

September 3, 2025

Re: UCCS Mountain Lion Softball Field Relocation
Conceptual Estimate

Dear UCCS Team :

Below is our Conceptual (CO) Estimate to provide all necessary labor, material, and equipment to construct the relocated UCCS Mountain Lion Softball Field . As part of this process UCCS has identified two possible locations for this relocation. The locations are shown on the attachment and are labeled A and B. Each location has separate advantages for adjacencies to other existing facilities to remain. We are pleased to provide this conceptual pricing to aid UCCS in their selection of a future site to pursue. This conceptual pricing contains a 3% construction contingency and a 10% estimating contingency.

Option A: \$4,812,943.00

Option B: \$4,998,089.00

CONSTRUCTION CONTINGENCY:

We have included a 3% Construction Contingency in our CO Estimate for any hidden or unknown conditions or for any work not shown or described .

CONSTRUCTION CONTINGENCY:

We have included a 10% Estimating Contingency in our CO Estimate for any hidden or unknown conditions or for any work not shown or described .

SCHEDULE:

Our Estimate is based on a preliminary construction duration of 5 months .

CONCEPTUAL ESTIMATE DOCUMENTS:

Our Estimate is based on the site walk that took place on 8/ 7/20 25 and the UCCS Mountain Lion Field Relocation Outline 8.7.25 produced by Construction.

DOCUMENTS ISSUED FOR INFORMATION ONLY:

No existing documents were issued for this conceptual budget.

ESTIMATE CLARIFICATIONS:

Our Estimate is based on the following specific clarifications.

Site Work

- Option A Field location will require use of the existing parking lot thus requiring a larger site demo effort to remove a large square footage of asphalt paving and light poles.

- Option B does require considerably more earthwork cut and fill than option A to achieve necessary grading for the field, however it requires less up-front site demo.
- Option A will require more asphalt and curb/gutter patching.

Utilities

- Both Option A & B have nearby electric utility.
- Option B will require a greater amount of underground Water and Sanitary work to establish service from nearby existing Colorado Springs Utilities.
- For option A we have assumed a sanitary tie in point to the sanitary line serving the adjacent existing restroom / storage building.
- Option A will require relocation of a Fire Hydrant.
- The site Electrical power distribution and Field lighting is the same for both options aside from Option A requiring the relocation of an existing transformer that we have assumed currently services the adjacent Baseball field.

Site Concrete

- The existing baseball field adjacent to site A was used as the basis of design to conceptualize the concrete flatwork and foundation elements.

Pressbox & Bleachers

- The new press box basis is a modular solution similar to the baseball field (Mountain Lion Park) and integrates into the fan seating system, which is described below.
- The new seating basis should be a modular bleacher system that integrates with the press box building with a layout similar to the baseball field. This includes permanent installation behind home plate and additional movable sections that can be moved as needed between the press box bleachers and the dugouts. Total capacity of approximately 545 seats.

Restroom / Storage Building

- Our conceptual pricing reflects a new 1500SF building for restrooms and storage based on the existing building at the baseball field.
- A CMU block structure with Brick veneer, roof joists, and membrane roofing has been assumed for this structure.

Field & Athletic Equipment

- The baseball field was used as the basis of design for the field turf and the permanent athletic structures.

Specialties

- A signage allowance of \$15,000 has been included.
- A site furnishings allowance of \$8,000 has been included for potential items like picnic tables and trash cans.

Plumbing & Mechanical

- The amount included reflects plumbing and mechanical installation for the new Restroom / Storage Building.

