

3/9/10
workshop

Land Acquisition

10% of 8,240,000 total acquisition price \$ 824,000 Paid

Construction

Site Preparation

Environmental Engineering/VCC (completed to date) \$ 855,172 Paid
Environmental Engineering/VCC Remaining \$ 180,000
Environmental Remediation \$ 490,000
Strip and Spread Topsoil (from areas where fill is going) \$ 50,000
Excavate, Place and Compact Material \$ 205,942
Fine Grade Mass Graded Area \$ 76,000
Grassing Mass Graded Area \$ 104,000
Total Site Preparation \$ 1,761,114

Infrastructure

Demolition (80% of 5,045,000 total demolition price) \$ 4,036,000 Paid * Remove
Remaining Demolition \$ 200,000
Staking for Grading and Storm Drainage \$ 24,000
Clearing and Grubbing \$ 25,000
Rough Grading \$ 46,000
Fine Grading for Road, and Curbs (includes backfilling curbs) \$ 93,000
Temporary Sediment Traps \$ 49,000
Storm Drainage Design and Construction \$ 415,000
Sediment Ponds \$ 20,000
Erosion Control Allowance \$ 145,000
Paving Design and Construction \$ 515,000
Roll Curbs Including Staking \$ 248,400
Water & Sewer Design and Construction \$ 1,200,000 * REMOVE
4' Sidewalks (one side) \$ 168,000
Total Infrastructure \$ 7,184,400

Additional Construction

Intake Modifications \$ 25,000
Entrance \$ 100,000
Walking Trail - Public \$ 150,000
Pointe Structure Demo and Walkway Cleanup - Public \$ 140,000
Walkway to Pointe - Public \$ 50,000
Interior Parks - Public \$ 150,000
Interior Lake Landscaping - Public \$ 100,000
Total Additional Construction \$ 715,000

Professional Services

Legal and Accounting \$ 120,000
Project Management and Supervision \$ 185,000
Architects/Design Consultants \$ 120,000
Bonding Fees \$ 20,000
Development Contingency \$ 234,000
Total Professional Services \$ 679,000

Total Development Cost \$ 11,163,514
Total Already Paid \$ 5,515,172
Total Left to Complete \$ 5,648,342