



City of Ketchum

November 18, 2024

Joint Meeting of City Council and Ketchum Urban Renewal Agency

RECOMMENDATION TO PROVIDE DIRECTION ON PUBLIC PARKING OPTIONS, COSTS AND FUNDING OPTIONS WITHIN THE FIRST AND WASHINGTON PROJECT

Introduction

This report provides the following information to assist the City Council and KURA in the decision to include and fund public parking within the First + Washington workforce housing project:

- Background and analysis conducted in Spring 2023 for public parking in proposed project
- Updated public parking options and costs
- Options for funding public parking and available KURA funding
- Potential operational measures for implementation

As presented in this report, there are several public parking and funding options that could be incorporated into the First + Washington workforce housing project. At this juncture, staff requests the City Council and KURA decide if public parking should be included in the project, if so, the preferred option, and the approach to funding. If there is support to include and fund public parking, staff will return with additional details. If there is no support, the project will proceed without public parking.

Background

Prior to issuing a request for proposals to develop the First and Washington site for workforce housing, the KURA conducted public outreach with surrounding stakeholders and the community to gather public input on the three project goals and to identify any issues of concern. The community and stakeholders supported the three goals for the project:

- **Goal 1.** Provide local, affordable workforce housing downtown, particularly for professionals and those essential to a strong, diverse downtown economy.
- **Goal 2.** Provide structured public parking in anticipation of long-term downtown growth and development.
- **Goal 3.** Provide active ground floor opportunities to maintain the vibrancy of downtown.

During the public engagement stakeholders and the public were concerned about the impact the development would have on parking downtown and supported the potential for sub-grade public parking that would help offset the development and maintain public parking in the area. In recognition of the public outreach, the RFP identified the three goals that any future project must meet.

2023 Public Parking Options

After the development team was selected, KURA hired Desman Parking Consultants and Parking Garage Design to identify different public parking configurations for consideration by the Board. The site dimensions are challenging. The width and length of the site is not conducive to the development of a functionally efficient and cost-effective parking garage. An efficient structure typically consists of 350-370 square feet per parking space. The parking options identified for this site ranged from 482-487 square feet per space. However, this is a typical site in Ketchum and one of the largest sites available for public parking. Parking is possible but the cost is higher because there is insufficient area for efficient vehicle ramps and parking spaces.

Seven parking options/configurations were identified. The cost for each option was prepared by McAlvain Contractors, one of the project contractors working with the Wood River Community Housing Trust. The footprint for the above grade and below grade parking options stayed within the site property lines. Attachment A provides the 2023 parking options/configurations and cost estimates.

In all the structured parking options, the parking on site would be shared parking between the public and residential users without dedicated residential parking. To facilitate this arrangement, the parking would be managed by either the KURA or the city. All the parking would be public parking and available on a first come first served basis. No priority, special privilege or reduced rate could be given to the residents of the development.

Of the seven options/configurations, two options, options 3 and 3A (3-1 level at grade, 2 levels below grade, 3A-1 level at grade, 1 level below grade) met the KURA goals for the project. Those options provided 93 and 54 parking spaces, respectively.

In April 2023, the KURA and City Council held a joint meeting to discuss the parking proposals and options for financing. At that time, KURA had borrowing capacity between \$4.5- \$5.0 million and a cash contribution of \$4.0 million for a total KURA contribution of \$8.5-\$9.0 million. The KURA and City Council determined the cost of a parking structure was too high in light of the number of parking spaces provided.

Revisiting Public Parking in the First + Washington Workforce Project

KURA hosted a public open house in August 2024 to gather community feedback on the proposed workforce housing project design. At that meeting, options were presented to address public and employee parking concerns expressed by the community. The following options were presented for community feedback:

- Lease or purchase property in downtown core for public or employee parking
- Implement a free public valet service on Main Street. Free valet stations could be located on Main Street for easy access to businesses
- Designate easily accessible street parking areas for late night employees
- Establish a parking permit program that requires residents without parking who live in the First + Washington project to park on designated streets that do not impact customer parking for businesses
- Re-evaluate the inclusion of public parking as part of the First + Washington project
- Based on resident parking demand, allow the public to use First + Washington parking during the day

The feedback from the meeting overwhelmingly supported re-evaluating inclusion of public parking in the First + Washington project. After the public meeting, the KURA, development team and city staff moved forward with a new study and cost estimates that could incorporate public parking within the First + Washington project.

