

| Construction Areas | Existing Facilities Upgrade Total | Base Cost Total | Synthetic Upgrade Subtotal | Enhancement Subtotal | Total | Task Force Approved Option Phase 1 | Descriptions | User Group |
|---|-----------------------------------|-----------------|----------------------------|----------------------|-----------------|------------------------------------|---|---|
| Construction Area 'A.1a' | \$ - | \$ 2,700,000 | \$ - | \$ 700,000 | \$ 3,400,000 | \$ 2,920,000 | Rugby Field (Natural Grass) with 75 Parking Spots and Enhancements | ARC/KLA/KSA/KYA |
| Construction Area 'A.1b' | \$ - | \$ 7,400,000 | \$ 3,200,000 | \$ 800,000 | \$ 11,400,000 | | <i>Delete following Enhancements (Entry Gate Monuments, Bike Rack, Trash Receptacles, Picnic Stations, Drinking Fountain, Boulders, Dumpster Enclosures, Park Entry Monument Signs, Secondary Monuments, Wayfinding Signage, 5-Row Bleachers, Pipe Rail Fence at Perimeter)</i> | |
| Construction Area 'A.2' | \$ - | \$ 12,000,000 | \$ 1,800,000 | \$ 1,500,000 | \$ 15,300,000 | | | |
| Construction Area 'B' | \$ 200,000 | \$ - | \$ 2,500,000 | \$ 480,000 | \$ 3,180,000 | \$ 3,120,000 | Soccer Field - Convert Field to Syn Turf, Base Cost and Enhancement | KSA |
| | | | | | | | <i>Delete the following Enhancements (Trash Receptacles, Picnic Stations)</i> | |
| Construction Area 'C' | \$ - | \$ 1,700,000 | \$ - | \$ 400,000 | \$ 2,100,000 | \$ 1,700,000 | Rodeo Arena - Soil Enhancements, Press Box, Grandstands, Restroom/Conc | Equestrian/KLA |
| * Option - Arena Cover (includes lighting) | | \$ 1,950,000 | | | | | <i>Delete the following Enhancements (Trash Receptacles, Picnic Stations, Drinking Fountain, Boulders, Dumpster Enclosures, Secondary Monuments, Bleacher Shade Structure, Site Enhancements)</i> | |
| Construction Area 'D' | \$ - | \$ 2,500,000 | \$ - | \$ - | \$ 2,500,000 | \$ - | | CoK |
| Construction Area 'E' | \$ 1,070,000 | \$ 3,000,000 | \$ - | \$ 2,800,000 | \$ 6,870,000 | \$ 4,770,000 | 250' FL (+) Baseball Fields - Ex. Facility Upgrades, Base Cost and Enhancements | KYA |
| | | | | | | | <i>Delete the following Core Items (All Electrical, Bases & Pitching Rubber, Foul Poles)</i> | |
| | | | | | | | <i>Delete the following Enhancement Items (Bleacher Shade Structures, Scoreboards, Entry gate monuments, Bike Racks, Trash Receptacles, Picnic Stations, Benches, Secondary Monuments)</i> | |
| Construction Area 'F' | \$ - | \$ 6,200,000 | \$ - | \$ 2,900,000 | \$ 9,100,000 | \$ 7,300,000 | 175' FL Baseball Fields - Base Cost and Enhancements | KYA |
| * Option - Basketball Court (single court) | | \$ 6,500,000 | | | | | <i>Delete the following Core Items (Concrete Paving for Firelane, Landscape/Irrigation, Shade Trees, Ornamental Trees, Shrubs & Grasses, Entry Gate Monuments, Playground, Trash Receptacles, Picnic Stations, Benches, Drinking Fountain)</i> | |
| * Option - Basketball Court (double court) | | \$ 12,400,000 | | | | | | |
| * Option - Public Art (Allowance) | | \$ 330,000 | | | | | | <i>Delete following Enhancements (Entry Gate Monuments Upgrades, Additional Playground Features, Bike Rack, Trash Receptacles, Picnic Stations, Drinking Fountain, Boulders, Benches, Sliding Gate Revisions at Maint. Yard, 6' screen fence at Yard for KYA materials, Secondary Monument, Windscreen at Outfield Fence)</i> |
| Construction Area 'G' | \$ - | \$ 3,500,000 | \$ - | \$ 590,000 | \$ 4,090,000 | \$ 2,990,000 | Synthetic 400x225 Field with 175' FL Baseball Overlay and Associated Items | KYA/ARC |
| | | | | | | | <i>Delete the following Core Items (Field Lighting and Irrigation at Multiuse Field, Shade Trees, Ornamental Trees, Shrubs & Grasses, Entry Gate Monuments, Bike Rack, Trash Receptacles, Picnic Stations, Benches, Drinking Fountain)</i> | |
| | | | | | | | <i>Delete following Enhancements (Entry Gate Monuments Upgrades, Bike Rack, Trash Receptacles, Picnic Stations, Benches, Drinking Fountain, Boulders, Windscreen at Outfield Fence)</i> | |
| Construction Area 'H' | \$ - | \$ 130,000 | \$ - | \$ 840,000 | \$ 970,000 | \$ 910,000 | Lacrosse Facility - Base Cost and Enhancements | KLA |
| | | | | | | | <i>Delete the following Enhancements (Trash Receptacles, Picnic Stations)</i> | |
| Construction Area 'I' | \$ 440,000 | \$ 390,000 | \$ - | \$ 2,800,000 | \$ 3,630,000 | \$ 2,330,000 | Soccer Fields - Facilities Upgrades, Base Cost and Enhancements | KSA |
| | | | | | | | <i>Delete the following Enhancements (Bike Rack, Trash Receptacles, Picnic Stations, Drinking Fountain, Boulders, Secondary Monuments, Wayfinding Signage, 5-Row Bleacher, Field Lighting for Soccer Field 'F', Pedestrian Bridge)</i> | |
| Opinion of Probable Construction Cost - A.1 | \$ 1,710,000 | \$ 20,120,000 | \$ 2,500,000 | \$ 11,510,000 | \$ 35,840,000 | \$ 26,040,000 | | |
| Opinion of Probable Construction Cost - A.2 | \$ 1,710,000 | \$ 29,420,000 | \$ 4,300,000 | \$ 12,310,000 | \$ 47,740,000 | | | |
| Difference Between A.1 - A.2 | \$ - | \$ (9,300,000) | \$ (1,800,000) | \$ (800,000) | \$ (11,900,000) | | | |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, Owner Contingency, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

