

AMPHITHEATER

Preliminary Cost Opinion
Downtown Amphitheater along Scott Creek
Newberry County, South Carolina

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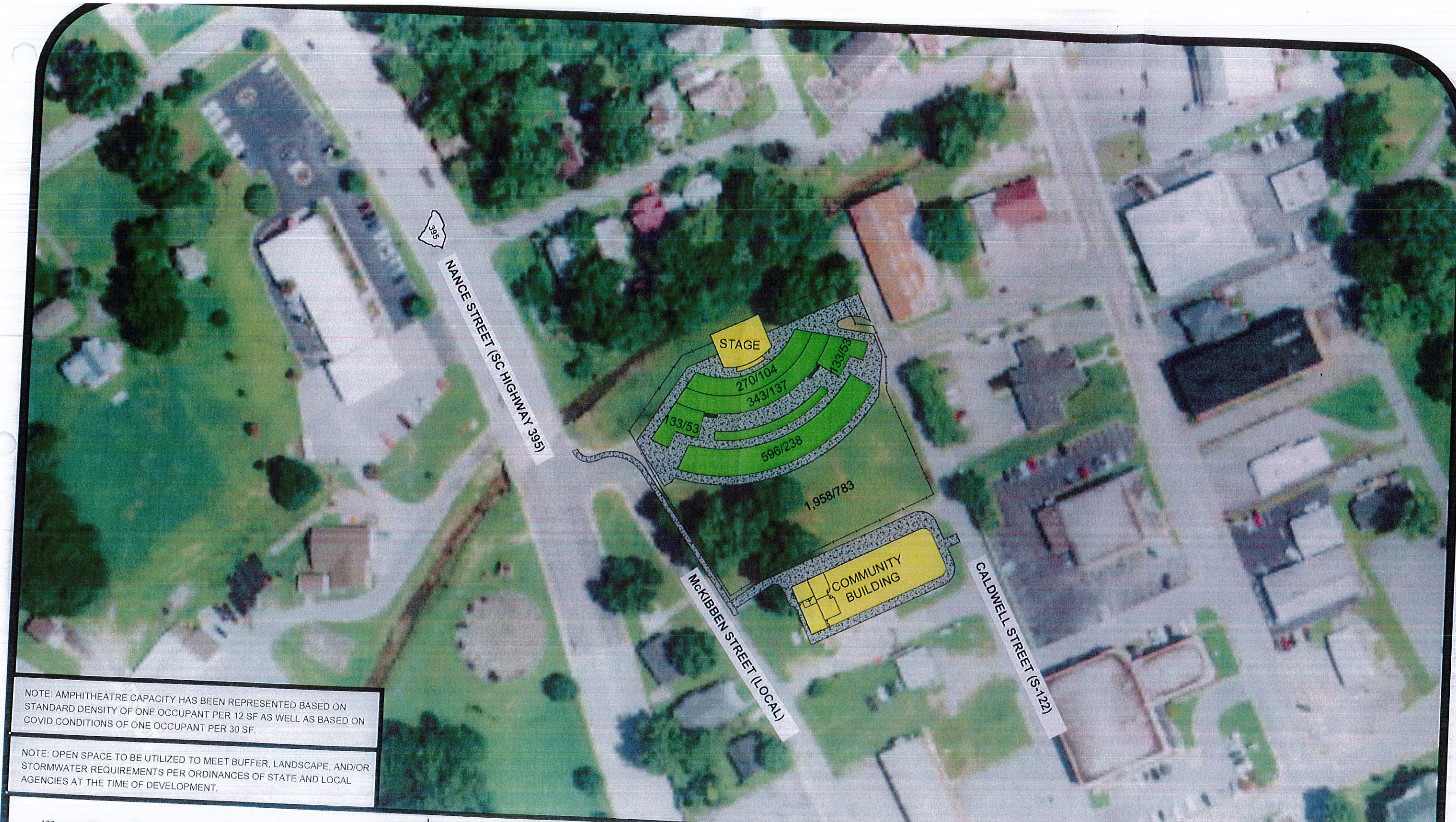
3,433 Capacity Amphitheater, Community Building Renovation, and 40-FT X 60-FT Stage				
No.	Quantity	Unit	Item Description	Total
1	1	LS	Mobilization/Bonds	\$ 135,000
2	1	LS	Traffic Control	\$ 6,000
3	2	AC	Site Stripping	\$ 3,500
4	1,600	LF	Silt Fence	\$ 4
5	2	EA	Construction Entrance	\$ 10,000
6	10,000	CY	Earthwork (Excavation / Backfill / Compaction)	\$ 4
7	1,450	LF	2-inch PVC Domestic Water Lines to Restrooms and Concessions	\$ 30
8	1,000	LF	4-inch PVC Gravity Wastewater Line to Restrooms and Concessions	\$ 45
9	5	EA	PVC Cleanouts	\$ 500
10	1	LS	Connection to Existing Water Main	\$ 5,000
11	1	LS	Connection to Existing Wastewater Line	\$ 5,000
12	3,000	SY	8-Inch Graded Aggregate Base Course (Concrete and Asphalt Areas)	\$ 18
13	3,000	SY	4-Inch Concrete for Plaza Area	\$ 65
14	200	SY	Light Duty Concrete Paving and Sidewalks	\$ 65
15	500	LF	18-Inch RCP Storm Drainage Piping (Roadway Culverts)	\$ 75
16	500	LF	24-Inch RCP Storm Drainage Piping (Site Drainage)	\$ 75
17	350	SF	Stage Retaining Wall (42-inch Height)	\$ 50
18	2,100	SF	Retaining Walls for Each Tier of Amphitheater (30-inch Height)	\$ 50
19	8	EA	Storm Drainage Structures	\$ 7,500
20	1	EA	Flared End Sections	\$ 5,000
21	8	EA	Inlet Protection	\$ 750
22	2,400	SF	Stage (40-FT x 60-FT)	\$ 150
23	2,200	SF	Upfit of Proposed Community Building (Enclosed Areas)	\$ 200
24	8,000	SF	Upfit of Proposed Community Building (Exterior Improvements and Open Area)	\$ 75
25	20	EA	Site Lighting	\$ 7,500
26	1,000	LF	6-foot Decorative Fence with Brick Columns at 10-foot on center	\$ 50
27	100	CY	Rip Rap (Outlet Protection)	\$ 50
28	500	SY	Biodegradable Erosion Control Matting	\$ 4
29	1	LS	Striping & Signage	\$ 2,000
30	19,000	SF	Sod and Irrigation	\$ 2
31	1	AC	Grassing	\$ 3,500
Subtotal:				\$ 2,496,400
Contingency/Finishes/Fixtures/Equipment:				\$ 477,600
Existing Building Purchase:				\$ 190,000
Stage Lighting and Equipment:				\$ 50,000
Sound Equipment:				\$ 50,000
Topographic Survey:				\$ 6,000
Design Level Geotechnical Subsurface Exploration:				\$ 6,000
Wetlands Determination and USACE Verification:				\$ 7,500
Engineering Design and Permitting Services:				\$ 175,000
Bidding and Award:				\$ 6,500
Construction Administration and Observation:				\$ 100,000
Construction Materials Testing:				\$ 75,000
Record Drawings/Project Close-Out/Notice of Termination (NOT):				\$ 10,000
Site Improvements Total:				\$ 3,650,000

