492	6,966	10,449		0		0
Subtotal Other Systems		38,627 sf	13.54	523,135	31,661	488,305	6,966	34,830	0	0	0	0
Total C23 Systems		215,895 sf	5.55	1,199,108	32.92	1,042,373	22.50	156,735	0.00	0	#Num!	0
TOTAL C2 ELECTRICAL				4,485,612		3,970,516		515,096		0		0

ELEMENTAL ESTIMATE

Description	Trade		Quantity		Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
D1 SITE WORK														
D11 Site Development														
Site Preparation														
strip and prepare	31000		232,600	sf	2.00	465,200		0		0		0	232,600	465,200
grading rough, fine	31000	+	232,600	sf	2.75	639,650		0		0		0	232,600	639,650
fill for berms & stands, allow	31000		15,000	cy	90.00	1,350,000		0		0		0	15,000	1,350,000
Subtotal Site Preparation			232,600	sf	10.55	2,454,850	0	0	0	0	0	0	232,600	2,454,850
Paving & Structure														
concrete paving	32000	+	8,600	sf	12.00	103,200		0		0		0	8,600	103,200
track 8-lane	32000	+	65,000	sf	30.00	1,950,000		0		0	65,000	1,950,000		0
granite block terraces, allow	32000		5,000	lf	250.00	1,250,000		0		0		0	5,000	1,250,000
pedestrian path, concrete	32000	+	16,000	sf	15.00	240,000		0		0		0	16,000	240,000
Subtotal Paving & Structure			94,600	sf	37.45	3,543,200	0	0	0	0	65,000	1,950,000	29,600	1,593,200
Improvements														
guardrails	32000		900	lf	350.00	315,000		0		0	900	315,000		0
misc. improvements	32000		100,000	ls	1.00	100,000		0		0		0	100,000	100,000
football goals	32000		2	no	15,000.00	30,000		0		0	2	30,000		0
flag poles	32000		1	no	10,000.00	10,000		0		0		0	1	10,000
Subtotal Improvements						455,000	0	0	0	0	0	345,000	0	110,000
Planting														
restoring existing lawn	32000	+	150,000	sf	1.50	225,000		0		0		0	150,000	225,000
groundcover, plugs 1.5' oc	32000	+	25,000	sf	6.50	162,500		0		0		0	25,000	162,500
turf natural grass field	32000	+	92,000	sf	2.50	230,000		0		0	92,000	230,000		0
bioretention landscape, allow	32000	+	16,000	sf	10.00	160,000		0		0		0	16,000	160,000
trees, 4.5" cal	32000		100	no	1,750.00	175,000		0		0		0	100	175,000
trees, 2" cal	32000		200	no	1,250.00	250,000		0		0		0	200	250,000
planting soils	32000		8,296	cy	85.00	705,160		0		0		0	8,296	705,160
irrigation drip, spray allow	32000		283,000	sf	2.00	566,000		0		0		0	283,000	566,000
Subtotal Planting			283,000	sf	8.74	2,473,660	0	0	0	0	92,000	230,000	191,000	2,243,660

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
Total D11 Site Development		215,895 sf	41.35	8,926,710	0.00	0	0.00	0	14.24	2,525,000	#Div/0!	6,401,710
D12 Mechanical Site Services												
Building Services												
water & sanitary service	22000 +	250,000 ls	1.00	250,000		0		0		0	250,000	250,000
Subtotal Building Services		250,000 ls	1.00	250,000	0	0	0	0	0	0	250,000	250,000
Site Drainage & Services												
storm, field	33000 +	1,200 lf	175.00	210,000		0		0	1,200	210,000		0
storm, building	33000 +	500 lf	175.00	87,500		0		0		0	500	87,500
storm, catch basins	33000	16 no	5,000.00	80,000		0		0	16	80,000		0
storm, connect to existing	33000	2 no	11,150.00	22,300		0		0		0	2	22,300
storm, filtration & retention	33000	50,000 ls	1.00	50,000		0		0		0	50,000	50,000
Subtotal Site Drainage & Services		1,700 lf	264.59	449,800	0	0	0	0	1,200	290,000	500	159,800
Total D12 Mechanical Site Services		215,895 sf	3.24	699,800	0.00	0	0.00	0	1.64	290,000	#Div/0!	409,800
D13 Electrical Site Services												
Building Services												
electrical service	26000	150,000 ls	1.00	150,000		0		0		0	150,000	150,000
telecom service	26000	100,000 ls	1.00	100,000		0		0		0	100,000	100,000
Subtotal Building Services				250,000	0	0	0	0	0	0	0	250,000
Site Lighting & Services												
pole mounted pedestrian fixtures	33000 +	40 no	10,000.00	400,000		0		0	40	400,000		0
high-mast lighting system for track & field, allow	33000	500,000 ls	1.00	500,000		0		0	500,000	500,000		0
LED scoreboard, allow	33000	250,000 ls	1.00	250,000		0		0	250,000	250,000		0
Subtotal Site Lighting & Services		40 no	28,750.00	1,150,000	0	0	0	0	40	1,150,000	0	0
Total D13 Electrical Site Services		215,895 sf	6.48	1,400,000	0.00	0	0.00	0	6.49	1,150,000	#Div/0!	250,000
TOTAL D1 SITE WORK				11,026,510		0		0		3,965,000		7,061,510

