

TOCH Parking Deck - 125 E Rosemary

Development Budget Summary

Parking Spaces: 1,089		Concept Budget	Final GMP	Variance
Budget Line Item		Jul-20	Jun-21	+/-
Land Cost		\$ 2,240,000.00	\$ 2,340,000.00	\$ -
Hard Costs				
	Demolition	\$ 428,639.00	\$ 390,000.00	\$ (38,639.00)
	Foundations, Walls & Slabs	\$ 3,234,230.00	\$ 2,917,950.00	\$ (316,280.00)
	Precast Deck	\$ 10,376,000.00	\$ 11,322,900.00	\$ 946,900.00
	Structural Steel / Metals	\$ 270,000.00	\$ 1,238,566.00	\$ 968,566.00
	Roof & Waterproofing	\$ 108,988.00	\$ 1,019,785.00	\$ 910,797.00
	Façades & Glazing	\$ 3,503,455.00	\$ 3,011,357.00	\$ (492,098.00)
	Elevator	\$ 840,000.00	\$ 459,850.00	\$ (380,150.00)
	Fire Protection	\$ 759,626.00	\$ 294,350.00	\$ (465,276.00)
	HVAC	\$ 435,504.00	\$ 456,875.00	\$ 21,371.00
	Electrical	\$ 1,079,763.00	\$ 2,302,775.00	\$ 1,223,012.00
	Plumbing, Sanitary, & Water Distribution	\$ 405,696.00	\$ 1,324,828.00	\$ 919,132.00
	Site Work & Landscaping	\$ 1,557,707.00	\$ 1,865,844.00	\$ 308,137.00
	Carpentry, Finishes & Misc.	\$ 606,935.00	\$ 2,556,888.00	\$ 1,949,953.00
	Fees, Ins. & General Conditions	\$ 1,355,687.00	\$ 1,695,286.00	\$ 339,599.00
	Parking Technology	\$ -	\$ 950,000.00	\$ 950,000.00
	North Street Improvements	\$ -	\$ 500,000.00	\$ 500,000.00
	Rosemary Deck Entrance Drive	\$ -	\$ 741,950.00	\$ 741,950.00
	Omitted Art & PV	\$ 1,040,065.00	\$ -	\$ (1,040,065.00)
	Value Engineering Savings	\$ -	\$ (393,200.00)	\$ (393,200.00)
	Performance & Payment Bonds	\$ -	\$ 232,345.00	\$ 232,345.00
	Builder's Risk Insurance	\$ -	\$ 47,367.00	\$ 47,367.00
	Contingency	\$ 1,756,464.50	\$ 767,131.00	\$ (989,333.50)
	Subtotal Hard Costs	\$ 27,758,759.50	\$ 33,702,847.00	\$ 5,944,087.50
Soft Costs				
	Architect	\$ 708,500.00	\$ 798,100.00	\$ -
	Engineering	\$ 340,432.12	\$ 544,532.12	\$ -
	Contingency	\$ 104,893.21	\$ 134,263.21	\$ -
	Subtotal Soft Costs	\$ 1,153,825.33	\$ 1,476,895.33	\$ -
Development/Construction Mgt.	4% Hard and Soft Costs	\$ 1,156,503.39	\$ 1,407,189.69	\$ 250,686.30
Total Development Budget		\$ 32,309,088.23	\$ 38,926,932.03	\$ 6,617,843.80
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