



MEMORANDUM

DATE: February 7, 2011

TO: Shirley Concolino, City Clerk

FROM: Rachel Hazlewood, Sr. Project Manager

RE: Sports & Entertainment Complex Late Submittal, CORE Team

Please forward to City Council for Tuesday's meeting the attached presentation from the CORE Team for the Sports & Entertainment Complex (S&EC). It was received after the requested submittal date of Thursday, February 3, 2011 at 5:00 pm. At the January 25, 2011 meeting, City Council requested all four proponents advanced by the SacramentoFIRST Task Force return on February 8th to present to the City Council. For that reason, we are asking you to provide this information as Supplemental Material for the February 8th Council meeting.

Thank you for your assistance.



A Downtown Arts, Sports and Entertainment Complex

BACKGROUND INFORMATION

1. CORE stands for **C**ommunity **O**rganized **R**edevlopment **E**ffort. The team was created in November of 2009 in response to the Mayor and the Sacramento First Citizens' Task Force Arena RFO.
2. The CORE proposal called for redevelopment of the most challenged real estate in core of our city, Westfield Plaza Mall, transformed into a vibrant Retail, Arts & Entertainment Complex.
3. The Task Force Critical Path Report recommended The CORE Proposal as one of three viable options for the city of Sacramento.

"The C.O.R.E. project would have a major economic impact on the downtown core. It would reinvigorate the downtown mall and businesses throughout the J-K-L Street corridor. While both projects proposed at the downtown railyards would impact the City's central core, the C.O.R.E. concept is focused on one of the city's most challenging areas. The site offers good access by bus, light rail, freeway, and pedestrian routes." ~ Excerpt from Task Force Critical Report

4. CORE was recognized by the Task Force finance committee as the most financeable proposal.
5. The Task Force and the City Council both acknowledged that CORE should have the opportunity to demonstrate its viability if the ERN is canceled or expires.



February 3, 2011

City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814-2604

Mr. Dangberg,

Ali Mackani, a visionary and entrepreneur in partnership with developer Mr. Larry Kelley and his team at McClellan Business Park have a vision for Sacramento that goes behind a task to answer the call of the city to build a sports complex.

The CORE Team is excited to share with you, the City, its qualification, the strategy and the outlined plan that not only answers the key questions on how, but sets the opportunity for a redevelopment for the core of our city that answers the three biggest challenges in our downtown: The Westfield Mall, J, K and L and a new Sport Complex.

THE CORE TEAM

Larry Kelley and his team at McClellan Business Park are uniquely qualified. The team is responsible for successfully executing one of the largest infill redevelopment and public private partnership projects in the United States with the County of Sacramento, the redevelopment and privatization of the 3,065 acre former McClellan Air Force Base. They have worked with local, state and federal government agencies on a myriad of complex issues on a superfund site to improve infrastructure and actually privatize the remediation of the property. With demonstrated successful redevelopment the County has been able to obtain federal grant funds for infrastructure, and the McClellan team has been able to obtain institutional real estate financing in the current economic environment. The project has created a job generating center for the region and increased the real estate tax rolls of the County by over \$450,000,000.

Additionally, Mr. Larry Kelley is a former owner of the Sacramento Kings with extensive knowledge of a team's needs, wants and capabilities to perform. That experience along with knowledge of NBA business will undoubtedly inform and assist the effort in understanding the NBA Team's business model and challenges when negotiating for a successful partnership between the parties.

The CORE Team has added the law firm of Weintraub Genshlea Chediak and the firm's managing shareholder real estate attorney, Mike Kvarme and attorney, Matt Massari.

Mike Kvarme represented the County of Sacramento in negotiating and structuring the redevelopment and privatization of the 3,065 acre former McClellan Air Force Base with McClellan Business Park, LLC and a Morgan-Stanley lead investor group including two major ground leases, financing and airfield operations agreement. In addition, Mr. Kvarme has represented Lenders or Borrowers on over \$750 million in financings in the last several years.

The team consists of members who share a passion to see the Arena built downtown and who believe that a community-based coalition is critical to achieving local support and project success. All believe that the best location is downtown, at a site that provides the best economic alternative based on cost, available financing and economic impact.

THE CORE STRATEGY

The CORE Team has spent endless time investigating the sites, cost and other issues related to financing and building a new arena in downtown Sacramento. We have engaged in preliminary conversation with key stakeholders, i.e. Westfield representatives and Maloof representatives. We have also started the dialog with key financing partners who successfully assisted in redevelopment of McClellan Air Force Base for both gap and long term financing.

Our effort has allowed us to secure an equity partner in support of purchasing Westfield Mall and now have access to \$100M in gap/bridge financing.

The vision to secure the Westfield Mall is unique as it supports three scenarios, all of which benefit downtown redevelopment.

- A. Redevelop mall with world class sports/entertainment venue.
- B. Redevelop mall with a state-of-the-art entertainment venue.
- C. Redevelop mall as modern regional city retail center.

With alternative "fall-back" plans established, the project now creates leverage with the Kings. If a deal cannot be reached with the team, the project remains viable to redevelop downtown. In contrast, the others fail as they are solely focused on a basketball arena. We intend to redevelop the downtown core with, or without, the Kings as a tenant.

Our plan is simple; it's a real estate transaction with real estate investment opportunity with a plan to redevelop the core of our downtown. It will be developed as the premier destination in Sacramento offering year-round entertainment, an extensive retail experience, dining options and public amenities.

We also have a strategy to answer the \$65 million question with a development plan for the Natomas site and the reuse of the ARCO building to ensure the future success of that site and all its supporting community in Natomas.

The only way we can make this a successful project is if we have the city as our partner and have the opportunity to answer handful of questions together. This is not about if we can do it or should we, but it's about how can we accomplish this together for our community.

We request that The CORE Team receives a 90 day exclusivity to partner with the City to answer the critical questions that will lead to a final financing plan and the first draft of the development plan. Our effort will be to determine the following:

1. Terms and conditions to acquire Westfield. (Confirmed meeting with Westfield representatives on February 16th at 2PM)
2. Initial negotiation with the Kings for annual lease terms and expectations on the revenue streams.
3. Analysis of parking revenue generated from a downtown arena and its financial impact to the project.
4. Determining the viability of transient occupancy tax and rental car taxes.
5. Demonstrate the alternative uses for the current arena and city land to satisfy the payoff the debt to the city.
6. Finalization of our private equity and debt financing levels and options.
7. Creation of a community-organized working advisory board to provide input and opportunities for broader participation.

This is not about basketball. This is the future of our city. It is not enough to just build an arena. It is not enough to simply ask "should we" or "can we." We ARE worthy of a world class sports and entertainment center and MUCH, MUCH MORE. We need our downtown, which plays host to the capitol of our great state of California, the 9th largest economy in the world, to be worthy of our pride. We must not fail in this opportunity to bring the next generation of our citizens the chance to have a strong and vital CORE that will prove to ourselves and to our community that TOGETHER we can create something better, something greater.

Larry Kelley
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Ali Mackani
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ali@sactown.com



Financial Analysis Projections

Projected Construction Costs

	units	sf	total	cost/sf	est. cost	
Level 1 Mall stores	1	56,219	56,219	\$ 200.00	\$ 11,243,800.00	assumes 50% demo
Level 2 Mall stores	1	35,245	35,245	\$ 200.00	\$ 7,049,000.00	assumes 50% demo
New Mall Stores	1	109,407	109,407	\$ 165.00	\$ 18,052,155.00	
New Retail 4th & JSt	1	80,000	80,000	\$ 165.00	\$ 13,200,000.00	1 level retail, 3 levels office
Arena	1	625,000	625,000	\$ 600.00	\$ 375,000,000.00	Includes 15% overrun
Arena Sitework	1	495,000	495,000	\$ 75.00	\$ 37,125,000.00	Demolition and Infrastructure
Arena FF&E	1	625,000	625,000	\$ 50.00	\$ 31,250,000.00	FF&E + Technology/AV
Total		2,025,871	2,025,871		\$ 492,919,955.00	