The 2024 analysis differs from the 2023 analysis in the following ways:

- The below grade footprint of the parking structure is expanded to the centerline of surrounding streets, First Street, Washington Avenue, and Second Street. In one option, the below grade footprint is expanded beyond the street centerlines and all the way across the street to the opposite curb. This change helps improve the efficiency of the garage and increase the number of parking spaces.
- Cost estimates have been developed by two contractors, Conrad Brothers and McAlvain Construction.
- Desman Parking and Garage Design Consultants prepared 5 potential options. A peer review of the Desman options was conducted by KPFF Engineers, and a sixth option was identified.
- Five options eliminated the Washington Blvd commercial square footage and used the ground floor for parking.

Attachment B provides design details and cost estimates for the 2024 proposed options. The following summarizes the six options presented for consideration:

	Proposed Project	Desman					KPFF
	Original	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
	One level of parking at grade for residents	One level of parking at grade, one level parking below grade	One level of parking at grade, one level below grade	One level of parking at grade, two levels below grade	One level of parking at grade, one level below grade, one level above grade	One level of parking at grade, one level below grade extending to curb line	One level of parking at grade, two levels below grade
Units	66	66	66	66	43	66	66
Stalls at Grade	44	28	28	28	32	51	0
Below Grade Stalls		76	77	157	122	143	195
Total Stall Count	44	104	105	185	154	194	195
Compact Stall Count	0	8	11	20	24	7	0
Compact Stall Percentage	0%	8%	10%	11%	16%	4%	0%
Garage SF	N/A	49,920	49,920	83,265	69,215	75,755	65,618
Efficiency	N/A	480	475	450	449	390	337
Floor-to-floor height	N/A	10'-6"	10'-6"	10'-6"	10'-6"	10'6"	9'-6"
Parking Clearance	N/A	8'-6"	8'-6"	8'-6"	8'-6"	8'6"	7'-6"
Retail SF	3425	0	0	0	0	0	3000
Lobby/Amenity SF	1494	2200	1900	2100	0	0	2000
Total Construction Cost		\$12,200,000	\$12,600,000	\$19,600,000	\$17,300,000	\$22,510,518	\$19,600,000
Soft Cost Estimate		\$2,896,000	\$2,989,000	\$4,649,000	\$4,103,000	\$5,402,524	\$4,649,000
Total Cost		\$15,096,000	\$15,589,000	\$24,249,000	\$21,403,000	\$27,913,042	\$24,249,000
Public \$/stall		\$145,154	\$148,467	\$131,076	\$138,981	\$143,882	\$124,354

The cost estimates are based on preliminary plans and would be refined as construction plans are developed. When evaluating the options, the KPFF option 6 provides the greatest number of spaces at the lowest cost per space. The efficiency is 337 square feet per space, in line with the typical 350-370 square feet per space for public parking garages. In addition, this option preserves the commercial and lobby amenity on the ground floor of the project. Option 5, which involves excavating to the curb line of the adjacent street, involves significant unknowns related to relocation of utilities, potential shoring of buildings fronting the streets and significant street closures.

Financing Option

The estimated cost of Option 6 is \$24 million. Financing options assumed the cost of a structure at \$21 million. In the event the Council and KURA support this level of expenditure, staff will work with the development team to value engineer the structure cost. A \$21 million structure could be financed by the city issuing a Certificate of

Participation (COP) and establishment of a Local Improvement District (LID) in addition to a KURA financial commitment. A COP is a method of funding used by government agencies for construction of public facilities. It consists of lease financing to offset the debt payment for the public facility. A COP does not require voter approval. An LID can be created by the city for the purpose of constructing and financing the cost and expense of improvements within the designated district. Properties within an LID are assessed to fund the public improvement.

Using the COP and LID approach to financing, the following summarizes the parking structure financing plan:

- KURA cash contribution of \$4.0 million
- \$8.5 million Certificate of Participation issued by the City of Ketchum with a 20-year term.
- City leases the structure to KURA and KURA pays the \$639k annual debt service until 2030.
- After 2030, City pays debt service using projected tax increment revenue returning to city after KURA district expires.
- Local Improvement District (LID) is established and issues \$8.5m in debt for a 15-year period.
- LID funds \$778k annually with debt service for 15 years.

As illustrated in Table 1, the LID concept could consist of two zones with different assessment rates.



