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Cost Estimate and  
Construction Schedule

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# MLS NEXT PRO MULTI-USE SOCCER STADIUM

BALTIMORE, MD  
PRELIMINARY DESIGN-FINAL

**Prepared For**

Moody Nolan & Pendulum Studio

**Submitted On**

December 12, 2024

**Prepared By**

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**Our Ref**

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**Project Number**  
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## NOTES

# MSL NEXT PRO MULTI-USE SOCCER STADIUM



## PRELIMINARY DESIGN

### NOTES

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The following cost estimate has been developed from the preliminary design drawings and program information received October 15, 2024 prepared by Moody Nolan.

The proposed project involves the construction of a new MSL NEXT Multi-use soccer stadium. Two sites have been chosen for consideration. There is also an option for an expanded program which adds more locker rooms, PT/trainers room, equipment manager spaces, administrative spaces and a new academy/community center.

The two site and program areas are as follows:

Carroll Park Base Program: 217,120 GSF (includes conditioned areas, concourse and 7,500 seats and is used in estimate) + (161,800 GSF for turf Fields, 2 ea) Total of 378,920 GSF.

Carroll Park Expanded Program: 230,866 GSF (includes conditioned areas, concourse and 7,500 seats and is used in estimate) + (161,800 GSF for turf Fields, 2 ea) Total of 392,666 GSF.

Baltimore Peninsula Base Program: 217,120 GSF (includes conditioned areas, concourse and 7,500 seats and is used in estimate) + (161,800 GSF for turf Fields, 2 ea) Total of 378,920 GSF.

Baltimore Peninsula Expanded Program: 230,866 GSF (includes conditioned areas, concourse and 7,500 seats and is used in estimate) + (161,800 GSF for turf Fields, 2 ea) Total of 392,666 GSF.

Two alternates have been priced and include the following:

Alternate #1 – Includes 4,500 additional seats (12,000 total) and 13,286 GSF of concessions/restrooms.  
Alternate #2 – Addition of a grandstand canopy at East stadium side. (34,875 GSF) Please note, alternate #2 is dependent on acceptance of alternate #1.

The level of pricing of this cost estimate is representative of current day costs of construction located in the Baltimore, Maryland area. It assumes a fair and reasonable rate of return for overhead and profit for the general contractor and subcontractors.

This cost estimate has been developed for comparative purposes and measurements are based on approximate quantity surveys as detailed as possible, relative to the level of design and available documentation. Where quantities are not available, assumptions have been made on historical references to similar projects recently estimated by RLB.

This cost estimate is an opinion of probable costs based on fair market value and is not a prediction of the anticipated low bid. RLB has no control over the costs of labor, material, the GC's or any subcontractor's method of determining price or competitive bidding and market conditions.

Assumptions: It is assumed construction will take place during normal hours.  
Construction schedule has been developed with an estimated construction start date of June 2027.

**PRELIMINARY DESIGN**

**NOTES**

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Contingency: We suggest a 15% design contingency. This percentage should decrease as the design progresses.

Escalation: We suggest that the MSA consider escalation to the start of construction. We suggest calculating escalation using 5.5% per annum for 2024, 4.5% for 2025 and 3.5% for all subsequent years. With an anticipated construction start date of 6/2027 escalation is calculated at 10.66%.

Exclusions: We do not include the following items in this estimate:

- Below the line markups including: General contractor general requirements, general conditions, design contingency, escalation, bonds/insurance and overhead/profit. These cost will be carried by MSA.
- Design Fees or other consultant fees
- Impact or other Government costs
- Costs resulting from owner requested changes or design changes
- Utility company charges
- Rock excavation
- Any special testing requirements or inspection costs
- Owner's commissioning/testing agent/third party services
- Land acquisition cost
- Construction contingency
- Loose furniture (tables, chairs, etc)
- Computers, monitors, phones, office equipment
- Incoming fiber optics to site
- Plain Old Telephone Service (POTS) – provided by service provider
- BGE transformers or primary circuits
- Concessions/retail/ticketing payment systems & equipment
- Movable concession stands
- Beverage dispensing equipment and distribution
- Turnstiles, magnetometers
- Broadcasting equipment
- Video/Scoreboard head end equipment (video boards are included)
- Parking/event payment systems
- After hours work
- Artwork.

## **MASTER SUMMARY**

MASTER SUMMARY

DESCRIPTION	GSF	COST	COST/GSF
<b>CARROLL PARK BASE PROGRAM</b>			
CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM	217,120 GSF	\$115,791,808	\$533.31
ALTERNATE #1 4,500 ADDITIONAL SEATS	26,481 GSF	\$8,435,886	\$318.56
ALTERNATE #2 NORTH AND EAST GRANDSTAND CANOPY	34,875 GSF	\$3,592,125	\$103.00
<b>TOTAL - CARROLL PARK BASE PROGRAM</b>	<b>243,601 GSF</b>	<b>\$127,819,819</b>	<b>\$524.71</b>

\*Alternate 2 is dependent on acceptance of alternate #1

<b>CARROLL PARK EXPANDED PROGRAM</b>			
CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM	230,866 GSF	\$122,053,360	\$528.68
ALTERNATE #1 4,500 ADDITIONAL SEATS	26,481 GSF	\$8,435,886	\$318.56
ALTERNATE #2 NORTH AND EAST GRANDSTAND CANOPY	34,875 GSF	\$3,592,125	\$103.00
<b>TOTAL - CARROLL PARK EXPANDED PROGRAM</b>	<b>257,347 GSF</b>	<b>\$134,081,372</b>	<b>\$521.01</b>

\*Alternate 2 is dependent on acceptance of alternate #1

<b>BALTIMORE PENINSULA BASE PROGRAM</b>			
BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM	217,120 GSF	\$100,371,728	\$462.29
ALTERNATE #1 4,500 ADDITIONAL SEATS	26,481 GSF	\$8,435,886	\$318.56
ALTERNATE #2 NORTH AND EAST GRANDSTAND CANOPY	34,875 GSF	\$3,592,125	\$103.00
<b>TOTAL - BALTIMORE PENINSULA BASE PROGRAM</b>	<b>243,601 GSF</b>	<b>\$112,399,740</b>	<b>\$461.41</b>

\*Alternate 2 is dependent on acceptance of alternate #1

<b>BALTIMORE PENINSULA EXPANDED PROGRAM</b>			
BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM	230,866 GSF	\$106,236,470	\$460.17
ALTERNATE #1 4,500 ADDITIONAL SEATS	26,481 GSF	\$8,435,886	\$318.56
ALTERNATE #2 NORTH AND EAST GRANDSTAND CANOPY	34,875 GSF	\$3,592,125	\$103.00
<b>TOTAL - BALTIMORE PENINSULA EXPANDED PROGRAM</b>	<b>257,347 GSF</b>	<b>\$118,264,481</b>	<b>\$459.55</b>

\*Alternate 2 is dependent on acceptance of alternate #1

**CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM**

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM



DIVISION SUMMARY	CONDITIONED SPACE	105,193 GSF
	CIRCULATION/SEATING	111,927 GSF
	TOTAL	217,120 GSF
A10 FOUNDATION	\$4,777,545	\$22.00 / GSF
A20 BASEMENT CONSTRUCTION	\$0	\$0.00 / GSF
B10 SUPERSTRUCTURE	\$21,865,286	\$100.71 / GSF
B20 EXTERIOR ENCLOSURE	\$7,707,824	\$35.50 / GSF
B30 ROOFING	\$3,667,588	\$16.89 / GSF
C10 INTERIOR WALLS	\$5,425,300	\$24.99 / GSF
C20 STAIRS	\$120,000	\$0.55 / GSF
C30 INTERIOR FINISHES	\$2,724,616	\$12.55 / GSF
D10 CONVEYING	\$380,000	\$1.75 / GSF
D20 PLUMBING (DOMESTIC)	\$5,830,478	\$26.85 / GSF
D30 HVAC SYSTEM	\$8,679,490	\$39.98 / GSF
D40 FIRE PROTECTION	\$999,779	\$4.60 / GSF
D50 POWER	\$14,223,443	\$65.51 / GSF
E10 BUILT IN EQUIPMENT	\$6,547,000	\$30.15 / GSF
E20 FURNISHINGS	\$2,866,360	\$13.20 / GSF
F10 SPECIAL CONSTRUCTION	\$0	\$0.00 / GSF
F20 SELECTIVE BUILDING DEMOLITION	\$0	\$0.00 / GSF
G10 SITE PREPARATION	\$3,609,710	\$16.63 / GSF
G20 SITE IMPROVEMENTS	\$17,149,480	\$78.99 / GSF
G30 EXT. MECHANICAL DISTRIBUTION	\$4,477,024	\$20.62 / GSF
G40 EXT. ELECTRICAL DISTRIBUTION	\$4,590,886	\$21.14 / GSF
G90 OTHER SITE CONSTRUCTION	\$150,000	\$0.69 / GSF
<b>COST OF CONSTRUCTION</b>	<b>\$115,791,808</b>	<b>\$533.31 / GSF</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>A10 Foundation</b>						
<b>A1010 Standard Foundations</b>						
Concrete Spread & Wall Footings						
Miscellaneous additional foundation system/s, thickenings, knee-walls, etc	217,120	sf	\$10.00	\$2,171,200		
deep foundation system	7,500	vlf	\$175.00	\$1,312,500		
					\$3,483,700	
<b>A1030 Slab on Grade</b>						
Slab on Grade						
slab on grade	82,363	sf	\$15.00	\$1,235,445		
					\$1,235,445	
Elevator Pit:						
elevator pit	2	ea	\$7,000.00	\$14,000		
waterproofing to elevator	2	ea	\$3,500.00	\$7,000		
elevator pit ladder	2	ea	\$900.00	\$1,800		
sump pump pit cover	2	ea	\$300.00	\$600		
					\$23,400	
Misc. Items						
equipment pad	1,000	sf	\$35.00	\$35,000		
					\$35,000	
<b>Sub-total</b>					<b>\$4,777,545</b>	

**B10 Superstructure**

<b>B1010 Floor Construction</b>						
Structural Steel						
Steel frame/concrete stadia (incl. walls, voms, steps, etc)	35,342	sf	\$135.00	\$4,771,170		
structural steel at enclosed areas and elev. Slab	1,190	tons	\$6,000.00	\$7,142,796		
structural steel at precast stadia	353	tons	\$6,000.00	\$2,120,520		
elevated concrete slab	99,415	sf	\$15.00	\$1,491,225		
					\$15,525,711	
<b>B1020 Roof Construction</b>						
metal deck at elevated slab	99,415	sf	\$5.00	\$497,075		
canopy	61,500	sf	\$95.00	\$5,842,500		
					\$6,339,575	
<b>Sub-total</b>					<b>\$21,865,286</b>	

**B20 Exterior Enclosure**

**B2010 Exterior Walls**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Structural steel cladding support, girts, connections, etc.	200	t	\$6,000.00	\$1,200,000		
exterior cladding-allow 90%	64,184	sf	\$60.00	\$3,851,064		
exterior storefront-allow 10%	7,132	sf	\$125.00	\$891,450		
Back-up assembly to exterior wall cladding, CFMF, air/vapor barrier, sheathing, etc	71,316	sf	\$18.00	\$1,283,688		
Exterior caulking and sealing	71,316	sf	\$0.60	\$42,790		
Exterior wall expansion joints	1	ls	\$50,000.00	\$50,000		
Main scoreboard catwalk (grating, rails, ladder, etc)	1	lf	\$150,000.00	\$150,000		
					\$7,468,992	
<b>B2030 Exterior Doors</b>						
Exterior doors, frames, hardware	217,120	sf	\$1.10	\$238,832		
					\$238,832	
<b>Sub-total</b>					<b>\$7,707,824</b>	
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>						
Roofing						
roofing at enclosed spaces	98,996	sf	\$30.00	\$2,969,880		
waterproofing to circulation areas/seating (traffic coating)	111,927	sf	\$4.00	\$447,708		
					\$3,417,588	
<b>B3020 Roof Openings</b>						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
<b>Sub-total</b>					<b>\$3,667,588</b>	
<b>C10 Interior Construction</b>						
<b>C1010 Partitions</b>						
Interior GWB/CMU partitions	217,120	sf	\$6.00	\$1,302,720		
Interior storefront, sidelites, punched windows, etc	217,120	sf	\$1.50	\$325,680		
					\$1,628,400	
<b>C1020 Interior Doors</b>						
Interior doors, frames, hardware	217,120	sf	\$1.50	\$325,680		
					\$325,680	
<b>C1030 Specialties</b>						
Visual Display Surfaces						
Interior code and wayfinding signage	217,120	sf	\$2.00	\$434,240		
Concession signage (assumes part of AV)	1	ls	see AV	\$0		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Exterior building signage (part of FF&E by Owner)	1	ls	by others	\$0		
Branding and graphics (part of FF&E by Owner)	1	ls	by others	\$0		
					\$434,240	
<b>Interior Specialties</b>						
home team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team A benches	8	ea	\$3,000.00	\$24,000		
home team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team B benches	8	ea	\$3,000.00	\$24,000		
visitor team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team A benches	8	ea	\$3,000.00	\$24,000		
visitor team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team B benches	8	ea	\$3,000.00	\$24,000		
Kitchen staff lockers	40	ea	\$1,200.00	\$48,000		
Kitchen staff benches	10	ea	\$2,500.00	\$25,000		
Other misc. lockers (officials, event staff, trainers, strength etc).	1	ls	\$10,000.00	\$10,000		
trash/recycling receptacles	50	ea	\$3,500.00	\$175,000		
Corner guards and wall protection	1	ls	\$20,000.00	\$20,000		
Overhead coiling door, insulated, approx. (concessions)	4	ea	\$15,000.00	\$60,000		
Access flooring, press platform, etc	1	ls	\$50,000.00	\$50,000		
Bird and pest control	1	ls	\$50,000.00	\$50,000		
Markerboards and tackboards	1	ls	\$5,000.00	\$5,000		
Directories and bulletin boards	1	ls	\$5,000.00	\$5,000		
Fire extinguishers	30	ea	\$450.00	\$13,500		
Floor mats and frames	1	ls	\$10,000.00	\$10,000		
Wire mesh partitions	1	ls	\$10,000.00	\$10,000		
OHD coiling counter door supports	756	lf	\$300.00	\$226,800		
Elevator misc. metals (ladder, hoist beam, door frame, sump pit grate/frame, etc)	2	ea	\$30,000.00	\$60,000		
Misc. metals (overhead door supports, operable wall support, masonry partition supports, toilet compartments supports, etc)	217,120	sf	\$0.80	\$173,696		
Metal railings and guardrails	217,120	sf	\$3.00	\$651,360		
Wood blocking / rough carpentry	217,120	sf	\$0.40	\$86,848		
Interior caulking and sealing	217,120	sf	\$0.35	\$75,992		
Firestopping	217,120	sf	\$0.50	\$108,560		
					\$2,450,756	
<b>Bathroom Specialties</b>						
Restroom accessories	217,120	sf	\$1.00	\$217,120		
Toilet partition cubicles	217,120	sf	\$1.70	\$369,104		
					\$586,224	
<b>Sub-total</b>					<b>\$5,425,300</b>	
<b>C20 Stairs</b>						
<b>C2010 Stair Construction</b>						
stairs to mezzanine concourse	4	flts	15,000.00	\$60,000		
stairs for exiting from upper seating area/press area	4	flts	15,000.00	\$60,000		
					\$120,000	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Sub-total</b>						<b>\$120,000</b>
<b>C30 Interior Finishes</b>						
<b>C3010 Wall Finishes</b>						
wall finishes	98,996	sf	\$5.00	\$494,980	\$494,980	
<b>C3020 Floor Finishes</b>						
floor finishes	98,996	sf	\$9.00	\$890,964		
circulation	111,927	sf	\$4.00	\$447,708	\$1,338,672	
<b>C3030 Ceiling Finishes</b>						
ceiling finishes	98,996	sf	\$9.00	\$890,964	\$890,964	
<b>Sub-total</b>						<b>\$2,724,616</b>
<b>D10 Conveying</b>						
<b>D1010 Elevators and Lifts</b>						
passenger elevator	4	stops	\$70,000.00	\$280,000		
elevator cab finish	2	ea	\$10,000.00	\$20,000		
ADA lifts, 10' vertical	2	ea	\$40,000.00	\$80,000	\$380,000	
<b>Sub-total</b>						<b>\$380,000</b>
<b>D20 Plumbing</b>						
<b>Plumbing Equipment</b>						
Plumbing equipment	217,120	sf	\$5.00	\$1,085,600	\$1,085,600	
<b>Plumbing Fixtures</b>						
Water closet/urinals men's room	35	ea	\$2,000.00	\$70,000		
Water closet women's room	68	ea	\$2,000.00	\$136,000		
Family toilet	4	ea	\$1,500.00	\$6,000		
Club / suite water closet men's	12	ea	\$1,000.00	\$12,000		
Club / suite water closet women's	21	ea	\$1,000.00	\$21,000		
Family toilet water closet women's	2	ea	\$5,500.00	\$11,000		
Hospitality Mother's room	170	sf	\$5.00	\$850		
Kitchen / central kitchen sink's	2,500	sf	\$5.00	\$12,500		
Kitchen / club pantry kitchen sink's	300	sf	\$5.00	\$1,500		
Kitchen / staff break kitchen sink's	150	sf	\$5.00	\$750		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Kitchen staff water closet	2	ea	\$2,000.00	\$4,000		
Vendor / restaurant (stadium pub)	3,000	sf	\$1.50	\$4,500		
Vendor kitchen	2,000	sf	\$1.50	\$3,000		
Home team A / showers	8	ea	\$1,080.00	\$8,640		
Home team A / water closet	4	ea	\$2,000.00	\$8,000		
Home team A / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team A / showers	2	ea	\$625.00	\$1,250		
Home team B / showers	8	ea	\$1,080.00	\$8,640		
Home team B / water closet	4	ea	\$2,000.00	\$8,000		
Home team B / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team B / showers	2	ea	\$625.00	\$1,250		
P/T Sink	100	sf	\$6.00	\$600		
P/T water closet	100	sf	\$6.00	\$600		
Coach water closet	2	ea	\$2,000.00	\$4,000		
Coach sink	2	ea	\$1,000.00	\$2,000		
Assistant Coach water closet	2	ea	\$2,000.00	\$4,000		
Assistant Coach sink	2	ea	\$1,000.00	\$2,000		
Equipment laundry sink	1	ea	\$1,000.00	\$1,000		
Equipment floor sink	1	ea	\$700.00	\$700		
Team administration / break room sink	200	sf	\$5.00	\$1,000		
Field media water closet	85	sf	\$24.00	\$2,040		
Field media sink	85	sf	\$13.00	\$1,105		
Building operations water closet	85	sf	\$24.00	\$2,040		
Building operations sink	85	sf	\$13.00	\$1,105		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / family restroom stall,lavatory,ADA	60	sf	\$50.00	\$3,000		
toilets/Sinks for front office space	2	ea	\$1,500.00	\$3,000		
toilet/Sink for ticketing office	8	ea	\$1,500.00	\$12,000		
toilet/sink for first aid	2	ea	\$1,500.00	\$3,000		
sinks at concession area	8	ea	\$1,000.00	\$8,000		
janitor closet mop sink	1	ea	\$2,200.00	\$2,200		
					\$392,270	
Domestic Water Piping						
domestic water piping	217,120	sf	\$8.00	\$1,736,960		\$1,736,960
Sanitary & Vent System						
sanitary system	217,120	sf	\$7.00	\$1,519,840		\$1,519,840
Storm Drainage System						
storm piping	217,120	sf	\$2.80	\$607,936		\$607,936
Condensate System						
condensate piping	217,120	sf	\$0.30	\$65,136		\$65,136
Other Plumbing						

