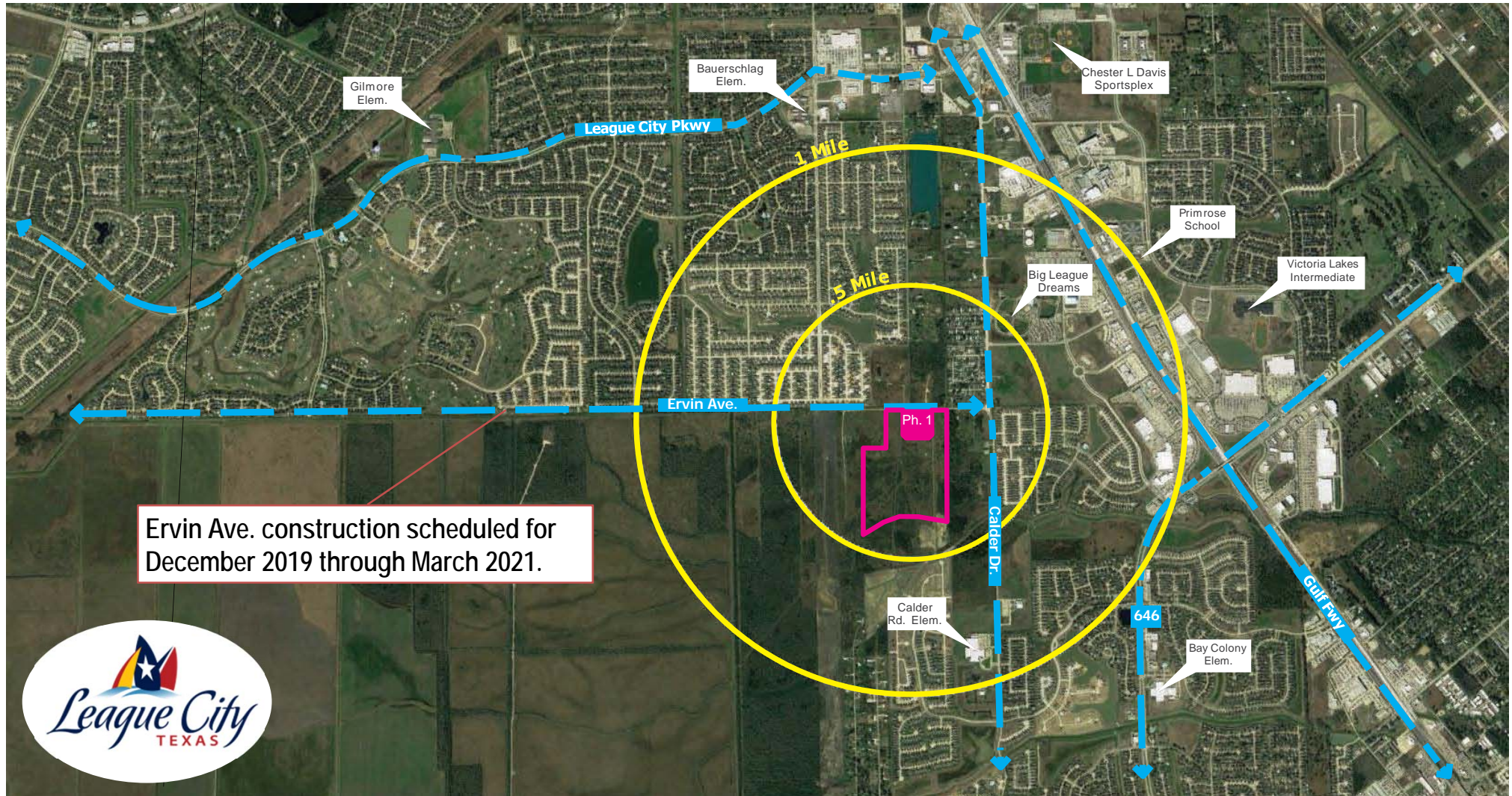


# • Bay Colony Park - West League City Sportsplex, Phase 1



TBG

league city  
sportsplex

Reference Map

League City, Texas  
05/06/19

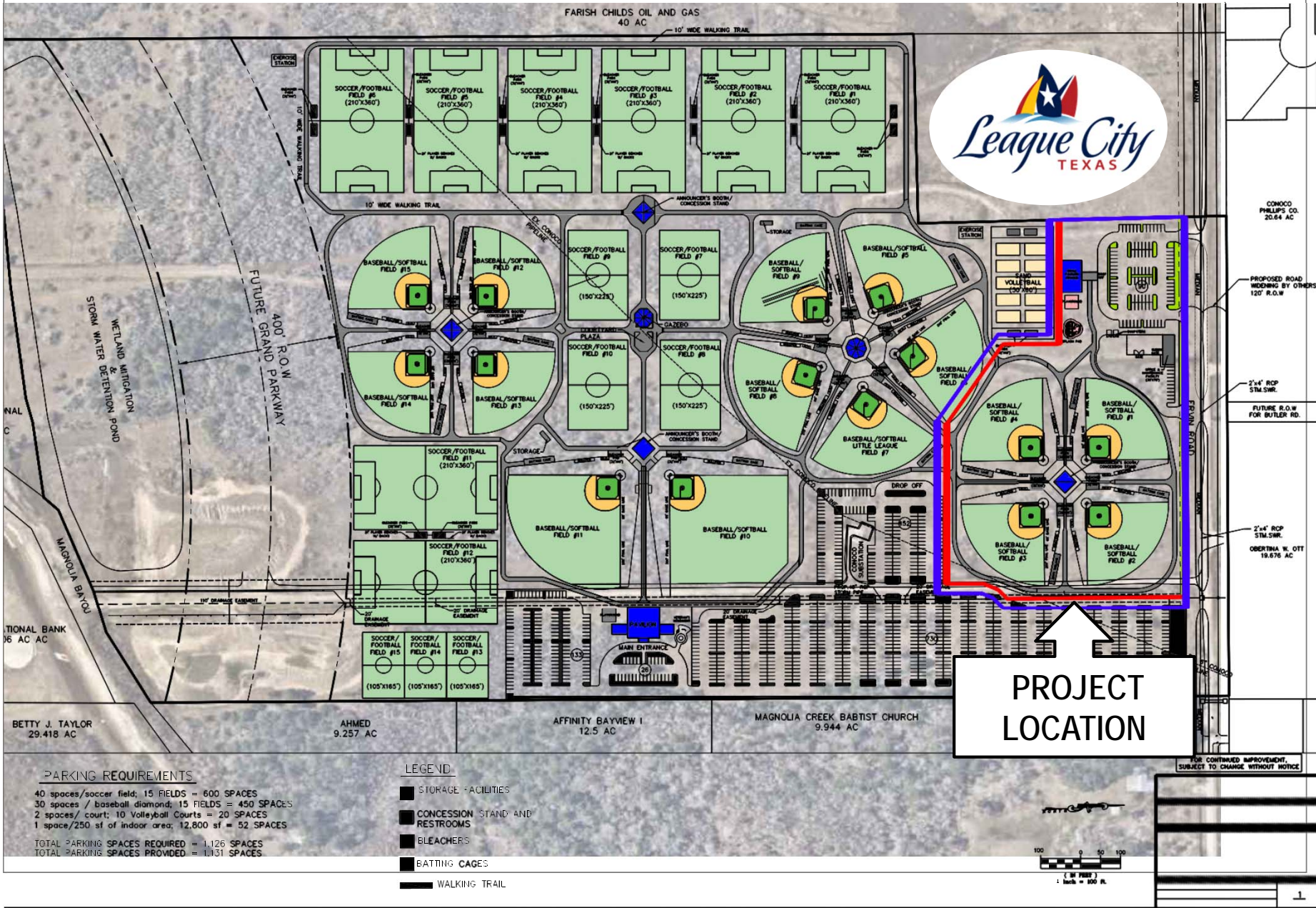


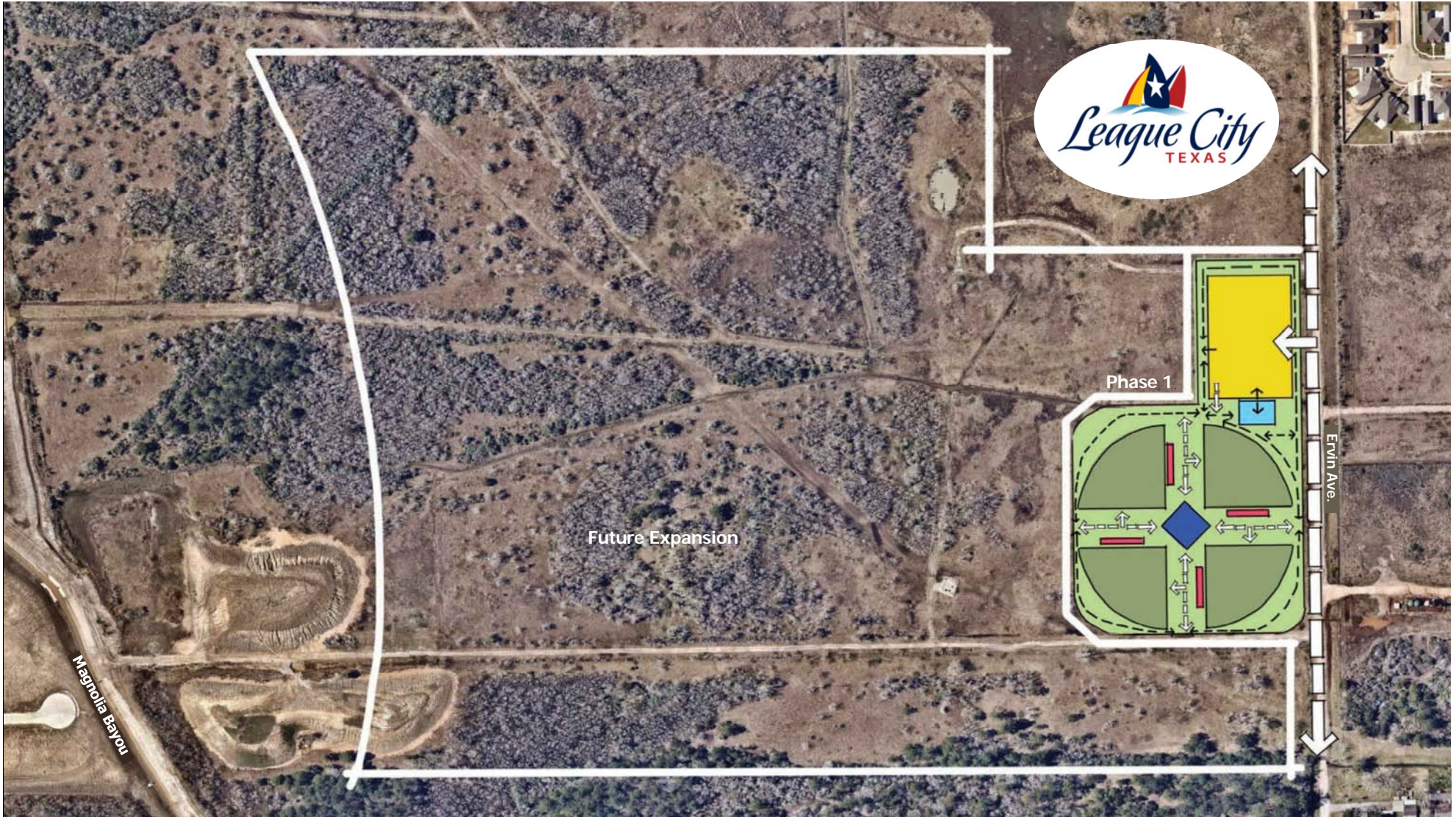
TBG  
3050 Post Oak Blvd.  
Suite 1100  
Houston, Texas 77056  
1713-439-0027  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.

Not to Scale







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sportsplex

Overall Scope

League City, Texas  
05/06/19



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Future Site



01	<b>Parking</b>
	\$430,000
02	<b>Baseball Field (1)</b>
	\$702,400 each
	Sod Artificial Turf Red Dirt Bleachers Shade Structure Dug Out Bull Pen Perimeter Fencing Maintenance Gate Backstop Scoreboard Foul Poles Protection Netting
03	<b>Maintenance Shop</b>
	\$450,000
04	<b>Concession -Scorehouse- Restroom</b>
	\$625,000
05	<b>Batting Cage (1)</b>
	\$300,000
06	<b>10' Concrete Walks</b>
	\$198,000
07	<b>Landscape</b>
	\$948,000



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Phase 1

League City, Texas  
05/06/19



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0 30' 60' 120'



## Bay Colony Park / League City Regional Park

Prepared by TBG Partners, April 16, 2019

Edited by Bob Duke, COLC Project Management, June 25, 2019, August 1, 2019, & September 4, 2019



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### Preliminary Opinion of Probable Construction Cost

