



O'Connor  
Construction  
Management, Inc.

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## **Woodstock Equestrian Park**

**BLACKBURN ARCHITECTS, P.C.**

**Building Repairs and Sitework Conceptual Cost Estimate**

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December 16, 2008

Job Number: 08258



## INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received in November, 2008:

Conceptual Master Plan (081015-MstrPlnPh1-REV.PDF)  
Conceptual Enlarged Facility Plan East (081107-EnlrgdFcltyPln-East.PDF)  
Storm Water Management Plan (SMW.DWG)  
Preliminary Landscaping Plan (planting and layout annotated.PDF)

Additional modifications were submitted in December, 2008:

081205-BlackurnDwgs.PDF  
081205-LSA.ZIP  
081205-McKeeLSA.ZIP

- The following items are excluded from this estimate:
    - Professional fees.
    - Building permits and fees.
    - Inspections and tests.
    - Furniture, fixtures & equipment (except for equestrian jump allowances).
    - Installation of owner furnished equipment.
    - Construction change order contingency.
    - Contractor bonding.
    - Overtime.
    - Hazardous material abatement/removal.
    - Items referenced as NOT INCLUDED or NIC in estimate.
  
  - This estimate is based on prevailing labor wage rates.
  - This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
  - This estimate is based on market pricing adjusted, where possible, for Montgomery County, MD.
  - This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
  - We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ to those intended by the design documents, they should be addressed immediately.
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## SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 BUILDINGS, COMBINED	\$232,019	\$82.28
02 DEMOLITION, SITEWORK & UTILITIES	\$1,710,540	
03 OPERATIONS COSTS (TO BE DETERMINED)	(NIC)	

TOTAL PROJECT COST

\$1,942,560

## BUILDINGS SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE	\$3,000	\$1.06
03 SUPERSTRUCTURE	\$80,000	\$28.37
04 EXTERIOR CLOSURE	\$73,947	\$26.22
05 ROOFING	\$19,660	\$6.97
06 INTERIOR CONSTRUCTION (NIC)		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 GENERAL CONDITIONS & PROFIT		
11 EQUIPMENT		
12 SITEWORK		
NET DIRECT BUILDING COST	\$176,607	\$62.63
GENERAL CONDITIONS, OH&P	15.00% \$26,491	\$9.39
SUBTOTAL	\$203,098	\$72.02
DESIGN CONTINGENCY	12.00% \$24,372	\$8.64
SUBTOTAL	\$227,470	\$80.66
ESCALATION TO MIDPOINT, 06/09	2.00% \$4,549	\$1.61
SUBTOTAL	\$232,019	\$82.28
CONTRACTOR BOND		

<b>TOTAL BUILDING COST</b>	<b>\$232,019</b>
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GROSS FLOOR AREA:        2,820 SF  
COST PER SQUARE FOOT:    \$82.28

## DETAIL SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
		\$3,000		\$1.06
021 Slab On Grade	\$3,000		\$1.06	
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
		\$80,000		\$28.37
031 Floor & Roof Construction	\$80,000		\$28.37	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
		\$73,947		\$26.22
041 Exterior Walls	\$73,947		\$26.22	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
		\$19,660		\$6.97
051 Roofing	\$19,660		\$6.97	
<b>06 INTERIOR CONSTRUCTION (NIC)</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10. GENERAL CONDITIONS &amp; PROFIT</b>				
General Conditions & Profit			(INCLUDED AT GENERAL SUMMARY PAGE)	
<b>11. EQUIPMENT</b>				
111 Fixed/Movable Equipment				
112 Furnishings				
113 Special Construction				
<b>12. SITEWORK</b>				
121 Site Preparation			(BARN DEMOLITION INCLUDED WITH OTHER SITEWORK)	
122 Site Improvements Including Demolition				
123 Site Utilities				
124 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$176,607</b>		<b>\$62.63</b>

