

Arden Hills Drainpipe Remediation Project budget and financing plan

			Estimated Costs, \$
Budget:			
1. Construction Costs	\$/SF		
Total Building (TI)			\$2,100,000
		Sub-total:	\$2,100,000
2. Design & Cons. Contingency - % of Basline Construction			
Contingency (Construction)	10%		\$0
Contingency (Design)	5%		\$0
(Included in construction costs)		Sub-total:	\$0
		Sub-total Construction:	\$2,100,000
3. Escalation			
Escalation to midpoint of construction	0%		\$0
(None needed as 2026 project)		Sub-total:	\$0
4 Technology			
Low Voltage Cabling, A/V equipment			\$30,000
IS equipment			\$0
Card Access, Security Cameras			\$0
		Sub-total:	\$30,000
5 Construction Design Fees			
A/E - Pre-design/fit plan			\$115,000
A/E - Overall Project Design Fee	0%		\$0
FF&E Design Fee - as % of FF&E	5%		\$0
		Sub-total:	\$115,000
6 Furniture, Fixtures and Equipment			
FF&E			\$20,000
Interior Signage			\$10,000
Exterior Signage			\$0
		Sub-total:	\$30,000
7 Administration and Other Costs			
Permits - Included in Construction			\$0
Cleanout of existing building and maintenance	LS		\$0
Moving/Storage Costs			\$15,000
		Sub-total:	\$15,000
8 Sub-total of Lines 3-7 above		Sub-total Non-Construction:	\$190,000
9 Owner's Project Contingency			
10% of Sub-total	\$2,290,000		\$229,000
		Sub-total:	\$229,000
10 Property Management's Fee on the Project			
3% of project	\$2,519,000		\$75,570
		Sub-total:	\$75,570
		Total:	\$2,594,570

Project Financing Plan:

Property Management Fund Balance

\$1,300,000

County bond interest

\$1,100,000**\$2,400,000**

Property Management Building Improvements

\$194,570

(to be used if contingency funds are required)