



Wyss Associates, Inc.

728 Sixth St. • Rapid City, SD 57701 • Ph: 605.348.2268 • Fx: 605.348.6506 • Email: admin@wyssassociates.com • www.wyssassociates.com

December 3, 2014

Daphne Cook
522 7th St Suite 210
Rapid City, SD 57701

Daphne:

This letter is a follow up to my previous note concerning updated costs for the Powwow Gardens and Market. My previous letter addressed the 35% escalation of the total project.

Phase I is a total of \$1,310,660 and factoring the 35% escalation, that total would be updated to \$1,770,000. You have asked what accommodation could be made to reduce that projected cost to the original estimate of 6 years ago. The following are our recommendations:

Revised Phase I Total:	\$1,770,000
Defer Landscaping to Phase II \$132,950 plus %35% =	(\$149,435)
Defer Perimeter Fence to Phase II Use wristbands in lieu of permanent fence \$95,400 plus 35% =	(\$128,790)
Reduce Phase I Seating Capacity by 30% 453,750 plus 35% = \$477,812 x 30% =	(\$143,340)
Less 10% Contingency for above Items deferred to later phase:	(\$40,000)
Total Updated Opinion of Probable Costs:	\$1,308,435

The revised total of \$1,308,435 is comparable to your original targeted amount and still allows you to program the facility as initially intended. Please let me know if you have questions.

Sincerely,

Patrick H. Wyss, FASLA
Fellow, American Society of Landscape Architects