**WOODSTOCK EQUESTRIAN PARK  
MONTGOMERY COUNTY, MD  
CONCEPTUAL COST ESTIMATE**

**OCMI JOB #: 08258**

**DATE: 39798**

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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**ELEMENT - SUPERSTRUCTURE**

**031 FLOOR & ROOF CONSTRUCTION**

Hurricane ties at all roof rafters	208	EA	150.00	\$31,200
Repairs to ceiling joists	48	EA	100.00	\$4,800
Install additional anchor bolts, Allowance	1	LS	3,000.00	\$3,000
Install new headers and posts at openings	41	EA	1,000.00	\$41,000

**TOTAL - 031 FLOOR & ROOF CONSTRUCTION** **\$80,000**

**ELEMENT - EXTERIOR CLOSURE**

**041 EXTERIOR WALLS**

Replace windows	29	EA	850.00	\$24,650
Replace garage-style doors	3	EA	1,950.00	\$5,850
Door, solid core, including frame and hardware	9	EA	1,294.08	\$11,647
Point-up repairs to existing stone structures	1,700	SF	14.00	\$23,800
Miscellaneous exterior repairs, Allowance	1	LS	8,000.00	\$8,000

**TOTAL - 041 EXTERIOR WALLS** **\$73,947**

**ELEMENT - ROOFING**

**051 ROOFING**

Downspouts, copper	190	LF	13.00	\$2,470
Gutters, copper	460	LF	12.50	\$5,750
Precast splash blocks	18	EA	80.00	\$1,440
Roofing repairs and flashing, Allowance	1	LS	10,000.00	\$10,000

**TOTAL - 051 ROOFING** **\$19,660**

**ELEMENT - SITEWORK**

**121 SITE PREPARATION**

Historic corn crib shed to be demolition (INCLUDED WITH SITEWORK ELEMENTS)

**TOTAL - 121 SITE PREPARATION**

## DEMOLITION, SITEWORK & UTILITIES SUMMARY

ELEMENT	TOTAL COST
01 FOUNDATIONS	
02 SUBSTRUCTURE	
03 SUPERSTRUCTURE	
04 EXTERIOR CLOSURE	
05 ROOFING	
06 INTERIOR CONSTRUCTION	
07 CONVEYING	
08 MECHANICAL	
09 ELECTRICAL	
10 GENERAL CONDITIONS & PROFIT	
11 EQUIPMENT	\$64,650
12 SITEWORK	<u>\$1,237,369</u>
NET DIRECT BUILDING COST	\$1,302,019
GENERAL CONDITIONS, OH&P	15.00% <u>\$195,303</u>
SUBTOTAL	\$1,497,322
DESIGN CONTINGENCY	12.00% <u>\$179,679</u>
SUBTOTAL	\$1,677,000
ESCALATION TO MIDPOINT, 06/09	2.00% <u>\$33,540</u>
SUBTOTAL	\$1,710,540
CONTRACTOR BOND	<u>                    </u>

<b>TOTAL SITEWORK COST</b>	<b>\$1,710,540</b>
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## DETAIL SUMMARY

ELEMENT	AMOUNT	TOTAL COST
<b>01 FOUNDATIONS</b>		
011 Standard Foundations		
012 Special Foundations		
<b>02 SUBSTRUCTURE</b>		
021 Slab On Grade		
022 Basement Excavation		
023 Basement Walls		
<b>03 SUPERSTRUCTURE</b>		
031 Floor & Roof Construction		
032 Stair Construction		
<b>04 EXTERIOR CLOSURE</b>		
041 Exterior Walls		
042 Exterior Doors/Windows		
<b>05 ROOFING</b>		
051 Roofing		
<b>06 INTERIOR CONSTRUCTION</b>		
061 Partitions		
062 Interior Finishes		
063 Specialties		
064 Interior Doors/Windows		
<b>07 CONVEYING</b>		
071 Elevators		
<b>08 MECHANICAL</b>		
081 Plumbing		
082 H.V.A.C.		
083 Fire Protection		
084 Special Mechanical		
<b>09 ELECTRICAL</b>		
091 Standard Electrical		
092 Special Electrical		
<b>10. GENERAL CONDITIONS &amp; PROFIT</b>		
General Conditions & Profit		(INCLUDED AT GENERAL SUMMARY PAGE)
<b>11. EQUIPMENT</b>		\$64,650
111 Fixed/Movable Equipment	\$64,650	
112 Furnishings		
113 Special Construction		
<b>12. SITEWORK</b>		\$1,237,369
121 Site Preparation	\$91,000	
122 Site Improvements Including Demolition	\$990,729	
123 Site Utilities	\$155,640	
124 Off-Site Work		
<b>NET DIRECT BUILDING COST</b>		<b>\$1,302,019</b>



