

**The Brewery
Infrastructure Budget Comparison
12/12/2006**

**Offsite Infrastructure (Utilities, Paving, Landscaping, Etc.) Budget Summary *
Updated 9/14/06**

**Sustainable Infrastructure
12/12/2006
Updated 1/15/07**

DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
Mobilization	----	w/Estimated Costs			
CITY OF MILWAUKEE WORK					
Combined Sanitary & Storm Sewer	City of Milwaukee (1/20/06)	----			
(a) N. 8th Street (Highland to Juneau)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
(b) N. 9th Street (Highland to Winnebago)	City of Milwaukee	345,400	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	345,400	Use City estimate
(c) N. 10th Street (Highland to Winnebago)	City of Milwaukee	197,890	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	197,890	Use City estimate
(d) N. 11th Street (Juneau to McKinley)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
(e) W. Juneau Avenue (7th to 11th)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
(f) W. McKinley Avenue (10th to 11th)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
(g) Roundabout (7th & Juneau)	City of Milwaukee	0	See Page 5 for roundabout costs	0	Use City estimate
(h) N. 8th Street (Juneau to Winnebago)	City of Milwaukee	3,300	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	3,300	Use City estimate
(i) W. Highland Avenue (8th to 11th)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
(j) W. Winnebago Street (7th to 11th)	City of Milwaukee	0	Use Existing Sewer per direction of City	0	Use City estimate
SUBTOTAL - Combined Sewer		546,590		546,590	
Adjustment from Internal Review (Following 12/19/06 Mtg)		----		(126,590)	
UPDATED SUBTOTAL - Combined Sewer		546,590		420,000	
Water	City of Milwaukee (1/20/06)	----	----		
(a) N. 8th Street (Highland to Juneau)	City of Milwaukee	0	Not required	0	Use City estimate
(b) N. 9th Street (Highland to Winnebago)	City of Milwaukee	280,500	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	280,500	Use City estimate

* Based on rededication of presently vacated Streets

DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
(c) N. 10th Street (Highland to Winnebago)	City of Milwaukee	0	Water service to be provided as part of different City program	0	Use City estimate
(d) N. 11th Street (Juneau to McKinley)	City of Milwaukee	0	Not required	0	Use City estimate
(e) W. Juneau Avenue (7th to 11th)	City of Milwaukee	0	Water service to be provided as part of different City program	0	Use City estimate
(f) W. McKinley Avenue (10th to 11th)	KM Estimate	75,000	Allowance	75,000	Use City estimate
(g) Miscellaneous Hydrant Alterations, etc.	City of Milwaukee	110,000	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	110,000	Use City estimate
(h) Roundabout (7th & Juneau)	City of Milwaukee	0	See Pages 2 & 4 for roundabout costs	0	Use City estimate
(i) N. 8th Street (Juneau to Winnebago)	City of Milwaukee	0	Not required	0	Use City estimate
(j) W. Highland Avenue (8th to 11th)	City of Milwaukee	0	Not required	0	Use City estimate
(k) W. Winnebago Street (7th to 11th)	City of Milwaukee	0	Not required	0	Use City estimate
SUBTOTAL - Water		465,500		465,500	
Adjustments from Internal Review (Following 12/19/06 Mtg)		----		----	
North 9th Street (Highland to Winnebago)		----		(58,500)	
West McKinley Avenue (10th to 11th)		----		(75,000)	
UPDATED SUBTOTAL - Water		465,500		332,000	
Paving (Full Depth Asphalt) & Walks	City of Milwaukee	----			
(a) Pavement, Sidewalk, and Curb & Gutter Removal	City of Milwaukee	Included	Included in Estimated Paving Costs	Included	Included in Estimated Paving Costs
(b) N. 8th Street (Highland to Juneau)	City of Milwaukee	39,779	West Side Walk Only - Updated 8/23/06	39,779	Use City estimate (A&O design not included)
(c) N. 9th Street (Highland to Winnebago)	City of Milwaukee	262,150	Full Reconstruction - Updated 8/23/06	221,354	Smaller paving quantities due to bioswale use
(d) N. 10th Street (Highland to Winnebago)	City of Milwaukee	332,689	Full Reconstruction - Updated 8/23/06	283,682	Smaller paving quantities due to bioswale use
(e) N. 11th Street (Juneau to McKinley)	City of Milwaukee	149,695	Full Reconstruction - Updated 8/23/06	126,602	Smaller paving quantities due to bioswale use
(f) W. Juneau Avenue (8th to 11th)	City of Milwaukee	493,039	Full Reconstruction - Updated 8/23/06	536,217	Smaller paving quantities due to bioswale use (includes temporary asphalt, removal, replacement w/ porous pvmt.
(g) W. McKinley Avenue (10th to 11th)	City of Milwaukee	110,945	Full Reconstruction - Updated 8/23/06	87,628	46' ROW
(h) W. Winnebago (7th to near 11th)	City of Milwaukee	104,792	South Side Walk Only - Updated 8/23/06	104,792	Use City estimate

