

**CONSTRUCTION COST ESTIMATE SUMMARY**

Segment Number	Description	Construction Length	Construction Type	2	4	6	7	8	9	10	11	12	16	17	18	19	20	21	22	23	24	Totals		
<b>General Improvements:</b>																								
Benches				30,000	23,500	0	9,000	12,000	9,000	9,000	0	0	0	9,000	18,000	12,000	0	0	12,000	12,000	0	0	155,500	
Trash Receptacles				4,000	3,200	0	0	0	3,200	2,400	0	0	0	2,400	2,400	2,400	0	0	2,400	2,400	0	0	30,400	
Planter Baskets				11,250	0	0	0	0	0	7,500	7,500	0	0	0	0	6,000	0	0	6,000	4,500	0	0	48,750	
Signage & Graphics				0	0	0	0	0	0	0	0	0	0	10,000	20,000	0	0	0	0	0	0	0	112,500	
Lighting				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,000	
<b>Subtotal General Improvements:</b>				\$45,250	\$26,700	\$0	\$9,000	\$12,000	\$12,200	\$18,900	\$12,200	\$0	\$0	\$21,400	\$41,200	\$20,400	\$6,000	\$0	\$20,400	\$18,900	\$0	\$0	\$371,150	
<b>Architectural Enhancements:</b>																								
Misc. Demolition				0	0	0	0	0	2,500	0	0	0	0	0	0	2,500	0	0	2,500	2,500	0	0	10,000	
Precast Planters (Trellis)				0	0	0	0	0	56,000	19,200	0	0	0	0	0	28,000	0	0	0	0	0	0	84,000	
Steel Planter Wall Framing				0	0	0	0	0	0	26,667	0	0	0	0	0	10,000	0	0	0	35,000	0	0	64,200	
Paint Trellis Framing				0	0	0	0	0	63,000	0	0	0	0	0	0	56,000	0	0	0	60,000	0	0	179,000	
Green Screen Mesh				0	0	0	0	0	10,080	3,240	0	0	0	0	0	10,080	0	0	0	36,000	0	0	59,400	
Plantings				0	0	0	0	0	16,380	5,200	0	0	0	0	0	6,825	0	0	0	25,000	0	0	28,405	
Rework Handrails				0	0	0	0	0	25,000	10,000	0	0	0	0	0	20,000	0	0	0	25,000	0	0	83,000	
Lighting				0	0	0	0	0	6,000	10,000	0	0	0	0	0	40,000	0	0	0	22,750	0	0	12,000	
Dockwall Screen				0	0	0	0	0	0	10,000	0	0	0	0	0	119,531	0	0	0	0	0	0	105,000	
Artwork Allowance				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	282,281	
<b>Subtotal Enhancements:</b>				\$0	\$0	\$0	\$0	\$0	\$178,960	\$74,307	\$0	\$0	\$3,000	\$0	\$0	\$298,936	\$0	\$0	\$172,500	\$256,250	\$0	\$0	\$983,953	
<b>Maintenance:</b>																								
Prep & Prime Handrails				14,000	0	0	4,600	4,700	4,750	6,500	0	4,000	0	0	0	0	0	4,500	0	4,000	0	0	47,050	
Clean-Out Drains				0	0	0	3,833	0	0	0	0	12,000	0	0	0	2,000	0	0	0	0	0	0	5,833	
Replace Existing Benches				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,000	
Sandblast Graffiti				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	
<b>Subtotal Maintenance:</b>				\$14,000	\$0	\$0	\$8,433	\$4,700	\$4,750	\$6,500	\$0	\$21,000	\$0	\$0	\$0	\$2,000	\$0	\$4,500	\$4,000	\$0	\$0	\$0	\$99,883	
<b>Other Items:</b>																								
Site Preparation				0	0	5,560	0	0	0	0	0	0	9,800	0	0	0	0	0	0	0	0	0	15,360	
Riverwalk Structure				0	0	369,189	0	0	0	0	0	0	4,050	0	0	0	0	0	0	0	0	0	719,189	
Asphalt Sidewalk				0	0	0	0	0	0	0	0	0	13,000	0	0	0	0	0	0	0	0	0	4,050	
Temporary Stairs				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,000	
<b>Subtotal Other Items:</b>				\$0	\$0	\$374,749	\$0	\$0	\$4,750	\$6,500	\$0	\$0	\$26,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$751,599	
<b>Subtotal Construction (Hard Costs)</b>				\$59,250	\$26,700	\$374,749	\$17,433	\$16,700	\$195,910	\$99,707	\$42,300	\$21,000	\$0	\$26,850	\$21,400	\$41,200	\$321,336	\$6,000	\$4,500	\$196,900	\$75,150	\$350,000	\$0	\$2,212,585
<b>Design Engineering &amp; Reimbursables</b>				5,214	2,350	32,978	1,534	1,470	17,240	8,774	3,772	1,848	2,637	1,883	3,626	28,278	528	396	17,327	24,213	30,800	9,900	194,707	
<b>Contingency</b>				5,925	2,937	37,475	1,743	1,670	19,591	9,971	4,230	2,100	2,985	2,140	4,120	32,134	600	450	19,690	27,515	35,000	11,250	221,259	
<b>General Conditions</b>				6,518	2,937	41,222	1,918	1,837	21,550	10,968	4,653	2,310	4,532	2,354	4,552	35,347	660	495	21,659	30,267	38,500	12,375	243,384	
<b>CM Fee</b>				3,519	1,586	22,260	1,036	992	11,637	5,923	2,513	1,247	1,773	1,271	2,447	19,087	356	267	11,696	16,344	20,790	6,682	131,428	
<b>Total Construction (Hard Costs)</b>				\$80,426	\$36,243	\$508,684	\$23,664	\$22,669	\$265,928	\$135,342	\$57,418	\$28,505	\$0	\$40,228	\$29,048	\$55,925	\$436,181	\$8,144	\$6,108	\$267,272	\$373,489	\$475,090	\$152,707	\$3,003,363
<b>Soft Costs</b>																								
<b>City Work</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Structural / Civil (1.5% of Hard Costs)</b>				889	401	5,621	261	251	2,939	1,496	635	315	448	321	618	4,820	90	68	2,954	4,127	5,250	1,688	33,189	
<b>Survey</b>				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Development Management (3% of Hard)</b>				1,778	801	11,242	523	501	5,877	2,991	1,269	630	896	642	1,236	9,640	180	135	5,907	8,255	10,500	3,375	66,378	
<b>Legal</b>				2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	47,500	
<b>Soft Cost Contingency</b>				517	370	1,936	328	325	1,132	699	440	345	384	346	435	1,696	277	270	1,136	1,488	1,825	756	14,707	
<b>Total Soft Costs</b>				\$5,683	\$4,072	\$21,300	\$3,613	\$3,577	\$12,448	\$7,685	\$4,844	\$3,790	\$4,228	\$3,809	\$4,789	\$18,656	\$3,047	\$2,973	\$12,497	\$16,370	\$20,075	\$8,319	\$61,773	
<b>Total Hard &amp; Soft Costs</b>				\$86,109	\$40,314	\$529,984	\$27,276	\$26,245	\$278,376	\$143,028	\$62,262	\$32,295	\$0	\$44,746	\$32,858	\$60,714	\$454,838	\$11,191	\$9,081	\$279,769	\$389,858	\$495,165	\$161,026	\$3,165,136

The following Segments are not listed above and do not have any Enhancement costs as part of the project:

Phasing Summary:	
PHASE 1	\$2,246,805
PHASE 2	\$918,330
<b>Total</b>	<b>\$3,165,136</b>