Total Costs (Construction plus Acquisition Costs) **\$542,919,955.00**

Projected Income/Value

	total sf	Rent Per			Value @ 9% Cap	
		sf/year	Annual Rent			
PF Mall Stores	10,383 SF	\$ 36.00	\$ 373,788.00	\$	382,094.40	values assumes a 5% vacancy with 3% reserves
Level 1 Mall Stores	112,438 SF	\$ 40.00	\$ 4,497,520.00	\$	45,974,648.89	
Level 2 Mall Stores	70,490 SF	\$ 40.00	\$ 2,819,600.00	\$	28,822,577.78	
Cinema	41,162 SF	\$ 30.00	\$ 1,234,860.00	\$	12,623,013.33	
New Retail 4th&J	80,000 SF	\$ 40.00	\$ 3,200,000.00	\$	32,711,111.11	
New Mall Stores	109,407 SF	\$ 40.00	\$ 4,376,280.00	\$	44,735,306.67	
Office Bld 660 J St	93,640 SF	\$ 25.00	\$ 2,341,000.00	\$	23,930,222.22	
E&S Complex	650,000 SF	\$ -	\$ -	\$	-	TBD - based on Kings commitment
Plaza out door events			\$ 500,000.00	\$	500,000.00	
Plaza out door ads			\$ 1,000,000.00	\$	1,000,000.00	
Downtown Plaza Parking			\$ 5,000,000.00	\$	5,000,000.00	
Plaza Naming Right			\$ 3,000,000.00	\$	30,666,666.67	
Total	1,167,520 SF		\$ 28,343,048.00	\$	226,345,641.07	

Projected Value \$ 226,345,641.07

Projected Cost \$ 542,919,955.00

Projection \$ (316,574,313.93)



Return on Investment Projection

Project Capital Projection

Equity Partner	\$ 100,000,000.00	Commitment received
City Investment	\$ 100,000,000.00	City Land
Gap Financing	\$ 100,000,000.00	Commitment received
Debt Financing	\$ 329,450,000.00	Commercial lender, Redevelopment Distract Tax increment Bonds,
Total Investment	\$ 629,450,000.00	Parking Bonds, Mellow Roos Bond, Interest Earning, Hotel and Car Rental Tax Increment

ROI

Annual Income	\$ 28,343,048.00	Income Projection Retail and E&S Complex
Debt Repayment - Private Placement	\$ (6,000,000.00)	Interest only
Debt Repayment	\$ (20,000,000.00)	
Reserves and Marketing	\$ (850,291.44)	-3%
Management (property/business)	\$ (1,417,152.40)	-5%
Total	\$ 75,604.16	0% Annual Return

Indirect Income

		events	tickets	surcharge	
Ticket Surcharge Revenue	\$ 6,000,000.00	250	12,000	\$2	
Parking Revenue - Private Lots	\$ 10,000,000.00	Revenue Sharing 50% of \$30M Estimated Parking			
Total Indirect Income	\$16,000,000	3%	Annual Return		
Income after Expenses	\$ 16,075,604.16	8.0%	Projected Annual Return on total equity investment of \$200M		

CORE Parking Revenue Analysis

Information as provided by DKS Associates as part of the Central City Parking Master Plan Final Report: Sept. 2006

Focus Areas (figure 3.1, page 6 CCPMP)

FA1	The Central Business District, generally bounded by the Sacramento River to the west, the Rail yards and F Street to the north, 16th or 17th Street to the east, and S Street to the south
FA2	Central Midtown, generally bounded by 16th or 17th Street to the west, I Street to the north, Alhambra Boulevard to the east, and P Street to the south.
FA3	North Central City, the area north of Focus Areas 1 and 2, and south of the Union Pacific Railroad
FA4	South Central City, the area south of Focus Areas 1 and 2, and north of Broadway

On Street Parking

Table 3.1 (page 7 CCPMP)

Focus Area	Number of Spaces
FA1	5,721
FA2	4,451
FA3	4,979
FA4	7,497
Total	22,648

Off Street Parking

Table(s) 3.2, 3.3 (page 8 CCPMP)

Focus Area	Public Spaces	Private Spaces	Total	
FA1**	28,344	14,786	43,130	** 8,508/28,344 (30%) of public off street spaces are controlled by the City of Sacramento in 12 facilities
FA2	2,396	9,321	11,717	
FA3	40	5,177	5,217	
FA4	710	10,131	10,841	
Total	31,490	39,415	70,905	

Revenue Projections (assumed 200 event/year benchmark at 60% capacity)

CORE Analysis (assumes 80% of FA1, 60% of FA2, 25% of FA3, 25% of FA4 on street spaces are revenue generating)

Focus Area	Public Spaces	Private Spaces	Average Event Price	Public Revenue	Private Revenue	Total Annual Revenue
FA1	32,921	14,786	\$ 15.00	\$ 59,257,440.00	\$ 26,614,800.00	\$ 85,872,240.00
FA2	5,067	9,321	\$ 8.00	\$ 4,863,936.00	\$ 8,948,160.00	\$ 13,812,096.00
FA3	1,285	5,177	\$ 5.00	\$ 770,850.00	\$ 3,106,200.00	\$ 3,877,050.00
FA4	2,584	10,131	\$ 5.00	\$ 1,550,550.00	\$ 6,078,600.00	\$ 7,629,150.00
Total	41,856	39,415	\$ 8.25	\$ 66,442,776.00	\$ 44,747,760.00	\$ 111,190,536.00

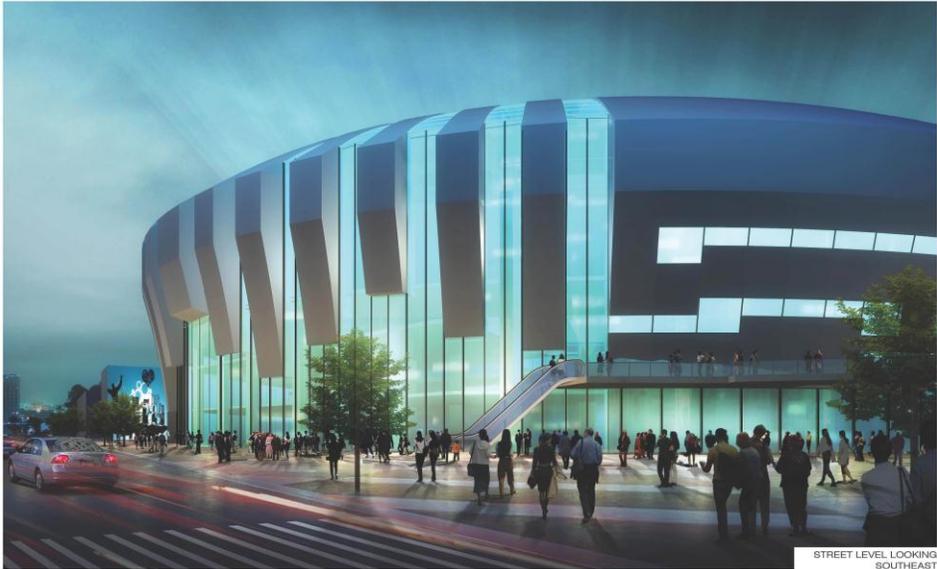
City of Sacramento Parking Revenue Projections (assumed 200 event/year benchmark at 95% capacity)

CORE Analysis (assumes 80% of FA1, 60% of FA2, 25% of FA3, 25% of FA4 on street spaces are revenue generating)

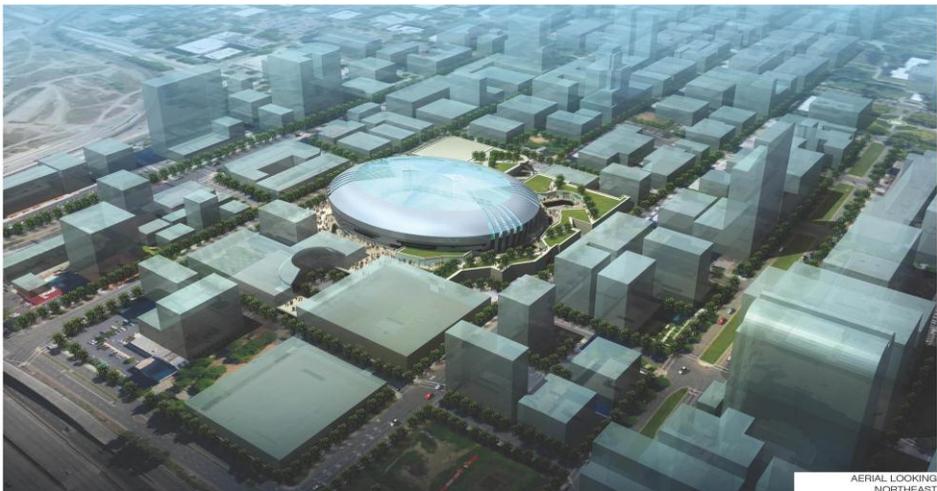
Focus Area	Public Spaces	Private Spaces	Average Event Price	Public Revenue	Private Revenue	Total Annual Revenue
FA1	13,080	-	\$ 15.00	\$ 37,278,000.00	\$ -	\$ 37,278,000.00