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Valve tags / Chain Falls Identification	217,120	sf	\$0.10	\$21,712		
penetrations/fire stopping	217,120	sf	\$0.20	\$43,424		
testing	80	hrs	\$120.00	\$9,600		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		
commissioning support	200	hrs	\$120.00	\$24,000		
plumbing general conditions	20	mths	\$15,000.00	\$300,000		
					\$422,736	

<b>Sub-total</b>					<b>\$5,830,478</b>	
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**D30 HVAC System**

HVAC Equipment	HVAC equipment	217,120	sf	\$14.00	\$3,039,680	\$3,039,680
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HVAC Piping	HVAC piping	217,120	sf	\$6.00	\$1,302,720	\$1,302,720
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HVAC Air Distribution	Air distribution	86,848	lbs	\$13.50	\$1,172,448	
	ductwork linings/insulation	60,794	sf	\$6.00	\$364,762	
	diffusers and grills	217,120	sf	\$1.50	\$325,680	
	duct accessories	217,120	sf	\$1.00	\$217,120	
						\$2,080,010

Other HVAC	controls	217,120	sf	\$8.00	\$1,736,960	
	vibration controls	217,120	sf	\$0.15	\$32,568	
	fire stopping/penetrations	217,120	sf	\$0.20	\$43,424	
	coordinate drawings/BIM	200	hrs	\$120.00	\$24,000	
	temporary filters	1	ls	\$5,000.00	\$5,000	
	rigging	1	ls	\$10,000.00	\$10,000	
	testing & balancing	217,120	sf	\$0.60	\$130,272	
	commissioning support	200	hrs	\$120.00	\$24,000	
	identification	217,120	hrs	\$0.05	\$10,856	
	mechanical general conditions	20	mths	\$12,000.00	\$240,000	
						\$2,257,080

<b>Sub-total</b>					<b>\$8,679,490</b>	
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**D40 Fire Protection**

D4040 Sprinklers	sprinkler system	181,778	sf	\$5.50	\$999,779	\$999,779
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ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Sub-total</b>						<b>\$999,779</b>
<b>D50 Electrical</b>						
Electrical Equipment-Service and distribution						
Secondary Service and distribution (switchboards, MDP panels, Distribution panels, branch panels, transformers, feeders)	98,996	sf	\$9.00	\$890,964		
Emergency power (generator, ATS's, panels, feeders)	98,996	sf	\$5.00	\$494,980		
circulation area	111,927	sf	\$1.60	\$179,083		
Rigging	1	ls	\$10,500.00	\$10,500		
Testing, commissioning, arc flash, coordination study	1	ls	\$25,000.00	\$25,000		
Maintain continuity for all systems during demolition	98,996	sf	\$0.42	\$41,578		
Investigative and working in existing equipment	1	ls	\$12,500.00	\$12,500		
					\$1,654,606	
Electrical Power Devices-Branch power (devices, installation, branch circuitry)						
Stadium seating	5,460	sf	\$3.00	\$16,380		
Stadium Restrooms	11,271	sf	\$6.00	\$67,626		
Hospitality/ Guest Services	5,844	sf	\$9.00	\$52,596		
Food and Retail Facilities	24,245	sf	\$11.00	\$266,695		
Locker Room Facilities	16,887	sf	\$5.00	\$84,435		
Home Team Shared Facilities	11,154	sf	\$13.00	\$145,002		
Stadium/ Team Operations	3,296	sf	\$8.00	\$26,368		
Media Facilities	3,055	sf	\$10.00	\$30,550		
Stadium Service & Operations	11,635	sf	\$5.50	\$63,993		
Building MEP	4,642	sf	\$3.50	\$16,247		
Practice Pitch Public Pavilion	1,508	sf	\$6.00	\$9,048		
circulation area	111,927	sf	\$1.70	\$190,276		
					\$969,215	
Mechanical Equipment Connections						
branch circuitry and connections	98,996	sf	\$3.15	\$311,837		
					\$311,837	
Interior Lighting (light fixtures/lighting control material, installation, branch circuitry)						
Stadium seating	5,460	sf	\$14.00	\$76,440		
Stadium Restrooms	11,271	sf	\$17.00	\$191,607		
Hospitality/ Guest Services	5,844	sf	\$15.00	\$87,660		
Food and Retail Facilities	24,245	sf	\$19.00	\$460,655		
Locker Room Facilities	16,887	sf	\$17.00	\$287,079		
Home Team Shared Facilities	11,154	sf	\$21.00	\$234,234		
Stadium/ Team Operations	3,296	sf	\$15.00	\$49,440		
Media Facilities	3,055	sf	\$20.00	\$61,100		
Stadium Service & Operations	11,635	sf	\$15.00	\$174,525		
Building MEP	4,642	sf	\$9.00	\$41,778		
Practice Pitch Public Pavilion	1,508	sf	\$17.00	\$25,636		
circulation area	111,927	sf	\$3.00	\$335,781		
					\$2,025,935	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Other Electrical</b>						
fire stopping/penetrations	98,996	sf	\$0.25	\$24,749		
testing	80	hrs	\$120.00	\$9,600		
short-circuit study	80	hrs	\$120.00	\$9,600		
arc-flash hazard analysis	40	hrs	\$120.00	\$4,800		
temporary power/lighting	98,996	sf	\$0.50	\$49,498		
grounding/lighting protection	98,996	sf	\$1.45	\$143,544		
coordination drawings	160	hrs	\$120.00	\$19,200		
commissioning support	80	hrs	\$120.00	\$9,600		
Sub-trade general requirements: supervision, close-out documents, tools, rentals, tags, markers, permits, fees etc.	98,996	sf	\$3.00	\$296,988		
					\$567,579	
<b>Data / Voice Communications-rough in only</b>						
Communications infrastructure (backbone cabling, horizontal cabling)	98,996	sf	\$5.75	\$569,227		
IT Systems (telephone, wireless network, data network)	98,996	sf	\$7.00	\$692,972		
Telecommunications rooms (MTR, TR's, TDR's)	98,996	sf	\$0.75	\$74,247		
DAS (Emergency responder)	98,996	sf	\$0.98	\$97,016		
Facility radio system	98,996	sf	\$0.75	\$74,247		
equip., servers, racks, terminations, wiring, devices	98,996	sf	\$8.50	\$841,466		
circulation area including equipment	111,927	sf	\$2.50	\$279,818		
					\$2,628,993	
<b>Audio-Video Communications-rough in only</b>						
Matchday production system	98,996	sf	\$4.00	\$395,984		
Broadcast cable infrastructure	98,996	sf	\$3.25	\$321,737		
Broadcast/media systems	98,996	sf	\$1.25	\$123,745		
Press conference system	98,996	sf	\$0.85	\$84,147		
Stadium sound system	98,996	sf	\$6.00	\$593,976		
Distributed AV (IPTV)	98,996	sf	\$2.98	\$295,008		
Specialized AV	98,996	sf	\$2.50	\$247,490		
equipment, wiring, devices	98,996	sf	\$12.00	\$1,187,952		
broadcasting equipment-by others	1	ls	by others	\$0		
circulation area including equipment	111,927	sf	\$6.00	\$671,562		
					\$3,921,601	
<b>Electronic Security-rough in only</b>						
Security systems (CCTV, access control, etc)	98,996	sf	\$5.00	\$494,980		
equipment, wiring, devices	1	ls	included	\$0		
circulation area including equipment	111,927	sf	\$6.50	\$727,526		
					\$1,222,506	
<b>Fire Alarm and Detection Systems</b>						
Complete system	98,996	sf	\$4.50	\$445,482		
circulation area including equipment	111,927	sf	\$4.25	\$475,690		
					\$921,172	
<b>Sub-total</b>						<b>\$14,223,443</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>E10 Built In Equipment</b>						
<b>E1010 Commercial Equipment</b>						
Food Service Equipment						
Food service equipment-kitchen	3360	sf	\$225.00	\$756,000		
Food service equipment-concessions	8290	sf	\$75.00	\$621,750		
Food service equipment-vendor restaurant kitchen	2000	sf	\$225.00	\$450,000		
classroom/lounge/kitchen-kitchen only	400	sf	\$75.00	\$30,000		
Beverage dispensing equipment and distribution (by food service operator)	1	ls	by others	\$0		
					\$1,857,750	
Commercial Equipment						
Commercial laundry equipment	1	ls	\$50,000.00	\$50,000		
Residential appliance package, Suites	10	ea	\$4,000.00	\$40,000		
Residential appliances, break rooms	3	ea	\$3,000.00	\$9,000		
Security vault and day gate	1	ls	\$35,000.00	\$35,000		
Ticket windows	4	ea	\$12,000.00	\$48,000		
hydrotherapy tubs	2	ea	\$25,000.00	\$50,000		
Turnstiles, magnetometers, etc (part of FF&E by Owner)	1	ls	by others	\$0		
Loading dock equipment	1	ea	\$50,000.00	\$50,000		
Facade access/maintenance equipment	1	ls	\$200,000.00	\$200,000		
Waste chutes, trash room equipment, compactor, bailer, deodorizer	1	ls	\$100,000.00	\$100,000		
					\$582,000	
<b>E1020 Institutional Equipment</b>						
projectors and projection screens	1	ls	\$15,000.00	\$15,000		
televisions and brackets (part of AV package)	1	ls	See AV	\$0		
					\$15,000	
<b>E1090 Other Equipment</b>						
Video Boards						
LED Videoboard, Main scoreboards, digital ( 1ea)	2,091	sf	1,000.00	\$2,091,000		
LED Videoboard, Bowl ribbon boards, digital, 36" high (975')	2,925	sf	650.00	\$1,901,250		
					\$3,992,250	
Other Equipment						
athletic and recreation equipment (goal posts, tarps, nets, sideline benches, etc)	1	ls	100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>					<b>\$6,547,000</b>	

**E20 Furnishings:**

**E2010 Fixed Furnishings**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Seating</b>						
34" tread, fixed armchairs w/ 19" seats min at sideline seating	1,850	ea	\$250.00	\$462,500		
33" tread, fixed armchairs w/ 19" seats min. @ West Grandstand General Seating	2,500	ea	\$250.00	\$625,000		
33" tread, supporter seating - safe stand seating and bench @ South Supporter Bleacher Seating	1,630	ea	\$300.00	\$489,000		
34" tread, fixed armchairs w/ 22" seats min. @ West Club Seating	800	ea	\$350.00	\$280,000		
rack mounted premium seating @ club seating	300	ea	450.00	\$135,000		
14x30 suites; 12 seats per suite. Center most suite reserved for Sporting Director @ west suite box	120	ea	\$1,000.00	\$120,000		
West and east party deck outdoor seating	300	ea	\$225.00	\$67,500		
window shades	3,000	sf	\$12.00	\$36,000		
					\$2,215,000	
<b>Casework</b>						
Casework and millwork	217,120	sf	3.00	\$651,360		
					\$651,360	
<b>E2020 Moveable Furnishings</b>						
Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		
						\$0
<b>Sub-total</b>					<b>\$2,866,360</b>	

**G10 Site Preparation**

**G1020 Site Demolition & Relocation**

remove asphalt paving	80,331	sf	\$2.00	\$160,662		
remove trees	83	ea	\$800.00	\$66,400		
remove existing buildings	21,744	sf	\$15.00	\$326,160		
building hazmat removal	21,744	sf	\$3.00	\$65,232		
misc. site demolition	2,434,916	sf	\$0.08	\$194,793		
					\$813,247	

**G1030 Site Earthwork**

survey/layout	1	ls	\$40,000.00	\$40,000		
mobilize	1	ls	\$150,000.00	\$150,000		
dewatering	1	ls	\$30,000.00	\$30,000		
site clearing / grub	2,434,916	sf	\$0.10	\$243,492		
cut to fill	13,738	cy	\$35.00	\$480,830		
import fill	11,888	cy	\$55.00	\$653,856		
fine grade buildings/fields	360,436	sf	\$0.66	\$237,888		
fine grade pavements	1,227,874	sf	\$0.66	\$810,397		
					\$2,646,462	

**Erosion Control**

erosion control allowance	1	ls	\$150,000.00	\$150,000		
					\$150,000	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Sub-total</b>						<b>\$3,609,710</b>
<b>G20 Site Improvement:</b>						
<b>G2010 Roadways</b>						
roads and parking-asphalt	1,078,145	sf	\$6.50	\$7,007,941		
curb and gutter	12,126	lf	\$35.00	\$424,410		
concrete pavements	144,729	sf	\$10.00	\$1,447,290		
pavers	5,000	sf	\$35.00	\$175,000		
stripping	1,078,145	sf	\$0.15	\$161,722		
traffic signal	1	ea	\$150,000.00	\$150,000		
					\$9,366,363	
<b>G2040 Site Development</b>						
retaining wall	884	lf	\$500.00	\$442,000		
fencing at stadium	2,000	lf	\$600.00	\$1,200,000		
fencing at practice field	1,202	lf	\$200.00	\$240,400		
gates-single	3	ea	\$3,800.00	\$11,400		
gates-double	2	ea	\$6,200.00	\$12,400		
steps	1,457	tlf	\$120.00	\$174,840		
ramps	4,688	sf	\$25.00	\$117,200		
railings	1,292	lf	\$150.00	\$193,800		
flagpoles	2	ea	\$12,000.00	\$24,000		
fixed bollards	40	ea	\$1,300.00	\$52,000		
trash receptacles	25	ea	\$3,200.00	\$80,000		
tree grates	60	ea	\$1,500.00	\$90,000		
dumpster enclosure	1	ls	\$50,000.00	\$50,000		
signalization at entrance	1	ls	\$100,000.00	\$100,000		
misc. site furnishings	217,120	sf	\$0.20	\$43,424		
					\$2,831,464	
<b>G2045 Playing Field</b>						
synthetic turf sports field	161,800	sf	\$20.00	\$3,236,000		
Line marking	161,800	sf	incl. above	\$0		
Excavation and soil disposal	161,800	sf	incl. above	\$0		
Imported sub-base, drainage layer, geofabric	161,800	sf	incl. above	\$0		
Sub-field drainage	161,800	sf	incl. above	\$0		
Irrigation	161,800	sf	see landscap.	\$0		
Athletic equipment (included in E1090)	1	ls	see E1090	\$0		
					\$3,236,000	
<b>G2050 Landscaping</b>						
reforestation	1	ls	\$150,000.00	\$150,000		
misc. shade/ornamental/evergreen trees	80	ea	\$1,200.00	\$96,000		
seeding allow 60%	172,402	sf	\$0.25	\$43,101		
SOD allow 10%	28,734	sf	\$1.50	\$43,101		
ground coverings 20% of seeding area	57,467	sf	\$6.00	\$344,804		
shrubs 10% of seeding area	28,734	sf	\$12.00	\$344,804		
topsoil at shrubs/ground coverings, 10"	2,650	cy	\$60.00	\$158,993		
topsoil at grass/SOD, 4"	2,458	cy	\$60.00	\$147,500		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
topsoil at trees, 36"	142	cy	\$60.00	\$8,533		
mulch	94,909	sf	\$1.00	\$94,909		
tilling	114,935	sf	\$0.19	\$22,008		
edging	200	lf	\$21.00	\$4,200		
irrigation at fields	161,800	sf	\$1.50	\$242,700		
1 year warranty	1	year	\$15,000.00	\$15,000		
					\$1,715,653	
<b>Sub-total</b>					<b>\$17,149,480</b>	

**G30 Site Mechanical Utilities**

**G3010 Water Supply**

incoming water service	800	lf	\$300.00	\$240,000		
excavation/backfill	593	cy	\$35.00	\$20,741		
valves	2	ea	\$3,600.00	\$7,200		
water service to fire hydrants	350	lf	\$185.00	\$64,750		
excavation/backfill	259	cy	\$35.00	\$9,074		
fire hydrants	6	ea	\$3,500.00	\$21,000		
connect to existing	2	loc	\$3,500.00	\$7,000		
					\$369,765	

**G3020 Sanitary Sewer**

incoming sanitary service	550	lf	\$120.00	\$66,000		
excavation/backfill	407	cy	\$35.00	\$14,259		
manholes	4	ea	\$5,500.00	\$22,000		
connect to existing manhole	2	loc	\$2,500.00	\$5,000		
					\$107,259	

**G3030 Storm Sewer**

storm water management	1	ls	\$4,000,000	\$4,000,000		
					\$4,000,000	

**Sub-total** **\$4,477,024**

**G40 Site Electrical Utilities**

**G4010 Electrical Distribution**

utility transformer primary cabling	1	ls	by others	\$0		
primary empty ductbank, underground secondary feeders	1	ls	\$150,000.00	\$150,000		
Emergency underground feeders	1	ls	\$35,000.00	\$35,000		
show power allowance	1	ls	\$50,000.00	\$50,000		
temporary site power (trailer city)	1	ls	\$50,000.00	\$50,000		
					\$285,000	

**G4020 Site Lighting**

Site lighting allowance (Parking)	1,132,052	sf	\$3.00	\$3,396,156		
Sport lighting allowance (Stadium field, Main practice field)	161,800	sf	\$4.85	\$784,730		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
					\$4,180,886	
<b>G4030 Site Communication &amp; Security</b>						
Underground empty telecom duckbanks-allowance	1	ls	\$50,000.00	\$50,000		
Outdoor security allowance-infrastructure only (CCTV, access control)	1	ls	\$75,000.00	\$75,000		
					\$125,000	
<b>Sub-total</b>					<b>\$4,590,886</b>	
<b>G90 Other Site Construction</b>						
<b>G9090 Other Site Construction</b>						
utility relocations allowance	1	ls	\$150,000.00	\$150,000		
					\$150,000	
<b>Sub-total</b>					<b>\$150,000</b>	

**CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM**

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



DIVISION SUMMARY	CONDITIONED SPACE	118,939 GSF
	CIRCULATION/SEATING	111,927 GSF
	TOTAL	230,866 GSF
A10 FOUNDATION	\$5,121,195	\$22.18 / GSF
A20 BASEMENT CONSTRUCTION	\$0	\$0.00 / GSF
B10 SUPERSTRUCTURE	\$22,420,838	\$97.12 / GSF
B20 EXTERIOR ENCLOSURE	\$8,811,799	\$38.17 / GSF
B30 ROOFING	\$4,148,592	\$17.97 / GSF
C10 INTERIOR WALLS	\$5,981,038	\$25.91 / GSF
C20 STAIRS	\$120,000	\$0.52 / GSF
C30 INTERIOR FINISHES	\$3,097,596	\$13.42 / GSF
D10 CONVEYING	\$380,000	\$1.65 / GSF
D20 PLUMBING (DOMESTIC)	\$6,249,334	\$27.07 / GSF
D30 HVAC SYSTEM	\$9,209,810	\$39.89 / GSF
D40 FIRE PROTECTION	\$1,075,382	\$4.66 / GSF
D50 POWER	\$15,594,268	\$67.55 / GSF
E10 BUILT IN EQUIPMENT	\$6,562,000	\$28.42 / GSF
E20 FURNISHINGS	\$2,907,598	\$12.59 / GSF
F10 SPECIAL CONSTRUCTION	\$0	\$0.00 / GSF
F20 SELECTIVE BUILDING DEMOLITION	\$0	\$0.00 / GSF
G10 SITE PREPARATION	\$3,645,288	\$15.79 / GSF
G20 SITE IMPROVEMENTS	\$17,510,712	\$75.85 / GSF
G30 EXT. MECHANICAL DISTRIBUTION	\$4,477,024	\$19.39 / GSF
G40 EXT. ELECTRICAL DISTRIBUTION	\$4,590,886	\$19.89 / GSF
G90 OTHER SITE CONSTRUCTION	\$150,000	\$0.65 / GSF
<b>COST OF CONSTRUCTION</b>	<b>\$122,053,360</b>	<b>\$528.68 / GSF</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>A10 Foundation</b>						
<b>A1010 Standard Foundations</b>						
Concrete Spread & Wall Footings						
Miscellaneous additional foundation system/s, thickenings, knee-walls, etc	230,866	sf	\$10.00	\$2,308,660		
deep foundation system	7,500	vlf	\$175.00	\$1,312,500		
					\$3,621,160	
<b>A1030 Slab on Grade</b>						
Slab on Grade						
slab on grade	96,109	sf	\$15.00	\$1,441,635		
					\$1,441,635	
Elevator Pit:						
elevator pit	2	ea	\$7,000.00	\$14,000		
waterproofing to elevator	2	ea	\$3,500.00	\$7,000		
elevator pit ladder	2	ea	\$900.00	\$1,800		
sump pump pit cover	2	ea	\$300.00	\$600		
					\$23,400	
Misc. Items						
equipment pad	1,000	sf	\$35.00	\$35,000		
					\$35,000	
<b>Sub-total</b>					<b>\$5,121,195</b>	

**B10 Superstructure**

<b>B1010 Floor Construction</b>						
Structural Steel						
Steel frame/concrete stadia (incl. walls, voms, steps, etc)	35,342	sf	\$135.00	\$4,771,170		
structural steel at enclosed areas and elev. Slab	1,283	tons	\$6,000.00	\$7,698,348		
structural steel at precast stadia	353	tons	\$6,000.00	\$2,120,520		
elevated concrete slab	99,415	sf	\$15.00	\$1,491,225		
					\$16,081,263	
<b>B1020 Roof Construction</b>						
metal deck at elevated slab	99,415	sf	\$5.00	\$497,075		
canopy	61,500	sf	\$95.00	\$5,842,500		
					\$6,339,575	
<b>Sub-total</b>					<b>\$22,420,838</b>	

**B20 Exterior Enclosure**

**B2010 Exterior Walls**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Structural steel cladding support, girts, connections, etc.	200	t	\$6,000.00	\$1,200,000		
exterior cladding-allow 90%	75,700	sf	\$60.00	\$4,541,994		
exterior storefront-allow 10%	8,411	sf	\$125.00	\$1,051,388		
Back-up assembly to exterior wall cladding, CFMF, air/vapor barrier, sheathing, etc	84,111	sf	\$18.00	\$1,513,998		
Exterior caulking and sealing	84,111	sf	\$0.60	\$50,467		
Exterior wall expansion joints	1	ls	\$50,000.00	\$50,000		
Main scoreboard catwalk (grating, rails, ladder, etc)	1	lf	\$150,000.00	\$150,000		
					\$8,557,846	
<b>B2030 Exterior Doors</b>						
Exterior doors, frames, hardware	230,866	sf	\$1.10	\$253,953		
					\$253,953	
<b>Sub-total</b>					<b>\$8,811,799</b>	
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>						
Roofing						
roofing at enclosed spaces	114,428	sf	\$30.00	\$3,432,840		
waterproofing to circulation areas/seating (traffic coating)	116,438	sf	\$4.00	\$465,752		
					\$3,898,592	
<b>B3020 Roof Openings</b>						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
<b>Sub-total</b>					<b>\$4,148,592</b>	
<b>C10 Interior Construction</b>						
<b>C1010 Partitions</b>						
Interior GWB/CMU partitions	230,866	sf	\$6.00	\$1,385,196		
Interior storefront, sidelites, punched windows, etc	230,866	sf	\$1.50	\$346,299		
					\$1,731,495	
<b>C1020 Interior Doors</b>						
Interior doors, frames, hardware	230,866	sf	\$1.50	\$346,299		
					\$346,299	
<b>C1030 Specialties</b>						
Visual Display Surfaces						
Interior code and wayfinding signage	230,866	sf	\$2.00	\$461,732		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Concession signage (assumes part of AV)	1	ls	see AV	\$0		
Exterior building signage (part of FF&E by Owner)	1	ls	by others	\$0		
Branding and graphics (part of FF&E by Owner)	1	ls	by others	\$0		
					\$461,732	
<b>Interior Specialties</b>						
home team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team A benches	8	ea	\$3,000.00	\$24,000		
home team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team B benches	8	ea	\$3,000.00	\$24,000		
home team C lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team C benches	8	ea	\$3,000.00	\$24,000		
visitor team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team A benches	8	ea	\$3,000.00	\$24,000		
visitor team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team B benches	8	ea	\$3,000.00	\$24,000		
visitor team C lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team C benches	8	ea	\$3,000.00	\$24,000		
Kitchen staff lockers	40	ea	\$1,200.00	\$48,000		
Kitchen staff benches	10	ea	\$2,500.00	\$25,000		
Other misc. lockers (officials, event staff, trainers, strength etc).	1	ls	\$15,000.00	\$15,000		
trash/recycling receptacles	50	ea	\$3,500.00	\$175,000		
Corner guards and wall protection	1	ls	\$20,000.00	\$20,000		
Overhead coiling door, insulated, approx. (concessions)	4	ea	\$15,000.00	\$60,000		
Access flooring, press platform, etc	1	ls	\$50,000.00	\$50,000		
Bird and pest control	1	ls	\$50,000.00	\$50,000		
Markerboards and tackboards	1	ls	\$5,000.00	\$5,000		
Directories and bulletin boards	1	ls	\$5,000.00	\$5,000		
Fire extinguishers	30	ea	\$450.00	\$13,500		
Floor mats and frames	1	ls	\$10,000.00	\$10,000		
Wire mesh partitions	1	ls	\$10,000.00	\$10,000		
OHD coiling counter door supports	756	lf	\$300.00	\$226,800		
Elevator misc. metals (ladder, hoist beam, door frame, sump pit grate/frame, etc)	2	ea	\$30,000.00	\$60,000		
Misc. metals (overhead door supports, operable wall support, masonry partition supports, toilet compartments supports, etc)	230,866	sf	\$0.80	\$184,693		
Metal railings and guardrails	230,866	sf	\$3.00	\$692,598		
Wood blocking / rough carpentry	230,866	sf	\$0.40	\$92,346		
Interior caulking and sealing	230,866	sf	\$0.35	\$80,803		
Firestopping	230,866	sf	\$0.50	\$115,433		
					\$2,818,173	
<b>Bathroom Specialties</b>						
Restroom accessories	230,866	sf	\$1.00	\$230,866		
Toilet partition cubicles	230,866	sf	\$1.70	\$392,472		
					\$623,338	
<b>Sub-total</b>					<b>\$5,981,038</b>	

C20 Stairs:

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>C2010 Stair Construction</b>						
stairs to mezzanine concourse	4	flts	15,000.00	\$60,000		
stairs for exiting from upper seating area/press area	4	flts	15,000.00	\$60,000		
					\$120,000	
<b>Sub-total</b>						<b>\$120,000</b>
<b>C30 Interior Finishes</b>						
<b>C3010 Wall Finishes</b>						
wall finishes	114,428	sf	\$5.00	\$572,140		\$572,140
<b>C3020 Floor Finishes</b>						
floor finishes	114,428	sf	\$9.00	\$1,029,852		
circulation	116,438	sf	\$4.00	\$465,752		
					\$1,495,604	
<b>C3030 Ceiling Finishes</b>						
ceiling finishes	114,428	sf	\$9.00	\$1,029,852		\$1,029,852
<b>Sub-total</b>						<b>\$3,097,596</b>
<b>D10 Conveying</b>						
<b>D1010 Elevators and Lifts</b>						
passenger elevator	4	stops	\$70,000.00	\$280,000		
elevator cab finish	2	ea	\$10,000.00	\$20,000		
ADA lifts, 10' vertical	2	ea	\$40,000.00	\$80,000		
					\$380,000	
<b>Sub-total</b>						<b>\$380,000</b>
<b>D20 Plumbing</b>						
<b>Plumbing Equipment</b>						
Plumbing equipment	230,866	sf	\$5.00	\$1,154,330		\$1,154,330
<b>Plumbing Fixtures</b>						
Water closet/urinals men's room	35	ea	\$2,000.00	\$70,000		
Water closet women's room	68	ea	\$2,000.00	\$136,000		
Family toilet	4	ea	\$1,500.00	\$6,000		
Club / suite water closet men's	12	ea	\$1,000.00	\$12,000		
Club / suite water closet women's	21	ea	\$1,000.00	\$21,000		

**MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM**



**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Family toilet water closet women's	2	ea	\$5,500.00	\$11,000		
Hospitality Mother's room	170	sf	\$5.00	\$850		
Kitchen / central kitchen sink's	2,500	sf	\$5.00	\$12,500		
Kitchen / club pantry kitchen sink's	300	sf	\$5.00	\$1,500		
Kitchen / staff break kitchen sink's	150	sf	\$5.00	\$750		
Kitchen staff water closet	2	ea	\$2,000.00	\$4,000		
Vendor / restaurant (stadium pub)	3,000	sf	\$1.50	\$4,500		
Vendor kitchen	2,000	sf	\$1.50	\$3,000		
Home team A / showers	8	ea	\$1,080.00	\$8,640		
Home team A / water closet	4	ea	\$2,000.00	\$8,000		
Home team A / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team A / showers	2	ea	\$625.00	\$1,250		
Home team B / showers	8	ea	\$1,080.00	\$8,640		
Home team B / water closet	4	ea	\$2,000.00	\$8,000		
Home team B / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team B / showers	2	ea	\$625.00	\$1,250		
P/T Sink	100	sf	\$6.00	\$600		
P/T water closet	100	sf	\$6.00	\$600		
Coach water closet	2	ea	\$2,000.00	\$4,000		
Coach sink	2	ea	\$1,000.00	\$2,000		
Assistant Coach water closet	2	ea	\$2,000.00	\$4,000		
Assistant Coach sink	2	ea	\$1,000.00	\$2,000		
Equipment laundry sink	1	ea	\$1,000.00	\$1,000		
Equipment floor sink	1	ea	\$700.00	\$700		
Team administration / break room sink	200	sf	\$5.00	\$1,000		
Field media water closet	85	sf	\$24.00	\$2,040		
Field media sink	85	sf	\$13.00	\$1,105		
Building operations water closet	85	sf	\$24.00	\$2,040		
Building operations sink	85	sf	\$13.00	\$1,105		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / family restroom stall,lavatory,ADA	60	sf	\$50.00	\$3,000		
Home team C /sinks	4	ea	\$1,000.00	\$4,000		
Home team C / water closet	4	ea	\$2,000.00	\$8,000		
Home team C / showers	8	ea	\$3,000.00	\$24,000		
Coach home team C / showers	2	ea	\$3,000.00	\$6,000		
Visitor team C / water sinks	4	ea	\$1,000.00	\$4,000		
Visitor team C / water closet	4	ea	\$2,000.00	\$8,000		
Visitor team C / showers	8	ea	\$3,000.00	\$24,000		
Coach visitor team C / showers	2	ea	\$3,000.00	\$6,000		
Home team PT / sink	1	ea	\$1,000.00	\$1,000		
Home team PT / water closet	1	ea	\$5,500.00	\$5,500		
Equipment manager / janitor floor sink	1	ea	\$700.00	\$700		
Director / sink	1	ea	\$1,000.00	\$1,000		
Director / toilet	1	ea	\$2,000.00	\$2,000		
Director / Shower	1	ea	\$3,000.00	\$3,000		
toilets/Sinks for front office space	2	ea	\$1,500.00	\$3,000		
toilet/Sink for ticketing office	8	ea	\$1,500.00	\$12,000		
toilet/sink for first aid	2	ea	\$1,500.00	\$3,000		
sinks at concession area	8	ea	\$1,000.00	\$8,000		
janitor closet mop sink	1	ea	\$2,200.00	\$2,200		
					\$489,470	
Domestic Water Piping						
domestic water piping	230,866	sf	\$8.00	\$1,846,928		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
					\$1,846,928	
Sanitary & Vent System						
sanitary system	230,866	sf	\$7.00	\$1,616,062	\$1,616,062	
Storm Drainage System						
storm piping	230,866	sf	\$2.80	\$646,425	\$646,425	
Condensate System						
condensate piping	230,866	sf	\$0.30	\$69,260	\$69,260	
Other Plumbing						
Valve tags / Chain Falls Identification	230,866	sf	\$0.10	\$23,087		
penetrations/fire stopping	230,866	sf	\$0.20	\$46,173		
testing	80	hrs	\$120.00	\$9,600		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		
commissioning support	200	hrs	\$120.00	\$24,000		
plumbing general conditions	20	mths	\$15,000.00	\$300,000	\$426,860	
<b>Sub-total</b>					<b>\$6,249,334</b>	

D30 HVAC System

HVAC Equipment						
HVAC equipment	230,866	sf	\$14.00	\$3,232,124	\$3,232,124	
HVAC Piping						
HVAC piping	230,866	sf	\$6.00	\$1,385,196	\$1,385,196	
HVAC Air Distribution						
Air distribution	92,346	lbs	\$13.50	\$1,246,676		
ductwork linings/insulation	64,642	sf	\$6.00	\$387,855		
diffusers and grills	230,866	sf	\$1.50	\$346,299		
duct accessories	230,866	sf	\$1.00	\$230,866	\$2,211,696	
Other HVAC						
controls	230,866	sf	\$8.00	\$1,846,928		
vibration controls	230,866	sf	\$0.15	\$34,630		
fire stopping/penetrations	230,866	sf	\$0.20	\$46,173		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
temporary filters	1	ls	\$5,000.00	\$5,000		
rigging	1	ls	\$10,000.00	\$10,000		
testing & balancing	230,866	sf	\$0.60	\$138,520		
commissioning support	200	hrs	\$120.00	\$24,000		
identification	230,866	hrs	\$0.05	\$11,543		
mechanical general conditions	20	mths	\$12,000.00	\$240,000		
					\$2,380,794	

**Sub-total** **\$9,209,810**

**D40 Fire Protection**

**D4040 Sprinklers**

sprinkler system	195,524	sf	\$5.50	\$1,075,382	\$1,075,382	
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**Sub-total** **\$1,075,382**

**D50 Electrical**

Electrical Equipment-Service and distribution

Secondary Service and distribution (switchboards, MDP panels, Distribution panels, branch panels, transformers, feeders)	114,428	sf	\$9.00	\$1,029,852		
Emergency power (generator, ATS's, panels, feeders)	114,428	sf	\$5.00	\$572,140		
circulation area	111,927	sf	\$1.60	\$179,083		
Rigging	1	ls	\$10,500.00	\$10,500		
Testing, commissioning, arc flash, coordination study	1	ls	\$25,000.00	\$25,000		
Maintain continuity for all systems during demolition	114,428	sf	\$0.42	\$48,060		
Investigative and working in existing equipment	1	ls	\$12,500.00	\$12,500		
					\$1,877,135	

Electrical Power Devices-Branch power (devices, installation, branch circuitry)

Stadium seating	5,460	sf	\$3.00	\$16,380		
Stadium Restrooms	11,271	sf	\$6.00	\$67,626		
Hospitality/ Guest Services	5,844	sf	\$9.00	\$52,596		
Food and Retail Facilities	24,245	sf	\$11.00	\$266,695		
Locker Room Facilities	16,887	sf	\$5.00	\$84,435		
Home Team Shared Facilities	11,154	sf	\$13.00	\$145,002		
Stadium/ Team Operations	3,296	sf	\$8.00	\$26,368		
Media Facilities	3,055	sf	\$10.00	\$30,550		
Stadium Service & Operations	11,635	sf	\$5.50	\$63,993		
Building MEP	4,642	sf	\$3.50	\$16,247		
Practice Pitch Public Pavilion	1,508	sf	\$6.00	\$9,048		
circulation area	111,927	sf	\$1.70	\$190,276		
					\$969,215	

