

NJB Project

ARCHITECTURAL & ENGINEERING

Basic A & E		3,140,000
Additional Services		150,000
Engineering		602,000
Other Consultants		221,000
Reimbursables		100,000
Testing Inspection Soils Survey		259,000
	TOTAL A & E	4,472,000

CONSTRUCTION COSTS

	Office Shell Costs	70,976,000	
	Site Costs		
	Garage Costs	17,250,000	
			88,226,000
Shell & Core			
Change Order Allowance	1,700,000		1,700,000
Owner Contingency	1,320,000		1,320,000
Tunnel Change Order Allowance			
Permits	400,000		400,000
MUP	25,000		25,000
Landscaping	75,000		75,000
Utility Hook-ups	50,000		50,000
F F & E	75,000		75,000
Sales Tax	7,927,000		7,927,000
	TOTAL CONSTRUCTION COSTS	99,798,000	99,798,000

TENANT COSTS

Tenant Improvements	22,339,000		
T. I. Future	21,494,000		
Tenant Construction Costs			43,833,000
Tenant Design & Eng.			2,694,000
Total Tenant Construction			46,527,000
Tenant Design Contingency	11,500,000		11,500,000
Retail Tenant Allowance	896,000		896,000
	TOTAL TENANT COSTS		58,923,000

TOTAL MISCELLANEOUS

1,634,000

PROJECT ADMINISTRATION

Developer's Fee	5,014,000		
Developer's Overhead	1,691,000		
	TOTAL PROJECT ADMIN		6,705,000

CONTINGENCY

5,103,000

TOTAL COSTS

176,635,000

Below the Line

Art Costs	897,000		
KC Administration	704,400		
	TOTAL KC BELOW THE LINE COSTS		1,601,400

TOTAL PROJECT COSTS

178,236,400

less Amount Available from Existing Project (73,500,000)

Balance to Budget before Transactions and Interim Financing 104,736,400

Estimated transaction costs including period interest 13.0% \$13,611,541

total to finance \$118,347,941

Period of interest 26.50 years
4.6% rate

annual payment 7,818,206

RSF 295,340

annual RSF charge \$26.50