

3.0 Master Plan

Detailed Budget Estimate

The table outlines the cost analysis broken down by project and building type. Area sizes are inputs from the program of requirement table and unit costs are summarized in the back of this section for reference.

Please note all costs are current (2015) costs and not escalated.

Degree	Units	\$ / Unit	Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
A. Building Cost -- Utilities & Environmental Services + Transportation						NT Needs				LT Needs				
1	Tenant Fit Out -- Office	16,050 GSF @	\$51.38 /GSF	\$824,720			\$0	\$0		\$544,315	\$280,405			
2	Office	16,050 GSF @	\$263.80 /GSF	\$4,233,938			\$0	\$0		\$2,794,399	\$1,439,539			
3	Service	12,738 GSF @	\$305.15 /GSF	\$3,886,997			\$0	\$0		\$2,565,418	\$1,321,579			
4	Office Shop	7,915 GSF @	\$299.15 /GSF	\$2,367,745			\$315,899	\$641,370		\$465,457	\$945,019			
5	Service Shop	10,737 GSF @	\$305.15 /GSF	\$3,276,392			\$621,819	\$1,262,481		\$459,391	\$932,702			
6	Shop	9,259 GSF @	\$164.34 /GSF	\$1,521,609			\$90,404	\$183,548		\$411,727	\$835,930			
7	Warehouse	8,775 GSF @	\$164.34 /GSF	\$1,442,069			\$211,503	\$429,416		\$264,379	\$536,770			
A. Building Cost -- General Services														
1	Tenant Fit Out -- Office	3,575 GSF @	\$93.57 /GSF	\$334,516							\$167,258	\$167,258		
2	Office	3,575 GSF @	\$263.80 /GSF	\$943,074							\$471,537	\$471,537		
3	Service	2,750 GSF @	\$305.15 /GSF	\$839,162							\$419,581	\$419,581		
4	Office Shop	3,000 GSF @	\$299.15 /GSF	\$897,440							\$448,720	\$448,720		
	Remodel Sign + Signals	Light	1,400 GSF @	\$93.57 /GSF	\$130,999				\$130,999					
5	Service Shop	2,289 GSF @	\$305.15 /GSF	\$698,488							\$349,244	\$349,244		
	Remodel Sign + Signals	Light	889 GSF @	\$55.20 /GSF	\$49,069				\$49,069					
6	Shop	29,212 GSF @	\$164.34 /GSF	\$4,800,652							\$2,400,326	\$2,400,326		
	Remodel Sign + Signals	Light	1,600 GSF @	\$55.20 /GSF	\$88,312				\$88,312					
7	Warehouse	4,100 GSF @	\$164.34 /GSF	\$673,787							\$336,894	\$336,894		
	Remodel Sign + Signals	Light	1,600 GSF @	\$55.20 /GSF	\$88,312				\$88,312					
B. Special Features														
	AV/IT Office conference space	Allocation	\$50,000	\$50,000								\$50,000		
	Service Fixed Equipment	Allocation	\$100,000	\$100,000								\$100,000		
	U&E+T: Shop / Warehouse Fixed Equip.	14% Allocation	\$562,079	\$562,079				\$562,079						
	VM: Shop / Warehouse Fixed Equip.	86% Allocation	\$3,537,921	\$3,537,921								\$3,537,921		
	U&E+T Shops	9,259 GSF @	\$50 /GSF	\$462,950				\$462,950						
	Vehicle Maintenance Shop	27,931 GSF @	\$90 /GSF	\$2,513,790								\$2,513,790		
C. Site Development														
	Car Wash and Fueling	10,189 SF @	\$164.34 /SF	\$1,674,444						\$1,674,444				
	Sheds	35,144 GSF @	\$82.17 /GSF	\$2,887,754						\$147,905	\$2,739,849			
	Tanks		\$180,120	\$180,120								\$180,120		
	Yard Area	108,481 SF @	\$11.00 /SF	\$1,193,291						\$545,171	\$648,120			
	Surface Parking - Employees/Visitors	363 160,937 SF @	\$7.00 /SF	\$1,126,559			\$394,296				\$168,984	\$112,656	\$450,624	
	Surface Parking - City Vehicles	364 560,937 SF @	\$11.00 /SF	\$6,170,307			\$2,005,350				\$987,249	\$1,604,280	\$1,573,428	
	Roadways & Driveways	1,000 LF @	\$170.00 /LF	\$170,000			\$34,000			\$68,000		\$68,000		
	Site Preparation	25 acres @	\$40,000 /acre	\$1,000,000			\$330,000			\$400,000		\$270,000		
	Utilities	25 acres @	\$40,000 /acre	\$1,000,000			\$330,000			\$400,000		\$270,000		
	Drainage	25 acres @	\$40,000 /acre	\$1,000,000			\$330,000			\$400,000		\$270,000		
	Landscape, Walks, Lighting	25 acres @	\$45,000 /acre	\$1,125,000			\$371,250			\$450,000		\$303,750		
	Fence & Security Gates	4,000 LF @	\$15.00 /LF	\$60,000						\$30,000		\$30,000		
D. Total Construction Costs				\$51,911,495	\$0	\$0	\$1,239,625	\$6,311,710	\$1,025,029	\$356,693	\$11,620,605	\$15,429,705	\$13,904,076	\$2,024,052
E. Site Acquisition				\$450,000	\$450,000									
F. Demolition/Remediation														
	Demo Vehicle Maintenance / Vactor	10,000 SF @	\$10 /SF	\$100,000							\$100,000			
	Demo Public Works	SF @	\$10 /SF	\$0										
	Environmental Remediation													
G. Moveable Equipment														
1	Office Furniture	130 Seats	\$7,500 /S	\$975,000			\$438,750			\$438,750		\$97,500		
2	Conference/Training /Break Rooms Tables & Chairs	200 Seats	\$5,000 /S	\$1,000,000			\$450,000			\$450,000		\$100,000		
3	Crew Rooms	160 Seats	\$2,500 /S	\$400,000						\$200,000		\$200,000		
H. Professional Fees														
1	Design Fees	7% of D		\$3,633,805		\$661,471.22			\$2,972,333					
I. Contingency														
		10% of D		\$5,191,150	\$0	\$0	\$123,963	\$631,171	\$102,503	\$35,669	\$1,162,061	\$1,542,971	\$1,390,408	\$202,405
J. Administrative Costs														
	Move Cost	Allocation	200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
				\$200,000	\$0	\$0	\$90,000			\$90,000		\$20,000	\$0	
K. Total Project Costs				\$63,861,450	\$450,000	\$661,471	\$1,363,588	\$7,921,631	\$1,127,532	\$3,364,696	\$13,961,416	\$17,072,676	\$15,711,983	\$2,226,457
Capital Expense (E,G,H,J)				\$57,202,645	\$0	\$0	\$1,363,588	\$6,942,881	\$1,127,532	\$392,362	\$12,782,666	\$17,072,676	\$15,294,483	\$2,226,457
Expense (E,G,H,J)				\$6,658,805	\$450,000	\$661,471	\$0	\$978,750	\$0	\$2,972,333	\$1,178,750	\$0	\$417,500	\$0