Mechanical Equipment Connections

branch circuitry and connections	114,428	sf	\$3.15	\$360,448		
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MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
					\$360,448	
Interior Lighting (light fixtures/lighting control material, installation, branch circuitry)						
Stadium seating	5,460	sf	\$14.00	\$76,440		
Stadium Restrooms	11,271	sf	\$17.00	\$191,607		
Hospitality/ Guest Services	5,844	sf	\$15.00	\$87,660		
Food and Retail Facilities	24,245	sf	\$19.00	\$460,655		
Locker Room Facilities	16,887	sf	\$17.00	\$287,079		
Home Team Shared Facilities	11,154	sf	\$21.00	\$234,234		
Stadium/ Team Operations	3,296	sf	\$15.00	\$49,440		
Media Facilities	3,055	sf	\$20.00	\$61,100		
Stadium Service & Operations	11,635	sf	\$15.00	\$174,525		
Building MEP	4,642	sf	\$9.00	\$41,778		
Practice Pitch Public Pavilion	1,508	sf	\$17.00	\$25,636		
circulation area	111,927	sf	\$3.00	\$335,781		
					\$2,025,935	
Other Electrical						
fire stopping/penetrations	114,428	sf	\$0.25	\$28,607		
testing	80	hrs	\$120.00	\$9,600		
short-circuit study	80	hrs	\$120.00	\$9,600		
arc-flash hazard analysis	40	hrs	\$120.00	\$4,800		
temporary power/lighting	114,428	sf	\$0.50	\$57,214		
grounding/lighting protection	114,428	sf	\$1.45	\$165,921		
coordination drawings	160	hrs	\$120.00	\$19,200		
commissioning support	80	hrs	\$120.00	\$9,600		
Sub-trade general requirements: supervision, close-out documents, tools, rentals, tags, markers, permits, fees etc.	114,428	sf	\$3.00	\$343,284		
					\$647,826	
Data / Voice Communications-rough in only						
Communications infrastructure (backbone cabling, horizontal cabling)	114,428	sf	\$5.75	\$657,961		
IT Systems (telephone, wireless network, data network)	114,428	sf	\$7.00	\$800,996		
Telecommunications rooms (MTR, TR's, TDR's)	114,428	sf	\$0.75	\$85,821		
DAS (Emergency responder)	114,428	sf	\$0.98	\$112,139		
Facility radio system	114,428	sf	\$0.75	\$85,821		
equip., servers, racks, terminations, wiring, devices	114,428	sf	\$8.50	\$972,638		
circulation area including equipment	111,927	sf	\$2.50	\$279,818		
					\$2,995,194	
Audio-Video Communications-rough in only						
Matchday production system	114,428	sf	\$4.00	\$457,712		
Broadcast cable infrastructure	114,428	sf	\$3.25	\$371,891		
Broadcast/media systems	114,428	sf	\$1.25	\$143,035		
Press conference system	114,428	sf	\$0.85	\$97,264		
Stadium sound system	114,428	sf	\$6.00	\$686,568		
Distributed AV (IPTV)	114,428	sf	\$2.98	\$340,995		
Specialized AV	114,428	sf	\$2.50	\$286,070		
equipment, wiring, devices	114,428	sf	\$12.00	\$1,373,136		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
broadcasting equipment-by others	1	ls	by others	\$0		
circulation area including equipment	111,927	sf	\$6.00	\$671,562	\$4,428,233	
Electronic Security-rough in only						
Security systems (CCTV, access control, etc)	114,428	sf	\$5.00	\$572,140		
equipment, wiring, devices	1	ls	included	\$0		
circulation area including equipment	111,927	sf	\$6.50	\$727,526	\$1,299,666	
Fire Alarm and Detection Systems						
Complete system	114,428	sf	\$4.50	\$514,926		
circulation area including equipment	111,927	sf	\$4.25	\$475,690	\$990,616	
<b>Sub-total</b>					<b>\$15,594,268</b>	

**E10 Built In Equipment**

**E1010 Commercial Equipment**

Food Service Equipment

Food service equipment-kitchen	3360	sf	\$225.00	\$756,000		
Food service equipment-concessions	8290	sf	\$75.00	\$621,750		
Food service equipment-vendor restaurant kitchen	2000	sf	\$225.00	\$450,000		
classroom/lounge/kitchen-kitchen only	600	sf	\$75.00	\$45,000		
Beverage dispensing equipment and distribution (by food service operator)	1	ls	by others	\$0		
					\$1,872,750	

Commercial Equipment

Commercial laundry equipment	1	ls	\$50,000.00	\$50,000		
Residential appliance package, Suites	10	ea	\$4,000.00	\$40,000		
Residential appliances, break rooms	3	ea	\$3,000.00	\$9,000		
Security vault and day gate	1	ls	\$35,000.00	\$35,000		
Ticket windows	4	ea	\$12,000.00	\$48,000		
hydrotherapy tubs	2	ea	\$25,000.00	\$50,000		
Turnstiles, magnetometers, etc (part of FF&E by Owner)	1	ls	by others	\$0		
Loading dock equipment	1	ea	\$50,000.00	\$50,000		
Facade access/maintenance equipment	1	ls	\$200,000.00	\$200,000		
Waste chutes, trash room equipment, compactor, bailer, deodorizer	1	ls	\$100,000.00	\$100,000		
					\$582,000	

**E1020 Institutional Equipment**

projectors and projection screens	1	ls	\$15,000.00	\$15,000		
televisions and brackets (part of AV package)	1	ls	See AV	\$0		
					\$15,000	

**E1090 Other Equipment**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Video Boards</b>						
LED Videoboard, Main scoreboards, digital ( 1ea)	2,091	sf	1,000.00	\$2,091,000		
LED Videoboard, Bowl ribbon boards, digital, 36" high (975')	2,925	sf	650.00	\$1,901,250		
					\$3,992,250	
<b>Other Equipment</b>						
athletic and recreation equipment (goal posts, tarps, nets, sideline benches, etc)	1	ls	100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>					<b>\$6,562,000</b>	

**E20 Furnishings:**

**E2010 Fixed Furnishings**

**Seating**

34" tread, fixed armchairs w/ 19" seats min at sideline seating	1,850	ea	\$250.00	\$462,500		
33" tread, fixed armchairs w/ 19" seats min. @ West Grandstand General Seating	2,500	ea	\$250.00	\$625,000		
33" tread, supporter seating - safe stand seating and bench @ South Supporter Bleacher Seating	1,630	ea	\$300.00	\$489,000		
34" tread, fixed armchairs w/ 22" seats min. @ West Club Seating	800	ea	\$350.00	\$280,000		
rack mounted premium seating @ club seating	300	ea	450.00	\$135,000		
14x30 suites; 12 seats per suite. Center most suite reserved for Sporting Director @ west suite box	120	ea	\$1,000.00	\$120,000		
West and east party deck outdoor seating	300	ea	\$225.00	\$67,500		
window shades	3,000	sf	\$12.00	\$36,000		
					\$2,215,000	

**Casework**

Casework and millwork	230,866	sf	3.00	\$692,598		
					\$692,598	

**E2020 Moveable Furnishings**

Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		\$0
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**Sub-total** **\$2,907,598**

**G10 Site Preparation**

**G1020 Site Demolition & Relocation**

remove asphalt paving	80,331	sf	\$2.00	\$160,662		
remove trees	83	ea	\$800.00	\$66,400		
remove existing buildings	21,744	sf	\$15.00	\$326,160		
building hazmat removal	21,744	sf	\$3.00	\$65,232		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
misc. site demolition	2,434,916	sf	\$0.08	\$194,793		
					\$813,247	
<b>G1030 Site Earthwork</b>						
survey/layout	1	ls	\$40,000.00	\$40,000		
mobilize	1	ls	\$150,000.00	\$150,000		
dewatering	1	ls	\$30,000.00	\$30,000		
site clearing / grub	2,434,916	sf	\$0.10	\$243,492		
cut to fill	13,738	cy	\$35.00	\$480,830		
import fill	11,888	cy	\$55.00	\$653,856		
fine grade buildings/fields	360,436	sf	\$0.66	\$237,888		
fine grade pavements	1,281,781	sf	\$0.66	\$845,975		
					\$2,682,041	
<b>Erosion Control</b>						
erosion control allowance	1	ls	\$150,000.00	\$150,000		
					\$150,000	
<b>Sub-total</b>					<b>\$3,645,288</b>	

**G20 Site Improvement:**

**G2010 Roadways**

roads and parking-asphalt	1,132,052	sf	\$6.50	\$7,358,338		
curb and gutter	12,126	lf	\$35.00	\$424,410		
concrete pavements	144,729	sf	\$10.00	\$1,447,290		
pavers	5,000	sf	\$35.00	\$175,000		
stripping	1,132,052	sf	\$0.15	\$169,808		
traffic signal	1	ea	\$150,000.00	\$150,000		
					\$9,724,846	

**G2040 Site Development**

retaining wall	884	lf	\$500.00	\$442,000		
fencing at stadium	2,000	lf	\$600.00	\$1,200,000		
fencing at practice field	1,202	lf	\$200.00	\$240,400		
gates-single	3	ea	\$3,800.00	\$11,400		
gates-double	2	ea	\$6,200.00	\$12,400		
steps	1,457	tlf	\$120.00	\$174,840		
ramps	4,688	sf	\$25.00	\$117,200		
railings	1,292	lf	\$150.00	\$193,800		
flagpoles	2	ea	\$12,000.00	\$24,000		
fixed bollards	40	ea	\$1,300.00	\$52,000		
trash receptacles	25	ea	\$3,200.00	\$80,000		
tree grates	60	ea	\$1,500.00	\$90,000		
dumpster enclosure	1	ls	\$50,000.00	\$50,000		
signalization at entrance	1	ls	\$100,000.00	\$100,000		
misc. site furnishings	230,866	sf	\$0.20	\$46,173		
					\$2,834,213	

**G2045 Playing Field**

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
synthetic turf sports field	161,800	sf	\$20.00	\$3,236,000		
Line marking	161,800	sf	incl. above	\$0		
Excavation and soil disposal	161,800	sf	incl. above	\$0		
Imported sub-base, drainage layer, geofabric	161,800	sf	incl. above	\$0		
Sub-field drainage	161,800	sf	incl. above	\$0		
Irrigation	161,800	sf	see landscap.	\$0		
Athletic equipment (included in E1090)	1	ls	see E1090	\$0		
					\$3,236,000	
<b>G2050 Landscaping</b>						
reforestation	1	ls	\$150,000.00	\$150,000		
misc. shade/ornamental/evergreen trees	80	ea	\$1,200.00	\$96,000		
seeding allow 60%	172,402	sf	\$0.25	\$43,101		
SOD allow 10%	28,734	sf	\$1.50	\$43,101		
ground coverings 20% of seeding area	57,467	sf	\$6.00	\$344,804		
shrubs 10% of seeding area	28,734	sf	\$12.00	\$344,804		
topsoil at shrubs/ground coverings, 10"	2,650	cy	\$60.00	\$158,993		
topsoil at grass/SOD, 4"	2,458	cy	\$60.00	\$147,500		
topsoil at trees, 36"	142	cy	\$60.00	\$8,533		
mulch	94,909	sf	\$1.00	\$94,909		
tilling	114,935	sf	\$0.19	\$22,008		
edging	200	lf	\$21.00	\$4,200		
irrigation at fields	161,800	sf	\$1.50	\$242,700		
1 year warranty	1	year	\$15,000.00	\$15,000		
					\$1,715,653	
<b>Sub-total</b>						<b>\$17,510,712</b>
<b>G30 Site Mechanical Utilities</b>						
<b>G3010 Water Supply</b>						
incoming water service	800	lf	\$300.00	\$240,000		
excavation/backfill	593	cy	\$35.00	\$20,741		
valves	2	ea	\$3,600.00	\$7,200		
water service to fire hydrants	350	lf	\$185.00	\$64,750		
excavation/backfill	259	cy	\$35.00	\$9,074		
fire hydrants	6	ea	\$3,500.00	\$21,000		
connect to existing	2	loc	\$3,500.00	\$7,000		
					\$369,765	
<b>G3020 Sanitary Sewer</b>						
incoming sanitary service	550	lf	\$120.00	\$66,000		
excavation/backfill	407	cy	\$35.00	\$14,259		
manholes	4	ea	\$5,500.00	\$22,000		
connect to existing manhole	2	loc	\$2,500.00	\$5,000		
					\$107,259	
<b>G3030 Storm Sewer</b>						
storm water management	1	ls	\$4,000,000	\$4,000,000		
					\$4,000,000	

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
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<b>Sub-total</b>					<b>\$4,477,024</b>	
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**G40 Site Electrical Utilities**

**G4010 Electrical Distribution**

utility transformer primary cabling	1	ls	by others	\$0		
primary empty ductbank, underground secondary feeders	1	ls	\$150,000.00	\$150,000		
Emergency underground feeders	1	ls	\$35,000.00	\$35,000		
show power allowance	1	ls	\$50,000.00	\$50,000		
temporary site power (trailer city)	1	ls	\$50,000.00	\$50,000		
					\$285,000	

**G4020 Site Lighting**

Site lighting allowance (Parking)	1,132,052	sf	\$3.00	\$3,396,156		
Sport lighting allowance (Stadium field, Main practice field)	161,800	sf	\$4.85	\$784,730		
					\$4,180,886	

**G4030 Site Communication & Security**

Underground empty telecom duckbanks-allowance	1	ls	\$50,000.00	\$50,000		
Outdoor security allowance-infrastructure only (CCTV, access control)	1	ls	\$75,000.00	\$75,000		
					\$125,000	

<b>Sub-total</b>					<b>\$4,590,886</b>	
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**G90 Other Site Construction**

**G9090 Other Site Construction**

utility relocations allowance	1	ls	\$150,000.00	\$150,000		
					\$150,000	

<b>Sub-total</b>					<b>\$150,000</b>	
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**BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM**

**MLS NEXT PRO MULTI-USE SOCCER STADIUM**  
**PRELIMINARY DESIGN**  
**BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM**



<b>DIVISION SUMMARY</b>	<b>CONDITIONED SPACE</b>	<b>105,193 GSF</b>
	<b>CIRCULATION/SEATING</b>	<b>111,927 GSF</b>
	<b>TOTAL</b>	<b>217,120 GSF</b>
A10 FOUNDATION	\$4,777,545	\$22.00 / GSF
A20 BASEMENT CONSTRUCTION	\$0	\$0.00 / GSF
B10 SUPERSTRUCTURE	\$21,865,286	\$100.71 / GSF
B20 EXTERIOR ENCLOSURE	\$7,707,824	\$35.50 / GSF
B30 ROOFING	\$3,667,588	\$16.89 / GSF
C10 INTERIOR WALLS	\$5,425,300	\$24.99 / GSF
C20 STAIRS	\$120,000	\$0.55 / GSF
C30 INTERIOR FINISHES	\$2,724,616	\$12.55 / GSF
D10 CONVEYING	\$380,000	\$1.75 / GSF
D20 PLUMBING (DOMESTIC)	\$5,830,478	\$26.85 / GSF
D30 HVAC SYSTEM	\$8,679,490	\$39.98 / GSF
D40 FIRE PROTECTION	\$999,779	\$4.60 / GSF
D50 POWER	\$14,223,443	\$65.51 / GSF
E10 BUILT IN EQUIPMENT	\$6,547,000	\$30.15 / GSF
E20 FURNISHINGS	\$2,866,360	\$13.20 / GSF
F10 SPECIAL CONSTRUCTION	\$0	\$0.00 / GSF
F20 SELECTIVE BUILDING DEMOLITION	\$0	\$0.00 / GSF
G10 SITE PREPARATION	\$2,297,580	\$10.58 / GSF
G20 SITE IMPROVEMENTS	\$8,450,051	\$38.92 / GSF
G30 EXT. MECHANICAL DISTRIBUTION	\$2,284,876	\$10.52 / GSF
G40 EXT. ELECTRICAL DISTRIBUTION	\$1,449,514	\$6.68 / GSF
G90 OTHER SITE CONSTRUCTION	\$75,000	\$0.35 / GSF
<b>COST OF CONSTRUCTION</b>	<b>\$100,371,728</b>	<b>\$462.29 / GSF</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>A10 Foundation</b>						
<b>A1010 Standard Foundations</b>						
Concrete Spread & Wall Footings						
Miscellaneous additional foundation system/s, thickenings, knee-walls, etc	217,120	sf	\$10.00	\$2,171,200		
deep foundation system	7,500	vlf	\$175.00	\$1,312,500		
					\$3,483,700	
<b>A1030 Slab on Grade</b>						
Slab on Grade						
slab on grade	82,363	sf	\$15.00	\$1,235,445		
					\$1,235,445	
Elevator Pit:						
elevator pit	2	ea	\$7,000.00	\$14,000		
waterproofing to elevator	2	ea	\$3,500.00	\$7,000		
elevator pit ladder	2	ea	\$900.00	\$1,800		
sump pump pit cover	2	ea	\$300.00	\$600		
					\$23,400	
Misc. Items						
equipment pad	1,000	sf	\$35.00	\$35,000		
					\$35,000	
<b>Sub-total</b>					<b>\$4,777,545</b>	

**B10 Superstructure**

**B1010 Floor Construction**

Structural Steel

Steel frame/concrete stadia (incl. walls, voms, steps, etc)	35,342	sf	\$135.00	\$4,771,170		
structural steel at enclosed areas and elev. Slab	1,190	tons	\$6,000.00	\$7,142,796		
structural steel at precast stadia	353	tons	\$6,000.00	\$2,120,520		
elevated concrete slab	99,415	sf	\$15.00	\$1,491,225		
					\$15,525,711	

**B1020 Roof Construction**

metal deck at elevated slab	99,415	sf	\$5.00	\$497,075		
canopy	61,500	sf	\$95.00	\$5,842,500		
					\$6,339,575	