* Total Project Budget = \$25,000,000.00 including Soft Cost.

* Soft Cost typically range from 10% - 13.5% of the total budgeted cost for the project. For the purposes of budgeting, the higher number should be used leaving approximately \$21,700,000 for the construction budget.

Option items within Construction Areas 'C' & 'F' are not included within the Construction Area totals.

| Concept A4 - Construction Area 'A.1a' Natural Grass | | |
|---|--|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 48,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 130,000.00 |
| | Unclassified Cut and Fill | |
| 3 | Drainage Channel (300 LF) | \$ 172,539.00 |
| | Earthwork (20' w. bottom / 8:1 slope sides / 3' deep) | |
| | Pilot Chanel (6' wide) | |
| | (4) 8x5 Box Culvert | |
| | Rip Rap Transition | |
| | Slope stabilization (stabilized rip rap) | |
| | Solid Sod Turfgrass | |
| | Irrigation | |
| 4 | Roadway & Parking | \$ 334,203.50 |
| | Concrete Paving for Fire Lane - 7" on LTS | |
| | Concrete Paving for Parking - 6" on LTS | |
| | Concrete Paving for Fire Lane (roadway)- 7" on LTS | |
| | 10' Inlets | |
| | 18" RCP (Reinforced Concrete Pipe) | |
| | Landscape/Irrigation | |
| 5 | Site Paving | \$ 28,000.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| 6 | Water | \$ 10,500.00 |
| | 2" Water Line | |
| | 6" PVC Water Line | |
| | 8" PVC Water Line | |
| | Fire Hydrant | |
| | Abandon Existing Water Line | |
| 7 | Sanitary Sewer | \$ - |
| | 6" PVC | |
| | Cleanout | |
| | Manhole | |
| 8 | Electrical | \$ 325,000.00 |
| | Drive Pole w/Single Fixture | |
| | Parking Pole w/Double Fixture | |
| | Lighting Controls | |
| | Electrical Service (Power Company Allowance) | |
| | Electrical Service | |
| | Grounding | |
| | Site Electrical | |
| | Pedestrian Light Poles | |
| | Miscellaneous Electrical | |
| 9 | Multi-Use Field 400'x225' (natural grass) w/ 20' boundary | \$ 717,441.00 |
| | Field Lighting | |
| | 8' Chainlink Fence | |
| | Concrete Fence Edging | |
| | Backstop | |
| | Soccer Goals | |
| | Soil Amendments | |
| | TIF 419 Solid Sod Turfgrass | |
| | Irrigation | |
| 10 | General Landscape | \$ 172,216.15 |
| | Soil Amendments | |
| | Turfgrass | |
| | Irrigation | |
| | Shade Trees (4 inch caliper) | |
| | Ornamental Trees | |
| | Shrubs - 5 Gallon | |
| | Shrubs - 3 Gallon | |
| | Ornamental Grasses - 1 Gallon | |
| | Subtotal | \$ 1,937,899.65 |
| | 10% Inflation | \$ 193,790.00 |
| | 20% Contingency | \$ 387,580.00 |
| | Total | \$ 2,520,000.00 |

