

# TRIBUTARY AREA AND PARK IMPROVEMENT COSTS

REVISION: MAY 10, 2016

	[A] ORIGINAL CITY ESCROW [1]	CONTRACT AMOUNT	AMOUNT PAID AS OF 3/31/16	COST TO COMPLETE [2]	[B] REVISED CITY BUDGET	[B] - [A] INCREASE / (DECREASE)
<b>EROSION CONTROL</b>	\$6,469.00	\$1,490.00	\$1,207.60	\$282.40	\$1,490.00	(\$4,979.00)
<b>EARTHWORK</b>	\$89,581.00	\$88,068.54	\$60,543.54	\$27,525.00	\$88,068.54	(\$1,512.46)
<b>PAVING</b>	\$53,637.00	\$132,235.00	\$0.00	\$132,173.65	\$132,173.65	\$78,536.65
<b>WET UTILITIES (WATER, DRAINAGE)</b>						
WATER	\$14,091.00	\$17,664.80	\$15,898.32	\$1,766.48	\$17,664.80	\$3,573.80
DRAINAGE	\$196,580.00	\$277,189.60	\$213,795.90	\$63,393.70	\$277,189.60	\$80,609.60
<b>LANDSCAPE, RESTORATION &amp; AMENITIES</b>						
GABION WALL (SOUTHERN)		\$0.00	\$0.00	\$0.00	\$0.00	
ROCK VENEER NORTH & SOUTH CULVERT WALLS		\$29,875.48	\$0.00	\$29,875.48 [3]	\$29,875.48	
TRIBUTARY STREAMBANK STABILIZATION		\$0.00	\$0.00	\$0.00	\$0.00	
LANDSCAPE DESIGN		\$7,500.00	\$0.00	\$7,500.00 [4]	\$7,500.00	
LANDSCAPE + IRRIGATION (CULVERT CROSSING)		\$18,850.00	\$0.00	\$18,850.00	\$18,850.00	
LANDSCAPE CONSTRUCTION (FUNDED W/ DEVELOPER FEES)		\$0.00	\$0.00	\$0.00 [5]	\$0.00	
TOTAL LANDSCAPE, RESTORATION & AMENITIES	\$430,000.00	\$56,225.48	\$0.00	\$56,225.48	\$56,225.48	(\$373,774.52)
<b>FEES</b>						
ENGINEERING/SURVEYING/404 PERMITTING	\$119,500.00	\$134,500.00	\$128,937.50	\$5,562.50	\$134,500.00	\$15,000.00
GEOTECHNICAL STUDY / MATERIALS TESTING	\$5,000.00	\$4,702.50	\$0.00	\$4,702.50	\$4,702.50	(\$297.50)
CITY INSPECTION FEES	\$10,572.00	\$18,989.04	\$18,989.04	\$0.00 [5]	\$18,989.04	\$8,417.04
CONTINGENCY (10%)	\$79,036.00	\$43,787.48	\$42,523.70	\$1,263.78 [6]	\$43,787.48	(\$35,248.52)
<b>SUBTOTAL</b>	<b>\$1,004,466.00</b>	<b>\$774,852.44</b>	<b>\$481,895.60</b>	<b>\$292,895.49</b>	<b>\$774,791.09</b>	<b>(\$229,674.91)</b>
<b>TRIBUTARY PARK (CITY FUNDED)</b>						
GRADING ALLOWANCE		\$11,000.00	\$0.00	\$11,000.00	\$11,000.00	
8' BIKE TRAIL - KIRIN ROAD EDGE		\$29,364.00	\$0.00	\$29,364.00	\$29,364.00	
STREET TREES (approx. 72 trees, 30' O.C)		\$35,313.44	\$0.00	\$35,313.44	\$35,313.44	
5' SIDEWALK (3,000 SF)		\$19,422.00	\$0.00	\$19,422.00	\$19,422.00	
8' BIKE TRAIL - LOTUS STREET EDGE		\$14,682.00	\$0.00	\$14,682.00	\$14,682.00	
ELECTRICAL ALLOWANCE		\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	
WATER TAP (2 INCH) ALLOWANCE		\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	
LANDSCAPE AND IRRIGATION (297,600 SF)		\$70,626.88	\$0.00	\$70,626.88	\$70,626.88	
MANAGEMENT FEE (NFACo)		\$15,500.00	\$0.00	\$15,500.00	\$15,500.00	
CONTINGENCY (10%)		\$28,182.00	\$0.00	\$28,182.00	\$28,182.00	
SUBTOTAL TRIBUTARY PARK	\$0.00	\$234,090.32	\$0.00	\$234,090.32 [7]	\$234,090.32	\$234,090.32
<b>TOTAL PROJECT COST</b>	<b>\$1,004,466.00</b>	<b>\$1,008,942.76</b>	<b>\$481,895.60</b>	<b>\$526,985.81</b>	<b>\$1,008,881.41</b>	<b>\$4,415.41</b>

**NOTE:**

[1] Based on Development Agreement executed 12/18/13.

[2] Based on bid results received August 24, 2015. Contracts executed 11/19/15.

[3] Cost of rock fascia and railing as shown in concept plan.

[4] See TBG proposal dated 8/19/15. See NFA proposal dated 9/15/15.

[5] Assumes City will eliminate inspection fees.

[6] 10% of project hard costs.

[7] City funded landscape and irrigation costs per concept plan attached.