C&I Design

Proj.: BRENTWOOD INDOOR RACQUET CLUB
Crockett Park
Brentwood, TN 37027

OPINION OF OVERALL PROJECT COST
Date: Tu.16.Jan.24
Version: 001
Project #: 20014.00
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Building square footage (Tennis/Racquetball Dome)	73,762 sf	- -
Building square footage (Entry Building)	7,425 sf	- -
Bulding square footage (Parks & Rec. Offices	4,834 sf	- -
Canopy square footage (Connector to Ex. Soc. Arena)	0 sf	- -
GROSS BUILDING AREA	86,021 sf	- -
Approximate site area (concrete) Fleet (3,173 sf)	12,476 sf	0.286 acres
Approximate site area (asphalt) Fleet (18,089 sf - 2,010 sy)	61,193 sf	6,799.22 sy
Approximate site area (green space)	430,078 sf	9.873 acres
TOTAL SITE AREA	503,747 sf	11.564 acres

LEGEND

ls	Lump Sum
/sf	per square foot

Item		RANGE OF PROJECT COSTS	
A	PROJECT EXPENSES - BASE BID	UNIT COST	TOTAL COST
1	Land Cost (Owner holds property) *	1 ls	$0.00
2	Site Due Dilligence Report **	1 ls	$0.00
3	Surveying Fee (Boundary, Topographic, & Utilities)	1 ls	$9,500.00
4	Tree Survey	1 ls	$800.00
5	Geotechnical Engineering Fee (Project Specific)	1 ls	$8,500.00
6	A/E Basic Services ***	1 ls	$842,514.20
7	Civil Engineering/Landscape Architecture ***	1 ls	$0.00
8	Additional Services (Specialty Consultants) - N/A	1 ls	$0.00
9	Estimated Development Fee	1 ls	$0.00
10	Estimated Permitting	1 ls	$0.00
11	Estimated Plan Review	1 ls	$0.00
12	Estimated Sewer Fee	1 ls	$7,050.00
13	Estimated WaterTap Fees	1 ls	$15,000.00
14	Estimated Impact Fees	1 ls	$0.00
15	CONSTRUCTION COSTS		
16	1. Estimated Construction Cost (See Page 2)	1 ls	$12,674,457.50
17	2. Site Development - (In Item #1)	1 ls	$0.00
18	3. Estimated Construction Cost - (In Item #1)		$0.00
19	Contingency	1 ls	$1,267,445.75
20	CONSTRUCTION SUBTOTAL		$13,941,903.25
21	**SUBTOTAL - DESIGN FEES & CONSTRUCTION**		**$14,825,267.45**
22	Equipment (to be provided by Owner - Divider Screens in Building Estimate)	1 ls	$0.00
23	Furnishings (to be provided by Owner) - Racquet Club	1 ls	$50,000.00
24	Furnishings (to be provided by Owner) - Parks & Rec Offices	1 ls	$50,000.00
25	Estimated Reimbursables Expenses (Printing)	1 ls	$38,736.67
26	**SUBTOTAL - FF&E & REIMBURSABLES**		**$138,736.67**
	TOTAL PROJECT BUDGET W/CONTINGENCY		**$14,964,004.12**

OPINION OF OVERALL CONSTRUCTION COST

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WILLIAMSON COUNTY BRENTWOOD INDOOR RACQUET CLUB	Key Areas	
Brentwood, TN	86,021 SF	Total SF
CI Proj. No.: 20014.00	73,762 SF	Tension Fabric Structure
	7,425 SF	Entry Building
	4,834 SF	Parks & Rec. Offices

