

525 Angela Street Glynn Archer Renovation

	<u>Angela Street New</u>	<u>Glynn Archer Renovation</u>
Temp Facilities/Relocation	\$ 1,000,000	\$ 1,000,000 (1)
Demolition:		
Angela Street	\$ 150,000	\$ 150,000
Demolition & Hazardous Material Abatement:		
Glynn Archer A & B Wing & Auditorium		\$ 456,370
Demo "Bldg C"		\$ 60,000
City Hall/Auditorium Bldg. & Utilities:		
Angela Street	\$ 9,100,000	
Glynn Archer A & B Wing		\$ 9,222,056
Auditorium		\$ 2,215,164
Fire Station #2	\$ 2,100,000	\$ 2,600,000
Parking Structure	\$ 2,100,000	
Hardscape/Lighting/Landscaping/Drainage Allowance:		
Angela Street Project	\$ 400,000	
Glynn Archer A, B C Wings & Auditorium		\$ 490,100
Angela Street Surface Parking Improvements		\$ 400,000
Furnishings	<u>\$ 1,050,000 (2)</u>	<u>\$ 550,000</u>
Subtotal	\$ 15,900,000	\$ 17,143,690
Contingency:		
Angela Street Project	\$ 1,590,000	\$ -
Glynn Archer Structural Contingency		\$ 1,270,000
Glynn Archer Additional Contingency		\$ 444,369
Design Fees		
Angela Street Project	\$ 1,036,780	
Glynn Archer Structural / Utilities and Hardscape/Landscape		\$ 1,100,000
Angela Street Surface Parking Improvements and Fire Dept. Redesign		\$ 200,000
		\$ -
Additional Expenses	<u>\$ 123,000</u>	<u>\$ 123,000</u>
Subtotal	\$ 2,749,780	\$ 3,137,369
Total Project Costs	\$ 18,649,780	\$ 20,281,059
Angela Street - Unused Design Fees	\$ (250,000)	
Glynn Archer - Angela Street Design "Sunk Costs"		\$ 750,000 Paid
Total Project Costs Adjusted	\$ 18,399,780	\$ 21,031,059
Acquisition Costs	\$ -	?

Assumptions:

(1) Glynn Archer available for construction NLT Sept, 1, 2011

(2) Includes Moveable Partition System. Glynn Archer includes traditional FF & E.