Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	NPS School Committee	**Date**	December 4, 2025
From	John McMeeking, RLA, ASLA	**Project No.**	25001
Subject	Project Information & Responses	**Project Name**	NPS – Capizzo Stadium Improvements Project

Please find the enclosed information pertaining to potential products and materials for the proposed improvements to Capizzo Stadium.

1. Cost Estimates for Options 1, 2, 3
2. TenCate (Synthetic Turf Manufacturer) PFAS Certification Letter
3. Brock (Synthetic Turf Shock Pad & Infill Manufacturer) PFAS Certification Letter & Test Data
4. Synthetic Turf Recycling Information
5. Information on Synthetic Turf in Marblehead, MA
6. Response to Community Member Letter on Synthetic Turf

PCM Company

Cost Estimating

PCM COMPANY
Accuracy You Can Build On

OPTION 1

SMRT
SD Estimate
11/9/2025

THE ATTACHED COST ESTIMATE IS BASED ON THE FOLLOWING DOCUMENTS:

Drawings Dated		Number of Sheets
1/26/2022	2022 Bid Doc Plans Annotated	31
4/9/2025	NPS Plans	6

ASSUMPTIONS AND EXCLUSIONS:

1 All material for export is assumed to be clean unrestricted
2 Pricing assumes reuse of onsite material is fill
3 Grandstand pricing per quote. Footings are included, all other scope assumed included in quote
4 Pricing includes Grass Field with Underdrain system per 2022 Annotated Bid Docs
5 Pricing assumes no Ledge removal required.
6 Pricing assumes no contaminated soils for removal
7 No Temporary utilities, structures or roads have been assumed at this time.
8 We have assumed 3% escalation

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

Project estimate prepared by:

Joe Scala, Lead Estimator
Preferred Construction Management Co., Inc.
Joe@PCMCompany.com
(c) 774-275-1262

NPS ATHLETIC IMPROVEMENTS — **SD Estimate**

PCM COMPANY
Accuracy You Can Build On

PROJ. NO:	200-112
EST DATE:	11/9/2025

REVISIONS
R1 - 10/3/25

	260,860 SF		2,697 SF		1,096 SF		264,653 SF	
	SITEWORK		**TEAM ROOM**		**CONCESSIONS**		**TOTALS**	
DESCRIPTION	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**
DIVISION 2 - INTERIOR DEMOLITION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 3 - BUILDING CONCRETE	$ 58,367	$ 0.22	$ 299,882	$ 111.19	$ 71,624	$ 65.35	$ 429,874	$ 1.62
DIVISION 4 - MASONRY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 5 - STEEL	$ -	$ -	$ 13,485	$ 5.00	$ 5,480	$ 5.00	$ 18,965	$ 0.07
DIVISION 6 - CARPENTRY	$ -	$ -	$ 143,433	$ 53.18	$ 87,710	$ 80.03	$ 231,143	$ 0.87
DIVISION 7 - THERMAL MOISTURE PROTECTION	$ -	$ -	$ 249,498	$ 92.51	$ 189,271	$ 172.69	$ 438,769	$ 1.66
DIVISION 8 - OPENINGS	$ -	$ -	$ 56,940	$ 21.11	$ 37,270	$ 34.01	$ 94,210	$ 0.36
DIVISION 9 - FINISHES	$ -	$ -	$ 122,657	$ 45.48	$ 110,767	$ 101.06	$ 233,424	$ 0.88
DIVISION 10 - SPECIALTIES	$ -	$ -	$ 62,675	$ 23.24	$ 15,390	$ 14.04	$ 78,065	$ 0.29
DIVISION 11 - EQUIPMENT	$ -	$ -	$ 15,000	$ 5.56	$ 37,650	$ 34.35	$ 52,650	$ 0.20
DIVISION 12 - FURNISHINGS	$ -	$ -	$ 6,150	$ 2.28	$ 4,760	$ 4.34	$ 10,910	$ 0.04
DIVISION 12 - CASEWORK AND MILLWORK	$ -	$ -	$ 15,815	$ 5.86	$ 13,500	$ 12.32	$ 29,315	$ 0.11
DIVISION 13 - SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 14 - CONVEYING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 21 - SPRINKLER	$ -	$ -	$ 32,364.00	$ 12.00	$ 13,152	$ 12.00	$ 45,516	$ 0.17
DIVISION 22 - PLUMBING	$ -	$ -	$ 60,975.00	$ 22.61	$ 126,575	$ 115.49	$ 187,550	$ 0.71
DIVISION 23 - HVAC	$ -	$ -	$ 337,125.00	$ 125.00	$ 137,000	$ 125.00	$ 474,125	$ 1.79
DIVISION 26 - ELECTRICAL	$ 1,478,148	$ 5.67	$ 125,495	$ 46.53	$ 60,824	$ 55.50	$ 1,664,468	$ 6.29
DIVISION 31 - SITE WORK	$ 1,837,205	$ 7.04	$ -	$ -	$ -	$ -	$ 1,837,205	$ 6.94
DIVISION 32 - SITE IMPROVEMENTS	$ 4,843,023	$ 18.57	$ -	$ -	$ -	$ -	$ 4,843,023	$ 18.30
DIVISION 33 - UTILITIES	$ 2,764,304	$ 10.60	$ -	$ -	$ -	$ -	$ 2,764,304	$ 10.45
CONSTRUCTION SUBTOTAL	**$ 10,981,047**	**$ 42.10**	**$ 1,541,494**	**$ 571.56**	**$ 910,974**	**$ 831.18**	**$ 13,433,515**	**$ 50.76**
GENERAL CONDITIONS	$ 1,098,105		$ 154,149		$ 91,097		$ 1,343,352	
CONSTRUCTION SUBTOTAL	**$ 12,079,152**	**$ 46.31**	**$ 1,695,644**	**$ 628.71**	**$ 1,002,071**	**$ 914.30**	**$ 14,776,867**	**$ 55.83**
DESIGN / ESTIMATE CONTINGENCY -- 25%	$ 3,019,788		$ 423,911		$ 250,518		$ 3,694,217	
CONSTRUCTION SUBTOTAL	**$ 15,098,940**	**$ 57.88**	**$ 2,119,555**	**$ 785.89**	**$ 1,252,589**	**$ 1,142.87**	**$ 18,471,083**	**$ 69.79**
OVERHEAD AND PROFIT -- 5%	$ 754,947		$ 105,978		$ 62,629		$ 923,554	
CONSTRUCTION SUBTOTAL	**$ 15,853,887**	**$ 60.78**	**$ 2,225,533**	**$ 825.19**	**$ 1,315,218**	**$ 1,200.02**	**$ 19,394,637**	**$ 73.28**
BOND AND INSURANCE -- 1.5%	$ 237,808		$ 33,383		$ 19,728		$ 290,920	
CONSTRUCTION SUBTOTAL	**$ 16,091,695**	**$ 61.69**	**$ 2,258,915**	**$ 837.57**	**$ 1,334,946**	**$ 1,218.02**	**$ 19,685,557**	**$ 74.38**
ESCALATION - 3% (ASSUMES SUMMER 26')	$ 482,751		$ 67,767		$ 40,048		$ 590,567	
CONSTRUCTION GRAND TOTAL	**$ 16,574,446**	**$ 63.54**	**$ 2,326,683**	**$ 862.69**	**$ 1,374,995**	**$ 1,254.56**	**$ 20,276,124**	**$ 76.61**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
DIVISION 3 - BUILDING CONCRETE								
FOUNDATIONS								
FOOTING, COLUMN - ASSUME 4'x4'x1'								
FORM & POUR	$ 750.00	EA		$ -	3	$ 2,250.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	48	$ 432.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.1	$ 500.00		$ -
CONCRETE	$ 225.00	CY		$ -	2	$ 400.00		$ -
GRANDSTAND FOOTINGS								
FORM & POUR	$ 750.00	EA	18	$ 13,500.00		$ -		$ -
FORMWORK MATERIAL	$ 9.00	SF	954	$ 8,586.00		$ -		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA	2	$ 8,156.25		$ -		$ -
CONCRETE	$ 225.00	CY	29	$ 6,525.00		$ -		$ -
FOOTING, CONTINUOUS - ASSUME 2'x1'								
FORM & POUR	$ 85.00	LF		$ -		$ -	143	$ 12,155.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	286	$ 2,574.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.7	$ 2,979.17
CONCRETE	$ 225.00	CY		$ -		$ -	11	$ 2,383.33
FOOTING, CONTINUOUS - ASSUME 5'x1'								
FORM & POUR	$ 95.00	LF		$ -	203	$ 19,285.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	406	$ 3,654.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.9	$ 4,229.17		$ -
CONCRETE	$ 225.00	CY		$ -	15	$ 3,383.33		$ -
FOUNDATIONS ASSUME 4' HEIGHT, 8" THICK								
FORM & POUR	$ 125.00	LF		$ -		$ -	143	$ 17,875.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	1,144	$ 10,296.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.9	$ 3,992.08
CONCRETE	$ 225.00	CY		$ -		$ -	14	$ 3,193.67

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
FOUNDATIONS ASSUME 8' HEIGHT, 8" THICK								
FORM & POUR	$ 250.00	LF		$ -	40	$ 10,000.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	640	$ 5,760.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,200.00	EA		$ -	0.5	$ 2,074.07		$ -
CONCRETE	$ 225.00	CY		$ -	8	$ 1,777.78		$ -
RETAINING WALL, ASSUME 11' HEIGHT, 16" THICK								
FORM & POUR	$ 750.00	LF		$ -	163	$ 122,250.00		$ -
FORMWORK MATERIAL	$ 15.00	SF		$ -	3,586	$ 53,790.00		$ -
REBAR - ASSUME 150 LBS/CY	$ 4,500.00	EA		$ -	6.6	$ 29,808.63		$ -
CONCRETE	$ 225.00	CY		$ -	88	$ 19,872.42		$ -
GRANDSTAND PIERS 18" ROUND	$ 1,200.00	EA	18	$ 21,600.00		$ -		$ -
SLAB ON GRADE 4"	$ 16.00	SF		$ -	1,276	$ 20,416.00	1,011	$ 16,176.00
DIVISION 3 - BUILDING CONCRETE				**$ 58,367.25**		**$ 299,882.39**		**$ 71,624.25**
DIVISION 4 - MASONRY								
DIVISION 4 - MASONRY				**$ -**		**$ -**		**$ -**
DIVISION 5 - STEEL								
MISC AND ORNAMENTAL	$ 5.00	SF		$ -	2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 5 - STEEL				**$ -**		**$ 13,485.00**		**$ 5,480.00**
DIVISION 6 - CARPENTRY								
TRUSS SYSTEM	$ 20.00	SF		$ -	1,624	$ 32,480.00	1,756	$ 35,120.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
FRAMING								
FLOOR FRAMING & SUPPORT	$ 24.00	SF		$ -	2,697	$ 64,728.00	1,096.00	$ 26,304.00
CANOPY SUPPORT	$ 10.00	SF		$ -		$ -	536	$ 5,360.00
3/4" FLOOR SHEATHING	$ 9.75	SF		$ -	2,697	$ 26,295.75		$ -
5/8" ROOF SHEATHING	$ 8.50	SF		$ -	1,624	$ 13,804.00	1,756	$ 14,926.00
BLOCKING								
ROOF	$ 15.00	LF		$ -	275	$ 4,125.00	300	$ 4,500.00
INTERIOR	$ 10.00	LF		$ -	200	$ 2,000.00	150	$ 1,500.00
DIVISION 6 - CARPENTRY				**$ -**		**$ 143,432.75**		**$ 87,710.00**
DIVISION 7 - THERMAL MOISTURE PROTECTION								
THERMAL MOISTURE PROTECTION								
FOUNDATION WATERPROOFING	$ 15.00	SF		$ -	2,113	$ 31,695.00		$ -
AIR & MOISTURE BARRIER SYSTEM	$ 9.75	SF		$ -	2,145	$ 20,913.75	1,511	$ 14,732.25
ROOFING								
ASPHALT SHINGLES	$ 24.00	SF		$ -	1,624	$ 38,976.00	1,756	$ 42,144.00
EXTERIOR SOFFIT AT CONCESSION CANOPY	$ 45.00	SF		$ -		$ -	505	$ 22,725.00
FASCIA, 18"	$ 28.00	LF		$ -	252	$ 7,056.00	268	$ 7,504.00
INSULATION								
INSULATION AT BASEMENT STORAGE CEILING	$ 9.25	SF		$ -	1,108	$ 10,249.00		$ -
INSULATION AT ROOF	$ 7.50	SF		$ -	1,624	$ 12,180.00	1,756	$ 13,170.00
JOINT SEALANTS & CAULKING	$ 4.00	SF		$ -	2,697	$ 10,788.00	1,096	$ 4,384.00
CEDAR SHAKE SIDING	$ 48.00	SF		$ -	1,995	$ 95,760.00	1,453	$ 69,744.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
5/4 CEDAR TRIM	$ 35.00	LF		$ -	168	$ 5,880.00	220	$ 7,700.00
WINDOW, DOOR, & LOUVER TRIM	$ 32.00	LF		$ -	280	$ 8,960.00	224	$ 7,168.00
CEDAR PLANK SCREEN WALL	$ 55.00	SF		$ -	128	$ 7,040.00		$ -
DIVISION 7 - THERMAL MOISTURE PROTECTION				**$ -**		**$ 249,497.75**		**$ 189,271.25**
DIVISION 8 - OPENINGS								
VINYL CLAD WOOD WINDOWS	$ 95.00	SF		$ -	150	$ 14,250.00	58	$ 5,510.00
HM / WOOD DOORS / FRAMES								
HM FRAMES								
SINGLE	$ 950.00	EA		$ -	8	$ 7,600.00	6	$ 5,700.00
HM DOOR - INTERIOR	$ 1,000.00	EA		$ -	2	$ 2,000.00	2	$ 2,000.00
HM DOOR - EXTERIOR	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
HARDWARE MATERIAL								
INTERIOR HARDWARE SETS	$ 925.00	EA		$ -	2	$ 1,850.00	2	$ 1,850.00
EXTERIOR HARDWARE SETS	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
DOORS / FRAMING / HARDWARE LABOR								
INSTALL DOORS	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
INSTALL SINGLE FRAMES	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
HARDWARE INSTALLATION	$ 435.00	EA		$ -	8	$ 3,480.00	6	$ 2,610.00
ROLL UP OVERHEAD DOOR 12'X8'	$ 9,120.00	EA		$ -	1	$ 9,120.00		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
ROLL UP WINDOWS								
ASSUME 4'x4'	$ 1,360.00	SF		$ -		$ -	3	$ 4,080.00
ASSUME 6'x4'	$ 2,040.00	SF		$ -		$ -	1	$ 2,040.00
LOUVERS	$ 200.00	SF		$ -	4	$ 800.00	6	$ 1,200.00
DIVISION 8 - OPENINGS				**$ -**		**$ 56,940.00**		**$ 37,270.00**
DIVISION 9 - FINISHES								
EXTERIOR WALL								
INTERIOR GYP	$ 6.00	SF		$ -	2,145	$ 12,870.00	1,511	$ 9,066.00
BATT INSULATION	$ 3.50	SF		$ -	2,145	$ 7,507.50	1,511	$ 5,288.50
INTERIOR PARTITIONS								
TYPICAL INTERIOR PARTITIONS	$ 19.25	SF		$ -	860	$ 16,555.00	750	$ 14,437.50
PLUMBING PARTITION	$ 28.50	SF		$ -	70	$ 1,995.00	160	$ 4,560.00
TYPICAL INTERIOR PARTITIONS - GWB 1 SIDE	$ 14.25	SF		$ -	140	$ 1,995.00		$ -
ADD FOR FURRED WALL AT STORAGE BASEMENT	$ 9.75	SF		$ -	1,630	$ 15,892.50		$ -
GYP SOFFITS AND CEILINGS								
GWB CEILINGS	$ 15.00	SF		$ -	95	$ 1,425.00	954	$ 14,310.00
ACOUSTIC CEILING								
ACT - 2x2	$ 9.00	SF		$ -	1,181	$ 10,629.00		$ -
TILE								
WALLS, CERAMIC TILE - ASSUME 4' HEIGHT	$ 42.00	SF		$ -	220	$ 9,240.00	552	$ 23,184.00
FLOORS, CERAMIC TILE	$ 40.00	SF		$ -	95	$ 3,800.00	378	$ 15,120.00
BASE, CERAMIC TILE	$ 35.00	LF		$ -	55	$ 1,925.00	138	$ 4,830.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
SEALED CONCRETE	$ 5.00	SF		$ -	1,108	$ 5,540.00	65	$ 325.00
CARPET AND RESILIENT								
VINYL BASE	$ 10.00	LF		$ -	310	$ 3,100.00	176	$ 1,760.00
SHEET VINYL	$ 18.00	SF		$ -	1,146	$ 20,628.00	470	$ 8,460.00
PAINT								
WALLS	$ 2.25	SF		$ -	3,100	$ 6,975.00	1,760	$ 3,960.00
CEILINGS AND SOFFITS	$ 4.00	SF		$ -	95	$ 380.00	954	$ 3,816.00
DOOR FRAMES	$ 125.00	EA		$ -	8	$ 1,000.00	6	$ 750.00
METAL DOORS	$ 150.00	EA		$ -	8	$ 1,200.00	6	$ 900.00
DIVISION 9 - FINISHES				**$ -**		**$ 122,657.00**		**$ 110,767.00**
DIVISION 10 - SPECIALTIES								
PLASTIC TOILET PARTITION								
TOILET PARITION	$ 2,500.00	EA		$ -		$ -	4	$ 10,000.00
URINAL SCREEN	$ 1,100.00	EA		$ -		$ -	2	$ 2,200.00
LOCKER, FULLY WELDED	$ 1,200.00	EA		$ -	28	$ 33,600.00		$ -
BENCHES, WOOD	$ 275.00	LF		$ -	97	$ 26,675.00		$ -
TOILET AND BATH ACCESSORIES, *MATERIAL*								
TOILET PAPER DISPENSER	$ 75.00	EA		$ -	2	$ 150.00	4	$ 300.00
MIRROR, *SMALL*	$ 175.00	EA		$ -	2	$ 350.00	4	$ 700.00
GRAB BARS - 18"	$ 125.00	EA		$ -	2	$ 250.00	2	$ 250.00
GRAB BARS - 36"	$ 150.00	EA		$ -	2	$ 300.00	2	$ 300.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
GRAB BARS - 42"	$ 175.00	EA		$ -	2	$ 350.00	2	$ 350.00
SOAP DISPENSER	$ 65.00	EA		$ -	2	$ 130.00	2	$ 130.00
TOILET ACCESSORIES, *INSTALL*	$ 145.00	HRS		$ -	6	$ 870.00	8	$ 1,160.00
DIVISION 10 - SPECIALTIES				**$ -**		**$ 62,675.00**		**$ 15,390.00**
DIVISION 11 - EQUIPMENT								
TRAINER EQUIPMENT	$ 15,000.00	ALLW		$ -	1	$ 15,000.00		$ -
(2) PT TABLES, MOBILE CART STORAGE								
CONCESSIONS EQUIPMENT								
UNDERCOUNTER REFRIGERATOR	$ 1,500.00	EA		$ -		$ -	1	$ 1,500.00
ELECTRIC RANGE/GRIDDLE COMBO	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
EXHAUST HOOD	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FRYER	$ 5,000.00	EA		$ -		$ -	1	$ 5,000.00
REFRIGERATOR	$ 4,200.00	EA		$ -		$ -	1	$ 4,200.00
FREEZER	$ 3,500.00	EA		$ -		$ -	1	$ 3,500.00
ICE MACHINE	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
HOT WELLS	$ 3,200.00	EA		$ -		$ -	1	$ 3,200.00
WORK TABLE	$ 2,500.00	EA		$ -		$ -	1	$ 2,500.00
MICROWAVE	$ 750.00	EA		$ -		$ -	1	$ 750.00
DIVISION 11 - EQUIPMENT				**$ -**		**$ 15,000.00**		**$ 37,650.00**
DIVISION 12 - FURNISHINGS								
WALK-OFF MAT	$ 90.00	SF		$ -	35	$ 3,150.00	40	$ 3,600.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
WINDOW TREATMENT								
BLINDS / SHADES	$ 20.00	SF		$ -	150	$ 3,000.00	58	$ 1,160.00
DIVISION 12 - FURNISHINGS				**$ -**		**$ 6,150.00**		**$ 4,760.00**
DIVISION 12 - CASEWORK AND MILLWORK								
CABINETRY								
BASE CABINETS	$ 600.00	LF		$ -	9	$ 5,400.00		$ -
PLAM COUNTERTOP - TRAINING ROOM	$ 250.00	LF		$ -	9	$ 2,250.00		$ -
SOLID SURFACE SILLS	$ 175.00	LF		$ -	32	$ 5,600.00	12	$ 2,100.00
STORAGE SHELVING	$ 95.00	LF		$ -	27	$ 2,565.00		$ -
CONCESSION CASEWORK								
STAINLESS STEEL COUNTERTOP	$ 300.00	LF		$ -		$ -	16	$ 4,800.00
STAINLESS STEEL TRANSACTION COUNTER	$ 300.00	LF		$ -		$ -	22	$ 6,600.00
DIVISION 12 - CASEWORK AND MILLWORK				**$ -**		**$ 15,815.00**		**$ 13,500.00**
DIVISION 13 - SPECIAL CONSTRUCTION								
DIVISION 13 - SPECIAL CONSTRUCTION				**$ -**		**$ -**		**$ -**
DIVISION 21 - SPRINKLER								
NEW WET SPRINKLER SYSTEM	$ 12.00	SF		$ -	2,697	$ 32,364.00	1,096	$ 13,152.00
INCLUDING MAINS, BRANCH PIPING AND HEADS								
DIVISION 21 - SPRINKLER				**$ -**		**$ 32,364.00**		**$ 13,152.00**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
DIVISION 22 - PLUMBING								
FIXTURES, *INCLUDES ROUGH-IN*								
WATER CLOSET	$ 9,000.00	EA		$ -	2	$ 18,000.00	4	$ 36,000.00
LAVATORY	$ 7,200.00	EA		$ -	2	$ 14,400.00	4	$ 28,800.00
URINAL	$ 9,300.00	EA		$ -		$ -	2	$ 18,600.00
SINKS	$ 6,600.00	EA		$ -	1	$ 6,600.00		$ -
2 BAY SINK AT CONCESSIONS	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FLOOR DRAIN	$ 3,000.00	EA		$ -	2	$ 6,000.00	4	$ 12,000.00
HOSE BIBB	$ 4,500.00	EA		$ -	2	$ 9,000.00	2	$ 9,000.00
INSTALL PLUMBING FIXTURES	$ 775.00	EA		$ -	9	$ 6,975.00	17	$ 13,175.00
EQUIPMENT								
WALL MOUNTED HOT WATER HEATERS	$ -	EA		$ -	1	$ -	1	$ -
DIVISION 22 - PLUMBING				**$ -**		**$ 60,975.00**		**$ 126,575.00**
DIVISION 23 - HVAC								
HVAC BUDGET	$ 125.00	SF		$ -	2,697	$ 337,125.00	1,096	$ 137,000.00
DIVISION 23 - HVAC				**$ -**		**$ 337,125.00**		**$ 137,000.00**
DIVISION 26 - ELECTRICAL								
SITE ELECTRICAL								
PRIMARY (CONDUIT ONLY)	$ 95.00	LF	200	$ 19,000.00		$ -		$ -
SECONDARY (PRIMARY + WIRE)	$ 750.00	LF	200	$ 150,000.00		$ -		$ -
ELECTRICAL FROM EXISTING SCHOOL	$ 375.00	LF	500	$ 187,500.00		$ -		$ -
WIRE & CONDUIT, 1" (SITE LIGHTING FIXTURES)	$ 38.00	LF	928	$ 35,264.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
WIRE & CONDUIT (SPORTS LIGHTING FIXTURES)	$ 77.00	LF	1,534	$ 118,118.00		$ -		$ -
WIRE & CONDUIT (COMM BOX / SCOREBOARD)	$ 38.00	LF	1,407	$ 53,466.00		$ -		$ -
HANDHOLES / COMMBOXES	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
SITE LIGHTING								
BOLLARD LIGHT	$ 2,500.00	EA	14	$ 35,000.00		$ -		$ -
PARKING LIGHT POLE	$ 4,200.00	EA	3	$ 12,600.00		$ -		$ -
SPORTS LIGHTING								
POLE MOUNTED FIXTURES	$ 150,000.00	EA	4	$ 600,000.00		$ -		$ -
LIGHTING CONTROL SYSTEM	$ 50,000.00	LS	1	$ 50,000.00		$ -		$ -
LIGHT FIXTURES								
ASSUME 1 FIXTURE PER 55 SF	$ 400.00	EA		$ -	49	$ 19,614.55	20	$ 7,970.91
VANDAL RESISTANT WALL HUNG FIXTURE - 4'	$ 250.00	EA		$ -	2	$ 500.00	4	$ 1,000.00
OUTDOOR WALL MOUNTED	$ 350.00	EA		$ -	6	$ 2,100.00	4	$ 1,400.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	$ 247.50	EA	0	$ -	57	$ 14,116.50	28	$ 6,912.00
LIGHTING CONTROL & DEVICES								
SWITCHES (INCL 3-WAY)	$ 275.00	EA		$ -	10	$ 2,750.00	6	$ 1,650.00
DUPLEX RECEPTACLE	$ 275.00	EA		$ -	18	$ 4,950.00	8	$ 2,200.00
DUPLEX RECEPTACLE, GFCI	$ 325.00	EA		$ -	3	$ 975.00	6	$ 1,950.00
EXTERIOR RECEPTACLE, WP/GFCI	$ 350.00	EA		$ -	2	$ 700.00	2	$ 700.00
FLOOR OUTLET	$ 500.00	EA		$ -		$ -	1	$ 500.00
WIRE & CONDUIT, *FOR LIGHTS & DEVICES*								
CONDUIT - ALLOW 3/4" EMT	$ 21.00	LF	0	$ -	1080	$ 22,689.16	611	$ 12,833.67
#12	$ 97.50	CLF	0.0	$ -	32.4	$ 3,160.28	18.3	$ 1,787.55