No.	Item	Total		Bldg. Cost/ SF (UNO)	
01100	General Contractor Overhead	$ 1,095,605.00		$ -	
01100	General Contractor Fee	$ 547,802.50		$ -	
01425	Permit	$ 10,000.00		$ -	
01430	Tree Removal (In Sitework)	$ -		$ -	
01500	Tap Fees	$ 5,000.00		$ -	
02200	Sitework	$ 500,000.00		$ -	
02200	Site Utilities	$ 80,000.00		$ -	
02200	Site Utilities - Rerouting 8" Water Line	$ 35,000.00		$ -	
02700	Asphalitc Concrete Paving	$ 886,333.00		$ 45.00	per sy
02700	Asphaltic Concrete Paving - Fleet	$ 90,450.00		$ 45.00	per sy
02700	Crockett Road Improvements	$ -		$ -	Under Separate Agreement
02825	Building Retaining Wall	$ 475,000.00		$ -	
02881	Fencing - Fleet	$ 80,000.00		$ -	
02900	Landscaping	$ 75,000.00		$ -	
02991	Dumpster Enclosure	$ 20,000.00		$ -	
02991	Site Monument Sign	$ 20,000.00		$ -	
03300	Concrete - Foundation	$ 400,000.00		$ -	
03300	Concrete - SOG-Post-Tensioned	$ 880,000.00		$ -	
03300	Concrete - Sidewalks & Paving	$ 185,000.00		-	
03300	Concrete - Sidewalks & Paving - Fleet	$ 47,595.00		$ 15.00	
04255	Masonry w/Sealer *	$ -		$ -	
05120	Steel*	$ -		$ -	
05120	Stairs *	$ 35,000.00		$ -	
05500	Pipe Bollards *	$ 7,500.00		$ -	
05500	Trench Drain/Gratings	$ 30,000.00		$ -	
06100	Rough Carpentry *	$ -		$ -	
06200	Finish Carpentry*	$ -		$ -	
06400	Millwork*	$ -		$ -	
07120	Insulation*	$ -		$ -	
07270	Firestopping*	$ -		$ -	
0'7460	Siding*	$ -		$ -	
07531	Standing Seam Metal Roofing*	$ -		$ -	
07900	Joint Sealers*	$ -		$ -	
08110	Doors, Frames, Hardware*	$ -		$ -	
08400	OH Doors w/Oper.*	$ -		$ -	
08411	Aluminum Entrances & Storefront*	$ -		$ -	
08800	Glazing*	$ -		$ -	
09260	Gypsum Bd. Systems*	$ -		$ -	
09311	Ceramic Tile*	$ -		$ -	
09511	Acoustic Panel Ceilings*	$ -		$ -	
09652	Atheltic Court Surace (Tennis Courts)	$ 135,000.00		$ -	
09652	Atheltic Court Surface (Pickleball Courts)	$ 90,000.00		$ -	
09900	Painting*	$ -		-	
10155	Toilet Compartments*	$ -		$ -	
10200	Pre-engineered, walkway cover	$ -		$ -	
10530	Flagpoles	$ 30,000.00		$ -	
10800	Misc. Specialties*	$ -		$ -	
11700	Equipment (Court Divider Screens)	$ 155,000.00		$ -	
12511	Horiz. Mini Blinds*	$ -		$ -	
12690	Recessed Mats & Fr.*	$ -		$ -	
13200	Tension Fabric Building - Materials	$ 1,355,245.10		$ -	
13200	Tension Fabric Building - Fabric	$ 236,160.90		$ -	
13201	Tension Fabric Building - Labor	$ 658,806.10		$ -	
13201	Tension Fabric Building - Labor/Fabric	$ 116,259.90		$ -	
13202	Racquetball Mezzanine & Stairs	$ -		$ -	
13204	Racqetball Courts	$ -		$ -	
13205	Entry Building	$ 2,227,500.00		$ 300.00	
13205	Parks & Rec. Offices	$ 1,450,200.00		$ 300.00	
14240	Elevator	$ -		$ -	
15000	Mechanical - Tension Fabric Equip.	$ 320,000.00		$ -	
15000	Mechanical - Tension Fabric Labor	$ 70,000.00		$ -	
15000	Mechanical - Entry Building*	$ -		$ -	
15100	Plumbing*	$ -		$ -	
15300	Sprinklers*	$ -		$ -	
16000	Electrical - Tension Fabric Labor	$ 250,000.00		$ -	
16000	Electrical - Entry Building (In Building)	$ -		$ -	
16000	Electrical - Site/Exterior	$ 75,000.00		$ -	
Subtotal			$ 12,674,457.50	-	SF
	Insurance**	$ -			
	Bonding**	$ -			
	Profit**	$ -			
Subtotal			**$ 12,674,457.50**	-	SF w/o Contingency
	Contingency	$ 1,267,445.75			
TOTAL CONSTRUCTION COST			**$ 13,941,903.25**	-	SF incl. Contingency

* - In Entry Building Budget Number

** - Tennis, Racquetball, Basketball/Volleyball/Pickleball Courts