

A PUBLIC PARK CONCEPT FOR WHITE STADIUM



**A proposal to foster conversation
about Franklin Park**

January 15, 2025



EXECUTIVE SUMMARY

Boston can renovate White Stadium as a high-quality, fully-public high school stadium — without the many drawbacks of building a professional sports venue in the middle of historic Franklin Park and the surrounding communities — for a fraction of the cost of the BOS Nation professional soccer stadium plan.

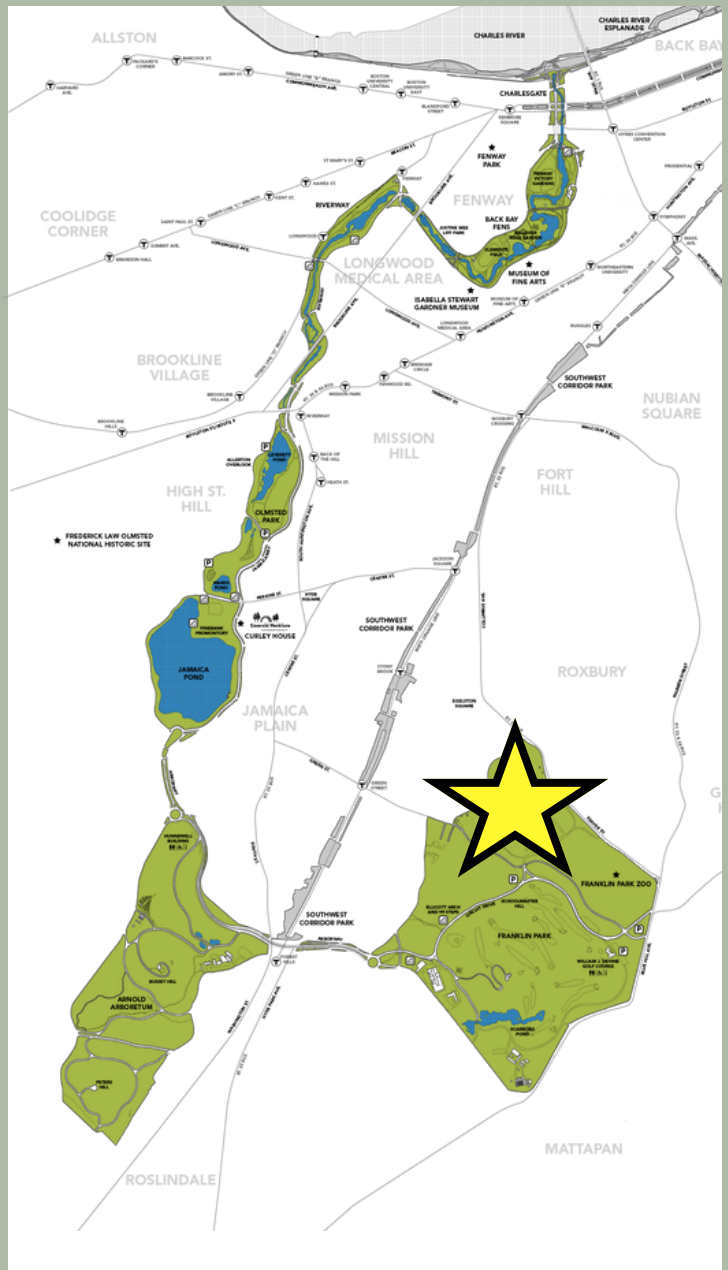
For an estimated \$28.9 million, a renovation centering the needs of Boston Public Schools students (new track, field, and athletic training facilities) and the needs of the community (public bathrooms and accessibility improvements) would deliver a high-quality facility for BPS athletics while avoiding the displacement of BPS football teams from the stadium, and would preserve public access to White Stadium and Franklin Park 365 days a year. It would also save more than 100 of the trees that would be cut down under the BOS Nation proposal and preserve acres of parkland in Boston’s largest public park.

Since our founding in 1997, the Emerald Necklace Conservancy has served as a steward of Frederick Law Olmsted’s 130+ year-old park system, including its “crown jewel” — Franklin Park. Over the years, we’ve worked closely with local and state government and the communities around the park system to support Olmsted’s legacy and ensure that these parks continue to serve the common good for future generations.

Since the proposal to replace Franklin Park’s White Stadium with a new, massive private sports and concert complex was first announced in July 2023, **park advocates and members of the communities around Franklin Park have raised significant concerns.**

Issues raised by the community include:

- the privatization of public land
- limits on public access
- the displacement of BPS football teams
- increased litter
- the planned removal of 145 trees
- increased traffic and new parking restrictions
- increased air, noise and light pollution
- lack of community voice and self-determination



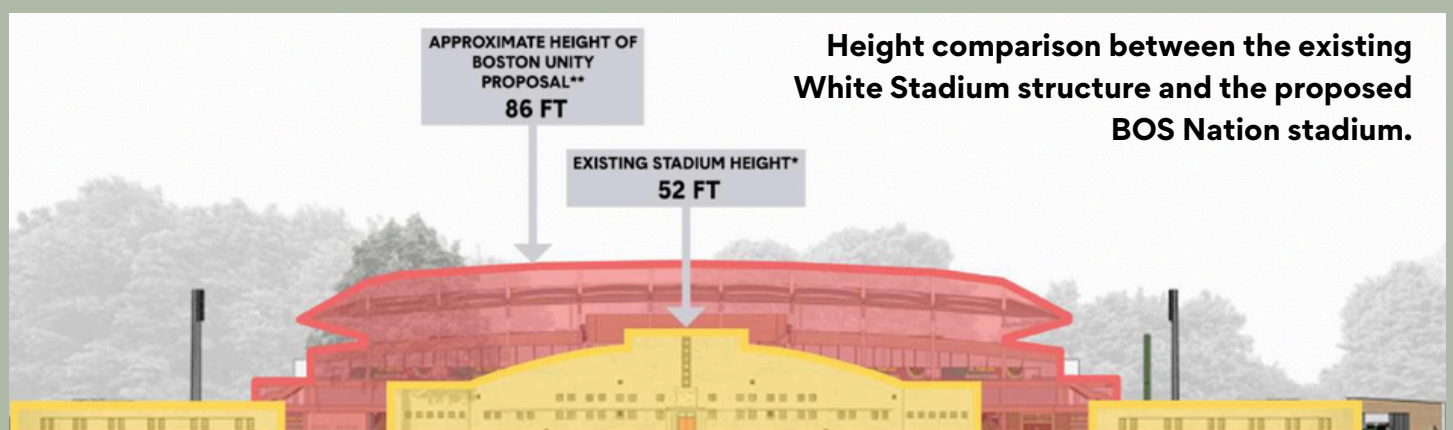
White Stadium’s location in Franklin Park, the “crown jewel” of the Emerald Necklace park system.