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
POWER AND DISTRIBUTION	$ 10.00	SF			2,697	$ 26,970.00	1,096	$ 10,960.00
PANELS								
400 AMP	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
120 AMP PANEL	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
SECURITY & ACCESS CONTROL								
BUILDINGS	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
SITE CAMERAS, MOUNTED TO SITE POLES	$ 7,500.00	EA	12	$ 90,000.00		$ -		$ -
CONDUIT AND WIRING	$ 28.00	LF	2,400	$ 67,200.00		$ -		$ -
FRONT END / CONTROL SYSTEM	$ 25,000.00	LS	1	$ 25,000.00		$ -		$ -
TELE/DATA	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 26 - ELECTRICAL				**$ 1,478,148.00**		**$ 125,495.49**		**$ 60,824.13**
DIVISION 31 - SITE WORK								
SITE GR'S/PRS								
PROJECT MANAGEMENT	$ 125,000.00	EA	1	$ 125,000.00		$ -		
MOB / DEMOB	$ 50,000.00	EA	1	$ 50,000.00		$ -		
TEMP FENCING	$ 25.00	LF	1,950	$ 48,750.00		$ -		
MISC TEMP PROVISIONS	$ 25,000.00	LS	1	$ 25,000.00		$ -		
LAYOUT AND ENGINEERING	$ 3,500.00	CD	5	$ 17,500.00		$ -		
MISC- POLICE DETAILS, PLATING, TRAFFIC CONT.	$ 10,000.00	LS	1	$ 10,000.00		$ -		
SITE DEMOLITION								
BOOSTER CLUB BUILDING	$ 15.00	SF	642	$ 9,630.00		$ -		
TEAM ROOM BUILDING	$ 15.00	SF	1,487	$ 22,305.00		$ -		
SITE UTILITIES	$ 10,000.00	LS	1	$ 10,000.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BLEACHERS, PRESSBOX	$ 2.75	SF	3,200	$ 8,800.00		$ -		
BIT CONCRETE PAVING	$ 1.25	SF	22,057	$ 27,571.25		$ -		
SAWCUT:								
ASPHALT	$ 12.00	LF	325	$ 3,900.00		$ -		
TREES	$ 850.00	EA	13	$ 11,050.00		$ -		
REMOVE UTILITY POLES	$ 750.00	EA	5	$ 3,750.00		$ -		
REMOVE FIELD LIGHT POLES	$ 2,500.00	EA	4	$ 10,000.00		$ -		
REMOVE CURB	$ 10.00	LF	224	$ 2,240.00		$ -		
18" TALL WOODEN STRUCTURE	$ 10.00	SF	166	$ 1,660.00		$ -		
CHAIN LINK FENCE	$ 7.50	LF	2,475	$ 18,562.50		$ -		
WOOD GUARDRAIL	$ 25.00	LF	167	$ 4,175.00		$ -		
SPLIT RAIL FENCE	$ 15.00	LF	249	$ 3,735.00		$ -		
FREE STANDING WOODEN WALL	$ 35.00	LF	33	$ 1,155.00		$ -		
RETAINING WALL	$ 55.00	LF	30	$ 1,650.00		$ -		
PVC SLEEVES	$ 250.00	EA	9	$ 2,250.00		$ -		
UTILITY STRUCTURES	$ 1,200.00	EA	1	$ 1,200.00		$ -		
SCOREBOARD - SALVAGE	$ 2,000.00	EA	1	$ 2,000.00		$ -		
SALVAGE MEMORIAL TREE AND SIGN	$ 5,000.00	EA	1	$ 5,000.00		$ -		
RELOCATE SHED	$ 1,500.00	EA	1	$ 1,500.00		$ -		
RELOCATE FLAG POLE	$ 1,500.00	EA	1	$ 1,500.00		$ -		
GOAL POSTS	$ 1,200.00	EA	2	$ 2,400.00		$ -		
EROSION AND SEDIMENT CONTROL								
CONSTRUCTION ENTRANCE W/ FILTER FABRIC	$ 5.00	SF	1,000	$ 5,000.00		$ -		
INLET FILTER	$ 250.00	EA	5	$ 1,250.00		$ -		
SILT FENCE / HAYBALES	$ 15.00	LF	1,205	$ 18,075.00		$ -		
EROSION CONTROL BLANKET	$ 7.35	SF	20,560	$ 151,116.00		$ -		
MAINTAIN ERROSION CONTROL	$ 950.00	MD	10	$ 9,500.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
EARTHWORK								
CLEAR AND GRUB / VEGITATION REMOVAL	$ 2.00	SF	4,107	$ 8,214.00		$ -		
TOPSOIL								
STRIP TOPSOIL TO STOCKPILE	$ 10.75	CY	3,847	$ 41,360.43		$ -		
STRIP TOPSOIL TO EXPORT	$ 12.50	CY	0	$ -		$ -		
HAUL AND DISPOSE	$ 30.00	TON	0	$ -		$ -		
SITE CUTS AND FILLS								
CUT TO FILL	$ 18.00	CY	6,074	$ 109,332.00		$ -		
CUT TO EXPORT	$ 20.00	CY	6,140	$ 122,800.00		$ -		
FILL, PLACE AND COMPACT FROM SITE CUT	$ 12.00	CY	6,074	$ 72,888.00		$ -		
IMPORT FILL	$ 50.00	CY	0	$ -		$ -		
HAUL AND DISPOSE (CLEAN/UNREGULATED)	$ 40.00	TON	10,438	$ 417,520.00		$ -		
ROCK REMOVAL	$ 250.00	CY	0	$ -		$ -		
UNSUITABLE SOIL REMOVAL	$ 1.00	LS	0	$ -		$ -		
FOUNDATIONS								
FOOTING EXCAVATION	$ 65.00	CY	154	$ 9,995.56		$ -		
BACKFILL	$ 25.00	CY	62	$ 1,537.78		$ -		
HAUL AND DISPOSE	$ 40.00	TON	157	$ 6,274.13		$ -		
GRAVEL BASE								
SIDEWALKS - 8"	$ 125.00	CY	258	$ 32,216.05		$ -		$ -
PARKING / DRIVES - 8"	$ 95.00	CY	196	$ 18,652.84		$ -		$ -
PEDESTRIAN PAVEMENT - 8"	$ 125.00	CY	192	$ 24,061.73		$ -		$ -
BRICK PAVERS 8"	$ 110.00	CY	56	$ 6,162.04		$ -		$ -
TRACK - 12"	$ 105.00	CY	2,073	$ 217,665.00		$ -		$ -
GRADE								
ROUGH GRADE SITE	$ 0.35	SF	260,860	$ 91,301.00		$ -		
DEWATERING								

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
MISC DEWATERING	$ 10,000.00	MO	4	$ 40,000.00		$ -		
DIVISION 31 - SITE WORK				**$ 1,837,205.30**		**$ -**		**$ -**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
DIVISION 32 - SITE IMPROVEMENTS								
SITE CONCRETE								
SIDEWALK	$ 16.00	SF	10,438	$ 167,008.00		$ -		$ -
CONCRETE STAIRS	$ 1,500.00	CY	23	$ 35,000.00		$ -		$ -
ADD FOR GUARD RAIL	$ 325.00	LF	90	$ 29,250.00		$ -		$ -
CONC BASE SLAB AT PAVERS	$ 14.00	SF	3,025	$ 42,350.00		$ -		$ -
ANCHOR CURB	$ 168.00	LF	430	$ 72,240.00		$ -		$ -
SLOT / CHANNEL / TRENCH DRAIN CURB	$ 168.00	LF	1,573	$ 264,264.00		$ -		$ -
PAVING & CURBS								
PAVEMENT, INCL STRIPING								
BIT PAVEMENT - PARKING/DRIVE	$ 265.00	TON	206	$ 54,633.19		$ -		$ -
PAVEMENT - PEDESTRIAN	$ 300.00	TON	202	$ 60,635.56		$ -		$ -
PAVING - TRACK	$ 280.00	TON	1,270	$ 355,627.48		$ -		$ -
FINE GRADE AND PREP	$ 1.00	SF	70,738	$ 70,738.00		$ -		$ -
CURBS								
BIT CURB	$ 14.00	LF	497	$ 6,958.00		$ -		$ -
SITE HARDSCAPE / SURFACING								
BRICK PAVERS	$ 75.00	SF	3,025	$ 226,875.00		$ -		$ -
SITE FURNISHINGS								
RAILLINGS AT SITE STAIRS	$ 375.00	LF	95	$ 35,625.00		$ -		$ -
BENCHES - MOUNTED TO CONCRETE PAD	$ 3,500.00	EA	5	$ 17,500.00		$ -		$ -
TRASH/RECYCLING	$ 3,200.00	EA	5	$ 16,000.00		$ -		$ -
RELOCATE FLAG POLE	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
FLAG POLE FOOTING	$ 3,500.00	EA	1	$ 3,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BOLLARDS	$ 2,800.00	EA	10	$ 28,000.00		$ -		$ -
PARKING SIGNAGE	$ 350.00	EA	5	$ 1,750.00		$ -		$ -
E&B FOR SITE FURNISHINGS	$ 4,500.00	CD	5	$ 22,500.00		$ -		$ -
RETAINING WALLS								
SEGMENTED CONCRETE	$ 75.00	SF	866	$ 64,950.00		$ -		
CIP CONCRETE WALLS	$ 1,400.00	CY	97	$ 135,800.00		$ -		
ATHLETIC EQUPMENT								
FIELD GOAL POSTS	$ 9,770.00	EA	2	$ 19,540.00		$ -		$ -
FIELD GOAL POST PADS	$ 1,400.00	EA	2	$ 2,800.00		$ -		
SOCCER GOALS	$ 9,067.50	EA	2	$ 18,135.00		$ -		
LONG JUMP PIT & BOARD	$ 4,003.50	EA	1	$ 4,003.50		$ -		
RELOCATE SCOREBOARD	$ 4,500.00	EA	1	$ 4,500.00		$ -		
VISITORS BLEACHERS	$ 500.00	LF	66	$ 33,000.00		$ -		
GRANDSTANDS / PRESS BOX PER QUOTE	$ 1.00	LS	1,053,400	$ 1,053,400.00		$ -		
ADD FOR SUMMER INSTALL	$ 1.00	LS	134,600	$ 134,600.00		$ -		
SPORTS FIELDS								
ATHLETIC FIELD								
AMMEND TOPSOIL FROM SITE STRIP	$ 30.00	CY	2,365	$ 70,950.00		$ -		$ -
PLACE AND COMPACT AMMEND TS	$ 15.00	CY	2,365	$ 35,475.00		$ -		$ -
SOD	$ 8.50	SF	95,800	$ 814,300.00		$ -		$ -
FINE GRADE PREP	$ 1.00	SF	95,800	$ 95,800.00		$ -		$ -
LANDSCAPING								
AMMEND ON SITE TOPSOIL	$ 20.00	CY	1,482	$ 29,649.63	0	$ -		$ -
SPREAD TOPSOIL	$ 10.00	CY	3,847	$ 38,474.81	0	$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
TREES & PLANTINGS	$ 30,000.00	LS	1	$ 30,000.00				
SEEDING	$ 6.25	SY	23,085	$ 144,280.56		$ -		$ -
IRRIGATION SYSTEM AT FIELD	$ 2.00	SF	95,800	$ 191,600.00		$ -		$ -
FENCES AND GATES								
CLF								
4' CLF AT RETAINING WALLS	$ 90.00	LF	654	$ 58,860.00		$ -		$ -
4' CLF AT TRACK	$ 90.00	LF	1,140	$ 102,600.00		$ -		$ -
6' CLF AT PERIMETER	$ 125.00	LF	500	$ 62,500.00		$ -		$ -
SWING GATES	$ 2,000.00	EA	4	$ 8,000.00		$ -		$ -
12' SLIDING GATE	$ 4,200.00	EA	2	$ 8,400.00		$ -		$ -
16' SLIDING GATE	$ 5,600.00	EA	1	$ 5,600.00		$ -		$ -
VEHICULAR GATE - 20' W	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
SAFETY NETTING - 18' H	$ 345.00	LF	430	$ 148,350.00		$ -		$ -
DIVISION 32 - SITE IMPROVEMENTS				**$ 4,843,022.72**		**$ -**		**$ -**
DIVISION 33 - UTILITIES								
WATER DISTRIBUTION								
DUCTILE IRON, MECH JOINT								
WATER FOUNTAIN, ASSUME 2"	$ 95.00	LF	150	$ 14,250.00		$ -		$ -
TEAM BUILDING, ASSUME 4"	$ 95.00	LF	142	$ 13,490.00		$ -		$ -
CONCESSIONS, ASSUME 4"	$ 47.00	LF	87	$ 4,089.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	379	$ 24,635.00	0	$ -		$ -
STONE BED	$ 90.00	CY	56	$ 5,053.33	0	$ -		$ -
GATE VALVE AND BOX	$ 4,500.00	EA	1	$ 4,500.00		$ -		$ -
HYDRANT	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
CONNECT TO EXISTING PIPE	$ 6,500.00	EA	2	$ 13,000.00		$ -		$ -
SANITARY SEWER								
SANITARY PIPING								
TEAM BUILDING, ASSUME 6"	$ 75.00	LF	131	$ 9,825.00		$ -		$ -
CONCESSIONS, FORCED MAIN	$ 95.00	LF	654	$ 62,130.00		$ -		$ -
ROADWAY	$ 105.00	LF	440	$ 46,200.00		$ -		$ -
TRENCH AND BACKFILL (UP TO 4' DEEP)	$ 65.00	LF	1,225	$ 79,625.00		$ -		$ -
STONE BED	$ 90.00	CY	181	$ 16,333.33		$ -		$ -
MANHOLES	$ 9,000.00	EA	3	$ 27,000.00		$ -		$ -
CONNECT TO EXISTING PIPE / STRUCTURE	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -
ROADWAY PATCH	$ 15.00	SF	1,760	$ 26,400.00		$ -		$ -
GREASE TRAP AT CONCESSIONS	$ 35,000.00	EA	1	$ 35,000.00		$ -		$ -
PUMP STATION	$ 55,000.00	EA	1	$ 55,000.00		$ -		$ -
STORM SYSTEM								
HDPE								
4"	$ 65.00	LF	29	$ 1,885.00		$ -		$ -
6"	$ 72.00	LF	58	$ 4,176.00		$ -		$ -
8"	$ 87.00	LF	214	$ 18,618.00	0	$ -		$ -
12"	$ 95.00	LF	1,632	$ 155,040.00		$ -		$ -
UNDERDRAIN AT FIELD	$ 65.00	LF	5,462	$ 355,030.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	7,395	$ 480,675.00	0	$ -		$ -
STONE BED	$ 90.00	CY	1,096	$ 98,600.00	0	$ -		$ -
TRENCH / SLOT DRAINS								
TRENCH DRAINS	$ 150.00	LF	270	$ 40,500.00		$ -		$ -
CHANNEL/SLOT DRAIN	$ 175.00	LF	1,303	$ 228,025.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	1,573	$ 102,245.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
STONE BED	$ 90.00	CY	233	$ 20,973.33		$ -		$ -
CATCH BASINS	$ 6,500.00	EA	7	$ 45,500.00		$ -		$ -
CLEANOUT	$ 3,500.00	EA	4	$ 14,000.00		$ -		$ -
MANHOLES	$ 7,500.00	EA	2	$ 15,000.00		$ -		$ -
OIL GRIT SEPARATOR	$ 23,000.00	EA	1	$ 23,000.00		$ -		$ -
SUBSURFACE FILTER SYSTEMS								
INFILTRATION SYSTEM								
EXCAVATE	$ 35.00	CY	941	$ 32,951.85		$ -		$ -
STONE	$ 95.00	CY	753	$ 71,552.59		$ -		$ -
STORMTECH UNITS	$ 30.00	SF	5,084	$ 152,520.00		$ -		$ -
BACKFILL	$ 50.00	CY	188	$ 9,414.81		$ -		$ -
EXPORT	$ 40.00	TON	1,280	$ 51,216.59		$ -		$ -
UNDERGROUND ELECT / COMMUNICATIONS / SITE LIGHTING								
TRENCH AND BACKFILL	$ 50.00	LF	4,769	$ 238,450.00	0	$ -		$ -
DUCTBANK CONCRETE FILL	$ 375.00	CY	200	$ 75,000.00		$ -		$ -
LIGHT POLE BASE / FOOTING	$ 1,200.00	EA	17	$ 20,400.00		$ -		$ -
LIGHT POLE BASE SPORTS LIGHTING	$ 10,000.00	EA	4	$ 40,000.00		$ -		$ -
HAND HOLE E&B	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
DIVISION 33 - UTILITIES				**$ 2,764,303.85**		**$ -**		**$ -**

