

- Project Summary -



**CONSTRUCTION
COST
SYSTEMS, INC.**

*Objectively
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Building Costs*

Estimate	Direct Cost	Design			Total	Area (SF)	\$/SF
		GCs, OH & P 8%	Contingency 10%	Escalation 1.13%			
Main Building	\$18,336,085	\$1,466,887	\$1,980,297	\$246,151	\$22,029,420	114,687	\$192.08
Out Building	\$3,602,871	\$288,230	\$389,110	\$48,366	\$4,328,577	27,529	\$157.24
Sitework	\$6,094,907	\$487,593	\$658,250	\$81,820	\$7,322,570	n/a	
TOTAL	\$28,033,863	\$2,242,709	\$3,027,657	\$376,338	\$33,680,567	142,216	\$236.83

1815 S. Meyers Rd.
Suite 200
Oakbrook Terrace, IL
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PROJECT NAME: Chisholm Creek Casino Resort, LLC
Main Building

Page 1

ESTIMATE DATE: 10/16/2009

NOTES REGARDING THIS ESTIMATE:

- This Program estimate is based on program data, the construction questionnaire, and the Performance Matrix provided by applicant.
- This estimate assumes a normal market condition.
- This estimate assumes a design-build process managed by a construction management firm.
- This estimate assumes one contract awarded to one General Contractor.

Escalation is included assuming 8/31/2010 as the start of construction and 12 months of construction duration until 8/29/2011, the substantial completion of construction.

THIS ESTIMATE EXCLUDES:

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Premium costs for work done in phases, out of sequence, out of hours,
- 3) Hazardous material removal and abatement,
- 4) Construction Contingencies,
- 5) FF&E (including couches, tables, chairs, desks, rolling carts, movable items, bedding, towels, toiletries, ironing boards, kitchen/dining utensils, cookware, etc.),
- 6) Floor and wall treatments (including area rugs, window blinds/shades/draperies, etc.),
- 7) Artwork, sculptures, commissioned artwork,
- 8) Monumental signs,
- 9) Gaming equipment,
- 10) Soft costs, (including architect/engineer/construction manager design/management fees),
- 11) Financing costs,
- 12) Land acquisition costs,
- 13) Rolling stock costs,
- 14) Storage/racking systems,

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.



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PROJECT NAME: Chisholm Creek Casino Resort, LLC

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Main Building

ESTIMATE DATE: 10/16/2009

COMMENTS AND OBSERVATIONS FOR ARCHITECTURAL / STRUCTURAL:

- 1) Wall finishes at public spaces are figured using the following ratios: 40% paint, 20% wall covering, 15% wood panel, 5% stone, 20% mirror.
- 2) Wall finishes at back of house areas are figured as paint only, with hardboard wall protection at storage and corridor areas.
- 3) Flooring at Gaming Floor, Check-In / Front Desk, Bars, Restaurants, and Retail Shopping areas figured as: 85% carpet & 15% stone accent.
- 4) Ceiling at Gaming Floor, Check-In / Front Desk, Bars, Restaurants, and Retail Shopping areas figured as: 25% detailed gypsum board & 75% special lay-in acoustic tile
- 5) Estimate includes allowances for way-finding signage only. Monumental/specialty/custom/commissioned signs are excluded.

COMMENTS AND OBSERVATIONS FOR PLUMBING / MECHANICAL:

- 1) HVAC costs based on rooftop air handling units with economizers and smoke removal filtration system per applicants information.
- 2) Plumbing systems included as required for restrooms and food service areas as per applicants information.

COMMENTS AND OBSERVATIONS FOR ELECTRICAL:

- 1) Electrical costs based on capacity as required, in-floor or raised floor under casino gaming area, 100% generator backup for casino and related facilities as per applicants information.