From Exhibit H of the White Stadium lease agreement between the City of Boston (Landlord) and Boston Unity Soccer Partners (Tenant) (PDF page 193):

“The Parties acknowledge that, in the absence of the transactions contemplated under the Lease, Landlord would have constructed an athletic facility suitable for high school athletics and Boston Public Schools uses, and that Tenant requires a higher level of standards, equipment and materials that will satisfy the needs of its professional sports team (e.g., improved seating; improved lighting; improved Playing Field; covered canopy over seating; improved scoreboard; video and audio enhancements; etc.).”

As the public learns more details about this project, it has become clear that **what is being proposed in Franklin Park is not a mere renovation of White Stadium**, but the demolition of 95% of the existing high school stadium and the construction of a larger, new professional-scale stadium. Complete with beer gardens, luxury boxes, merchandise stores, and a jumbotron, this stadium proposal is designed around the needs of a professional soccer team first and foremost, not the needs of BPS students.

The current proposal is out of scale with a public park: it greatly exceeds the height of the existing White Stadium structure and would expand over two additional acres of historic parkland.



The cost of the professional soccer team proposal has gone up tremendously. **Originally an \$80 million project, it is now projected to cost at least \$200 million.** The City will be responsible for at least \$91 million, with final costs unknown until later in the year.

Finding a Win-Win for Boston

We support both giving BPS student-athletes the up-to-date athletic facility they have long deserved and bringing a professional women's soccer team to the Boston market. We believe there are far better ways to achieve these goals that would be less controversial and more considerate of the communities surrounding the park. Amid this heated debate over the long-term future of Boston's largest public park, **the public deserves a true consideration of realistic alternatives to the BOS Nation professional stadium plan.**

Legal Complaint Aims to Protect Public Use of White Stadium

The Emerald Necklace Conservancy and a group of local community advocates, the Franklin Park Defenders, are pursuing a legal complaint against the project in Suffolk Superior Court, with a trial currently scheduled for March. The lawsuit alleges that the proposed redevelopment of White Stadium violates Article 97 of the Massachusetts Constitution, which establishes protections for public open space, by transferring public trust land to private use. Once all the facts are examined and weighed at trial, we anticipate that Franklin Park and White Stadium will remain available to the public.

Community Desire to Explore a Public Alternative

Over the past year, a dozen neighborhood associations, park advocacy groups, and other organizations, as well as more than 200 individuals who live around or utilize Franklin Park, have signed a 'Statement of Principles' supporting the public renovation of White Stadium and calling for a new proposal for the stadium "in thoughtful coordination with the surrounding park areas."

In response, we seek to outline a solution that exists for all needs: a solution that results in a renovated White Stadium for BPS student-athletes and the community, a long-term home for BOS Nation Football Club elsewhere in Greater Boston, and a Franklin Park that remains fully accessible to the public 365 days a year.

Public reports have made it clear that BOS Nation is reviewing other location options for their new team, from Nickerson Field at Boston University to the in-development stadium being pursued by the New England Revolution in Everett. In fact, many soccer fans feel that BOS Nation would be ill-served by playing at White Stadium, which after the proposed renovation would hold 11,000 people, making it the second-smallest facility among the National Women's Soccer League's 14 teams.

Wherever BOS Nation ends up, **it is imperative that White Stadium undergo the renovations it needs** to make up for decades of neglect by the city, and enable its full use as a public school athletic facility. In order for the public to understand what else is possible in Franklin Park, we have developed an alternative concept for the renovation of White Stadium as a fully-public high school stadium.

We do not see this as the only alternative, just one idea for an alternative; any final plan for White Stadium and Franklin Park should be guided by deep community input, not dictated by any one organization. We offer this concept merely to spark debate, and to show that Boston can afford a high-quality renovation of White Stadium as a fully-public high school stadium, for considerably less than the cost of the BOS Nation stadium plan, and without the many negative impacts of building a professional sports venue in the middle of historic Franklin Park.



Concept image: a public park concept for White Stadium. Credit: Landing Studio

A PUBLIC PARK CONCEPT FOR WHITE STADIUM

This concept, which we call a “public park concept” for White Stadium, includes a new Massachusetts Interscholastic Athletic Association-compliant 8-lane track and new grass football/soccer field, two improvements that are desperately needed by our city’s student-athletes.

It also includes a full restoration of the 5,000-seat West Grandstand with new locker rooms, bathrooms, concessions, a ticketing/sales booth, and BPS offices. The renovation would include significant accessibility improvements to all spaces, as well as modern HVAC, electrical and fire protection systems and a general repair and refurbishment of the existing building’s structure and finishes. These improvements would **enable the full use of White Stadium, in line with the city’s plans to expand BPS athletic programming at the site.**

In the most significant change from the BOS Nation plan, the “public park concept” envisions removing the existing East Grandstand, which was seriously damaged in a fire in the late 1990s. The East Grandstand would be replaced with 500 new seats incorporated into a landscaped hill, **tying White Stadium into the natural geography of Franklin Park**. This design would allow residents walking or biking through the park to easily access the field to watch a BPS game or use the track. Built into the side of the new landscaped hill would be an indoor public restroom pavilion and wintertime warming space with drinking fountains, as well as a new 5,000-square-foot strength and conditioning suite for BPS student-athletes.



This alternative concept includes landscape and site improvements to protect over 200 existing trees, plant at least 100 new trees, restore 40,000 square feet of new natural parkland, build 1,200 feet of new lighted pedestrian paths, and ensure adequate drainage to prevent flooding.

This “public park concept” adheres to the principles of the [Franklin Park Action Plan](#), which was developed by the City of Boston in 2022 with substantial community input. **It “does not aim to alter the park’s purpose, character, or design,” as a professional sports complex inevitably would.** Instead, this concept seeks to “adhere to its founding ideals as realized by Frederick Law Olmsted, which were to connect people with the landscape and to foster experiences of natural phenomena, open space, and outdoor recreation in the belief that doing so elevates daily life, promotes public health, and strengthens civic dialogue.” The plan specifically called for rethinking fences and barriers around White Stadium, and ‘unifying the park.’

The Emerald Necklace Conservancy consulted the construction economists at Vermeulens to perform a cost estimate of this possible concept, and they found that it would cost an estimated \$28.9 million.

This includes:

- \$13.7 million for the West Grandstand renovation;
- \$5 million for replacement of the East Grandstand with a landscaped hill, indoor public restroom pavilion, and strength and conditioning suite; and
- \$10.2 million for landscape and site improvements, including \$2.4 million for the new track and field.