**WOODSTOCK EQUESTRIAN PARK  
MONTGOMERY COUNTY, MD  
CONCEPTUAL COST ESTIMATE**

**OCMI JOB #: 08258**

**DATE: 39798**

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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**ELEMENT - EQUIPMENT**

**111 FIXED/MOVABLE EQUIPMENT**

Cross country course				
Permanent jumps	1	LS	26,200.00	\$26,200
Removable jumps	1	LS	8,450.00	\$8,450
Primary riding ring				
Portable dressage ring fencing	1,200	LF	10.00	\$12,000
Removable jumps, Allowance	18	EA	1,000.00	\$18,000

**TOTAL - 111 FIXED/MOVABLE EQUIPMENT** **\$64,650**

**ELEMENT - SITEWORK**

**121 SITE PREPARATION**

Bulk earthwork				
Rough grade at main site (disturbed area)	340,000	SF	0.15	\$51,000
Cut, move and compaction, Allowance	1	LS	40,000.00	\$40,000

**TOTAL - 121 SITE PREPARATION** **\$91,000**

**ELEMENT - SITEWORK**

**122 SITE IMPROVEMENTS**

Fencing and gates				
4 Rail wooden fencing along drive, (no wire mesh)	1,000	LF	17.00	\$17,000
Wood rail gate - east & west, 15' each	2	EA	550.00	\$1,100
Riding rings and sand schooling area				
3 Rail wooden fencing, with 6"x6" & 2"x10" edges	2,500	LF	18.50	\$46,250
Wood rail gate - 15' each	4	EA	550.00	\$2,200

**Hardscape**

Gravel Surfaces, including preparation				
Existing DG parking lot to be replenished	24,500	SF	0.50	\$12,250
Existing DG drive to be replenished	18,000	SF	0.50	\$9,000
New DG service drives (4" DG on compacted base)	21,000	SF	2.75	\$57,750
New crushed rock paths (on stone dust & fabric)	15,000	SF	3.15	\$47,250
New proposed expanded parking	40,500	SF	2.75	\$111,375
Parking Accessories				
Wheel stops	10	EA	75.00	\$750
ADA signage	5	EA	400.00	\$2,000
Removable Bollards	2	EA	650.00	\$1,300
Pedestrian herringbone path	1,000	SF	5.50	\$5,500

**Event areas**

Cross country course, Allowance				
Grading and landscaping	1	LS	15,000.00	\$15,000
Additional course design costs (NIC)				
Sand schooling area, 100' x 200'				
Compaction and base course	18,000	SF	1.00	\$18,000
Arena footing	18,000	SF	1.20	\$21,600
Primary riding ring, 350' x 230'				
Compaction and base course	81,000	SF	1.00	\$81,000
Arena footing, premium for primary arena	81,000	SF	1.50	\$121,500

