

PROJECT COSTS

~~CONSTRUCTION (HARD) COSTS~~

- ~~• Building Construction Costs~~
- ~~• Site Construction Costs~~
- ~~• Includes Direct + Indirect Construction Costs~~

~~OTHER NON-CONSTRUCTION (SOFT) COSTS~~

- ~~• Sales Tax (8.8%)~~
- ~~• Owner Contingency (10%)~~
- Architect/Engineering Fee
- ~~• Furniture Fixtures & Equipment~~
- Site Survey, Geotechnical, Hydrology Report, etc.
- Traffic Study
- ~~• Inspections Fees~~
- ~~• Permit Fees~~
- ~~• Utility Connections~~
- ~~• Third Party Commissioning~~
- ~~• Moving Costs~~
- Community Outreach
- Loan Interest and Accounting Fees
- Owner Project Management

Construction phase

Construction phase

Construction phase

This is the design team's contract which you know

End of construction phase

These are needed during the SD phase. WAG estimates:
 Topographic (Site) Survey = \$40k (some may be deferred to DD phase (next one))
 Geotechnical Survey = \$10k
 Hydrology Report = \$10k

This can occur during the DD phase (the next phase):
 Traffic Study = \$12k

Construction phase

Construction documentation phase

Construction phase

End of construction phase

End of construction phase

There is also the cultural resource report, but I recall you already had that on your radar.

Any public outreach efforts outside ARC's scope: translations, room rentals, website, polling, etc. Likely wouldn't be in SD if at all.

I'm not privy to this info

This would be if you hire an outside construction manager (I don't think you have this one).

