

# TOTAL PROJECT BUDGET

GVR PICKLEBALL CENTER  
AT 2612 S. CAMINO DE LA CANOA  
GREEN VALLEY, AZ 85614

GVR MEMBER FORUM PRESENTATION

@ EAST CENTER 12.13.18

PROJECT DEVELOPMENT COSTS			
Permits	Allowance for Pima County fees		\$ 25,000
County Wastewater fees	Allowance for Pima County Wastewater on-site septic fee		\$ 25,000
Development Plan review fee	Allowance for Pima County fees		\$ 2,500
Electrical service	Allowance for utility service to site - Tucson Electric Power		\$ 30,000
Water service	Farmers Water Company		\$ 10,000
Construction materials testing	Allowance for testing and inspections required by building codes		\$ 6,000
<b>SUBTOTAL - PROJECT DEVELOPMENT COSTS</b>			<b>\$ 98,500</b>
ESTIMATED CONSTRUCTION COST			
A.	Building construction	1,650 sq. ft.	\$ 421,800
B.	Site and court construction	Site work for approximately five acre site	\$ 1,109,800
C.	<b>SUBTOTAL - CONSTRUCTION COSTS</b>		<b>\$ 1,531,600</b>
D.	Design contingency	7.5% of line C	\$ 114,900
E.	General conditions	8% of (line C + line D)	\$ 131,700
F.	Contractor's fee	5% of (line C + line D + line E)	\$ 88,900
G.	Bonds & insurance	2% of (line C + line D + line E + line F)	\$ 37,300
H.	Tax	3.97% of (line C + line D + line E + line F + line G)	\$ 75,600
I.	<b>TOTAL CONSTRUCTION COST WITHOUT ESCALATION</b>		<b>\$ 1,980,000</b>
J.	Escalation to April 2019	1.62% per quarter	\$ 32,000
K.	<b>TOTAL CONSTRUCTION COST WITH ESCALATION</b>		<b>\$ 2,012,000</b>
OTHER COSTS			
Security, cameras & access control	By GVR under separate contract		\$ 15,000
Owner's Contingency			\$ 100,000
<b>SUBTOTAL - OTHER COSTS</b>			<b>\$ 115,000</b>
<b>TOTAL PROJECT BUDGET</b>			<b>\$ 2,225,500</b>

PREPARED BY WSM ARCHITECTS, INC. WITH COMPUSULT COST CONSULTING.

WSM and Compusult apply diligence and judgement in locating and using reliable sources of information. This Statement of Probable Cost is made on our knowledge of the project and experience. We have no control over the costs of labor, equipment or materials, or over the contractor's method of pricing. WSM and Compusult make no warranty expressed or implied as to the accuracy of such opinions compared to a bid or actual costs.