

CYC PRELIMINARY COST MODEL WITH A ONE-STORY CLUBHOUSE

	<u>SF</u>	<u>Direct Cost</u>	<u>Indirect Cost</u>	<u>Total/SF</u>	<u>Total Costs</u>
Site work		14.00	2.80	16.80	
	161,660 SF	2,263,240	452,648		2,715,888
Clubhouse (1-story)		310.00	62.00	372.00	
	15,277 SF	4,735,870	947,174		5,683,044
Children's Lounge		200.00	40.00	240.00	
	850 SF	170,000	34,000		204,000
Junior Sailing/Flag head		200.00	40.00	240.00	
	2,900 SF	580,000	116,000		696,000
Member Lockers		120.00	24.00	144.00	
	4,200 SF	504,000	100,800		604,800
Maintenance		120.00	24.00	144.00	
	715 SF	85,800	17,160		102,960
TOTAL SHORE IMPROVEMENTS					\$10,006,896

1. Direct costs include the costs of materials and labor.
2. Indirect costs include insurance, general conditions, contractors contingency, and overhead and profit.
3. Soft costs not listed above include permits, utility assessments, testing, and design fees.
4. FF&E with the exception of installed kitchen equipment is not included above (i.e. furniture, dishes, etc.).
5. Assumptions: no dewatering will be required; no sheet piles or rip-rap included; and utility services available to the site are adequate for the project.

CYC PRELIMINARY COST MODEL WITH A TWO-STORY CLUBHOUSE

	<u>SF</u>	<u>Direct Cost</u>	<u>Indirect Cost</u>	<u>Total/SF</u>	<u>Total Costs</u>
Site work		14.00	2.80	16.80	
	165,790 SF	2,321,060	464,212		2,785,272
Clubhouse (2-story)		330.00	66.00	396.00	
	17,184 SF	5,670,720	1,134,144		6,804,864
Children's Lounge		200.00	40.00	240.00	
	850 SF	170,000	34,000		204,000
Junior Sailing/Flag head		200.00	40.00	240.00	
	2,900 SF	580,000	116,000		696,000
Member Lockers		120.00	24.00	144.00	
	4,200 SF	504,000	100,800		604,800
Maintenance		120.00	24.00	144.00	
	715 SF	85,800	17,160		102,960
TOTAL SHORE IMPROVEMENTS					\$11,198,100

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5. Assumptions: no dewatering will be required; no sheet piles or rip-rap included; and utility services available to the site are adequate for the project.