

	GSF	Cost	Total Project Cost
Carroll Park Base Program 7,500 Seats	217,120	\$ 216,631,000	\$ 216,631,000
ADD: Alternate #1 4,500 Additional Seats	26,481	\$ 15,253,000	\$ 231,884,000
Base Program with Alternate #2 North and East Grandstand Canopy	34,875	\$ 6,494,000	\$ 238,378,000

Carroll Park Expanded Program 7,500 Seats	230,866	\$ 227,952,000	\$ 227,952,000
Alternate #1 4,500 Additional Seats	26,481	\$ 15,253,000	\$ 243,205,000
Alternate #2 North and East Grandstand Canopy	34,875	\$ 6,494,000	\$ 249,699,000

Baltimore Peninsula Base Program 7,500 Seats	217,120	\$ 188,751,000	\$ 188,751,000
Alternate #1 4,500 Additional Seats	26,481	\$ 15,253,000	\$ 204,004,000
Alternate #2 North and East Grandstand Canopy	34,875	\$ 6,494,000	\$ 210,498,000

Baltimore Peninsula Expanded Program 7,500 Seats	230,866	\$ 199,355,000	\$ 199,355,000
Alternate #1 4,500 Additional Seats	26,481	\$ 15,252,000	\$ 214,607,000
Alternate #2 North and East Grandstand Canopy	34,875	\$ 6,495,000	\$ 221,102,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 115,791,808.00	\$ 115,791,808.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3	1	LS	\$ -	\$ -	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 121,614,060
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 121,614,060.12	\$ 12,964,058.81	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 70% CDs)					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLL, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 186,510,070
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 30,120,930
TOTAL ESTIMATED PROJECT BUDGET					\$ 216,631,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 115,791,808.00	\$ 115,791,808.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 130,176,484
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 130,176,484.41	\$ 13,876,813.24	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 199,641,597
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 32,242,403
TOTAL ESTIMATED PROJECT BUDGET					\$ 231,884,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 115,791,808.00	\$ 115,791,808.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4 (North and East Grandstand Canopy)	1	LS	\$ 3,592,125.00	\$ 3,592,125.00	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 133,822,491
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 133,822,491.29	\$ 14,265,477.57	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 205,233,196
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 33,144,804
TOTAL ESTIMATED PROJECT BUDGET					\$ 238,378,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 122,053,360.00	\$ 122,053,360.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3	1	LS	\$ -	\$ -	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 127,969,535
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 127,969,535.40	\$ 13,641,552.47	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLL, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 196,256,970
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 31,695,029
TOTAL ESTIMATED PROJECT BUDGET					\$ 227,952,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 122,053,360.00	\$ 122,053,360.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 136,531,960
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 136,531,959.69	\$ 14,554,306.90	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 209,388,498
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 33,816,502
TOTAL ESTIMATED PROJECT BUDGET					\$ 243,205,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 122,053,360.00	\$ 122,053,360.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4 (North and East Grandstand Canopy)	1	LS	\$ 3,592,125.00	\$ 3,592,125.00	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 140,177,967
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 140,177,966.57	\$ 14,942,971.24	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 214,980,096
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 34,718,904
TOTAL ESTIMATED PROJECT BUDGET					\$ 249,699,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 100,371,728.00	\$ 100,371,728.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3	1	LS	\$ -	\$ -	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 105,962,679
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 105,962,678.92	\$ 11,295,621.57	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 162,506,758
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 26,244,242
TOTAL ESTIMATED PROJECT BUDGET					\$ 188,751,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 100,371,728.00	\$ 100,371,728.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 114,525,103
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 114,525,103.21	\$ 12,208,376.00	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLL, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 175,638,285
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 28,365,715
TOTAL ESTIMATED PROJECT BUDGET					\$ 204,004,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 100,371,728.00	\$ 100,371,728.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4 (North and East Grandstand Canopy)	1	LS	\$ 3,592,125.00	\$ 3,592,125.00	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 118,171,110
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 118,171,110.09	\$ 12,597,040.34	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 181,229,884
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 29,268,116
TOTAL ESTIMATED PROJECT BUDGET					\$ 210,498,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 106,236,470.00	\$ 106,236,470.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3	1	LS	\$ -	\$ -	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 111,915,392
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 111,915,392.05	\$ 11,930,180.79	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 171,635,973
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 27,719,027
TOTAL ESTIMATED PROJECT BUDGET					\$ 199,355,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 106,236,470.00	\$ 106,236,470.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4	1	LS	\$ -	\$ -	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 120,477,816
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 120,477,816.34	\$ 12,842,935.22	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 184,767,501
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 29,839,500
TOTAL ESTIMATED PROJECT BUDGET					\$ 214,607,000

Cost of Construction (Hard Cost)					
Cost of Work Item #1 (Cost of Construction)	1	LS	\$ 106,236,470.00	\$ 106,236,470.00	
Cost of Work Item #2 (General Allowance - FF&E; Theming; Signage)	1	LS	\$ 4,025,000.00	\$ 4,025,000.00	
Cost of Work Item #3 (4,500 Additional Seats)	1	LS	\$ 8,435,886.00	\$ 8,435,886.00	
Cost of Work Item #4 (North and East Grandstand Canopy)	1	LS	\$ 3,592,125.00	\$ 3,592,125.00	
Cost of Work Item #5	1	LS	\$ -	\$ -	
Cost of Work Item #6	1	LS	\$ -	\$ -	
Cost of Work Item #7	1	LS	\$ -	\$ -	
Cost of Work Item #8 (General Requirements)					
Subtotal					\$ 124,123,823
Cost of Work Item #9 (Escalation to 2027)	10.66%	LS	\$ 124,123,823.22	\$ 13,231,599.55	
Cost of Work Item #10 (Design Contingency)					
Subtotal Cost of Work					
Trade Contractor P&P Bonds / Default Insurance					
Subtotal					
CM Contingency (Based on 95% CDs) DDs					
Subtotal					
General Conditions Fee					
Subtotal					
CM Builder's Risk Insurance					
Subtotal					
CM Payment and Performance Bonds					
Subtotal					
CM Insurances (i.e GLI, Auto, etc.)					
Subtotal					
CM Fee					
Subtotal					
CM Project Allowances & Holds					
Owner Contingency, Allowances & Holds					
Total Estimated Cost of Construction (Hard Cost)					\$ 190,359,099
Cost of Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					
Construction Manager Preconstruction					
<i>Architectural & Engineering Fees</i>					
A/E Design Fees					
A/E Construction Administration					
<i>Owner & Overall Project Fees/Allowances</i>					
Permitting / Environmental / Code Compliance					
Code Compliance Consultant					
Testing & Inspection					
Commissioning Agent					
Project Administration and Management					
Project Contingency					
Accounting Adjustment					
Total Estimated Design, Preconstruction, Permitting, Inspection and Management (Soft Cost)					\$ 30,742,901
TOTAL ESTIMATED PROJECT BUDGET					\$ 221,102,000