PCM COMPANY
Accuracy You Can Build On

OPTION 2

SMRT
SD Estimate
11/9/2025

THE ATTACHED COST ESTIMATE IS BASED ON THE FOLLOWING DOCUMENTS:

Drawings Dated		Number of Sheets
1/26/2022	2022 Bid Doc Plans Annotated	31
4/9/2025	NPS Plans	6

ASSUMPTIONS AND EXCLUSIONS:

1 All material for export is assumed to be clean unrestricted
2 Pricing assumes reuse of onsite material is fill
3 Grandstand pricing per quote. Footings are included, all other scope assumed included in quote
4 Pricing includes Grass Field with Underdrain system per 2022 Annotated Bid Docs
5 Pricing assumes no Ledge removal required.
6 Pricing assumes no contaminated soils for removal
7 No Temporary utilities, structures or roads have been assumed at this time.
8 We have assumed 3% escalation

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

Project estimate prepared by:

Joe Scala, Lead Estimator
Preferred Construction Management Co., Inc.
Joe@PCMCompany.com
(c) 774-275-1262

NPS ATHLETIC IMPROVEMENTS — **SD Estimate**

PCM COMPANY
Accuracy You Can Build On

PROJ. NO:	200-112
EST DATE:	11/9/2025

REVISIONS
R1 - 10/3/25

	260,860 SF		2,697 SF		1,096 SF		264,653 SF	
	SITEWORK		**TEAM ROOM**		**CONCESSIONS**		**TOTALS**	
DESCRIPTION	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**
DIVISION 2 - INTERIOR DEMOLITION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 3 - BUILDING CONCRETE	$ 58,367	$ 0.22	$ 299,882	$ 111.19	$ 71,624	$ 65.35	$ 429,874	$ 1.62
DIVISION 4 - MASONRY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 5 - STEEL	$ -	$ -	$ 13,485	$ 5.00	$ 5,480	$ 5.00	$ 18,965	$ 0.07
DIVISION 6 - CARPENTRY	$ -	$ -	$ 143,433	$ 53.18	$ 87,710	$ 80.03	$ 231,143	$ 0.87
DIVISION 7 - THERMAL MOISTURE PROTECTION	$ -	$ -	$ 249,498	$ 92.51	$ 189,271	$ 172.69	$ 438,769	$ 1.66
DIVISION 8 - OPENINGS	$ -	$ -	$ 56,940	$ 21.11	$ 37,270	$ 34.01	$ 94,210	$ 0.36
DIVISION 9 - FINISHES	$ -	$ -	$ 122,657	$ 45.48	$ 110,767	$ 101.06	$ 233,424	$ 0.88
DIVISION 10 - SPECIALTIES	$ -	$ -	$ 62,675	$ 23.24	$ 15,390	$ 14.04	$ 78,065	$ 0.29
DIVISION 11 - EQUIPMENT	$ -	$ -	$ 15,000	$ 5.56	$ 37,650	$ 34.35	$ 52,650	$ 0.20
DIVISION 12 - FURNISHINGS	$ -	$ -	$ 6,150	$ 2.28	$ 4,760	$ 4.34	$ 10,910	$ 0.04
DIVISION 12 - CASEWORK AND MILLWORK	$ -	$ -	$ 15,815	$ 5.86	$ 13,500	$ 12.32	$ 29,315	$ 0.11
DIVISION 13 - SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 14 - CONVEYING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 21 - SPRINKLER	$ -	$ -	$ 32,364.00	$ 12.00	$ 13,152	$ 12.00	$ 45,516	$ 0.17
DIVISION 22 - PLUMBING	$ -	$ -	$ 60,975.00	$ 22.61	$ 126,575	$ 115.49	$ 187,550	$ 0.71
DIVISION 23 - HVAC	$ -	$ -	$ 337,125.00	$ 125.00	$ 137,000	$ 125.00	$ 474,125	$ 1.79
DIVISION 26 - ELECTRICAL	$ 1,478,148	$ 5.67	$ 125,495	$ 46.53	$ 60,824	$ 55.50	$ 1,664,468	$ 6.29
DIVISION 31 - SITE WORK	$ 1,837,205	$ 7.04	$ -	$ -	$ -	$ -	$ 1,837,205	$ 6.94
DIVISION 32 - SITE IMPROVEMENTS	$ 6,670,927	$ 25.57	$ -	$ -	$ -	$ -	$ 6,670,927	$ 25.21
DIVISION 33 - UTILITIES	$ 2,764,304	$ 10.60	$ -	$ -	$ -	$ -	$ 2,764,304	$ 10.45
CONSTRUCTION SUBTOTAL	**$ 12,808,952**	**$ 49.10**	**$ 1,541,494**	**$ 571.56**	**$ 910,974**	**$ 831.18**	**$ 15,261,420**	**$ 57.67**
GENERAL CONDITIONS	$ 1,280,895		$ 154,149		$ 91,097		$ 1,526,142	
CONSTRUCTION SUBTOTAL	**$ 14,089,847**	**$ 54.01**	**$ 1,695,644**	**$ 628.71**	**$ 1,002,071**	**$ 914.30**	**$ 16,787,562**	**$ 63.43**
DESIGN / ESTIMATE CONTINGENCY -- 25%	$ 3,522,462		$ 423,911		$ 250,518		$ 4,196,890	
CONSTRUCTION SUBTOTAL	**$ 17,612,309**	**$ 67.52**	**$ 2,119,555**	**$ 785.89**	**$ 1,252,589**	**$ 1,142.87**	**$ 20,984,452**	**$ 79.29**
OVERHEAD AND PROFIT -- 5%	$ 880,615		$ 105,978		$ 62,629		$ 1,049,223	
CONSTRUCTION SUBTOTAL	**$ 18,492,924**	**$ 70.89**	**$ 2,225,533**	**$ 825.19**	**$ 1,315,218**	**$ 1,200.02**	**$ 22,033,675**	**$ 83.25**
BOND AND INSURANCE -- 1.5%	$ 277,394		$ 33,383		$ 19,728		$ 330,505	
CONSTRUCTION SUBTOTAL	**$ 18,770,318**	**$ 71.96**	**$ 2,258,915**	**$ 837.57**	**$ 1,334,946**	**$ 1,218.02**	**$ 22,364,180**	**$ 84.50**
ESCALATION - 3% (ASSUMES SUMMER 26')	$ 563,110		$ 67,767		$ 40,048		$ 670,925	
CONSTRUCTION GRAND TOTAL	**$ 19,333,427**	**$ 74.11**	**$ 2,326,683**	**$ 862.69**	**$ 1,374,995**	**$ 1,254.56**	**$ 23,035,105**	**$ 87.04**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
DIVISION 3 - BUILDING CONCRETE								
FOUNDATIONS								
FOOTING, COLUMN - ASSUME 4'x4'x1'								
FORM & POUR	$ 750.00	EA		$ -	3	$ 2,250.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	48	$ 432.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.1	$ 500.00		$ -
CONCRETE	$ 225.00	CY		$ -	2	$ 400.00		$ -
GRANDSTAND FOOTINGS								
FORM & POUR	$ 750.00	EA	18	$ 13,500.00		$ -		$ -
FORMWORK MATERIAL	$ 9.00	SF	954	$ 8,586.00		$ -		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA	2	$ 8,156.25		$ -		$ -
CONCRETE	$ 225.00	CY	29	$ 6,525.00		$ -		$ -
FOOTING, CONTINUOUS - ASSUME 2'x1'								
FORM & POUR	$ 85.00	LF		$ -		$ -	143	$ 12,155.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	286	$ 2,574.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.7	$ 2,979.17
CONCRETE	$ 225.00	CY		$ -		$ -	11	$ 2,383.33
FOOTING, CONTINUOUS - ASSUME 5'x1'								
FORM & POUR	$ 95.00	LF		$ -	203	$ 19,285.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	406	$ 3,654.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.9	$ 4,229.17		$ -
CONCRETE	$ 225.00	CY		$ -	15	$ 3,383.33		$ -
FOUNDATIONS ASSUME 4' HEIGHT, 8" THICK								
FORM & POUR	$ 125.00	LF		$ -		$ -	143	$ 17,875.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	1,144	$ 10,296.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.9	$ 3,992.08
CONCRETE	$ 225.00	CY		$ -		$ -	14	$ 3,193.67

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
FOUNDATIONS ASSUME 8' HEIGHT, 8" THICK								
FORM & POUR	$ 250.00	LF		$ -	40	$ 10,000.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	640	$ 5,760.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,200.00	EA		$ -	0.5	$ 2,074.07		$ -
CONCRETE	$ 225.00	CY		$ -	8	$ 1,777.78		$ -
RETAINING WALL, ASSUME 11' HEIGHT, 16" THICK								
FORM & POUR	$ 750.00	LF		$ -	163	$ 122,250.00		$ -
FORMWORK MATERIAL	$ 15.00	SF		$ -	3,586	$ 53,790.00		$ -
REBAR - ASSUME 150 LBS/CY	$ 4,500.00	EA		$ -	6.6	$ 29,808.63		$ -
CONCRETE	$ 225.00	CY		$ -	88	$ 19,872.42		$ -
GRANDSTAND PIERS 18" ROUND	$ 1,200.00	EA	18	$ 21,600.00		$ -		$ -
SLAB ON GRADE 4"	$ 16.00	SF		$ -	1,276	$ 20,416.00	1,011	$ 16,176.00
DIVISION 3 - BUILDING CONCRETE				**$ 58,367.25**		**$ 299,882.39**		**$ 71,624.25**
DIVISION 4 - MASONRY								
DIVISION 4 - MASONRY				**$ -**		**$ -**		**$ -**
DIVISION 5 - STEEL								
MISC AND ORNAMENTAL	$ 5.00	SF		$ -	2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 5 - STEEL				**$ -**		**$ 13,485.00**		**$ 5,480.00**
DIVISION 6 - CARPENTRY								
TRUSS SYSTEM	$ 20.00	SF		$ -	1,624	$ 32,480.00	1,756	$ 35,120.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
FRAMING								
FLOOR FRAMING & SUPPORT	$ 24.00	SF		$ -	2,697	$ 64,728.00	1,096.00	$ 26,304.00
CANOPY SUPPORT	$ 10.00	SF		$ -		$ -	536	$ 5,360.00
3/4" FLOOR SHEATHING	$ 9.75	SF		$ -	2,697	$ 26,295.75		$ -
5/8" ROOF SHEATHING	$ 8.50	SF		$ -	1,624	$ 13,804.00	1,756	$ 14,926.00
BLOCKING								
ROOF	$ 15.00	LF		$ -	275	$ 4,125.00	300	$ 4,500.00
INTERIOR	$ 10.00	LF		$ -	200	$ 2,000.00	150	$ 1,500.00
DIVISION 6 - CARPENTRY				**$ -**		**$ 143,432.75**		**$ 87,710.00**
DIVISION 7 - THERMAL MOISTURE PROTECTION								
THERMAL MOISTURE PROTECTION								
FOUNDATION WATERPROOFING	$ 15.00	SF		$ -	2,113	$ 31,695.00		$ -
AIR & MOISTURE BARRIER SYSTEM	$ 9.75	SF		$ -	2,145	$ 20,913.75	1,511	$ 14,732.25
ROOFING								
ASPHALT SHINGLES	$ 24.00	SF		$ -	1,624	$ 38,976.00	1,756	$ 42,144.00
EXTERIOR SOFFIT AT CONCESSION CANOPY	$ 45.00	SF		$ -		$ -	505	$ 22,725.00
FASCIA, 18"	$ 28.00	LF		$ -	252	$ 7,056.00	268	$ 7,504.00
INSULATION								
INSULATION AT BASEMENT STORAGE CEILING	$ 9.25	SF		$ -	1,108	$ 10,249.00		$ -
INSULATION AT ROOF	$ 7.50	SF		$ -	1,624	$ 12,180.00	1,756	$ 13,170.00
JOINT SEALANTS & CAULKING	$ 4.00	SF		$ -	2,697	$ 10,788.00	1,096	$ 4,384.00
CEDAR SHAKE SIDING	$ 48.00	SF		$ -	1,995	$ 95,760.00	1,453	$ 69,744.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
5/4 CEDAR TRIM	$ 35.00	LF		$ -	168	$ 5,880.00	220	$ 7,700.00
WINDOW, DOOR, & LOUVER TRIM	$ 32.00	LF		$ -	280	$ 8,960.00	224	$ 7,168.00
CEDAR PLANK SCREEN WALL	$ 55.00	SF		$ -	128	$ 7,040.00		$ -
DIVISION 7 - THERMAL MOISTURE PROTECTION				**$ -**		**$ 249,497.75**		**$ 189,271.25**
DIVISION 8 - OPENINGS								
VINYL CLAD WOOD WINDOWS	$ 95.00	SF		$ -	150	$ 14,250.00	58	$ 5,510.00
HM / WOOD DOORS / FRAMES								
HM FRAMES								
SINGLE	$ 950.00	EA		$ -	8	$ 7,600.00	6	$ 5,700.00
HM DOOR - INTERIOR	$ 1,000.00	EA		$ -	2	$ 2,000.00	2	$ 2,000.00
HM DOOR - EXTERIOR	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
HARDWARE MATERIAL								
INTERIOR HARDWARE SETS	$ 925.00	EA		$ -	2	$ 1,850.00	2	$ 1,850.00
EXTERIOR HARDWARE SETS	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
DOORS / FRAMING / HARDWARE LABOR								
INSTALL DOORS	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
INSTALL SINGLE FRAMES	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
HARDWARE INSTALLATION	$ 435.00	EA		$ -	8	$ 3,480.00	6	$ 2,610.00
ROLL UP OVERHEAD DOOR 12'X8'	$ 9,120.00	EA		$ -	1	$ 9,120.00		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
ROLL UP WINDOWS								
ASSUME 4'x4'	$ 1,360.00	SF		$ -		$ -	3	$ 4,080.00
ASSUME 6'x4'	$ 2,040.00	SF		$ -		$ -	1	$ 2,040.00
LOUVERS	$ 200.00	SF		$ -	4	$ 800.00	6	$ 1,200.00
DIVISION 8 - OPENINGS				**$ -**		**$ 56,940.00**		**$ 37,270.00**
DIVISION 9 - FINISHES								
EXTERIOR WALL								
INTERIOR GYP	$ 6.00	SF		$ -	2,145	$ 12,870.00	1,511	$ 9,066.00
BATT INSULATION	$ 3.50	SF		$ -	2,145	$ 7,507.50	1,511	$ 5,288.50
INTERIOR PARTITIONS								
TYPICAL INTERIOR PARTITIONS	$ 19.25	SF		$ -	860	$ 16,555.00	750	$ 14,437.50
PLUMBING PARTITION	$ 28.50	SF		$ -	70	$ 1,995.00	160	$ 4,560.00
TYPICAL INTERIOR PARTITIONS - GWB 1 SIDE	$ 14.25	SF		$ -	140	$ 1,995.00		$ -
ADD FOR FURRED WALL AT STORAGE BASEMENT	$ 9.75	SF		$ -	1,630	$ 15,892.50		$ -
GYP SOFFITS AND CEILINGS								
GWB CEILINGS	$ 15.00	SF		$ -	95	$ 1,425.00	954	$ 14,310.00
ACOUSTIC CEILING								
ACT - 2x2	$ 9.00	SF		$ -	1,181	$ 10,629.00		$ -
TILE								
WALLS, CERAMIC TILE - ASSUME 4' HEIGHT	$ 42.00	SF		$ -	220	$ 9,240.00	552	$ 23,184.00
FLOORS, CERAMIC TILE	$ 40.00	SF		$ -	95	$ 3,800.00	378	$ 15,120.00
BASE, CERAMIC TILE	$ 35.00	LF		$ -	55	$ 1,925.00	138	$ 4,830.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
SEALED CONCRETE	$ 5.00	SF		$ -	1,108	$ 5,540.00	65	$ 325.00
CARPET AND RESILIENT								
VINYL BASE	$ 10.00	LF		$ -	310	$ 3,100.00	176	$ 1,760.00
SHEET VINYL	$ 18.00	SF		$ -	1,146	$ 20,628.00	470	$ 8,460.00
PAINT								
WALLS	$ 2.25	SF		$ -	3,100	$ 6,975.00	1,760	$ 3,960.00
CEILINGS AND SOFFITS	$ 4.00	SF		$ -	95	$ 380.00	954	$ 3,816.00
DOOR FRAMES	$ 125.00	EA		$ -	8	$ 1,000.00	6	$ 750.00
METAL DOORS	$ 150.00	EA		$ -	8	$ 1,200.00	6	$ 900.00
DIVISION 9 - FINISHES				**$ -**		**$ 122,657.00**		**$ 110,767.00**
DIVISION 10 - SPECIALTIES								
PLASTIC TOILET PARTITION								
TOILET PARITION	$ 2,500.00	EA		$ -		$ -	4	$ 10,000.00
URINAL SCREEN	$ 1,100.00	EA		$ -		$ -	2	$ 2,200.00
LOCKER, FULLY WELDED	$ 1,200.00	EA		$ -	28	$ 33,600.00		$ -
BENCHES, WOOD	$ 275.00	LF		$ -	97	$ 26,675.00		$ -
TOILET AND BATH ACCESSORIES, *MATERIAL*								
TOILET PAPER DISPENSER	$ 75.00	EA		$ -	2	$ 150.00	4	$ 300.00
MIRROR, *SMALL*	$ 175.00	EA		$ -	2	$ 350.00	4	$ 700.00
GRAB BARS - 18"	$ 125.00	EA		$ -	2	$ 250.00	2	$ 250.00
GRAB BARS - 36"	$ 150.00	EA		$ -	2	$ 300.00	2	$ 300.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
GRAB BARS - 42"	$ 175.00	EA		$ -	2	$ 350.00	2	$ 350.00
SOAP DISPENSER	$ 65.00	EA		$ -	2	$ 130.00	2	$ 130.00
TOILET ACCESSORIES, *INSTALL*	$ 145.00	HRS		$ -	6	$ 870.00	8	$ 1,160.00
DIVISION 10 - SPECIALTIES				**$ -**		**$ 62,675.00**		**$ 15,390.00**
DIVISION 11 - EQUIPMENT								
TRAINER EQUIPMENT	$ 15,000.00	ALLW		$ -	1	$ 15,000.00		$ -
(2) PT TABLES, MOBILE CART STORAGE								
CONCESSIONS EQUIPMENT								
UNDERCOUNTER REFRIGERATOR	$ 1,500.00	EA		$ -		$ -	1	$ 1,500.00
ELECTRIC RANGE/GRIDDLE COMBO	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
EXHAUST HOOD	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FRYER	$ 5,000.00	EA		$ -		$ -	1	$ 5,000.00
REFRIGERATOR	$ 4,200.00	EA		$ -		$ -	1	$ 4,200.00
FREEZER	$ 3,500.00	EA		$ -		$ -	1	$ 3,500.00
ICE MACHINE	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
HOT WELLS	$ 3,200.00	EA		$ -		$ -	1	$ 3,200.00
WORK TABLE	$ 2,500.00	EA		$ -		$ -	1	$ 2,500.00
MICROWAVE	$ 750.00	EA		$ -		$ -	1	$ 750.00
DIVISION 11 - EQUIPMENT				**$ -**		**$ 15,000.00**		**$ 37,650.00**
DIVISION 12 - FURNISHINGS								
WALK-OFF MAT	$ 90.00	SF		$ -	35	$ 3,150.00	40	$ 3,600.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
WINDOW TREATMENT								
BLINDS / SHADES	$ 20.00	SF		$ -	150	$ 3,000.00	58	$ 1,160.00
DIVISION 12 - FURNISHINGS				**$ -**		**$ 6,150.00**		**$ 4,760.00**
DIVISION 12 - CASEWORK AND MILLWORK								
CABINETRY								
BASE CABINETS	$ 600.00	LF		$ -	9	$ 5,400.00		$ -
PLAM COUNTERTOP - TRAINING ROOM	$ 250.00	LF		$ -	9	$ 2,250.00		$ -
SOLID SURFACE SILLS	$ 175.00	LF		$ -	32	$ 5,600.00	12	$ 2,100.00
STORAGE SHELVING	$ 95.00	LF		$ -	27	$ 2,565.00		$ -
CONCESSION CASEWORK								
STAINLESS STEEL COUNTERTOP	$ 300.00	LF		$ -		$ -	16	$ 4,800.00
STAINLESS STEEL TRANSACTION COUNTER	$ 300.00	LF		$ -		$ -	22	$ 6,600.00
DIVISION 12 - CASEWORK AND MILLWORK				**$ -**		**$ 15,815.00**		**$ 13,500.00**
DIVISION 13 - SPECIAL CONSTRUCTION								
DIVISION 13 - SPECIAL CONSTRUCTION				**$ -**		**$ -**		**$ -**
DIVISION 21 - SPRINKLER								
NEW WET SPRINKLER SYSTEM	$ 12.00	SF		$ -	2,697	$ 32,364.00	1,096	$ 13,152.00
INCLUDING MAINS, BRANCH PIPING AND HEADS								
DIVISION 21 - SPRINKLER				**$ -**		**$ 32,364.00**		**$ 13,152.00**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
DIVISION 22 - PLUMBING								
FIXTURES, *INCLUDES ROUGH-IN*								
WATER CLOSET	$ 9,000.00	EA		$ -	2	$ 18,000.00	4	$ 36,000.00
LAVATORY	$ 7,200.00	EA		$ -	2	$ 14,400.00	4	$ 28,800.00
URINAL	$ 9,300.00	EA		$ -		$ -	2	$ 18,600.00
SINKS	$ 6,600.00	EA		$ -	1	$ 6,600.00		$ -
2 BAY SINK AT CONCESSIONS	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FLOOR DRAIN	$ 3,000.00	EA		$ -	2	$ 6,000.00	4	$ 12,000.00
HOSE BIBB	$ 4,500.00	EA		$ -	2	$ 9,000.00	2	$ 9,000.00
INSTALL PLUMBING FIXTURES	$ 775.00	EA		$ -	9	$ 6,975.00	17	$ 13,175.00
EQUIPMENT								
WALL MOUNTED HOT WATER HEATERS	$ -	EA		$ -	1	$ -	1	$ -
DIVISION 22 - PLUMBING				**$ -**		**$ 60,975.00**		**$ 126,575.00**
DIVISION 23 - HVAC								
HVAC BUDGET	$ 125.00	SF		$ -	2,697	$ 337,125.00	1,096	$ 137,000.00
DIVISION 23 - HVAC				**$ -**		**$ 337,125.00**		**$ 137,000.00**
DIVISION 26 - ELECTRICAL								
SITE ELECTRICAL								
PRIMARY (CONDUIT ONLY)	$ 95.00	LF	200	$ 19,000.00		$ -		$ -
SECONDARY (PRIMARY + WIRE)	$ 750.00	LF	200	$ 150,000.00		$ -		$ -
ELECTRICAL FROM EXISTING SCHOOL	$ 375.00	LF	500	$ 187,500.00		$ -		$ -
WIRE & CONDUIT, 1" (SITE LIGHTING FIXTURES)	$ 38.00	LF	928	$ 35,264.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
WIRE & CONDUIT (SPORTS LIGHTING FIXTURES)	$ 77.00	LF	1,534	$ 118,118.00		$ -		$ -
WIRE & CONDUIT (COMM BOX / SCOREBOARD)	$ 38.00	LF	1,407	$ 53,466.00		$ -		$ -
HANDHOLES / COMMBOXES	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
SITE LIGHTING								
BOLLARD LIGHT	$ 2,500.00	EA	14	$ 35,000.00		$ -		$ -
PARKING LIGHT POLE	$ 4,200.00	EA	3	$ 12,600.00		$ -		$ -
SPORTS LIGHTING								
POLE MOUNTED FIXTURES	$ 150,000.00	EA	4	$ 600,000.00		$ -		$ -
LIGHTING CONTROL SYSTEM	$ 50,000.00	LS	1	$ 50,000.00		$ -		$ -
LIGHT FIXTURES								
ASSUME 1 FIXTURE PER 55 SF	$ 400.00	EA		$ -	49	$ 19,614.55	20	$ 7,970.91
VANDAL RESISTANT WALL HUNG FIXTURE - 4'	$ 250.00	EA		$ -	2	$ 500.00	4	$ 1,000.00
OUTDOOR WALL MOUNTED	$ 350.00	EA		$ -	6	$ 2,100.00	4	$ 1,400.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	$ 247.50	EA	0	$ -	57	$ 14,116.50	28	$ 6,912.00
LIGHTING CONTROL & DEVICES								
SWITCHES (INCL 3-WAY)	$ 275.00	EA		$ -	10	$ 2,750.00	6	$ 1,650.00
DUPLEX RECEPTACLE	$ 275.00	EA		$ -	18	$ 4,950.00	8	$ 2,200.00
DUPLEX RECEPTACLE, GFCI	$ 325.00	EA		$ -	3	$ 975.00	6	$ 1,950.00
EXTERIOR RECEPTACLE, WP/GFCI	$ 350.00	EA		$ -	2	$ 700.00	2	$ 700.00
FLOOR OUTLET	$ 500.00	EA		$ -		$ -	1	$ 500.00
WIRE & CONDUIT, *FOR LIGHTS & DEVICES*								
CONDUIT - ALLOW 3/4" EMT	$ 21.00	LF	0	$ -	1080	$ 22,689.16	611	$ 12,833.67
#12	$ 97.50	CLF	0.0	$ -	32.4	$ 3,160.28	18.3	$ 1,787.55

