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Cost Estimate and
Construction Schedule

MLS NEXT PRO MULTI-USE SOCCER STADIUM

BALTIMORE, MD
PRELIMINARY DESIGN-FINAL

Prepared For

Moody Nolan & Pendulum Studio

Submitted On

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Prepared By

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Our Ref

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TABLE OF CONTENTS

**NO. OF
PAGES**

NOTES

2

MASTER SUMMARY

1

CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM

14

CARROLL PARK EXPANDED PROGRAM 7,500 SEAT STADIUM

14

BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM

14

BALTIMORE PENINSULA EXPANDED PROGRAM 7,500 SEAT STADIUM

14

ALTERNATES

4

SCHEDULE

3

END OF REPORT

NOTES

MSL NEXT PRO MULTI-USE SOCCER STADIUM



PRELIMINARY DESIGN

NOTES

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

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
CARROLL PARK BASE PROGRAM			
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
TOTAL - CARROLL PARK BASE PROGRAM	243,601 GSF	\$127,819,819	\$524.71

*Alternate 2 is dependent on acceptance of alternate #1

CARROLL PARK EXPANDED PROGRAM			
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
TOTAL - CARROLL PARK EXPANDED PROGRAM	257,347 GSF	\$134,081,372	\$521.01

*Alternate 2 is dependent on acceptance of alternate #1

BALTIMORE PENINSULA BASE PROGRAM			
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
TOTAL - BALTIMORE PENINSULA BASE PROGRAM	243,601 GSF	\$112,399,740	\$461.11

*Alternate 2 is dependent on acceptance of alternate #1

BALTIMORE PENINSULA EXPANDED PROGRAM			
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
TOTAL - BALTIMORE PENINSULA EXPANDED PROGRAM	257,347 GSF	\$118,264,481	\$459.55

*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
COST OF CONSTRUCTION	\$115,791,808	\$533.31 / GSF

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
A10 Foundation						
A1010 Standard Foundations						
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	
A1030 Slab on Grade						
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	
Sub-total					\$4,777,545	

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

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
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	
B2030 Exterior Doors						
Exterior doors, frames, hardware	217,120	sf	\$1.10	\$238,832		
					\$238,832	
Sub-total						\$7,707,824
B30 Roofing						
B3010 Roof Coverings						
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	
B3020 Roof Openings						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
Sub-total						\$3,667,588
C10 Interior Construction						
C1010 Partitions						
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	
C1020 Interior Doors						
Interior doors, frames, hardware	217,120	sf	\$1.50	\$325,680		
					\$325,680	
C1030 Specialties						
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	
Interior Specialties							
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	
Bathroom Specialties							
Restroom accessories		217,120	sf	\$1.00	\$217,120		
Toilet partition cubicles		217,120	sf	\$1.70	\$369,104		
						\$586,224	
Sub-total							\$5,425,300
C20 Stairs							
C2010 Stair Construction							
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
Sub-total						\$120,000
C30 Interior Finishes						
C3010 Wall Finishes						
wall finishes	98,996	sf	\$5.00	\$494,980	\$494,980	
C3020 Floor Finishes						
floor finishes	98,996	sf	\$9.00	\$890,964		
circulation	111,927	sf	\$4.00	\$447,708	\$1,338,672	
C3030 Ceiling Finishes						
ceiling finishes	98,996	sf	\$9.00	\$890,964	\$890,964	
Sub-total						\$2,724,616
D10 Conveying						
D1010 Elevators and Lifts						
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	
Sub-total						\$380,000
D20 Plumbing						
Plumbing Equipment						
Plumbing equipment	217,120	sf	\$5.00	\$1,085,600	\$1,085,600	
Plumbing Fixtures						
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
CARROLL PARK 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						

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
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	

Sub-total

\$5,830,478

D30 HVAC System

HVAC Equipment	HVAC equipment	217,120	sf	\$14.00	\$3,039,680	\$3,039,680
HVAC Piping	HVAC piping	217,120	sf	\$6.00	\$1,302,720	\$1,302,720
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

Sub-total

\$8,679,490

D40 Fire Protection

D4040 Sprinklers	sprinkler system	181,778	sf	\$5.50	\$999,779	\$999,779
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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
Sub-total						\$999,779

D50 Electrical

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
PRELIMINARY DESIGN
CARROLL PARK BASE PROGRAM 7,500 SEAT STADIUM



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	
Sub-total					\$14,223,443	

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
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	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	
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						
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	
Sub-total					\$6,547,000	

E20 Furnishings:

E2010 Fixed Furnishings

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
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	217,120	sf	3.00	\$651,360		
					\$651,360	
E2020 Moveable Furnishings						
Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		
					\$0	
Sub-total					\$2,866,360	