**Sub-total** **\$21,865,286**

**B20 Exterior Enclosure**

**B2010 Exterior Walls**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Structural steel cladding support, girts, connections, etc.	200	t	\$6,000.00	\$1,200,000		
exterior cladding-allow 90%	64,184	sf	\$60.00	\$3,851,064		
exterior storefront-allow 10%	7,132	sf	\$125.00	\$891,450		
Back-up assembly to exterior wall cladding, CFMF, air/vapor barrier, sheathing, etc	71,316	sf	\$18.00	\$1,283,688		
Exterior caulking and sealing	71,316	sf	\$0.60	\$42,790		
Exterior wall expansion joints	1	ls	\$50,000.00	\$50,000		
Main scoreboard catwalk (grating, rails, ladder, etc)	1	lf	\$150,000.00	\$150,000		
					\$7,468,992	
<b>B2030 Exterior Doors</b>						
Exterior doors, frames, hardware	217,120	sf	\$1.10	\$238,832		
					\$238,832	
<b>Sub-total</b>					<b>\$7,707,824</b>	
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>						
Roofing						
roofing at enclosed spaces	98,996	sf	\$30.00	\$2,969,880		
waterproofing to circulation areas/seating (traffic coating)	111,927	sf	\$4.00	\$447,708		
					\$3,417,588	
<b>B3020 Roof Openings</b>						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
<b>Sub-total</b>					<b>\$3,667,588</b>	
<b>C10 Interior Construction</b>						
<b>C1010 Partitions</b>						
Interior GWB/CMU partitions	217,120	sf	\$6.00	\$1,302,720		
Interior storefront, sidelites, punched windows, etc	217,120	sf	\$1.50	\$325,680		
					\$1,628,400	
<b>C1020 Interior Doors</b>						
Interior doors, frames, hardware	217,120	sf	\$1.50	\$325,680		
					\$325,680	
<b>C1030 Specialties</b>						
Visual Display Surfaces						
Interior code and wayfinding signage	217,120	sf	\$2.00	\$434,240		
Concession signage (assumes part of AV)	1	ls	see AV	\$0		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Exterior building signage (part of FF&E by Owner)	1	ls	by others	\$0		
Branding and graphics (part of FF&E by Owner)	1	ls	by others	\$0		
					\$434,240	
<b>Interior Specialties</b>						
home team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team A benches	8	ea	\$3,000.00	\$24,000		
home team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team B benches	8	ea	\$3,000.00	\$24,000		
visitor team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team A benches	8	ea	\$3,000.00	\$24,000		
visitor team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team B benches	8	ea	\$3,000.00	\$24,000		
Kitchen staff lockers	40	ea	\$1,200.00	\$48,000		
Kitchen staff benches	10	ea	\$2,500.00	\$25,000		
Other misc. lockers (officials, event staff, trainers, strength etc).	1	ls	\$10,000.00	\$10,000		
trash/recycling receptacles	50	ea	\$3,500.00	\$175,000		
Corner guards and wall protection	1	ls	\$20,000.00	\$20,000		
Overhead coiling door, insulated, approx. (concessions)	4	ea	\$15,000.00	\$60,000		
Access flooring, press platform, etc	1	ls	\$50,000.00	\$50,000		
Bird and pest control	1	ls	\$50,000.00	\$50,000		
Markerboards and tackboards	1	ls	\$5,000.00	\$5,000		
Directories and bulletin boards	1	ls	\$5,000.00	\$5,000		
Fire extinguishers	30	ea	\$450.00	\$13,500		
Floor mats and frames	1	ls	\$10,000.00	\$10,000		
Wire mesh partitions	1	ls	\$10,000.00	\$10,000		
OHD coiling counter door supports	756	lf	\$300.00	\$226,800		
Elevator misc. metals (ladder, hoist beam, door frame, sump pit grate/frame, etc)	2	ea	\$30,000.00	\$60,000		
Misc. metals (overhead door supports, operable wall support, masonry partition supports, toilet compartments supports, etc)	217,120	sf	\$0.80	\$173,696		
Metal railings and guardrails	217,120	sf	\$3.00	\$651,360		
Wood blocking / rough carpentry	217,120	sf	\$0.40	\$86,848		
Interior caulking and sealing	217,120	sf	\$0.35	\$75,992		
Firestopping	217,120	sf	\$0.50	\$108,560		
					\$2,450,756	
<b>Bathroom Specialties</b>						
Restroom accessories	217,120	sf	\$1.00	\$217,120		
Toilet partition cubicles	217,120	sf	\$1.70	\$369,104		
					\$586,224	
<b>Sub-total</b>					<b>\$5,425,300</b>	
<b>C20 Stairs:</b>						
<b>C2010 Stair Construction</b>						
stairs to mezzanine concourse	4	flts	15,000.00	\$60,000		
stairs for exiting from upper seating area/press area	4	flts	15,000.00	\$60,000		
					\$120,000	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Sub-total</b>						<b>\$120,000</b>
<b>C30 Interior Finishes</b>						
<b>C3010 Wall Finishes</b>						
wall finishes	98,996	sf	\$5.00	\$494,980	\$494,980	
<b>C3020 Floor Finishes</b>						
floor finishes	98,996	sf	\$9.00	\$890,964		
circulation	111,927	sf	\$4.00	\$447,708	\$1,338,672	
<b>C3030 Ceiling Finishes</b>						
ceiling finishes	98,996	sf	\$9.00	\$890,964	\$890,964	
<b>Sub-total</b>						<b>\$2,724,616</b>
<b>D10 Conveying</b>						
<b>D1010 Elevators and Lifts</b>						
passenger elevator	4	stops	\$70,000.00	\$280,000		
elevator cab finish	2	ea	\$10,000.00	\$20,000		
ADA lifts, 10' vertical	2	ea	\$40,000.00	\$80,000	\$380,000	
<b>Sub-total</b>						<b>\$380,000</b>
<b>D20 Plumbing</b>						
<b>Plumbing Equipment</b>						
Plumbing equipment	217,120	sf	\$5.00	\$1,085,600	\$1,085,600	
<b>Plumbing Fixtures</b>						
Water closet/urinals men's room	35	ea	\$2,000.00	\$70,000		
Water closet women's room	68	ea	\$2,000.00	\$136,000		
Family toilet	4	ea	\$1,500.00	\$6,000		
Club / suite water closet men's	12	ea	\$1,000.00	\$12,000		
Club / suite water closet women's	21	ea	\$1,000.00	\$21,000		
Family toilet water closet women's	2	ea	\$5,500.00	\$11,000		
Hospitality Mother's room	170	sf	\$5.00	\$850		
Kitchen / central kitchen sink's	2,500	sf	\$5.00	\$12,500		
Kitchen / club pantry kitchen sink's	300	sf	\$5.00	\$1,500		
Kitchen / staff break kitchen sink's	150	sf	\$5.00	\$750		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Kitchen staff water closet	2	ea	\$2,000.00	\$4,000		
Vendor / restaurant (stadium pub)	3,000	sf	\$1.50	\$4,500		
Vendor kitchen	2,000	sf	\$1.50	\$3,000		
Home team A / showers	8	ea	\$1,080.00	\$8,640		
Home team A / water closet	4	ea	\$2,000.00	\$8,000		
Home team A / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team A / showers	2	ea	\$625.00	\$1,250		
Home team B / showers	8	ea	\$1,080.00	\$8,640		
Home team B / water closet	4	ea	\$2,000.00	\$8,000		
Home team B / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team B / showers	2	ea	\$625.00	\$1,250		
P/T Sink	100	sf	\$6.00	\$600		
P/T water closet	100	sf	\$6.00	\$600		
Coach water closet	2	ea	\$2,000.00	\$4,000		
Coach sink	2	ea	\$1,000.00	\$2,000		
Assistant Coach water closet	2	ea	\$2,000.00	\$4,000		
Assistant Coach sink	2	ea	\$1,000.00	\$2,000		
Equipment laundry sink	1	ea	\$1,000.00	\$1,000		
Equipment floor sink	1	ea	\$700.00	\$700		
Team administration / break room sink	200	sf	\$5.00	\$1,000		
Field media water closet	85	sf	\$24.00	\$2,040		
Field media sink	85	sf	\$13.00	\$1,105		
Building operations water closet	85	sf	\$24.00	\$2,040		
Building operations sink	85	sf	\$13.00	\$1,105		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / family restroom stall,lavatory,ADA	60	sf	\$50.00	\$3,000		
toilets/Sinks for front office space	2	ea	\$1,500.00	\$3,000		
toilet/Sink for ticketing office	8	ea	\$1,500.00	\$12,000		
toilet/sink for first aid	2	ea	\$1,500.00	\$3,000		
sinks at concession area	8	ea	\$1,000.00	\$8,000		
janitor closet mop sink	1	ea	\$2,200.00	\$2,200		
					\$392,270	
Domestic Water Piping						
domestic water piping	217,120	sf	\$8.00	\$1,736,960		\$1,736,960
Sanitary & Vent System						
sanitary system	217,120	sf	\$7.00	\$1,519,840		\$1,519,840
Storm Drainage System						
storm piping	217,120	sf	\$2.80	\$607,936		\$607,936
Condensate System						
condensate piping	217,120	sf	\$0.30	\$65,136		\$65,136
Other Plumbing						

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Valve tags / Chain Falls Identification	217,120	sf	\$0.10	\$21,712		
penetrations/fire stopping	217,120	sf	\$0.20	\$43,424		
testing	80	hrs	\$120.00	\$9,600		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		
commissioning support	200	hrs	\$120.00	\$24,000		
plumbing general conditions	20	mths	\$15,000.00	\$300,000		
					\$422,736	

<b>Sub-total</b>					<b>\$5,830,478</b>	
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**D30 HVAC System**

HVAC Equipment	HVAC equipment	217,120	sf	\$14.00	\$3,039,680	\$3,039,680
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HVAC Piping	HVAC piping	217,120	sf	\$6.00	\$1,302,720	\$1,302,720
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HVAC Air Distribution	Air distribution	86,848	lbs	\$13.50	\$1,172,448	
	ductwork linings/insulation	60,794	sf	\$6.00	\$364,762	
	diffusers and grills	217,120	sf	\$1.50	\$325,680	
	duct accessories	217,120	sf	\$1.00	\$217,120	
						\$2,080,010

Other HVAC	controls	217,120	sf	\$8.00	\$1,736,960	
	vibration controls	217,120	sf	\$0.15	\$32,568	
	fire stopping/penetrations	217,120	sf	\$0.20	\$43,424	
	coordinate drawings/BIM	200	hrs	\$120.00	\$24,000	
	temporary filters	1	ls	\$5,000.00	\$5,000	
	rigging	1	ls	\$10,000.00	\$10,000	
	testing & balancing	217,120	sf	\$0.60	\$130,272	
	commissioning support	200	hrs	\$120.00	\$24,000	
	identification	217,120	hrs	\$0.05	\$10,856	
	mechanical general conditions	20	mths	\$12,000.00	\$240,000	
						\$2,257,080

<b>Sub-total</b>					<b>\$8,679,490</b>	
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**D40 Fire Protection**

D4040 Sprinklers	sprinkler system	181,778	sf	\$5.50	\$999,779	\$999,779
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ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Sub-total</b>						<b>\$999,779</b>
<b>D50 Electrical</b>						
Electrical Equipment-Service and distribution						
Secondary Service and distribution (switchboards, MDP panels, Distribution panels, branch panels, transformers, feeders)	98,996	sf	\$9.00	\$890,964		
Emergency power (generator, ATS's, panels, feeders)	98,996	sf	\$5.00	\$494,980		
circulation area	111,927	sf	\$1.60	\$179,083		
Rigging	1	ls	\$10,500.00	\$10,500		
Testing, commissioning, arc flash, coordination study	1	ls	\$25,000.00	\$25,000		
Maintain continuity for all systems during demolition	98,996	sf	\$0.42	\$41,578		
Investigative and working in existing equipment	1	ls	\$12,500.00	\$12,500		
					\$1,654,606	
Electrical Power Devices-Branch power (devices, installation, branch circuitry)						
Stadium seating	5,460	sf	\$3.00	\$16,380		
Stadium Restrooms	11,271	sf	\$6.00	\$67,626		
Hospitality/ Guest Services	5,844	sf	\$9.00	\$52,596		
Food and Retail Facilities	24,245	sf	\$11.00	\$266,695		
Locker Room Facilities	16,887	sf	\$5.00	\$84,435		
Home Team Shared Facilities	11,154	sf	\$13.00	\$145,002		
Stadium/ Team Operations	3,296	sf	\$8.00	\$26,368		
Media Facilities	3,055	sf	\$10.00	\$30,550		
Stadium Service & Operations	11,635	sf	\$5.50	\$63,993		
Building MEP	4,642	sf	\$3.50	\$16,247		
Practice Pitch Public Pavilion	1,508	sf	\$6.00	\$9,048		
circulation area	111,927	sf	\$1.70	\$190,276		
					\$969,215	
Mechanical Equipment Connections						
branch circuitry and connections	98,996	sf	\$3.15	\$311,837		
					\$311,837	
Interior Lighting (light fixtures/lighting control material, installation, branch circuitry)						
Stadium seating	5,460	sf	\$14.00	\$76,440		
Stadium Restrooms	11,271	sf	\$17.00	\$191,607		
Hospitality/ Guest Services	5,844	sf	\$15.00	\$87,660		
Food and Retail Facilities	24,245	sf	\$19.00	\$460,655		
Locker Room Facilities	16,887	sf	\$17.00	\$287,079		
Home Team Shared Facilities	11,154	sf	\$21.00	\$234,234		
Stadium/ Team Operations	3,296	sf	\$15.00	\$49,440		
Media Facilities	3,055	sf	\$20.00	\$61,100		
Stadium Service & Operations	11,635	sf	\$15.00	\$174,525		
Building MEP	4,642	sf	\$9.00	\$41,778		
Practice Pitch Public Pavilion	1,508	sf	\$17.00	\$25,636		
circulation area	111,927	sf	\$3.00	\$335,781		
					\$2,025,935	

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
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ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Other Electrical						
fire stopping/penetrations	98,996	sf	\$0.25	\$24,749		
testing	80	hrs	\$120.00	\$9,600		
short-circuit study	80	hrs	\$120.00	\$9,600		
arc-flash hazard analysis	40	hrs	\$120.00	\$4,800		
temporary power/lighting	98,996	sf	\$0.50	\$49,498		
grounding/lighting protection	98,996	sf	\$1.45	\$143,544		
coordination drawings	160	hrs	\$120.00	\$19,200		
commissioning support	80	hrs	\$120.00	\$9,600		
Sub-trade general requirements: supervision, close-out documents, tools, rentals, tags, markers, permits, fees etc.	98,996	sf	\$3.00	\$296,988		
					\$567,579	
Data / Voice Communications-rough in only						
Communications infrastructure (backbone cabling, horizontal cabling)	98,996	sf	\$5.75	\$569,227		
IT Systems (telephone, wireless network, data network)	98,996	sf	\$7.00	\$692,972		
Telecommunications rooms (MTR, TR's, TDR's)	98,996	sf	\$0.75	\$74,247		
DAS (Emergency responder)	98,996	sf	\$0.98	\$97,016		
Facility radio system	98,996	sf	\$0.75	\$74,247		
equip., servers, racks, terminations, wiring, devices	98,996	sf	\$8.50	\$841,466		
circulation area including equipment	111,927	sf	\$2.50	\$279,818		
					\$2,628,993	
Audio-Video Communications-rough in only						
Matchday production system	98,996	sf	\$4.00	\$395,984		
Broadcast cable infrastructure	98,996	sf	\$3.25	\$321,737		
Broadcast/media systems	98,996	sf	\$1.25	\$123,745		
Press conference system	98,996	sf	\$0.85	\$84,147		
Stadium sound system	98,996	sf	\$6.00	\$593,976		
Distributed AV (IPTV)	98,996	sf	\$2.98	\$295,008		
Specialized AV	98,996	sf	\$2.50	\$247,490		
equipment, wiring, devices	98,996	sf	\$12.00	\$1,187,952		
broadcasting equipment-by others	1	ls	by others	\$0		
circulation area including equipment	111,927	sf	\$6.00	\$671,562		
					\$3,921,601	
Electronic Security-rough in only						
Security systems (CCTV, access control, etc)	98,996	sf	\$5.00	\$494,980		
equipment, wiring, devices	1	ls	included	\$0		
circulation area including equipment	111,927	sf	\$6.50	\$727,526		
					\$1,222,506	
Fire Alarm and Detection Systems						
Complete system	98,996	sf	\$4.50	\$445,482		
circulation area including equipment	111,927	sf	\$4.25	\$475,690		
					\$921,172	
<b>Sub-total</b>						<b>\$14,223,443</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>E10 Built In Equipment</b>						
<b>E1010 Commercial Equipment</b>						
Food Service Equipment						
Food service equipment-kitchen	3360	sf	\$225.00	\$756,000		
Food service equipment-concessions	8290	sf	\$75.00	\$621,750		
Food service equipment-vendor restaurant kitchen	2000	sf	\$225.00	\$450,000		
classroom/lounge/kitchen-kitchen only	400	sf	\$75.00	\$30,000		
Beverage dispensing equipment and distribution (by food service operator)	1	ls	by others	\$0		
					\$1,857,750	
Commercial Equipment						
Commercial laundry equipment	1	ls	\$50,000.00	\$50,000		
Residential appliance package, Suites	10	ea	\$4,000.00	\$40,000		
Residential appliances, break rooms	3	ea	\$3,000.00	\$9,000		
Security vault and day gate	1	ls	\$35,000.00	\$35,000		
Ticket windows	4	ea	\$12,000.00	\$48,000		
hydrotherapy tubs	2	ea	\$25,000.00	\$50,000		
Turnstiles, magnetometers, etc (part of FF&E by Owner)	1	ls	by others	\$0		
Loading dock equipment	1	ea	\$50,000.00	\$50,000		
Facade access/maintenance equipment	1	ls	\$200,000.00	\$200,000		
Waste chutes, trash room equipment, compactor, bailer, deodorizer	1	ls	\$100,000.00	\$100,000		
					\$582,000	
<b>E1020 Institutional Equipment</b>						
projectors and projection screens	1	ls	\$15,000.00	\$15,000		
televisions and brackets (part of AV package)	1	ls	See AV	\$0		
					\$15,000	
<b>E1090 Other Equipment</b>						
Video Boards						
LED Videoboard, Main scoreboards, digital ( 1ea)	2,091	sf	1,000.00	\$2,091,000		
LED Videoboard, Bowl ribbon boards, digital, 36" high (975')	2,925	sf	650.00	\$1,901,250		
					\$3,992,250	
Other Equipment						
athletic and recreation equipment (goal posts, tarps, nets, sideline benches, etc)	1	ls	100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>					<b>\$6,547,000</b>	

**E20 Furnishings:**

**E2010 Fixed Furnishings**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>Seating</b>						
34" tread, fixed armchairs w/ 19" seats min at sideline seating	1,850	ea	\$250.00	\$462,500		
33" tread, fixed armchairs w/ 19" seats min. @ West Grandstand General Seating	2,500	ea	\$250.00	\$625,000		
33" tread, supporter seating - safe stand seating and bench @ South Supporter Bleacher Seating	1,630	ea	\$300.00	\$489,000		
34" tread, fixed armchairs w/ 22" seats min. @ West Club Seating	800	ea	\$350.00	\$280,000		
rack mounted premium seating @ club seating	300	ea	450.00	\$135,000		
14x30 suites; 12 seats per suite. Center most suite reserved for Sporting Director @ west suite box	120	ea	\$1,000.00	\$120,000		
West and east party deck outdoor seating	300	ea	\$225.00	\$67,500		
window shades	3,000	sf	\$12.00	\$36,000		
					\$2,215,000	
<b>Casework</b>						
Casework and millwork	217,120	sf	3.00	\$651,360		
					\$651,360	
<b>E2020 Moveable Furnishings</b>						
Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		
						\$0
<b>Sub-total</b>					<b>\$2,866,360</b>	

**G10 Site Preparation**

**G1020 Site Demolition & Relocation**

remove asphalt paving	173,300	sf	\$2.00	\$346,600		
remove 5" concrete slab	254,530	sf	\$2.00	\$509,060		
shut off and cap gas line	1	loc	\$500.00	\$500		
remove primary electrical service feeders	197	lf	by others	\$0		
remove primary electrical service conduit	197	lf	\$15.00	\$2,955		
remove transformers	1	ls	\$0.00	\$0		
remove fiber optic wiring	165	lf	by others	\$0		
remove fiber optic conduit	165	lf	\$10.00	\$1,650		
remove water lines	1,453	lf	\$15.00	\$21,795		
shut off private water service connections	17	ea	\$500.00	\$8,500		
remove stormwater lines	1,107	lf	\$20.00	\$22,140		
remove existing buildings	254,530	sf	by others	\$0		
misc. site demolition	573,111	sf	\$0.40	\$229,244		
					\$1,142,444	

