

EXHIBIT D

Hollywood Beach Golf Course Construction Costs - Construction Documents Phase
QGS Development, Inc.
DATE: 3/04/24

Item	Quantity	Unit	Unit Cost	Total	Comments
PROJECT PREPARATION					
Layout/Staking	1.00	LS	\$ 90,000.00	\$ 90,000.00	
CLEARING & GRUBBING					
Spray and Rotovate Existing Turf (AC)	85.61	AC	\$ 2,100.00	\$ 179,781.00	
Selective Clearing of Existing Vegetation (AC)	4.02	AC	\$ 5,000.00	\$ 20,100.00	
Selective Tree Clearing (Non- Palms)	287.00	EA	\$ 950.00	\$ 272,650.00	
Selective Tree Clearing (Palms)	605.00	EA	\$ 400.00	\$ 242,000.00	
Bridge Removal	3.00	EA	\$ 5,000.00	\$ 15,000.00	
Building Demolition (SF)	1.00	LS	\$ 10,000.00	\$ 10,000.00	
Removal of 7' Cart Path (Onsite LF)	17,055.00	LF	\$ 8.00	\$ 136,440.00	includes removal and hauling of cart path asphalt
Removal of Cart Path Areas	2,863.00	SF	\$ 1.00	\$ 2,863.00	
Removal of Parking Lots, etc. (Onsite SF)	43,830.00	SF	\$ 1.00	\$ 43,830.00	
Removal of Pool (Onsite SF)	621.00	SF	\$ 3.30	\$ 2,049.30	
SUBTOTAL				\$ 924,713.30	
EROSION CONTROL					
Construction Entrance	2.00	LS	\$ 10,000.00	\$ 20,000.00	
Construction Fencing	8,590.00	LF	\$ 5.60	\$ 48,104.00	
Silt Fence	8,430.00	LF	\$ 3.50	\$ 29,505.00	
Tree Protection	17,048.00	EA	\$ 4.48	\$ 76,375.04	
Inlet Protection	99.00	EA	\$ 300.00	\$ 29,700.00	
SUBTOTAL				\$ 203,684.04	
BULK EARTHWORK/SHAPING					
Bulk Earthwork (CY)	190,735.00	CY	\$ 3.81	\$ 726,700.35	
Soil Remediation	14,408.00	CY	\$ 10.00	\$ 144,080.00	
Entire Golf Course Shaping	1.00	EA	\$ 243,000.00	\$ 243,000.00	
pond liner	65,625.00	SF	\$ 2.15	\$ 141,093.75	
SUBTOTAL				\$ 1,254,874.10	
DRAINAGE					
6" Solid HDPE Pipe (N-12 ADS)	12,262.00	LF	\$ 11.00	\$ 134,882.00	
8" Solid HDPE Pipe (N-12 ADS)	1,646.00	LF	\$ 16.28	\$ 26,796.88	
10" Solid HDPE Pipe (N-12 ADS)	823.00	LF	\$ 21.20	\$ 17,447.60	
12" Solid HDPE Pipe (N-12 ADS)	1,206.00	LF	\$ 26.66	\$ 32,151.96	
15" Solid HDPE Pipe (N-12 ADS)	322.00	LF	\$ 32.75	\$ 10,545.50	
18" Solid HDPE Pipe (N-12 ADS)	1,696.00	LF	\$ 39.05	\$ 66,228.80	
24" Solid HDPE Pipe (N-12 ADS)	2,419.00	LF	\$ 75.00	\$ 181,425.00	
Drop Inlets	87.00	EA	\$ 650.00	\$ 56,550.00	
Catch Basins	5.00	EA	\$ 1,300.00	\$ 6,500.00	
Control Structures	3.00	EA	\$ 10,000.00	\$ 30,000.00	
Manholes	4.00	EA	\$ 15,000.00	\$ 60,000.00	
SUBTOTAL				\$ 622,527.74	
TEE CONSTRUCTION					
Tee Complex Construction (sf)	136,737.00	SF	\$ 0.76	\$ 103,920.12	
GREENS CONSTRUCTION					
USGA Greens Construction (SF)	124,470.00	SF	\$ 7.35	\$ 914,854.50	85/15 greens mix included; basamid excluded
SAND BUNKER CONSTRUCTION					
Bunker Construction with Sod Liner (SF)	42,718.00	SF	\$ 3.29	\$ 140,542.22	
IRRIGATION					
New Irrigation System	1.00	LS	\$ 2,032,508.00	\$ 2,032,508.00	
New Pump Station	1.00	LS	\$ 365,000.00	\$ 365,000.00	
SUBTOTAL				\$ 2,397,508.00	
BRIDGES, WALLS, ETC.					
Bridge #1 (New): (10' x 40') including installation	1.00	LS	\$ 27,040.00	\$ 27,040.00	
Bridge #2 (New): (10' x 45') including installation	1.00	LS	\$ 30,420.00	\$ 30,420.00	
Bridge Abutments	2.00		\$ 8,000.00	\$ 16,000.00	
SUBTOTAL				\$ 73,460.00	
CART PATH CONSTRUCTION					
8' Concrete Cart Path Const. (LF)	18,245.00	LF	\$ 44.00	\$ 802,780.00	VE includes removal of aggregate base under cart path installation
Install Concrete Cul-de-sac	616.00	SF	\$ 13.44	\$ 8,279.04	
Install Concrete Curbing on One Side	14,741.00	LF	\$ 6.27	\$ 92,426.07	
Concrete Cart Barn Turn-Arounds	1,610.00	SF	\$ 13.44	\$ 21,638.40	
12-Foot Concrete Path to Cart Barn	271.00	LF	\$ 100.00	\$ 27,100.00	
SUBTOTAL				\$ 952,223.51	