* Highlighted Items have been deleted from the Base Cost - The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Concept A4 - Construction Area 'A.1a' Enhanced | | | | | |
|--|--|----------|------|-----------------|----------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 240,000.00 |
| | Entry Gate Monuments | - | EA | \$ 50,000.00 | \$ - |
| | Bike Rack | - | EA | \$ 2,500.00 | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Drinking Fountain | - | EA | \$ 10,000.00 | \$ - |
| | Boulders | - | Ton | \$ 275.00 | \$ - |
| | Dumpster Enclosures | - | EA | \$ 25,000.00 | \$ - |
| | Park Entry Monument Signs | - | LS | \$ 100,000.00 | \$ - |
| | Secondary Monuments | - | EA | \$ 20,000.00 | \$ - |
| | Wayfinding & Interpretive Signage | - | LS | \$ 10,000.00 | \$ - |
| | Pavement Enhancements | 1 | LS | \$ 15,000.00 | \$ 15,000.00 |
| | 5-Row Bleachers | - | EA | \$ 18,000.00 | \$ - |
| | Bleacher Shade Structure | 2 | EA | \$ 50,000.00 | \$ 100,000.00 |
| | Pipe Rail Fence at Perimeter | - | LF | \$ 40.00 | \$ - |
| | General Site Enhancement | 1 | LS | \$ 125,000.00 | \$ 125,000.00 |
| | | | | Subtotal | \$ 240,000.00 |
| | | | | 10% Inflation | \$ 24,000.00 |
| | | | | 20% Contingency | \$ 48,000.00 |
| | | | | Total | \$ 400,000.00 |

* Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'B' - Existing Facility Upgrades | | |
|--|---|----------------------|
| No. | Item | Amount |
| 1 | Multi-Use/Soccer Field 360'x210' | \$ 131,850.00 |
| | Backstop (Straight post w/ net and mowstrip) | |
| | 6' Chainlink Fence- Vinyl (north / south each side) | |
| | Concrete Edge | |
| | Subtotal | \$ 131,850.00 |
| | 10% Inflation | \$ 13,185.00 |
| | 20% Contingency | \$ 26,370.00 |
| | Total | \$ 200,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'B' Synthetic | | |
|---------------------------------|---|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 24,350.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 71,750.00 |
| | Unclassified Cut and Fill | |
| 3 | Site Paving | \$ 42,448.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| 4 | Electrical | \$ 35,000.00 |
| | Miscellaneous Electrical | |
| 5 | Multi-Use/Soccer Field 360'x210' (synthetic) | \$ 1,721,982.00 |
| | Soccer Goals | |
| | Synthetic Turf (incl. turf, drainage) includes 20' boundary | |
| | Subtotal | \$ 1,895,530.00 |
| | 10% Inflation | \$ 189,553.00 |
| | 20% Contingency | \$ 379,106.00 |
| | Total | \$ 2,500,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'B' Synthetic Grass - Enhanced | | | | | |
|--|---|----------|------|-----------------|----------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 320,000.00 |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches (previously purchased by Owner) | - | EA | \$ - | \$ - |
| | 5-Row Bleachers (previously purchased by Owner) | - | EA | \$ - | \$ - |
| | Bleacher Shade Structure | 6 | EA | \$ 45,000.00 | \$ 270,000.00 |
| | General Site Enhancement | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | | | | Subtotal | \$ 320,000.00 |
| | | | | 10% Inflation | \$ 32,000.00 |
| | | | | 20% Contingency | \$ 64,000.00 |
| | | | | Total | \$ 420,000.00 |

* Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'C' | | |
|-----------------------|---|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 10,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| 2 | Earth Work | \$ 21,250.00 |
| | Unclassified Cut and Fill | |
| 3 | Roadway & Parking | \$ 15,000.00 |
| | Landscape/Irrigation | |
| 4 | Site Paving | \$ 36,155.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| 5 | Water | \$ 81,500.00 |
| | 2" Water Line | |
| | 6" PVC Water Line | |
| | 8" PVC Water Line | |
| | Fire Hydrant | |
| 6 | Sanitary Sewer | \$ 66,000.00 |
| | 6" PVC | |
| | Cleanout | |
| | Manhole | |
| 7 | Electrical | \$ 180,000.00 |
| | Electrical for Monument Entry Signs | |
| | Grounding | |
| | Pedestrian Light Poles | |
| | Miscellaneous Electrical | |
| 8 | General Landscape | \$ 110,127.00 |
| | Soil Amendments | |
| | Turfgrass - solid sod | |
| | Irrigation | |
| | Shade Trees (4 inch caliper) | |
| | Ornamental Trees | |
| | Shrubs - 5 Gallon | |
| | Shrubs - 3 Gallon | |
| | Ornamental Grasses - 1 Gallon | |
| 9 | Ex. Equestrian Arena Improvements | \$ 202,000.00 |
| | Arena soil enhancements | |
| | Press Box (not accessible - see TDLR 206.2.7) (20'x12') | |
| | Misc. Items | |
| | Seating- Grandstands (100) | |
| 10 | Architecture | \$ 525,000.00 |
| | Restroom/Concession (30x50) (incl. foundation, MEP, etc.) | |
| 11 | General Site Amenities | \$ - |
| | Trash Receptacles | |
| | Benches | |
| | Boulders | |
| | Miscellaneous | |
| | Subtotal | \$ 1,247,032.00 |
| | 10% Inflation | \$ 124,704.00 |
| | 20% Contingency | \$ 249,407.00 |
| | Total | \$ 1,700,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'C' Enhanced | | | | | |
|--------------------------------|--|----------|------|-----------------|--------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Drinking Fountain | - | EA | \$ 10,000.00 | \$ - |
| | Boulders | - | Ton | \$ 275.00 | \$ - |
| | Dumpster Enclosure | - | EA | \$ 25,000.00 | \$ - |
| | Secondary Monuments | - | EA | \$ 25,000.00 | \$ - |
| | Bleacher Shade Structure | - | LS | \$ 100,000.00 | \$ - |
| | General Site Enhancement | - | LS | \$ 75,000.00 | \$ - |
| | | | | Subtotal | \$ - |
| | | | | 10% Inflation | \$ - |
| | | | | 20% Contingency | \$ - |
| | | | | Total | \$ - |