The full cost estimate can be found in the appendix of this report.



Concept image: a public park concept for White Stadium. Credit: Landing Studio

This public park concept for White Stadium has many advantages over the BOS Nation proposal:

- It preserves most of the 145 trees that would be cut down to make way for the much-larger professional soccer facility, and creates new parkland rather than paving over acres of existing open space.
- It would allow for BPS football teams to continue to use the field for games and practices during their entire season, rather than displacing them until the end of the overlapping NWSL season.
- It would allow for BPS students and the public to use the renovated stadium 365 days a year, rather than being displaced on prime weekend days, totalling 40 or more warm-weather game days, practice days, and concert and event dates each year.
- Because the public park concept involves a true renovation — rather than a demolition — of the West Grandstand, it costs significantly less and allows for the preservation of this historic structure.
- Without the need to accommodate 11,000 spectators for professional soccer games, it would avoid the traffic gridlock and disruption that have led so many neighbors to oppose the current plan.
- Without being driven by the needs and requirements of private soccer investors and the NWSL, the stadium could be truly designed around the needs of BPS students and the surrounding communities.

The public park concept also provides many of the same benefits as the BOS Nation proposal, from new track and field facilities for BPS students, modern locker rooms and bathrooms, and new public amenities like water fountains, lighted paths, and restrooms.

Missed Opportunities, and a Chance to Do Better

In many ways, this proposal is not new. A 2013 concept study by the Boston Scholar Athletes (BSA), done in partnership with the City of Boston, envisioned a full renovation of the West Grandstand (including locker rooms, Boston Public Schools offices, classrooms, storage, and public restrooms and concessions), a new MIAA-compliant track and field, the demolition of the East Grandstand, and a new 1,000-square foot maintenance building. The estimated construction cost for this concept at the time was \$23.3 million.

We Want to Hear Your Feedback and Ideas!

We hope this concept sparks more ideas, and further public debate over the future of White Stadium and Franklin Park. From 6-8 p.m. on Thursday, February 6 at Lena Park Community Development Corporation (150 American Legion Highway in Dorchester), the Emerald Necklace Conservancy will hold a community meeting to welcome the public's feedback on this concept, and offer a forum for other ideas about what you want to see at White Stadium and in Franklin Park. We have also set up an online form to receive your feedback and new ideas, and invite members of the community to share their improvements and critiques of this plan: [**bit.ly/WSConceptFeedback**](http://bit.ly/WSConceptFeedback)

White Stadium should have been repaired in 2013. In fact, it should have been repaired years before then, and it is a travesty that it was allowed to crumble for so long. The Emerald Necklace Conservancy is fully committed to the revitalization of White Stadium as a public high school stadium, and we hope to work with city and state officials to finally deliver the renovated, fully-public stadium Boston deserves.

There is still time to prevent a massive loss of public space, the destruction of 145 trees and the privatization of Franklin Park. We urge our elected officials to truly consider this and other alternatives, and pursue a solution that preserves Olmsted's jewel for the public and for future generations.

Comparing the Two Concepts for White Stadium

BOS Nation Proposal

- ✗ Costs \$91 million+ in public funds, \$200 million+ overall
- ✗ Displaces community from White Stadium and surrounding parts of Franklin Park on 20 warm-weather game days, 20 practice days, and additional concert and event days
- ✗ Cuts down 145 trees
- ✗ Demolishes 95% of existing stadium
- ✗ Paves over 2 acres of existing parkland
- ✗ Displaces BPS football teams for their entire regular season
- ✗ 11,000 luxury bucket seats: much more than is needed by BPS
- ✗ Creates traffic gridlock from 11,000 spectators with no parking and limited access to public transit

Public Park Concept

- ✓ Estimated cost of \$28.9 million
- ✓ Allows public access to White Stadium and Franklin Park 365 days a year
- ✓ Preserves more than 200 trees
- ✓ Preserves 50% of existing stadium
- ✓ Creates acres of new parkland
- ✓ Allows BPS football teams to play all games and practices
- ✓ 5,500 bleacher-style seats: right sized for BPS
- ✓ Avoids bringing thousands of spectators into Franklin Park and surrounding neighborhoods

✗ Requires the public to use an app and make a reservation in order to visit Franklin Park on game and concert days

✗ Accelerated construction timeline is highly likely to lead to additional (and unnecessary) cost overruns – which city taxpayers will be fully on the hook for

✓ Modernized facilities will allow at least 700 programmable hours annually for BPS

✓ Regulation-size, eight-lane track

✓ New track and field facilities such as shot put and pole vault

✓ BPS student athlete locker rooms

✓ BPS strength and conditioning suite

✓ BPS Athletics administrative offices and space for coaching staff

✓ Public restrooms/water fountains accessible throughout the year

✓ Freshly paved/surfaced pathways with lighting outside stadium

✓ Stormwater infrastructure to address drainage issues and prevent flooding

✓ Maintains free access to Franklin Park amenities including the Zoo, golf course, playgrounds, and picnic fields

✓ Would allow for a reasonable construction timeline, lowering costs and potentially preserving access to White Stadium during construction

✓ Modernized facilities will allow at least 700 programmable hours annually for BPS

✓ Regulation-size, eight-lane track

✓ New track and field facilities such as shot put and pole vault

✓ BPS student athlete locker rooms

✓ BPS strength and conditioning suite

✓ BPS Athletics administrative offices and space for coaching staff

✓ Public restrooms/water fountains accessible throughout the year

✓ Freshly paved/surfaced pathways with lighting outside stadium

✓ Stormwater infrastructure to address drainage issues and prevent flooding

APPENDIX
COST ESTIMATE
FOR A RENOVATED
WHITE STADIUM

LEVEL 2 ELEMENTAL SUMMARY	Element	\$	%	01 West Grandstan	02 East Grandstan	03 Site			
GROSS FLOOR AREA	\$/sf	77,000 sf		\$/sf	26,000	\$/sf	51,000	\$/sf	0
A2 STRUCTURE	27.24	2,097,250	7%	80.66	2,097,250	0.00	0		0
A3 ENCLOSURE	17.45	1,343,500	5%	51.67	1,343,500	0.00	0		0
B1 PARTITIONS & DOORS	9.01	693,730	2%	26.68	693,730	0.00	0		0
B2 FINISHES	9.71	747,320	3%	28.74	747,320	0.00	0		0
B3 FITTINGS & EQUIPMENT	9.23	710,600	2%	27.33	710,600	0.00	0		0
C1 MECHANICAL	23.91	1,841,055	6%	66.35	1,725,055	2.27	116,000		0
C2 ELECTRICAL	16.58	1,276,969	4%	48.50	1,260,969	0.31	16,000		0
D1 SITE WORK	136.18	10,485,938	36%	21.15	550,000	53.16	2,711,000		7,224,938
D2 ANCILLARY WORK	17.44	1,343,000	5%	22.23	578,000	15.00	765,000		0
DIRECT CONSTRUCTION COST	266.74	20,539,361	71%	373.32	9,706,424	70.75	3,608,000		7,224,938
Z1 GENERAL REQUIREMENTS	58.73	4,522,442	16%	82.88	2,154,826	14.97	763,680		1,603,936
Z2 CONTINGENCIES	50.27	3,870,559	13%	70.93	1,844,221	12.82	653,600		1,372,738
TOTAL CONSTRUCTION COST	375.74	28,932,362	100%	527.13	13,705,470	98.53	5,025,280		10,201,612