Notes:

- Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers, Inc.'s judgment as a professional opinion and are supplied for general guidance for the Downtown Amphitheater based on the *Conceptual Site Plan for Downtown Amphitheater and the Conceptual Floor Plan for Community Building in Newberry County, South Carolina* dated March 4, 2022.
- Unit Prices and quantities are subject to variation upon final design.
- Preliminary Cost Opinion assumes on-site soils are suitable to meet compaction criteria.
- Cost of Materials are based on rate of \$108/barrell on crude oil and recent bid climate in the area.
- Preliminary Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, City of Newberry, or Newberry County.
- Preliminary Cost Opinion does not include the acquisition of additional Right of Way.
- Preliminary Cost Opinion does not include any allowances for Drainage Easements
- Preliminary Cost Opinion assumes typical project scope for similar development in the Newberry County area.
- Preliminary Cost Opinion assumes Pavement sections to be verified based on Geotechnical Subsurface Exploration.
- Building Pad Cost and Construction materials Testing Services have been provided for budgetary purposes and should be verified upon completion of construction plans.

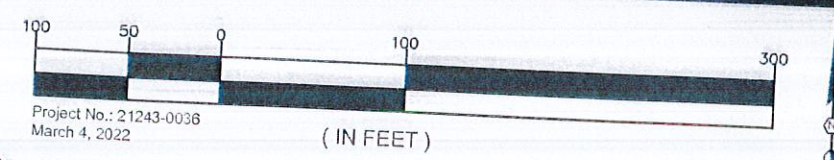
PRELIMINARY





NOTE: AMPHITHEATRE CAPACITY HAS BEEN REPRESENTED BASED ON STANDARD DENSITY OF ONE OCCUPANT PER 12 SF AS WELL AS BASED ON COVID CONDITIONS OF ONE OCCUPANT PER 30 SF.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.

