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6/18/2025

Re: Budget Estimate – Independence Sportsplex

Starlight Cinema  
Swan Lake BLVD.  
Independence, Iowa 50644

Attn: Dan Levi

## **Starlight Cinema Renovation**

Larson Construction is pleased to submit a **preliminary budget of \$2,290,750.00** for the renovation of the Starlight Cinema, based on the scope and inclusions outlined in the Usher Architecture plans dated March 9, 2006.

See Budget Estimate Inclusions Below:

### **Division 01 – General Requirements**

- Permitting
- Project and Contract Management: Oversee all aspects of project execution and contractual agreements with subcontractors and suppliers.
- Site Supervision
- Project Toilets
- Builders Risk Insurance
- Dumpster Arrangements and Site Clean-up

### **Division 02 – Existing Conditions**

- Demolition required for new installations: Includes removal necessary for the installation of doors, MEP components, and architectural finishes. Including theater seating & sloped upper floor.

### **Division 03 – Concrete**

- Patch back concrete flooring
- Floor to be re-poured to restore uniform elevation.

### **Division 04 - Masonry**

- Masonry patching if necessary

### **Division 05 – Metals**

- Necessary structural steel reinforcements in conjunction with masonry repairs

### **Division 06 – Wood, Plastics and Composites**

- Necessary blocking to support casework installation and rough framing.

**COMMERCIAL AND INDUSTRIAL GENERAL CONTRACTORS**



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**Division 07 – Thermal and Moisture Protection**

- Necessary fire-rated caulking and joint sealing

**Division 08 – Openings**

- Frames, doors, and associated hardware in framed openings
- Revise existing aluminum three openings to accommodate new configurations

**Division 09 – Finishes**

- Gypsum board assemblies for partition walls
- ACT Ceilings
- “Lobby” flooring
- Painting

**Division 10- Specialties**

- Fire protection specialties

**Division 22 & 23 – Plumbing & HVAC**

- Assumptions considered

**Division 26, 27 & 28- Electrical, Communications & Safety**

- Assumptions considered

**See Budget Estimate Exclusions Below:**

- Architectural and Design Fees
- Engineering and Technical Services Fees
- Utility Infrastructure Relocations
- Sport Court Flooring and/or Rubberized Flooring
- Fire Sprinkler Work
- Hazardous Material Removal and Abatement