SEEDBED PREPARATION					
Seedbed Prep (AC)	79.18	AC	\$ 3,200.00	\$ 253,376.00	
Soil Amendments (AC)	79.18	AC	\$ 1,500.00	\$ 118,770.00	
SUBTOTAL				\$ 372,146.00	
GRASSING					
Sprigging Fairways with Celebration Bermuda	30.29	AC	\$ 3,350.00	\$ 101,471.50	
Sprigging Rough with Celebration Bermuda	14.49	AC	\$ 3,350.00	\$ 48,541.50	
Sprigging Tees with Celebration Bermuda	136,737.00	SF	\$ 0.27	\$ 36,918.99	
Sprigging Greens with TifEagle Bermuda	124,470.00	SF	\$ 0.84	\$ 104,554.80	
Sod Pond Edges with Bahia	261,520.00	SF	\$ 0.50	\$ 130,760.00	
Sod Tee Surrounds with Celebration Bermuda	273,474.00	SF	\$ 0.70	\$ 191,431.80	
Sod Green Surrounds w/ Celebration Bermuda	248,940.00	SF	\$ 0.70	\$ 174,258.00	
Sod Bunker Surrounds w/ Celebration Bermuda	170,872.00	SF	\$ 0.70	\$ 119,610.40	
Sod Along Cart Paths and Drainage Structures, etc.	256,124.00	SF	\$ 0.70	\$ 179,286.80	
Sod around clubhouse area with Celebration Bermuda	5,000.00	SF	\$ 0.70	\$ 3,500.00	
SUBTOTAL				\$ 1,090,333.79	
CLUBHOUSE LANDSCAPING					
5" Live Oak	3.00	EA	\$ 2,275.00	\$ 6,825.00	
5" Gumbo Limbo	6.00	EA	\$ 1,950.00	\$ 11,700.00	
5" Mahogany	5.00	EA	\$ 2,275.00	\$ 11,375.00	
5" Geiger Tree (Royal poinciana)	4.00	EA	\$ 1,950.00	\$ 7,800.00	
5" Silver Buttonwood	7.00	EA	\$ 2,600.00	\$ 18,200.00	
5" Date Palm	9.00	EA	\$ 7,540.00	\$ 67,860.00	
5" Royal Palm	10.00	EA	\$ 1,950.00	\$ 19,500.00	
5" Silver Palm	8.00	EA	\$ 97.50	\$ 780.00	
5" Saw Palmetto	18.00	EA	\$ 26.00	\$ 468.00	
7 GAL Japanese Holly	8.00	EA	\$ 32.50	\$ 260.00	
1 GAL Marlberrry	8.00	EA	\$ 20.80	\$ 166.40	
1 GAL Beautyberry	13.00	EA	\$ 19.50	\$ 253.50	
3 GAL wild coffee	149.00	EA	\$ 15.60	\$ 2,324.40	
3 GAL bouganvillea delight	15.00	EA	\$ 26.00	\$ 390.00	
1 GAL Sand Cordgrass	350.00	EA	\$ 6.50	\$ 2,275.00	
1 GAL Muhly Grass	239.00	EA	\$ 6.50	\$ 1,553.50	
1 GAL St. John's Wort	138.00	EA	\$ 13.00	\$ 1,794.00	
1 GAL Golden Creeper	312.00	EA	\$ 6.50	\$ 2,028.00	
1 GAL Pink Moss Rose	1,669.00	EA	\$ 7.80	\$ 13,018.20	
Planting Soil for Clubhouse Area	21,671.00	SF	\$ 4.37	\$ 94,702.27	
soil prep	1.00	LS	\$ 109,000.00	\$ 109,000.00	
SUBTOTAL				\$ 372,273.27	
GOLF COURSE LANDSCAPING/MITIGATION					
5" Live Oak	32.00	EA	\$ 2,275.00	\$ 72,800.00	
5" Mahogany	7.00	EA	\$ 2,275.00	\$ 15,925.00	
5" Green Buttonwood	7.00	EA	\$ 1,950.00	\$ 13,650.00	
7 GAL Clussia	85.00	EA	\$ 39.00	\$ 3,315.00	
3 GAL Carolina Jessamine Vine	41.00	EA	\$ 39.00	\$ 1,599.00	
SUBTOTAL				\$ 107,289.00	
CHAINLINK FENCE					
8' chainlink fence west of maintenancne area	167.00	LF	\$ 67.72	\$ 11,309.24	
SOFT COSTS					
Mobilization	1.00	LS	\$ 250,000.00	\$ 250,000.00	
Bonding**	1.00	LS	\$ 101,908.98	\$ 101,908.98	
SUBTOTAL				\$ 351,908.98	
ADD ALTERNATES					
Alt1-ADD Clusia Hedge Along Perimeter of Golf Course (7 GAL)	873.00	EA	\$ 45.00	\$ 39,285.00	
Alt2-ADD Split Fencing Along Perimeter of Golf Course	3,447.00	LF	\$ 43.20	\$ 148,910.40	
Alt3-ADD Wall to Wall concrete Cart Path	2,751.00	LF	\$ 44.00	\$ 121,044.00	
SUBTOTAL				\$ 309,239.40	
TOTAL ESTIMATED CONSTRUCTION COSTS					
				\$10,292,807.21	Includes alternates (1-3) above in total estimated construction cost

OWNER CONTINGENCY	\$514,640.36
TOTAL	\$10,807,447.57