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DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
(i) N. 8th Street (Juneau to Winnebago)	City of Milwaukee	78,172	Full Reconstruction - Updated 8/23/06	0	Vacate street
(j) W. Juneau Avenue (7th to 8th)	City of Milwaukee	21,701	North Side Walk Only - Updated 8/23/06	0	Estimate included in roundabout.
(k) W. Highland Avenue (8th to 11th)	City of Milwaukee	88,101	North Side Walk Only - Updated 8/23/06	88,101	Use City estimate
(l) Pavement Marking	City of Milwaukee	0	Included in Estimated Paving Costs	0	Use City estimate
(m) Curb & Gutter	City of Milwaukee	Included	Included in Estimated Paving Costs	Included	Use City estimate
(n) Sidewalk - 5'-6" wide	City of Milwaukee	Included	Included in Estimated Paving Costs	Included	Use City estimate
SUBTOTAL - Paving & Walks		1,681,063		1,488,156	
Paving Adjustments from Internal Review - Items (b), (h) and (k)		----		(91,135)	
UPDATED SUBTOTAL - Paving & Walks		1,681,063		1,397,021	
Roundabout Construction		----	See Roundabout Construction Budget of 2/9/06		
(a) Design costs		105,600	City of Milwaukee Estimate Updated 5/9/06 - 10% Increase for start of 5/1/07	0	Included in project design cost (see page 6)
(b) Construction costs		352,000	Updated 5/9/06 - 10% Increase for start of 5/1/07 (320,000)(1.10)	164,033	Paving, curb & gutter, & sidewalk only (see pages 5 & 6 for additional construction costs)
SUBTOTAL - Roundabout Construction		457,600		164,033	
Increase Construction Budget (DPW email - 1/4/07)		----		17,280	
UPDATED SUBTOTAL - Roundabout Construction		457,600		181,313	
Streetscape Items					
(a) Street Trees	City of Milwaukee	226,930	Trees in open box outs - Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	226,930	Use City estimate (reduced cost if using A&O spacing and estimate)
(b) Tree Grates	City of Milwaukee	0	Not required or desired by City of Milwaukee	0	
(c) Remove existing Street Lights		Included		Included	
(d) Street Lighting - City Harp Lights & High Level Lanterns	City of Milwaukee	548,130	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	548,130	Use City estimate
(e) Traffic Signals	City of Milwaukee	0	Permanent Light @ Highland & 10th Street included in different City Program	0	Use City estimate