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	

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
Sub-total					\$3,609,710	
G20 Site Improvement:						
G2010 Roadways						
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	
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	217,120	sf	\$0.20	\$43,424		
					\$2,831,464	
G2045 Playing Field						
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	
G2050 Landscaping						
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		

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
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	

Sub-total

\$17,149,480

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	
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						\$4,590,886
G90 Other Site Construction						
G9090 Other Site Construction						
utility relocations allowance	1	ls	\$150,000.00	\$150,000		
					\$150,000	
Sub-total						\$150,000

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
COST OF CONSTRUCTION	\$122,053,360	\$528.68 / GSF

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
A10 Foundation						
A1010 Standard Foundations						
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	
A1030 Slab on Grade						
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	
Sub-total					\$5,121,195	

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	1,283	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	
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					\$22,420,838	

B20 Exterior Enclosure

B2010 Exterior Walls

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
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	

B2030 Exterior Doors

Exterior doors, frames, hardware	230,866	sf	\$1.10	\$253,953		
					\$253,953	

Sub-total **\$8,811,799**

B30 Roofing

B3010 Roof Coverings

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	

B3020 Roof Openings

Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	

Sub-total **\$4,148,592**

C10 Interior Construction

C1010 Partitions

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	

C1020 Interior Doors

Interior doors, frames, hardware	230,866	sf	\$1.50	\$346,299		
					\$346,299	

C1030 Specialties

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	
Interior Specialties						
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	
Bathroom Specialties						
Restroom accessories	230,866	sf	\$1.00	\$230,866		
Toilet partition cubicles	230,866	sf	\$1.70	\$392,472		
					\$623,338	
Sub-total					\$5,981,038	

C20 Stairs:

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
C2010 Stair Construction						
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	

Sub-total

\$120,000

C30 Interior Finishes

C3010 Wall Finishes

wall finishes	114,428	sf	\$5.00	\$572,140		\$572,140
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C3020 Floor Finishes

floor finishes	114,428	sf	\$9.00	\$1,029,852		
circulation	116,438	sf	\$4.00	\$465,752		
					\$1,495,604	

C3030 Ceiling Finishes

ceiling finishes	114,428	sf	\$9.00	\$1,029,852		\$1,029,852
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Sub-total

\$3,097,596

D10 Conveying

D1010 Elevators and Lifts

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	

Sub-total

\$380,000

D20 Plumbing

Plumbing Equipment

Plumbing equipment	230,866	sf	\$5.00	\$1,154,330		\$1,154,330
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Plumbing Fixtures

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		

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
					\$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	
Sub-total						\$6,249,334

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		

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
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	
Sub-total					\$15,594,268	

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

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
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	
Sub-total						\$6,562,000

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	

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	
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	1,281,781	sf	\$0.66	\$845,975	\$2,682,041	
Erosion Control						
erosion control allowance	1	ls	\$150,000.00	\$150,000	\$150,000	
Sub-total						\$3,645,288

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	
G2050 Landscaping						
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	
Sub-total						\$17,510,712

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	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
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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		
					\$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	

Sub-total **\$4,590,886**

G90 Other Site Construction

G9090 Other Site Construction

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

Sub-total **\$150,000**

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



	CONDITIONED SPACE	105,193 GSF
	CIRCULATION/SEATING	111,927 GSF
DIVISION SUMMARY	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	\$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
COST OF CONSTRUCTION	\$100,371,728	\$462.29 / GSF

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
A10 Foundation						
A1010 Standard Foundations						
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	
A1030 Slab on Grade						
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	
Sub-total					\$4,777,545	

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

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
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	
B2030 Exterior Doors						
Exterior doors, frames, hardware	217,120	sf	\$1.10	\$238,832		
					\$238,832	
Sub-total						\$7,707,824
B30 Roofing						
B3010 Roof Coverings						
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	
B3020 Roof Openings						
Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	
Sub-total						\$3,667,588
C10 Interior Construction						
C1010 Partitions						
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	
C1020 Interior Doors						
Interior doors, frames, hardware	217,120	sf	\$1.50	\$325,680		
					\$325,680	
C1030 Specialties						
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	
Interior Specialties							
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	
Bathroom Specialties							
Restroom accessories		217,120	sf	\$1.00	\$217,120		
Toilet partition cubicles		217,120	sf	\$1.70	\$369,104		
						\$586,224	
Sub-total							\$5,425,300
C20 Stairs:							
C2010 Stair Construction							
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
Sub-total						\$120,000
C30 Interior Finishes						
C3010 Wall Finishes						
wall finishes	98,996	sf	\$5.00	\$494,980	\$494,980	
C3020 Floor Finishes						
floor finishes	98,996	sf	\$9.00	\$890,964		
circulation	111,927	sf	\$4.00	\$447,708	\$1,338,672	
C3030 Ceiling Finishes						
ceiling finishes	98,996	sf	\$9.00	\$890,964	\$890,964	
Sub-total						\$2,724,616
D10 Conveying						
D1010 Elevators and Lifts						
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	
Sub-total						\$380,000
D20 Plumbing						
Plumbing Equipment						
Plumbing equipment	217,120	sf	\$5.00	\$1,085,600	\$1,085,600	
Plumbing Fixtures						
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	