AERIAL LOOKING
SOUTHEAST



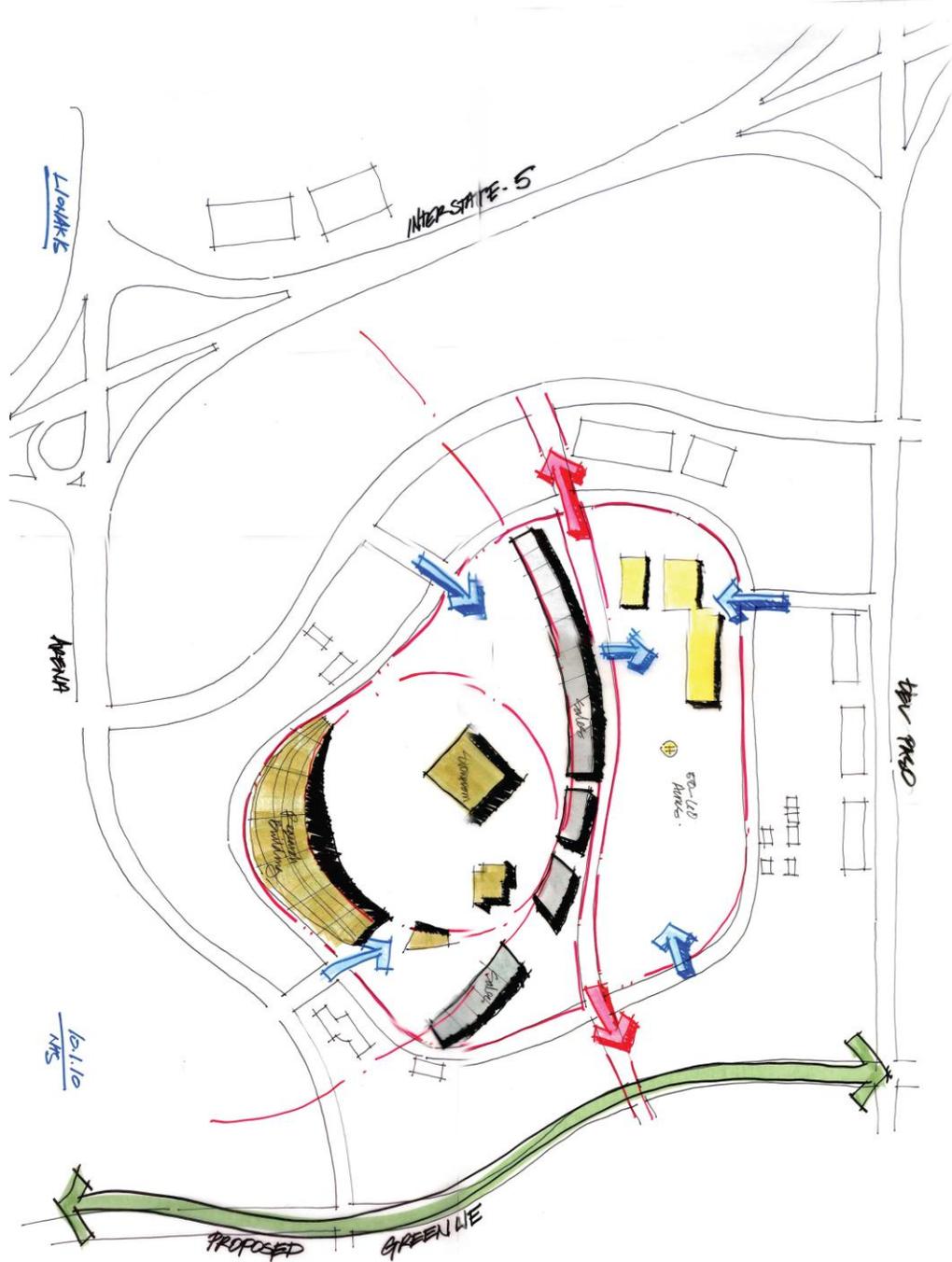
STREET LEVEL LOOKING
SOUTHEAST



AERIAL LOOKING
NORTHEAST

Natoma's Strategy

- Development of a world class medical facility as a way to offset \$30M - \$40M of city loan.
- Reuse strategy for the current ARCO site for short term cash follow to offset the balance of city loan.
- Secondary medication office and supplementary service facility development





CORE
Arena & Westfield Plaza
Downtown Sacramento

Conceptual Budget
February 18, 2010
Flintco Project No. 10-0250

Produced For Ali Mackani

CONSTRUCTION COST SUMMARY

Element	Total Area	Cost / SF	Total Cost
A ARENA	625,000 SF	\$437.86	\$273,661,562
B RETAIL (SHELL)	214,000 SF	\$145.04	\$31,037,606
C SITEWORK	495,000 SF	\$49.98	\$24,738,871
TOTAL ESTIMATED CONSTRUCTION COST	839,000 SF	\$392.66	<u>\$329,438,038</u>



ARENA

400 PLAZA DRIVE, SUITE 205, FOLSOM • CALIFORNIA • 95630
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Arena & Westfield Plaza

Downtown Sacramento

ARENA

Conceptual Budget

February 18, 2010

COST BY SPACE TYPE

Element	Total Area	Cost / SF	Subtotal Cost	Total Cost
A ARENA	625,000 SF	\$437.86		\$273,661,562
ARENA SHELL	625,000 SF	\$249.77	\$156,109,133	
ARENA FAÇADE	625,000 SF	\$102.55	\$64,095,281	
ARENA SUITS	25,500 SF	\$122.28	\$3,118,264	
ARENA CIRCULATION	599,500 SF	\$83.97	\$50,338,884	
TOTAL ESTIMATED CONSTRUCTION COST				<u>\$273,661,562</u>

Arena & Westfield Plaza
Downtown Sacramento
Conceptual Budget

ARENA SUMMARY

CSI Category	A		B		C	
	ARENA - SHELL 625,000 SF		ARENA - FAÇADE 625,000 SF		ARENA - SUITES 25,500 SF	
	Total	Cost / SF	Total	Cost / SF	Total	Cost / SF
1 General Requirements (Included Below)						
2 Sitework						
3 Concrete	\$46,943,125	\$75.11				
4 Masonry						
5 Metals	\$32,631,861	\$52.21	\$6,623,472	\$10.60		
6 Wood & Plastics	\$437,500	\$0.70	\$393,750	\$0.63		
7 Thermal & Moisture Protection	\$547,326	\$0.88	\$973,060	\$1.56		
8 Doors & Windows			\$22,822,346	\$36.52		
9 Finishes			\$19,960,104	\$31.94	\$2,472,500	\$96.96
10 Specialties			\$49,000	\$0.08		
11 Equipment						
12 Furnishings						
13 Special Construction						
14 Conveying	\$3,178,000	\$5.08				
15 Mechanical	\$21,759,416	\$34.82				
16 Electrical	\$18,283,125	\$29.25				
Sub Total Direct Costs	\$123,780,353	\$198.05	\$50,821,732	\$81.31	\$2,472,500	\$96.96
Bond & Insurances	\$1,856,705	\$2.97	\$762,326	\$1.22	\$37,088	\$1.45
General Conditions	\$6,156,216	\$9.85	\$2,527,619	\$4.04	\$122,970	\$4.82
Contractors Fee	\$3,953,798	\$6.33	\$1,623,350	\$2.60	\$78,977	\$3.10
Total Construction Cost	\$135,747,072	\$217.20	\$55,735,027	\$89.18	\$2,711,534	\$106.33
Design Contingency	\$20,362,061	\$32.58	\$8,360,254	\$13.38	\$406,730	\$15.95
Total Construction Cost	<u>\$156,109,133</u>	<u>\$249.77</u>	<u>\$ 64,095,281</u>	<u>\$102.55</u>	<u>\$ 3,118,264</u>	<u>\$122.28</u>

