

COMPONENT	PDA - ACTUAL PREDEVELOPMENT	GL & PSA REC CENTER	GL & PSA RETAIL	PROJECT TOTALS	NOTES
1 ARCHITECTURE & ENGINEERING					
Architectural & Engineering Design	\$ 3,009,294.00	\$ 2,353,360.00	\$ 98,984.00	\$ 5,461,638.00	
Landscape Design	incl above	incl above	incl above	\$ -	
Civil Engineering	incl above	incl above	incl above	\$ -	
Structural Engineering	incl above	incl above	incl above	\$ -	
Fixtures, Furnishings, and Equipment	incl above	incl above	incl above	\$ -	
MEP Design	incl above	incl above	incl above	\$ -	
Low Voltage Design (Data/Communications, Security, A/V)	incl above	incl above	incl above	\$ -	
Acoustics	incl above	incl above	incl above	\$ -	
Reimbursables	incl above	incl above	incl above	\$ -	
Subtotal	\$ 3,009,294.00	\$ 2,353,360.00	\$ 98,984.00	\$ 5,461,638.00	
2 MISC CONSULTANTS					
Commissioning, Enhanced Commissioning, MEP Peer Review	\$ -	\$ 128,937.81	\$ -	\$ 128,937.81	
Roofing and Waterproofing Peer Review	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	
Arborist	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Fire Flow Testing	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00	
Dry Utility Coordination	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Traffic Engineer	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
ADA Peer Review	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	
Miscellaneous Soft Costs & Field Revision Allowance	\$ -	\$ 15,000.00	\$ 5,000.00	\$ 20,000.00	
Phase 1 ESA / Environmental Services	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Survey	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Mapping	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Subtotal	\$ -	\$ 211,437.81	\$ 5,000.00	\$ 216,437.81	
3 GEOTECHNICAL SERVICES					
Design Fee Including Field Investigations and Report	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Review of CDs and Final Reports	\$ -	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
Subtotal	\$ -	\$ -	\$ -	\$ -	
4 CONSTRUCTION SERVICES					
Pre-Construction Services	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	
Builders Risk (Allowance)	\$ -	\$ -	\$ -	\$ -	BR Allowance (\$199,562) incl. below in Constr. Cost
Construction Costs - Recreation Center	\$ -	\$ 64,468,903.00	\$ -	\$ 64,468,903.00	
Construction Costs - Retail	\$ -	\$ -	\$ 2,204,257.00	\$ 2,204,257.00	
Subtotal	\$ 125,000.00	\$ 64,468,903.00	\$ 2,204,257.00	\$ 66,798,160.00	
5 TESTING AND INSPECTION					
Geotech/Soils Testing	\$ -	\$ 64,468.90	\$ 2,204.26	\$ 66,673.16	
Materials Testing	\$ -	\$ 128,937.81	\$ 4,408.51	\$ 133,346.32	
Roofing and Waterproofing Inspections	\$ -	\$ 64,468.90	\$ 2,204.26	\$ 66,673.16	
Lead & Asbestos Abatement Observation, Testing, etc.	\$ -	\$ -	\$ -	\$ -	NIC (Not required)
Miscellaneous Special Inspections	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	
Archeo/Paleo Site Observations	\$ -	\$ -	\$ -	\$ -	NIC (Not required)
Water Intrusion Testing & Inspections	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	
Subtotal	\$ -	\$ 312,875.61	\$ 8,817.03	\$ 321,692.64	
6 FIXTURES, FURNISHINGS, AND EQUIPMENT					
Rec Center FF&E Allowance	\$ -	\$ 2,550,000.00	\$ -	\$ 2,550,000.00	
Subtotal	\$ -	\$ 2,550,000.00	\$ -	\$ 2,550,000.00	
7 UTILITY COMPANY CONNECTION SERVICES AND FEES					
Power	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	\$25,000/Service
Gas	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$15,000/Service
Water, Sewer, Storm	\$ -	\$ -	\$ -	\$ -	NIC - City to waive fees
Temp Utilities Consumption Fees during Construction	\$ -	\$ -	\$ -	\$ -	Provided by Contractor
Subtotal	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 80,000.00	
8 COUNTY, CITY, AND AGENCY FEES					
Other AHJ Fees	\$ -	\$ -	\$ -	\$ -	NIC - Not required
Development Impact Fees	\$ -	\$ -	\$ -	\$ -	NIC - City to waive fees
Water Impact Fee	\$ -	\$ -	\$ -	\$ -	NIC - City to waive fees
Waterwater Impact Fee	\$ -	\$ -	\$ -	\$ -	NIC - City to waive fees
Building/Fire Department Plan Check and Permit	\$ -	\$ 66,000.00	\$ 12,000.00	\$ 78,000.00	Fire Department review required, Building waived
Public Works Fee	\$ -	\$ -	\$ -	\$ -	NIC - City to waive fees
Subtotal	\$ -	\$ 66,000.00	\$ 12,000.00	\$ 78,000.00	
9 DEVELOPMENT AND CONSTRUCTION MANAGEMENT					
Legal Fees	\$ -	\$ 20,000.00	\$ -	\$ 20,000.00	Allowance
Reimbursables	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	Allowance
Developer's Fixed Overhead	\$ 439,513.40	\$ 722,607.80	\$ -	\$ 1,162,121.20	
Developer Contingency	\$ -	\$ 2,537,759.21	\$ 118,452.90	\$ 2,656,212.11	
Developer's Fixed Fee	\$ 894,262.00	\$ 1,759,030.64	\$ -	\$ 2,653,292.64	
Developer's Fixed Fee Transferred from PDA	\$ -	\$ 331,507.34	\$ -	\$ 331,507.34	
Owner's Protective Professional Indemnity (Allowance)	\$ -	\$ -	\$ -	\$ -	Project wide policy included in Civil Works budget
Insurance (\$11/\$1,000)	\$ 44,666.37	\$ 825,571.71	\$ 27,362.62	\$ 897,600.70	
Subtotal	\$ 1,378,441.77	\$ 6,206,476.71	\$ 145,815.52	\$ 7,730,733.99	
10 CITY CONTINGENCY	\$ -	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	
TOTALS	\$ 4,512,735.77	\$ 77,209,053.12	\$ 2,514,873.55	\$ 84,236,662.44	
		\$ 81,721,788.89	\$ 2,514,873.55	\$ 84,236,662.44	