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
POWER AND DISTRIBUTION	$ 10.00	SF			2,697	$ 26,970.00	1,096	$ 10,960.00
PANELS								
400 AMP	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
120 AMP PANEL	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
SECURITY & ACCESS CONTROL								
BUILDINGS	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
SITE CAMERAS, MOUNTED TO SITE POLES	$ 7,500.00	EA	12	$ 90,000.00		$ -		$ -
CONDUIT AND WIRING	$ 28.00	LF	2,400	$ 67,200.00		$ -		$ -
FRONT END / CONTROL SYSTEM	$ 25,000.00	LS	1	$ 25,000.00		$ -		$ -
TELE/DATA	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 26 - ELECTRICAL				**$ 1,478,148.00**		**$ 125,495.49**		**$ 60,824.13**
DIVISION 31 - SITE WORK								
SITE GR'S/PRS								
PROJECT MANAGEMENT	$ 125,000.00	EA	1	$ 125,000.00		$ -		
MOB / DEMOB	$ 50,000.00	EA	1	$ 50,000.00		$ -		
TEMP FENCING	$ 25.00	LF	1,950	$ 48,750.00		$ -		
MISC TEMP PROVISIONS	$ 25,000.00	LS	1	$ 25,000.00		$ -		
LAYOUT AND ENGINEERING	$ 3,500.00	CD	5	$ 17,500.00		$ -		
MISC- POLICE DETAILS, PLATING, TRAFFIC CONT.	$ 10,000.00	LS	1	$ 10,000.00		$ -		
SITE DEMOLITION								
BOOSTER CLUB BUILDING	$ 15.00	SF	642	$ 9,630.00		$ -		
TEAM ROOM BUILDING	$ 15.00	SF	1,487	$ 22,305.00		$ -		
SITE UTILITIES	$ 10,000.00	LS	1	$ 10,000.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BLEACHERS, PRESSBOX	$ 2.75	SF	3,200	$ 8,800.00		$ -		
BIT CONCRETE PAVING	$ 1.25	SF	22,057	$ 27,571.25		$ -		
SAWCUT:								
ASPHALT	$ 12.00	LF	325	$ 3,900.00		$ -		
TREES	$ 850.00	EA	13	$ 11,050.00		$ -		
REMOVE UTILITY POLES	$ 750.00	EA	5	$ 3,750.00		$ -		
REMOVE FIELD LIGHT POLES	$ 2,500.00	EA	4	$ 10,000.00		$ -		
REMOVE CURB	$ 10.00	LF	224	$ 2,240.00		$ -		
18" TALL WOODEN STRUCTURE	$ 10.00	SF	166	$ 1,660.00		$ -		
CHAIN LINK FENCE	$ 7.50	LF	2,475	$ 18,562.50		$ -		
WOOD GUARDRAIL	$ 25.00	LF	167	$ 4,175.00		$ -		
SPLIT RAIL FENCE	$ 15.00	LF	249	$ 3,735.00		$ -		
FREE STANDING WOODEN WALL	$ 35.00	LF	33	$ 1,155.00		$ -		
RETAINING WALL	$ 55.00	LF	30	$ 1,650.00		$ -		
PVC SLEEVES	$ 250.00	EA	9	$ 2,250.00		$ -		
UTILITY STRUCTURES	$ 1,200.00	EA	1	$ 1,200.00		$ -		
SCOREBOARD - SALVAGE	$ 2,000.00	EA	1	$ 2,000.00		$ -		
SALVAGE MEMORIAL TREE AND SIGN	$ 5,000.00	EA	1	$ 5,000.00		$ -		
RELOCATE SHED	$ 1,500.00	EA	1	$ 1,500.00		$ -		
RELOCATE FLAG POLE	$ 1,500.00	EA	1	$ 1,500.00		$ -		
GOAL POSTS	$ 1,200.00	EA	2	$ 2,400.00		$ -		
EROSION AND SEDIMENT CONTROL								
CONSTRUCTION ENTRANCE W/ FILTER FABRIC	$ 5.00	SF	1,000	$ 5,000.00		$ -		
INLET FILTER	$ 250.00	EA	5	$ 1,250.00		$ -		
SILT FENCE / HAYBALES	$ 15.00	LF	1,205	$ 18,075.00		$ -		
EROSION CONTROL BLANKET	$ 7.35	SF	20,560	$ 151,116.00		$ -		
MAINTAIN ERROSION CONTROL	$ 950.00	MD	10	$ 9,500.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
EARTHWORK								
CLEAR AND GRUB / VEGITATION REMOVAL	$ 2.00	SF	4,107	$ 8,214.00		$ -		
TOPSOIL								
STRIP TOPSOIL TO STOCKPILE	$ 10.75	CY	3,847	$ 41,360.43		$ -		
STRIP TOPSOIL TO EXPORT	$ 12.50	CY	0	$ -		$ -		
HAUL AND DISPOSE	$ 30.00	TON	0	$ -		$ -		
SITE CUTS AND FILLS								
CUT TO FILL	$ 18.00	CY	6,074	$ 109,332.00		$ -		
CUT TO EXPORT	$ 20.00	CY	6,140	$ 122,800.00		$ -		
FILL, PLACE AND COMPACT FROM SITE CUT	$ 12.00	CY	6,074	$ 72,888.00		$ -		
IMPORT FILL	$ 50.00	CY	0	$ -		$ -		
HAUL AND DISPOSE (CLEAN/UNREGULATED)	$ 40.00	TON	10,438	$ 417,520.00		$ -		
ROCK REMOVAL	$ 250.00	CY	0	$ -		$ -		
UNSUITABLE SOIL REMOVAL	$ 1.00	LS	0	$ -		$ -		
FOUNDATIONS								
FOOTING EXCAVATION	$ 65.00	CY	154	$ 9,995.56		$ -		
BACKFILL	$ 25.00	CY	62	$ 1,537.78		$ -		
HAUL AND DISPOSE	$ 40.00	TON	157	$ 6,274.13		$ -		
GRAVEL BASE								
SIDEWALKS - 8"	$ 125.00	CY	258	$ 32,216.05		$ -		$ -
PARKING / DRIVES - 8"	$ 95.00	CY	196	$ 18,652.84		$ -		$ -
PEDESTRIAN PAVEMENT - 8"	$ 125.00	CY	192	$ 24,061.73		$ -		$ -
BRICK PAVERS 8"	$ 110.00	CY	56	$ 6,162.04		$ -		$ -
TRACK - 12"	$ 105.00	CY	2,073	$ 217,665.00		$ -		$ -
GRADE								
ROUGH GRADE SITE	$ 0.35	SF	260,860	$ 91,301.00		$ -		
DEWATERING								

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
MISC DEWATERING	$ 10,000.00	MO	4	$ 40,000.00		$ -		
DIVISION 31 - SITE WORK				**$ 1,837,205.30**		**$ -**		**$ -**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
DIVISION 32 - SITE IMPROVEMENTS								
SITE CONCRETE								
SIDEWALK	$ 16.00	SF	10,438	$ 167,008.00		$ -		$ -
CONCRETE STAIRS	$ 1,500.00	CY	23	$ 35,000.00		$ -		$ -
ADD FOR GUARD RAIL	$ 325.00	LF	90	$ 29,250.00		$ -		$ -
CONC BASE SLAB AT PAVERS	$ 14.00	SF	3,025	$ 42,350.00		$ -		$ -
ANCHOR CURB	$ 168.00	LF	430	$ 72,240.00		$ -		$ -
SLOT / CHANNEL / TRENCH DRAIN CURB	$ 168.00	LF	1,573	$ 264,264.00		$ -		$ -
PAVING & CURBS								
PAVEMENT, INCL STRIPING								
BIT PAVEMENT - PARKING/DRIVE	$ 265.00	TON	206	$ 54,633.19		$ -		$ -
PAVEMENT - PEDESTRIAN	$ 300.00	TON	202	$ 60,635.56		$ -		$ -
PAVING - TRACK	$ 280.00	TON		$ -		$ -		$ -
FINE GRADE AND PREP	$ 1.00	SF	70,738	$ 70,738.00		$ -		$ -
CURBS								
BIT CURB	$ 14.00	LF	497	$ 6,958.00		$ -		$ -
SITE HARDSCAPE / SURFACING								
BRICK PAVERS	$ 75.00	SF	3,025	$ 226,875.00		$ -		$ -
SITE FURNISHINGS								
RAILLINGS AT SITE STAIRS	$ 375.00	LF	95	$ 35,625.00		$ -		$ -
BENCHES - MOUNTED TO CONCRETE PAD	$ 3,500.00	EA	5	$ 17,500.00		$ -		$ -
TRASH/RECYCLING	$ 3,200.00	EA	5	$ 16,000.00		$ -		$ -
RELOCATE FLAG POLE	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
FLAG POLE FOOTING	$ 3,500.00	EA	1	$ 3,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BOLLARDS	$ 2,800.00	EA	10	$ 28,000.00		$ -		$ -
PARKING SIGNAGE	$ 350.00	EA	5	$ 1,750.00		$ -		$ -
E&B FOR SITE FURNISHINGS	$ 4,500.00	CD	5	$ 22,500.00		$ -		$ -
RETAINING WALLS								
SEGMENTED CONCRETE	$ 75.00	SF	866	$ 64,950.00		$ -		
CIP CONCRETE WALLS	$ 1,400.00	CY	97	$ 135,800.00		$ -		
ATHLETIC EQUPMENT								
FIELD GOAL POSTS	$ 9,770.00	EA	2	$ 19,540.00		$ -		$ -
FIELD GOAL POST PADS	$ 1,400.00	EA	2	$ 2,800.00		$ -		
SOCCER GOALS	$ 9,067.50	EA	2	$ 18,135.00		$ -		
LONG JUMP PIT & BOARD	$ 4,003.50	EA	1	$ 4,003.50		$ -		
RELOCATE SCOREBOARD	$ 4,500.00	EA	1	$ 4,500.00		$ -		
VISITORS BLEACHERS	$ 500.00	LF	66	$ 33,000.00		$ -		
GRANDSTANDS / PRESS BOX PER QUOTE	$ 1.00	LS	1,053,400	$ 1,053,400.00		$ -		
ADD FOR SUMMER INSTALL	$ 1.00	LS	134,600	$ 134,600.00		$ -		
SPORTS FIELDS								
ATHLETIC FIELD								
AMMEND TOPSOIL FROM SITE STRIP	$ 30.00	CY	2,365	$ 70,950.00		$ -		$ -
PLACE AND COMPACT AMMEND TS	$ 15.00	CY	2,365	$ 35,475.00		$ -		$ -
SOD	$ 8.50	SF	95,800	$ 814,300.00		$ -		$ -
FINE GRADE PREP	$ 1.00	SF	95,800	$ 95,800.00		$ -		$ -
TRACK SURFACING								
REKORTAN G13 GEL SERIES	$ 39.00	SF	55,988	$ 2,183,532.00		$ -		$ -
LANDSCAPING								

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
AMMEND ON SITE TOPSOIL	$ 20.00	CY	1,482	$ 29,649.63	0	$ -		$ -
SPREAD TOPSOIL	$ 10.00	CY	3,847	$ 38,474.81	0	$ -		$ -
TREES & PLANTINGS	$ 30,000.00	LS	1	$ 30,000.00				
SEEDING	$ 6.25	SY	23,085	$ 144,280.56		$ -		$ -
IRRIGATION SYSTEM AT FIELD	$ 2.00	SF	95,800	$ 191,600.00		$ -		$ -
FENCES AND GATES								
CLF								
4' CLF AT RETAINING WALLS	$ 90.00	LF	654	$ 58,860.00		$ -		$ -
4' CLF AT TRACK	$ 90.00	LF	1,140	$ 102,600.00		$ -		$ -
6' CLF AT PERIMETER	$ 125.00	LF	500	$ 62,500.00		$ -		$ -
SWING GATES	$ 2,000.00	EA	4	$ 8,000.00		$ -		$ -
12' SLIDING GATE	$ 4,200.00	EA	2	$ 8,400.00		$ -		$ -
16' SLIDING GATE	$ 5,600.00	EA	1	$ 5,600.00		$ -		$ -
VEHICULAR GATE - 20' W	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
SAFETY NETTING - 18' H	$ 345.00	LF	430	$ 148,350.00		$ -		$ -
DIVISION 32 - SITE IMPROVEMENTS				**$ 6,670,927.24**		**$ -**		**$ -**
DIVISION 33 - UTILITIES								
WATER DISTRIBUTION								
DUCTILE IRON, MECH JOINT								
WATER FOUNTAIN, ASSUME 2"	$ 95.00	LF	150	$ 14,250.00		$ -		$ -
TEAM BUILDING, ASSUME 4"	$ 95.00	LF	142	$ 13,490.00		$ -		$ -
CONCESSIONS, ASSUME 4"	$ 47.00	LF	87	$ 4,089.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	379	$ 24,635.00	0	$ -		$ -
STONE BED	$ 90.00	CY	56	$ 5,053.33	0	$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
GATE VALVE AND BOX	$ 4,500.00	EA	1	$ 4,500.00		$ -		$ -
HYDRANT	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -
CONNECT TO EXISTING PIPE	$ 6,500.00	EA	2	$ 13,000.00		$ -		$ -
SANITARY SEWER								
SANITARY PIPING								
TEAM BUILDING, ASSUME 6"	$ 75.00	LF	131	$ 9,825.00		$ -		$ -
CONCESSIONS, FORCED MAIN	$ 95.00	LF	654	$ 62,130.00		$ -		$ -
ROADWAY	$ 105.00	LF	440	$ 46,200.00		$ -		$ -
TRENCH AND BACKFILL (UP TO 4' DEEP)	$ 65.00	LF	1,225	$ 79,625.00		$ -		$ -
STONE BED	$ 90.00	CY	181	$ 16,333.33		$ -		$ -
MANHOLES	$ 9,000.00	EA	3	$ 27,000.00		$ -		$ -
CONNECT TO EXISTING PIPE / STRUCTURE	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -
ROADWAY PATCH	$ 15.00	SF	1,760	$ 26,400.00		$ -		$ -
GREASE TRAP AT CONCESSIONS	$ 35,000.00	EA	1	$ 35,000.00		$ -		$ -
PUMP STATION	$ 55,000.00	EA	1	$ 55,000.00		$ -		$ -
STORM SYSTEM								
HDPE								
4"	$ 65.00	LF	29	$ 1,885.00		$ -		$ -
6"	$ 72.00	LF	58	$ 4,176.00		$ -		$ -
8"	$ 87.00	LF	214	$ 18,618.00	0	$ -		$ -
12"	$ 95.00	LF	1,632	$ 155,040.00		$ -		$ -
UNDERDRAIN AT FIELD	$ 65.00	LF	5,462	$ 355,030.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	7,395	$ 480,675.00	0	$ -		$ -
STONE BED	$ 90.00	CY	1,096	$ 98,600.00	0	$ -		$ -
TRENCH / SLOT DRAINS								
TRENCH DRAINS	$ 150.00	LF	270	$ 40,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
CHANNEL/SLOT DRAIN	$ 175.00	LF	1,303	$ 228,025.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	1,573	$ 102,245.00		$ -		$ -
STONE BED	$ 90.00	CY	233	$ 20,973.33		$ -		$ -
CATCH BASINS	$ 6,500.00	EA	7	$ 45,500.00		$ -		$ -
CLEANOUT	$ 3,500.00	EA	4	$ 14,000.00		$ -		$ -
MANHOLES	$ 7,500.00	EA	2	$ 15,000.00		$ -		$ -
OIL GRIT SEPARATOR	$ 23,000.00	EA	1	$ 23,000.00		$ -		$ -
SUBSURFACE FILTER SYSTEMS								
INFILTRATION SYSTEM								
EXCAVATE	$ 35.00	CY	941	$ 32,951.85		$ -		$ -
STONE	$ 95.00	CY	753	$ 71,552.59		$ -		$ -
STORMTECH UNITS	$ 30.00	SF	5,084	$ 152,520.00		$ -		$ -
BACKFILL	$ 50.00	CY	188	$ 9,414.81		$ -		$ -
EXPORT	$ 40.00	TON	1,280	$ 51,216.59		$ -		$ -
UNDERGROUND ELECT / COMMUNICATIONS / SITE LIGHTING								
TRENCH AND BACKFILL	$ 50.00	LF	4,769	$ 238,450.00	0	$ -		$ -
DUCTBANK CONCRETE FILL	$ 375.00	CY	200	$ 75,000.00		$ -		$ -
LIGHT POLE BASE / FOOTING	$ 1,200.00	EA	17	$ 20,400.00		$ -		$ -
LIGHT POLE BASE SPORTS LIGHTING	$ 10,000.00	EA	4	$ 40,000.00		$ -		$ -
HAND HOLE E&B	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
DIVISION 33 - UTILITIES				**$ 2,764,303.85**		**$ -**		**$ -**