Sub-total

\$5,830,478

D30 HVAC System

HVAC Equipment	HVAC equipment	217,120	sf	\$14.00	\$3,039,680	\$3,039,680
HVAC Piping	HVAC piping	217,120	sf	\$6.00	\$1,302,720	\$1,302,720
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

Sub-total

\$8,679,490

D40 Fire Protection

D4040 Sprinklers	sprinkler system	181,778	sf	\$5.50	\$999,779	\$999,779
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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
Sub-total						\$999,779

D50 Electrical

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)
circulation area
Rigging

98,996 sf \$5.00 \$494,980
111,927 sf \$1.60 \$179,083
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
PRELIMINARY DESIGN
BALTIMORE PENINSULA BASE PROGRAM 7,500 SEAT STADIUM



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	
Sub-total					\$14,223,443	

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
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	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	
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						
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	
Sub-total					\$6,547,000	

E20 Furnishings:

E2010 Fixed Furnishings

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
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	217,120	sf	3.00	\$651,360		
					\$651,360	
E2020 Moveable Furnishings						
Loose furniture, fittings, and equipment (by Owner)	1	ls	\$0.00	\$0		
					\$0	
Sub-total					\$2,866,360	

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		

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
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	
Sub-total						\$2,297,580

G20 Site Improvement:

G2010 Roadways

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	

G2040 Site Development

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	

G2045 Playing Field

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	

G2050 Landscaping

reforestation	1	ls	\$100,000.00	\$100,000		
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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
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		
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\$2,000,000

Sub-total

\$2,284,876

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
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	
Sub-total					\$75,000	

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



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	\$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
COST OF CONSTRUCTION	\$106,236,470	\$460.17 / GSF

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
A10 Foundation						
A1010 Standard Foundations						
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	
A1030 Slab on Grade						
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	
Sub-total					\$5,121,195	

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	1,283	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	
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					\$22,420,838	

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	

B2030 Exterior Doors

Exterior doors, frames, hardware	230,866	sf	\$1.10	\$253,953		
					\$253,953	

Sub-total

\$8,811,799

B30 Roofing

B3010 Roof Coverings

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	

B3020 Roof Openings

Misc. roofing accessories (access hatches and ladders, catwalks, crossover ladders, walkway pads, etc)	1	ls	\$250,000.00	\$250,000		
					\$250,000	

Sub-total

\$4,148,592

C10 Interior Construction

C1010 Partitions

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	

C1020 Interior Doors

Interior doors, frames, hardware	230,866	sf	\$1.50	\$346,299		
					\$346,299	

C1030 Specialties

Visual Display Surfaces						
Interior code and wayfinding signage	230,866	sf	\$2.00	\$461,732		

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
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	
Interior Specialties						
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	
Bathroom Specialties						
Restroom accessories	230,866	sf	\$1.00	\$230,866		
Toilet partition cubicles	230,866	sf	\$1.70	\$392,472		
					\$623,338	
Sub-total					\$5,981,038	

C20 Stairs:

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
C2010 Stair Construction						
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	

Sub-total

\$120,000

C30 Interior Finishes

C3010 Wall Finishes

wall finishes	114,428	sf	\$5.00	\$572,140		\$572,140
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C3020 Floor Finishes

floor finishes	114,428	sf	\$9.00	\$1,029,852		
circulation	116,438	sf	\$4.00	\$465,752		
					\$1,495,604	

C3030 Ceiling Finishes

ceiling finishes	114,428	sf	\$9.00	\$1,029,852		\$1,029,852
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Sub-total

\$3,097,596

D10 Conveying

D1010 Elevators and Lifts

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	

Sub-total

\$380,000

D20 Plumbing

Plumbing Equipment

Plumbing equipment	230,866	sf	\$5.00	\$1,154,330		\$1,154,330
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Plumbing Fixtures

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	
Sub-total					\$6,249,334	

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
BALTIMORE PENINSULA 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
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		

