

Date: July 13, 2016

Sparrows Bend Pender County Recreation Units Preliminary Order of Magnitude Phasing Cost Estimate

This estimate is based on the conditional rezoning site plan as submitted for Planning Board review July 14, 2016 and is provided to prove the project will comply with **the required 4 recreation units totaling at least \$40,000.**

This estimate reflects our current understanding of construction cost and is the result of prices included in recent bids received by this office and in discussions with contractors and product representatives. Prices may vary somewhat from this estimate at the time the bids are let due to design development and revision of the design, material availability, contractor workload and site conditions. Actual quantities shown below may vary upon completion of construction documentation. This estimate is based on current 2015-2016 dollars and recent construction costs received or researched in this office and does not take into account the cost of financing and/or interest expense. All quantities are preliminary. If necessary, plans should be reviewed by the any boards or regulatory authorities for approval and/or permitting prior to bidding.

Apartment Amenity Site

Item	Qty.	Unit	Unit Price	Total
2-12 year playground with site preparation, play equipment, and surfacing; installed		ls	\$16,000.00	\$16,000.00
Seeded multi-use area	20,000	sf	\$0.11	\$2,200.00
Apartment Amenity Site				\$18,200.00

Single Family Amenity Site

Item	Qty.	Unit	Unit Price	Total
Pervious paver patio for active recreation; group gatherings	1350	sf	\$15.00	\$20,250.00
Seeded multi-use area	15,000	sf	\$0.11	\$1,650.00
Single Family Amenity Site				\$21,900.00
Grand Total				\$40,100

General Notes:

1. Unless otherwise noted, no plans have been completed for these areas beyond conditional rezoning plans. Developer and builder may change components of recreation units, but cost of provided recreation units will not be less than the Pender County required recreation units.