PCM COMPANY
Accuracy You Can Build On

OPTION 3

SMRT
SD Estimate
11/9/2025

THE ATTACHED COST ESTIMATE IS BASED ON THE FOLLOWING DOCUMENTS:

Drawings Dated		Number of Sheets
1/26/2022	2022 Bid Doc Plans Annotated	31
4/9/2025	NPS Plans	6

ASSUMPTIONS AND EXCLUSIONS:

1 All material for export is assumed to be clean unrestricted
2 Pricing assumes reuse of onsite material is fill
3 Grandstand pricing per quote. Footings are included, all other scope assumed included in quote
4 Pricing includes Grass Field with Underdrain system per 2022 Annotated Bid Docs
5 Pricing assumes no Ledge removal required.
6 Pricing assumes no contaminated soils for removal
7 No Temporary utilities, structures or roads have been assumed at this time.
8 We have assumed 3% escalation

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

Project estimate prepared by:

Joe Scala, Lead Estimator
Preferred Construction Management Co., Inc.
Joe@PCMCompany.com
(c) 774-275-1262

NPS ATHLETIC IMPROVEMENTS — **SD Estimate**

PCM COMPANY
Accuracy You Can Build On

PROJ. NO:	200-112
EST DATE:	11/9/2025

REVISIONS
R1 - 10/3/25

	260,860 SF		2,697 SF		1,096 SF		264,653 SF	
	SITEWORK		**TEAM ROOM**		**CONCESSIONS**		**TOTALS**	
DESCRIPTION	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**	**TOTAL COST**	**SF COST**
DIVISION 2 - INTERIOR DEMOLITION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 3 - BUILDING CONCRETE	$ 58,367	$ 0.22	$ 299,882	$ 111.19	$ 71,624	$ 65.35	$ 429,874	$ 1.62
DIVISION 4 - MASONRY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 5 - STEEL	$ -	$ -	$ 13,485	$ 5.00	$ 5,480	$ 5.00	$ 18,965	$ 0.07
DIVISION 6 - CARPENTRY	$ -	$ -	$ 143,433	$ 53.18	$ 87,710	$ 80.03	$ 231,143	$ 0.87
DIVISION 7 - THERMAL MOISTURE PROTECTION	$ -	$ -	$ 249,498	$ 92.51	$ 189,271	$ 172.69	$ 438,769	$ 1.66
DIVISION 8 - OPENINGS	$ -	$ -	$ 56,940	$ 21.11	$ 37,270	$ 34.01	$ 94,210	$ 0.36
DIVISION 9 - FINISHES	$ -	$ -	$ 122,657	$ 45.48	$ 110,767	$ 101.06	$ 233,424	$ 0.88
DIVISION 10 - SPECIALTIES	$ -	$ -	$ 62,675	$ 23.24	$ 15,390	$ 14.04	$ 78,065	$ 0.29
DIVISION 11 - EQUIPMENT	$ -	$ -	$ 15,000	$ 5.56	$ 37,650	$ 34.35	$ 52,650	$ 0.20
DIVISION 12 - FURNISHINGS	$ -	$ -	$ 6,150	$ 2.28	$ 4,760	$ 4.34	$ 10,910	$ 0.04
DIVISION 12 - CASEWORK AND MILLWORK	$ -	$ -	$ 15,815	$ 5.86	$ 13,500	$ 12.32	$ 29,315	$ 0.11
DIVISION 13 - SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 14 - CONVEYING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DIVISION 21 - SPRINKLER	$ -	$ -	$ 32,364.00	$ 12.00	$ 13,152	$ 12.00	$ 45,516	$ 0.17
DIVISION 22 - PLUMBING	$ -	$ -	$ 60,975.00	$ 22.61	$ 126,575	$ 115.49	$ 187,550	$ 0.71
DIVISION 23 - HVAC	$ -	$ -	$ 337,125.00	$ 125.00	$ 137,000	$ 125.00	$ 474,125	$ 1.79
DIVISION 26 - ELECTRICAL	$ 1,478,148	$ 5.67	$ 125,495	$ 46.53	$ 60,824	$ 55.50	$ 1,664,468	$ 6.29
DIVISION 31 - SITE WORK	$ 1,961,954	$ 7.52	$ -	$ -	$ -	$ -	$ 1,961,954	$ 7.41
DIVISION 32 - SITE IMPROVEMENTS	$ 7,148,551	$ 27.40	$ -	$ -	$ -	$ -	$ 7,148,551	$ 27.01
DIVISION 33 - UTILITIES	$ 2,764,304	$ 10.60	$ -	$ -	$ -	$ -	$ 2,764,304	$ 10.45
CONSTRUCTION SUBTOTAL	**$ 13,411,324**	**$ 51.41**	**$ 1,541,494**	**$ 571.56**	**$ 910,974**	**$ 831.18**	**$ 15,863,792**	**$ 59.94**
GENERAL CONDITIONS	$ 1,341,132		$ 154,149		$ 91,097		$ 1,586,379	
CONSTRUCTION SUBTOTAL	**$ 14,752,456**	**$ 56.55**	**$ 1,695,644**	**$ 628.71**	**$ 1,002,071**	**$ 914.30**	**$ 17,450,171**	**$ 65.94**
DESIGN / ESTIMATE CONTINGENCY -- 25%	$ 3,688,114		$ 423,911		$ 250,518		$ 4,362,543	
CONSTRUCTION SUBTOTAL	**$ 18,440,571**	**$ 70.69**	**$ 2,119,555**	**$ 785.89**	**$ 1,252,589**	**$ 1,142.87**	**$ 21,812,714**	**$ 82.42**
OVERHEAD AND PROFIT -- 5%	$ 922,029		$ 105,978		$ 62,629		$ 1,090,636	
CONSTRUCTION SUBTOTAL	**$ 19,362,599**	**$ 74.23**	**$ 2,225,533**	**$ 825.19**	**$ 1,315,218**	**$ 1,200.02**	**$ 22,903,350**	**$ 86.54**
BOND AND INSURANCE -- 1.5%	$ 290,439		$ 33,383		$ 19,728		$ 343,550	
CONSTRUCTION SUBTOTAL	**$ 19,653,038**	**$ 75.34**	**$ 2,258,915**	**$ 837.57**	**$ 1,334,946**	**$ 1,218.02**	**$ 23,246,900**	**$ 87.84**
ESCALATION - 3% (ASSUMES SUMMER 26')	$ 589,591		$ 67,767		$ 40,048		$ 697,407	
CONSTRUCTION GRAND TOTAL	**$ 20,242,629**	**$ 77.60**	**$ 2,326,683**	**$ 862.69**	**$ 1,374,995**	**$ 1,254.56**	**$ 23,944,307**	**$ 90.47**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
DIVISION 3 - BUILDING CONCRETE								
FOUNDATIONS								
FOOTING, COLUMN - ASSUME 4'x4'x1'								
FORM & POUR	$ 750.00	EA		$ -	3	$ 2,250.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	48	$ 432.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.1	$ 500.00		$ -
CONCRETE	$ 225.00	CY		$ -	2	$ 400.00		$ -
GRANDSTAND FOOTINGS								
FORM & POUR	$ 750.00	EA	18	$ 13,500.00		$ -		$ -
FORMWORK MATERIAL	$ 9.00	SF	954	$ 8,586.00		$ -		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA	2	$ 8,156.25		$ -		$ -
CONCRETE	$ 225.00	CY	29	$ 6,525.00		$ -		$ -
FOOTING, CONTINUOUS - ASSUME 2'x1'								
FORM & POUR	$ 85.00	LF		$ -		$ -	143	$ 12,155.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	286	$ 2,574.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.7	$ 2,979.17
CONCRETE	$ 225.00	CY		$ -		$ -	11	$ 2,383.33
FOOTING, CONTINUOUS - ASSUME 5'x1'								
FORM & POUR	$ 95.00	LF		$ -	203	$ 19,285.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	406	$ 3,654.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -	0.9	$ 4,229.17		$ -
CONCRETE	$ 225.00	CY		$ -	15	$ 3,383.33		$ -
FOUNDATIONS ASSUME 4' HEIGHT, 8" THICK								
FORM & POUR	$ 125.00	LF		$ -		$ -	143	$ 17,875.00
FORMWORK MATERIAL	$ 9.00	SF		$ -		$ -	1,144	$ 10,296.00
REBAR - ASSUME 125 LBS/CY	$ 4,500.00	EA		$ -		$ -	0.9	$ 3,992.08
CONCRETE	$ 225.00	CY		$ -		$ -	14	$ 3,193.67

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
FOUNDATIONS ASSUME 8' HEIGHT, 8" THICK								
FORM & POUR	$ 250.00	LF		$ -	40	$ 10,000.00		$ -
FORMWORK MATERIAL	$ 9.00	SF		$ -	640	$ 5,760.00		$ -
REBAR - ASSUME 125 LBS/CY	$ 4,200.00	EA		$ -	0.5	$ 2,074.07		$ -
CONCRETE	$ 225.00	CY		$ -	8	$ 1,777.78		$ -
RETAINING WALL, ASSUME 11' HEIGHT, 16" THICK								
FORM & POUR	$ 750.00	LF		$ -	163	$ 122,250.00		$ -
FORMWORK MATERIAL	$ 15.00	SF		$ -	3,586	$ 53,790.00		$ -
REBAR - ASSUME 150 LBS/CY	$ 4,500.00	EA		$ -	6.6	$ 29,808.63		$ -
CONCRETE	$ 225.00	CY		$ -	88	$ 19,872.42		$ -
GRANDSTAND PIERS 18" ROUND	$ 1,200.00	EA	18	$ 21,600.00		$ -		$ -
SLAB ON GRADE 4"	$ 16.00	SF		$ -	1,276	$ 20,416.00	1,011	$ 16,176.00
DIVISION 3 - BUILDING CONCRETE				**$ 58,367.25**		**$ 299,882.39**		**$ 71,624.25**
DIVISION 4 - MASONRY								
DIVISION 4 - MASONRY				**$ -**		**$ -**		**$ -**
DIVISION 5 - STEEL								
MISC AND ORNAMENTAL	$ 5.00	SF		$ -	2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 5 - STEEL				**$ -**		**$ 13,485.00**		**$ 5,480.00**
DIVISION 6 - CARPENTRY								
TRUSS SYSTEM	$ 20.00	SF		$ -	1,624	$ 32,480.00	1,756	$ 35,120.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
FRAMING								
FLOOR FRAMING & SUPPORT	$ 24.00	SF		$ -	2,697	$ 64,728.00	1,096.00	$ 26,304.00
CANOPY SUPPORT	$ 10.00	SF		$ -		$ -	536	$ 5,360.00
3/4" FLOOR SHEATHING	$ 9.75	SF		$ -	2,697	$ 26,295.75		$ -
5/8" ROOF SHEATHING	$ 8.50	SF		$ -	1,624	$ 13,804.00	1,756	$ 14,926.00
BLOCKING								
ROOF	$ 15.00	LF		$ -	275	$ 4,125.00	300	$ 4,500.00
INTERIOR	$ 10.00	LF		$ -	200	$ 2,000.00	150	$ 1,500.00
DIVISION 6 - CARPENTRY				**$ -**		**$ 143,432.75**		**$ 87,710.00**
DIVISION 7 - THERMAL MOISTURE PROTECTION								
THERMAL MOISTURE PROTECTION								
FOUNDATION WATERPROOFING	$ 15.00	SF		$ -	2,113	$ 31,695.00		$ -
AIR & MOISTURE BARRIER SYSTEM	$ 9.75	SF		$ -	2,145	$ 20,913.75	1,511	$ 14,732.25
ROOFING								
ASPHALT SHINGLES	$ 24.00	SF		$ -	1,624	$ 38,976.00	1,756	$ 42,144.00
EXTERIOR SOFFIT AT CONCESSION CANOPY	$ 45.00	SF		$ -		$ -	505	$ 22,725.00
FASCIA, 18"	$ 28.00	LF		$ -	252	$ 7,056.00	268	$ 7,504.00
INSULATION								
INSULATION AT BASEMENT STORAGE CEILING	$ 9.25	SF		$ -	1,108	$ 10,249.00		$ -
INSULATION AT ROOF	$ 7.50	SF		$ -	1,624	$ 12,180.00	1,756	$ 13,170.00
JOINT SEALANTS & CAULKING	$ 4.00	SF		$ -	2,697	$ 10,788.00	1,096	$ 4,384.00
CEDAR SHAKE SIDING	$ 48.00	SF		$ -	1,995	$ 95,760.00	1,453	$ 69,744.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
5/4 CEDAR TRIM	$ 35.00	LF		$ -	168	$ 5,880.00	220	$ 7,700.00
WINDOW, DOOR, & LOUVER TRIM	$ 32.00	LF		$ -	280	$ 8,960.00	224	$ 7,168.00
CEDAR PLANK SCREEN WALL	$ 55.00	SF		$ -	128	$ 7,040.00		$ -
DIVISION 7 - THERMAL MOISTURE PROTECTION				**$ -**		**$ 249,497.75**		**$ 189,271.25**
DIVISION 8 - OPENINGS								
VINYL CLAD WOOD WINDOWS	$ 95.00	SF		$ -	150	$ 14,250.00	58	$ 5,510.00
HM / WOOD DOORS / FRAMES								
HM FRAMES								
SINGLE	$ 950.00	EA		$ -	8	$ 7,600.00	6	$ 5,700.00
HM DOOR - INTERIOR	$ 1,000.00	EA		$ -	2	$ 2,000.00	2	$ 2,000.00
HM DOOR - EXTERIOR	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
HARDWARE MATERIAL								
INTERIOR HARDWARE SETS	$ 925.00	EA		$ -	2	$ 1,850.00	2	$ 1,850.00
EXTERIOR HARDWARE SETS	$ 1,100.00	EA		$ -	6	$ 6,600.00	4	$ 4,400.00
DOORS / FRAMING / HARDWARE LABOR								
INSTALL DOORS	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
INSTALL SINGLE FRAMES	$ 290.00	EA		$ -	8	$ 2,320.00	6	$ 1,740.00
HARDWARE INSTALLATION	$ 435.00	EA		$ -	8	$ 3,480.00	6	$ 2,610.00
ROLL UP OVERHEAD DOOR 12'X8'	$ 9,120.00	EA		$ -	1	$ 9,120.00		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
ROLL UP WINDOWS								
ASSUME 4'x4'	$ 1,360.00	SF		$ -		$ -	3	$ 4,080.00
ASSUME 6'x4'	$ 2,040.00	SF		$ -		$ -	1	$ 2,040.00
LOUVERS	$ 200.00	SF		$ -	4	$ 800.00	6	$ 1,200.00
DIVISION 8 - OPENINGS				**$ -**		**$ 56,940.00**		**$ 37,270.00**
DIVISION 9 - FINISHES								
EXTERIOR WALL								
INTERIOR GYP	$ 6.00	SF		$ -	2,145	$ 12,870.00	1,511	$ 9,066.00
BATT INSULATION	$ 3.50	SF		$ -	2,145	$ 7,507.50	1,511	$ 5,288.50
INTERIOR PARTITIONS								
TYPICAL INTERIOR PARTITIONS	$ 19.25	SF		$ -	860	$ 16,555.00	750	$ 14,437.50
PLUMBING PARTITION	$ 28.50	SF		$ -	70	$ 1,995.00	160	$ 4,560.00
TYPICAL INTERIOR PARTITIONS - GWB 1 SIDE	$ 14.25	SF		$ -	140	$ 1,995.00		$ -
ADD FOR FURRED WALL AT STORAGE BASEMENT	$ 9.75	SF		$ -	1,630	$ 15,892.50		$ -
GYP SOFFITS AND CEILINGS								
GWB CEILINGS	$ 15.00	SF		$ -	95	$ 1,425.00	954	$ 14,310.00
ACOUSTIC CEILING								
ACT - 2x2	$ 9.00	SF		$ -	1,181	$ 10,629.00		$ -
TILE								
WALLS, CERAMIC TILE - ASSUME 4' HEIGHT	$ 42.00	SF		$ -	220	$ 9,240.00	552	$ 23,184.00
FLOORS, CERAMIC TILE	$ 40.00	SF		$ -	95	$ 3,800.00	378	$ 15,120.00
BASE, CERAMIC TILE	$ 35.00	LF		$ -	55	$ 1,925.00	138	$ 4,830.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
SEALED CONCRETE	$ 5.00	SF		$ -	1,108	$ 5,540.00	65	$ 325.00
CARPET AND RESILIENT								
VINYL BASE	$ 10.00	LF		$ -	310	$ 3,100.00	176	$ 1,760.00
SHEET VINYL	$ 18.00	SF		$ -	1,146	$ 20,628.00	470	$ 8,460.00
PAINT								
WALLS	$ 2.25	SF		$ -	3,100	$ 6,975.00	1,760	$ 3,960.00
CEILINGS AND SOFFITS	$ 4.00	SF		$ -	95	$ 380.00	954	$ 3,816.00
DOOR FRAMES	$ 125.00	EA		$ -	8	$ 1,000.00	6	$ 750.00
METAL DOORS	$ 150.00	EA		$ -	8	$ 1,200.00	6	$ 900.00
DIVISION 9 - FINISHES				**$ -**		**$ 122,657.00**		**$ 110,767.00**
DIVISION 10 - SPECIALTIES								
PLASTIC TOILET PARTITION								
TOILET PARITION	$ 2,500.00	EA		$ -		$ -	4	$ 10,000.00
URINAL SCREEN	$ 1,100.00	EA		$ -		$ -	2	$ 2,200.00
LOCKER, FULLY WELDED	$ 1,200.00	EA		$ -	28	$ 33,600.00		$ -
BENCHES, WOOD	$ 275.00	LF		$ -	97	$ 26,675.00		$ -
TOILET AND BATH ACCESSORIES, *MATERIAL*								
TOILET PAPER DISPENSER	$ 75.00	EA		$ -	2	$ 150.00	4	$ 300.00
MIRROR, *SMALL*	$ 175.00	EA		$ -	2	$ 350.00	4	$ 700.00
GRAB BARS - 18"	$ 125.00	EA		$ -	2	$ 250.00	2	$ 250.00
GRAB BARS - 36"	$ 150.00	EA		$ -	2	$ 300.00	2	$ 300.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
GRAB BARS - 42"	$ 175.00	EA		$ -	2	$ 350.00	2	$ 350.00
SOAP DISPENSER	$ 65.00	EA		$ -	2	$ 130.00	2	$ 130.00
TOILET ACCESSORIES, *INSTALL*	$ 145.00	HRS		$ -	6	$ 870.00	8	$ 1,160.00
DIVISION 10 - SPECIALTIES				**$ -**		**$ 62,675.00**		**$ 15,390.00**
DIVISION 11 - EQUIPMENT								
TRAINER EQUIPMENT	$ 15,000.00	ALLW		$ -	1	$ 15,000.00		$ -
(2) PT TABLES, MOBILE CART STORAGE								
CONCESSIONS EQUIPMENT								
UNDERCOUNTER REFRIGERATOR	$ 1,500.00	EA		$ -		$ -	1	$ 1,500.00
ELECTRIC RANGE/GRIDDLE COMBO	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
EXHAUST HOOD	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FRYER	$ 5,000.00	EA		$ -		$ -	1	$ 5,000.00
REFRIGERATOR	$ 4,200.00	EA		$ -		$ -	1	$ 4,200.00
FREEZER	$ 3,500.00	EA		$ -		$ -	1	$ 3,500.00
ICE MACHINE	$ 4,000.00	EA		$ -		$ -	1	$ 4,000.00
HOT WELLS	$ 3,200.00	EA		$ -		$ -	1	$ 3,200.00
WORK TABLE	$ 2,500.00	EA		$ -		$ -	1	$ 2,500.00
MICROWAVE	$ 750.00	EA		$ -		$ -	1	$ 750.00
DIVISION 11 - EQUIPMENT				**$ -**		**$ 15,000.00**		**$ 37,650.00**
DIVISION 12 - FURNISHINGS								
WALK-OFF MAT	$ 90.00	SF		$ -	35	$ 3,150.00	40	$ 3,600.00

