

ROSWELL CITY GREEN - SUMMARY
PRELIMINARY, ORDER-OF-MAGNITUDE COST ESTIMATE

March 15, 2016

<u>CITY GREEN - PHASE ONE (CORE AREA)</u>	<u>COST ESTIMATE</u>
TOTAL COST ESTIMATE FOR DESIGN, CONTINGENCY AND CONSTRUCTION	\$ 4,740,000.00
Select Elements:	
Central Plaza Water Feature	\$ 450,000.00
Utilities / Infrastructure	\$ 490,000.00
Site Lighting	\$ 210,000.00
Central Green Temporary Shade Structures	\$ 250,000.00
East and West Plazas	\$ 135,000.00
Seat Walls	\$ 160,000.00
Memorials Relocation	\$ 300,000.00
Memorial Gardens	\$ 100,000.00
Gateway Structures (near SR 9)	\$ 80,000.00
South Grove Pavilion	\$ 40,000.00

<u>CITY GREEN - PHASE 1A (PROMENADE)</u>	
TOTAL COST ESTIMATE FOR DESIGN, CONTINGENCY AND CONSTRUCTION	\$ 1,100,000.00
Select Elements:	
Pavers	\$ 150,000.00
Shade Structures	\$ 80,000.00
Outdoor Event Garden	\$ 275,000.00
Rain Garden/Water Quality Treatment	\$ 195,000.00
Utilities / Infrastructure	\$ 125,000.00
Site Lighting	\$ 100,000.00
Brick Screen Wall around Building Mechanical Area	\$ 18,000.00

COMBINED TOTAL COST ESTIMATE FOR BOTH PHASE ONE AND PHASE 1A: \$5.8-6.5 MILLION

Combined Design Fee Estimate for BOTH Phase One and Phase 1A:
 \$455,000 plus \$50,000 additional services allowance

Design Fee Estimate for Phase 1A ONLY
 \$132,000-\$165,000 plus \$25,000 additional services allowance

<u>OTHER PHASES (COST ESTIMATES INCLUDE DESIGN, CONTINGENCY, AND CONSTRUCTION):</u>	
K INTERSECTION W/ PEDESTRIAN UNDERPASS ROADWAY ELEMENTS	\$ 3,910,000.00
HEART OF ROSWELL PARK & PEDESTRIAN UNDERPASS	\$ 1,040,000.00
UNDERPASS PLAZA (INCLUDES WATER FEATURE)	\$ 1,880,000.00
SR 9 STREETScape	\$ 1,040,000.00
HILL STREET IMPROVEMENTS	\$ 760,000.00
2 BUILDINGS IN THE GROVE (potential restrooms, visitor center, exhibit space, community event space, restaurant space)	
9,500 GSF TOTAL; ESTIMATED CONSTRUCTION COST	\$ 2,000,000.00
Design Fee Estimate: \$200,000-\$240,000	
Building One to include public restrooms & a visitor center; Building Two constructed as core & shell for potential food service tenant. Tenant to provide fit-out to meet their needs.	

TOTAL PROJECT COST ESTIMATE (WITHOUT 2 BUILDINGS):	\$ 14,490,000.00
TOTAL PROJECT COST ESTIMATE (WITH 2 BUILDINGS):	\$ 16,730,000.00