Electrical

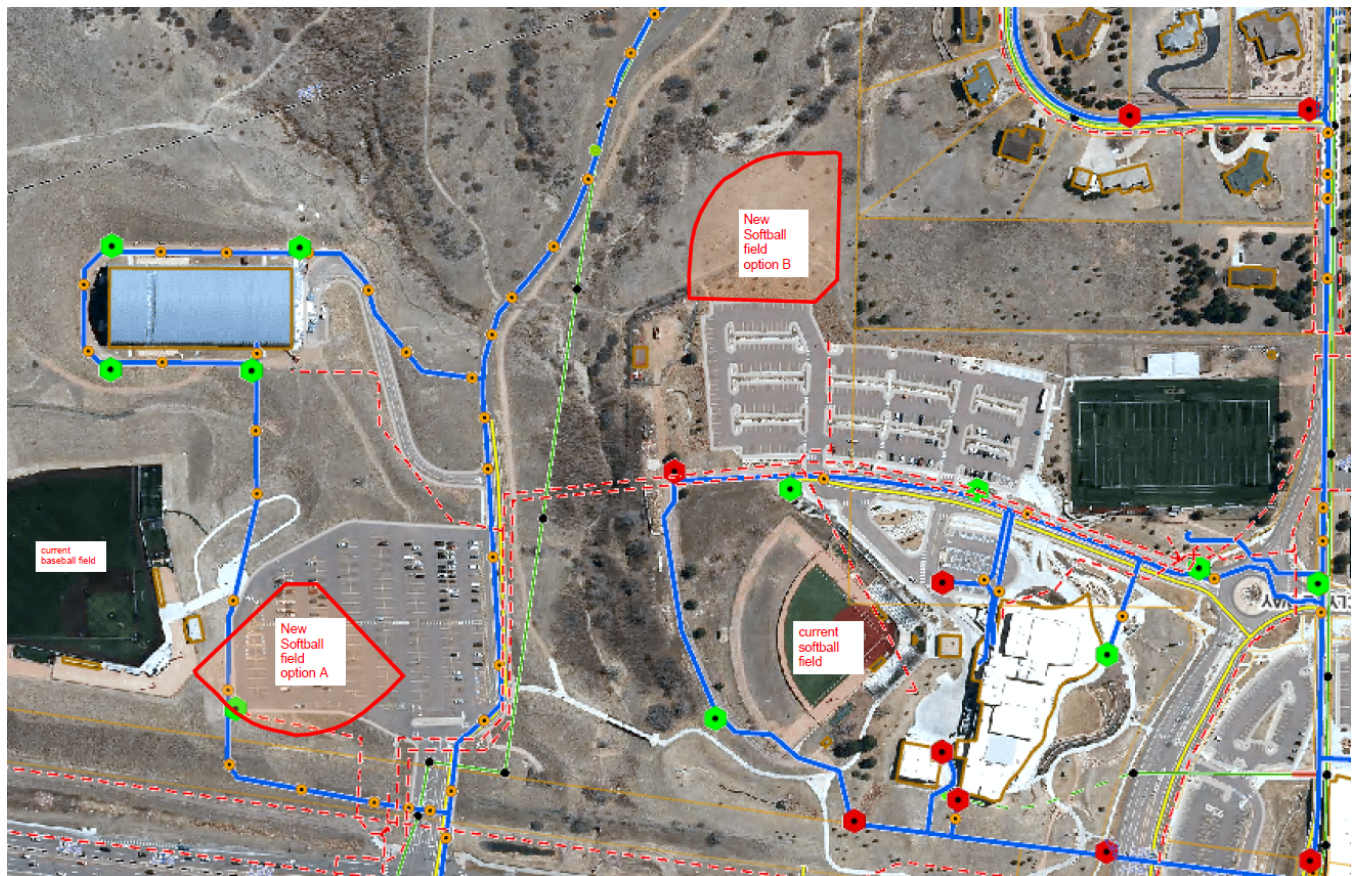
- The \$/SF shown is for power and lighting at the new Restroom / Storage building and is not included in the site power / field lighting above.

- A \$10,000 allowance has been included for a Public Address / Speaker system at the pressbox / bleachers.

Exterior Improvements

- A new foundation and relocation of the existing sculpture is accounted for.

We believe that our Estimate properly reflects the cost, scope of work, and quality intent of the project as currently designed. If you have any questions at all regarding the data submitted, or should you require any additional information, please do not hesitate to contact us.



current
softball
field
New
Softball
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option A
New
Softball
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option B
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baseball field