

EHIBIT "A"

*FACILITIES PLANNING - PEACOCK & LEWIS

	2026 CABANA	2027 PARKING LOT	2028 TENNIS	2028 PICKLEBALL	TOTAL
PROJECT COSTS	\$ 1,230,834	\$ 1,409,722	\$ 656,790	\$ 184,676	
FF&E / ALLOWANCES	\$ 200,000	\$ -	\$ -		
GENERAL CONDITIONS / REQUIREMENTS	\$ 107,379	\$ 107,379	\$ 53,690	\$ 53,690	
BULKHEAD		\$ 105,000			
CONTINGENCY	\$ 492,334	\$ 281,944	\$ 131,358	\$ 36,934	
	\$ 2,030,547	\$ 1,904,045	\$ 841,838	\$ 275,300	\$ 5,051,730

**Worthington Contry Club Improvements
Bonita Springs, Florida**



Submitted By: Heatherwood Construction Company

Conceptual Estimate Recap

12/10/2024

General Conditions	\$322,137
Sitework	\$2,251,138
Pool Building	\$1,230,834
<u>Total:</u>	<u>\$3,804,109</u>

Not Included:

*Impact, Utility, and Permit Fees
Underground Utilities or Drainage Improvements
Landscape / Irrigation
Site Electric / Lighting
FF&E Dining Table, Booths, Etc.*

Clarifications:

This estimate is conceptual only. Pricing is subject to change upon receipt of full project documents.

Worthington Contry Club Improvements
Bonita Springs, Florida



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General Conditions

12/10/2024

Division	Description	Quantity	Unit	Unit Cost	Amount
1000	<u>General Conditions / General Requirements</u>				
	Project Manager	16	Wks	\$3,900.00	\$62,400.00
	Superintendent - Including benefits, truck, and gas - FT	32	Wks	\$3,650.00	\$116,800.00
	General Superintendent	5	Wks	\$3,850.00	\$19,250.00
	Project Engineer	5	Wks	\$3,500.00	\$17,500.00
	Project Admin	5	Wks	\$2,800.00	\$14,000.00
	Transportation - PM, Gen. Super, Super	7.5	Mo	\$600.00	\$4,500.00
	SUBTOTAL	143,204	SF	\$1.64	\$234,450.00
1000	<u>General Requirements</u>				
	Project Safety	1	Ls	\$3,000.00	\$3,000.00
	Procore	7.5	Mo	\$300.00	\$2,250.00
	General Labor and Clean Up	45	Hrs	\$55.00	\$2,475.00
	Carpenter	60	Hrs	\$75.00	\$4,500.00
	Set Up/Breakdown Trailer	1	Ls	\$1,200.00	\$1,200.00
	Office Trailer	7.5	Mo	\$1,200.00	\$9,000.00
	Storage Trailer	7.5	Mo	\$350.00	\$2,625.00
	Temporary Power	7.5	Mo	\$400.00	\$3,000.00
	Temporary Water	7.5	Mo	\$400.00	\$3,000.00
	Temporary Toilets	7.5	Mo	\$800.00	\$6,000.00
	Temporary Protection of Finished Construction	1	Ls	\$2,000.00	\$2,000.00
	Office Supplies/ Phone/ Postage	7.5	Mo	\$625.00	\$4,687.50
	Job Signs	1	Ls	\$1,500.00	\$1,500.00
	Small Tools/ Consumable Supplies	1	Ls	\$1,000.00	\$1,000.00
	Debris Removal	20	Ea	\$750.00	\$15,000.00
	Equipment Rental	1	Ls	\$1,200.00	\$1,200.00
	Final Cleaning	3,600	Sf	\$0.75	\$2,700.00
	SUBTOTAL	143,204	SF	\$0.45	\$65,137.50
	PROJECT SUBTOTAL	143,204	SF	\$2.09	\$299,587.50
	Insurance	143,204	SF	\$0.02	\$3,221.37
	GENERAL CONTRACTORS MARKUP	143,204	SF	\$0.13	\$19,328.23
	PROJECT TOTAL	143,204	SF	\$2.25	\$322,137.10

