

PROJECT NAME:

**Midway Village Redevelopment
Predevelopment Budget**

GL Code	Description	FY 17/18	FY 18/19	Total % Budget
1750-0100	Land Cost- Appraisal			\$ -
1750-0401	Title and Escrow-Acquisition			\$ -
1750-0501	Legal Costs-Acquisition		\$ 20,000.00	1%
1750-0110	Demolition			\$ -
1750-0130	Site Improvements - Non GC			\$ -
1750-0141	Gen Contractor-Site Imprvmnts			\$ -
1750-0143	Gen Contractor-Overhd/Profit			\$ -
1750-0151	GC Bond, Insurance			\$ -
1750-0210	Furnishing and Equipment - by Owner (Non GC)			\$ -
1750-0000	HARD COST CONTINGENCY			\$ -
1750-0220	Taxes During Development			
1750-0230	Insurance in Dev Phase		\$ 150,000.00	10%
1750-0240	Permits and Fees-Non-Impact		\$ 25,000.00	2%
1750-0241	Permits and Fees - Impact			
1750-0250	Appraisal Costs			
1750-0255	Market Study			
1750-0270	Utility Bills, Other Misc Basis Costs			
1750-0275	Printing Costs (MPHC)			
1750-0285	Cost Estimator			\$ -
1750-0300	Architectural Contract	\$ 75,000.00	\$ 550,000.00	42%
1750-0302	Architectural Reimbursables		\$ 10,000.00	1%
1750-0303	Architectural: Other			
1750-0306	Architectural: Landscape			
1750-0330	Engineering-Survey		\$ 15,000.00	1%
1750-0331	Engineering-Civil		\$ 75,000.00	5%
1750-0332	Engineering-Geotech./Soils		\$ 15,000.00	1%
1750-0334	Engineering-Envrn Consults	\$ 20,000.00	\$ 250,000.00	18%
1750-0335	Engineering- Misc Other - Joint Trench		\$ 15,000.00	1%
1750-0337	Engineering- Reimbursables		\$ 5,000.00	0%
1750-0339	Engineering- Constr Mgmt		\$ 15,000.00	1%
1750-0341	Engineering- Value Engineering		\$ 30,000.00	2%
1750-0343	Engineering-Waterprf Consult			
1750-0344	Engineering-Structural			
1750-0402	Title and Escrow-Construction Loan			
1750-0403	Title and Escrow-Permanent Loan			
1750-0404	Title and Escrow-Syndication			
1750-0507	Legal Costs-Other (Environmental)	\$ 20,000.00	\$ 50,000.00	5%
1750-0502	Legal Costs-Construction Loan/Syndication			
1750-0502	Legal Costs - GC Contract			
1750-0503	Legal Costs-Permanent Loan			
1750-0504	Legal Costs-Organization			
1750-0530	Syndication-Consultant			
1750-0602	Loan Fees-Construction Loan			
1750-0602	Loan Fees-Construction Loan			
1750-0603	Loan Fees-Permanent Loan			
1750-0605	Loan Fees- Bond Costs			
1750-0620	Interest Cst-Acq/Improvmts			
1750-0621	Interest Cst-Constr Loan - Wells			
1750-0621	Interest Cst-Constr Loan - County			
1750-0630	Tax Credit-Fees			
1750-0730	Relocation Expenses	\$ 5,000.00	\$ 20,000.00	2%
1750-0760	Other Expenses			
1750-0780	Audit Fee			
1750-0001	SOFT COST CONTINGENCY	\$ 10,000.00	\$ 125,000.00	9%
TOTAL		\$ 130,000.00	\$ 1,370,000.00	\$ 1,500,000.00

APPROVED: _____

Jan M. Lindenthal - VP of Real Estate Development