* Highlighted Items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'E' - Existing Facility Upgrade | | |
|---|--|------------------------|
| No. | Item | Amount |
| 1 | 250' F.L. Baseball Field (infield & fl synthetic / outfield extended) | \$ 123,900.00 |
| | 25' Net Backstop | \$ 24,150.00 |
| | 8' Chainlink Fence w/ Vinyl | \$ 27,300.00 |
| | Concrete Fence Edging | \$ 10,500.00 |
| | Subtotal/Field | \$ 61,950.00 |
| 2 | Ex 250' F.L. Baseball Field (infield & foul line synthetic) | \$ 118,650.00 |
| | 25' Net Backstop | \$ 24,150.00 |
| | 8' Chainlink Fence w/ Vinyl | \$ 68,250.00 |
| | Concrete Fence Edging | \$ 26,250.00 |
| | Subtotal/Field | \$ 118,650.00 |
| 3 | Ex 300' F.L. Baseball Field (infield & foul line synthetic) | \$ 137,850.00 |
| | 30' Net Backstop | \$ 26,250.00 |
| | 8' Chainlink Fence w/ Vinyl | \$ 80,600.00 |
| | Concrete Fence Edging | \$ 31,000.00 |
| | Subtotal/Field | \$ 137,850.00 |
| 4 | Ex Softball Field - 200' FL | \$ 305,100.00 |
| | 25' Net Backstop | \$ 31,050.00 |
| | 8' Chainlink Fence w/ Vinyl | \$ 51,025.00 |
| | Concrete Fence Edging | \$ 19,625.00 |
| | Subtotal/Field | \$ 101,700.00 |
| 5 | Ex Softball Field - 300' FL | \$ 132,930.00 |
| | 25' Net Backstop | \$ 31,050.00 |
| | 8' Chainlink Fence w/ Vinyl | \$ 73,580.00 |
| | Concrete Fence Edging | \$ 28,300.00 |
| | Subtotal/Field | \$ 132,930.00 |
| | Subtotal | \$ 818,430.00 |
| | 10% Inflation | \$ 81,843.00 |
| | 20% Contingency | \$ 163,686.00 |
| | Total | \$ 1,070,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'E' | | |
|-----------------------|--|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 50,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 125,000.00 |
| | Unclassified Cut and Fill | |
| 3 | Electrical | \$ - |
| | Electrical for Monument Entry Signs | |
| | Grounding | |
| | Pedestrian Light Poles | |
| | Miscellaneous Electrical | |
| 4 | 250' F.L. Baseball Field (infield & fl synthetic / outfield extended) | \$ 1,013,060.00 |
| | Earthwork - fine grading | |
| | Trench Drain | |
| | 8' Chainlink Fence w/ Vinyl | |
| | Concrete Fence Edging | |
| | 12' Double Gate | |
| | 5' Gate | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Tiff 419 Solid Sod Turfgrass | |
| | Irrigation | |
| | Soil Amendments | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Subtotal/Field | \$ 506,530.00 |
| 5 | Ex 250' F.L. Baseball Field (infield & foul line synthetic) | \$ 374,856.00 |
| | Earthwork - fine grading | |
| | Trench Drain | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Subtotal/Field | \$ 374,856.00 |
| 6 | Ex 300' F.L. Baseball Field (infield & foul line synthetic) | \$ 466,500.00 |
| | Earthwork - fine grading | |
| | Trench Drain | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Subtotal/Field | \$ 466,500.00 |
| | Subtotal | \$ 2,029,416.00 |
| | 10% Inflation | \$ 202,942.00 |
| | 20% Contingency | \$ 405,884.00 |
| | Total | \$ 2,700,000.00 |