**G1030 Site Earthwork**

survey/layout	1	ls	\$20,000.00	\$20,000		
mobilize	1	ls	\$100,000.00	\$100,000		
dewatering	1	ls	\$30,000.00	\$30,000		
site clearing / grub	573,111	sf	\$0.10	\$57,311		
import fill (assume on site)	18,177	cy	\$25.00	\$454,425		
fine grade buildings/fields	360,436	sf	\$0.66	\$237,888		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
fine grade pavements	143,199	sf	\$0.66	\$94,511		
environmental remediation allowance	1	ls	\$61,000.00	\$61,000		
					\$1,055,135	
Erosion Control						
erosion control allowance	1	ls	\$100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>						<b>\$2,297,580</b>
<b>G20 Site Improvement:</b>						
<b>G2010 Roadways</b>						
roads and parking-asphalt	42,464	sf	\$6.50	\$276,016		
repave existing roadways	11,051	sf	by others	\$0		
curb and gutter	2,038	lf	\$35.00	\$71,330		
concrete pavements	95,735	sf	\$10.00	\$957,350		
pavers	5,000	sf	\$35.00	\$175,000		
stripping	42,464	sf	\$0.25	\$10,616		
traffic signal	1	ea	\$150,000.00	\$150,000		
					\$1,640,312	
<b>G2040 Site Development</b>						
retaining wall	1,321	lf	\$500.00	\$660,500		
fencing at stadium	2,000	lf	\$600.00	\$1,200,000		
fencing at practice field	1,215	lf	\$200.00	\$243,000		
gates-double	3	ea	\$6,200.00	\$18,600		
steps	1,654	tlf	\$120.00	\$198,480		
ramps	1,300	sf	\$25.00	\$32,500		
railings	763	lf	\$150.00	\$114,450		
flagpoles	2	ea	\$12,000.00	\$24,000		
fixed bollards	40	ea	\$1,300.00	\$52,000		
trash receptacles	25	ea	\$3,200.00	\$80,000		
tree grates	45	ea	\$1,500.00	\$67,500		
dumpster enclosure	1	ls	\$50,000.00	\$50,000		
misc. site furnishings	217,120	sf	\$0.20	\$43,424		
					\$2,784,454	
<b>G2045 Playing Field</b>						
synthetic turf sports field	161,800	sf	\$20.00	\$3,236,000		
Line marking	161,800	sf	incl. above	\$0		
Excavation and soil disposal	161,800	sf	incl. above	\$0		
Imported sub-base, drainage layer, geofabric	161,800	sf	incl. above	\$0		
Sub-field drainage	161,800	sf	incl. above	\$0		
Irrigation	161,800	sf	see landscap.	\$0		
Athletic equipment (included in E1090)	1	ls	see E1090	\$0		
					\$3,236,000	
<b>G2050 Landscaping</b>						
reforestation	1	ls	\$100,000.00	\$100,000		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
misc. shade/ornamental/evergreen trees	60	ea	\$1,200.00	\$72,000		
seeding	31,640	sf	\$0.25	\$7,910		
SOD allow 40%	15,406	sf	\$1.50	\$23,109		
ground coverings 30% of seeding area	11,555	sf	\$6.00	\$69,327		
shrubs 30% of seeding area	11,555	sf	\$12.00	\$138,654		
topsoil at shrubs/ground coverings, 10"	710	cy	\$60.00	\$42,623		
topsoil at grass/SOD, 4"	575	cy	\$60.00	\$34,500		
topsoil at trees, 36"	107	cy	\$60.00	\$6,400		
mulch	25,486	sf	\$1.00	\$25,486		
tilling	38,515	sf	\$0.19	\$7,375		
edging	200	lf	\$21.00	\$4,200		
irrigation at fields	161,800	sf	\$1.50	\$242,700		
1 year warranty	1	year	\$15,000.00	\$15,000		
					\$789,285	

**Sub-total** **\$8,450,051**

**G30 Site Mechanical Utilities**

**G3010 Water Supply**

Water / Fire

incoming water service	300	lf	\$300.00	\$90,000		
excavation/backfill	222	cy	\$35.00	\$7,778		
valves	2	ea	\$3,600.00	\$7,200		
water service to fire hydrants	350	lf	\$185.00	\$64,750		
excavation/backfill	259	cy	\$35.00	\$9,074		
fire hydrants	6	ea	\$3,500.00	\$21,000		
connect to existing	2	loc	\$3,500.00	\$7,000		
					\$206,802	

**G3020 Sanitary Sewer**

incoming sanitary service	350	lf	\$120.00	\$42,000		
excavation/backfill	259	cy	\$35.00	\$9,074		
manholes	4	ea	\$5,500.00	\$22,000		
connect to existing manhole	2	loc	\$2,500.00	\$5,000		
					\$78,074	

**G3030 Storm Sewer**

storm water management	1	ls	\$2,000,000	\$2,000,000		
					\$2,000,000	

**Sub-total** **\$2,284,876**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>G40 Site Electrical Utilities</b>						
<b>G4010 Electrical Distribution</b>						
utility transformer primary cabling	1	ls	by others	\$0		
primary empty ductbank, underground secondary feeders	1	ls	\$150,000.00	\$150,000		
Emergency underground feeders	1	ls	\$35,000.00	\$35,000		
show power allowance	1	ls	\$50,000.00	\$50,000		
temporary site power (trailer city)	1	ls	\$50,000.00	\$50,000		
					\$285,000	
<b>G4020 Site Lighting</b>						
Site lighting allowance (Parking)	42,464	sf	\$6.00	\$254,784		
Sport lighting allowance (Stadium field, Main practice field)	161,800	sf	\$4.85	\$784,730		
					\$1,039,514	
<b>G4030 Site Communication &amp; Security</b>						
Underground empty telecom duckbanks-allowance	1	ls	\$50,000.00	\$50,000		
Outdoor security allowance-infrastructure only (CCTV, access control)	1	ls	\$75,000.00	\$75,000		
					\$125,000	
<b>Sub-total</b>					<b>\$1,449,514</b>	
<b>G90 Other Site Construction</b>						
<b>G9090 Other Site Construction</b>						
utility relocations allowance	1	ls	\$75,000.00	\$75,000		
					\$75,000	
<b>Sub-total</b>					<b>\$75,000</b>	

**BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM**

**MLS NEXT PRO MULTI-USE SOCCER STADIUM**  
**PRELIMINARY DESIGN**  
**BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM**



<b>DIVISION SUMMARY</b>	<b>CONDITIONED SPACE</b>	<b>118,939 GSF</b>
	<b>CIRCULATION/SEATING</b>	<b>111,927 GSF</b>
	<b>TOTAL</b>	<b>230,866 GSF</b>
A10 FOUNDATION	\$5,121,195	\$22.18 / GSF
A20 BASEMENT CONSTRUCTION	\$0	\$0.00 / GSF
B10 SUPERSTRUCTURE	\$22,420,838	\$97.12 / GSF
B20 EXTERIOR ENCLOSURE	\$8,811,799	\$38.17 / GSF
B30 ROOFING	\$4,148,592	\$17.97 / GSF
C10 INTERIOR WALLS	\$5,981,038	\$25.91 / GSF
C20 STAIRS	\$120,000	\$0.52 / GSF
C30 INTERIOR FINISHES	\$3,097,596	\$13.42 / GSF
D10 CONVEYING	\$380,000	\$1.65 / GSF
D20 PLUMBING (DOMESTIC)	\$6,249,334	\$27.07 / GSF
D30 HVAC SYSTEM	\$9,209,810	\$39.89 / GSF
D40 FIRE PROTECTION	\$1,075,382	\$4.66 / GSF
D50 POWER	\$15,594,268	\$67.55 / GSF
E10 BUILT IN EQUIPMENT	\$6,562,000	\$28.42 / GSF
E20 FURNISHINGS	\$2,907,598	\$12.59 / GSF
F10 SPECIAL CONSTRUCTION	\$0	\$0.00 / GSF
F20 SELECTIVE BUILDING DEMOLITION	\$0	\$0.00 / GSF
G10 SITE PREPARATION	\$2,297,580	\$9.95 / GSF
G20 SITE IMPROVEMENTS	\$8,450,051	\$36.60 / GSF
G30 EXT. MECHANICAL DISTRIBUTION	\$2,284,876	\$9.90 / GSF
G40 EXT. ELECTRICAL DISTRIBUTION	\$1,449,514	\$6.28 / GSF
G90 OTHER SITE CONSTRUCTION	\$75,000	\$0.32 / GSF
<b>COST OF CONSTRUCTION</b>	<b>\$106,236,470</b>	<b>\$460.17 / GSF</b>

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>A10 Foundation</b>						
<b>A1010 Standard Foundations</b>						
Concrete Spread & Wall Footings						
Miscellaneous additional foundation system/s, thickenings, knee-walls, etc	230,866	sf	\$10.00	\$2,308,660		
deep foundation system	7,500	vlf	\$175.00	\$1,312,500		
					\$3,621,160	
<b>A1030 Slab on Grade</b>						
Slab on Grade						
slab on grade	96,109	sf	\$15.00	\$1,441,635		
					\$1,441,635	
Elevator Pit:						
elevator pit	2	ea	\$7,000.00	\$14,000		
waterproofing to elevator	2	ea	\$3,500.00	\$7,000		
elevator pit ladder	2	ea	\$900.00	\$1,800		
sump pump pit cover	2	ea	\$300.00	\$600		
					\$23,400	
Misc. Items						
equipment pad	1,000	sf	\$35.00	\$35,000		
					\$35,000	
<b>Sub-total</b>					<b>\$5,121,195</b>	

**B10 Superstructure**

<b>B1010 Floor Construction</b>						
Structural Steel						
Steel frame/concrete stadia (incl. walls, voms, steps, etc)	35,342	sf	\$135.00	\$4,771,170		
structural steel at enclosed areas and elev. Slab	1,283	tons	\$6,000.00	\$7,698,348		
structural steel at precast stadia	353	tons	\$6,000.00	\$2,120,520		
elevated concrete slab	99,415	sf	\$15.00	\$1,491,225		
					\$16,081,263	
<b>B1020 Roof Construction</b>						
metal deck at elevated slab	99,415	sf	\$5.00	\$497,075		
canopy	61,500	sf	\$95.00	\$5,842,500		
					\$6,339,575	
<b>Sub-total</b>					<b>\$22,420,838</b>	

**B20 Exterior Enclosure**

**B2010 Exterior Walls**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Structural steel cladding support, girts, connections, etc.	200	t	\$6,000.00	\$1,200,000		
exterior cladding-allow 90%	75,700	sf	\$60.00	\$4,541,994		
exterior storefront-allow 10%	8,411	sf	\$125.00	\$1,051,388		
Back-up assembly to exterior wall cladding, CFMF, air/vapor barrier, sheathing, etc	84,111	sf	\$18.00	\$1,513,998		
Exterior caulking and sealing	84,111	sf	\$0.60	\$50,467		
Exterior wall expansion joints	1	ls	\$50,000.00	\$50,000		
Main scoreboard catwalk (grating, rails, ladder, etc)	1	lf	\$150,000.00	\$150,000		
					\$8,557,846	
<b>B2030 Exterior Doors</b>						
Exterior doors, frames, hardware	230,866	sf	\$1.10	\$253,953		
					\$253,953	
<b>Sub-total</b>					<b>\$8,811,799</b>	
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>						
Roofing						
roofing at enclosed spaces	114,428	sf	\$30.00	\$3,432,840		
waterproofing to circulation areas/seating (traffic coating)	116,438	sf	\$4.00	\$465,752		
					\$3,898,592	
<b>B3020 Roof Openings</b>						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
<b>Sub-total</b>					<b>\$4,148,592</b>	
<b>C10 Interior Construction</b>						
<b>C1010 Partitions</b>						
Interior GWB/CMU partitions	230,866	sf	\$6.00	\$1,385,196		
Interior storefront, sidelites, punched windows, etc	230,866	sf	\$1.50	\$346,299		
					\$1,731,495	
<b>C1020 Interior Doors</b>						
Interior doors, frames, hardware	230,866	sf	\$1.50	\$346,299		
					\$346,299	
<b>C1030 Specialties</b>						
Visual Display Surfaces						
Interior code and wayfinding signage	230,866	sf	\$2.00	\$461,732		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
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 BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Concession signage (assumes part of AV)	1	ls	see AV	\$0		
Exterior building signage (part of FF&E by Owner)	1	ls	by others	\$0		
Branding and graphics (part of FF&E by Owner)	1	ls	by others	\$0		
					\$461,732	
<b>Interior Specialties</b>						
home team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team A benches	8	ea	\$3,000.00	\$24,000		
home team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team B benches	8	ea	\$3,000.00	\$24,000		
home team C lockers, 30"	35	ea	\$3,500.00	\$122,500		
home team C benches	8	ea	\$3,000.00	\$24,000		
visitor team A lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team A benches	8	ea	\$3,000.00	\$24,000		
visitor team B lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team B benches	8	ea	\$3,000.00	\$24,000		
visitor team C lockers, 30"	35	ea	\$3,500.00	\$122,500		
visitor team C benches	8	ea	\$3,000.00	\$24,000		
Kitchen staff lockers	40	ea	\$1,200.00	\$48,000		
Kitchen staff benches	10	ea	\$2,500.00	\$25,000		
Other misc. lockers (officials, event staff, trainers, strength etc).	1	ls	\$15,000.00	\$15,000		
trash/recycling receptacles	50	ea	\$3,500.00	\$175,000		
Corner guards and wall protection	1	ls	\$20,000.00	\$20,000		
Overhead coiling door, insulated, approx. (concessions)	4	ea	\$15,000.00	\$60,000		
Access flooring, press platform, etc	1	ls	\$50,000.00	\$50,000		
Bird and pest control	1	ls	\$50,000.00	\$50,000		
Markerboards and tackboards	1	ls	\$5,000.00	\$5,000		
Directories and bulletin boards	1	ls	\$5,000.00	\$5,000		
Fire extinguishers	30	ea	\$450.00	\$13,500		
Floor mats and frames	1	ls	\$10,000.00	\$10,000		
Wire mesh partitions	1	ls	\$10,000.00	\$10,000		
OHD coiling counter door supports	756	lf	\$300.00	\$226,800		
Elevator misc. metals (ladder, hoist beam, door frame, sump pit grate/frame, etc)	2	ea	\$30,000.00	\$60,000		
Misc. metals (overhead door supports, operable wall support, masonry partition supports, toilet compartments supports, etc)	230,866	sf	\$0.80	\$184,693		
Metal railings and guardrails	230,866	sf	\$3.00	\$692,598		
Wood blocking / rough carpentry	230,866	sf	\$0.40	\$92,346		
Interior caulking and sealing	230,866	sf	\$0.35	\$80,803		
Firestopping	230,866	sf	\$0.50	\$115,433		
					\$2,818,173	
<b>Bathroom Specialties</b>						
Restroom accessories	230,866	sf	\$1.00	\$230,866		
Toilet partition cubicles	230,866	sf	\$1.70	\$392,472		
					\$623,338	
<b>Sub-total</b>					<b>\$5,981,038</b>	

C20 Stairs:

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>C2010 Stair Construction</b>						
stairs to mezzanine concourse	4	flts	15,000.00	\$60,000		
stairs for exiting from upper seating area/press area	4	flts	15,000.00	\$60,000		
					\$120,000	
<b>Sub-total</b>						<b>\$120,000</b>
<b>C30 Interior Finishes</b>						
<b>C3010 Wall Finishes</b>						
wall finishes	114,428	sf	\$5.00	\$572,140		\$572,140
<b>C3020 Floor Finishes</b>						
floor finishes	114,428	sf	\$9.00	\$1,029,852		
circulation	116,438	sf	\$4.00	\$465,752		
					\$1,495,604	
<b>C3030 Ceiling Finishes</b>						
ceiling finishes	114,428	sf	\$9.00	\$1,029,852		\$1,029,852
<b>Sub-total</b>						<b>\$3,097,596</b>
<b>D10 Conveying</b>						
<b>D1010 Elevators and Lifts</b>						
passenger elevator	4	stops	\$70,000.00	\$280,000		
elevator cab finish	2	ea	\$10,000.00	\$20,000		
ADA lifts, 10' vertical	2	ea	\$40,000.00	\$80,000		
					\$380,000	
<b>Sub-total</b>						<b>\$380,000</b>
<b>D20 Plumbing</b>						
<b>Plumbing Equipment</b>						
Plumbing equipment	230,866	sf	\$5.00	\$1,154,330		\$1,154,330
<b>Plumbing Fixtures</b>						
Water closet/urinals men's room	35	ea	\$2,000.00	\$70,000		
Water closet women's room	68	ea	\$2,000.00	\$136,000		
Family toilet	4	ea	\$1,500.00	\$6,000		
Club / suite water closet men's	12	ea	\$1,000.00	\$12,000		
Club / suite water closet women's	21	ea	\$1,000.00	\$21,000		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
PRELIMINARY DESIGN  
BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Family toilet water closet women's	2	ea	\$5,500.00	\$11,000		
Hospitality Mother's room	170	sf	\$5.00	\$850		
Kitchen / central kitchen sink's	2,500	sf	\$5.00	\$12,500		
Kitchen / club pantry kitchen sink's	300	sf	\$5.00	\$1,500		
Kitchen / staff break kitchen sink's	150	sf	\$5.00	\$750		
Kitchen staff water closet	2	ea	\$2,000.00	\$4,000		
Vendor / restaurant (stadium pub)	3,000	sf	\$1.50	\$4,500		
Vendor kitchen	2,000	sf	\$1.50	\$3,000		
Home team A / showers	8	ea	\$1,080.00	\$8,640		
Home team A / water closet	4	ea	\$2,000.00	\$8,000		
Home team A / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team A / showers	2	ea	\$625.00	\$1,250		
Home team B / showers	8	ea	\$1,080.00	\$8,640		
Home team B / water closet	4	ea	\$2,000.00	\$8,000		
Home team B / sink	4	ea	\$1,000.00	\$4,000		
Coach Home team B / showers	2	ea	\$625.00	\$1,250		
P/T Sink	100	sf	\$6.00	\$600		
P/T water closet	100	sf	\$6.00	\$600		
Coach water closet	2	ea	\$2,000.00	\$4,000		
Coach sink	2	ea	\$1,000.00	\$2,000		
Assistant Coach water closet	2	ea	\$2,000.00	\$4,000		
Assistant Coach sink	2	ea	\$1,000.00	\$2,000		
Equipment laundry sink	1	ea	\$1,000.00	\$1,000		
Equipment floor sink	1	ea	\$700.00	\$700		
Team administration / break room sink	200	sf	\$5.00	\$1,000		
Field media water closet	85	sf	\$24.00	\$2,040		
Field media sink	85	sf	\$13.00	\$1,105		
Building operations water closet	85	sf	\$24.00	\$2,040		
Building operations sink	85	sf	\$13.00	\$1,105		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / men's restroom stall,lavatory,ADA	400	sf	\$15.00	\$6,000		
Practice Pitch / family restroom stall,lavatory,ADA	60	sf	\$50.00	\$3,000		
Home team C /sinks	4	ea	\$1,000.00	\$4,000		
Home team C / water closet	4	ea	\$2,000.00	\$8,000		
Home team C / showers	8	ea	\$3,000.00	\$24,000		
Coach home team C / showers	2	ea	\$3,000.00	\$6,000		
Visitor team C / water sinks	4	ea	\$1,000.00	\$4,000		
Visitor team C / water closet	4	ea	\$2,000.00	\$8,000		
Visitor team C / showers	8	ea	\$3,000.00	\$24,000		
Coach visitor team C / showers	2	ea	\$3,000.00	\$6,000		
Home team PT / sink	1	ea	\$1,000.00	\$1,000		
Home team PT / water closet	1	ea	\$5,500.00	\$5,500		
Equipment manager / janitor floor sink	1	ea	\$700.00	\$700		
Director / sink	1	ea	\$1,000.00	\$1,000		
Director / toilet	1	ea	\$2,000.00	\$2,000		
Director / Shower	1	ea	\$3,000.00	\$3,000		
toilets/Sinks for front office space	2	ea	\$1,500.00	\$3,000		
toilet/Sink for ticketing office	8	ea	\$1,500.00	\$12,000		
toilet/sink for first aid	2	ea	\$1,500.00	\$3,000		
sinks at concession area	8	ea	\$1,000.00	\$8,000		
janitor closet mop sink	1	ea	\$2,200.00	\$2,200		
					\$489,470	
Domestic Water Piping						
domestic water piping	230,866	sf	\$8.00	\$1,846,928		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
					\$1,846,928	
Sanitary & Vent System						
sanitary system	230,866	sf	\$7.00	\$1,616,062	\$1,616,062	
Storm Drainage System						
storm piping	230,866	sf	\$2.80	\$646,425	\$646,425	
Condensate System						
condensate piping	230,866	sf	\$0.30	\$69,260	\$69,260	
Other Plumbing						
Valve tags / Chain Falls Identification	230,866	sf	\$0.10	\$23,087		
penetrations/fire stopping	230,866	sf	\$0.20	\$46,173		
testing	80	hrs	\$120.00	\$9,600		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		
commissioning support	200	hrs	\$120.00	\$24,000		
plumbing general conditions	20	mths	\$15,000.00	\$300,000	\$426,860	
<b>Sub-total</b>					<b>\$6,249,334</b>	