LEVEL 3 ELEMENTAL SUMMARY	\$/sf	Element \$	%	01 West Grandstan \$/sf	02 East Grandstan \$/sf	03 Site \$/sf	
GROSS FLOOR AREA				26,000	51,000		0
A2 STRUCTURE							
A21 Lowest Floor Structure	3.86	297,500	11.44	297,500	0.00	0	0
A22 Upper Floor Structure	23.37	1,799,750	69.22	1,799,750	0.00	0	0
A3 ENCLOSURE							
A32 Walls Above Grade	6.75	520,000	20.00	520,000	0.00	0	0
A33 Windows & Entrances	9.07	698,750	26.88	698,750	0.00	0	0
A34 Roof Covering	0.32	24,750	0.95	24,750	0.00	0	0
A35 Projections	1.30	100,000	3.85	100,000	0.00	0	0
B1 PARTITIONS & DOORS							
B11 Partitions	6.26	481,830	18.53	481,830	0.00	0	0
B12 Doors	2.75	211,900	8.15	211,900	0.00	0	0
B2 FINISHES							
B21 Floor Finishes	3.83	294,730	11.34	294,730	0.00	0	0
B22 Ceiling Finishes	1.80	138,640	5.33	138,640	0.00	0	0
B23 Wall Finishes	4.08	313,950	12.08	313,950	0.00	0	0
B3 FITTINGS & EQUIPMENT							
B31 Fittings	5.49	423,100	16.27	423,100	0.00	0	0
B32 Equipment	0.26	20,000	0.77	20,000	0.00	0	0
B33 Conveying Systems	3.47	267,500	10.29	267,500	0.00	0	0
C1 MECHANICAL							
C11 Plumbing & Drainage	12.43	957,300	32.97	857,300	1.96	100,000	0
C12 Fire Protection	5.21	401,260	15.05	391,260	0.20	10,000	0
C13 HVAC	6.27	482,495	18.33	476,495	0.12	6,000	0
C2 ELECTRICAL							
C21 Service & Distribution	3.86	297,500	11.44	297,500	0.00	0	0
C22 Lighting & Devices	4.56	350,848	13.49	350,848	0.00	0	0
C23 Systems	8.16	628,621	23.56	612,621	0.31	16,000	0

LEVEL 3 ELEMENTAL SUMMARY	\$/sf	Element \$	%	01 West Grandstan		02 East Grandstan		03 Site
GROSS FLOOR AREA				\$/sf	26,000	\$/sf	51,000	\$/sf
D1 SITE WORK								
D11 Site Development	114.75	8,835,938		21.15	550,000	53.16	2,711,000	5,574,938
D12 Mechanical Site Services	3.25	250,000		0.00	0	0.00	0	250,000
D13 Electrical Site Services	18.18	1,400,000		0.00	0	0.00	0	1,400,000
D2 ANCILLARY WORK								
D21 Demolition	17.44	1,343,000		22.23	578,000	15.00	765,000	0
DIRECT CONSTRUCTION COST				373.32	9,706,424	70.75	3,608,000	7,224,938
Z1 GENERAL REQUIREMENTS								
Z11 General Requirements	49.47	3,809,445	18.7%	69.81	1,815,101	12.61	643,280	1,351,063
Z12 Fee	9.26	712,998	3.5%	13.07	339,725	2.36	120,400	252,873
Z2 CONTINGENCIES								
Z21 Design Contingency	26.46	2,037,136	10.0%	37.33	970,642	6.75	344,000	722,494
Z22 Escalation Contingency	15.87	1,222,282	6.0%	22.40	582,385	4.05	206,400	433,496
Z23 Construction Contingency	7.94	611,141	3.0%	11.20	291,193	2.02	103,200	216,748
TOTAL CONSTRUCTION COST	375.74	28,932,362		527.13	13,705,470	98.53	5,025,280	10,201,612

ELEMENTAL ESTIMATE

Description	Quantity	01 West Grandstand	02 East Grandstand	03 Site
		Quantity	Quantity	Quantity
GROSS FLOOR AREA				
Basement Level	34,000 sf	8,500	25,500	
Level 1	37,500 sf	12,000	25,500	
Level 2	5,500 sf	5,500		
TOTAL GROSS FLOOR AREA	77,000 sf	26,000	51,000	0

REPORT NOTES



ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
A2 STRUCTURE										
A21 Lowest Floor Structure										
On Grade										
slab on grade	02000 +	8,500 sf	35.00	297,500	8,500	297,500	0	0	0	0
Subtotal On Grade		8,500 sf	35.00	297,500	8,500	297,500	0	0	0	0
Total A21 Lowest Floor Structure		77,000 sf	3.86	297,500	11.44	297,500	0.00	0	#Num!	0
A22 Upper Floor Structure										
Floor Structure										
existing make good	+	17,500 sf	7.50	131,250	17,500	131,250	0	0	0	0
concrete walls 12", 20,000sf		740 cy	2,025.00	1,498,500	740	1,498,500	0	0	0	0
Subtotal Floor Structure		17,500 sf	93.13	1,629,750	17,500	1,629,750	0	0	0	0
Stairs, Miscellaneous										
stairs existing make good		6 ft	10,000.00	60,000	6	60,000	0	0	0	0
stairs egress		2 ft	25,000.00	50,000	2	50,000	0	0	0	0
stairs existing make good half		8 ft	7,500.00	60,000	8	60,000	0	0	0	0
Subtotal Stairs, Miscellaneous				170,000	0	170,000	0	0	0	0
Total A22 Upper Floor Structure		77,000 sf	23.37	1,799,750	69.22	1,799,750	0.00	0	#Num!	0
TOTAL A2 STRUCTURE				2,097,250		2,097,250	0	0		0



ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
A3 ENCLOSURE										
A32 Walls Above Grade										
Cladding										
concrete paint & prep existing	+	26,000 sf	20.00	520,000	26,000	520,000		0		0
Subtotal Cladding		26,000 sf	20.00	520,000	26,000	520,000		0	0	0
Backup										
concrete wall see structure		20,000 sf	0.00	0	20,000	0		0		0
Subtotal Backup				0	0	0		0	0	0
Total A32 Walls Above Grade		77,000 sf	6.75	520,000	20.00	520,000		0.00	0	#Num!
A33 Windows & Entrances										
Windows										
storefront	+	200 sf	140.00	28,000	200	28,000		0		0
windows steel	+	1,375 sf	200.00	275,000	1,375	275,000		0		0
glass block	+	500 sf	75.00	37,500	500	37,500		0		0
doors coiling	+	1,440 sf	150.00	216,000	1,440	216,000		0		0
glazed details, misc		2,075 sf	10.00	20,750	2,075	20,750		0		0
Subtotal Windows		3,515 sf	164.22	577,250	3,515	577,250		0	0	0
Entrances										
glazed aluminum	+	11 no	7,500.00	82,500	11	82,500		0		0
hollow metal	+	4 no	4,500.00	18,000	4	18,000		0		0
auto openers		3 no	7,000.00	21,000	3	21,000		0		0
Subtotal Entrances		15 no	8,100.00	121,500	15	121,500		0	0	0
Total A33 Windows & Entrances		77,000 sf	9.07	698,750	26.88	698,750		0.00	0	#Num!
A34 Roof Covering										
Roofing										
membrane epdm	+	550 sf	45.00	24,750	550	24,750		0		0



ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Roofing		550 sf	45.00	24,750	550	24,750	0	0	0	0
Total A34 Roof Covering		77,000 sf	0.32	24,750	0.95	24,750	0.00	0	#Num!	0
A35 Projections										
Projections - Area Based										
projections allow	07000	100,000 ls	1.00	100,000	100,000	100,000			0	0
Subtotal Projections - Area Based				100,000	0	100,000	0	0	0	0
Total A35 Projections		77,000 sf	1.30	100,000	3.85	100,000	0.00	0	#Num!	0
TOTAL A3 ENCLOSURE				1,343,500	1,343,500	0	0			

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
B1 PARTITIONS & DOORS										
B11 Partitions										
Partitions										
block 8-10"	04000 +	5,980 sf	34.50	206,310	5,980	206,310		0		0
gyp assemblies	09000 +	3,120 sf	20.50	63,960	3,120	63,960		0		0
wood blocking	06000	3,600 lf	6.60	23,760	3,600	23,760		0		0
movable, misc	10000 +	1,300 sf	100.00	130,000	1,300	130,000		0		0
Subtotal Partitions		10,400 sf	40.77	424,030	10,400	424,030		0	0	0
Railings										
metal guard panel	05000 +	80 lf	550.00	44,000	80	44,000		0		0
metal piperail, handrail	05000 +	60 lf	230.00	13,800	60	13,800		0		0
Subtotal Railings		140 lf	412.86	57,800	140	57,800		0	0	0
Total B11 Partitions		77,000 sf	6.26	481,830	18.53	481,830		0.00	0	#Num!
B12 Doors										
Doors, Frames, Hardware										
rated to egress	08000 +	4 no	4,600.00	18,400	4	18,400		0		0
veneer	08000 +	10 no	3,750.00	37,500	10	37,500		0		0
painted to service/support	08000 +	40 no	3,550.00	142,000	40	142,000		0		0
hardware auto openers extra	08000	2 no	7,000.00	14,000	2	14,000		0		0
Subtotal Doors, Frames, Hardware		54 no	3,924.07	211,900	54	211,900		0	0	0
Total B12 Doors		77,000 sf	2.75	211,900	8.15	211,900		0.00	0	#Num!
TOTAL B1 PARTITIONS & DOORS				693,730		693,730		0		0

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
B2 FINISHES										
B21 Floor Finishes										
Flooring										
concrete sealed to service	03000 +	13,700 sf	2.45	33,565	13,700	33,565		0		0
resin epoxy to washrooms	03000 +	5,625 sf	30.00	168,750	5,625	168,750		0		0
resilient tile to lockers	03000 +	1,800 sf	12.20	21,960	1,800	21,960		0		0
carpet to conference, office, press box	03000 +	3,375 sf	9.20	31,050	3,375	31,050		0		0
moisture mitigation tbd	03000	sf	0.00	0		0		0		0
Subtotal Flooring		24,500 sf	10.42	255,325	24,500	255,325		0	0	0
Base										
resin epoxy integral	09000 +	910 lf	30.00	27,300	910	27,300		0		0
rubber	09000 +	2,690 lf	4.50	12,105	2,690	12,105		0		0
Subtotal Base		3,600 lf	10.95	39,405	3,600	39,405		0	0	0
Total B21 Floor Finishes		77,000 sf	3.83	294,730	11.34	294,730		0.00	0	#Num! 0
B22 Ceiling Finishes										
Ceilings										
gyp suspended allow 10%	09000 +	2,450 sf	12.00	29,400	2,450	29,400		0		0
gyp details, fascia, soffits	09000	300 lf	60.00	18,000	300	18,000		0		0
acoustic tile standard to conference, office, press box	09000 +	3,375 sf	9.20	31,050	3,375	31,050		0		0
paint to gyp	09000	2,450 sf	1.70	4,165	2,450	4,165		0		0
paint exposed	09000 +	18,675 sf	3.00	56,025	18,675	56,025		0		0
Subtotal Ceilings		24,500 sf	5.66	138,640	24,500	138,640		0	0	0
Total B22 Ceiling Finishes		77,000 sf	1.80	138,640	5.33	138,640		0.00	0	#Num! 0
B23 Wall Finishes										
Wall Finishes										
panel accents, misc.	09000	1,000 sf	40.00	40,000	1,000	40,000		0		0
tile to washrooms assume 6' aff	09000 +	4,800 sf	26.50	127,200	4,800	127,200		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 West Grandstand		02 East Grandstand		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
tile to showers full height	09000 +	1,100 sf	26.50	29,150	1,100	29,150		0		0
paint	09000 +	33,600 sf	3.50	117,600	33,600	117,600		0		0
Subtotal Wall Finishes		39,500 sf	7.95	313,950	39,500	313,950		0	0	0
Total B23 Wall Finishes		77,000 sf	4.08	313,950	12.08	313,950		0.00	0	#Num!
TOTAL B2 FINISHES				747,320		747,320		0		0