*Highlighted items have been deleted from the Base Cost. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'E' Enhanced | | | | | |
|--------------------------------|--|----------|----------|---------------|------------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | 250' F.L. Baseball Field | 2 | Subtotal | | \$ 135,000.00 |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | 2 | EA | \$ 30,000.00 | \$ 60,000.00 |
| | Bleacher Shade Structure (metal) | - | EA | \$ 300,000.00 | \$ - |
| | Scorekeepers Stand | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | Scoreboard | - | LS | \$ 15,000.00 | \$ - |
| | Subtotal/Field | 1 | EA | | \$ 67,500.00 |
| 2 | Ex 250' F.L. Baseball Field | 1 | Subtotal | | \$ 67,500.00 |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | 2 | EA | \$ 30,000.00 | \$ 60,000.00 |
| | Bleacher Shade Structure (metal) | - | EA | \$ 300,000.00 | \$ - |
| | Scorekeepers Stand | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | Scoreboard | - | LS | \$ 15,000.00 | \$ - |
| | Subtotal/Field | 1 | EA | | \$ 67,500.00 |
| 3 | Ex 300' F.L. Baseball Field | 1 | Subtotal | | \$ 87,500.00 |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | 2 | EA | \$ 40,000.00 | \$ 80,000.00 |
| | Bleacher Shade Structure (metal) | - | EA | \$ 300,000.00 | \$ - |
| | Scorekeepers Stand | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| | Scoreboard | - | LS | \$ 15,000.00 | \$ - |
| | Subtotal/Field | 1 | EA | | \$ 87,500.00 |
| 4 | General Site Amenities Allowance | | | | \$ 423,000.00 |
| | Entry gate monuments - ballparks | - | EA | \$ 50,000.00 | \$ - |
| | Bike Rack | - | EA | \$ 2,500.00 | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Secondary Monuments | - | EA | \$ 20,000.00 | \$ - |
| | Pavement Enhancements | 1 | LS | \$ 75,000.00 | \$ 75,000.00 |
| | Miscellaneous | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | Soft Toss Station | 6 | EA | \$ 8,000.00 | \$ 48,000.00 |
| | General Building Enhancement | 2 | LS | \$ 75,000.00 | \$ 150,000.00 |
| | General Site Enhancement | 1 | LS | \$ 100,000.00 | \$ 100,000.00 |
| | Subtotal | | | | \$ 713,000.00 |
| | 10% Inflation | | | | \$ 71,300.00 |
| | 20% Contingency | | | | \$ 142,600.00 |
| | Total | | | | \$ 1,000,000.00 |

* Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'F' | | |
|-----------------------|--|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 50,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 125,000.00 |
| | Unclassified Cut and Fill | |
| 3 | Roadway & Parking | \$ - |
| | Concrete Paving for Fire Lane - 7" on LTS | |
| | Landscape/Irrigation | |
| 4 | Site Paving | \$ 121,415.00 |
| | 5" Concrete Paving - Sidewalk / Plaza area | |
| 5 | Water | \$ 43,500.00 |
| | 2" Water Line | |
| | 6" PVC Water Line | |
| | 8" PVC Water Line | |
| | Fire Hydrant | |
| | Rerouting existing 6" water line | |
| 6 | Sanitary Sewer | \$ 31,000.00 |
| | 6" PVC | |
| | Cleanout | |
| | Manhole | |
| 7 | Electrical | \$ 655,000.00 |
| | Lighting Controls | |
| | Electrical Service (Power Company Allowance) | |
| | Electrical Service | |
| | Grounding | |
| | Pedestrian Light Poles | |
| | Overhead Electrical to Underground | |
| | Miscellaneous Electrical | |
| 8 | 175' F.L. Baseball Field | \$ 2,127,254.00 |
| | Earthwork - fine grading | |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | |
| | 3-row Conc. Terraced Bleachers (w/ metal bleacher attached) | |
| | Bleacher Shade Structure | |
| | Trench Drain | |
| | 25' Net Backstop | |
| | 6' Chainlink Fence w/ Vinyl and windscreen | |
| | Concrete Fence Edging | |
| | 12' Double Gate | |
| | 5' Gate | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Scorekeepers Stand | |
| | Lighting | |
| | Scoreboard | |
| | Warmup areas - Sod | |
| | Warmup areas - Irrigation | |
| | Tiff 419 Solid Sod Turfgrass | |
| | Irrigation | |
| | Soil Amendments | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Subtotal/Field | \$ 1,063,627.00 |
| 9 | Existing Field Renovation - 175' F.L. Baseball Field | \$ 1,115,627.00 |
| | Earthwork - fine grading | |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | |
| | 3-row Conc. Terraced Bleachers (w/ metal bleacher attached) | |
| | Bleacher Shade Structure | |
| | Trench Drain | |
| | 25' Net Backstop | |
| | 6' Chainlink Fence w/ Vinyl and windscreen | |
| | Concrete Fence Edging | |
| | 12' Double Gate | |
| | 5' Gate | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Scorekeepers Stand | |
| | Lighting | |
| | Scoreboard | |
| | Warmup areas - Sod | |
| | Warmup areas - Irrigation | |
| | Tiff 419 Solid Sod Turfgrass (outfield) | |
| | Irrigation (outfield) | |
| | Soil Amendments (outfield) | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Wall at outfield fence | |
| | Subtotal/Field | \$ 1,115,627.00 |
| 10 | Existing Field Renovation - 135' F.L. Baseball Field (Miracle League) | \$ 945,499.50 |
| | Earthwork - fine grading | |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | |
| | 3-row Conc. Terraced Bleachers (w/ metal bleacher attached) | |
| | Bleacher Shade Structure | |
| | Trench Drain | |
| | 20' Net Backstop | |
| | 6' Chainlink Fence w/ Vinyl and windscreen | |
| | Concrete Fence Edging | |
| | 12' Double Gate | |
| | 5' Gate | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Scorekeepers Stand | |
| | Lighting | |
| | Scoreboard | |
| | Synthetic Grass - Infield / Foul lines (includes turf, drainage) | |
| | Subtotal/Field | \$ 945,499.50 |
| 11 | General Landscape | \$ 144,900.00 |
| | Soil Amendments | |
| | Turfgrass | |
| | Irrigation | |
| | Shade Trees (4 inch caliper) | |
| | Ornamental Trees | |
| | Shrubs - 5 Gallon | |
| | Shrubs - 3 Gallon | |
| | Ornamental Grasses - 1 Gallon | |
| 12 | Baseball Fields Architecture | \$ 525,000.00 |
| | Restroom/Concession/Storage (1500 sf) (incl. foundation, MEP, etc.) | \$ 525,000.00 |
| 13 | General Site Amenities | \$ - |
| | Entry gate monuments - ballparks | |
| | Playground | |
| | Trash Receptacles | |
| | Picnic Stations | |
| | Benches | |
| | Drinking Fountain | |
| | Subtotal | \$ 3,756,941.50 |
| | 10% Inflation | \$ 375,694.15 |
| | 20% Contingency | \$ 751,388.30 |
| | Total | \$ 4,900,000.00 |