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
DIRECT CONSTRUCTION COST				45,102,955		27,649,812		6,251,634		4,140,000		7,061,510
Z1 GENERAL REQUIREMENTS												
Z11 General Requirements												
General Conditions												
General Conditions	+	10.0% ls		4,510,296	10.0%	2,764,981	10.0%	625,163	10.0%	414,000	10.0%	706,151
Subtotal General Conditions		0 ls		4,510,296	0	2,764,981	0	625,163	0	414,000	0	706,151
General Requirements												
General Requirements	+	5.0% ls		2,255,148	5.0%	1,382,491	5.0%	312,582	5.0%	207,000	5.0%	353,076
Subtotal General Requirements		0 ls		2,255,148	0	1,382,491	0	312,582	0	207,000	0	353,076
Insurance												
Insurance	+	1.2% ls		541,236	1.2%	331,798	1.2%	75,020	1.2%	49,680	1.2%	84,738
Subtotal Insurance		0 ls		541,236	0	331,798	0	75,020	0	49,680	0	84,738
Subcontractor Bonding												
Subcontractor Bonding	+	1.0% ls		451,030	1.0%	276,498	1.0%	62,516	1.0%	41,400	1.0%	70,615
Subtotal Subcontractor Bonding		0 ls		451,030	0	276,498	0	62,516	0	41,400	0	70,615
Building Permit												
Building Permit	+	1.5% ls		676,544	1.5%	414,747	1.5%	93,775	1.5%	62,100	1.5%	105,923
Subtotal Building Permit		0 ls		676,544	0	414,747	0	93,775	0	62,100	0	105,923
Total Z11 General Requirements		215,895 sf		8,434,253	163.31	5,170,515	167.82	1,169,056	4.37	774,180	#Div/0!	1,320,502
Z12 Fee												
Profit/Fee/Risk												
Profit/Fee/Risk	+	3.5% ls		1,578,604	3.5%	967,743	3.5%	218,807	3.5%	144,900	3.5%	247,153
Subtotal Profit/Fee/Risk		0 ls		1,578,604	0	967,743	0	218,807	0	144,900	0	247,153
Total Z12 Fee		215,895 sf		1,578,604	30.57	967,743	31.41	218,807	0.82	144,900	#Div/0!	247,153

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
TOTAL Z1 GENERAL REQUIREMENTS				10,012,856		6,138,258		1,387,863		919,080		1,567,655

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
Z2 CONTINGENCIES												
Z21 Design Contingency												
Design Stage Contingency												
Design Stage Contingency	+	10.0% ls		4,510,296	10.0%	2,764,981	10.0%	625,163	10.0%	414,000	10.0%	706,151
Subtotal Design Stage Contingency		0 ls		4,510,296	0	2,764,981	0	625,163	0	414,000	0	706,151
Total Z21 Design Contingency		**215,895 sf**		**4,510,296**	**87.33**	**2,764,981**	**89.74**	**625,163**	**2.34**	**414,000**	**#Div/0!**	**706,151**
Z22 Escalation Contingency												
Escalation Contingency Q3 2027												
Escalation Contingency Q3 2027	+	8.0% ls		3,608,237	8.0%	2,211,985	8.0%	500,131	8.0%	331,200	8.0%	564,921
Subtotal Escalation Contingency Q3 2027		0 ls		3,608,237	0	2,211,985	0	500,131	0	331,200	0	564,921
Bidding Contingency												
Bidding Contingency	+	.0% ls		0	.0%	0	.0%	0	.0%	0	.0%	0
Subtotal Bidding Contingency		ls		0	0	0	0	0	0	0	0	0
Total Z22 Escalation Contingency		**215,895 sf**		**3,608,237**	**69.86**	**2,211,985**	**71.80**	**500,131**	**1.87**	**331,200**	**#Div/0!**	**564,921**
Z23 Construction Contingency												
Construction Contingency												
Construction Contingency	+	3.0% ls		1,353,089	3.0%	829,494	3.0%	187,549	3.0%	124,200	3.0%	211,845
Subtotal Construction Contingency		0 ls		1,353,089	0	829,494	0	187,549	0	124,200	0	211,845
Total Z23 Construction Contingency		**215,895 sf**		**1,353,089**	**26.20**	**829,494**	**26.92**	**187,549**	**0.70**	**124,200**	**#Div/0!**	**211,845**
TOTAL Z2 CONTINGENCIES				9,471,621		5,806,461		1,312,843		869,400		1,482,917

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	$	01 West Wing Quantity	01 West Wing $	02 East Wing Quantity	02 East Wing $	03 Track/Field Quantity	03 Track/Field $	04 Site Quantity	04 Site $
INDIRECT CONSTRUCTION COST				19,484,477		11,944,719		2,700,706		1,788,480		3,050,572
TOTAL COSTS				64,587,432		39,594,531		8,952,339		5,928,480		10,112,082