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DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
(f) Parking Meters & Signage	City of Milwaukee	198,000	Updated 5/9/06 - 10% Increase for start of 5/1/07 per City	126,000	1 pay station per street per city block (12 @ \$10,500)
SUBTOTAL - Streetscape Items		973,060		901,060	
Street Trees - Adjustment from Internal Review (Following 12/19/06 Mtg)		----		(50,000)	
UPDATED SUBTOTAL - Streetscape Items		973,060		851,060	
Design Costs					
(a) DPW Construction Engineering	City of Milwaukee	Included	Included w/Individual Sewer, Water & Paving Estimates	0	Use City estimate
(b) Civil Engineering design costs - previous expenditures for Wispark design		0	Prior civil engineering costs for coordination of offsite infrastructure work - Possibly \$103,000 of previous costs could be included	0	Use City estimate
(c) Less Deposit paid by Wispark for City Engineering included in updated pricing	City of Milwaukee	(50,000)	Revised based on discussion with City	0	
SUBTOTAL - Design Costs		(50,000)		0	
OTHER ITEMS OF RESPONSIBILITY - CITY OF MILWAUKEE					
Laterals & Additional Storm Water Costs					
(a) Extend sewer line to WisDOT property	KM Estimate	12,000	KM Estimate of 1/26/06	12,000	Use City estimate
(b) Sewer laterals (Mains to P.L. - all blocks)	KM Estimate	52,500	KM Estimate of 1/26/06	52,500	Use City estimate
(c) Potential storm water additional costs - add catch basins	KM Estimate	100,000	Possible storm water management requirements - Added 5/9/06	100,000	Abandon existing storm sewer connections to combined system
(d) Extend water service to Wis DOT property	KM Estimate	12,000	KM Estimate of 1/26/06	12,000	Use City estimate
(e) Water Laterals (Mains to P.L. - all blocks)	KM Estimate	80,500	KM Estimate of 1/26/06	80,500	Use City estimate
Miscellaneous Paving & Walk Costs					
(a) W. Winnebago (7th to near 11th) - Asphalt Overlay	KM Estimate	34,000	2" Overlay Asphalt - May not be needed	34,000	Use City estimate
(b) Additional 5' walk width for R/W reduction	KM Estimate	139,480	Unit price increased 5/9/06 - 42,000 + s.f. @ \$3.30/s.f.	0	Included in paving estimate
(c) Full Width Sidewalk in Lieu of Sod	KM Estimate	27,500	Assume 50% of Side Walk Length - Unit price increased 5/9/06	0	Not relevant due to bioswale usage
(d) Bumpouts @ Intersections	KM Estimate	0	Not part of updated Development Plan	0	
Streetscape & Site Enhancements					
(a) Decorative Pavement	----	----	----		
1. Intersections	KM Estimate	150,000	3 each @ \$50,000	0	Traffic calming islands included in landscape cost

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DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
2. Crosswalks & Roundabout	KM Estimate	210,000	14 each @ \$15,000	189,829	Assume placement on granular material (Does not include roundabout see pg. 6)
(b) Cobblestone Pavers	----	Included	Included with Decorative Pavement		
(c) Additional Lighting added throughout development	Allowance	200,000	Allowance	100,000	Possible enhancements to street lighting
(d) Plantings, Bushes & Planting Boxes	Allowance	200,000	Allowance	0	Included in A & O design
Roundabout - Purchase Costs & Miscellaneous			See Roundabout Construction Budget of 2/9/06		
(a) Portion of teardrop parcel purchase cost		101,500	Purchase from Milwaukee County - 5,075 s.f. @ \$20/s.f.	101,500	Use City estimate
(b) Triangle parcel (west of roundabout) purchase cost		1	Purchase from Milwaukee County - assume \$1	1	Use City estimate
(c) Vacation of 8th Street between Juneau and Winnebago	City of Milwaukee	126,000	Reroute existing utilities-Not Required if a structure is not constructed at 8th Street (Juneau to Winnebago)	126,000	Use City estimate
(d) Delete Construction Costs - 8th Street (Juneau to Winnebago)	City of Milwaukee	(66,000)	Construction not required if 8th Street is vacated	0	Did not include construction costs, due to vacated 8th St.
(e) Electrical to Sign	KM Estimate	8,000		8,000	Use City estimate
(f) Street Enhancements @ Roundabout (Lighting, Signals, Landscaping, etc.)	KM Estimate	15,000		0	Included in landscaping estimate
(g) Additional Sidewalk Width	KM Estimate	8,240		0	Included in paving estimate
SUBTOTAL - Other Items of Responsibility City of Milwaukee		1,410,721		816,330	
Increase Budget - Site Lighting (12/19/06 Mtg)		----		100,000	
Increase Budget - Purchase of Triangle Parcel (12/28/06 Mtg)		----		100,000	
UPDATED SUBTOTAL-Other Items of Responsibility City of Milwaukee		1,410,721		1,016,330	
Cost Adjustments & Contingencies - City of Milwaukee					
(a) Asphalt paving cost adjustment	KM Estimate	120,000	Budget Increased for anticipated petroleum products cost increases	120,000	Use City estimate
(b) Cost Increase Adjustment for City of Milwaukee Work beyond 5/1/08	KM Adjustment	92,000	Adjustment for work beyond 5/1/08 (40%)(4,6000,000)(5%)	92,000	Use City estimate
(c) Contingency for City Work		453,000		453,000	Use City estimate
SUBTOTAL - Cost Adjustments & Contingencies - City of Milwaukee		665,000		665,000	