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
WINDOW TREATMENT								
BLINDS / SHADES	$ 20.00	SF		$ -	150	$ 3,000.00	58	$ 1,160.00
DIVISION 12 - FURNISHINGS				**$ -**		**$ 6,150.00**		**$ 4,760.00**
DIVISION 12 - CASEWORK AND MILLWORK								
CABINETRY								
BASE CABINETS	$ 600.00	LF		$ -	9	$ 5,400.00		$ -
PLAM COUNTERTOP - TRAINING ROOM	$ 250.00	LF		$ -	9	$ 2,250.00		$ -
SOLID SURFACE SILLS	$ 175.00	LF		$ -	32	$ 5,600.00	12	$ 2,100.00
STORAGE SHELVING	$ 95.00	LF		$ -	27	$ 2,565.00		$ -
CONCESSION CASEWORK								
STAINLESS STEEL COUNTERTOP	$ 300.00	LF		$ -		$ -	16	$ 4,800.00
STAINLESS STEEL TRANSACTION COUNTER	$ 300.00	LF		$ -		$ -	22	$ 6,600.00
DIVISION 12 - CASEWORK AND MILLWORK				**$ -**		**$ 15,815.00**		**$ 13,500.00**
DIVISION 13 - SPECIAL CONSTRUCTION								
DIVISION 13 - SPECIAL CONSTRUCTION				**$ -**		**$ -**		**$ -**
DIVISION 21 - SPRINKLER								
NEW WET SPRINKLER SYSTEM	$ 12.00	SF		$ -	2,697	$ 32,364.00	1,096	$ 13,152.00
INCLUDING MAINS, BRANCH PIPING AND HEADS								
DIVISION 21 - SPRINKLER				**$ -**		**$ 32,364.00**		**$ 13,152.00**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
DIVISION 22 - PLUMBING								
FIXTURES, *INCLUDES ROUGH-IN*								
WATER CLOSET	$ 9,000.00	EA		$ -	2	$ 18,000.00	4	$ 36,000.00
LAVATORY	$ 7,200.00	EA		$ -	2	$ 14,400.00	4	$ 28,800.00
URINAL	$ 9,300.00	EA		$ -		$ -	2	$ 18,600.00
SINKS	$ 6,600.00	EA		$ -	1	$ 6,600.00		$ -
2 BAY SINK AT CONCESSIONS	$ 9,000.00	EA		$ -		$ -	1	$ 9,000.00
FLOOR DRAIN	$ 3,000.00	EA		$ -	2	$ 6,000.00	4	$ 12,000.00
HOSE BIBB	$ 4,500.00	EA		$ -	2	$ 9,000.00	2	$ 9,000.00
INSTALL PLUMBING FIXTURES	$ 775.00	EA		$ -	9	$ 6,975.00	17	$ 13,175.00
EQUIPMENT								
WALL MOUNTED HOT WATER HEATERS	$ -	EA		$ -	1	$ -	1	$ -
DIVISION 22 - PLUMBING				**$ -**		**$ 60,975.00**		**$ 126,575.00**
DIVISION 23 - HVAC								
HVAC BUDGET	$ 125.00	SF		$ -	2,697	$ 337,125.00	1,096	$ 137,000.00
DIVISION 23 - HVAC				**$ -**		**$ 337,125.00**		**$ 137,000.00**
DIVISION 26 - ELECTRICAL								
SITE ELECTRICAL								
PRIMARY (CONDUIT ONLY)	$ 95.00	LF	200	$ 19,000.00		$ -		$ -
SECONDARY (PRIMARY + WIRE)	$ 750.00	LF	200	$ 150,000.00		$ -		$ -
ELECTRICAL FROM EXISTING SCHOOL	$ 375.00	LF	500	$ 187,500.00		$ -		$ -
WIRE & CONDUIT, 1" (SITE LIGHTING FIXTURES)	$ 38.00	LF	928	$ 35,264.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
WIRE & CONDUIT (SPORTS LIGHTING FIXTURES)	$ 77.00	LF	1,534	$ 118,118.00		$ -		$ -
WIRE & CONDUIT (COMM BOX / SCOREBOARD)	$ 38.00	LF	1,407	$ 53,466.00		$ -		$ -
HANDHOLES / COMMBOXES	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
SITE LIGHTING								
BOLLARD LIGHT	$ 2,500.00	EA	14	$ 35,000.00		$ -		$ -
PARKING LIGHT POLE	$ 4,200.00	EA	3	$ 12,600.00		$ -		$ -
SPORTS LIGHTING								
POLE MOUNTED FIXTURES	$ 150,000.00	EA	4	$ 600,000.00		$ -		$ -
LIGHTING CONTROL SYSTEM	$ 50,000.00	LS	1	$ 50,000.00		$ -		$ -
LIGHT FIXTURES								
ASSUME 1 FIXTURE PER 55 SF	$ 400.00	EA		$ -	49	$ 19,614.55	20	$ 7,970.91
VANDAL RESISTANT WALL HUNG FIXTURE - 4'	$ 250.00	EA		$ -	2	$ 500.00	4	$ 1,000.00
OUTDOOR WALL MOUNTED	$ 350.00	EA		$ -	6	$ 2,100.00	4	$ 1,400.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	$ 247.50	EA	0	$ -	57	$ 14,116.50	28	$ 6,912.00
LIGHTING CONTROL & DEVICES								
SWITCHES (INCL 3-WAY)	$ 275.00	EA		$ -	10	$ 2,750.00	6	$ 1,650.00
DUPLEX RECEPTACLE	$ 275.00	EA		$ -	18	$ 4,950.00	8	$ 2,200.00
DUPLEX RECEPTACLE, GFCI	$ 325.00	EA		$ -	3	$ 975.00	6	$ 1,950.00
EXTERIOR RECEPTACLE, WP/GFCI	$ 350.00	EA		$ -	2	$ 700.00	2	$ 700.00
FLOOR OUTLET	$ 500.00	EA		$ -		$ -	1	$ 500.00
WIRE & CONDUIT, *FOR LIGHTS & DEVICES*								
CONDUIT - ALLOW 3/4" EMT	$ 21.00	LF	0	$ -	1080	$ 22,689.16	611	$ 12,833.67
#12	$ 97.50	CLF	0.0	$ -	32.4	$ 3,160.28	18.3	$ 1,787.55

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860	SF	2,697	SF	1,096	SF
POWER AND DISTRIBUTION	$ 10.00	SF			2,697	$ 26,970.00	1,096	$ 10,960.00
PANELS								
400 AMP	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
120 AMP PANEL	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
SECURITY & ACCESS CONTROL								
BUILDINGS	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
SITE CAMERAS, MOUNTED TO SITE POLES	$ 7,500.00	EA	12	$ 90,000.00		$ -		$ -
CONDUIT AND WIRING	$ 28.00	LF	2,400	$ 67,200.00		$ -		$ -
FRONT END / CONTROL SYSTEM	$ 25,000.00	LS	1	$ 25,000.00		$ -		$ -
TELE/DATA	$ 5.00	SF			2,697	$ 13,485.00	1,096	$ 5,480.00
DIVISION 26 - ELECTRICAL				**$ 1,478,148.00**		**$ 125,495.49**		**$ 60,824.13**
DIVISION 31 - SITE WORK								
SITE GR'S/PRS								
PROJECT MANAGEMENT	$ 125,000.00	EA	1	$ 125,000.00		$ -		
MOB / DEMOB	$ 50,000.00	EA	1	$ 50,000.00		$ -		
TEMP FENCING	$ 25.00	LF	1,950	$ 48,750.00		$ -		
MISC TEMP PROVISIONS	$ 25,000.00	LS	1	$ 25,000.00		$ -		
LAYOUT AND ENGINEERING	$ 3,500.00	CD	5	$ 17,500.00		$ -		
MISC- POLICE DETAILS, PLATING, TRAFFIC CONT.	$ 10,000.00	LS	1	$ 10,000.00		$ -		
SITE DEMOLITION								
BOOSTER CLUB BUILDING	$ 15.00	SF	642	$ 9,630.00		$ -		
TEAM ROOM BUILDING	$ 15.00	SF	1,487	$ 22,305.00		$ -		
SITE UTILITIES	$ 10,000.00	LS	1	$ 10,000.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BLEACHERS, PRESSBOX	$ 2.75	SF	3,200	$ 8,800.00		$ -		
BIT CONCRETE PAVING	$ 1.25	SF	22,057	$ 27,571.25		$ -		
SAWCUT:								
ASPHALT	$ 12.00	LF	325	$ 3,900.00		$ -		
TREES	$ 850.00	EA	13	$ 11,050.00		$ -		
REMOVE UTILITY POLES	$ 750.00	EA	5	$ 3,750.00		$ -		
REMOVE FIELD LIGHT POLES	$ 2,500.00	EA	4	$ 10,000.00		$ -		
REMOVE CURB	$ 10.00	LF	224	$ 2,240.00		$ -		
18" TALL WOODEN STRUCTURE	$ 10.00	SF	166	$ 1,660.00		$ -		
CHAIN LINK FENCE	$ 7.50	LF	2,475	$ 18,562.50		$ -		
WOOD GUARDRAIL	$ 25.00	LF	167	$ 4,175.00		$ -		
SPLIT RAIL FENCE	$ 15.00	LF	249	$ 3,735.00		$ -		
FREE STANDING WOODEN WALL	$ 35.00	LF	33	$ 1,155.00		$ -		
RETAINING WALL	$ 55.00	LF	30	$ 1,650.00		$ -		
PVC SLEEVES	$ 250.00	EA	9	$ 2,250.00		$ -		
UTILITY STRUCTURES	$ 1,200.00	EA	1	$ 1,200.00		$ -		
SCOREBOARD - SALVAGE	$ 2,000.00	EA	1	$ 2,000.00		$ -		
SALVAGE MEMORIAL TREE AND SIGN	$ 5,000.00	EA	1	$ 5,000.00		$ -		
RELOCATE SHED	$ 1,500.00	EA	1	$ 1,500.00		$ -		
RELOCATE FLAG POLE	$ 1,500.00	EA	1	$ 1,500.00		$ -		
GOAL POSTS	$ 1,200.00	EA	2	$ 2,400.00		$ -		
EROSION AND SEDIMENT CONTROL								
CONSTRUCTION ENTRANCE W/ FILTER FABRIC	$ 5.00	SF	1,000	$ 5,000.00		$ -		
INLET FILTER	$ 250.00	EA	5	$ 1,250.00		$ -		
SILT FENCE / HAYBALES	$ 15.00	LF	1,205	$ 18,075.00		$ -		
EROSION CONTROL BLANKET	$ 7.35	SF	20,560	$ 151,116.00		$ -		
MAINTAIN ERROSION CONTROL	$ 950.00	MD	10	$ 9,500.00		$ -		

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
EARTHWORK								
CLEAR AND GRUB / VEGITATION REMOVAL	$ 2.00	SF	4,107	$ 8,214.00		$ -		
TOPSOIL								
STRIP TOPSOIL TO STOCKPILE	$ 10.75	CY	1,482	$ 15,931.50		$ -		
STRIP TOPSOIL TO EXPORT	$ 12.50	CY	2,365	$ 29,562.50		$ -		
HAUL AND DISPOSE	$ 30.00	TON	4,021	$ 120,615.00		$ -		
SITE CUTS AND FILLS								
CUT TO FILL	$ 18.00	CY	6,074	$ 109,332.00		$ -		
CUT TO EXPORT	$ 20.00	CY	6,140	$ 122,800.00		$ -		
FILL, PLACE AND COMPACT FROM SITE CUT	$ 12.00	CY	6,074	$ 72,888.00		$ -		
IMPORT FILL	$ 50.00	CY	0	$ -		$ -		
HAUL AND DISPOSE (CLEAN/UNREGULATED)	$ 40.00	TON	10,438	$ 417,520.00		$ -		
ROCK REMOVAL	$ 250.00	CY	0	$ -		$ -		
UNSUITABLE SOIL REMOVAL	$ 1.00	LS	0	$ -		$ -		
FOUNDATIONS								
FOOTING EXCAVATION	$ 65.00	CY	154	$ 9,995.56		$ -		
BACKFILL	$ 25.00	CY	62	$ 1,537.78		$ -		
HAUL AND DISPOSE	$ 40.00	TON	157	$ 6,274.13		$ -		
GRAVEL BASE								
SIDEWALKS - 8"	$ 125.00	CY	258	$ 32,216.05		$ -		$ -
PARKING / DRIVES - 8"	$ 95.00	CY	196	$ 18,652.84		$ -		$ -
PEDESTRIAN PAVEMENT - 8"	$ 125.00	CY	192	$ 24,061.73		$ -		$ -
BRICK PAVERS 8"	$ 110.00	CY	56	$ 6,162.04		$ -		$ -
TRACK - 12"	$ 105.00	CY	2,073	$ 217,665.00		$ -		$ -
GRADE								
ROUGH GRADE SITE	$ 0.35	SF	260,860	$ 91,301.00		$ -		
DEWATERING								

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
MISC DEWATERING	$ 10,000.00	MO	4	$ 40,000.00		$ -		
DIVISION 31 - SITE WORK				**$ 1,961,953.87**		**$ -**		**$ -**

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

DESCRIPTION	UNIT COST	UNIT	SITEWORK QUANTITY	SITEWORK COST	TEAM ROOM QUANTITY	TEAM ROOM COST	CONCESSIONS QUANTITY	CONCESSIONS COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
DIVISION 32 - SITE IMPROVEMENTS								
SITE CONCRETE								
SIDEWALK	$ 16.00	SF	10,438	$ 167,008.00		$ -		$ -
CONCRETE STAIRS	$ 1,500.00	CY	23	$ 35,000.00		$ -		$ -
ADD FOR GUARD RAIL	$ 325.00	LF	90	$ 29,250.00		$ -		$ -
CONC BASE SLAB AT PAVERS	$ 14.00	SF	3,025	$ 42,350.00		$ -		$ -
ANCHOR CURB	$ 168.00	LF	430	$ 72,240.00		$ -		$ -
SLOT / CHANNEL / TRENCH DRAIN CURB	$ 168.00	LF	1,573	$ 264,264.00		$ -		$ -
PAVING & CURBS								
PAVEMENT, INCL STRIPING								
BIT PAVEMENT - PARKING/DRIVE	$ 265.00	TON	206	$ 54,633.19		$ -		$ -
PAVEMENT - PEDESTRIAN	$ 300.00	TON	202	$ 60,635.56		$ -		$ -
PAVING - TRACK	$ 280.00	TON		$ -		$ -		$ -
FINE GRADE AND PREP	$ 1.00	SF	70,738	$ 70,738.00		$ -		$ -
CURBS								
BIT CURB	$ 14.00	LF	497	$ 6,958.00		$ -		$ -
SITE HARDSCAPE / SURFACING								
BRICK PAVERS	$ 75.00	SF	3,025	$ 226,875.00		$ -		$ -
SITE FURNISHINGS								
RAILLINGS AT SITE STAIRS	$ 375.00	LF	95	$ 35,625.00		$ -		$ -
BENCHES - MOUNTED TO CONCRETE PAD	$ 3,500.00	EA	5	$ 17,500.00		$ -		$ -
TRASH/RECYCLING	$ 3,200.00	EA	5	$ 16,000.00		$ -		$ -
RELOCATE FLAG POLE	$ 5,000.00	EA	1	$ 5,000.00		$ -		$ -
FLAG POLE FOOTING	$ 3,500.00	EA	1	$ 3,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
BOLLARDS	$ 2,800.00	EA	10	$ 28,000.00		$ -		$ -
PARKING SIGNAGE	$ 350.00	EA	5	$ 1,750.00		$ -		$ -
E&B FOR SITE FURNISHINGS	$ 4,500.00	CD	5	$ 22,500.00		$ -		$ -
RETAINING WALLS								
SEGMENTED CONCRETE	$ 75.00	SF	866	$ 64,950.00		$ -		
CIP CONCRETE WALLS	$ 1,400.00	CY	97	$ 135,800.00		$ -		
ATHLETIC EQUPMENT			55,988					
FIELD GOAL POSTS	$ 9,770.00	EA	2	$ 19,540.00		$ -		$ -
FIELD GOAL POST PADS	$ 1,400.00	EA	2	$ 2,800.00		$ -		
SOCCER GOALS	$ 9,067.50	EA	2	$ 18,135.00		$ -		
LONG JUMP PIT & BOARD	$ 4,003.50	EA	1	$ 4,003.50		$ -		
RELOCATE SCOREBOARD	$ 4,500.00	EA	1	$ 4,500.00		$ -		
VISITORS BLEACHERS	$ 500.00	LF	66	$ 33,000.00		$ -		
GRANDSTANDS / PRESS BOX PER QUOTE	$ 1.00	LS	1,053,400	$ 1,053,400.00		$ -		
ADD FOR SUMMER INSTALL	$ 1.00	LS	134,600	$ 134,600.00		$ -		
SPORTS FIELDS								
ATHLETIC FIELD								
AMMEND TOPSOIL FROM SITE STRIP	$ 30.00	CY		$ -		$ -		$ -
PLACE AND COMPACT AMMEND TS	$ 15.00	CY		$ -		$ -		$ -
IRONTURF / BRICK SYNTHETIC FIELD	$ 14.25	SF	95,800	$ 1,365,150.00		$ -		$ -
FINE GRADE PREP	$ 1.00	SF	95,800	$ 95,800.00		$ -		$ -
TRACK SURFACING								
REKORTAN G13 GEL SERIES	$ 41.60	SF	55,988	$ 2,329,100.80		$ -		$ -
LANDSCAPING								

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
AMMEND ON SITE TOPSOIL	$ 20.00	CY	1,482	$ 29,640.00	0	$ -		$ -
SPREAD TOPSOIL	$ 10.00	CY	1,482	$ 14,820.00	0	$ -		$ -
TREES & PLANTINGS	$ 30,000.00	LS	1	$ 30,000.00				
SEEDING	$ 6.25	SY	8,892	$ 55,575.00		$ -		$ -
IRRIGATION SYSTEM AT FIELD	$ 2.00	SF	95,800	$ 191,600.00		$ -		$ -
FENCES AND GATES								
CLF								
4' CLF AT RETAINING WALLS	$ 90.00	LF	654	$ 58,860.00		$ -		$ -
4' CLF AT TRACK	$ 90.00	LF	1,140	$ 102,600.00		$ -		$ -
6' CLF AT PERIMETER	$ 125.00	LF	500	$ 62,500.00		$ -		$ -
SWING GATES	$ 2,000.00	EA	4	$ 8,000.00		$ -		$ -
12' SLIDING GATE	$ 4,200.00	EA	2	$ 8,400.00		$ -		$ -
16' SLIDING GATE	$ 5,600.00	EA	1	$ 5,600.00		$ -		$ -
VEHICULAR GATE - 20' W	$ 12,000.00	EA	1	$ 12,000.00		$ -		$ -
SAFETY NETTING - 18' H	$ 345.00	LF	430	$ 148,350.00		$ -		$ -
DIVISION 32 - SITE IMPROVEMENTS				**$ 7,148,551.04**		**$ -**		**$ -**
DIVISION 33 - UTILITIES								
WATER DISTRIBUTION								
DUCTILE IRON, MECH JOINT								
WATER FOUNTAIN, ASSUME 2"	$ 95.00	LF	150	$ 14,250.00		$ -		$ -
TEAM BUILDING, ASSUME 4"	$ 95.00	LF	142	$ 13,490.00		$ -		$ -
CONCESSIONS, ASSUME 4"	$ 47.00	LF	87	$ 4,089.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	379	$ 24,635.00	0	$ -		$ -
STONE BED	$ 90.00	CY	56	$ 5,053.33	0	$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
GATE VALVE AND BOX	$ 4,500.00	EA	1	$ 4,500.00		$ -		$ -
HYDRANT	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -
CONNECT TO EXISTING PIPE	$ 6,500.00	EA	2	$ 13,000.00		$ -		$ -
SANITARY SEWER								
SANITARY PIPING								
TEAM BUILDING, ASSUME 6"	$ 75.00	LF	131	$ 9,825.00		$ -		$ -
CONCESSIONS, FORCED MAIN	$ 95.00	LF	654	$ 62,130.00		$ -		$ -
ROADWAY	$ 105.00	LF	440	$ 46,200.00		$ -		$ -
TRENCH AND BACKFILL (UP TO 4' DEEP)	$ 65.00	LF	1,225	$ 79,625.00		$ -		$ -
STONE BED	$ 90.00	CY	181	$ 16,333.33		$ -		$ -
MANHOLES	$ 9,000.00	EA	3	$ 27,000.00		$ -		$ -
CONNECT TO EXISTING PIPE / STRUCTURE	$ 7,500.00	EA	1	$ 7,500.00		$ -		$ -
ROADWAY PATCH	$ 15.00	SF	1,760	$ 26,400.00		$ -		$ -
GREASE TRAP AT CONCESSIONS	$ 35,000.00	EA	1	$ 35,000.00		$ -		$ -
PUMP STATION	$ 55,000.00	EA	1	$ 55,000.00		$ -		$ -
STORM SYSTEM								
HDPE								
4"	$ 65.00	LF	29	$ 1,885.00		$ -		$ -
6"	$ 72.00	LF	58	$ 4,176.00		$ -		$ -
8"	$ 87.00	LF	214	$ 18,618.00	0	$ -		$ -
12"	$ 95.00	LF	1,632	$ 155,040.00		$ -		$ -
UNDERDRAIN AT FIELD	$ 65.00	LF	5,462	$ 355,030.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	7,395	$ 480,675.00	0	$ -		$ -
STONE BED	$ 90.00	CY	1,096	$ 98,600.00	0	$ -		$ -
TRENCH / SLOT DRAINS								
TRENCH DRAINS	$ 150.00	LF	270	$ 40,500.00		$ -		$ -

NPS ATHLETIC IMPROVEMENTS
SD Estimate
Detailed Item Take off 11/9/2025

			SITEWORK		TEAM ROOM		CONCESSIONS	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BUILDING AREA			260,860 SF		2,697 SF		1,096 SF	
CHANNEL/SLOT DRAIN	$ 175.00	LF	1,303	$ 228,025.00		$ -		$ -
TRENCH AND BACKFILL	$ 65.00	LF	1,573	$ 102,245.00		$ -		$ -
STONE BED	$ 90.00	CY	233	$ 20,973.33		$ -		$ -
CATCH BASINS	$ 6,500.00	EA	7	$ 45,500.00		$ -		$ -
CLEANOUT	$ 3,500.00	EA	4	$ 14,000.00		$ -		$ -
MANHOLES	$ 7,500.00	EA	2	$ 15,000.00		$ -		$ -
OIL GRIT SEPARATOR	$ 23,000.00	EA	1	$ 23,000.00		$ -		$ -
SUBSURFACE FILTER SYSTEMS								
INFILTRATION SYSTEM								
EXCAVATE	$ 35.00	CY	941	$ 32,951.85		$ -		$ -
STONE	$ 95.00	CY	753	$ 71,552.59		$ -		$ -
STORMTECH UNITS	$ 30.00	SF	5,084	$ 152,520.00		$ -		$ -
BACKFILL	$ 50.00	CY	188	$ 9,414.81		$ -		$ -
EXPORT	$ 40.00	TON	1,280	$ 51,216.59		$ -		$ -
UNDERGROUND ELECT / COMMUNICATIONS / SITE LIGHTING								
TRENCH AND BACKFILL	$ 50.00	LF	4,769	$ 238,450.00	0	$ -		$ -
DUCTBANK CONCRETE FILL	$ 375.00	CY	200	$ 75,000.00		$ -		$ -
LIGHT POLE BASE / FOOTING	$ 1,200.00	EA	17	$ 20,400.00		$ -		$ -
LIGHT POLE BASE SPORTS LIGHTING	$ 10,000.00	EA	4	$ 40,000.00		$ -		$ -
HAND HOLE E&B	$ 1,500.00	EA	12	$ 18,000.00		$ -		$ -
DIVISION 33 - UTILITIES				**$ 2,764,303.85**		**$ -**		**$ -**

TenCate

Synthetic Turf Manufacturer

TENCATE North America

January 9, 2024

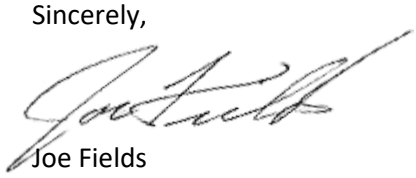
To our valued customers:

I am extremely pleased to announce that TenCate is now manufacturing our top-of-the-line artificial grass without the use of PFAS as a component or processing aid.