* Highlighted items have been deleted from the Base Cost. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'F' Enhanced | | | | | |
|--------------------------------|--|----------|------|-----------------|------------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 1,800,250.00 |
| | Entry Gate Monuments Upgrades- Ballparks | - | EA | \$ 50,000.00 | \$ - |
| | Additional Playground Features | - | EA | \$ 200,000.00 | \$ - |
| | Bike Rack | - | EA | \$ 2,500.00 | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Drinking Fountain | - | EA | \$ 10,000.00 | \$ - |
| | Boulders | - | Ton | \$ 275.00 | \$ - |
| | Fence screening to hide yard | 750 | LF | \$ 18.00 | \$ 13,500.00 |
| | Sliding Gate revisions at Maintenance Yard to hide dumpsters in Yard | - | EA | \$ 35,000.00 | \$ - |
| | 12' Double Gate - Added to Yard for KYA storage area | 1 | EA | \$ 850.00 | \$ 850.00 |
| | 5' Gate - Added to Yard for KYA storage area | 1 | EA | \$ 400.00 | \$ 400.00 |
| | 6' chainlink fence w/screen added to Yard to store KYA materials | - | LF | \$ 55.00 | \$ - |
| | Secondary Monuments | - | EA | \$ 20,000.00 | \$ - |
| | Pavement Enhancements | 1 | LS | \$ 75,000.00 | \$ 75,000.00 |
| | Soft Toss Station | 6 | EA | \$ 8,000.00 | \$ 48,000.00 |
| | Drive Pole w/Single Fixture | 25 | EA | \$ 7,500.00 | \$ 187,500.00 |
| | Parking Pole w/Double Fixture | 5 | EA | \$ 10,000.00 | \$ 50,000.00 |
| | Existing Maintenance Building/Area Renovations | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | Pedestrian Light Poles | 10 | EA | \$ 10,000.00 | \$ 100,000.00 |
| | Windscreen at Outfield Fence | - | LF | \$ 18.00 | \$ - |
| | Added Field House Square Footage for Meetings | 3,000 | SF | \$ 325.00 | \$ 975,000.00 |
| | General Site Enhancement | 1 | LS | \$ 300,000.00 | \$ 300,000.00 |
| | | | | Subtotal | \$ 1,800,250.00 |
| | | | | 10% Inflation | \$ 180,025.00 |
| | | | | 20% Contingency | \$ 360,050.00 |
| | | | | Total | \$ 2,400,000.00 |