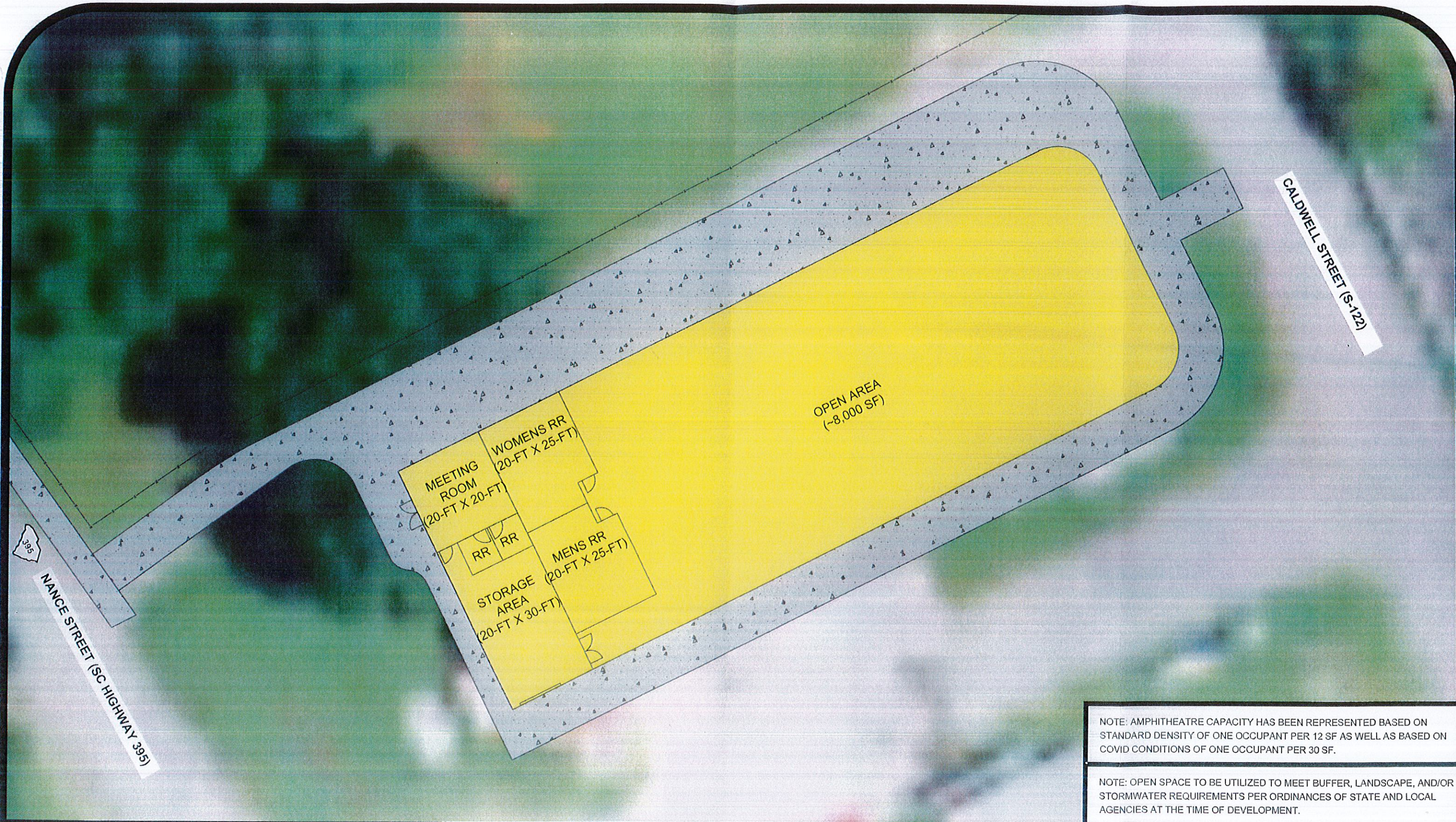


Project No.: 21243-0036
March 4, 2022

Conceptual Site Plan Downtown Amphitheater Newberry County, South Carolina

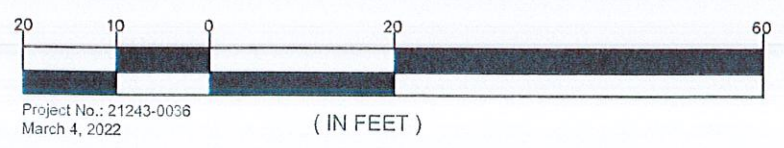


Prepared by Alliance Consulting Engineers, Inc.



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Conceptual Floor Plan +/- 10,000 SF Community Building Newberry County, South Carolina

