

	COMPONENT	PDA - ACTUAL PREDEVELOPMENT	GL & PSA CONSTRUCTION	PROJECT TOTALS	NOTES
1	ARCHITECTURE & ENGINEERING				
	Architectural & Engineering Design	\$ 2,944,700.00	\$ 2,479,200.00	\$ 5,423,900.00	
	Subtotal	\$ 2,944,700.00	\$ 2,479,200.00	\$ 5,423,900.00	
2	MISC CONSULTANTS				
	Commissioning, Enhanced Commissioning, MEP Peer Review	\$ -	\$ 136,514.66	\$ 136,514.66	
	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	\$ -	\$ 20,000.00	\$ 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	\$ -	\$ 224,014.66	\$ 224,014.66	
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 (\$204,772) incl. below in Constr. Cost
	Construction Costs	\$ -	\$ 68,257,329.00	\$ 68,257,329.00	
	Subtotal	\$ 125,000.00	\$ 68,257,329.00	\$ 68,382,329.00	
5	TESTING AND INSPECTION				
	Geotech/Soils Testing	\$ -	\$ 68,257.33	\$ 68,257.33	
	Materials Testing	\$ -	\$ 136,514.66	\$ 136,514.66	
	Roofing and Waterproofing Inspections	\$ -	\$ 68,257.33	\$ 68,257.33	
	Lead & Asbestos Abatement Observation, Testing, Clearance, 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	\$ -	\$ 328,029.32	\$ 328,029.32	
6	FIXTURES, FURNISHINGS, AND EQUIPMENT				
	Interior FF&E Allowance	\$ -	\$ 3,350,000.00	\$ 3,350,000.00	Allowance
	Site Furnishings	\$ -	\$ -	\$ -	Included in site-wide infrastructure budget
	Subtotal	\$ -	\$ 3,350,000.00	\$ 3,350,000.00	
7	UTILITY COMPANY CONNECTION SERVICES AND FEES				
	Power	\$ -	\$ 25,000.00	\$ 25,000.00	\$25,000/Service
	Gas	\$ -	\$ 15,000.00	\$ 15,000.00	\$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	
8	COUNTY, CITY, AND AGENCY FEES				
	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	\$ -	\$ 80,000.00	\$ 80,000.00	Fire Department review required, Building waived
	Public Works Fee	\$ -	\$ -	\$ -	NIC - City to waive fees
	Subtotal	\$ -	\$ 80,000.00	\$ 80,000.00	
9	DEVELOPMENT MANAGEMENT				
	Legal Fees	\$ -	\$ 20,000.00	\$ 20,000.00	Allowance
	Reimbursables	\$ -	\$ 10,000.00	\$ 10,000.00	Allowance
	Developer's Fixed Overhead	\$ 421,795.58	\$ 745,337.11	\$ 1,167,132.69	
	Developer Contingency	\$ -	\$ 3,276,695.50	\$ 3,276,695.50	
	Developer's Fixed Fee	\$ 873,644.00	\$ 1,947,272.96	\$ 2,820,916.96	
	Developer's Fixed Fee Transferred from PDA	\$ -	\$ 331,507.33	\$ 331,507.33	
	Owner's Protective Professional Indemnity (Allowance)	\$ -	\$ -	\$ -	Project wide policy included in Civil Works budget
	Insurance (\$11/\$1,000)	\$ 43,427.63	\$ 888,336.66	\$ 931,764.29	
	Subtotal	\$ 1,338,867.21	\$ 7,219,149.56	\$ 8,558,016.78	
10	CITY CONTINGENCY	\$ -	\$ 500,000.00	\$ 500,000.00	
	TOTALS	\$ 4,408,567.21	\$ 82,477,722.54	\$ 86,886,289.75	