

Palace Theatre - Project Estimate Detail

	Current Estimates/Bids	Notes
Property Acquisition		
Filing/Recording Fees	\$ 5,000	
Land/Property Acquisition	\$ 325,000	
Legal Fees	\$ 65,000	External counsel
Operations Consultant	\$ 10,000	CSL & Consultant
Survey/Easement Work	\$ 35,000	Estimate for additional survey work
Utility Connections		\$25k included in Construction Cost
Subtotal	\$ 440,000	
Design Fees		
Acoustical Design/AV Consultant	\$ 25,000	
Architectural Design	\$ 692,887	Oertel Contract - Includes M/E/S/P
Civil Design	\$ -	Not Included
Interior Design	\$ -	Incl. above
Landscape Design	\$ -	Not Included
Lighting/Theatrical Design	\$ -	Incl. above
Mechanical/Electrical Design	\$ -	Incl. above
Structural Design	\$ -	Incl. above
Arch. Reimbursables	\$ -	
Subtotal	\$ 717,887	
Consultant Fees		
SAC/WAC Fees	\$ 67,773	Based on 1 SAC/110 seats, if "auditorium" not "theater"
Abatement/Hazardous Materials	\$ 208,714	Bids for abatement and demolition plus pre-construction work
Building Envelope Consultant	\$ -	Included in design fees
Commissioning Consultant	\$ 15,000	Estimate
Construction Materials/Inspections Testing	\$ 70,000	Estimate
Environmental Consultant	\$ 44,810	Braun Proposal
Project Management Fees	\$ 271,500	NTH Contract and predevelopment work
Sustainability Consultant(s)	\$ -	Included in design fees
Internal City Staff Time	\$ -	Not previously included
Administrative Fees	\$ -	8-80 Administration
Title Company	\$ 3,750	First American Draw Processings (May '15 - Nov. '16)
Subtotal	\$ 681,547	
Construction		
Bid Pack 1	\$ 979,032	
Bid Pack 2	\$ 1,288,140	
Bid Pack 3	\$ 4,434,632	
Bid Pack 4	\$ 2,031,723	
Relocated Restrooms	\$ 300,000	
Added Mezzanine POS locations	\$ 100,000	
Construction Costs	\$ 9,133,527	
Permit Fees	\$ 106,878	McGough Estimate
Builder's Risk & Deductibles	\$ -	
Performance/Payment Bonds	\$ -	
Subcontractor Default Insurance	\$ -	McGough Estimate
Pre-Construction Services	\$ 156,497	McGough CM Proposal

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General Liability Insurance	\$ 92,312	
Design Contingency	\$ -	
Sustainable Building Costs	\$ -	Included in construction
Soils Testing	\$ -	Not Included
Construction Contingency	\$ 1,000,000	
Construction General Conditions	\$ 723,449	
Construction Fee	\$ 290,000	McGough CM Proposal
Subtotal	\$ 11,502,663	

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FF&E Costs		
Artwork/Branding	\$ 137,003	2% of construction cost - 1% for Arts Requirement
AV Equipment		By Operator (sound + lights)
Furniture	\$ 40,000	
Hospitality/Bar Equipment/Cooler	\$ 300,000	Allowance
Misc. FF&E	\$ 15,000	Waste receptacles, etc.
Phone/Data Cabling	\$ 50,000	
Phone/Data Equipment	\$ 75,000	
POS Systems		By Operator
Rigging	\$ 145,000	Estimate
Security	\$ 25,000	Reduced scope
Signage	\$ 50,000	Interior and Exterior restoration
Stage Equipment	\$ 35,000	Curtains, etc.
Theatrical Lighting		By Operator
FF&E Contingency	\$ 33,190	
Subtotal	\$ 905,193	
Misc. Costs		
Finance Costs		N/A
PR/Marketing	\$ 10,000	PR/Presentations
Event Costs	\$ 10,000	Grand Opening, etc.
Subtotal	\$ 20,000	
Subtotal	\$ 14,267,290	
Project/Bid Contingency	\$ 392,710	Used for bid overages and cost overruns
Escalation		Escalation included in costs above
Grand Total	\$ 14,660,000	
Cost Savings Options	\$ -	
Projected Budget	\$ 14,660,000	
Total Project Budget	\$ 14,660,000	
Total Contingency Amount	\$ 1,425,900	
Total Contingency Percentage	11%	