

Outback RV Resort & Tiny Homes Development

Comprehensive Construction Scope & Cost Breakdown

Location: Wenden, Arizona

Date: July 29, 2025

Developers: Titan Impact Group & Richard Stephenson

General Contractor: Imperium Construction (AZ ROC RLC 331806)

Total Updated Project Budget: \$15,000,000

A. Project Overview

The project comprises the full development of a 54-unit Tiny Homes community, each with RV garage integration, and the supporting amenities and infrastructure of the Outback RV Resort. This vertically integrated resort will serve as a veterans-themed RV destination featuring retail, recreation, event, and long-term stay options.

B. Construction Scope and Budget Summary

Phase	Scope of Work	Estimated Cost
1	Land Acquisition & Initial Phase 1 Dev	\$2,000,000
2	Utility Infrastructure (Wet & Dry Utilities)	\$1,400,000

3	Vertical Construction – 54 Tiny Homes w/ RV Garages	\$6,750,000
4	Resort Amenities, Vendor Spaces, & Sitewide Features	\$3,750,000
5	Final Site Work, Landscaping, Irrigation, Closeout	\$600,000
	Contingency (2%)	\$300,000
	Total	\$15,000,000

C. Construction Details by Category

1. Land Acquisition & Phase 1 Development – \$2,000,000

- Property acquisition
- Roads and grading
- Existing HML debt payoff (\$400K balance)
- Initial utilities staging & surveying

2. Utility Infrastructure – \$1,400,000

- Water, sewer, and power systems
- Metered water bibs and electrical tied to APS
- Site trenching, conduit, and connection to each pad
- Stormwater management and civil grading

3. Vertical Construction (Tiny Homes) – \$6,750,000

- 54 custom-designed Tiny Homes with attached RV garages
- ~\$125,000 per unit average build cost
- Includes all framing, roofing, insulation, windows, siding
- Interior finish-outs: cabinetry, appliances, flooring
- Mechanical, electrical, plumbing (MEP)
- Onsite assembly and delivery
- Site marking and pad connections

4. Resort Amenities & Vendor Spaces – \$3,750,000

- 9-acre Off-Road Test Track (\$850,000)
- Two 5,000 SF Event Centers (Quonset Structures) (\$750,000)
- Indoor/Outdoor Olympic-Size Pool + Showers & Locker Rooms (\$600,000)
- Café & Main Clubhouse (\$400,000)
- Off-Road Vehicle Rental Facility & Equipment Barn (\$300,000)
- Gold Panning / Mining Experience Station (\$200,000)
- War Memorial & Veterans Tribute (\$500,000)
- Laundry, General Store, Vendor Stall Utilities (\$150,000)

5. Final Site Work, Landscaping & Closeout – \$600,000

- Landscaping and irrigation systems
- Resort signage and branding installation
- Concrete paths, lighting, and beautification

- Clean-up, inspection, punch list completion

Contingency – \$300,000 (2%)

- Cost overrun buffer
- Material or labor inflation
- Change order allowance

Prepared For:

Titan Impact Group

Richard Stephenson

Outback RV Resort Development Team

Imperium Construction