

Appendix F - Order of Magnitude Cost Estimate

Phased Budget Plan
 Arapahoe County Fairgrounds & Regional Park
 Aurora, CO
 10/13/09

ORDER OF MAGNITUDE COST ESTIMATE IN 2009 DOLLARS

	Base Value	Contingency 20.0%	FF&E/Mobilization 10.0%	Soft Costs 8.0%	Budget Value	Phase 1a \$ 7,421,000	Phase 1b	Phase 1c	Alternative	Future Phases
Multipurpose Exhibition Building Addition										
20,750 NSF subdividable space										
6,660 NSF of 5 smaller meeting rooms										
Public space for vendor/registration										
Catering kitchen										
Storage space										
Public restrooms										
Box office and show office										
HVAC										
Renovation to existing hall										
Covered Ring										
125x250 dirt ring	\$ 1,906,000	\$ 381,000	\$ 229,000	\$ 201,000	\$ 2,717,000	\$ 2,717,000				
Bleachers for 1000										
Public restrooms										
Exhibitor Restrooms/Shower	\$ 360,000	\$ 72,000	\$ 43,000	\$ 38,000	\$ 513,000				\$	\$ 513,000
Concessions Area										
Event Office										
Storage areas										
Show/Warm Up Ring										
125x250	\$ 35,000	\$ 7,000	\$ 4,000	\$ 4,000	\$ 50,000		\$ 50,000			
3-rail fence enclosure										
footing mix										
Relocated Shade Structure										
	\$ 30,000	\$ 6,000	\$ 4,000	\$ 3,000	\$ 43,000			\$ 43,000		
CSU Extension Office/Learning Center										
	\$ 850,000	\$ 170,000	\$ 102,000	\$ 90,000	\$ 1,212,000	\$ 1,212,000				
Security/Medical Building & Garage										
	\$ 1,000,000	\$ 200,000	\$ 120,000	\$ 106,000	\$ 1,426,000			\$ 1,426,000		
Future Multipurpose Stall Barn										
80 - 10x10 stalls, wash racks	\$ 1,415,000	\$ 283,000	\$ 170,000	\$ 149,000	\$ 2,017,000				\$	\$ 2,017,000
Public restrooms										
Event Office										
Storage areas										
Wash racks										
Future Multipurpose Arena Building										
Concrete Floor	\$ 10,000,000	\$ 2,000,000	\$ 1,200,000	\$ 1,056,000	\$ 14,256,000				\$	\$ 14,256,000
5,000 Fixed Seats										
Public space for vendor/registration										
Box office and show office										
Concessions										
Public restrooms (2 sets)										
Storage space										
HVAC										
Future Multipurpose Exhibition Building										
36,000 NSF	\$ 4,320,000	\$ 864,000	\$ 518,000	\$ 456,000	\$ 6,158,000				\$	\$ 6,158,000
Storage space										
Public restrooms										
HVAC										
Future Multipurpose Stall Barn										
60 - 10x10 stalls, wash racks	\$ 1,073,000	\$ 215,000	\$ 129,000	\$ 113,000	\$ 1,530,000				\$	\$ 1,530,000