Our team performed an in-depth review of how we manufacture our synthetic turf. Engineers discovered a manufacturing processing aid used in fiber extrusion that contained trace levels of non-soluble PFAS and were able to replace it with one that does not contain PFAS. To note, previous third-party testing showed our artificial turf had non-soluble PFAS levels that were far lower than what have been found in consumer products like dental floss and prescription medications.

We are committed to giving our customers complete peace of mind and are dedicated to making the most innovative, highest quality turf that is both safe and sustainable, and this advancement is one more pivotal way we are accomplishing our mission.

Sincerely,



Joe Fields
President and CEO
TenCate Americas
j.fields@tencategrass.com

Staying Ahead of the Game, TenCate Begins Making Synthetic Turf Without Using PFAS

- TenCate removes trace amounts of PFAS found in a processing aid used in the manufacturing process.
- The initiative is the latest advancement for TenCate as the industry leader in innovation and sustainability.
- 'We're dedicated to giving our customers complete peace of mind,' says Joe Fields, President and CEO of TenCate Americas.

DAYTON, Tenn., Jan. 9, 2024 — TenCate, the world's leading manufacturer, distributor and installer of synthetic turf for sports and landscape applications, announced today that it has achieved yet another significant goal: manufacturing its top-of-the-line artificial grass without the use of PFAS.

"TenCate has worked tirelessly to eliminate any PFAS from our manufacturing process," said Joe Fields, President and CEO of TenCate Americas. "We are dedicated to making the most innovative, highest quality turf that is both safe and sustainable, and this advancement is one more pivotal way we are accomplishing our mission."

As one of its sustainability initiatives, TenCate performed an in-depth review of how it manufactures its synthetic turf. Engineers discovered a manufacturing processing aid used in fiber extrusion that contained trace levels of non-soluble PFAS, and were able to replace it with one that does not contain PFAS.

"It's important to note that third-party testing of previous versions of our artificial turf detected only minuscule levels of non-soluble PFAS. These were far lower than the levels that have been found in common consumer products like dental floss and prescription medications, and significantly less than that allowed by the Food and Drug Administration in packaging for food," Fields said. "We still took action, however, because we're dedicated to giving our customers complete peace of mind."

This is just the latest advancement for TenCate as the industry leader in innovation and sustainability. Among the company's other initiatives:

- Launching a groundbreaking new program to recycle end-of-life synthetic turf across the nation. The initiative, a joint program between TenCate, Cyclyx International and ExxonMobil, is the first in the U.S. to recycle old synthetic turf into feedstock that can be used to create new turf and other products. Known as

TenCate Turf Recycling Solutions, the initiative is processing aged turf fields from parks, high schools, colleges and other sites.

- Creating biodegradable infill as a sustainable alternative to rubber infill. TenCate's GeoCool™ infill is made from a renewable inorganic mineral that's 100% recyclable and non-toxic. TenCate also uses other organic or natural infills, including those made with cork or walnut shells.

- Manufacturing top-quality turf that offers communities a variety of important benefits. These include conserving up to 1 million gallons of water per year, per athletic field; significantly reducing maintenance labor and costs; eliminating the use of pesticides, herbicides and fertilizers on the field; and allowing increased play and activities year-round in all types of weather.

"We are relentlessly innovating to make cutting-edge turf that exceeds all expectations for performance," Fields said. "That means putting quality and sustainability first in everything we do — from research to design to manufacturing."

To learn more about TenCate's commitment to quality and sustainability, visit www.playingforkeeps.info.

About TenCate
TenCate is the world's leading manufacturer, distributor and installer of synthetic turf solutions for sports and landscape applications. TenCate Americas' headquarters are in Dayton, Tenn. With manufacturing facilities in the United States, Netherlands, United Kingdom and the United Arab Emirates, the company serves customers in more than 40 countries with a suite of well-known brands. The company is fully vertically integrated, which enables it to control the full chain from R&D, through manufacturing, installation, maintenance and now, recycling. For more information, please visit www.tencategrass.com.

Media Contact
Erica Rumpke
Director of Marketing, TenCate
513-484-6795
e.rumpke@tencategrass.com

Brock

Synthetic Turf Shock Pad & Infill Manufacturer

BROCK®
IMPROVING THE FIELD OF PLAY

January 9, 2025

Subject: PFAS Testing of Brock Products

To whom it may concern:

Brock's products do not contain any intentionally added PFAS (per- and polyfluoroalkyl substances). Brock recently had PFAS testing performed on our PowerBase, SP, and BrockFILL products by Eurofins, a third-party lab with extensive PFAS testing capabilities. For all products tested, none of the 40 PFAS compounds assessed were detected at the limit of reporting of the laboratory. Additionally, total organic fluorine (TOF) testing was performed, and organic fluorine was not detected at the limit of reporting of the laboratory. These test reports are attached here.

Additionally, our material supplier certifies that the expanded polypropylene (EPP) used in Brock's underlayment products does not contain any substances of very high concern (SVHCs) identified by the European Chemicals Agency (ECHA) and subject to the EU REACH regulation. Furthermore, the base resins used to produce the EPP for Brock's underlayment products are permitted by the FDA for use in food contact applications for food types identified in Categories I through IX of Table 1, under conditions of use B through H of Table 2 in 21 CFR 176.170(c). These certification letters are also attached here.

Please contact Brock if you have additional questions.

Best Regards,



Tom Murphy, Ph.D.
Director of Engineering
Brock USA, LLC

Attachments:

PFAS Test Report for Brock PowerBase
PFAS Test Report for BrockFILL

PFAS Test Report for Brock PowerBase

Test Report No. 202412068 - Rev. 1
Report Date January 9, 2025

Client

Tom Murphy

Brock USA

3090 Sterling Circle, Ste. 102, Boulder, Colorado 80301

Phone: +1 (501) 733-0601

Email: tmurphy@brockusa.com

Approval Date	December 20, 2024	**Delivery Conditions**	Satisfactory, samples tested as received
Date of Receipt	December 20, 2024	**Testing Date Range**	12-20-2024 to 01-09-2024
Test Request Form #	202412068		

Eurofins ID	Sample Name	Lot/Batch Number	Supplier/Manufacturer	Country of Origin
202412068-1	Brock PowerBase	n/a	Brock USA	USA

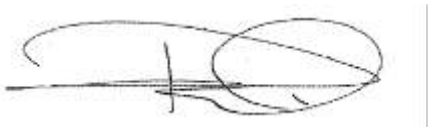
The following test item(s) was/were performed on submitted sample(s) and/or component(s) confirmed by applicant

TEST REQUESTED	RESULT
TOF (Total Organic Fluorine) by CIC (Combustion Ion Chromatography)	See Attachment
PFAS, EPA 1633 List (40 Analytes) - 537 modified	See Attachment

Analysis completed by Eurofins Subcontract Laboratory

Revision statement: Updated TOF Results per Clients request.

Signed for and on behalf of
Eurofins MTS Consumer Product Testing US, Inc.



Patricia Cox / Project Coordinator

01-09-2025

This report cancels and replaces report 202412068. The laboratory accepts no responsibility for the use of any previous report to this report.

This report relates to the above mentioned test item(s) and the extent to tests performed. This test report is not permitted to be reproduced except in full, without written permission of the test facility. This test report does not entitle any safety marks on this or similar products. The sample and the information regarding sample have been provided by the client. All information related to the sample are under liability of the client and have not been checked by Eurofins MTS Consumer Product Testing US, Inc.

ATTACHMENT

eurofins | Modern Testing Services

TEST REPORT

LAB LOCATION: Norwood, MA USA

DATE IN: December 23, 2024

REPORT NUMBER: 67424-120052
DATE OUT: January 09, 2025
Revision Date: January 9, 2025

To:	Tom Murphy Brock USA		
Contact:	/		
Address:	3090 Sterling Circle Boulder, Colorado 80301 United States		
Tel:	/	**Fax:**	/
E-mail:	/		
Copy To:	/		

OVERALL RATING

SATISFACTORY	**X**
UNSATISFACTORY	
Subject to Client's Approval	

NOTE: RATING IS BASED ON TESTING LAB RESULTS. FINAL ACCEPTANCE OR REJECTION IS PER CLIENT ONLY.

Sample Information			
Product Description:	Brock PowerBase		
Item/ Style Number:	202412068-1		
Purchase Order Number:	200010995	**No. of Sample Submitted:**	1
Lot/Batch/Tracking Info:	-	**Date of Manufacture:**	-
Country of Origin:	USA	**Country of Destination:**	USA
Vendor/ Agent:	-	**Manufacturer:**	Brock USA

Testing Status							
☐	**Pre-production**	☒	**Production**	☐	**Retest**	☐	**Previous Report No.:**
Other/ Comments:							

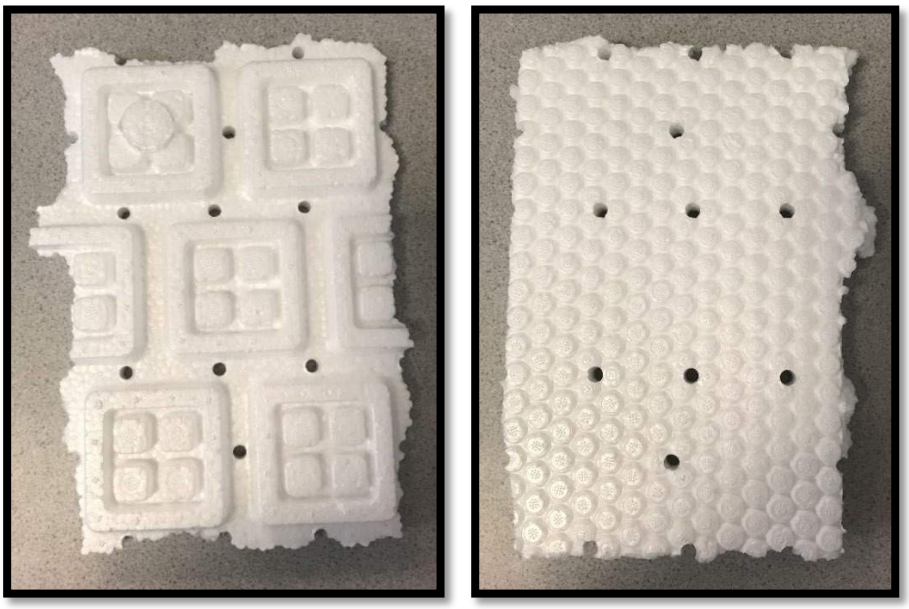
For and on behalf of
Eurofins MTS Consumer Product Testing US, LLC (Norwood, MA)

John R. Gerringer

John Gerringer, Analytical Director

Eurofins MTS' smart screening approach is a restricted substance pre-screening method that effectively ensures compliance for any countries that do not require mandatory certification test reports based on a specified test method. Any positive detection results from the screening test will trigger individual tests to be performed according to the preferred test method of the country that restricts the detected substance. For any countries that require mandatory certification test reports based on a specified test method, individual tests will be performed according to the specified test methods to ensure compliance.

Sample Photo:



Testing Result Summary				
Test Property	SAT PASS	UNSAT FAIL	Subject to Client's Approval	COMMENTS
Total Organic Fluorine (TOF)	X			See Test Results Below

COMPONENT BREAKDOWN LIST:

Test Item(s)	Component Description
A	**Brock PowerBase**
A1	White Plastic (Styrofoam)

TEST RESULTS:

Total Organic Fluorine Content – Client's Requirement

Test Item	Result				Conclusion
	Total Fluorine (mg/kg)	Total Inorganic Fluorine (mg/kg)	Total Organic Fluorine (mg/kg)	Client's Requirement	
A1	ND	ND	ND	100	PASS

ND= Not detected (Laboratory detection limit for TF =10mg/kg; for TIF = 5mg/kg – TOF is a calculated result)

Method: In-house method: Total Fluorine – Total Inorganic Fluorine = Total Organic Fluorine using CIC with reference to ASTM D7359 − 23 Standard Test Method for Total Fluorine – CIC. and BS EN 14582-2016 (halogen) .

Note: mg/kg = milligram per kilogram
"<" = less than

****End of Test Report****

NOTE:

If there is question or concern regarding the above results, please contact the lab person below:

Technical question & concern:
John Gerringer
Director - Analytical
Phone: 508-638-1793
John.Gerringer@cpt.Eurofinsus.com

This test report is governed by the Terms and Conditions, available on request or attached to the end of this test report. Attention is especially drawn to the limitations of liability, indemnification and jurisdictional provisions defined therein. This report is issued strictly based on the testing of the samples submitted by you. The test results in this report refer only to the sample(s) actually tested and do not refer or be deemed to refer to any bulk production from which such sample(s) may be said to have been obtained. In the event that Eurofins MTS Consumer Product Testing US, LLC ("ERF") was requested to survey and test any bulk production quantity of samples, ERF, in the absence of any contrary written instructions, performed random sampling of bulk production for testing purposes. Variations in the conditions under which samples are stored, transported, etc., may lead to variations in the test results. ERF cannot anticipate and shall not be held responsible for variations in test results that may be due to factors beyond ERF's control, such as, sample cross-contamination, evaporation of volatile substances due to storage temperature, humidity, etc. This report does not constitute a recommendation, actual or implied, for any specific course of action. Other than the expressed warranties made in the Terms and Conditions of the ERF Test Request Form, ERF makes no warranties or representations either expressed or implied with respect to this report. In no circumstances whatsoever shall ERF be liable for any consequential, special, or incidental damages arising out of, or in connection with, this report.

PFAS Test Report for BrockFILL

Test Report No. 202409078B
Report Date October 24, 2024

Client

Tom Murphy

Brock USA

3090 Sterling Circle, Boulder, Colorado 80301

Phone: 5017330601

Email: Tmurphy@brockusa.com

Approval Date	September 25, 2024	**Delivery Conditions**	Satisfactory, samples tested as received
Date of Receipt	September 25, 2024	**Testing Date Range**	09-26-2024 to 10-23-2024
Test Request Form #	202409078		

Eurofins ID	Sample Name	Lot/Batch Number	Supplier/Manufacturer	Country of Origin
202409078-2	BrockFILL	N/A	Brock USA	USA

The following test item(s) was/were performed on submitted sample(s) and/or component(s) confirmed by applicant

TEST REQUESTED	RESULT
TOF (Total Organic Fluorine) by CIC (Combustion Ion Chromatography)	See Attachment
PFAS, EPA 1633 List (40 Analytes) - 537 modified	See Attachment

Analysis completed by Eurofins Subcontract Laboratory

Signed for and on behalf of
Eurofins MTS Consumer Product Testing US, Inc.



Patricia Cox / Project Coordinator

10-24-2024

This report relates to the above mentioned test item(s) and the extent to tests performed. This test report is not permitted to be reproduced except in full, without written permission of the test facility. This test report does not entitle any safety marks on this or similar products. The sample and the information regarding sample have been provided by the client. All information related to the sample are under liability of the client and have not been checked by Eurofins MTS Consumer Product Testing US, Inc.

ATTACHMENT

eurofins | Modern Testing Services

TEST REPORT

LAB LOCATION: Norwood, MA USA
DATE IN: September 25, 2024

REPORT NUMBER: 67424-090101
DATE OUT: September 27, 2024

To:	Brock USA		
Contact:	/		
Address:	3090 Sterling Circle Boulder, CO 80301 United States		
Tel:	/	**Fax:**	/
E-mail:	/		
Copy To:	/		

OVERALL RATING

SATISFACTORY	
UNSATISFACTORY	
Subject to Client's Approval	**X**

NOTE: RATING IS BASED ON TESTING LAB RESULTS. FINAL ACCEPTANCE OR REJECTION IS PER CLIENT ONLY.

Sample Information			
Product Description:	BrockFILL		
Item/ Style Number:	202409078-2		
Purchase Order Number:	200010558	**No. of Sample Submitted:**	1
Lot/Batch/Tracking Info:	-	**Date of Manufacture:**	-
Country of Origin:	USA	**Country of Destination:**	USA
Vendor/ Agent:	-	**Manufacturer:**	Brock USA

Testing Status							
☐	**Pre-production**	☒	**Production**	☐	**Retest**	☐	**Previous Report No.:**
Other/ Comments:							

For and on behalf of
Eurofins MTS Consumer Product Testing US, LLC (Norwood, MA)

John R. Gerringer

John Gerringer, Analytical Director

Eurofins MTS' smart screening approach is a restricted substance pre-screening method that effectively ensures compliance for any countries that do not require mandatory certification test reports based on a specified test method. Any positive detection results from the screening test will trigger individual tests to be performed according to the preferred test method of the country that restricts the detected substance. For any countries that require mandatory certification test reports based on a specified test method, individual tests will be performed according to the specified test methods to ensure compliance.

Sample Photo:



Testing Result Summary				
Test Property	SAT PASS	UNSAT FAIL	Subject to Client's Approval	COMMENTS
Total Organic Fluorine (TOF)			X	See Test Results Below

COMPONENT BREAKDOWN LIST:

Test Item(s)	Component Description
A	**BrockFILL**
A1	Brown Grains (Fill)

TEST RESULTS:

Total Organic Fluorine Content – Client's Requirement

Test Item	Result				Conclusion
	Total Fluorine (mg/kg)	Total Inorganic Fluorine (mg/kg)	Total Organic Fluorine (mg/kg)	Client's Requirement	
A1	ND	ND	ND	100	DATA

ND= Not detected (Laboratory detection limit for TF =10mg/kg; for TIF = 5mg/kg – TOF is a calculated result)

Method: In-house method: Total Fluorine – Total Inorganic Fluorine = Total Organic Fluorine using CIC with reference to ASTM D7359 − 23 Standard Test Method for Total Fluorine – CIC. and BS EN 14582-2016 (halogen) .