D30 HVAC System

HVAC Equipment						
HVAC equipment	230,866	sf	\$14.00	\$3,232,124	\$3,232,124	
HVAC Piping						
HVAC piping	230,866	sf	\$6.00	\$1,385,196	\$1,385,196	
HVAC Air Distribution						
Air distribution	92,346	lbs	\$13.50	\$1,246,676		
ductwork linings/insulation	64,642	sf	\$6.00	\$387,855		
diffusers and grills	230,866	sf	\$1.50	\$346,299		
duct accessories	230,866	sf	\$1.00	\$230,866	\$2,211,696	
Other HVAC						
controls	230,866	sf	\$8.00	\$1,846,928		
vibration controls	230,866	sf	\$0.15	\$34,630		
fire stopping/penetrations	230,866	sf	\$0.20	\$46,173		
coordinate drawings/BIM	200	hrs	\$120.00	\$24,000		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
temporary filters	1	ls	\$5,000.00	\$5,000		
rigging	1	ls	\$10,000.00	\$10,000		
testing & balancing	230,866	sf	\$0.60	\$138,520		
commissioning support	200	hrs	\$120.00	\$24,000		
identification	230,866	hrs	\$0.05	\$11,543		
mechanical general conditions	20	mths	\$12,000.00	\$240,000		
					\$2,380,794	

<b>Sub-total</b>					<b>\$9,209,810</b>	
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**D40 Fire Protection**

**D4040 Sprinklers**

sprinkler system	195,524	sf	\$5.50	\$1,075,382	\$1,075,382	
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<b>Sub-total</b>					<b>\$1,075,382</b>	
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**D50 Electrical**

Electrical Equipment-Service and distribution

Secondary Service and distribution (switchboards, MDP panels, Distribution panels, branch panels, transformers, feeders)	114,428	sf	\$9.00	\$1,029,852		
Emergency power (generator, ATS's, panels, feeders)	114,428	sf	\$5.00	\$572,140		
circulation area	111,927	sf	\$1.60	\$179,083		
Rigging	1	ls	\$10,500.00	\$10,500		
Testing, commissioning, arc flash, coordination study	1	ls	\$25,000.00	\$25,000		
Maintain continuity for all systems during demolition	114,428	sf	\$0.42	\$48,060		
Investigative and working in existing equipment	1	ls	\$12,500.00	\$12,500		
					\$1,877,135	

Electrical Power Devices-Branch power (devices, installation, branch circuitry)

Stadium seating	5,460	sf	\$3.00	\$16,380		
Stadium Restrooms	11,271	sf	\$6.00	\$67,626		
Hospitality/ Guest Services	5,844	sf	\$9.00	\$52,596		
Food and Retail Facilities	24,245	sf	\$11.00	\$266,695		
Locker Room Facilities	16,887	sf	\$5.00	\$84,435		
Home Team Shared Facilities	11,154	sf	\$13.00	\$145,002		
Stadium/ Team Operations	3,296	sf	\$8.00	\$26,368		
Media Facilities	3,055	sf	\$10.00	\$30,550		
Stadium Service & Operations	11,635	sf	\$5.50	\$63,993		
Building MEP	4,642	sf	\$3.50	\$16,247		
Practice Pitch Public Pavilion	1,508	sf	\$6.00	\$9,048		
circulation area	111,927	sf	\$1.70	\$190,276		
					\$969,215	

Mechanical Equipment Connections

branch circuitry and connections	114,428	sf	\$3.15	\$360,448		
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MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
					\$360,448	
Interior Lighting (light fixtures/lighting control material, installation, branch circuitry)						
Stadium seating	5,460	sf	\$14.00	\$76,440		
Stadium Restrooms	11,271	sf	\$17.00	\$191,607		
Hospitality/ Guest Services	5,844	sf	\$15.00	\$87,660		
Food and Retail Facilities	24,245	sf	\$19.00	\$460,655		
Locker Room Facilities	16,887	sf	\$17.00	\$287,079		
Home Team Shared Facilities	11,154	sf	\$21.00	\$234,234		
Stadium/ Team Operations	3,296	sf	\$15.00	\$49,440		
Media Facilities	3,055	sf	\$20.00	\$61,100		
Stadium Service & Operations	11,635	sf	\$15.00	\$174,525		
Building MEP	4,642	sf	\$9.00	\$41,778		
Practice Pitch Public Pavilion	1,508	sf	\$17.00	\$25,636		
circulation area	111,927	sf	\$3.00	\$335,781		
					\$2,025,935	
Other Electrical						
fire stopping/penetrations	114,428	sf	\$0.25	\$28,607		
testing	80	hrs	\$120.00	\$9,600		
short-circuit study	80	hrs	\$120.00	\$9,600		
arc-flash hazard analysis	40	hrs	\$120.00	\$4,800		
temporary power/lighting	114,428	sf	\$0.50	\$57,214		
grounding/lighting protection	114,428	sf	\$1.45	\$165,921		
coordination drawings	160	hrs	\$120.00	\$19,200		
commissioning support	80	hrs	\$120.00	\$9,600		
Sub-trade general requirements: supervision, close-out documents, tools, rentals, tags, markers, permits, fees etc.	114,428	sf	\$3.00	\$343,284		
					\$647,826	
Data / Voice Communications-rough in only						
Communications infrastructure (backbone cabling, horizontal cabling)	114,428	sf	\$5.75	\$657,961		
IT Systems (telephone, wireless network, data network)	114,428	sf	\$7.00	\$800,996		
Telecommunications rooms (MTR, TR's, TDR's)	114,428	sf	\$0.75	\$85,821		
DAS (Emergency responder)	114,428	sf	\$0.98	\$112,139		
Facility radio system	114,428	sf	\$0.75	\$85,821		
equip., servers, racks, terminations, wiring, devices	114,428	sf	\$8.50	\$972,638		
circulation area including equipment	111,927	sf	\$2.50	\$279,818		
					\$2,995,194	
Audio-Video Communications-rough in only						
Matchday production system	114,428	sf	\$4.00	\$457,712		
Broadcast cable infrastructure	114,428	sf	\$3.25	\$371,891		
Broadcast/media systems	114,428	sf	\$1.25	\$143,035		
Press conference system	114,428	sf	\$0.85	\$97,264		
Stadium sound system	114,428	sf	\$6.00	\$686,568		
Distributed AV (IPTV)	114,428	sf	\$2.98	\$340,995		
Specialized AV	114,428	sf	\$2.50	\$286,070		
equipment, wiring, devices	114,428	sf	\$12.00	\$1,373,136		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
broadcasting equipment-by others	1	ls	by others	\$0		
circulation area including equipment	111,927	sf	\$6.00	\$671,562	\$4,428,233	
Electronic Security-rough in only						
Security systems (CCTV, access control, etc)	114,428	sf	\$5.00	\$572,140		
equipment, wiring, devices	1	ls	included	\$0		
circulation area including equipment	111,927	sf	\$6.50	\$727,526	\$1,299,666	
Fire Alarm and Detection Systems						
Complete system	114,428	sf	\$4.50	\$514,926		
circulation area including equipment	111,927	sf	\$4.25	\$475,690	\$990,616	
<b>Sub-total</b>					<b>\$15,594,268</b>	

**E10 Built In Equipment**

**E1010 Commercial Equipment**

Food Service Equipment

Food service equipment-kitchen	3360	sf	\$225.00	\$756,000		
Food service equipment-concessions	8290	sf	\$75.00	\$621,750		
Food service equipment-vendor restaurant kitchen	2000	sf	\$225.00	\$450,000		
classroom/lounge/kitchen-kitchen only	600	sf	\$75.00	\$45,000		
Beverage dispensing equipment and distribution (by food service operator)	1	ls	by others	\$0	\$1,872,750	

Commercial Equipment

Commercial laundry equipment	1	ls	\$50,000.00	\$50,000		
Residential appliance package, Suites	10	ea	\$4,000.00	\$40,000		
Residential appliances, break rooms	3	ea	\$3,000.00	\$9,000		
Security vault and day gate	1	ls	\$35,000.00	\$35,000		
Ticket windows	4	ea	\$12,000.00	\$48,000		
hydrotherapy tubs	2	ea	\$25,000.00	\$50,000		
Turnstiles, magnetometers, etc (part of FF&E by Owner)	1	ls	by others	\$0		
Loading dock equipment	1	ea	\$50,000.00	\$50,000		
Facade access/maintenance equipment	1	ls	\$200,000.00	\$200,000		
Waste chutes, trash room equipment, compactor, bailer, deodorizer	1	ls	\$100,000.00	\$100,000	\$582,000	

**E1020 Institutional Equipment**

projectors and projection screens	1	ls	\$15,000.00	\$15,000		
televisions and brackets (part of AV package)	1	ls	See AV	\$0	\$15,000	

**E1090 Other Equipment**

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
Video Boards						
LED Videoboard, Main scoreboards, digital ( 1ea)	2,091	sf	1,000.00	\$2,091,000		
LED Videoboard, Bowl ribbon boards, digital, 36" high (975')	2,925	sf	650.00	\$1,901,250		
					\$3,992,250	
Other Equipment						
athletic and recreation equipment (goal posts, tarps, nets, sideline benches, etc)	1	ls	100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>					<b>\$6,562,000</b>	

**E20 Furnishings:**

**E2010 Fixed Furnishings**

Seating

34" tread, fixed armchairs w/ 19" seats min at sideline seating	1,850	ea	\$250.00	\$462,500		
33" tread, fixed armchairs w/ 19" seats min. @ West Grandstand General Seating	2,500	ea	\$250.00	\$625,000		
33" tread, supporter seating - safe stand seating and bench @ South Supporter Bleacher Seating	1,630	ea	\$300.00	\$489,000		
34" tread, fixed armchairs w/ 22" seats min. @ West Club Seating	800	ea	\$350.00	\$280,000		
rack mounted premium seating @ club seating	300	ea	450.00	\$135,000		
14x30 suites; 12 seats per suite. Center most suite reserved for Sporting Director @ west suite box	120	ea	\$1,000.00	\$120,000		
West and east party deck outdoor seating	300	ea	\$225.00	\$67,500		
window shades	3,000	sf	\$12.00	\$36,000		
					\$2,215,000	

Casework

Casework and millwork	230,866	sf	3.00	\$692,598		
					\$692,598	

**E2020 Moveable Furnishings**

Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		\$0
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**Sub-total** **\$2,907,598**

**G10 Site Preparation**

**G1020 Site Demolition & Relocation**

remove asphalt paving	173,300	sf	\$2.00	\$346,600		
remove 5" concrete slab	254,530	sf	\$2.00	\$509,060		
shut off and cap gas line	1	loc	\$500.00	\$500		
remove primary electrical service feeders	197	lf	by others	\$0		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
remove primary electrical service conduit	197	lf	\$15.00	\$2,955		
remove transformers	1	ls	\$0.00	\$0		
remove fiber optic wiring	165	lf	by others	\$0		
remove fiber optic conduit	165	lf	\$10.00	\$1,650		
remove water lines	1,453	lf	\$15.00	\$21,795		
shut off private water service connections	17	ea	\$500.00	\$8,500		
remove stormwater lines	1,107	lf	\$20.00	\$22,140		
remove existing buildings	254,530	sf	by others	\$0		
misc. site demolition	573,111	sf	\$0.40	\$229,244		
					\$1,142,444	
<b>G1030 Site Earthwork</b>						
survey/layout	1	ls	\$20,000.00	\$20,000		
mobilize	1	ls	\$100,000.00	\$100,000		
dewatering	1	ls	\$30,000.00	\$30,000		
site clearing / grub	573,111	sf	\$0.10	\$57,311		
import fill (assume on site)	18,177	cy	\$25.00	\$454,425		
fine grade buildings/fields	360,436	sf	\$0.66	\$237,888		
fine grade pavements	143,199	sf	\$0.66	\$94,511		
environmental remediation allowance	1	ls	\$61,000.00	\$61,000		
					\$1,055,135	
<b>Erosion Control</b>						
erosion control allowance	1	ls	\$100,000.00	\$100,000		
					\$100,000	
<b>Sub-total</b>					<b>\$2,297,580</b>	
<b>G20 Site Improvement:</b>						
<b>G2010 Roadways</b>						
roads and parking-asphalt	42,464	sf	\$6.50	\$276,016		
repave existing roadways	11,051	sf	by others	\$0		
curb and gutter	2,038	lf	\$35.00	\$71,330		
concrete pavements	95,735	sf	\$10.00	\$957,350		
pavers	5,000	sf	\$35.00	\$175,000		
stripping	42,464	sf	\$0.25	\$10,616		
traffic signal	1	ea	\$150,000.00	\$150,000		
					\$1,640,312	
<b>G2040 Site Development</b>						
retaining wall	1,321	lf	\$500.00	\$660,500		
fencing at stadium	2,000	lf	\$600.00	\$1,200,000		
fencing at practice field	1,215	lf	\$200.00	\$243,000		
gates-double	3	ea	\$6,200.00	\$18,600		
steps	1,654	tlf	\$120.00	\$198,480		
ramps	1,300	sf	\$25.00	\$32,500		
railings	763	lf	\$150.00	\$114,450		
flagpoles	2	ea	\$12,000.00	\$24,000		
fixed bollards	40	ea	\$1,300.00	\$52,000		
trash receptacles	25	ea	\$3,200.00	\$80,000		

MLS NEXT PRO MULTI-USE SOCCER STADIUM  
 PRELIMINARY DESIGN  
 BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM



ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
tree grates	45	ea	\$1,500.00	\$67,500		
dumpster enclosure	1	ls	\$50,000.00	\$50,000		
misc. site furnishings	217,120	sf	\$0.20	\$43,424		
					\$2,784,454	
<b>G2045 Playing Field</b>						
synthetic turf sports field	161,800	sf	\$20.00	\$3,236,000		
Line marking	161,800	sf	incl. above	\$0		
Excavation and soil disposal	161,800	sf	incl. above	\$0		
Imported sub-base, drainage layer, geofabric	161,800	sf	incl. above	\$0		
Sub-field drainage	161,800	sf	incl. above	\$0		
Irrigation	161,800	sf	see landscap.	\$0		
Athletic equipment (included in E1090)	1	ls	see E1090	\$0		
					\$3,236,000	
<b>G2050 Landscaping</b>						
reforestation	1	ls	\$100,000.00	\$100,000		
misc. shade/ornamental/evergreen trees	60	ea	\$1,200.00	\$72,000		
seeding	31,640	sf	\$0.25	\$7,910		
SOD allow 40%	15,406	sf	\$1.50	\$23,109		
ground coverings 30% of seeding area	11,555	sf	\$6.00	\$69,327		
shrubs 30% of seeding area	11,555	sf	\$12.00	\$138,654		
topsoil at shrubs/ground coverings, 10"	710	cy	\$60.00	\$42,623		
topsoil at grass/SOD, 4"	575	cy	\$60.00	\$34,500		
topsoil at trees, 36"	107	cy	\$60.00	\$6,400		
mulch	25,486	sf	\$1.00	\$25,486		
tilling	38,515	sf	\$0.19	\$7,375		
edging	200	lf	\$21.00	\$4,200		
irrigation at fields	161,800	sf	\$1.50	\$242,700		
1 year warranty	1	year	\$15,000.00	\$15,000		
					\$789,285	
<b>Sub-total</b>					<b>\$8,450,051</b>	
<b>G30 Site Mechanical Utilities</b>						
<b>G3010 Water Supply</b>						
Water / Fire						
incoming water service	300	lf	\$300.00	\$90,000		
excavation/backfill	222	cy	\$35.00	\$7,778		
valves	2	ea	\$3,600.00	\$7,200		
water service to fire hydrants	350	lf	\$185.00	\$64,750		
excavation/backfill	259	cy	\$35.00	\$9,074		
fire hydrants	6	ea	\$3,500.00	\$21,000		
connect to existing	2	loc	\$3,500.00	\$7,000		
					\$206,802	
<b>G3020 Sanitary Sewer</b>						
incoming sanitary service	350	lf	\$120.00	\$42,000		
excavation/backfill	259	cy	\$35.00	\$9,074		
manholes	4	ea	\$5,500.00	\$22,000		