Arena & Westfield Plaza
Downtown Sacramento
Conceptual Budget

ARENA SUMMARY

February 18, 2010

CSI Category	D ARENA - INTERIORS 599,500 SF		E INTERIORS (Sum of Items C thru D) 625,000 SF		F TOTAL 625,000 SF	
	Total	Cost / SF	Total	Cost / SF	Total	Cost / SF
1 General Requirements (Included Below)						
2 Sitework						
3 Concrete					\$46,943,125	\$75.11
4 Masonry						
5 Metals					\$39,255,333	\$62.81
6 Wood & Plastics					\$831,250	\$1.33
7 Thermal & Moisture Protection					\$1,520,386	\$2.43
8 Doors & Windows					\$22,822,346	\$36.52
9 Finishes	\$23,319,236	\$38.90	\$25,791,736	\$41.27	\$45,751,840	\$73.20
10 Specialties	\$2,505,747	\$4.18	\$2,505,747	\$4.01	\$2,554,747	\$4.09
11 Equipment	\$6,844,176	\$11.42	\$6,844,176	\$10.95	\$6,844,176	\$10.95
12 Furnishings						
13 Special Construction	\$7,245,000	\$12.09	\$7,245,000	\$11.59	\$7,245,000	\$11.59
14 Conveying					\$3,178,000	\$5.08
15 Mechanical					\$21,759,416	\$34.82
16 Electrical					\$18,283,125	\$29.25
Sub Total Direct Costs	\$39,914,159	\$66.58	\$ 42,386,659	\$67.82	\$ 216,988,744	\$347.18
Bond & Insurances	\$598,712	\$1.00	\$635,800	\$1.02	\$3,254,831	\$5.21
General Conditions	\$1,985,131	\$3.31	\$2,108,100	\$3.37	\$10,791,935	\$17.27
Contractors Fee	\$1,274,940	\$2.13	\$1,353,917	\$2.17	\$6,931,065	\$11.09
Total Construction Cost	\$43,772,942	\$73.02	\$46,484,476	\$74.38	\$237,966,575	\$380.75
Design Contingency	\$6,565,941	\$10.95	\$6,972,671	\$11.16	\$35,694,986	\$57.11
Total Construction Cost	\$ 50,338,884	\$83.97	\$ 53,457,148	\$85.53	\$ 273,661,562	\$437.86

COMPONENT SUMMARY - ARENA - SHELL

Element	Total	Cost / SF
1 General Conditions (incl. below)		
2 Sitework		
3 Concrete	\$46,943,125	\$75.11
4 Masonry		
5 Metals	\$32,631,861	\$52.21
6 Wood & Plastics	\$437,500	\$0.70
7 Thermal & Moisture	\$547,326	\$0.88
8 Doors & Windows		
9 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying	\$3,178,000	\$5.08
15 Mechanical	\$21,759,416	\$34.82
16 Electrical	\$18,283,125	\$29.25
Subtotal	\$123,780,353	\$198.05
Bond & Insurances	\$1,856,705	\$2.97
Subtotal	\$125,637,058	\$201.02
General Conditions	\$6,156,216	\$9.85
Subtotal	\$131,793,274	\$210.87
Contractors Fee	\$3,953,798	\$6.33
Subtotal	\$135,747,072	\$217.20
Design Contingency	\$20,362,061	\$32.58
Subtotal	\$156,109,133	\$249.77
TOTAL CONSTRUCTION COST (incl. GC's)	<u>\$156,109,133</u>	<u>\$249.77</u>

DETAIL ELEMENTS - ARENA - SHELL

Element	Quantity	Unit	Unit Cost	Total
3 Concrete				
Foundations				
Earthwork - misc & bldg pad	256,772	SF	\$0.70	\$179,740
Mass excavation, fill & backfill	1	LS		W/Sitework
Structural excavation & gravel backfill	4,551	CY	\$49.00	\$223,020
Foundation System	256,772	EA	\$19.25	\$4,942,858
Bowl Package piers (w/o wall piers)	39	EA	\$8,400.00	\$328,566
Basement walls, incl pilasters 24"	30,027	SF	\$70.00	\$2,101,858
Basement walls, incl pilasters 12"@North	6,442	SF	\$33.60	\$216,467
Add piers at 24" curved shear wall	22	EA	\$4,900.00	\$107,106
Shoring to Existing Structure	1	LS	\$2,000,000.00	\$2,000,000
Enhance Existing Structure	1	LS	\$1,500,000.00	\$1,500,000
Shear walls	1,093	SF	\$44.80	\$48,963
Grade beams & tie beams @ MCCL	1,150	CY	\$420.00	\$483,186
Pier caps - premium over pier cost	230	EA	\$3,500.00	\$805,310
Dock & service area steps on fill	374	LF	\$42.00	\$15,704
North exit stair ramp & walls	1,104	SF	\$17.50	\$19,327
Elev/Escalator pit walls & floors	164	CY	\$630.00	\$103,281
Escalator truss supports@26'8" rise only	4	EA	\$3,500.00	\$14,000
Ice pit & ice pipe trench	95	CY	\$630.00	\$59,850
Ice melt pit	1	LS	\$14,000.00	\$14,000
HVAC RA Tunnel	125	CY	\$665.00	\$83,125
Slab on grade - event level	165,980	SF	\$8.40	\$1,394,233
Slab on grade - MCCL	90,792	SF	\$7.35	\$667,320
Ice floor depression (thickened slab edge)	621	LF	\$70.00	\$43,487
Exc for ice floor depression + ice pipe trench	2,448	CY	\$17.50	\$42,840
Frostproof ice floor fill	1,300	CY	\$42.00	\$54,600
Erosion control-maintenance	18	MO	\$2,450.00	\$44,100
Temporary roads - for concrete & cranes	18	MO	\$5,600.00	\$100,800
Pump & bail - surface dewater & basement	18	MO	\$2,450.00	\$44,100
Ejector sump pits - concrete pits only	1	EA	\$21,000.00	\$21,000
Termite treatment	256,772	SF	\$0.17	\$43,138
Structure				
Superstructure concrete package	625,000	SF	\$24.56	\$15,347,500
Concrete raker beams & supporting columns	1,753	CY	\$1,225.00	\$2,147,761
Isol. Concrete beams @ Various levels	331	CY	\$910.00	\$301,508
High ring beam & upper bowl beam	1,064	CY	\$1,050.00	\$1,117,367
Upper bowl shear wall	1,822	SF	\$44.80	\$81,639

Arena & Westfield Plaza
Downtown Sacramento
Conceptual Budget
Shell

February 18, 2010

DETAIL ELEMENTS - ARENA - SHELL

Element	Quantity	Unit	Unit Cost	Total
Add S2 slabs on deck	20,812	SF	\$6.65	\$138,397
Add S2 metal deck, angles etc	20,812	SF	\$8.75	\$182,101
Impact for split concrete package	1	LS	\$350,000.00	\$350,000
Steel framed floors	654	TN	\$4,900.00	\$3,202,622
Concrete fill at steel framed floors	100,553	SF	\$5.25	\$527,905
IW framing up to PL truss (see line 50 below)	460	LF	\$1,750.00	\$805,310
Concrete encasement@ box beam columns	1	LS		In Above
Truss wall @ IW support columns	1,104	LF	\$1,190.00	\$1,314,265
Cantilevered entry canopy - PL Box beam	230	TN	\$5,600.00	\$1,288,496
Curbs, bases, pads & sills	150	CY	\$700.00	\$105,000
Hoisting - bowl package	625,000	SB	\$2.80	\$1,750,000
Hoisting- balance of cranes etc	1	LS		\$250,000
Frame eng/Layout & Safety rails	625,000	SB	\$1.05	\$656,250
Add for exposed concrete finish costs	86,973	SF	\$2.45	\$213,085
Precast risers -33&34" trd, incl connx & grout		LF	\$91.00	
Precast raker beams	936	LF	\$350.00	\$327,600
Precast fascias & vomitories & headwalls	18,407	SF	\$28.00	\$515,398
Cast-in-place step units (each step)	2,197	EA	\$210.00	\$461,442
Misc. CIP fillers @ PCC risers - Allow	150	CY	\$1,050.00	\$157,500

Total - 3 Concrete

\$46,943,125

5 Metals

Steel

Structural steel - main bowl - long span x32'	1,440	TN	\$5,600.00	\$8,063,405
Structural steel - main bowl - long span x16'	1,487	TN	\$5,600.00	\$8,326,258
Structural steel - balance of roof areas	741	TN	\$4,900.00	\$3,632,388
Steel trusses & purlins over main lobby	329	TN	\$4,900.00	\$1,613,907
Steel framing for double roof area - Galv.	98	TN	\$5,600.00	\$549,060
Galv. Steel bracing@ walls above roof line	81	TN	\$5,950.00	\$479,159
Steel canopy framing & deck	12,373	SF	\$38.57	\$477,227
Mech platform & stair @ event level	2,157	SF	\$35.00	\$75,498
Composite deck & nelson studs	100,553	SF	\$5.95	\$598,292
Roof deck - 3" 20 gauge	234,017	SF	\$5.25	\$1,228,591
Add roof deck at double roof	28,013	SF	\$5.25	\$147,070
Roof screen support & screen material	234,017	SF	\$4.80	\$1,123,283
Fall protection system at rigging beams	6,903	LF	\$35.00	\$241,593
Catwalk gratings & pipe rails	18,062	SF		See below
Catwalk framing, grating and piperail	265	TN	\$6,720.00	\$1,778,124
Erection towers, incl. foundations etc	8	EA	\$28,000.00	\$224,000
Touchup paint	1	LS	\$245,000.00	\$245,000
Grout steel base plates & misc. grout	1	LS	\$70,000.00	\$70,000