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC

Main Building

SHELL TYPE : Steel Frame

SHELL COST : \$117.87

GROSS AREA: 114687 SF

Date: 10/16/2009

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF
01 - FOUNDATIONS	\$324,459	\$2.83
011 - Standard Foundations	\$324,459	\$2.83
012 - Special Foundations	\$0	\$0.00
02 - SUBSTRUCTURE	\$573,435	\$5.00
021 - Slab on Grade	\$573,435	\$5.00
022 - Basement Excavation	\$0	\$0.00
023 - Basement Walls	\$0	\$0.00
03 - SUPERSTRUCTURE	\$2,324,366	\$20.27
031 - Floor Construction	\$220,000	\$1.92
032 - Roof Construction	\$2,064,366	\$18.00
033 - Stair Construction	\$40,000	\$0.35
04 - EXTERIOR CLOSURE	\$1,049,810	\$9.15
041 - Exterior Walls	\$782,460	\$6.82
042 - Exterior Doors & Windows	\$267,350	\$2.33
05 - ROOFING	\$1,418,576	\$12.37
06 - INTERIOR CONSTRUCTION	\$4,818,040	\$42.01
061 - Partitions	\$1,021,114	\$8.90
062 - Interior Finishes	\$2,756,875	\$24.04
063 - Specialties	\$1,040,050	\$9.07
07 - CONVEYING SYSTEMS	\$0	\$0.00
08 - MECHANICAL	\$4,960,213	\$43.25
081 - Plumbing	\$917,496	\$8.00
082 - HVAC	\$3,669,984	\$32.00
083 - Fire Protection	\$372,733	\$3.25
084 - Special Systems	\$0	\$0.00

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC Main Building
 SHELL TYPE : Steel Frame
 SHELL COST : \$117.87

GROSS AREA: 114687 SF

Date: 10/16/2009

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF
09 - ELECTRICAL	\$2,867,175	\$25.00
091 - Service & Distribution	\$688,122	\$6.00
092 - Lighting & Power	\$974,840	\$8.50
093 - Special Systems	\$1,204,214	\$10.50
 10 - GENERAL CONDITIONS & PROFIT	 \$1,954,479	 \$17.04
NET BUILDING CONSTRUCTION COST	\$20,290,553	
 11 - EQUIPMENT	 \$0	 \$0.00
111 - Fixed & Movable Equipment	\$0	\$0.00
112 - Furnishings	\$0	\$0.00
113 - Special Construction	\$0	\$0.00
 12 - SITEWORK	 \$6,094,907	 \$53.14
121 - Site Preparation	\$331,407	\$2.89
122 - Site Improvements	\$4,548,500	\$39.66
123 - Site Utilities	\$1,215,000	\$10.59
124 - Off-site Work	\$0	\$0.00
NET PROJECT CONSTRUCTION COST	\$26,385,460	
 13 - CONTINGENCIES	 \$2,966,519	 \$25.87
131 - Design	\$2,638,547	\$23.01
132 - Escalation	\$327,971	\$2.86
133 - Construction	\$0	\$0.00
 TOTAL PROJECT CONSTRUCTION COST	 \$29,351,979	 \$255.93

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC Main Building
 SHELL TYPE : Steel Frame
 SHELL COST : \$117.87

Date: 10/16/2009

S.O.G.	BASEMENT AREA	BSMT DEPTH	EXCAV.	FILL	SUSPENDED SLAB	BAY SIZE	
114687	0	0	0.00	0.00	0	1600	
PERIMETER	ROOF AREA	ROOF EDGE	EXT WALL PERIMETER	BLDG. HT.	WINDOWS	SKYLIGHT	GROSS AREA
1,693	114687	1,693	1,350	23.00	10%	0	114687