Note: mg/kg = milligram per kilogram
"<" = less than

****End of Test Report****

NOTE:

If there is question or concern regarding the above results, please contact the lab person below:

Technical question & concern:
John Gerringer
Director - Analytical
Phone: 508-638-1793
John.Gerringer@cpt.Eurofinsus.com

This test report is governed by the Terms and Conditions, available on request or attached to the end of this test report. Attention is especially drawn to the limitations of liability, indemnification and jurisdictional provisions defined therein. This report is issued strictly based on the testing of the samples submitted by you. The test results in this report refer only to the sample(s) actually tested and do not refer or be deemed to refer to any bulk production from which such sample(s) may be said to have been obtained. In the event that Eurofins MTS Consumer Product Testing US, LLC ("ERF") was requested to survey and test any bulk production quantity of samples, ERF, in the absence of any contrary written instructions, performed random sampling of bulk production for testing purposes. Variations in the conditions under which samples are stored, transported, etc., may lead to variations in the test results. ERF cannot anticipate and shall not be held responsible for variations in test results that may be due to factors beyond ERF's control, such as, sample cross-contamination, evaporation of volatile substances due to storage temperature, humidity, etc. This report does not constitute a recommendation, actual or implied, for any specific course of action. Other than the expressed warranties made in the Terms and Conditions of the ERF Test Request Form, ERF makes no warranties or representations either expressed or implied with respect to this report. In no circumstances whatsoever shall ERF be liable for any consequential, special, or incidental damages arising out of, or in connection with, this report.

Turf Recyclers USA

Synthetic Turf Recycling

TenCate Turf Recycling Solutions

Synthetic Turf Recycling

November 11, 2025

John McMeeking
Landscape Architect
SMRT Architects & Engineers
200 Brickstone Square, #303
Andover, MA 01810

Re: Synthetic turf recycling

Mr. McMeeking,
I received your email regarding additional information on the Turf Recyclers USA Material Recovery Facility and am happy to provide the specifics you have requested, which are as follows:

1. Plant Location: 171 VFW Drive, Rockland, MA 02370
2. Methodology: Mechanical recycling (see enclosed End of Life Plan)
3. Fully Recycled: All components of the turf system are recycled, including infill, carpet backing, and turf fibers
4. Output Materials: Recycled sand, recycled rubber, shredded carpet backing, LDPE (#4) pellets
5. Recycling Capacity: 5,000,000+ square feet of infilled turf annually

Thank you for your interest in our facility, and if you have any further questions, please do not hesitate to contact me.

Sincerely,

Andrew Goldberg
Director of Sales & Business Development
Turf Recyclers USA
P: 610.751.7873
E: atg@turfrecyclersusa.com

REDEFINING SUSTAINABILITY IN THE SPORTS INDUSTRY

TURF RECYCLERS USA

7,000,000

POUNDS OF WASTE DIVERTED AND COUNTING!

171 VFW Drive
Rockland, MA 02370
(781) 384-0024
www.turfrecyclersusa.com
info@turfrecyclersusa.com

THE GOAL: ZERO WASTE

There is a **growing waste crisis** in the United States. The Zero Waste movement is changing the game by **diverting infilled synthetic turf from landfills** and giving it new life as usable, sustainable products.

THE SOLUTION:

TURF RECYCLERS USA

We're **redefining sustainability** with a fully integrated, state-of-the-art recycling facility designed to **process *ALL*** components of **synthetic turf systems**.



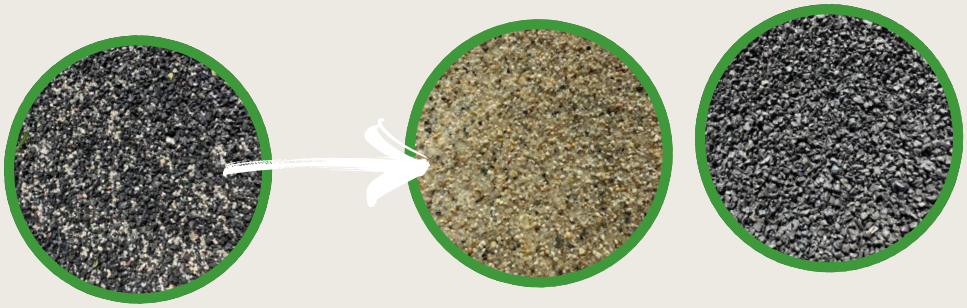
THE BENEFITS:

- **Mechanical Recycling**
- **Sustainable & Cost-Effective**
- **Decades of Synthetic Turf Industry Experience**
- **Your all-in-one solution**

Grass blade fibers are processed into pellets



Infill is separated into its original components



TURF RECYCLERS USA PROCESS



INDUSTRY TERMS TO KNOW

RECYCLE

The process of **collecting** and **processing** materials that would otherwise be thrown away as trash and turning them into **new products** *(Source: EPA)*

REUSE

The use of a product **more than once** in its same form for the same purpose or for different purposes *(Source: EPA)*

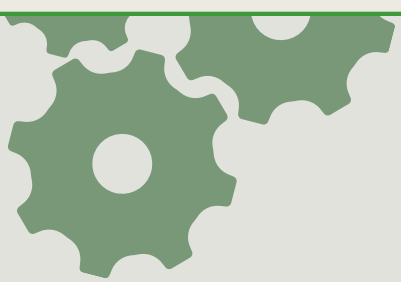
REPURPOSE

To use something for a **different purpose** to the one for which it was *originally* intended *(Source: dictionary.cambridge.org)*

Recycle, **Reuse** and **Repurpose** are often used interchangeably in our industry, though they involve *different methods* and *outcomes*.

BENEFITS OF MECHANICAL RECYCLING

How does *mechanical recycling* differ from *chemical recycling* or *repurposing*?





Mechanical recycling conserves energy, benefits the environment and remains essential at a product's end of life

LET'S TALK SUSTAINABILITY

TURF RECYCLERS USA

Join The Movement

We're not just **recycling turf**; we're redefining the future of **sustainable sports**. **Partner with Turf Recyclers USA** and make a **real impact** on the environment while efficiently managing your field disposal.

Be Part of The Change | **Be Part of The Solution** | **Contact Us Today!**

PROUD MEMBERS OF

GREEN SPORTS ALLIANCE

SYNTHETIC TURF COUNCIL MEMBER

171 VFW Drive
Rockland, MA 02370
(781) 384-0024
www.turfrecyclersusa.com
info@turfrecyclersusa.com

Material Recovery Facility

Turf Recyclers USA
171 VFW Drive
Rockland, MA 02370

END OF LIFE PLAN

1. **Receiving and Stockpiling Turf Rolls**: The mechanical recycling process begins with receiving the rolls of infilled synthetic turf at the Turf Recyclers facility in Rockland, MA. Roll sizes must be 7.5' wide by maximum 38' length for processing.
2. **Initial Processing and Infill Removal**: The synthetic turf rolls are introduced into specialized equipment, which dries and separates the infill material from the turf fibers and backing. The infill materials are then cleaned and bagged separately for reuse in the recycled materials market.
3. **Fiber and Backing Separation**: Following the removal of the infill, the fiber and backing move to a sheering machine that separates these two components. This machine ensures that the polyethylene fiber and carpet backing are completely separated, making it possible to recycle them individually.
4. **Fiber Pelletizing and Backing Shredding**: The fiber is then processed into LDPE (#4) pellets, making it easier to transport and resell. Simultaneously, the backing is shredded into smaller pieces. Both the pelletized fiber and the shredded backing are now prepared for use in the recycled products market.

***This comprehensive mechanical recycling process allows the synthetic turf to be completely broken down into its original components, each of which will be cleaned, separated, and ready for resale/reuse in the recycled materials market. A chain of custody for every field received and recycled by Turf Recyclers will be provided.

TECHNICAL SPECIFICATION FOR MECHANICAL RECYCLING

OF SYNTHETIC TURF

MECHANICAL RECYCLING OF SYNTHETIC TURF

PART 1 – GENERAL

1.1 SUMMARY

The synthetic turf system: including infill, polyethylene fiber, and backing—**must be mechanically recycled at a state-permitted recycling facility.** Recycling processes should prioritize the reduction of waste and the recovery of useable recycled materials from each component of the turf system. Chemical recycling, landfilling, or repurposing without treatment of these materials is **strictly prohibited**. The General Contractor is responsible for ensuring full compliance with these requirements.

1.2 RELATED REQUIREMENTS

- **Section 32 15 00** – Demolition and Removal
- **Section 32 18 23.29** – Artificial Turf Surface System

1.3 SUBMITTALS

- **Recycling Facility Identification**: Provide the name, address, and current permit information for the state-authorized mechanical recycling facility.
- **Chain of Custody Documentation**:
    - Preliminary chain of custody statements outlining the tracking process from removal to the material recovery facility.
- **Certificate of Completion:**
    - Final certificate, clearly demonstrating material diversion from landfill and confirmation of mechanical recycling.

PART 2 – MECHANICAL RECYCLING REQUIREMENTS

The following requirements must be adhered to during the removal process for the mechanical recycling of the synthetic turf system:

- Turf rolls with infill must be cut to a width of 7.5’ and shall be 38’ in length for processing.
- Diameter of turf rolls shall be no greater than 2.5’.
- Upon removal, rolls of turf must be secured with two ropes or straps prior to loading and delivery to recycling facility.

END OF SECTION

TENCATE

TURF RECYCLING SOLUTIONS

A GREAT PRODUCT, MADE BETTER



42% of the US is experiencing regular drought and many national and local governments are calling for reductions in the use of water, pesticides and fertilizers in recognition of their risks to the environment and our shared future. That's where TenCate Grass and our synthetic turf products come in.

Today, the demand for synthetic turf as a sustainable replacement for lawns, backyards, and athletic fields is growing rapidly. But until now, there has been no ideal end-of-life solution for artificial turf in America. **We're changing that.**

FROM END-OF-LIFE TURF TO NEW PRODUCTS

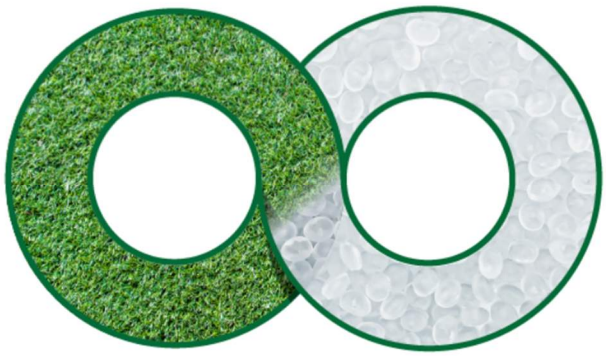
Aged turf is carefully removed from the field and transported to TenCate's specialized processing facility in Louisiana. At this facility, the turf undergoes a series of steps designed to separate and recover valuable materials, such as infill and fiber components. This process not only diverts significant volumes of waste from landfills but also supports the reuse and recycling of synthetic turf materials.





We receive the old turf, and begin by separating its various material components. The plastic materials are then sent to third-party partners, including an advanced recycling facility certified under the International Sustainability and Carbon Certification (ISCC) PLUS program. At this facility, the recovered plastics from the old turf will be processed and turned into polyethylene pellets, which serve as feedstock for the production of new products.

These recycling efforts help reduce reliance on raw materials and the production of virgin plastic derived from fossil fuels. It also helps divert valuable materials from landfills by transforming components of aged turf into feedstock for new products. We are actively exploring opportunities to participate in a closed loop system, where recycled plastics are reintegrated into our own turf manufacturing process.



GROWING OUR ACTION

TenCate is taking ambitious steps to overcome the challenges of responsible disposal of synthetic turf. We're actively exploring innovative ways to repurpose turf into usable feedstock for new products—advancing our commitment to sustainability. From the beginning, our products have been designed to address critical environmental concerns, including water scarcity and groundwater contamination caused by pesticides and other chemicals.

With our artificial grass solutions, we're reinforcing our dedication to environmental stewardship and long-term impact. Our journey began with turf recycling initiatives in Europe, and our U.S. pilot program marks a natural and exciting progression in our global efforts.



Website:

https://turfrecycling.us/

Marblehead, MA

Response to comments on Marblehead, MA fields at 11/6/25 School Committee Meeting

Memo

SMRT Architects and Engineers
877.700.7678
smrtinc.com

To	NPS School Committee	**Date**	December 4, 2025
From	John McMeeking, RLA, ASLA	**Project No.**	25001
Subject	Marblehead, MA Fields	**Project Name**	NPS – Capizzo Stadium Improvements Project

During the School Committee meeting on 11/6/25 one of the participants stated that Marblehead, MA are able to use their high school field(s) for (1,000+ hours) per year using only organic maintenance practices, and that they do not play on synthetic fields. While Marblehead does have some excellent well maintained natural grass fields, there is in fact more information that should be shared in order to provide a more accurate picture of what is taking place.

The 1000+ hours of usage on the natural grass fields are not solely varsity high school sports practices and games but also include a variety of other athletic activities.

The usage typically breaks down into:

- High School Sports: includes practices and games for various high school teams, particularly junior varsity (JV) and freshman levels for sports like soccer and field hockey. Varsity games are generally played on a separate synthetic turf field at Marblehead High School called Piper Field.
- Youth Sports: a significant portion of the use comes from various youth sports leagues and programs.
- Summer Programs: use during the summer months is also a major contributor to the total hours.
- Middle School Activities: this can include middle school physical education classes or sports programs.
- Informal Recreation: the total estimated hours (sometimes cited as high as 1,360 hours with all activities included) also account for estimated informal/unscheduled community use, such as pick-up games or passive recreation (picnics, etc.), when the field is not officially booked by teams. This is often an estimate based on hours of operation.

The high usage is a result of it being a multi-use community field for various age groups and activity types, not solely varsity high school sports.

It is also important to note that participants in physical education classes, pick-up games, youth activities, and passive recreation oftentimes do not play in cleats, but actually in sneakers or soft-soled shoes which do not impact the condition of the field like cleats do, therefore making maintenance efforts much easier.

In regard to the statement that Marblehead, MA does not play on synthetic turf, this is not accurate. Marblehead recently replaced the synthetic turf at the high school (Piper Field), paying for the new surface entirely in donations from local individuals, community members, and organizations.



Former Natural Grass Field (photo is pre 2013 before they installed the original synthetic turf field)



New Piper Field (Synthetic Turf)

Response Letter

Community Member Letter on the Dangers of Synthetic Turf

December 4, 2025

Nantucket School Committee
Nantucket Public Schools | 10 Surfside Road | Nantucket, MA 02554

Regarding: Community Member Letter on the Dangers of Artificial Turf

Dear School Committee Members,

In response to the community member letter that was distributed on December 3, 2025, SMRT offers the following response to provide clarity, address misconceptions, and outline the measures in place to ensure that any proposed field solution—whether natural grass or synthetic turf—meets the highest standards for health, safety, and sustainability

We appreciate the community's commitment to protecting Nantucket's environment and public health. These are important issues, and we share the same goal of making informed decisions based on accurate, up-to-date information. While the letter raises valid points about environmental stewardship, some of the claims reflect outdated data or do not account for recent advancements in turf technology and safety standards.

Please note: SMRT designs both natural grass and synthetic turf fields. We do not advocate for one over the other; our role is to provide accurate information and high-quality design solutions for whichever option best meets the community's needs.

PFAS Concerns:
It is important to recognize that PFAS are ubiquitous in the environment, primarily due to decades of use in consumer products, industrial processes, and biosolid fertilizers. PFAS can be found in soil and runoff sediment, groundwater and surfacewater, plant material and crops, landfills, and even in undisturbed remote areas. A study conducted by Woodard & Curran in February 2024 analyzed (100) shallow soil samples from undeveloped areas across Massachusetts, finding widespread background PFAS concentrations: (https://www.woodardcurran.com/pfas-in-massachusetts-background-soils/)

Concerns about PFAS exposure from synthetic turf fields are based on older manufacturing practices that no longer reflect current industry standards. Historically, some synthetic turf systems used fluoropolymers such as PVDF (polyvinylidene fluoride) in lubricants during fiber extrusion. However, modern turf manufacturing has eliminated these fluoropolymer-based lubricants, and leading manufacturers now certify that their products are well below detection thresholds (verified through independent testing). The Synthetic Turf Council and major suppliers have committed to full transparency and compliance with evolving PFAS regulations, ensuring that today's turf systems do not pose the contamination risks cited in outdated studies. These advancements demonstrate that PFAS exposure from synthetic turf is not an accurate concern for current-generation products.

Microplastics and Runoff:
NPS is not proposing to use a crumb rubber infill material. Modern installations incorporate containment systems and organic infill options (such as engineered shredded wood, cork, coconut fiber, or thermoplastic elastomers) that minimize microplastic migration. Additionally, engineered drainage systems prevent runoff contamination and are designed to have catch basins that can be accessed to clean out any turf fibers that may have broken down over time. Studies show that when these best practices are followed, microplastic release is negligible compared to older crumb rubber systems.

End-of-Life Disposal:
The claim that turf inevitably becomes "toxic waste" is outdated. Today, recycling and repurposing programs are expanding rapidly, with companies reclaiming turf for use in underlayment, composite lumber, and energy recovery. The Synthetic Turf Council reports that these programs are scaling to meet demand, significantly reducing landfill impacts. There is a fully operational turf recycling facility in Brockton, MA operated by *Turf Recyclers USA*. They mechanically separate the turf carpet from the infill materials, which are then dried, separated, bagged, and sold for reuse in the recycled materials market. The turf carpet (fibers and backing material) is placed on a sheering machine which mechanically separates these two components, allowing them to be recycled individually. The fibers are processed into LDPE (#4) pellets, and the backing is shredded into small pieces for ease in resale/reuse. In addition to the Turf Recyclers USA facility, TenCate (turf manufacturer) operates a facility in Baton Rouge, LA. If synthetic turf were installed at NPS, at the end of it's lifespan (10-14 years) it would be shipped to Brockton, MA for processing, and as such, would not become an environmental burden for the town.

Athlete Safety:
Recent research shows that modern synthetic turf fields are just as safe as natural grass fields when properly designed and maintained. Most studies on new-generation turf report similar overall injury rates compared to natural grass, particularly for soccer and multi-sport athletes. While older studies indicated slightly higher rates of certain lower extremity injuries on early turf systems, advancements in turf technology, infill composition, and maintenance practices have significantly reduced these differences. In fact, large-scale analyses of professional and collegiate sports data confirm that non-contact injuries occur at comparable rates across both surfaces, and recent data shows that modern synthetic turf systems, when properly maintained, perform comparably to natural grass in terms of injury risk.

Natural grass fields are often assumed to be safer, but when they are not properly maintained, they can present significant hazards to athletes. Uneven surfaces, bare patches, and compacted soil increase the risk of ankle sprains, knee injuries, and falls. Poor drainage can lead to muddy or slippery conditions, while overuse without adequate recovery time creates hard spots that amplify impact forces. Research in sports medicine consistently shows that field condition—not just surface type—is a critical factor in injury prevention. A neglected grass field can be more dangerous than a well-maintained synthetic turf system, which offers consistent traction and shock absorption throughout the playing season.

The National Recreation and Park Association's 2024 report, *The Verdict Is In On Synthetic Fields,* reaffirmed the safety of synthetic turf for recreational and competitive play. https://www.nrpa.org/parks-recreation-magazine/2024/october/the-verdict-is-in-on-synthetic-fields/

Maintenance & Operations:
While natural grass fields are often perceived as environmentally benign, maintaining them at athletic standards requires significant chemical and resource inputs. Fertilizers, herbicides, and pesticides are routinely applied to control weeds and pests, introducing nitrates and other chemicals into soil and groundwater. Regular irrigation consumes millions of gallons of water annually, which is especially concerning in areas with limited water resources. Additionally, frequent mowing and aeration contribute to carbon emissions and require ongoing fossil fuel use. These practices collectively create an environmental footprint that is far from "non-toxic" or fully sustainable. In fact, studies show that maintenance of natural grass fields can have greater cumulative impacts on water quality and greenhouse gas emissions than modern synthetic turf systems when lifecycle factors are considered.

Synthetic turf is not "maintenance-free" but it's generally less resource-intensive than natural grass maintenance. Maintenance of synthetic turf is essential for safety, performance, and longevity and involves regular grooming and brushing, periodic infill material top-off, debris removal, drainage system inspections, and impact attenuation testing.

Synthetic Turf Benefits:

- Year-Round Playability - synthetic turf provides a consistent playing surface regardless of weather, allowing for extended seasons and fewer cancellations.
- Water Conservation - no irrigation required, saving millions of gallons of water annually compared to natural grass fields.
- Reduced Chemical Use - eliminates the need for fertilizers, herbicides, and pesticides, reducing chemical runoff and groundwater contamination.
- Lower Maintenance Costs - no mowing, aeration, or reseeding. Maintenance focuses on grooming and infill management, which is less resource-intensive.
- Durability & High Usage Capacity - handles heavy traffic without deterioration, making it ideal for schools and community programs with multiple teams.
- Consistent Performance - provides uniform traction, shock absorption, and ball roll, reducing variability that can lead to injuries.
- Environmental Benefits - reduces carbon emissions from mowing and irrigation pumps, avoids nutrient runoff associated with natural grass field fertilization.
- Accessibility - creates a reliable surface for adaptive sports and inclusive recreation programs.

Modern synthetic turf systems are safe, sustainable, and compliant with evolving environmental regulations. NPS has hired a third-party consultant (Weston & Sampson) to analyze testing data of the potential synthetic turf components (turf carpet, shock pad, and infill material). Their findings, conclusions, and recommendations will be distributed to the School Committee by NPS.

Sincerely,



John McMeeking, RLA, ASLA
Senior Landscape Architect

SMRT Architects & Engineers | 200 Brickstone Sq, Suite 303 | Andover, MA 01810
p: 978.289.6044 | c: 720.287.9162 | email: jmcmeeking@smrtinc.com

CC: File, EH, CC, MA, NV, KC