

Cost Summary

Seaside Lagoon Entitlement Package - Phase 1

Concept Design Phase SOPC

April 15, 2026



ELEMENTAL TRADE PACKAGE				Site Development		Grand Total		
Trade Package				48,718 SF		48,718 SF		
				Total	\$/ GSF	Total	\$/ GSF	
1.0	Site Development			\$6,517,253	\$134	\$6,517,253	\$134	
1.01	Building Demolition			\$79,010	\$1.62	\$79,010	\$1.62	
1.02	Site Preparation & Demolition			\$68,069	\$1.40	\$68,069	\$1.40	
1.03	Hazardous Materials			\$0	\$0.00	\$0	\$0.00	
1.04	Site Survey			\$7,308	\$0.15	\$7,308	\$0.15	
1.05	Earthwork & Grading			\$329,550	\$6.76	\$329,550	\$6.76	
1.06	Erosion Control			\$19,487	\$0.40	\$19,487	\$0.40	
1.07	Traffic Control			\$0	\$0.00	\$0	\$0.00	
1.08	Asphalt Paving			\$0	\$0.00	\$0	\$0.00	
1.09	Paving			\$55,450	\$1.14	\$55,450	\$1.14	
1.10	Site Concrete			\$0	\$0.00	\$0	\$0.00	
1.11	Landscaping			\$0	\$0.00	\$0	\$0.00	
1.12	Irrigation Systems			\$0	\$0.00	\$0	\$0.00	
1.13	Site Structure			\$0	\$0.00	\$0	\$0.00	
1.14	Fencing and Gates			\$67,400	\$1.38	\$67,400	\$1.38	
1.15	Specialties			\$0	\$0.00	\$0	\$0.00	
1.16	Signage			\$12,180	\$0.25	\$12,180	\$0.25	
1.17	Equipment			\$0	\$0.00	\$0	\$0.00	
1.18	Water Feature			\$4,429,000	\$90.91	\$4,429,000	\$90.91	
1.19	Furnishing			\$0	\$0.00	\$0	\$0.00	
1.20	Building			\$885,815	\$18.18	\$885,815	\$18.18	
1.21	Plumbing			\$0	\$0.00	\$0	\$0.00	
1.22	Fire Water			\$0	\$0.00	\$0	\$0.00	
1.23	Domestic Water			\$16,900	\$0.35	\$16,900	\$0.35	
1.24	Sanitary Sewer Systems			\$16,900	\$0.35	\$16,900	\$0.35	
1.25	Storm Drainage Systems			\$420,185	\$8.62	\$420,185	\$8.62	
1.26	Gas Systems			\$0	\$0.00	\$0	\$0.00	
1.27	Site Electrical			\$70,000	\$1.44	\$70,000	\$1.44	
1.28	Site Lighting			\$40,000	\$0.82	\$40,000	\$0.82	
1.29	Site Telecommunications			\$0	\$0.00	\$0	\$0.00	
1.30	Site Security			\$0	\$0.00	\$0	\$0.00	
Sub-Total Direct Construction Cost				\$6,517,253	\$134	\$6,517,253	\$134	
A	Design Contingency		15.00%	\$977,588	\$20.07	\$977,588	\$20.07	
B	Market Escalation to Buyout		5.05%	\$378,223	\$7.76	\$378,223	\$7.76	
Total Direct Construction Cost				\$7,873,064	\$162	\$7,873,064	\$162	
C	General Conditions		\$59,789 / MO	4.52%	\$597,886	\$12.27	\$597,886	\$12.27
D	General Requirements			4.00%	\$314,923	\$6.46	\$314,923	\$6.46
E	Subcontractor Default Insur.			1.50%	\$118,096	\$2.42	\$118,096	\$2.42
F	General Liability Insurance			1.80%	\$158,146	\$3.25	\$158,146	\$3.25
G	Overhead & Profit			4.50%	\$407,795	\$8.37	\$407,795	\$8.37
Sub-Total Indirect Construction Cost				\$1,596,846	\$33	\$1,596,846	\$33	
Total Construction Cost				\$9,469,910	\$194	\$9,469,910	\$194	



