

ATTACHMENT A

7TH & CAMPBELL PRE-CONSTRUCTION BUDGET
28-Apr-20

	TOTAL	PRE-CONSTRUCTION USES		PRE-CONSTRUCTION SOURCES	
				CITY OF OAKLAND	CITY OF OAKLAND LOAN II
DESIGN & ENGINEERING COSTS					
MWA Architects	\$1,194,800	\$800,516	\$240,000	\$560,516	
Landscape Architect	\$86,000	\$57,620	\$15,000	\$42,620	
Structural Engineering	\$184,900	\$123,883	\$35,000	\$88,883	
Geotechnical Engineering	\$36,000	\$24,120	\$9,000	\$15,120	
Civil Engineering	\$44,000	\$29,480	\$13,000	\$16,480	
Electrical Engineering	\$140,000	\$93,800	\$35,000	\$58,800	
Mechanical & Plumbing Engineering	\$214,000	\$143,380	\$40,000	\$103,380	
Low Voltage Engineering	\$25,800	\$17,286		\$17,286	
Lighting Design	\$31,600	\$21,172		\$21,172	
Acoustical Engineering	\$26,600	\$17,822		\$17,822	
Title 24 Consultant	\$10,000	\$6,700		\$6,700	
Green Consultant	\$30,220	\$20,247		\$20,247	
Building Code Consultant	\$5,000	\$5,000		\$5,000	
Fire Code Consultant	\$5,000	\$5,000		\$5,000	
Moisture Protection Consultant	\$55,000	\$36,850		\$36,850	
CheckSet - Plan Review	\$30,000	\$30,000		\$30,000	
Phase I/II	\$30,000	\$30,000		\$30,000	
Appraisal	\$10,000	\$10,000	\$10,000	\$0	
Fitzmaurice Predevelopment Fees	\$128,320	\$100,000		\$100,000	
TOTAL DESIGN & ENGINEERING COSTS	\$2,287,240	\$1,572,876	\$397,000	\$1,175,876	
FUNDING COSTS					
Tax Credit/CDLAC Applications	\$10,000	\$10,000	\$10,000		
Tax Credit Reservation Fees	\$95,000	\$95,000		\$95,000	
Construction/Perm Lender Fees	\$30,000	\$30,000		\$30,000	
TOTAL FUNDING COSTS	\$135,000	\$135,000	\$10,000	\$125,000	
PROJECT MANAGEMENT COSTS					
Project Management	12 7500 \$90,000	\$90,000	\$90,000	\$0	
Financial Consultant	6 5000 \$0	\$0		\$0	
NEPA Consultant + Costs	\$65,000	\$65,000	\$50,000	\$15,000	
Printing & Repro	\$25,000	\$25,000	\$25,000		
TOTAL PROJECT MANAGEMENT COSTS	\$180,000	\$180,000	\$165,000	\$15,000	
UTILITIES DESIGN COSTS					
PG&E Engineering Fees	\$5,000	\$5,000	\$5,000		
EBMUD Engineering Fees	\$5,000	\$5,000	\$5,000		
TOTAL UTILITIES DESIGN COSTS	\$10,000	\$10,000	\$10,000		
PERMIT COSTS					
Plancheck Fees	100 1630 \$163,000	\$163,000		\$163,000	
TOTAL PERMIT COSTS	\$163,000	\$163,000		\$163,000	
LEGAL COSTS					
Partnership Costs	\$50,000	\$33,000	\$33,000	\$0	
Tax Credit Syndication	\$50,000	\$20,000		\$20,000	
Tax Exempt Bond	\$75,000	\$25,000		\$25,000	
TOTAL LEGAL COSTS	\$175,000	\$78,000	\$33,000	\$45,000	
PROPERTY CARRYING COSTS					
Property Insurance	\$5,000	\$5,000	\$5,000	\$0	
Utilities	\$6,000	\$6,000	\$5,000	\$1,000	
Site Security	\$6,000	\$6,000	\$5,000	\$1,000	
TOTAL PROPERTY CARRYING COSTS	\$17,000	\$17,000	\$15,000	\$2,000	
SUBTOTAL COSTS	\$2,607,240	\$2,155,876	\$630,000	\$1,525,876	
Contingency	5% \$130,362	\$44,124	\$20,000	\$24,124	
GRAND TOTAL COSTS	\$2,737,602	\$2,200,000	\$650,000	\$1,550,000	