DETAIL ELEMENTS - ARENA - SHELL

Element	Quantity	Unit	Unit Cost	Total
Misc. metals	173	TN	\$7,000.00	\$1,207,965
Embeds - balance to install	1	LS		\$25,000
Grand Stairs - Stl+Conc - (appx 50 risers)	3,326	SF	\$70.00	\$232,815
Conc+Stl.ramp at wall #5	6,937	SF	\$52.50	\$364,201
Concrete (on steel) at stair & ramp	190	CY	\$455.00	\$86,476
2ft thick arch concrete wall@ IW support	6,615	SF	\$56.00	\$370,442
Stairs-steel w/rails+concrete fill 4>5' wide flts	207	RS	\$812.00	\$168,149
Stairs-steel w/rails+concrete fill 8' wide flts	810	RS	\$1,610.00	\$1,303,958

Total - 5 Metals

\$32,631,861

6 Wood & Plastics

Rough Carpentry

Misc carpentry related to concrete work, layout, embeds etc	625,000	sf	\$0.28	\$175,000
Misc carpentry related to structural elements, backing, blocking, etc	625,000	sf	\$0.42	\$262,500

Total - 6 Wood & Plastics

\$437,500

7 Thermal & Moisture Protection

Fireproofing

Fireproofing - outside of E line only	86,935	SF	\$2.45	\$212,992
Intumescent fireproof HSS lobby columns	5,752	SF		Not Reqd
Fireproof Ext wall columns & floor beams	238,810	SF	\$1.40	\$334,334
Expansion joint covers	1	LS		Not Reqd

Total - 7 Thermal & Moisture Protection

\$547,326

14 Conveying

Conveying Systems

Elevators - 3500# 350fpm	2	EA	\$168,000.00	\$336,000
Premium level elev.	2	EA	\$63,000.00	\$126,000
Passenger cab finish upgrade	4	EA	\$42,000.00	\$168,000
Elevator, freight custom 15000# 150fpm 4st	1	EA	\$462,000.00	\$462,000
Elevator, freight custom 6000# 200fpm 6st	1	EA	\$532,000.00	\$532,000

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DETAIL ELEMENTS - ARENA - SHELL

Element	Quantity	Unit	Unit Cost	Total
Escalators - 26'8" rise	4	EA	\$280,000.00	\$1,120,000
Club & suite escalators - 12'2" rise	2	EA	\$168,000.00	\$336,000
Wheel chair lifts	1	LS	\$70,000.00	\$70,000
Trash chute	1	EA	\$28,000.00	\$28,000
Total - 14 Conveying				<u>\$3,178,000</u>
15 Mechanical				
HVAC & Plumbing				
Plumbing & HVAC (excl CP Area)	625,000	SF	\$29.40	\$18,375,000
Beverage sleeves	1	LS	\$154,000.00	\$154,000
Air scrubber/precipitator	1	LS	\$140,000.00	\$140,000
Underslab drainage @ ice floor & basement	1	LS	\$525,000.00	\$525,000
Basement drain tile	1,172	LF	\$28.00	\$32,816
RTU roof curbs	4	EA	\$8,400.00	\$33,600
Duct silencers	4	ST	\$12,250.00	\$49,000
Fire Protection				
Fire Protection - entire building, incl. F. Pump	625,000	SF	\$3.92	\$2,450,000
Total - 15 Mechanical				<u>\$21,759,416</u>
16 Electrical				
Electrical				
Electrical	625,000	SF	\$23.63	\$14,765,625
Telephone system	1	LS		In FF&E
Public phones (kiosks or enclosures)	1	LS		In FF&E
Computer system	1	LS		In FF&E
Telephone & data system wiring	1	LS		In FF&E
Security system, CCTV & card readers	1	LS	\$210,000.00	\$210,000
Broadband RF (AV) distribution system	1	LS	\$70,000.00	\$70,000
Empty conduit systems@sound, data, tele	1	LS	\$350,000.00	\$350,000
Site electrical	1	LS	\$350,000.00	\$350,000
Specialty lighting package	1	LS	\$2,012,500.00	\$2,012,500
Add interior lobby curtainwall lighting	1	LS	\$175,000.00	\$175,000
Exterior building lighting	1	LS	\$350,000.00	\$350,000
Total - 16 Electrical				<u>\$18,283,125</u>

COMPONENT SUMMARY - ARENA - FAÇADE

Element	Total	Cost / SF
1 General Conditions (incl. below)		
2 Sitework		
3 Concrete		
4 Masonry		
5 Metals	\$6,623,472	\$10.60
6 Wood & Plastics	\$393,750	\$0.63
7 Thermal & Moisture	\$973,060	\$1.56
8 Doors & Windows	\$22,822,346	\$36.52
9 Finishes	\$19,960,104	\$31.94
10 Specialties	\$49,000	\$0.08
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying		
15 Mechanical		
16 Electrical		
Subtotal	\$50,821,732	\$81.31
Bond & Insurances	\$762,326	\$1.22
Subtotal	\$51,584,058	\$82.53
General Conditions	\$2,527,619	\$4.04
Subtotal	\$54,111,677	\$86.58
Contractors Fee	\$1,623,350	\$2.60
Subtotal	\$55,735,027	\$89.18
Design Contingency	\$8,360,254	\$13.38
Subtotal	\$64,095,281	\$102.55
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$64,095,281</u>	\$102.55

DETAIL ELEMENTS - ARENA - FAÇADE

Element	Quantity	Unit	Unit Cost	Total
5 Metals				
Steel Truss Support System				
Steel truss support@curtainwalls	40,035	SF	\$45.50	\$1,821,611
Steel truss support@main entry end wall	5,637	SF	\$45.50	\$256,491
Solid facade backup system - steel	238,810	SF	\$18.38	\$4,388,134
Railings @ roof walkway	408	LF	\$385.00	\$157,237
Total - 5 Metals				<u>\$6,623,472</u>
6 Wood & Plastics				
Rough Carpentry				
Blocking and backing	625,000	sf	\$0.63	\$393,750
Total - 6 Wood & Plastics				<u>\$393,750</u>
7 Thermal & Moisture Protection				
Waterproofing - pits etc	11,260	SF	\$4.90	\$55,174
Waterproof basement wall	30,027	SF	\$4.55	\$136,621
Vapor barrier at slab on grade "Stego"	265,851	SF	\$0.28	\$74,438
Firesafe at floor edges & misc.	2,301	LF	\$21.00	\$48,319
Caulk riser joints	24,073	LF	\$3.50	\$84,255
Caulking	625,000	SB	\$0.28	\$175,000
Foundation insulation	9,204	SF	\$1.75	\$16,106
Double high roof extension roofing	28,082	SF	\$12.60	\$353,834
Total - 7 Thermal & Moisture Protection				<u>\$973,060</u>
8 Doors & Windows				
Glazing				
Glass systems - curtainwall	40,035	SF	\$110.00	\$4,403,894
Curtainwall at lobby endwall	5,637	SF	\$110.00	\$620,088
Curtainwall (Icon Type) @ticket wall	1,708	SF	\$110.00	\$187,925
Column covers@ truss support columns	589	LF	\$102.00	\$60,081
Misc. Curtainwall @ other endwalls	9,455	SF	\$56.00	\$529,507
Misc storefront	1,500	SF	\$56.00	\$84,000
Ribbon windows & misc windows	13,582	SF	\$56.00	\$760,599

