

<b>NB CIVIC CENTER PROJECT</b>	<b>Timeline/Status</b>	<b>Projected Costs</b>	<b>Optimistic Case Costs</b>
Design Competition (5 firms @ \$50K each)	June - Sept 2008	\$250,000	\$250,000
<b>Total Design Competition Costs =</b>		<b>\$250,000</b>	<b>\$250,000</b>
<b>ENVIRONMENTAL DOCUMENTATION</b>			
Environmental Impact Report	Jan 2009 -Certified Nov. 2009	\$465,000	\$465,000
Native American Monitoring	April 2010 - Ongoing	\$31,700	\$31,700
Environmental Mitigation Monitoring	April 2010 - Ongoing	\$125,000	\$125,000
<b>Total Environmental Costs =</b>		<b>\$621,700</b>	<b>\$621,700</b>
<b>DESIGN</b>			
Pre- Design - Concept Refinement	Jan - April 2009	\$647,675	\$647,675
Schematic Design & Design Development (SD & DD)	April 2009 - April 2010	\$4,998,677	\$4,998,677
Construction Documents (CD)	April 2010 - Nov 2010	\$4,963,889	\$4,963,889
Construction Support (CS)	Nov 2010 - Ongoing	\$4,035,112	\$3,752,654
Geotechnical Design	April 2009 - April 2010	\$250,911	\$250,911
<b>Total Design Costs =</b>		<b>\$14,896,264</b>	<b>\$14,613,806</b>
<b>PROJECT MANAGEMENT - Design Team</b>			
Project Management: Pre-Design	Jan - April 2009	\$233,660	\$233,660
Project Management: SD & DD	April 2009 - April 2010	\$647,018	\$647,018
Project Management: CD	April 2010 - Nov 2010	\$1,729,450	\$1,729,450
Project Management: CS	Nov 2010 - Ongoing	\$576,483	\$536,129
<b>Total Project Management Costs =</b>		<b>\$3,186,611</b>	<b>\$3,146,257</b>
<b>CONSTRUCTION</b>			
Basic Services/General Conditions	April 2010 -Dec 2012	\$7,169,255	\$7,169,255
Direct Expenses	April 2010 -Dec 2012	\$1,492,062	\$1,492,062
Construction Mngt Fee (profit & overhead) (3.25%)	April 2010 -Dec 2012	\$3,242,665	\$3,242,665
GMP Phase 1 - Mass Excavation & Shoring Wall	April 2010 - March 2011	\$6,620,410	\$6,252,610
GMP Phase 2 - Design Assist/Build Parking Structure	Oct 2010 - Nov 2011	\$7,057,636	\$6,805,578
GMP Phase 3 - City Hall, Library Exp, and Parks	March 2011 - Dec 2012	\$78,724,903	\$76,997,037
Signage & Wayfinding Allowance	TBD - likely Fall 2011	\$400,000	\$400,000
Additional Site Electrical - SCE	March 2011	\$200,000	\$200,000
Remaining VE (Value Engineering)	TBD - likely Mar/April 2011	\$0	-\$1,300,000
<b>Total Construction Costs =</b>		<b>\$104,906,931</b>	<b>\$101,259,207</b>
<b>CONSTRUCTION SERVICES</b>			
Geotechnical Support	April 2010 -Dec 2012	\$326,563	\$303,704
LEED Commissioning	Dec 2010 -Dec 2012	\$151,000	\$151,000
Material Testing/Deputy Inspection	Dec 2010 -Dec 2012	\$865,498	\$804,913
Owner-Controlled Insurance Program (OCIP)	Feb 2011-Dec 2012	\$3,008,780	\$1,946,091
Building Permit Plan check	Oct 2010 - Jan 2011	\$125,000	\$116,250
Inspection and Construction Review Services	Feb 2011- Dec 2012	\$1,090,840	\$1,014,481
<b>Total Construction Services Costs =</b>		<b>\$5,567,681</b>	<b>\$4,336,439</b>
Furnishings, Fixtures & Equipment (FF&E)	Early to mid-2012	\$2,000,000	\$2,000,000
<b>Total FF&amp;E =</b>		<b>\$2,000,000</b>	<b>\$2,000,000</b>
<b>Total Cost "All In" =</b>		<b>\$131,429,187</b>	<b>\$126,227,409</b>
<b>OWNERS CONTINGENCY</b>			
All Phases		\$2,623,000	\$0
Civic Center Technology Grant	In-hand	-\$1,300,000	-\$1,300,000
<b>Alternative Construction Items</b>			
Alt #1 - Pedestrian Bridge over San Miguel	TBD	\$2,000,000	\$0
Alt #2 - Photovoltaic (PV) Panels	TBD	\$750,000	\$0
		<b>\$2,750,000</b>	<b>\$0</b>
<b>Total Cost "All In" w/Alternates =</b>		<b>\$135,502,187</b>	<b>\$124,927,409</b>
Footnotes:			
1 - Assumes 75% GMP Contingency returned to the City		<b>Amount Projected for COP Issuance =</b> \$123,000,000 <sup>5</sup>	
2 - Assumes 7.5% savings in time and material contracts		<b>Amount Carried in FFP (estimated) =</b> \$127,000,000	
3- Savings of \$1,062,689 if no claims		<b>Top End of the Early Estimates (Nov 10, 2009) =</b> \$139,200,000	
4 - About \$2,900,000 in remaining VE under consideration			
5 - Did not bond for FF&E			