

Owner: City of Jackson, MO
Project: Jacson Civic Center - Proposed Expansion & Renovations
Date: Jan 30, 2026

The following represents our **Opinion of Probable Construction Costs** for the expansion and renovations as shown on the drawings dated Nov. 17, 2025. These anticipated costs will be updated should the City elect to move forward and as plans are developed in greater detail.

In providing opinions of probable construction cost, please understand that Dille Pollard Architecture has no control over the cost or availability of labor, equipment or materials, or over the market conditions or the Contractor's method of pricing. Accordingly, our opinions of probable cost are based on our professional judgment and experience. Dille Pollard Architecture makes no warranty, express or implied, that the bids received or the negotiated cost of the work will not vary from this opinion of construction cost.

SCOPE:

I.	Renovation of offices/food prep areas	\$487,720.00
II.	Ballroom Expansion	\$2,217,717.00
III.	Parking Expansion (allowance)	\$250,000.00
	Sub-Total Construction	\$2,955,437.00
	Inflation/Contingency (10%)	\$295,543.00
	Total Construction	\$3,250,980.00
	Est. Designer Fee's	\$250,000.00
	Civil Engineering	By City
	Total Development Cost	\$3,500,980.00

The Construction Costs numbers include Builder's Fee, General Conditions, Performance & Payment Bonds and Builder's Risk Insurance. An inflation/contingency allowance is recommended at this stage of the project. Not included in these costs are Furniture, Fixtures & Equipment (FF&E).

We would be happy to review the details, assumptions, and basis of these costs. As is typical at this stage, initial estimates may be higher than final construction costs, as additional information and decisions affecting cost have yet to be resolved.

Let me know if you have any questions.

V/r



Michael D. Pollard
Principal