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Sitework

12/10/2024

Division	Description	Quantity	Unit	Unit Cost	Amount
2000	<u>Excavation/Sitework</u>				
	Surveying	1	LS	\$6,500.00	\$6,500.00
	Mobilization	1	LS	\$11,000.00	\$11,000.00
	LBR / Density Testing	1	LS	\$5,500.00	\$5,500.00
	Soil / Concrete Testing	1	LS	\$2,500.00	\$2,500.00
	Silt Fence	2,400	LF	\$3.00	\$7,200.00
	Temp. Construction Entrance	1	LS	\$7,500.00	\$7,500.00
	Inlet Protection	15	EA	\$90.00	\$1,350.00
	Remove Existing Asphalt & Tennis Courts	10,608	SY	\$25.00	\$265,200.00
	Site Clearing	0.3	AC	\$50,000.00	\$15,000.00
	Rough Grading	10,608	SY	\$5.00	\$53,040.00
	Final Grading	1	LS	\$13,500.00	\$13,500.00
	Import Fill	10,608	CY	\$25.00	\$265,200.00
	Stabilized Subgrade	9,250	SY	\$5.50	\$50,875.00
	Base Rock	9,250	SY	\$13.50	\$124,875.00
	2" Asphalt (2 Lifts) Incl. Stripes / Signage / Car Stops	9,250	SY	\$28.61	\$264,642.50
	Curbing	2,304	LF	\$13.00	\$29,952.00
	Concrete Flatwork - 4" Sidewalk	18,868	SF	\$6.00	\$113,208.00
	MOT	1	LS	\$4,200.00	\$4,200.00
	Underground Utilities	1	LS	NIC	NIC
	Landscape / Irrigation	1	LS	NIC	NIC
	Site Clearing - New Deck for Outdoor Seating Options item #10 - Allowance	0.10	AC	\$50,000.00	\$5,000.00
	Rough Grading - New Deck for Outdoor Seating Options item #10 - Allowance	300	SY	\$8.00	\$2,400.00
	Final Grading - New Deck for Outdoor Seating Options item #10 - Allowance	1	LS	\$2,250.00	\$2,250.00
	Sod Repair	500	SF	\$2.50	\$1,250.00
	SUBTOTAL	143,204	SF	\$8.74	\$1,252,142.50
13000	<u>Special Construction</u>				
	Pickleball Courts (4 Total) with netting/turnkey	4	EA	\$43,669.00	\$174,676.00
	Tennis Courts (5 Total) with netting/turnkey	5	EA	\$131,348.00	\$656,740.00
	Pickleball Shade Structure	1	LS	\$10,000.00	\$10,000.00
	Court Lighting (basic)	1	LS	Included	Included
	Power to Courts/Parking	1	LS	NIC	NIC
	SUBTOTAL	143,204	SF	\$5.88	\$841,416.00
	PROJECT SUBTOTAL	143,204	SF	\$14.62	\$2,093,558.50
	Insurance	143,204	SF	\$0.16	\$22,511.38
	GENERAL CONTRACTORS MARKUP	143,204	SF	\$0.94	\$135,068.29
	PROJECT TOTAL	143,204	SF	\$15.72	\$2,251,138.17

**Worthington Contry Club Improvements
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Pool Building

12/10/2024

Division	Description	Quantity	Unit	Unit Cost	Amount
2000	<u>General Tenant Improvement - Pool Building</u>				
	Interior Renovation - Finishes, Cabinets, Countertops, Doors, etc. - Allowance	3,600	SF	\$160.00	\$576,000.00
	New Exterior Dining Area (A) - Pavers - Allowance	1,311	SF	\$8.50	\$11,143.50
	New Exterior Entryway (E) - Asphalt - Allowance	64	SF	\$28.61	\$1,831.04
	New Porte Cochere Columns at Entryway (E) - Allowance	4	EA	\$2,450.00	\$9,800.00
	New Porte Cochere Roof Extension Entryway (E) - Allowance	300	SF	\$18.00	\$5,400.00
	New Covered Pergola at Dining Area (A) - Allowance OPERABLE LOUVERS	970	SF	\$120.00	\$116,400.00
	Operable Casement Windows at Inside Dining (C) - Allowance	7	EA	\$1,800.00	\$12,600.00
	Modify Screen Openings at Inside Dining to Fit Windows - Allowance	1	LS	\$15,000.00	\$15,000.00
	Demo of existing Walls at Entry to Expand Building - Allowance	800	SF	\$5.00	\$4,000.00
	Demo of Rear Walls/Screens for Bar Passthrough - Allowance	325	SF	\$5.00	\$1,625.00
	NanaWall approx. 12' x 5' at Bar Egress/Exterior Door - Allowance	1	EA	\$15,000.00	\$15,000.00
	New CMU 10' Walls at Entry & Rear - Allowance	112	LF	\$15.50	\$1,736.00
	Overhead Door at Bar Passthrough - Allowance	1	EA	\$14,000.00	\$14,000.00
	Kitchen & Bar Equipment - Allowance	832	SF	\$200.00	\$166,400.00
	HVAC to Interior - Allowance	3,600	SF	\$23.00	\$82,800.00
	New Deck for Outdoor New Seating Area #10 - Allowance	1,290	SF	\$26.00	\$33,540.00
	New Covered Pergola New Seating Area #10 - Allowance FIXED LOUVERS	1,290	SF	\$60.00	\$77,400.00
	SUBTOTAL	3,600	SF	\$317.97	\$1,144,675.54
	PROJECT SUBTOTAL	3,600	SF	\$317.97	\$1,144,675.54
	Insurance	3,600	SF	\$3.42	\$12,308.34
	GENERAL CONTRACTORS MARKUP	3,600	SF	\$20.51	\$73,850.03
	PROJECT TOTAL	3,600	SF	\$341.90	\$1,230,833.91