**WOODSTOCK EQUESTRIAN PARK  
MONTGOMERY COUNTY, MD  
CONCEPTUAL COST ESTIMATE**

**OCMI JOB #: 08258  
DATE: 39798**

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
North riding ring, 120' x 260'				
Compaction and base course	32,000	SF	1.00	\$32,000
Arena footing	32,000	SF	1.20	\$38,400
Other areas				
Historical corn crib to become picnic area				
Barn to be razed (NIC)				
Restore stone base/modify foundations, Allowance	1	LS	5,000.00	\$5,000
New picnic area slab				
Site preparation, compaction and base course	2,000	SF	2.75	\$5,500
Pedestrian integral color	2,500	SF	7.00	\$17,500
Primary framing members & accessories	351	LF	3.00	\$1,053
Roof truss system	1,460	LF	4.10	\$5,986
Roofing material	3,108	SF	2.50	\$7,770
Wall structure	1,560	SF	4.50	\$7,020
Miscellaneous carpentry	1	LS	15,000.00	\$15,000
Restoration of reusable building material, premium	1	LS	15,000.00	\$15,000
Picnic tables	6	EA	1,500.00	\$9,000
Benches	2	EA	1,500.00	\$3,000
Waste receptacles	2	EA	350.00	\$700
Interpretive signage	1	LS	5,000.00	\$5,000
Wash area with hitching posts, 10' x 20'				
New crushed rock pad	200	SF	3.00	\$600
Hitching posts	2	EA	75.00	\$150
Frost proof Murdock hydrants (see utilities)				
Miscellaneous -- other areas				
Benches	4	EA	1,500.00	\$6,000
Waste receptacles	6	EA	350.00	\$2,100
Additional signage allowance	1	LS	10,000.00	\$10,000
Landscaping				
Groundcover				
Hydroseed				
Primary seeding areas	340,000	SF	0.11	\$37,400
Grassy swale (see below for bioretention swale)	200,000	SF	0.10	\$20,000
Shrub planting in mulch	25,000	SF	2.50	\$62,500
Bio retention areas (near parking and near entrance)				
Bio swales, 4' wide additional seeding/cleaning	4,000	SF	0.30	\$1,200
Entry bioretention ponds testing/remediation	2,500	SF	1.25	\$3,125
New bioretention facility	1	LS	50,000.00	\$50,000
Trees				
Young coniferous trees	22	EA	150.00	\$3,300
Deciduous trees	71	EA	650.00	\$46,150
Terraced grass seating area				
Sodding (midgrade)	10,500	SF	0.90	\$9,450
<b>TOTAL - 122 SITE IMPROVEMENTS</b>				<b>\$990,729</b>

**WOODSTOCK EQUESTRIAN PARK  
MONTGOMERY COUNTY, MD  
CONCEPTUAL COST ESTIMATE**

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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**ELEMENT - SITEWORK**

**123 SITE UTILITIES**

Storm water service

Connect to existing storm water/swale inlet	2	LS	975.00	\$1,950
Pipe and fittings, including trench and backfill				
6" Perforated pipe	1,000	LF	30.00	\$30,000
12" Reinforced concrete pipe (RCP)	400	LF	95.00	\$38,000
Junction boxes	2	EA	1,200.00	\$2,400
Surge Stone inlets	5	EA	1,500.00	\$7,500
Gravel inlet filter over grate, 4' x 4'	1	EA	1,200.00	\$1,200
Gravel inlet filter over grate, 6' x 6'	8	EA	1,400.00	\$11,200
Under walk drain	3	EA	800.00	\$2,400
Rip rap inlet protection	2	EA	2,200.00	\$4,400
Trash and debris guard	10	EA	375.00	\$3,750
Thrust blocks	5	EA	250.00	\$1,250

Domestic and fire water service

Murdock hydrants installations

Murdock hydrants, and connection	2	EA	2,200.00	\$4,400
Valves, 2"	3	EA	780.00	\$2,340
Water meter, 2"	1	EA	1,250.00	\$1,250
Supply piping includes connectors, insulation	540	LF	35.00	\$18,900

Testing and maintenance of septic tank, Allowance  
Sanitary sewer connection (NIC)

1 LS 1,500.00 \$1,500

Reconnect and distribute power to all buildings allowance

1 LS 20,000.00 \$20,000

Exterior flood lighting, Allowance

1 LS 3,200.00 \$3,200

**TOTAL -123 SITE UTILITIES**

**\$155,640**