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
B3 FITTINGS & EQUIPMENT										
B31 Fittings										
Casework										
plam, solid top typical	06000	+								
cabinet base, uppers, counters	06000	+	50 lf	780.00	39,000	50	39,000		0	0
counter vanity	06000	+	75 lf	740.00	55,500	75	55,500		0	0
shelving, misc tbd	06000		lf	0.00	0		0		0	0
Subtotal Casework			125	756.00	94,500	125	94,500	0	0	0
Fittings - Misc										
washroom accessories	10000		88 no	500.00	44,000	88	44,000		0	0
washroom partitions	10000		61 no	1,400.00	85,400	61	85,400		0	0
signage, wayfinding allow	10000		20,000 ls	1.00	20,000	20,000	20,000		0	0
signage, exterior allow	10000		50,000 ls	1.00	50,000	50,000	50,000		0	0
specialties, misc. (fire prot, wall prot, visual display, etc)	10000	+	50,000 ls	1.00	50,000	50,000	50,000		0	0
lockers, painted metal	10000		72 no	1,100.00	79,200	72	79,200		0	0
Subtotal Fittings - Misc			50,000 ls	6.57	328,600	50,000	328,600	0	0	0
Total B31 Fittings			77,000 sf	5.49	423,100	16.27	423,100	0.00	0	#Num!
B32 Equipment										
Equipment										
loading	11000		1 no	20,000.00	20,000	1	20,000		0	0
concessions equipment assume by vendor	11000		no	0.00	0		0		0	0
audio visual assume by owner	11000		no	0.00	0		0		0	0
Subtotal Equipment					20,000	0	20,000	0	0	0
Total B32 Equipment			77,000 sf	0.26	20,000	0.77	20,000	0.00	0	#Num!
B33 Conveying Systems										
Elevators										
passenger 1cab	14000	+	3 st	82,500.00	247,500	3	247,500		0	0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 West Grandstand		02 East Grandstand		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
cab finish	14000	1 no	20,000.00	20,000	1	20,000		0		0
Subtotal Elevators		3 st	89,166.67	267,500	3	267,500		0	0	0
Total B33 Conveying Systems		77,000 sf	3.47	267,500	10.29	267,500		0.00	0	#Num!
TOTAL B3 FITTINGS & EQUIPMENT				710,600		710,600		0		0



ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
C1 MECHANICAL										
C11 Plumbing & Drainage										
Equipment										
incoming service, existing to remain		1s	1.00	0		0		0		0
hot water heater		1 no	100,000.00	100,000	1	100,000		0		0
recirculation pump		1 no	5,000.00	5,000	1	5,000		0		0
misc plumbing, BIM coordination		26,000 sf	2.00	52,000	26,000	52,000		0		0
Subtotal Equipment				157,000	0	157,000		0	0	0
Major Domestic Fixtures										
water closets, replace in kind	*	23 no	2,300.00	52,900	23	52,900		0		0
water closets	*	17 no	2,300.00	39,100	17	39,100		0		0
urinals, replace in kind	*	9 no	2,100.00	18,900	9	18,900		0		0
urinals	*	10 no	2,100.00	21,000	10	21,000		0		0
lavatories, replace in kind	*	9 no	1,900.00	17,100	9	17,100		0		0
lavatories	*	20 no	1,900.00	38,000	20	38,000		0		0
Subtotal Major Domestic Fixtures		88 no	2,125.00	187,000	88	187,000		0	0	0
Minor Domestic Fixtures										
floor dains	*	5 no	900.00	4,500	5	4,500		0		0
hose bibs	*	3 no	750.00	2,250	3	2,250		0		0
concessions fitout		310 sf	150.00	46,500	310	46,500		0		0
Subtotal Minor Domestic Fixtures		8 no	6,656.25	53,250	8	53,250		0	0	0
Piping										
water	+	2,610 lf	65.00	169,650	2,610	169,650		0		0
waste & vent	+	1,900 lf	80.00	152,000	1,900	152,000		0		0
seating bowl drainage, rework existing		90,000 ls	1.00	90,000	90,000	90,000		0		0
fixture connection		88 no	550.00	48,400	88	48,400		0		0
public restroom w/drinking fountain		400 sf	250.00	100,000		0	400	100,000		0



ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Piping		4,510 lf	124.18	560,050	4,510	460,050	0	100,000	0	0
Total C11 Plumbing & Drainage		77,000 sf	12.43	957,300	32.97	857,300	1.96	100,000	#Num!	0
C12 Fire Protection										
Sprinklers										
incoming service, existing to remain		1s	1.00	0	1	0		0		0
fire pump, new		1 no	125,000.00	125,000	1	125,000		0		0
below grade storage space	+	8,523 sf	10.00	85,230	8,523	85,230		0		0
locker room & storage area	+	5,815 sf	10.00	58,150	5,815	58,150		0		0
promenade	+	6,486 sf	10.00	64,860	6,486	64,860		0		0
second floor	+	5,024 sf	10.00	50,240	5,024	50,240		0		0
press box	+	389 sf	20.00	7,780	389	7,780		0		0
public restroom w/drinking fountain	+	400 sf	25.00	10,000		0	400	10,000		0
Subtotal Sprinklers		26,637 sf	15.06	401,260	26,237	391,260	400	10,000	0	0
Total C12 Fire Protection		77,000 sf	5.21	401,260	15.05	391,260	0.20	10,000	#Num!	0
C13 HVAC										
Miscellaneous										
below grade storage space	+	8,523 sf	10.00	85,230	8,523	85,230		0		0
locker room & storage area	+	5,815 sf	35.00	203,525	5,815	203,525		0		0
promenade	+	6,486 sf	20.00	129,720	6,486	129,720		0		0
second floor	+	5,024 sf	10.00	50,240	5,024	50,240		0		0
press box	+	389 sf	20.00	7,780	389	7,780		0		0
public restroom w/drinking fountain	+	400 sf	15.00	6,000		0	400	6,000		0
Subtotal Miscellaneous		26,637 sf	18.11	482,495	26,237	476,495	400	6,000	0	0
Total C13 HVAC		77,000 sf	6.27	482,495	18.33	476,495	0.12	6,000	#Num!	0
TOTAL C1 MECHANICAL				1,841,055		1,725,055		116,000		0