DETAIL ELEMENTS - ARENA - FAÇADE

Element	Quantity	Unit	Unit Cost	Total
Ext wall window frames - metal 3ft wide	3,597	LF	\$84.00	\$302,184
Skylights				
Glazing Roof System above Arena	120,000	SF	\$124.95	\$14,994,000
Skylight @ main lobby roof	3,106	SF	\$140.00	\$434,867
Skylight @ main entry area 4ft round	41	EA	\$2,100.00	\$86,100
Misc				
Curtainwall & panel mockups & tests	1	LS	\$210,000.00	\$210,000
Metal column covers@ strip windows	63	EA	\$700.00	\$44,100
Exterior Doors				
Exterior doors & frames	30	EA	\$3,500.00	\$105,000
Total - 8 Doors & Windows				<u>\$22,822,346</u>
9 Finishes				
Façade				
Solid facade - TEGOLA Tiles	350,000	SF	\$15.75	\$5,512,500
Wall cap and ends	2,112	SF	\$15.75	\$33,267
Parapet cap	4,608	LF	\$35.00	\$161,263
Metal fascia panels @ roof edge step backs	1,726	SF	\$28.00	\$48,319
Scaffolding - building exterior only	358,445	SF	\$12.25	\$4,390,956
Add for freestanding scaffolding (no tie-ins)	358,445	SF	\$5.33	\$1,911,948
Manlifts to upper scaffold	21	MO	\$17,500.00	\$367,500
Material Hoisting for ext wall trades	14	MO	\$28,000.00	\$392,000
Canopy/IW soffit	8,513	SF	\$28.00	\$238,372
Canopy (Docks) soffits - stucco	4,613	SF	\$14.00	\$64,586
Accents				
Accent molding on Tegola walls	5,292	LF	\$35.00	\$185,221
Add for wall base durable material	1,638	LF	\$112.00	\$183,482
Drywall and Framing				
6" studs, plywood and tyvek barrier-exterior	350,000	SF	\$13.28	\$4,648,875
Studs, Gypsum board, insul @ interior	157,789	SF	\$7.00	\$1,104,523
Studs, Gypsum board, insul@windows	13,805	SF	\$11.90	\$164,283
Canopy soffit metal stud backup framing	35	SF	\$7.00	\$245
Misc				
Smooth plaster @ box beam	8,283	SF	\$28.00	\$231,929
Metal panels (zinc) @ box beam exterior	4,475	SF	\$42.00	\$187,959
Louvers	1,726	SF	\$77.00	\$132,876

DETAIL ELEMENTS - ARENA - FAÇADE

Element	Quantity	Unit	Unit Cost	Total
Total - 9 Finishes				<u>\$19,960,104</u>
 10 Specialties				
Miscellaneous Specialties				
Roof hatch, accy. & ladders etc	1	LS	\$14,000.00	\$14,000
Misc. exterior signage	1	LS	\$35,000.00	<u>\$35,000</u>
Total - 10 Specialties				<u>\$49,000</u>

COMPONENT SUMMARY - ARENA - SUITES

Element	Total	Cost / SF
1 General Conditions (incl. below)		
2 Sitework		
3 Concrete		
4 Masonry		
5 Metals		
6 Wood & Plastics		
7 Thermal & Moisture		
8 Doors & Windows		
9 Finishes	\$2,472,500	\$96.96
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying		
15 Mechanical		
16 Electrical		
Subtotal	<u>\$2,472,500</u>	\$96.96
Bond & Insurances	\$37,088	\$1.45
Subtotal	<u>\$2,509,588</u>	\$98.42
General Conditions	\$122,970	\$4.82
Subtotal	<u>\$2,632,557</u>	\$103.24
Contractors Fee	\$78,977	\$3.10
Subtotal	<u>\$2,711,534</u>	\$106.33
Design Contingency	\$406,730	\$15.95
Subtotal	<u>\$3,118,264</u>	\$122.28
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$3,118,264</u>	\$122.28

DETAIL ELEMENTS - ARENA - SUITES

Element	Quantity	Unit	Unit Cost	Total
9 Finishes				
Buildout Suites 60ea, Allowance	25,500	SF	\$95.00	\$2,422,500
Buildout Terrace tables	2,000	SF	\$25.00	\$50,000
Total - 9 Finishes				<u>\$2,472,500</u>

COMPONENT SUMMARY - ARENA - INTERIORS

Element	Total	Cost / SF
1 General Conditions (incl. below)		
2 Sitework		
3 Concrete		
4 Masonry		
5 Metals		
6 Wood & Plastics		
7 Thermal & Moisture		
8 Doors & Windows		
9 Finishes	\$23,319,236	\$38.90
10 Specialties	\$2,505,747	\$4.18
11 Equipment	\$6,844,176	\$11.42
12 Furnishings		
13 Special Construction	\$7,245,000	\$12.09
14 Conveying		
15 Mechanical		
16 Electrical		
Subtotal	\$39,914,159	\$66.58
Bond & Insurances	\$598,712	\$1.00
Subtotal	\$40,512,872	\$67.58
General Conditions	\$1,985,131	\$3.31
Subtotal	\$42,498,002	\$70.89
Contractors Fee	\$1,274,940	\$2.13
Subtotal	\$43,772,942	\$73.02
Design Contingency	\$6,565,941	\$10.95
Subtotal	\$50,338,884	\$83.97
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$50,338,884</u>	<u>\$83.97</u>

DETAIL ELEMENTS - ARENA - INTERIORS

Element	Quantity	Unit	Unit Cost	Total
9 Finishes				
Drywall partitions - rated	134,874	SF	\$9.45	\$1,274,563
Drywall partitions - nonrated	149,930	SF	\$7.00	\$1,049,512
Misc. furring walls & chases -Allowance	14,381	SF	\$5.60	\$80,531
Masonry partitions- (no ground face units)	290,579	SF	\$15.40	\$4,474,913
Add for half high stack bond block	123,172	SF	\$8.40	\$1,034,646
Add for high wall labor impact	85,294	SF	\$2.10	\$179,117
Moulding at CMU to drywall	5,177	LF	\$17.50	\$90,597
Interior borrowed lites & misc glass	690	SF	\$49.00	\$33,823
Interior Air grills/Louvers (radius Kynar Stl)	1,668	SF	\$56.00	\$93,416
Interior blocking & plywood, protection etc	599,500	SF	\$0.70	\$419,650
Event level - carpet or VCT	22,411	SF	\$5.60	\$125,499
Event level - tile	8,398	SF	\$10.85	\$91,121
Event level polished concrete		SF	\$7.00	See sealer
Main Concourse Flooring - Polished Conc.	159,442	SF	\$4.55	\$725,462
VIP lobby terrazzo floor	3,451	SF	\$23.80	\$82,142
Main Concourse Flooring - Carpet or VCT	20,038	SF	\$5.60	\$112,215
Monumental stair riser & landing finish	3,327	SF	\$28.00	\$93,158
Monumental ramp polished concrete	6,937	SF	\$7.00	\$48,560
Premium Concourse - Carpet tile	40,726	SF	\$5.95	\$242,318
Premium level Polished concrete	6,581	SF	\$4.55	\$29,941
Upper concourse - Polished concrete	108,579	SF	\$4.55	\$494,033
Mechanical room floor coating	1,500	SF	\$3.00	\$4,500
Main concourse base at terrazzo	454	LF	\$31.50	\$14,314
MCCL Polished concrete base	1,375	LF	\$21.00	\$28,870
MCCL Large Polished concrete base	874	LF	\$35.00	\$30,602
Suite level wood base	1,880	LF	\$21.00	\$39,476
UCCL Polished concrete base	316	LF	\$21.00	\$6,644
UCCL Large Polished concrete base	909	LF	\$35.00	\$31,810
Misc rubber base @ other spaces	13,861	LF	\$2.10	\$29,107
Misc hard base - Locations TBD	2,301	LF	\$14.00	\$32,212
Ceilings - in concessions & toilets	36,027	SF	\$14.00	\$504,382
*Add horiz. Stud frmg+Gyp@N concessions	20,835	SF	\$6.65	\$138,550
*Add exposed drywall tops	20,835	SF	\$3.15	\$65,629
Painted metal North concessions canopy	4,602	SF	\$42.00	\$193,274
Drywall vomitory ceilings		SF		W/Ceilings

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DETAIL ELEMENTS - ARENA - INTERIORS