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<u>GENERAL WORK</u>					
n/a	Basement excavation	0	CY	\$0.00	\$0
n/a	Mass Excavation	0	CY	\$0.00	\$0
n/a	Mass Fill	0	CY	\$0.00	\$0
Standard foundation system	Foundation Wall & Footing	1693	LF	\$125.00	\$211,659
Standard spread footings	Column Footing	94	EA	\$1,200.00	\$112,800
5" slab on grade	Slab on Grade	114687	SF	\$5.00	\$573,435
n/a	Basement Wall w/ Footing	0	LF	\$0.00	\$0
Structural mezzanine area	Elevated Floor Structure	10000	SF	\$22.00	\$220,000
Steel roof structure - prefab system	Roof Structure	114687	SF	\$18.00	\$2,064,366
Metal stairs	Stairs	2	EA	\$20,000.00	\$40,000
EIFS/metal panels/stone/wood	Exterior Enclosure	27945	SF	\$28.00	\$782,460
Standard window systems	Window Wall	3105	SF	\$70.00	\$217,350
OH doors, HM exit doors	Exterior Doors	20	EA	\$2,500.00	\$50,000
n/a	Exterior Demolition	0	SF	\$0.00	\$0
EPDM rubberized roof	Roofing	114687	SF	\$12.00	\$1,376,244
n/a	Skylight	0	SF	\$0.00	\$0
Metal roof edge, gutter	Roof Edge	1693	LF	\$25.00	\$42,332
n/a	Conveying Systems	0	EA	\$0.00	\$0
<u>MECHANICAL</u>					
Allowance for systems cost	Plumbing	114687	SF	\$8.00	\$917,496
Allowance for systems cost	H.V.A.C	114687	SF	\$32.00	\$3,669,984
Allowance for systems cost	Fire Protection	114687	SF	\$3.25	\$372,733
<u>ELECTRICAL</u>					
Allowance for systems cost	Service & distribution	114687	SF	\$6.00	\$688,122
Allowance for systems cost	Lighting & Power	114687	SF	\$8.50	\$974,840
Allowance for systems cost	Special systems	114687	SF	\$10.50	\$1,204,214

TOTAL SHELL COST	\$13,518,034
RATE/SF	\$117.87

PARAMETER COSTING MODEL

PROJECT NAME Chisholm Creek Casino Resort, LLC
 SHELL TYPE Steel Frame
 SHELL COST \$117.87

Main Building

Date: 10/16/2009

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
MAIN CASINO BLDG														
Casino														
- Gaming Floor	63222.5	15806	4	251	\$251.40	\$0.00	\$1,400	\$21.70	\$9.88	\$0.00	\$0.00	\$130,000	\$9,836,224	\$155.58
- Check-In / Front Desk	2970	743	4	54	\$251.40	\$0.00	\$1,400	\$6.70	\$9.88	\$0.00	\$0.00	\$46,500	\$505,701	\$170.27
- Bars	1650	275	6	33	\$251.40	\$0.00	\$2,500	\$6.70	\$9.88	\$0.00	\$0.00	\$73,000	\$359,610	\$217.95
- Restaurants	11660	3887	3	125	\$251.40	\$0.00	\$2,500	\$6.70	\$9.88	\$0.00	\$0.00	\$86,500	\$1,755,891	\$150.59
- Kitchen	12243	2041	6	90	\$115.20	\$0.00	\$1,400	\$10.00	\$9.00	\$0.00	\$0.00	\$433,000	\$2,179,294	\$178.00
- Restrooms	3960	792	5	56	\$209.70	\$0.00	\$1,400	\$10.00	\$8.00	\$0.00	\$0.00	\$143,500	\$747,257	\$188.70
- Surveillance/ Security	2145	358	6	38	\$251.70	\$0.00	\$1,100	\$3.20	\$8.00	\$0.00	\$0.00	\$8,900	\$349,740	\$163.05
- Corridors	2310	578	4	48	\$115.20	\$0.00	\$1,100	\$4.00	\$8.00	\$0.00	\$0.00	\$2,000	\$328,516	\$142.21
- Storage	3460.6	865	4	59	\$115.20	\$0.00	\$1,100	\$3.20	\$8.00	\$0.00	\$0.00	\$17,200	\$495,443	\$143.17
Ancillary Space														
- Retail Shopping	1320	330	4	36	\$443.40	\$0.00	\$3,900	\$6.70	\$9.88	\$0.00	\$0.00	\$54,000	\$310,916	\$235.54
- Employee Areas	4070	339	12	37	\$115.20	\$0.00	\$1,400	\$3.20	\$4.00	\$0.00	\$0.00	\$12,600	\$589,579	\$144.86
- Storage	176	176	1	27	\$115.20	\$0.00	\$13,100	\$3.20	\$8.00	\$0.00	\$0.00	\$950	\$39,877	\$226.57
Back of House														
- Regulatory Office Space	4180	348	12	37	\$115.20	\$0.00	\$1,400	\$4.00	\$4.00	\$0.00	\$0.00	\$11,400	\$605,481	\$144.85
- Corridors	165	83	2	18	\$115.20	\$0.00	\$1,100	\$4.00	\$8.00	\$0.00	\$0.00	\$1,000	\$28,776	\$174.40
Parking														
- Valet/Parking Offices	605	151	4	25	\$115.20	\$0.00	\$2,500	\$4.00	\$8.00	\$0.00	\$0.00	\$18,600	\$118,691	\$196.18
- Mechanical/Electrical	550	275	2	33	\$251.70	\$0.00	\$1,100	\$1.00	\$0.00	\$0.00	\$0.00	\$900	\$85,090	\$154.71
GROSS SF	114687													