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
C2 ELECTRICAL										
C21 Service & Distribution										
Normal Service & Distribution										
normal service distribution, existing to remain		1s	1.00	0	0	0	0	0	0	0
Subtotal Normal Service & Distribution				0	0	0	0	0	0	0
Emergency Service & Distribution										
emergency generator		250 kw	950.00	237,500	250	237,500	0	0	0	0
automatic transfer switches		2 no	30,000.00	60,000	2	60,000	0	0	0	0
Subtotal Emergency Service & Distribution				297,500	0	297,500	0	0	0	0
Total C21 Service & Distribution		77,000 sf	3.86	297,500	11.44	297,500	0.00	0	#Num!	0
C22 Lighting & Devices										
Lighting										
below grade storage space	+	8,523 sf	4.00	34,092	8,523	34,092	0	0	0	0
locker room & storage area	+	5,815 sf	18.00	104,670	5,815	104,670	0	0	0	0
promenade	+	6,486 sf	15.00	97,290	6,486	97,290	0	0	0	0
second floor	+	5,024 sf	8.00	40,192	5,024	40,192	0	0	0	0
press box	+	389 sf	15.00	5,835	389	5,835	0	0	0	0
Subtotal Lighting		26,237 sf	10.75	282,079	26,237	282,079	0	0	0	0
Devices										
below grade storage space	+	8,523 sf	0.50	4,262	8,523	4,262	0	0	0	0
locker room & storage area	+	5,815 sf	5.00	29,075	5,815	29,075	0	0	0	0
promenade	+	6,486 sf	2.00	12,972	6,486	12,972	0	0	0	0
second floor	+	5,024 sf	2.00	10,048	5,024	10,048	0	0	0	0
press box	+	389 sf	8.00	3,112	389	3,112	0	0	0	0
concessions, extra		310 sf	30.00	9,300	310	9,300	0	0	0	0
Subtotal Devices		26,237 sf	2.62	68,769	26,237	68,769	0	0	0	0

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
Total C22 Lighting & Devices		77,000 sf	4.56	350,848	13.49	350,848	0.00	0	#Num!	0
C23 Systems										
Fire Alarm										
below grade storage space	+	8,523 sf	3.00	25,569	8,523	25,569		0		0
locker room & storage area	+	5,815 sf	3.00	17,445	5,815	17,445		0		0
promenade	+	6,486 sf	3.00	19,458	6,486	19,458		0		0
second floor	+	5,024 sf	3.00	15,072	5,024	15,072		0		0
press box	+	389 sf	3.00	1,167	389	1,167		0		0
Subtotal Fire Alarm		26,237 sf	3.00	78,711	26,237	78,711	0	0	0	0
Tel/Data										
below grade storage space	+	8,523 sf	0.10	852	8,523	852		0		0
locker room & storage area	+	5,815 sf	2.50	14,538	5,815	14,538		0		0
promenade	+	6,486 sf	2.00	12,972	6,486	12,972		0		0
second floor	+	5,024 sf	1.00	5,024	5,024	5,024		0		0
press box	+	389 sf	10.00	3,890	389	3,890		0		0
Subtotal Tel/Data		26,237 sf	1.42	37,276	26,237	37,276	0	0	0	0
Security Systems										
below grade storage space	+	8,523 sf	4.00	34,092	8,523	34,092		0		0
locker room & storage area	+	5,815 sf	7.50	43,613	5,815	43,613		0		0
promenade	+	6,486 sf	4.00	25,944	6,486	25,944		0		0
second floor	+	5,024 sf	4.00	20,096	5,024	20,096		0		0
press box	+	389 sf	10.00	3,890	389	3,890		0		0
Subtotal Security Systems		26,237 sf	4.86	127,635	26,237	127,635	0	0	0	0
Other Systems										
PA system		55,000 ls	1.00	55,000	55,000	55,000		0		0
stadium sound system		275,000 ls	1.00	275,000	275,000	275,000		0		0
misc electrical, BIM coordination		26,000 sf	1.50	39,000	26,000	39,000		0		0
public restromm w/drinking fountain	+	400 sf	40.00	16,000		0	400	16,000		0



ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 West Grandstand		02 East Grandstand		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Other Systems		400 sf	962.50	385,000	0	369,000	400	16,000	0	0
Total C23 Systems		77,000 sf	8.16	628,621	23.56	612,621	0.31	16,000	#Num!	0
TOTAL C2 ELECTRICAL				1,276,969		1,260,969		16,000		0

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
D1 SITE WORK										
D11 Site Development										
Site Preparation										
strip and prepare	31000 +	232,600 sf	4.00	930,400	0		0		232,600	930,400
grading rough/fine	31000	232,600 sf	1.50	348,900	0		0		232,600	348,900
erosion control	31000	232,600 sf	0.50	116,300	0		0		232,600	116,300
Subtotal Site Preparation		232,600 sf	6.00	1,395,600	0	0	0	0	232,600	1,395,600
Paving & Structure										
concrete paving	32000 +	9,600 sf	20.00	192,000	0		0		9,600	192,000
track 8-lane	32000 +	65,000 sf	30.00	1,950,000	0		0		65,000	1,950,000
existing concrete bleachers upgrades, 5,000 seat	32000 +	22,000 sf	25.00	550,000	22,000	550,000	0			0
bleachers aluminum, 500 seat	32000 +	2,400 sf	20.00	48,000	0		2,400	48,000		0
public restroom pavilion	32000 +	400 sf	300.00	120,000	0		400	120,000		0
training facility bldg	32000 +	5,000 sf	475.00	2,375,000	0		5,000	2,375,000		0
workout equipment by others	32000	ls	0.00	0	0		0			0
Subtotal Paving & Structure		104,400 sf	50.14	5,235,000	22,000	550,000	7,800	2,543,000	74,600	2,142,000
Improvements										
fencing, 4'	32000	1,250 lf	90.00	112,500	0		0		1,250	112,500
miscellaneous improvements	32000	100,000 ls	1.00	100,000	0		0		100,000	100,000
football goals	32000	2 no	15,000.00	30,000	0		0		2	30,000
flag poles	32000	1 no	10,000.00	10,000	0		0		1	10,000
Subtotal Improvements				252,500	0	0	0	0	0	252,500
Planting										
groundcover	32000 +	10,000 sf	3.50	35,000	0		0		10,000	35,000
lawn	32000 +	40,000 sf	2.00	80,000	0		0		40,000	80,000
bioretention landscape, allow	32000 +	16,000 sf	5.00	80,000	0		0		16,000	80,000
turf natural grass field	32000 +	92,000 sf	5.00	460,000	0		0		92,000	460,000
planting soils	32000	2,741 cy	87.50	239,838	0		0		2,741	239,838
landscaping, allow	32000	100,000 ls	1.00	100,000	0		0		100,000	100,000
trees, 3" cal	32000	100 no	1,500.00	150,000	0		0		100	150,000