#### Phase 1

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
<b>Baseball Field</b>				
Sod (outfield)	sf	20,000	\$ 1.00	\$ 20,000.00
Artificial Turf (Infield)	sf	3,000	\$ 30.00	\$ 90,000.00
Clay/ Red Dirt ( Infield)	cy	148	\$ 50.00	\$ 7,400.00
Bleachers	ea	2	\$ 40,000.00	\$ 80,000.00
Shade Structure per Bleacher	ea	2	\$ 30,000.00	\$ 60,000.00
Lighting (per field) and Electrical	Allow	1	\$ 225,000.00	\$ 225,000.00
Dug Out Structure	Allow	2	\$ 28,000.00	\$ 56,000.00
Bull pen	Allow	2	\$ 5,000.00	\$ 10,000.00
Perimeter Fencing	lf	700	\$ 100.00	\$ 70,000.00
Chain link backstop	ea	1	\$ 25,000.00	\$ 25,000.00
Maintenance gate at right and left field	ea	2	\$ 2,000.00	\$ 4,000.00
Scoreboard	Allow	1	\$ 25,000.00	\$ 25,000.00
Foul Poles and Foundation	ea	2	\$ 5,000.00	\$ 10,000.00
Protection netting over common area	Allow	1	\$ 20,000.00	\$ 20,000.00
			\$	<b>702,400.00</b>
			X	4
			<b>Subtotal</b>	<b>\$ 2,809,600.00</b>
<b>Hardscape</b>				
Concession/Storage/Scorehouse/Restroom Building	sf	2,500	\$ 250.00	\$ 625,000.00
Site Utilities ( Water, San., Strm.)	Allow	1	\$ 75,000.00	\$ 75,000.00
10' Concrete Walk	sf	33,000	\$ 6.00	\$ 198,000.00
Site Furnishings	Allow	1	\$ 75,000.00	\$ 75,000.00
Parking	sf	43,000	\$ 10.00	\$ 430,000.00
Batting Cage	Allow	4	\$ 75,000.00	\$ 300,000.00
Maintenance Shop (40'x75')	sf	3,000	\$ 150.00	\$ 450,000.00
			<b>Subtotal</b>	<b>\$ 2,153,000.00</b>
<b>Softscape</b>				
Shade Trees	EA	75	\$ 800.00	\$ 60,000.00
Ornamental Trees	EA	30	\$ 500.00	\$ 15,000.00
Shrubs	EA	17,500	\$ 7.00	\$ 122,500.00
Hydromulch	EA	102,000	\$ 0.50	\$ 51,000.00
Irrigation	EA	199,500	\$ 1.00	\$ 199,500.00
Grading and Drainage	EA	1	\$ 50,000.00	\$ 50,000.00
Clearing and Grubbing	EA	450,000	\$ 1.00	\$ 450,000.00
			<b>Subtotal</b>	<b>\$ 948,000.00</b>
<b>15% Contingency</b>				<b>\$ 970,470.00</b>
<b>Phase 1 Construction Total</b>				<b>\$ 6,881,070.00</b>
<i>Estimated Environmental Mitigation Cost (to be coordinated by City of League City)</i>				
Archaeological Survey (to be coordinated by City of League City)	EA	allow	\$ 25,000.00	\$ 24,910.00
Estimated Design Fees				\$ 886,590.00
<b>Phase 1 Planning/Design Total</b>				<b>\$ 1,470,700.00</b>
<b>Additional Project Costs related to TPWD Grant</b>				
Survey (to be coordinated by City of League City)	EA	allow	\$ 5,000.00	\$ 5,000.00
Appraiser letter of opinion of value (to be coordinated by City of League City)	EA	allow	\$ 500.00	\$ 500.00
Appraisal and Acquisition Costs (to be coordinated by City of League City)	EA	allow	\$ 5,000.00	\$ 5,000.00
<b>Survey, Appraisals, and other Land Acquisition Costs</b>				<b>\$ 10,500.00</b>
<b>Project Grand Total</b>				<b>\$ 8,362,270.00</b>
Minimal Recommended 2020 4B Corp Funding: Planning/Design + Environmental Mitigation + Archeological				<b>\$ 1,481,200.00</b>
Recommended 2021 4B Corp Funding: Construction				<b>\$ 6,881,070.00</b>

Approved 4B Funding  
For Planning/Design,  
Environmental Mitigation,  
Archeological Survey & Land  
Acquisition in 2020

Approved 4B Funding  
Level for construction  
in 2021