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DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
ITEMS DIFFERENT FROM INITIAL DESIGN					
Additional Storm Sewer and Structure for Bioswale					
(a) N. 8th Street (Highland to Juneau)				0	
(b) N. 9th Street (Highland to Winnebago)				46,431	Part of storm water management plan
(c) N. 10th Street (Highland to Winnebago)				14,627	Part of storm water management plan
(d) N. 11th Street (Juneau to McKinley)				0	
(e) W. Juneau Avenue (7th to 11th)				17,034	Part of storm water management plan
(f) W. McKinley Avenue (10th to 11th)				19,890	Part of storm water management plan
(g) Roundabout (7th & Juneau)				27,744	Part of storm water management plan
(h) N. 8th Street (Juneau to Winnebago)				0	
(i) W. Highland Avenue (8th to 11th)				0	
(j) W. Winnebago Street (7th to 11th)				0	
SUBTOTAL - Additional Storm Sewer and Structure for Bioswale				125,726	
Sustainable Plantings and Landscaping					
(a) N. 8th Street (Highland to Juneau)				0	A & O design not included
(b) N. 9th Street (Highland to Winnebago)				282,527	Bioswale, plantings, grade beam, drain tile, protective railing
(c) N. 10th Street (Highland to Winnebago)				374,644	Bioswale, plantings, grade beam, drain tile, protective railing
(d) N. 11th Street (Juneau to McKinley)				0	
(e) W. Juneau Avenue (7th to 11th)				103,442	Bioswale, plantings, grade beam, drain tile, protective railing
(f) W. McKinley Avenue (10th to 11th)				0	
(g) Roundabout (7th & Juneau)				135,554	Bioswale, plantings, grade beam, drain tile, protective railing
(h) N. 8th Street (Juneau to Winnebago)				0	
(i) W. Highland Avenue (8th to 11th)				0	A & O design not included
(j) W. Winnebago Street (7th to 11th)				0	
SUBTOTAL - Sustainable Plantings and Landscaping				896,167	
Additional Roundabout Cost					
(a) Decorative Pavers				139,399	Located at crosswalks, placed on granular material (A & O design to teardrop parcel not included)
SUBTOTAL - Additional Roundabout Cost				139,399	

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DESCRIPTION	SOURCE OF BUDGET ESTIMATE	BUDGET	COMMENTS	Conceptual Estimate from A & O Design	COMMENTS
TOTAL - WORK for which City of Milwaukee is Responsible		6,149,534		6,024,016	
Engineering					
(a) Design Expense				262,000	Comprehensive civil engineering design
(b) Survey Expense				50,000	Supplemental survey allowance
SUBTOTAL - Engineering				312,000	
Add Budget for Construction Engineering (12/19/06 Mtg)				250,000	
TOTAL - Including Adjustments from 12/19/06 - 1/4/07		6,149,534		6,586,016	
Predevelopment Costs				60,000	
TOTAL - w/Adjustments & Predevelopment Costs		6,149,534		6,646,016	
Less Developer Portion for Sustainable Stormwater Cost Increase				(400,000)	
UPDATED TOTAL (1/15/07) - Work for which City of Milwaukee is Responsible		6,149,534		6,246,016	

NOTES (items not previously included and not recommended):

1. A & O estimate for 8th Street between Highland and Juneau not included.
2. A & O estimate for design of W. Highland between 10th and 11th not included.
3. A & O estimate for design of teardrop parcel adjacent to roundabout not included.
4. Proposed raingarden at M.A.T.C. not included.

= Items updated 1/15/07