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
tree protection existing	32000	200 no	500.00	100,000	0		0		200	100,000
irrigation	32000	108,000 sf	5.00	540,000	0		0		108,000	540,000
Subtotal Planting		158,000 sf	11.30	1,784,838	0	0	0	0	158,000	1,784,838
Total D11 Site Development		77,000 sf	112.57	8,667,938	21.15	550,000	49.86	2,543,000	#Div/0!	5,574,938
D12 Mechanical Site Services										
Site Drainage & Services										
site drainage - sheet drain		250,000 ls	1.00	250,000	0		0		250,000	250,000
Subtotal Site Drainage & Services				250,000	0	0	0	0	0	250,000
Total D12 Mechanical Site Services		77,000 sf	3.25	250,000	0.00	0	0.00	0	#Div/0!	250,000
D13 Electrical Site Services										
Site Lighting & Services										
pole mounted pedestrian fixtures, assume 1 per 30'		65 no	10,000.00	650,000	0		0		65	650,000
high-mast lighting system for track & field, allow		500,000 ls	1.00	500,000	0		0		500,000	500,000
LED scoreboard, allow		250,000 ls	1.00	250,000	0		0		250,000	250,000
Subtotal Site Lighting & Services				1,400,000	0	0	0	0	0	1,400,000
Total D13 Electrical Site Services		77,000 sf	18.18	1,400,000	0.00	0	0.00	0	#Div/0!	1,400,000
TOTAL D1 SITE WORK				10,317,938		550,000		2,543,000		7,224,938

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
D2 ANCILLARY WORK										
D21 Demolition										
Demolition										
demo east grandstand	02000	51,000 sf	15.00	765,000	0	51,000	765,000			0
demo concrete stairs	02000	300 sf	20.00	6,000	300	6,000	0			0
demo selective	02000	26,000 sf	10.00	260,000	26,000	260,000	0			0
MEP demo	02000	26,000 sf	4.00	104,000	26,000	104,000	0			0
demo interior	02000	26,000 sf	8.00	208,000	26,000	208,000	0			0
Subtotal Demolition				1,343,000	0	578,000	0	765,000	0	0
Total D21 Demolition		77,000 sf	17.44	1,343,000	22.23	578,000	15.00	765,000	#Num!	0
TOTAL D2 ANCILLARY WORK				1,343,000	578,000	765,000	0			

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
DIRECT CONSTRUCTION COST				20,371,361	9,706,424		3,440,000		7,224,938	
Z1 GENERAL REQUIREMENTS										
Z11 General Requirements										
General Conditions										
General Conditions	+	10.0% Is		2,037,136	10.0%	970,642	10.0%	344,000	10.0%	722,494
Subtotal General Conditions		0 Is		2,037,136	0	970,642	0	344,000	0	722,494
General Requirements										
General Requirements	+	5.0% Is		1,018,568	5.0%	485,321	5.0%	172,000	5.0%	361,247
Subtotal General Requirements		0 Is		1,018,568	0	485,321	0	172,000	0	361,247
Insurance										
Insurance	+	1.2% Is		244,456	1.2%	116,477	1.2%	41,280	1.2%	86,699
Subtotal Insurance		0 Is		244,456	0	116,477	0	41,280	0	86,699
Subcontractor Bonding										
Subcontractor Bonding	+	1.0% Is		203,714	1.0%	97,064	1.0%	34,400	1.0%	72,249
Subtotal Subcontractor Bonding		0 Is		203,714	0	97,064	0	34,400	0	72,249
Building Permit										
Building Permit	+	1.5% Is		305,570	1.5%	145,596	1.5%	51,600	1.5%	108,374
Subtotal Building Permit		0 Is		305,570	0	145,596	0	51,600	0	108,374
Total Z11 General Requirements		77,000 sf		3,809,445	69.81	1,815,101	12.61	643,280	#Div/0!	1,351,063
Z12 Fee										
Profit/Fee/Risk										
Profit/Fee/Risk	+	3.5% Is		712,998	3.5%	339,725	3.5%	120,400	3.5%	252,873
Subtotal Profit/Fee/Risk		0 Is		712,998	0	339,725	0	120,400	0	252,873
Total Z12 Fee		77,000 sf		712,998	13.07	339,725	2.36	120,400	#Div/0!	252,873



24012 Version 01
Study

White Stadium
Alterations

Estimate Date:
Printed: 16:29 2025-01-09 E.19

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	01 West Grandstand		02 East Grandstand		03 Site	
				Quantity	\$	Quantity	\$	Quantity	\$
TOTAL Z1 GENERAL REQUIREMENTS				4,522,442	2,154,826	763,680	1,603,936		

ELEMENTAL ESTIMATE

01 West Grandstand 02 East Grandstand 03 Site

Description	Trade	Quantity	Rate	\$	Quantity	\$	Quantity	\$	Quantity	\$
Z2 CONTINGENCIES										
Z21 Design Contingency										
Design Stage Contingency										
Design Stage Contingency	+	10.0%	ls	2,037,136	10.0%	970,642	10.0%	344,000	10.0%	722,494
Subtotal Design Stage Contingency		0	ls	2,037,136	0	970,642	0	344,000	0	722,494
Total Z21 Design Contingency		77,000	sf	2,037,136	37.33	970,642	6.75	344,000	#Div/0!	722,494
Z22 Escalation Contingency										
Escalation Contingency Q2 2026										
Escalation Contingency Q2 2026	+	6.0%	ls	1,222,282	6.0%	582,385	6.0%	206,400	6.0%	433,496
Subtotal Escalation Contingency Q2 2026		0	ls	1,222,282	0	582,385	0	206,400	0	433,496
Bidding Contingency										
Bidding Contingency	+	.0%	ls	0	.0%	0	.0%	0	.0%	0
Subtotal Bidding Contingency			ls	0	0	0	0	0	0	0
Total Z22 Escalation Contingency		77,000	sf	1,222,282	22.40	582,385	4.05	206,400	#Div/0!	433,496
Z23 Construction Contingency										
Construction Contingency										
Construction Contingency	+	3.0%	ls	611,141	3.0%	291,193	3.0%	103,200	3.0%	216,748
Subtotal Construction Contingency		0	ls	611,141	0	291,193	0	103,200	0	216,748
Total Z23 Construction Contingency		77,000	sf	611,141	11.20	291,193	2.02	103,200	#Div/0!	216,748
TOTAL Z2 CONTINGENCIES				3,870,559		1,844,221		653,600		1,372,738

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 West Grandstand		02 East Grandstand		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
INDIRECT CONSTRUCTION COST				8,393,001		3,999,047		1,417,280		2,976,674
TOTAL COSTS				28,764,362		13,705,470		4,857,280		10,201,612