

Development Outflows (by Date)

Infrastructure Costs	Original Project Estimates (Prior to Bid) ¹			Original Project Costs (Post Bid)	Final Project Costs ³			
	TID Portion	Owner	Development Budget (B)	Original Project Costs	Forecasted Project Costs (A) ⁵	Variance (A-B)	Owner Portion	TID Portion
Sanitary Sewer	782,266		782,266	1,264,467	1,264,467			
Added for support ("bridge lift") of piping through landfill areas					245,000			
Added approx. 1,000' piping (13%) from initial plans to bid set					91,000			
Add for cost increase of changing to more expensive piping (SDR-35 to SDR-26)					55,000			
Added for stone maintenance roads Added					50,000			
Misc./other ⁹					-81,333			
Total - Sanitary Sewer	782,266	0	782,266	1,264,467	1,624,134	841,868	0	841,868
Storm Sewer	2,564,027		2,564,027	3,775,816	3,775,816			
Added approx. 300' of main line storm sewer north of Rawson & doubled pipe sizes					800,000			
Added storm sewer & increased sizing by 33%					200,000			
Added for support ("bridge lift") of piping through landfill areas					250,000			
Added for Additional cut/fills storm grading (mainly north pond)					240,000			
Added for material backfill change					200,000			
Additional temporary storm piping					210,000			
Additional temporary storm grading/ponds/erosion control (mainly temp pond north of Rawson)					160,000			
Misc./other ⁹					-697,177			
Total - Storm Sewer	2,564,027	0	2,564,027	3,775,816	5,138,639	2,574,612	0	2,574,612
Water	1,011,124		1,011,124	1,415,495	1,415,495			
Change to more expensive pipe (ductile iron) through landfill areas required by DNR					436,000			
Add for public water main/loop around indoor training building & piping changes					80,000			
Added for support ("bridge lift") of piping through landfill areas					80,000			
Add for jack/bore under Hwy 36 in lieu of directional drill, actual cost yet TBD					65,000			
Add for looping water main under Rawson Ave. (open cut, road repairs in offsite street costs)					75,000			
Misc./other ⁹					-115,740			
Total - Water	1,011,124	0	1,011,124	1,415,495	2,035,755	1,024,631	0	1,024,631
Streets	5,157,399		5,157,399	4,772,184	4,772,184			
Add for asphalt & concrete curb/sidewalk changes, changes in quantities & cross-sections					430,000			
Add for offsite improvements in areas required by DOT post-TIA completion					400,000			
Add for change to more expensive asphalt					87,000			
Add for additional underdrains at curb lines					130,000			
Add for support ("bridge lifts") over landfill areas					140,000			
Add for additional retaining walls					100,000			
Add for additional lighting requirements					153,000			
Add for additional trees					55,000			
Utility Costs		427,500	427,500					
Misc./other ⁹					-1,082,584			
Total - Streets	5,157,399	427,500	5,584,899	4,772,184	5,184,600	-400,299	0	-400,299
Shared Parking	1,930,196		1,930,196	2,295,800	2,295,800			
Add for asphalt & concrete curb/sidewalk changes, increase in quantities					175,000			
Misc./other ⁹					-9,528			
Total - Shared Parking	1,930,196	0	1,930,196	2,295,800	2,461,272	531,076	0	531,076
County Methane Collection System	3,887,300		3,887,300	192,000	263,014			
Add for passive methane venting required by DNR					3,096,750			
Total - County Methane Collection System	3,887,300	0	3,887,300	192,000	3,359,764	-527,536	0	-527,536
Relocate Methane Transfer Line	458,000		458,000		342,500			
Total - Relocate Methane Transfer Line	458,000	0	458,000	0	342,500	-115,500	0	-115,000
Excavate Unsuitable Soils	2,602,500		2,602,500	1,441,591	1,441,591			
Add for additional quantities					1,540,942			
Total - Excavate Unsuitable Soils	2,602,500	0	2,602,500	1,441,591	2,982,533	380,033	0	380,033
Combined Costs (Oak Leaf Trail, Sound/Light Modifications, Privacy Berms)								
Oak Leaf Trail	145,000		145,000	164,065	164,065			
Sound & Light Modifications	100,000		100,000	100,000	100,000			
Privacy Berms	920,000		920,000	547,340	547,340			
Total - Combined Costs (Oak Leaf Trail, Sound/Light Modifications, Privacy Berms, TIF Admin)	1,165,000	0	1,165,000	811,405	811,405	-353,595	0	-353,595
Other Costs (GC Fees/General Conditions/Contingency/TIF Admin)	2,933,672	55,464	2,989,136	1,448,278	1,804,486	-1,184,650	-979,398	-205,252
Remainder of Site Development Work		524,582	524,582	549,582	1,412,256	887,674	710,139	177,535
TIF Creation & Administration	30,000		30,000		30,000	0	0	0
Landfill Costs				3,594,250		0	0	0
Utility Costs				1,045,000	1,257,523	1,257,523	1,006,018	251,505
Engineering Costs				1,295,827	2,096,305	2,096,305	1,677,044	419,261
Legal/Professional Costs				2,031,950	2,331,304	2,331,304	1,865,043	466,261
Misc./other ⁹		395,000	395,000	1,319,506	1,319,506	924,506	739,605	184,901
Total - Other Costs (GC Fees/General Conditions/Contingency/TIF Admin)	2,963,672	975,046	3,938,718	11,284,393	10,251,380	6,312,662	5,018,452	1,294,210
Total - Infrastructure Costs	22,521,484	1,402,546	23,924,030	27,253,151	34,191,982	10,267,952	5,018,452	5,250,000
Land Acquisition Costs ⁶	0	4,496,327	4,496,327	4,496,327	4,527,519	31,192	31,192	0
Pre-Development Costs ⁷	0	2,441,251	2,441,251	2,441,251	2,441,251	0	0	0
Construction Outlay (Prior to Financing) ⁸	0	0	0	0	133,192	133,192	133,192	0
Total Development Costs	22,521,484	8,340,124	30,861,608	34,190,729	41,293,944	10,432,336	5,182,836	5,250,000

Footnotes

- 1 Original Project Estimate - these are the pre-bid estimated values for each line item
- 2 Original Project Costs - these are the adjusted values after project line items went for public bid
- 3 Final Project Costs - these are the adjusted values after all changes and unknown factors are encountered
- 4 TID - these values include an allocation of soft costs (i.e. engineering, legal, etc.)
- 5 Forecasted Project Values - these values do NOT include an allocation of soft costs. Those line items are included below in "Other Costs"
- 6 Land Acquisition Costs - all costs associated with the purchase, operation and maintenance of project land
- 7 Pre-Development Costs - all costs associated with the development of the various projects (i.e. apartments, senior living, stadium, etc.)
- 8 Construction Outlay (Prior to Financing) - all construction costs incurred prior to procurement of financing
- 9 Misc./other - to reconcile between differences in reporting methods