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
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	
Sub-total					\$15,594,268	

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

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
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	
Sub-total						\$6,562,000

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	

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		

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
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		
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	
Sub-total					\$2,297,580	

G20 Site Improvement:

G2010 Roadways

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	

G2040 Site Development

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	
G2045 Playing Field						
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	
G2050 Landscaping						
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	
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		

ESTIMATE DETAIL

Description	Quantity	Unit	Rate	Cost	Subtotal	Total
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

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
ALTERNATE #1 - 4,500 ADDITIONAL STADIUM SEATS + CONCESSIONS/RESTROOMS						
B1010 Floor Construction						
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	
B1020 Roof Construction						
metal deck at elevated slab	13,286	sf	\$5.00	\$66,430		
					\$66,430	
B2030 Exterior Doors						
Exterior doors, frames, hardware	13,286	sf	\$1.10	\$14,615		
					\$14,615	
B3010 Roof Coverings						
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	
C1010 Partitions						
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	
C1020 Interior Doors						
Interior doors, frames, hardware	13,286	sf	\$1.00	\$13,286		
					\$13,286	
C1030 Specialties						
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
C3010 Wall Finishes						
wall finishes	6,084	sf	\$5.00	\$30,420	\$30,420	
C3020 Floor Finishes						
floor finishes	6,084	sf	\$9.00	\$54,756		
circulation	7,202	sf	\$4.00	\$28,808	\$83,564	
C3030 Ceiling Finishes						
ceiling finishes	6,084	sf	\$9.00	\$54,756	\$54,756	
C2010 Stair Construction						
stairs to mezzanine concourse	2	flts	15,000.00	\$30,000	\$30,000	
D1010 Elevators and Lifts						
passenger elevator	2	stops	\$70,000.00	\$140,000		
elevator cab finish	1	ea	\$10,000.00	\$10,000	\$150,000	
D20 Plumbing						
Plumbing Equipment						
Plumbing equipment	13,286	sf	\$1.00	\$13,286	\$13,286	
Plumbing Fixtures						
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	
Domestic Water Piping						
domestic water piping	13,286	sf	\$8.00	\$106,288	\$106,288	
Sanitary & Vent System						
sanitary system	13,286	sf	\$7.00	\$93,002	\$93,002	
Storm Drainage System						
storm piping	13,286	sf	\$2.80	\$37,201	\$37,201	
Condensate System						
condensate piping	13,286	sf	\$0.30	\$3,986	\$3,986	
Other Plumbing						
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
D30 HVAC System						
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	
D4040 Sprinklers						
sprinkler system	13,286	sf	\$5.50	\$73,073	\$73,073	
E1010 Commercial Equipment						
Food Service Equipment						
Food service equipment-concessions	5540	sf	\$50.00	\$277,000	\$277,000	
E1090 Other Equipment						
Video Boards						
LED Videoboard, Bowl ribbon boards, digital, 36" high (360')	1,080	sf	650.00	\$702,000	\$702,000	
E2010 Fixed Furnishings						
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	
G4010 Site service and distribution						
Power for additional stadium seating/concessions/restrooms	13,286	sf	\$4.00	\$53,144	\$53,144	
G4020 Site lighting and branch power						
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
G4030 Site special systems						
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
TOTAL ALTERNATE #1				Total		\$8,435,886
ALTERNATE #2 - EAST GRANDSTAND CANOPY						
B10 Superstructure						
B1020 Roof Construction						
canopy	34,875	sf	\$95.00	\$3,313,125		
					\$3,313,125	
G40 Site Electrical						
G4020 Site lighting and branch power						
canopy lighting	34,875	sf	\$8.00	\$279,000		
					\$279,000	
				Subtotal		\$3,592,125
				Markups	0.00%	\$0
TOTAL ALTERNATE #2 - EAST GRANDSTAND CANOPY				Total		\$3,592,125

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	Jan	F	M	Apr
MLS NEXT PRO-MULTI-USE SOCCER STADIUM		627	627	06/01/26	12/04/28	0																																				
Project Summary and Milestones		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																																			
Design, Coordination and Permitting		345	345	06/01/26	10/18/27	277																																				
Schematic Design		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																																			
Design Development		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																																			
Early Work Design		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																																			
Construction Documents		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 Repoi	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																																			
Permitting		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																																			
Procurement and Fabrication		410	410	03/02/27	10/18/28	0																																				
Procurement or Trade Packages		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)																																			
Site Utilities		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																																			
Elevator		160	160	11/02/27	06/23/28	30																																				
PRC-1190	Elevators Submittals, Review, Approval																																									

[illegible]

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

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END OF REPORT