Element	Quantity	Unit	Unit Cost	Total
Drywall fascias @ floor openings	13,079	SF	\$10.50	\$137,327
Drywall (high) hang down wall ceiling drop	14,668	SF	\$22.40	\$328,566
Drywall enclosure at escal, Mon Strs & ramp	17,866	SF	\$11.20	\$200,103
Ceilings @ kitchens	10,360	SF	\$6.65	\$68,892
Drywall soffits@ pan stairs		SF		Not Required
Furr & close top of Isol.beam wall#5		SF	\$28.00	
20x60 metal ceilings	121,935	SF	\$14.00	\$1,707,096
2x2 acoustical ceilings	7,409	SF	\$5.60	\$41,490
2x4 acoustical ceilings	52,469	SF	\$5.25	\$275,464
Curtain track pockets and soffit turndowns	1,614	SF	\$14.00	\$22,597
Drywall ceilings	37,349	SF	\$8.40	\$313,733
MCCL painted metal ceilings		SF		See20x60 abv
Ceilings @ suite buildout areas		SF		W/Buildout
UCCL exposed underside of bowl	30,740	SF	\$14.00	\$430,358
UCCL 2x4 painted metal ceilings	26,920	SF	\$14.00	\$376,885
UCCL Main lobby & ticket ceiling wood look	23,998	SF	\$22.40	\$537,560
Acoustical Panels at upper bowl walls	32,788	SF	\$9.10	\$298,367
Level 5 skimcoat on drywall (T&B Mud)	284,805	SF	\$0.35	\$99,682
Doors, frames & hardware	374	OP	\$1,330.00	\$497,279
Coiling, Counter grill at concessions	552	LF	\$420.00	\$231,929
Dock overhead doors - motor operated	7	OP	\$10,500.00	\$72,478
Overhead doors	2	OP	\$7,000.00	\$16,106
Coiling security grilles & misc Ovhd doors	3	OP	\$9,100.00	\$31,407
Access doors	1	LS	\$7,000.00	\$7,000
Pass & ticket windows, deal trays	16	OP	\$7,000.00	\$112,743
Tile - toilet floors & other floors	6,270	SF	\$10.85	\$68,029
Tile - toilet walls - Ptn high wainscot	21,456	SF	\$10.85	\$232,795
Interior Stonework - Allowance	7,500	SF	\$55.00	\$412,500
Sealed concrete @ pan stairs	17,068	SF	\$0.70	\$11,948
Seal event floor	30,487	SF	\$0.70	\$21,341
Vomitory & bowl riser sealers		SF	\$0.70	
Sealers storage, staging, mechanical etc	119,156	SF	\$0.70	\$83,409
Sealers @ walls & exposed vertical concrete	290,579	SF	\$0.56	\$162,724
Painting - drywall	751,742	SF	\$0.91	\$684,085
Painting CMU w/filler (50% of CMU)	290,579	SF	\$1.26	\$366,129
Epoxy paint @ Kitchen/Concess. walls	40,199	SF	\$2.24	\$90,046
Add for cleanable 2x2 acoustical	22,971	SF	\$0.70	\$16,080
Paint doors & frames	374	EA	\$105.00	\$39,259

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DETAIL ELEMENTS - ARENA - INTERIORS

Element	Quantity	Unit	Unit Cost	Total
Paint dock & service area overhead doors	1	LS	\$7,000.00	\$7,000
Step markings 2" @ aisle steps (painted?)	863	EA	\$10.50	\$9,060
Paint exposed roof steel framing	178,721	SF	\$2.10	\$375,315
Paint pan stairs & rails + bottom side	44,155	SF	\$2.10	\$92,726
Lobby trusses and exposed framing	32,654	SF	\$2.10	\$68,574
MEP equip, & exposed piping etc paint	1	LS	\$56,000.00	\$56,000
Interior millwork trim @ premium level	1,196	LF	\$21.00	\$25,126
Misc stainless trim at main lobby & IW	1	LS	\$35,000.00	\$35,000
Monumental stair rails	306	LF	\$385.00	\$117,817
Monumental ramp rails	1,111	LF	\$385.00	\$427,861
Railings @ seating bowl aisles & steps	3,595	LF	\$91.00	\$327,157
Removeable rail @ low bowl to retractable	831	LF	\$140.00	\$116,287
Ornamental rails @ balcony + metal fascias	2,378	LF	\$350.00	\$832,288
Ornamental glass rail @ seating bowls	3,681	LF	\$168.00	\$618,478
Glass rail @ Arch concrete wall top	288	LF	\$385.00	\$110,730
Misc. Special finishes - Allowance	599,500	SF	\$0.35	\$209,825

Total - 9 Finishes

\$23,319,236

10 Specialties

Misc. base & wall cabinets - Allowance	115	LF	\$385.00	\$44,292
Base cabinets w/ tops	456	LF	\$385.00	\$175,396
Wall cabinets	133	LF	\$196.00	\$26,156
Concessions counters & buffet tops	805	LF	\$560.00	\$450,973
Millwork or stub walls under buffet tops	259	LF	\$245.00	\$63,418
Toilet vanities	47	LF	\$259.00	\$12,217
Suite and pantry cabinets		LF		W/Buildout
Corner guards @ service areas+kitchen?	1	LS	\$14,000.00	\$14,000
Flagpoles	1	LS	\$16,800.00	\$16,800
Lockers - staff single tier or double	227	EA	\$280.00	\$63,458
Lockers - player	62	EA	\$560.00	\$34,789
Fire extinguishers	1	LS	\$17,500.00	\$17,500
Wire mesh partitions	1	LS	\$10,500.00	\$10,500
Operable walls	51	LF	\$385.00	\$19,488
Toilet partitions - floor mount	276	EA	\$1,470.00	\$405,876
Urinal screens	92	EA	\$560.00	\$51,540
Shower seats	5	EA	\$1,190.00	\$5,950
Toilet accessories & framed mirrors	1,898	EA	\$105.00	\$199,314
Unframed mirrors	1,150	SF	\$16.80	\$19,327

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DETAIL ELEMENTS - ARENA - INTERIORS

Element	Quantity	Unit	Unit Cost	Total
Signage - directional	1	AL	\$464,800.00	\$464,800
Signage - exterior identity pylons	2	EA	\$175,000.00	\$350,000
Sponsor ID signage	1	LS		TBD
Entry mats or runners		SF		In FF&E
Misc. specialties	599,500	SB	\$0.10	\$59,950

Total - 10 Specialties

\$2,505,747

11 Equipment

Misc. Equipment Allowance	599,500	SB	\$0.03	\$16,786
Vault door	1	EA	\$7,000.00	\$8,053
Waste handling equipment - pads & rough-in	1	LS	\$7,000.00	\$8,053
Turnstiles		LS		In FF&E
Misc. appliances (not food service)	1	LS	\$7,000.00	\$8,053
Seating - All types (except loose chairs)	20,279	EA		See Below
O.D. @ E+W for hockey	520	EA	\$840.00	\$436,800
O.D. @ E+W for basketball	520	EA	\$1,120.00	\$582,400
O.D. @ N+S for either sport	681	EA	\$700.00	\$476,743
Seats on spanner panels @ elephant door	62	EA	\$910.00	\$56,533
Folding seats@inside the dasher platforms	886	EA	\$119.00	In FF&E
Seating @ bowl risers	16,772	EA	\$168.00	\$2,817,747
Suite seating Incl. event suites	525	EA	\$336.00	\$176,266
Lower club seating	741	EA	\$224.00	\$165,958
Loge box chairs	92	EA	\$280.00	\$25,770
Terrace tables seating		EA		In FF&E
Removable Handicap seating decks	1	LS	\$490,000.00	\$490,000
Side+end court-inside the dasher platforms	1	LS	\$385,000.00	\$385,000
Floor access stairs & camera platforms	1	LS	\$49,000.00	\$49,000
Loge seating	1	EA		In FF&E
Stage platform risers	1	LS	\$315,000.00	In FF&E
Loose folding chairs & HC companion chairs	1	EA		In FF&E
Hockey Player boxes, tunnels, officials etc	1	LS	\$63,000.00	\$63,000
Portable basketball floor	1	LS	\$140,000.00	In FF&E
Basketball goals (min 3ea)	1	EA	\$14,000.00	In FF&E
Practice floor covering (Tarp)	1	LS	\$11,200.00	\$11,200
House reduction curtains @ upper bowl	1	LS	\$630,000.00	\$630,000
Bowl curtain@open areas/vomitories	1	LS	\$210,000.00	\$210,000

DETAIL ELEMENTS - ARENA - INTERIORS

Element	Quantity	Unit	Unit Cost	Total
Half-house curtains	1	LS		In FF&E
Life-safety cable system		LS		W/Structure
TV brackets		EA		In FF&E
Window treatments - misc.	6,000	SF	\$5.60	\$33,600
Window washing davits & tie down eyes	1	LS	\$140,000.00	\$140,000
Dock equipment	1	LS	\$70,000.00	\$70,000
Total - 11 Equipment				<u>\$6,844,176</u>
13 Special Construction				
Ice rink system, incl. ice floor concrete	1	LS	\$1,456,000.00	\$1,456,000
Jet ice system	1	LS	\$70,000.00	\$70,000
Dasher board system	1	LS	\$259,000.00	\$259,000
Acoustical sound baffles	1	LS	\$840,000.00	\$840,000
Sound reinforcement system	1	LS		In FF&E
Broadband RF distribution system	1	LS		In FF&E
Lead lined x-ray room	1	LS	\$14,000.00	\$14,000
Food service	1	LS	\$4,256,000.00	\$4,256,000
POS system	1	LS	\$350,000.00	\$350,000
Concessions food service equipment	1	LS		W/Above
Club & suite food service	1	LS		W/Above
Total - 13 Special Construction				<u>\$7,245,000</u>



RETAIL

400 PLAZA DRIVE, SUITE 205, FOLSOM • CALIFORNIA • 95630
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COST BY SPACE TYPE

Element	Total Area	Cost / SF	Subtotal Cost	Total Cost
A RETAIL	214,000 SF	\$145.04		\$31,037,606
RETAIL (SHELL ONLY)	214,000 SF	\$145.04	\$31,037,606	
TOTAL ESTIMATED CONSTRUCTION COST	214,000 SF	Cost per SF	\$145.04	<u>\$31,037,606</u>

