



Field Development Budget



The Centre - 1500 16th Street, Palm Harbor, FL 34683

Project	Facility Development - East of the Centre <i>Project consists of just over 4 acres of vacant wooded land which is owned by Pinellas County and leased / maintained by CSA Palm Harbor. Development includes 2.3 acres of clearing, grading, irrigation, and sodding (bermuda 419) for new fields</i>	Today's Date: 4/5/2016 Developer: JV Contact: Eric Lindsey 727-638-3215 Erica Lynford 727-771-6000 Civil Engineer: Foresite Group General Contractor: TBD	
----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Lot Size (Acres)	2.314
Lot Size (SF)	100797.84
Building SF Cost:	N/A

	Preliminary Budget DATE:	Construction Commencement Budget DATE:	Final Budget DATE:
LAND COST			
1 PURCHASE PRICE OF LAND (actual land cost only)	0.00	0.00	0.00
TOTAL: LAND COST	0.00	0.00	0.00
SOFT COST			
REQUIRED:			
2 ALTA / BOUNDARY / TOPOGRAPHY SURVEY	5,500.00	0.00	0.00
5 CIVIL ENGINEERING PLANS	12,500.00	0.00	0.00
AS REQUIRED:			
13 OTHER (must describe): Credit to civil engineering fees	-5,000.00	0.00	0.00
TOTAL: SOFT COST	13,000.00	0.00	0.00
CONSTRUCTION COST			
SITE WORK:			
14 GENERAL CONDITIONS - SITE WORK	0.00	0.00	0.00
ON SITE - SITE WORK			
17 EARTHWORK (Stripping / Raking / Finish Grading)	15,000.00	0.00	0.00
18 Site Fill (assume 6,500cy)	104,000.00	0.00	0.00
21 LANDSCAPE (bermuda sod for disturbed area only @ \$0.60/sf)	60,478.70	0.00	0.00
22 IRRIGATION	38,500.00	0.00	0.00
23 SITE CLEARING	30,000.00	0.00	0.00
OTHER SITE IMPROVEMENTS			
24 FENCING	7,500.00	0.00	0.00
29 SITE LIGHTING (pole or ground mounted)	0.00	0.00	0.00
UTILITIES			
31 WATER	0.00	0.00	0.00
32 SEWER	0.00	0.00	0.00
33 STORM (includes culverts, pipes, catch basins)	0.00	0.00	0.00
34 POWER	0.00	0.00	0.00
SUB TOTAL: ON SITE - SITE WORK	255,478.70	0.00	0.00
SUB TOTAL: ALL SITE WORK	255,478.70	0.00	0.00
MISCELLANEOUS:			
PERMIT FEE TOTAL			
71 SITE OR LAND DISTURBANCE PERMIT	0.00	0.00	0.00
72 STORM WATER PERMIT	0.00	0.00	0.00
76 OTHER (must describe):	0.00	0.00	0.00
SUB TOTAL: MISCELLANEOUS COST	0.00	0.00	0.00
SUB TOTAL: BUILDING PLUS MISCELLANEOUS COST	0.00	0.00	0.00
TOTAL: CONSTRUCTION COST	255,478.70	0.00	0.00
LEGAL AND FINANCE:			
TOTAL: LEGAL AND FINANCE	0.00	0.00	0.00
CONTINGENCY ALLOWANCE			
87 CONTINGENCY ALLOWANCE 10%	25,547.87	0.00	(include in specific lines)
TOTAL: CONTINGENCY ALLOWANCE	25,547.87	0.00	N/A
TOTAL DEVELOPMENT COST	294,026.57	0.00	0.00

Comments:

**If going with Hydroseed in lieu of Bermuda 419 sod, DEDUCT \$28k

***If going with Field Turf (assuming \$9/foot and assuming only placing field turf surfact of 110 yards x 70 yards = 70,000 sf x 9 = \$630,000)