CONSTRUCTION COST SYSTEMS, INC

FILE NAME:

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SUB TOTAL BUILDING COST	\$18,336,085	\$159.88
SITE PREPARATION	\$331,407	
SITE IMPROVEMENTS	\$4,548,500	
SITE UTILITIES	\$1,215,000	
NET PROJECT COST	\$24,430,993	
G.C.O.H & P	8.00%	\$1,954,479
CONTINGENCY	10.00%	\$2,638,547
ESCALATION	1.13%	\$327,971
TOTAL PROJECT CONSTRUCTION COST	\$29,351,991	\$255.93

Chisholm Creek Casino Resort, LLC
 Main Building
 Estimate Level - Concept

Date: 10/16/2009

121

SITE PREPARATION

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
121.010	<i>Assumed site area: 950,000 sf surface park'g + 20% landscaped area = 1,140,000 sf</i>				
121.020					
121.030	Demo existing structures, hardscape, softscape, tree removal, etc.	1	LS	\$150,000.00	\$150,000
121.040	Strip site	1,140,000	SF	\$0.10	\$114,000
121.050	Mass excavation, cut/fill, strip & recompact unsuitable soil (assume 6" across site)	2,593	CY	\$26.00	\$67,407
121.060					
121.070					
121.080					
121.090					
121.100					
121.110					
121.120					
121.130					
121.140					
121.150					
121.160					
121.170					

TOTAL**\$331,407**

Chisholm Creek Casino Resort, LLC
 Main Building
 Estimate Level - Concept

Date: 10/16/2009

122

SITE IMPROVEMENTS

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
122.010	<i>Assumed site area: 950,000 sf surface park'g + 20% landscaped area = 1,140,000 sf</i>				
122.020					
122.030	Paved surface parking area	950,000	SF	\$3.75	\$3,562,500
122.040	Hardscape areas (20% of the remaining area)	38,000	SF	\$6.50	\$247,000
122.050	Softscape areas (sod, ground covers, shrubs, etc.) (80% of the remaining area)	152,000	SF	\$3.25	\$494,000
122.060	Tree allowance	1	LS	\$120,000.00	\$120,000
122.070	Site structures	1	LS	\$75,000.00	\$75,000
122.080	Site appurtenences	1	LS	\$50,000.00	\$50,000
122.090					
122.100					
122.110					
122.120					
122.130					
122.140					
122.150					
122.160					
122.170					