**ESTIMATE DETAIL**

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
connect to existing manhole	2	loc	\$2,500.00	\$5,000	\$78,074	
<b>G3030 Storm Sewer</b>						
storm water management	1	ls	\$2,000,000	\$2,000,000	\$2,000,000	
<b>Sub-total</b>					<b>\$2,284,876</b>	

**G40 Site Electrical Utilities**

**G4010 Electrical Distribution**

utility transformer primary cabling	1	ls	by others	\$0		
primary empty ductbank, underground secondary feeders	1	ls	\$150,000.00	\$150,000		
Emergency underground feeders	1	ls	\$35,000.00	\$35,000		
show power allowance	1	ls	\$50,000.00	\$50,000		
temporary site power (trailer city)	1	ls	\$50,000.00	\$50,000	\$285,000	

**G4020 Site Lighting**

Site lighting allowance (Parking)	42,464	sf	\$6.00	\$254,784		
Sport lighting allowance (Stadium field, Main practice field)	161,800	sf	\$4.85	\$784,730	\$1,039,514	

**G4030 Site Communication & Security**

Underground empty telecom duckbanks-allowance	1	ls	\$50,000.00	\$50,000		
Outdoor security allowance-infrastructure only (CCTV, access control)	1	ls	\$75,000.00	\$75,000	\$125,000	

**Sub-total** **\$1,449,514**

**G90 Other Site Construction**

**G9090 Other Site Construction**

utility relocations allowance	1	ls	\$75,000.00	\$75,000	\$75,000	
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**Sub-total** **\$75,000**

## ALTERNATES

ALTERNATES

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>ALTERNATE #1 - 4,500 ADDITIONAL STADIUM SEATS + CONCESSIONS/RESTROOMS</b>						
<b>B1010 Floor Construction</b>						
Structural Steel						
Precast stadia (incl. PC walls, voms, steps, etc)	13,195	sf	\$130.00	\$1,715,350		
structural steel at enclosed areas and elev. Slab	80	tons	\$6,000.00	\$478,296		
structural steel at precast stadia	132	tons	\$6,000.00	\$791,700		
elevated concrete slab	13,286	sf	\$15.00	\$199,290		
					\$3,184,636	
<b>B1020 Roof Construction</b>						
metal deck at elevated slab	13,286	sf	\$5.00	\$66,430		
					\$66,430	
<b>B2030 Exterior Doors</b>						
Exterior doors, frames, hardware	13,286	sf	\$1.10	\$14,615		
					\$14,615	
<b>B3010 Roof Coverings</b>						
Roofing						
roofing at enclosed spaces	6,084	sf	\$25.00	\$152,100		
waterproofing to circulation areas/seating (traffic coating)	20,397	sf	\$4.00	\$81,588		
					\$233,688	
<b>C1010 Partitions</b>						
Interior GWB/CMU partitions	13,286	sf	\$4.00	\$53,144		
Interior storefront, sidelites, punched windows, etc	13,286	sf	\$1.00	\$13,286		
					\$66,430	
<b>C1020 Interior Doors</b>						
Interior doors, frames, hardware	13,286	sf	\$1.00	\$13,286		
					\$13,286	
<b>C1030 Specialties</b>						
Visual Display Surfaces						
Interior code and wayfinding signage	13,286	sf	\$2.00	\$26,572		
Concession signage (assumes part of AV)	1	ls	see AV	\$0		
Exterior building signage (part of FF&E by Owner)	1	ls	by others	\$0		
Branding and graphics (part of FF&E by Owner)	1	ls	by others	\$0		
					\$26,572	
Interior Specialties						
trash/recycling receptacles	10	ea	\$3,500.00	\$35,000		
Overhead coiling door, insulated, approx. (concessions)	2	ea	\$15,000.00	\$30,000		
Fire extinguishers	8	ea	\$450.00	\$3,600		
Misc. metals (overhead door supports, operable wall support, masonry partition supports, toilet compartments supports, etc)	13,286	sf	\$0.80	\$10,629		
Metal railings and guardrails	13,286	sf	\$3.00	\$39,858		
Wood blocking / rough carpentry	13,286	sf	\$0.40	\$5,314		
Interior caulking and sealing	13,286	sf	\$0.35	\$4,650		
Firestopping	13,286	sf	\$0.50	\$6,643		
					\$135,694	
Bathroom Specialties						
Restroom accessories	13,286	sf	\$1.00	\$13,286		
Toilet partition cubicles	13,286	sf	\$1.70	\$22,586		
					\$35,872	

ALTERNATES

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>C3010 Wall Finishes</b>						
wall finishes	6,084	sf	\$5.00	\$30,420	\$30,420	
<b>C3020 Floor Finishes</b>						
floor finishes	6,084	sf	\$9.00	\$54,756		
circulation	7,202	sf	\$4.00	\$28,808	\$83,564	
<b>C3030 Ceiling Finishes</b>						
ceiling finishes	6,084	sf	\$9.00	\$54,756	\$54,756	
<b>C2010 Stair Construction</b>						
stairs to mezzanine concourse	2	flts	15,000.00	\$30,000	\$30,000	
<b>D1010 Elevators and Lifts</b>						
passenger elevator	2	stops	\$70,000.00	\$140,000		
elevator cab finish	1	ea	\$10,000.00	\$10,000	\$150,000	
<b>D20 Plumbing</b>						
<b>Plumbing Equipment</b>						
Plumbing equipment	13,286	sf	\$1.00	\$13,286	\$13,286	
<b>Plumbing Fixtures</b>						
Water closet men's room	10	ea	\$2,000.00	\$20,000		
urinal men's room	17	ea	\$2,000.00	\$34,000		
lavatory men's room	12	ea	\$1,500.00	\$18,000		
Water closet women's room	51	ea	\$2,000.00	\$102,000		
lavatory women's room	15	ea	\$1,500.00	\$22,500		
floor drains	4	ea	\$650.00	\$2,600	\$199,100	
<b>Domestic Water Piping</b>						
domestic water piping	13,286	sf	\$8.00	\$106,288	\$106,288	
<b>Sanitary &amp; Vent System</b>						
sanitary system	13,286	sf	\$7.00	\$93,002	\$93,002	
<b>Storm Drainage System</b>						
storm piping	13,286	sf	\$2.80	\$37,201	\$37,201	
<b>Condensate System</b>						
condensate piping	13,286	sf	\$0.30	\$3,986	\$3,986	
<b>Other Plumbing</b>						
Valve tags / Chain Falls Identification	13,286	sf	\$0.10	\$1,329		
penetrations/fire stopping	13,286	sf	\$0.20	\$2,657	\$3,986	

ALTERNATES

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>D30 HVAC System</b>						
HVAC Equipment						
HVAC equipment	13,286	sf	\$10.00	\$132,860	\$132,860	
HVAC Piping						
HVAC piping	13,286	sf	\$4.00	\$53,144	\$53,144	
HVAC Air Distribution						
Air distribution	3,986	lbs	\$13.50	\$53,812		
ductwork linings/insulation	2,790	sf	\$6.00	\$16,742		
diffusers and grills	13,286	sf	\$1.25	\$16,608		
duct accessories	13,286	sf	\$0.75	\$9,965		
					\$97,126	
Other HVAC						
controls	13,286	sf	\$4.00	\$53,144		
vibration controls	13,286	sf	\$0.15	\$1,993		
fire stopping/penetrations	13,286	sf	\$0.20	\$2,657		
testing & balancing	13,286	sf	\$0.60	\$7,972		
identification	13,286	hrs	\$0.05	\$664		
					\$66,430	
<b>D4040 Sprinklers</b>						
sprinkler system	13,286	sf	\$5.50	\$73,073	\$73,073	
<b>E1010 Commercial Equipment</b>						
Food Service Equipment						
Food service equipment-concessions	5540	sf	\$50.00	\$277,000	\$277,000	
<b>E1090 Other Equipment</b>						
Video Boards						
LED Videoboard, Bowl ribbon boards, digital, 36" high (360')	1,080	sf	650.00	\$702,000	\$702,000	
<b>E2010 Fixed Furnishings</b>						
Seating						
33" tread, fixed armchairs w/ 19" seats min. @ West Grandstand General Seating	4,500	ea	\$250.00	\$1,125,000	\$1,827,000	
Casework						
Casework and millwork	13,286	sf	3.00	\$39,858	\$39,858	
<b>G4010 Site service and distribution</b>						
Power for additional stadium seating/concessions/restrooms	13,286	sf	\$4.00	\$53,144	\$53,144	
<b>G4020 Site lighting and branch power</b>						
Lighting and branch power for additional stadium seating/concessions/restrooms	13,286	sf	\$25.00	\$332,150	\$332,150	

ALTERNATES

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
<b>G4030 Site special systems</b>						
Telecom(infrastructure only)/AV(infrastructure only)/security(infrastructure only)/Fire alarm (complete) for additional stadium seating/concessions/restrooms	13,286	sf	\$15.00	\$199,290		
					\$199,290	
				Subtotal		\$8,435,886
				Markups	0.00%	\$0
<b>TOTAL ALTERNATE #1</b>				<b>Total</b>		<b>\$8,435,886</b>
 <b>ALTERNATE #2 - EAST GRANDSTAND CANOPY</b>						
<b>B10 Superstructure</b>						
<b>B1020 Roof Construction</b>						
canopy	34,875	sf	\$95.00	\$3,313,125		
					\$3,313,125	
<b>G40 Site Electrical</b>						
<b>G4020 Site lighting and branch power</b>						
canopy lighting	34,875	sf	\$8.00	\$279,000		
					\$279,000	
				Subtotal		\$3,592,125
				Markups	0.00%	\$0
<b>TOTAL ALTERNATE #2 - EAST GRANDSTAND CANOPY</b>				<b>Total</b>		<b>\$3,592,125</b>

# SCHEDULE

**MLS NEXT PRO-MULTI-USE SOCCER STADIUM**

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Total Float	2026							2027							2028							2029										
							M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D
<b>MLS NEXT PRO-MULTI-USE SOCCER STADIUM</b>		627	627	06/01/26	12/04/28	0																																
<b>Project Summary and Milestones</b>		627	627	06/01/26	12/04/28	0																																
MIL-1000	Project Award	0	0	06/01/26*		0	◆ Project Award																															
MIL-1010	SD Complete	5	5	08/19/26	08/25/26	567	■ SD Complete																															
MIL-1020	DD Complete	5	5	02/23/27	03/01/27	442	■ DD Complete																															
MIL-1030	Construction NTP	0	0	05/25/27		0	◆ Construction NTP																															
MIL-1040	CD Complete	5	5	10/19/27	10/25/27	277	■ CD Complete																															
MIL-1050	Substantial Completion	0	0		11/13/28	15	◆ Substantial Completion																															
MIL-1060	Final Completion	0	0		12/04/28	0	◆ Final Completion																															
<b>Design, Coordination and Permitting</b>		345	345	06/01/26	10/18/27	277																																
<b>Schematic Design</b>		55	55	06/01/26	08/18/26	105																																
DES-1000	SD - Document Development and Submittal	40	40	06/01/26	07/28/26	0	■ SD - Document Development and Submittal																															
DES-1010	SD - Develop and Submit Cost Estimate	20	20	06/30/26	07/28/26	105	■ SD - Develop and Submit Cost Estimate																															
DES-1030	SD - Submit VE Study and Constructability Report	20	20	06/30/26	07/28/26	105	■ SD - Submit VE Study and Constructability Report																															
DES-1050	SD - Document Review and Approval	15	15	07/29/26	08/18/26	105	■ SD - Document Review and Approval																															
<b>Design Development</b>		140	140	07/29/26	02/22/27	0																																
DES-1040	DD - Document Development and Submittal	90	90	07/29/26	12/08/26	0	■ DD - Document Development and Submittal																															
DES-1060	DD - Submit VE Study & Constructability Report	15	15	12/09/26	12/30/26	15	■ DD - Submit VE Study & Constructability Report																															
DES-1070	DD - Submit Updated Cost Estimate	30	30	12/09/26	01/22/27	0	■ DD - Submit Updated Cost Estimate																															
DES-1100	DD - Document Review and Approval	20	20	01/25/27	02/22/27	0	■ DD - Document Review and Approval																															
<b>Early Work Design</b>		145	145	07/29/26	03/01/27	0																																
DES-1020	Early Work Design - Concrete Pad Demo	20	20	07/29/26	08/25/26	100	■ Early Work Design - Concrete Pad Demo																															
DES-1080	Early Work Design - Utilities	30	30	12/09/26	01/22/27	0	■ Early Work Design - Utilities																															
DES-1090	Early Work Design - Review and Approval	25	25	01/25/27	03/01/27	0	■ Early Work Design - Review and Approval																															
<b>Construction Documents</b>		165	165	02/23/27	10/18/27	277																																
DES-1110	Develop 70% Construction Documents	60	60	02/23/27	05/17/27	0	■ Develop 70% Construction Documents																															
DES-1120	70% Construction Doc- VE Study and Constructability Report	40	40	05/18/27	07/15/27	0	■ 70% Construction Doc- VE Study and Constructability Report																															
DES-1130	Review 70% Construction Documents	15	15	07/16/27	08/05/27	0	■ Review 70% Construction Documents																															
DES-1140	Develop 100% Construction Documents	30	30	08/06/27	09/17/27	277	■ Develop 100% Construction Documents																															
DES-1150	Review 100% Construction Documents and Approval	20	20	09/20/27	10/18/27	277	■ Review 100% Construction Documents and Approval																															
<b>Permitting</b>		80	80	02/23/27	06/15/27	31																																
PER-1010	Building Permit Set	80	80	02/23/27	06/15/27	31	■ Building Permit Set																															
PER-1000	Early Permitting - Demolition and Site works	60	60	03/02/27	05/24/27	0	■ Early Permitting - Demolition and Site works																															
<b>Procurement and Fabrication</b>		410	410	03/02/27	10/18/28	0																																
<b>Procurement or Trade Packages</b>		170	170	03/02/27	11/01/27	10																																
PRC-1000	Early Release Package - Concrete Demo	40	40	03/02/27	04/26/27	36	■ Early Release Package - Concrete Demo																															
PRC-1010	Early Release Package - Utilities	40	40	03/02/27	04/26/27	31	■ Early Release Package - Utilities																															
PRC-1020	Procurement - Structural Package	40	40	03/02/27	04/26/27	6	■ Procurement - Structural Package																															
PRC-1080	Procurement - Remaining Trades	60	60	05/18/27	08/12/27	65	■ Procurement - Remaining Trades																															
PRC-1100	Procurement - Key Trades (MEP, Elevator, Long Lead)	60	60	08/06/27	11/01/27	0	■ Procurement - Key Trades (MEP, Elevator, Long Lead)																															
<b>Site Utilities</b>		80	80	04/27/27	08/19/27	64																																
PRC-1030	Site Utilities Submittals, Review, Approval	40	40	04/27/27	06/23/27	64	■ Site Utilities Submittals, Review, Approval																															
PRC-1060	Site Utilities Fab & Deliver	40	40	06/24/27	08/19/27	64	■ Site Utilities Fab & Deliver																															
<b>Elevator</b>		160	160	11/02/27	06/23/28	30																																
PRC-1190	Elevators Submittals, Review, Approval	40	40	11/02/27	12/31/27	30	■ Elevators Submittals, Review, Approval																															

■ Remaining Level of Effort    ■ Remaining Work  
■ Actual Level of Effort    ■ Critical Remaining Work  
■ Actual Work    ◆ Milestone

Date	Revision	Checked	Approved
12/05/24	Draft Schedule -R03		



**MLS NEXT PRO-MULTI-USE SOCCER STADIUM**

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Total Float	2026												2027												2028												2029																																			
							M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	M	Apr	M	Jun	Jul																																	
<b>Interior Fit-Out and Stadium Amenities</b>							<b>25</b>																																																																							
CON-1150	MEP Rough-in	45	45	01/27/28	03/30/28	14																																																																								
CON-1160	Exterior Finishes	30	30	02/09/28	03/22/28	155																																																																								
CON-1190	Drywall	42	42	03/16/28	05/12/28	0																																																																								
CON-1230	Interior Finishes	60	60	05/11/28	08/07/28	0																																																																								
CON-1280	Food Service Equipment	15	15	05/15/28	06/05/28	83																																																																								
CON-1270	Signage	15	15	06/26/28	07/17/28	80																																																																								
CON-1290	FF&E	10	10	08/08/28	08/21/28	50																																																																								
CON-1300	Vertical Transportation & MEP Equipment	40	40	08/08/28	10/03/28	0																																																																								
<b>Grandstand, Field and Site</b>							<b>41</b>																																																																							
CON-1180	Site works- Parking Lots, Curb and Gutters, Sidewalks	26	26	03/16/28	04/20/28	104																																																																								
CON-1200	Playing Fields	15	15	03/30/28	04/19/28	115																																																																								
CON-1210	Stadium Seating	15	15	03/30/28	04/19/28	115																																																																								
CON-1250	Scoreboard Set	10	10	04/21/28	05/04/28	104																																																																								
CON-1260	Permanent Site Fencing / Grilles	10	10	04/21/28	05/04/28	124																																																																								
CON-1240	Landscaping	10	10	04/21/28	05/04/28	124																																																																								
CON-1310	Low Voltage (Playng field LED Lighting, Wifi, AV/IT,CCTV )	20	20	08/08/28	09/04/28	42																																																																								
<b>Commissioning and Final Inspection</b>							<b>0</b>																																																																							
COM-1000	Start-up, TAB and Commissioning	15	15	10/04/28	10/25/28	0																																																																								
COM-1020	Create Punch List	5	5	10/26/28	11/01/28	5																																																																								
COM-1010	Final Inspections by AHJ	10	10	10/26/28	11/08/28	0																																																																								
COM-1030	Certificate of Use and Occupancy	2	2	11/09/28	11/13/28	0																																																																								
<b>Closeout</b>							<b>0</b>																																																																							
COM-1040	Submit Final As-Built Documents, Complete Punch List and Turnover	15	15	11/14/28	12/04/28	0																																																																								

Remaining Level of Effort    Remaining Work  
 Actual Level of Effort    Critical Remaining Work  
 Actual Work    Milestone

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12/05/24	Draft Schedule -R03		

**END OF REPORT**