

APPENDIX D
COST ESTIMATES

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**APPENDIX D
CONCEPTUAL DEVELOPMENT PLAN
CONSTRUCTION COST ESTIMATE SUMMARY**

The Conceptual Development Plan Construction Cost Estimates provided in this appendix are based on the conceptual development plans and facility programs included in the Description of Alternatives of this document. Estimates are provided for the site work and buildings on Alternatives B through E. No construction costs were associated with the No-Action Alternative. While these estimates include the total build out development as described and shown, some proposed development might be phased. These costs include standard allocations for location (Asheville, NC), contingency, general condition, contractor's overhead and profit that are associated with a class C level construction cost estimate for conceptual level design.

These are generally the same alternatives evaluated in the Choosing by Advantages (CBA) process conducted at Blue Ridge Parkway headquarters on November 29 through December 3, 2004. However, there are slight differences based on the refinements of the concept design and estimates afforded in the preparation of this document. It should also be noted that the labeling of the alternatives changed between the CBA process and the DCP/EA Document, as shown below.

DCP/EA DOCUMENT ALTERNATIVE LABELS	DESCRIPTION	CBA ALTERNATIVE LABELS
No Action	No Visitor Center Development	
Alternative B	Hemphill Knob – visitor center building located at the east end of the existing visitor parking	Alternative B
Alternative C	Hemphill Knob – visitor center building located at the west end of the existing visitor parking	Alternative A
Alternative D	Folk Art Center – new visitor center development incorporated into existing building	Alternative C
Alternative E	Folk Art Center - visitor center building located apart from the existing building	Alternative D

National Park Service



Denver Service Center - Class C Estimate					Estimate By:	JRH/JG
Project:	Regional Destination Visitor Center				Date:	11-Nov-04
Park:	Blue Ridge Parkway - Summary of Options B through E				Revised April '05	
Package:	81354				Reviewed By:	NTF
	Estimate is based on 2004 Costs				Date:	3-May-05
		QUANTITY	UNIT	Bldg \$/GSF		TOTAL
Alternative B						
	Total Site Construction Cost				\$	2,587,767
	Total Building Construction Cost	19,570	GSF	\$	338.94	\$ 6,633,044
Total Construction Cost - Alternative B						\$ 9,220,811
Alternative C						
	Total Site Construction Cost				\$	2,535,641
	Total Building Construction Cost	19,570	GSF	\$	348.43	\$ 6,818,843
Total Construction Cost - Alternative C						\$ 9,354,484
Alternative D						
	Total Site Construction Cost				\$	3,098,959
	Total Building Construction Cost	19,570	GSF	\$	362.50	\$ 7,094,051
Total Construction Cost - Alternative D						\$10,193,010
Alternative E						
	Total Site Construction Cost				\$	5,918,697
	Total Building Construction Cost	19,570	GSF	\$	319.66	\$ 6,255,823
Total Construction Cost - Alternative E						\$12,174,520