TOTAL

\$4,548,500

Chisholm Creek Casino Resort, LLC
 Main Building
 Estimate Level - Concept

Date: 10/16/2009

123

SITE UTILITIES

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
123.010	Water/fire water service and site distribution	1	LS	\$250,000.00	\$250,000
123.020	Sewer	1	LS	\$200,000.00	\$200,000
123.030	Storm drainage	1	LS	\$350,000.00	\$350,000
123.040	Gas service	1	LS	\$120,000.00	\$120,000
123.050	Electrical service	1	LS	\$225,000.00	\$225,000
123.060	Low voltage electrical services (cable, phone, etc.)	1	LS	\$70,000.00	\$70,000
123.070					
123.080					
123.090					
123.100					
123.110					
123.120					
123.130					
123.140					
123.150					
123.160					
123.170					

TOTAL**\$1,215,000**



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PROJECT NAME: Chisholm Creek Casino Resort, LLC
Out Building

Page 1

ESTIMATE DATE: 10/16/2009

NOTES REGARDING THIS ESTIMATE:

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- 6) Floor and wall treatments (including area rugs, window blinds/shades/draperies, etc.),
- 7) Artwork, sculptures, commissioned artwork,
- 8) Monumental signs,
- 9) Gaming equipment,
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- 13) Rolling stock costs,
- 14) Storage/racking systems,

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PROJECT NAME: Chisholm Creek Casino Resort, LLC

Page 2

Out Building

ESTIMATE DATE: 10/16/2009

COMMENTS AND OBSERVATIONS FOR ARCHITECTURAL / STRUCTURAL:

- 1) Wall finishes at admin. offices and employee spaces are figured using the following ratios: 60% paint, 40% wall covering
- 2) Estimate includes allowances for way-finding signage only. Monumental/specialty/custom/commissioned signs are excluded.
- 3) Finishes based on information provided by applicant and include acoustical ceiling, painted drywall partitions, wall coverings, carpet and VCT floors.
- 4) Exterior façade is metal siding and roofing is EPDM as indicated by applicants information.

COMMENTS AND OBSERVATIONS FOR PLUMBING / MECHANICAL:

- 1) HVAC costs based on ground mounted package units as per applicants information
- 2) Plumbing systems included as required for restrooms and food service areas as per applicants information.

COMMENTS AND OBSERVATIONS FOR ELECTRICAL:

- 1) Electrical costs based on standard commercial office and warehouse as per applicants information.

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC Out Building

SHELL TYPE : Steel Frame

SHELL COST : \$106.23

GROSS AREA: 27529 SF

Date: 10/16/2009

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF
01 - FOUNDATIONS	\$212,899	\$7.73
011 - Standard Foundations	\$212,899	\$7.73
012 - Special Foundations	\$0	\$0.00
02 - SUBSTRUCTURE	\$137,645	\$5.00
021 - Slab on Grade	\$137,645	\$5.00
022 - Basement Excavation	\$0	\$0.00
023 - Basement Walls	\$0	\$0.00
03 - SUPERSTRUCTURE	\$495,522	\$18.00
031 - Floor Construction	\$0	\$0.00
032 - Roof Construction	\$495,522	\$18.00
033 - Stair Construction	\$0	\$0.00
04 - EXTERIOR CLOSURE	\$302,656	\$10.99
041 - Exterior Walls	\$180,096	\$6.54
042 - Exterior Doors & Windows	\$122,560	\$4.45
05 - ROOFING	\$351,088	\$12.75
06 - INTERIOR CONSTRUCTION	\$678,436	\$24.64
061 - Partitions	\$363,778	\$13.21
062 - Interior Finishes	\$198,308	\$7.20
063 - Specialties	\$116,350	\$4.23
07 - CONVEYING SYSTEMS	\$0	\$0.00
08 - MECHANICAL	\$929,104	\$33.75
081 - Plumbing	\$123,881	\$4.50
082 - HVAC	\$715,754	\$26.00
083 - Fire Protection	\$89,469	\$3.25
084 - Special Systems	\$0	\$0.00

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC Out Building
 SHELL TYPE : Steel Frame
 SHELL COST : \$106.23