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Public restrooms										
Event Office										
Storage areas										
Wash racks										
Future Maintenance Building										
Office	\$ 192,000	\$ 38,000	\$ 23,000	\$ 20,000	\$ 273,000					\$ 273,000
Restroom										
Storage										
Tool Locker										
Vehicle Bays										
Entry Portals										
Allowance	\$ 300,000	\$ 60,000	\$ 36,000	\$ 32,000	\$ 428,000	\$ 428,000				
New Restroom/Shower Building (Carnival)										
Allowance	\$ 110,000	\$ 22,000	\$ 13,000	\$ 12,000	\$ 157,000					\$ 157,000
Independent RV Park										
35 Sites - water, electrical	\$ 525,000			\$ 42,000	\$ 567,000				\$ 567,000	
Shower bldg, concessions, coin laundry	\$ 173,000			\$ 14,000	\$ 187,000				\$ 187,000	
Site Improvements						\$ 4,159,000	\$ 2,079,500	\$ 2,079,500		\$ 505,000
Site Grading	\$ 878,000	\$ 176,000		\$ 84,000	\$ 1,138,000	\$ 633,000				\$ 505,000
Utilities Allowance	\$ 1,026,000	\$ 205,000		\$ 98,000	\$ 1,329,000	\$ 935,000				\$ 394,000
Site Lighting/Electrical Allowance	\$ 864,000	\$ 173,000		\$ 83,000	\$ 1,120,000	\$ 788,000				\$ 332,000
RV Hookups, water, electrical	\$ 140,000			\$ 11,000	\$ 151,000	\$ 75,500				\$ 75,500
Paving - Concrete	\$ 360,000	\$ 72,000		\$ 35,000	\$ 467,000	\$ 467,000				\$ -
Paving - Asphalt	\$ 2,555,000	\$ 511,000		\$ 245,000	\$ 3,311,000	\$ 2,404,000				\$ 907,000
Paving - Gravel	\$ 2,063,000	\$ 413,000		\$ 198,000	\$ 2,674,000	\$ 972,000				\$ 1,702,000
Paving - Improved Lawn	\$ 630,000	\$ 126,000		\$ 60,000	\$ 816,000	\$ 816,000				\$ -
Paving - Specialty	\$ -	\$ -		\$ -	\$ -	\$ -				\$ -
Fencing - Decorative	\$ 210,000	\$ 42,000		\$ 20,000	\$ 272,000	\$ 272,000				\$ -
Fencing - Security	\$ 50,000	\$ 10,000		\$ 5,000	\$ 65,000	\$ 59,000				\$ 6,000
Site Amenities Allowance	\$ 195,000	\$ 39,000		\$ 19,000	\$ 253,000	\$ 253,000				\$ -
LED Billboard (Off-site)	\$ 200,000	\$ 40,000		\$ 19,000	\$ 259,000	\$ 233,000				\$ 26,000
Landscaping Allowance (lawn, plantings)	\$ 600,000	\$ 120,000		\$ 58,000	\$ 778,000	\$ 739,000				\$ 39,000
Storm Drainage Improvements	\$ 208,000	\$ 42,000	\$ 25,000	\$ 22,000	\$ 297,000					\$ 297,000
Offsite Improvements (Quincy ROW 3,200 LF - 1 Lane)										
Outdoor Amphitheater										
Stone/Boulder Seating	\$ 495,840	\$ 99,000	\$ 59,000	\$ 52,000	\$ 705,840					\$ 705,840
8' Wide Crusher Fine Paths										
Berm Earthwork (onsite material)										
Turf Seating Area										
Irrigation (Robots)										
Sound Stage and accoutrements										
Trees										
Earthwork										
Miscellaneous Improvements (lights, etc.)										
Playground with Pavilion										
Group Pavilion (200-250 people)	\$ 832,500	\$ 166,000	\$ 100,000	\$ 88,000	\$ 1,186,500					\$ 1,186,500
Public restrooms (Double Vaulted)										
Horseshoe Pits (4)										
Concrete Plaza										
Playground										
(2) Volleyball Pits										
(1) Half-Court Basketball										

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(35) Picnic Tables										
Turf Area for Active Play										
Irrigation (rotors)										
Drinking Fountain										
Natural Play Area	\$ 206,000	\$ 41,000	\$ 25,000	\$ 22,000	\$ 294,000		\$ 294,000			
Natural Play Playground										
Boulder Hop Feature										
Scavenger Hunt Feature (hidden petroglyphs)										
Tree House Feature (3) Towers										
Picnic Shelter w/ Picnic Table										
Trails	\$ 727,620	\$ 146,000	\$ 87,000	\$ 77,000	\$ 1,037,620	\$ 1,037,620				
8' Wide Concrete Trail (adjacent to Quincy Ave.)										
4' Wide Crusher Fines Trail (adjacent to Quincy Ave.)										
6' Wide Crusher Fines Trail										
10 wide bridges (3 - total)										
(2) Picnic Shelters w/ picnic table	\$ 19,000	\$ 4,000	\$ 2,000	\$ 2,000	\$ 27,000		\$ 27,000			
(10) Benches	\$ 24,000	\$ 5,000	\$ 3,000	\$ 3,000	\$ 35,000		\$ 35,000			
Dog Park	\$ 68,055	\$ 14,000	\$ 8,000	\$ 7,000	\$ 97,055			\$ 97,055		
Fencing										
(1) Picnic Shelter w/ picnic table										
Surface										
Drinking Fountain										
Agriculture Education Area	\$ 143,782	\$ 29,000	\$ 17,000	\$ 15,000	\$ 204,782				\$ 204,782	
Fencing										
Surface										
Gardening Plots (topsoil)										
Revegetation Seeding										
Overlook Area	\$ 206,502.00	\$ 41,000.00	\$ 25,000.00	\$ 22,000.00	\$ 294,502.00			\$ 294,502		
Pavilion (50 people)										
(8) Picnic Tables										
6' Wide Crusher Fines Trail										
Formal Planting Area (Trees)										
Formal Planting Area (Grass Seed)										
Informal Planting Areas (Trees)										
Wildflower/Prairie Demonstration Meadow										
Prairie Education	\$ 80,000	\$ 16,000	\$ 10,000	\$ 8,000	\$ 114,000				\$ 114,000	
Visitor Center with Restrooms (Double Vaulted)										
Kiosk										
Sign Program										
Main Entrance Landscape - AG/Natural Theme	\$ 50,589	\$ 10,000	\$ 6,000	\$ 5,000	\$ 71,589	\$ 71,589				
Orchard (Ornamental Trees)										
Enhanced Fencing										
AG Field										
Water Quality Natural/Buffer Feature	\$ 518,807	\$ 104,000	\$ 62,000	\$ 55,000	\$ 739,807		\$ 739,807			
Detention Ponds										
Bioswales (Seed)										
Enhanced Riparian Seed Enhancement										
Earthwork										
Irrigation Pump/House										
Other Utilities, Drainage & Erosion Control										