Arena & Westfield Plaza
Downtown Sacramento
Conceptual Budget

RETAIL SHELL SUMMARY

February 18, 2010

CSI Category	A RETAIL - SHELL 214,000 SF		D TOTAL 214,000 SF	
	Total	Cost / SF	Total	Cost / SF
1 General Requirements (Included Below)				
2 Sitework				
3 Concrete				
4 Masonry				
5 Metals				
6 Wood & Plastics				
7 Thermal & Moisture Protection				
8 Doors & Windows				
9 Finishes	\$24,610,000	\$115.00	\$24,610,000	\$115.00
10 Specialties				
11 Equipment				
12 Furnishings				
13 Special Construction				
14 Conveying				
15 Mechanical				
16 Electrical				
Sub Total Direct Costs	\$24,610,000	\$115.00	\$ 24,610,000	\$115.00
Bond & Insurances	\$369,150	\$1.73	\$369,150	\$1.73
General Conditions	\$1,223,978	\$5.72	\$1,223,978	\$5.72
Contractors Fee	\$786,094	\$3.67	\$786,094	\$3.67
Total Construction Cost	\$26,989,222	\$126.12	\$26,989,222	\$126.12
Design Contingency	\$4,048,383	\$18.92	\$4,048,383	\$18.92
Total Construction Cost	<u>\$31,037,606</u>	\$145.04	<u>\$ 31,037,606</u>	\$145.04

COMPONENT SUMMARY - RETAIL - SHELL

Element	Total	Cost / SF
1 General Conditions (incl. below)		
2 Sitework		
3 Concrete		
4 Masonry		
5 Metals		
6 Wood & Plastics		
7 Thermal & Moisture		
8 Doors & Windows		
9 Finishes	\$24,610,000	\$115.00
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying		
15 Mechanical		
16 Electrical		
Subtotal	<u>\$24,610,000</u>	<u>\$115.00</u>
Bond & Insurances	\$369,150	\$1.73
Subtotal	<u>\$24,979,150</u>	<u>\$116.73</u>
General Conditions	\$1,223,978	\$5.72
Subtotal	<u>\$26,203,128</u>	<u>\$122.44</u>
Contractors Fee	\$786,094	\$3.67
Subtotal	<u>\$26,989,222</u>	<u>\$126.12</u>
Design Contingency	\$4,048,383	\$18.92
Subtotal	<u>\$31,037,606</u>	<u>\$145.04</u>
TOTAL CONSTRUCTION COST (incl. GC's)		
	<u>\$31,037,606</u>	<u>\$145.04</u>

DETAIL ELEMENTS - RETAIL - SHELL

Element	Quantity	Unit	Unit Cost	Total
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9 Finishes

Retail - Shell Space Only
Allowance

214,000 sf \$115.00 \$24,610,000

Total - 9 Finishes

\$24,610,000



SITework

COMPONENT SUMMARY - SITEWORK

Element		Total	Cost / SF
1 General Conditions (incl. below)			
2 Sitework		\$19,615,676	\$39.63
3 Concrete			
4 Masonry			
5 Metals			
6 Wood & Plastics			
7 Thermal & Moisture			
8 Doors & Windows			
9 Finishes			
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical			
16 Electrical			
Subtotal		<u>\$19,615,676</u>	\$39.63
Subtotal		<u>\$19,615,676</u>	\$39.63
Bond & Insurances	1.5%	<u>\$294,235</u>	\$0.59
Subtotal of Direct Costs		<u>\$19,909,911</u>	\$40.22
General Conditions	4.9%	<u>\$975,586</u>	\$1.97
Subtotal		<u>\$20,885,497</u>	\$42.19
Contractors Fee	3.0%	<u>\$626,565</u>	\$1.27
		<u>\$21,512,062</u>	\$43.46
Design Contingency	15.0%	<u>\$3,226,809</u>	\$6.52
Subtotal		<u>\$24,738,871</u>	\$49.98
TOTAL ESTIMATED CONSTRUCTION COST		<u>\$24,738,871</u>	\$49.98

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Site preparation - demo misc. items	495,000	SF	\$0.07	\$34,650
Demo remaining laydown paving	12,000	SF	\$0.70	\$8,400
Building demolition & abatement	300,000	SF	\$9.80	\$2,940,000
Street, walls, walks, curbs & paving demo	200,000	SF	\$0.56	\$112,000
Utility demolition (not part of demo bid)	1	LS		W/Utility Work
Protection of Existing Facilities	1	LS	\$490,000.00	\$490,000
Site grading -cut	7,005	CY		W/Exc Pkg.
Import site fill - Allowance	20,000	CY	\$19.60	\$392,000
Basement excavation(W/ temp roads/ramps)	23,060	CY	\$6.30	\$145,278
Excavation package	1	LS	\$700,000.00	\$700,000
Basement wall backfill - imported fill	44,894	CY	\$18.90	\$848,497
Basement wall backfill - import gravel 25%	15,036	CY	\$35.00	\$526,260
Misc. & site retaining wall backfill	3,500	CY	\$35.00	\$122,500
Dewatering system -sumps & pumps	1	LS	\$424,697.00	\$424,697
Finish grading & topsoil	3,000	CY	\$28.00	\$84,000
Sod	482,500	SF	\$0.70	\$337,750
Site trench safety & embankment rails	24	MO		In Items
Temporary utility paving patches	1	LS		W/Utility Work
Sidewalks at ADA ramp	2,000	SF	\$6.65	\$13,300
Entry walk concrete unit pavers - Allowance	47,500	SF	\$16.80	\$798,000
Concrete paving at plaza level	5,700	SF	\$6.65	\$37,905
Paving - Dock & loading - Concrete	65,609	SF	\$7.70	\$505,189
Integral curb at dock paving	1,189	LF	\$9.80	\$11,652
Steps at site	1,315	LF	\$56.00	\$73,640
High Retaining & screen walls@dock areas	270	LF	\$560.00	\$151,200
NW Kitchen dock retaining wall	195	LF	\$420.00	\$81,900
HC ramp & stair retaining walls	5,200	FF	\$56.00	\$291,200
Misc low retaining & planter walls	1,960	LF	\$231.00	\$452,760
Fence - steel picket w/powder coat finish	850	LF	\$140.00	\$119,000
Parking control gates - sliding	3	EA	\$28,000.00	\$84,000
Fence & gates to transformer yards	135	LF	\$119.00	\$16,065
Curb & gutter - standard	2,643	LF	\$15.40	\$40,702
Patch street paving to curbs	2,643	SF	\$8.40	\$22,201
Tree grates	40	EA	\$350.00	\$14,000
Landscape, irrigation, shrubs, edging etc	1	LS	\$1,120,000.00	\$1,120,000
Fountain or water feature	1	LS	\$105,000.00	\$105,000
Site furniture & benches	1	LS	\$14,000.00	\$14,000
Site waste receptacles	1	LS	\$7,000.00	\$7,000
Flagpole fdns & misc xfmr & etc foundations	1	LS	\$14,000.00	\$14,000
Site railings - 1 or 2 line alum or stainless	500	LF	\$210.00	\$105,000
Site utilities	1	LS	\$4,218,313.40	\$4,218,313
Site utility changes	1	LS	\$18,039.00	\$18,039
Balance of onsite utility lines, ties etc	1	LS	\$280,000.00	\$280,000
Grease trap(s)	1	LS		W/Mech

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Site lighting	1	LS		W/Elect
Misc. Site Improvements	1	LS	\$1,400,000.00	\$1,400,000
Misc. Work Packages:				
Site & Building surveys & layout control	32	MO	\$5,600.00	\$179,200
Site fencing & security services	32	MO	\$6,300.00	\$201,600
Site fence package	1	LS	\$42,000.00	\$42,000
Temp facilities, laydown and staging	32	MO	\$3,500.00	\$112,000
Temp stairs & overhead protection	20	MO	\$11,200.00	\$224,000
Temp water, sewer, ice, toilets etc	32	MO	\$3,500.00	\$112,000
Cleanup (in-progress) by trades	32	MO	\$9,800.00	\$313,600
Dumpster cost	32	MO	\$6,300.00	\$201,600
Final clean glass & panels	73,525	SF	\$0.49	\$36,027
Final clean floors & finishes	625,000	SF	\$0.35	\$218,750
Temp. utility hookups & energy/Trigen costs	32	MO	\$22,400.00	\$716,800
Temp electric package	1	LS	\$98,000.00	\$98,000
Total - 2 Sitework				<u>\$19,615,676</u>