GROSS AREA: 27529 SF

Date: 10/16/2009

COST SUMMARY

DESCRIPTION	TOTAL COST	RATE/SF
09 - ELECTRICAL	\$495,522	\$18.00
091 - Service & Distribution	\$123,881	\$4.50
092 - Lighting & Power	\$178,939	\$6.50
093 - Special Systems	\$192,703	\$7.00
 10 - GENERAL CONDITIONS & PROFIT	 \$288,230	 \$10.47
NET BUILDING CONSTRUCTION COST	\$3,891,101	
 11 - EQUIPMENT	 \$0	 \$0.00
111 - Fixed & Movable Equipment	\$0	\$0.00
112 - Furnishings	\$0	\$0.00
113 - Special Construction	\$0	\$0.00
 12 - SITEWORK	 \$0	 \$0.00
121 - Site Preparation	\$0	\$0.00
122 - Site Improvements	\$0	\$0.00
123 - Site Utilities	\$0	\$0.00
124 - Off-site Work	\$0	\$0.00
NET PROJECT CONSTRUCTION COST	\$3,891,101	
 13 - CONTINGENCIES	 \$437,476	 \$15.89
131 - Design	\$389,110	\$14.13
132 - Escalation	\$48,366	\$1.76
133 - Construction	\$0	\$0.00
 TOTAL PROJECT CONSTRUCTION COST	 \$4,328,577	 \$157.24

PARAMETER COSTING MODEL

PROJECT NAME: Chisholm Creek Casino Resort, LLC Out Building
 SHELL TYPE : Steel Frame
 SHELL COST : \$106.23

Date: 10/16/2009

S.O.G.	BASEMENT AREA	BSMT DEPTH	EXCAV.	FILL	SUSPENDED SLAB	BAY SIZE	
27529	0	0	0.00	0.00	0	400	
PERIMETER	ROOF AREA	ROOF EDGE	EXT WALL PERIMETER	BLDG. HT.	WINDOWS	SKYLIGHT	GROSS AREA
830	27529	830	670	12.00	20%	0	27529

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<u>GENERAL WORK</u>					
n/a	Basement excavation	0	CY	\$0.00	\$0
n/a	Mass Excavation	0	CY	\$0.00	\$0
n/a	Mass Fill	0	CY	\$0.00	\$0
Standard foundation system	Foundation Wall & Footing	830	LF	\$125.00	\$103,699
Standard spread footings	Column Footing	91	EA	\$1,200.00	\$109,200
5" slab on grade	Slab on Grade	27529	SF	\$5.00	\$137,645
n/a	Basement Wall w/ Footing	0	LF	\$0.00	\$0
n/a	Elevated Floor Structure	0	SF	\$0.00	\$0
Steel roof structure - prefab system	Roof Structure	27529	SF	\$18.00	\$495,522
n/a	Stairs	0	EA	\$0.00	\$0
EIFS/metal panels/stone/wood	Exterior Enclosure	6432	SF	\$28.00	\$180,096
Standard window systems	Window Wall	1608	SF	\$70.00	\$112,560
OH doors, HM exit doors	Exterior Doors	4	EA	\$2,500.00	\$10,000
n/a	Exterior Demolition	0	SF	\$0.00	\$0
EPDM rubberized roof	Roofing	27529	SF	\$12.00	\$330,348
n/a	Skylight	0	SF	\$0.00	\$0
Metal roof edge, gutter	Roof Edge	830	LF	\$25.00	\$20,740
n/a	Conveying Systems	0	EA	\$0.00	\$0
<u>MECHANICAL</u>					
Allowance for systems cost	Plumbing	27529	SF	\$4.50	\$123,881
Allowance for systems cost	H.V.A.C	27529	SF	\$26.00	\$715,754
Allowance for systems cost	Fire Protection	27529	SF	\$3.25	\$89,469
<u>ELECTRICAL</u>					
Allowance for systems cost	Service & distribution	27529	SF	\$4.50	\$123,881
Allowance for systems cost	Lighting & Power	27529	SF	\$6.50	\$178,939
Allowance for systems cost	Special systems	27529	SF	\$7.00	\$192,703

