

ITEM	INITIAL BUDGET	CURRENT BUDGET
<b>LAND &amp; FINANCE:</b>		
Purchase Land	\$ -	\$ -
Finance Consulting	\$ -	\$ -
Real Estate Commissions	\$ -	\$ -
Bond/Financing Fees & Closing Costs	\$ -	\$ -
Legal	\$ 10,000.00	\$ 10,000.00
<b>Subtotal Land</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>
<b>SOFT COSTS:</b>		
<b>Due Diligence:</b>		
Environmental (ESA) & Asbestos Survey	\$ 6,000.00	\$ 6,000.00
Soils Study/ Geotechnical Report	\$ 18,000.00	\$ 18,000.00
ALTA Survey (Update to Existing) Plat	\$ 6,000.00	\$ 6,000.00
ALTA Survey (As-Built)	\$ 8,500.00	\$ 8,500.00
Title Work	\$ 1,000.00	\$ 1,000.00
Traffic Study - Impacts Letter	\$ 6,500.00	\$ 6,500.00
Appraisal	\$ 10,000.00	\$ 10,000.00
Legal Land Easements	\$ 7,000.00	\$ 7,000.00
<b>Consultant/Design Fees:</b>		
Owner Representative - Plan/Bid/Const./Warranty	\$ 184,963.00	\$ 184,963.00
Reimbursable Expenses	\$ 1,500.00	\$ 1,500.00
A/E Services (Basic)	\$ 500,000.00	\$ 500,000.00
Additional Services	\$ -	\$ -
Reimbursable Expenses	\$ 25,000.00	\$ 25,000.00
IH - Design & Air Monitoring	\$ -	\$ -
Advertising & Notices	\$ 2,500.00	\$ 2,500.00
Administrative - General	\$ -	\$ -
3rd Party Inspection/Materials Testing - Onsite & Building	\$ 60,000.00	\$ 60,000.00
Materials Testing - Off Site Work	\$ 5,000.00	\$ 5,000.00
IECC 2015 Commissioning for Occupancy	\$ 40,000.00	\$ 40,000.00
Final Keying	\$ 5,000.00	\$ 5,000.00
LEED Certification	\$ -	\$ -
A/V System Design - A/E Sub.	\$ 25,000.00	\$ 25,000.00
Information Technology Design - A/E Sub.	\$ 20,000.00	\$ 20,000.00
Security System Design - A/E Sub.	\$ -	\$ -
Utility Design Costs	\$ -	\$ -
JHL Precon Fee	\$ -	\$ -
<b>Entitlements:</b>		
ODP Review/Public Works/Easements/TIS	\$ 20,000.00	\$ 20,000.00
Sidewalk Permit(s)	\$ -	\$ -
Easement - Dedications	\$ 5,000.00	\$ 5,000.00
State Plan Review - Outside Review	\$ -	\$ -
City Plan Review Fees	\$ 15,000.00	\$ 15,000.00
Health Dept. Review	\$ 1,500.00	\$ 1,500.00
Local Fire Dept. Review	\$ 1,500.00	\$ 1,500.00
City Building Permit	\$ 15,000.00	\$ 15,000.00
Water Tap Fee	\$ 200,000.00	\$ 200,000.00
Sewer Tap Fee	\$ -	\$ -
Irrigation Tap Fee	\$ -	\$ -
Impact Fees	\$ 55,000.00	\$ 55,000.00
Use Tax	\$ -	\$ -
Other Misc. Development Permits	\$ 10,000.00	\$ 10,000.00
State Storm Water Permit	\$ 2,500.00	\$ 2,500.00
<b>Bond/Insurance:</b>		
Builder's Risk	\$ -	\$ -
Property and/or GL	\$ -	\$ -
Payment & Performance Bond & Sub Bond Res.	\$ -	\$ -
<b>Soft Cost Contingency:</b>	<b>\$ 25,000.00</b>	<b>\$ 25,000.00</b>
<b>Subtotal Soft Costs:</b>	<b>\$ 1,282,463.00</b>	<b>\$ 1,282,463.00</b>
<b>HARD COSTS:</b>		
<b>Building Construction Costs:</b>		
Off-Site Construction Allowance	\$ -	\$ -
Building and Site Construction	\$ 4,847,537.00	\$ 6,985,108.00
Phasing & Temp Const. Allowance	\$ 150,000.00	\$ 150,000.00
Owner Project Contingency	\$ 300,000.00	\$ 300,000.00
Cost Escalation Contingency (1 year)	\$ 250,000.00	\$ 250,000.00
Weather Protection Allowance	\$ 150,000.00	\$ 150,000.00
Estimating Reserve	\$ -	\$ -
Buy American Premium (2%)	\$ -	\$ -
Asbestos Abatement Allowance	\$ -	\$ -
XCEL Service Allowance (POWER & GAS)	\$ 50,000.00	\$ 50,000.00
Wet Utility Upgrade/Relocation	\$ 150,000.00	\$ 150,000.00
New Fire Service Line/Hydrants	\$ -	\$ -
Comcast Service Allowance (PHONE & CABLE)	\$ 5,000.00	\$ 5,000.00
Security System/Camera System/Access Control	\$ -	\$ -
BDA System (OPTIONAL)	\$ -	\$ -
Technology - Data and Phone Cabling	\$ -	\$ -
Technology - Terminations/Set Up	\$ -	\$ -
BLANK	\$ -	\$ -
BLANK	\$ -	\$ -
Move & Relocation Costs	\$ 20,000.00	\$ 20,000.00
<b>Subtotal Hard Costs:</b>	<b>\$ 5,922,537.00</b>	<b>\$ 8,060,108.00</b>
<b>FF &amp; E:</b>		
<b>Technology Systems &amp; Equipment:</b>		
Tele/Data Cabling/Wifi	\$ 50,000.00	\$ 50,000.00
Access Control & Security Cameras	\$ 50,000.00	\$ 50,000.00
Telephone Switch/VoIP	\$ 5,000.00	\$ 5,000.00
A/V Equipment & Systems Allowance	\$ 30,000.00	\$ 30,000.00
<b>Office/RTU Equipment</b>		
Office & Classroom Furniture	\$ 75,000.00	\$ 75,000.00
Common Area Furnishings	\$ 35,000.00	\$ 35,000.00
Art (Public Spaces)	\$ 10,000.00	\$ 10,000.00
Moving Supplies/Storage	\$ 5,000.00	\$ 5,000.00
<b>FF &amp; E Contingency:</b>	<b>\$ 25,000.00</b>	<b>\$ 25,000.00</b>
<b>Subtotal FF &amp; E:</b>	<b>\$ 285,000.00</b>	<b>\$ 285,000.00</b>
<b>TOTAL LAND, SOFT, HARD &amp; FFE</b>	<b>\$ 7,500,000.00</b>	<b>\$ 9,637,571.00</b>