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| Construction Area 'G' | | |
|-----------------------|---|------------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 35,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 100,000.00 |
| | Unclassified Cut and Fill | |
| 3 | Roadway & Parking | \$ 45,000.00 |
| | Parking Lot Pedestrian Crossing- Includes Demo, Concrete,Landscape/Irrigation | |
| 4 | Site Paving | \$ 108,941.00 |
| | 5" Concrete Paving - Sidewalk / Plaza area | |
| 5 | Electrical | \$ 305,000.00 |
| | Lighting Controls | |
| | Electrical Service (Power Company Allowance) | |
| | Electrical Service | |
| | Grounding | |
| | Pedestrian Light Poles | |
| | Miscellaneous Electrical | |
| 6 | Multi-Use Field 400'x225' (natural grass) | \$ 347,241.00 |
| | Bleacher Shade Structure | |
| | 6' Chainlink Fence w/ Vinyl | |
| | Concrete Fence Edging | |
| | 12' Double Gate | |
| | 5' Gate | |
| | Field Lighting | |
| | Soil Amendments | |
| | TIF 419 Solid Sod Turfgrass | |
| | Irrigation | |
| | Subtotal/Field | \$ 347,241.00 |
| 7 | 175' F.L. Baseball Field Overlay | \$ 980,527.00 |
| | Dugout (includes fencing, roof, bench, bat rack, etc.) | |
| | 3-row Conc. Terraced Bleachers (w/ metal bleacher attached) | |
| | Bleacher Shade Structure | |
| | 25' Net Backstop | |
| | 6' Chainlink Fence w/ Vinyl | |
| | Concrete Fence Edging | |
| | 5' Gate | |
| | Bases & Pitching Rubber | |
| | Foul Pole | |
| | Scorekeepers Stand | |
| | Scoreboard | |
| | Warmup areas - Sod | |
| | Warmup areas - Irrigation | |
| | Soil Amendments | |
| | Subtotal/Field | \$ 490,263.50 |
| 8 | General Landscape | \$ 43,718.70 |
| | Soil Amendments | |
| | Turfgrass | |
| | Irrigation | |
| | Shade Trees (4 inch caliper) | |
| | Ornamental Trees | |
| | Shrubs - 5 Gallon | |
| | Shrubs - 3 Gallon | |
| | Ornamental Grasses - 1 Gallon | |
| 9 | General Site Amenities | \$ - |
| | Entry gate monuments - ballparks | |
| | Bike Rack | |
| | Trash Receptacles | |
| | Picnic Stations | |
| | Benches | |
| | Drinking Fountain | |
| | Subtotal | \$ 1,965,427.70 |
| | 10% Inflation | \$ 196,543.00 |
| | 20% Contingency | \$ 393,086.00 |
| | Total | \$ 2,600,000.00 |

*Highlighted items have been deleted from the Base Cost. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'G' Enhanced | | | | | |
|--------------------------------|---|----------|------|-----------------|----------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 298,000.00 |
| | Entry Gate Monuments Upgrades - Ballparks | - | EA | \$ 50,000.00 | \$ - |
| | Bike Rack | - | EA | \$ 2,500.00 | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Drinking Fountain | - | EA | \$ 10,000.00 | \$ - |
| | Boulders | - | Ton | \$ 275.00 | \$ - |
| | Pavement Enhancements | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | Soft Toss Station | 6 | EA | \$ 8,000.00 | \$ 48,000.00 |
| | Windscreen at Outfield Fence | - | LF | \$ 18.00 | \$ - |
| | General Site Enhancement | 1 | LS | \$ 200,000.00 | \$ 200,000.00 |
| | | | | Subtotal | \$ 298,000.00 |
| | | | | 10% Inflation | \$ 29,800.00 |
| | | | | 20% Contingency | \$ 59,600.00 |
| | | | | Total | \$ 390,000.00 |

*Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'H' | | |
|-----------------------|---|----------------------|
| No. | Item | Amount |
| 1 | General Items | \$ 8,000.00 |
| | Clearing, Grubbing & Demo | |
| | Erosion Control | |
| | Tree Protection | |
| 2 | Earth Work | \$ 5,250.00 |
| | Unclassified Cut and Fill | |
| 3 | Site Paving | \$ 64,220.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| | 5" Concrete Parking | |
| 4 | Ex Lacrosse Field | \$ 22,000.00 |
| | Backstop (Straight post w/ net and mowstrip) (north only) | |
| | | |
| | Subtotal | \$ 99,470.00 |
| | 10% Inflation | \$ 9,947.00 |
| | 20% Contingency | \$ 19,894.00 |
| | Total | \$ 130,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Construction Area 'H' Enhanced | | | | | |
|--------------------------------|--|----------|------|-----------------|----------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 595,000.00 |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Backstop | 2 | EA | \$ 40,000.00 | \$ 80,000.00 |
| | Benches (purchased by Owner) | - | EA | \$ - | \$ - |
| | 5-Row Bleachers (purchased by Owner) | - | EA | \$ - | \$ - |
| | Bleacher Shade Structure | 2 | EA | \$ 45,000.00 | \$ 90,000.00 |
| | Field Lighting | 1 | LS | \$ 375,000.00 | \$ 375,000.00 |
| | General Site Enhancement | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| | | | | Subtotal | \$ 595,000.00 |
| | | | | 10% Inflation | \$ 59,500.00 |
| | | | | 20% Contingency | \$ 119,000.00 |
| | | | | Total | \$ 780,000.00 |

* Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Concept A4 - Construction Area 'I' - Existing Facility Upgrades | | |
|---|--|----------------------|
| No. | Item | Amount |
| 1 | EX Soccer Pad - D & E | \$ 196,750.00 |
| | Backstop (Straight post w/ net and mowstrip) (north / south) | |
| | 6' Chainlink Fence-Vinyl | |
| | Concrete Edge | |
| 2 | EX Soccer Pad - C | \$ 63,000.00 |
| | Backstop (Straight post w/ net and mowstrip) (north / south) | |
| | 6' Chainlink Fence- Vinyl | |
| | Concrete Edge | |
| 3 | EX Soccer Pad - B | \$ 41,250.00 |
| | Backstop (Straight post w/ net and mowstrip) (north / south) | |
| | 6' Chainlink Fence-Black Vinyl | |
| | Concrete Edge | |
| 4 | Fencing South of RR/Concession Building | \$ 35,000.00 |
| | 6' Chainlink Fence-Black Vinyl | |
| | Concrete Edge | |
| | Subtotal | \$ 336,000.00 |
| | 10% Inflation | \$ 33,600.00 |
| | 20% Contingency | \$ 67,200.00 |
| | Total | \$ 440,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Concept A4 - Construction Area 'I' | | |
|------------------------------------|--|----------------------|
| No. | Item | Amount |
| 1 | Parking - Pedestrian Connection | \$ 160,000.00 |
| | West - Includes Demo, Concrete, Landscape/Irrigation | |
| | Central- Includes Demo, Concrete, Landscape/Irrigation | |
| | East- Includes Demo, Concrete, Landscape/Irrigation | |
| 2 | Electrical | \$ 50,000.00 |
| | Miscellaneous Electrical | |
| 3 | EX Soccer Pad - C | \$ 42,700.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| 4 | EX Soccer Pad - B | \$ 43,400.00 |
| | 5" Concrete Paving - Sidewalk / Bleacher Pad | |
| | Subtotal | \$ 296,100.00 |
| | 10% Inflation | \$ 29,610.00 |
| | 20% Contingency | \$ 59,220.00 |
| | Total | \$ 390,000.00 |

* The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.

| Concept A4 - Construction Area 'I' Enhanced | | | | | |
|---|---|----------|------|-----------------|------------------------|
| No. | Item | Quantity | Unit | Unit Price | Amount |
| 1 | General Site Amenity Allowances | | | | \$ 1,112,500.00 |
| | Bike Rack | - | EA | \$ 2,500.00 | \$ - |
| | Trash Receptacles | - | EA | \$ 1,500.00 | \$ - |
| | Picnic Stations | - | EA | \$ 8,000.00 | \$ - |
| | Benches | - | EA | \$ 3,000.00 | \$ - |
| | Drinking Fountain | - | EA | \$ 10,000.00 | \$ - |
| | Boulders | - | Ton | \$ 275.00 | \$ - |
| | Secondary Monuments | - | EA | \$ 20,000.00 | \$ - |
| | Wayfinding & Interpretive Signage | - | LS | \$ 10,000.00 | \$ - |
| | Pavement Enhancements | 1 | LS | \$ 75,000.00 | \$ 75,000.00 |
| | 5-Row Bleachers | - | EA | \$ 18,000.00 | \$ - |
| | Bleacher Shade Structure | 10 | EA | \$ 45,000.00 | \$ 450,000.00 |
| | Field Lighting for Soccer Pad 'F' | - | LS | \$ 275,000.00 | \$ - |
| | Pedestrian Brdige Between Soccer Pads 'C' & 'D' | - | LS | \$ 300,000.00 | \$ - |
| | Drive Pole w/Single Fixture | 25 | EA | \$ 7,500.00 | \$ 187,500.00 |
| | Parking Pole w/Double Fixture | 5 | EA | \$ 10,000.00 | \$ 50,000.00 |
| | Pedestrian Light Poles | 5 | EA | \$ 10,000.00 | \$ 50,000.00 |
| | General Building Enhancement | 2 | LS | \$ 75,000.00 | \$ 150,000.00 |
| | General Site Enhancement | 1 | LS | \$ 150,000.00 | \$ 150,000.00 |
| | | | | Subtotal | \$ 1,112,500.00 |
| | | | | 10% Inflation | \$ 111,250.00 |
| | | | | 20% Contingency | \$ 222,500.00 |
| | | | | Total | \$ 1,500,000.00 |

* Highlighted items have been deleted from the Enhancements. The Opinion of Probable Construction Cost shown above does not include Soft Costs (survey, geotechnical studies, hydrology studies, architectural & engineering design fees, etc.) land acquisition or impact/permitting fees associated with construction in the City of Keller, Texas.