TOTAL SHELL COST	\$2,924,436
RATE/SF	\$106.23

PARAMETER COSTING MODEL

PROJECT NAME Chisholm Creek Casino Resort, LLC
 SHELL TYPE Steel Frame
 SHELL COST \$106.23

Out Building

Date: 10/16/2009

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
OUT BLDG														
Casino														
- Restrooms	550	138	4	23	\$187.00	\$0.00	\$1,400	\$10.00	\$8.00	\$0.00	\$0.00	\$16,400	\$107,531	\$195.51
Ancillary Space														
- Administrative Offices	6600	550	12	47	\$102.50	\$0.00	\$1,400	\$3.40	\$4.00	\$0.00	\$0.00	\$22,200	\$846,775	\$128.30
- Storage	2750	1375	2	74	\$92.50	\$0.00	\$1,100	\$3.20	\$4.00	\$0.00	\$0.00	\$10,200	\$338,026	\$122.92
Back of House														
- Administrative Offices	9108	364	25	38	\$102.50	\$0.00	\$1,400	\$4.00	\$4.00	\$0.00	\$0.00	\$46,250	\$1,219,042	\$133.84
- Loading Dock	3146	1573	2	79	\$134.50	\$0.00	\$16,100	\$1.00	\$1.00	\$0.00	\$0.00	\$20,200	\$414,146	\$131.64
Parking														
- Mechanical/Electrical	440	110	4	21	\$92.50	\$0.00	\$2,500	\$1.00	\$1.00	\$0.00	\$0.00	\$400	\$65,792	\$149.53
Other Areas														
- UPS Room	1050	1050	1	65	\$92.50	\$0.00	\$1,100	\$3.20	\$8.00	\$0.00	\$0.00	\$100	\$130,515	\$124.30
- Employee Spaces	3885	648	6	51	\$102.50	\$0.00	\$1,400	\$3.20	\$4.00	\$0.00	\$0.00	\$600	\$481,045	\$123.82
GROSS SF	27529													

CONSTRUCTION COST SYSTEMS, INC

FILE NAME:

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SUB TOTAL BUILDING COST	\$3,602,871	\$130.88
SITE PREPARATION	\$0	
SITE IMPROVEMENTS	\$0	
SITE UTILITIES	\$0	
NET PROJECT COST	\$3,602,871	
G.C.O.H & P 8.00%	\$288,230	
CONTINGENCY 10.00%	\$389,110	
ESCALATION 1.13%	\$48,366	
TOTAL PROJECT CONSTRUCTION COST	\$4,328,577	\$157.24

Chisholm Creek Casino Resort, LLC
 Out Building
 Estimate Level - Concept

Date: 10/16/2009

121

SITE PREPARATION

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
121.010	<i>These costs included in Main Building estimate</i>				
121.020					
121.030					
121.040					
121.050					
121.060					
121.070					
121.080					
121.090					
121.100					
121.110					
121.120					
121.130					
121.140					
121.150					
121.160					
121.170					

TOTAL

Chisholm Creek Casino Resort, LLC
Out Building
Estimate Level - Concept

Date: 10/16/2009

122

SITE IMPROVEMENTS

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
122.010	<i>These costs included in Main Building estimate</i>				
122.020					
122.030					
122.040					
122.050					
122.060					
122.070					
122.080					
122.090					
122.100					
122.110					
122.120					
122.130					
122.140					
122.150					
122.160					
122.170					

TOTAL

Chisholm Creek Casino Resort, LLC
Out Building
Estimate Level - Concept

Date: 10/16/2009

123

SITE UTILITIES

LINE	DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
123.010	<i>These costs included in Main Building estimate</i>				
123.020					
123.030					
123.040					
123.050					
123.060					
123.070					
123.080					
123.090					
123.100					
123.110					
123.120					
123.130					
123.140					
123.150					
123.160					
123.170					

TOTAL