Zone 1 properties would be assessed \$0.29 per square feet and Zone 2 properties would be assessed \$0.14 per square feet. Table 2 provides an example of the annual cost for properties in the two zones.

	Square Feet	Cost per Sq Ft	LID Annual Cost
Sawtooth Club	2755.79	0.29 \$	797.02
Chapter One	527.59	0.29 \$	152.59
Village Market	26664.91	0.29 \$	7,711.95
Wells Fargo Bank	10937.42	0.14 \$	1,581.65
Gather Yoga Studio	5496.33	0.14 \$	794.82

Available KURA Funding

Attachment C and Attachment D provide projected KURA revenue available for capital projects and identifies the list of potential projects KURA has targeted for funding. Currently, the KURA has committed \$820,000 for Bluebird infrastructure, \$7.0 million towards First + Washington infrastructure, and \$500,000 towards plans for First + Washinton. The funds for the plans would be reimbursed once the project obtains entitlements. Attachment E illustrates the availability of funding should the KURA provide \$4.0 million towards the parking structure and pay the debt service until 2030. With the KURA contribution, no funds will be available for capital projects such as sidewalks or other workforce housing infrastructure for four years, until FY29. Funds could be available for capital projects in FY29 and FY30. As shown in Attachment E, in FY28, there is a projected funding deficit. The KURA budget along with debit service and payments would be structured to resolve the projected deficit.

Alternative Parking Mitigation Measures

In the event the City Council and KURA decide inclusion of public parking in the First + Washinton project is not financially feasible, staff will pursue other operational mitigation measures such as those identified at the KURA public open house. Measures to be explored include but are not limited to:

- Identify properties in downtown core available for public or employee parking
- Explore free public valet service on Main Street. Free valet stations could be located on Main Street for easy access to businesses
- Designate easily accessible street parking areas for late night employees
- Establish a parking permit program that requires residents without parking who live in the First + Washington project to park on designated streets that do not impact customer parking for businesses
- Based on resident parking demand, allow the public to use First + Washington parking during the day
- Continue funding and installing missing and new sidewalks and lighting to improve pedestrian safety

Conclusion

- The site at First and Washington is constrained resulting in an inefficient below or above grade parking structure. While a structure can be constructed, the cost of a structure is significant because of the site size and dimensions. However, the site reflects the dimensions of a standard city block in Ketchum and is one of largest sites available in the downtown area.
- In 2023 seven parking options and related costs were explored and in 2024, six new options with costs are identified. The most cost-effective option provides 195 parking spaces at an estimated construction cost of \$24.2 million. This translates into \$124,126 per space.
- Financing can consist of a combination of KURA funding, city issuance of a certificate of participation and creation of a local improvement district to fund the parking structure.
- If the city council and KURA determine a parking structure at this location is not financially feasible, staff will pursue operational parking mitigation measures.

Recommendation

Staff recommends the city council and KURA provide direction on the following:

- Evaluate the 2024 parking structure options and determine if public parking should be included in the First + Washington project.
- If parking should be included, provide direction on the preferred parking option.
- Provide direction on the proposed financing options.

Attachments:

Attachment A: 2023 Parking Structure Options and Cost Estimates

Attachment B: 2024 Parking Structure Options and Cost Estimates

Attachment C: KURA Revenue Projections FY25-30

Attachment D: KURA approved Capital Improvement Projects

Attachment E: Funding for KURA Capital Improvements with Parking Structure Contribution

Attachment A

March/April 2023 Parking Options

Option	Number of Spaces	Number of Parking Levels	Number of Residential Levels	Cost Estimate	Cost Per Space
Option 1	93	2 levels above grade, 1 level at grade	1 level	\$10,548,868	\$113,428
Option 1A	54	1 level above grade, 1 level at grade	2 levels	\$7,698,868	\$142,571
Option 2	93	1 level above grade, 1 level at grade, 1 level below grade	2 levels	\$12,349,096	\$132,785
Option 3	93	1 level at grade, 2 levels below grade	3 levels	\$13,568,747	\$145,900
Option 3A	54	1 level at grade, one level below grade	3 levels	\$9,448,868	\$174,979
Option 4	31	1 level at grade	3 levels	\$4,898,868	\$158,028
Option 4A	49-17 public spaces, 32 dedicated residential spaces	1 level at grade	3 levels	\$4,898,868	\$288,168

MOMORANDUM

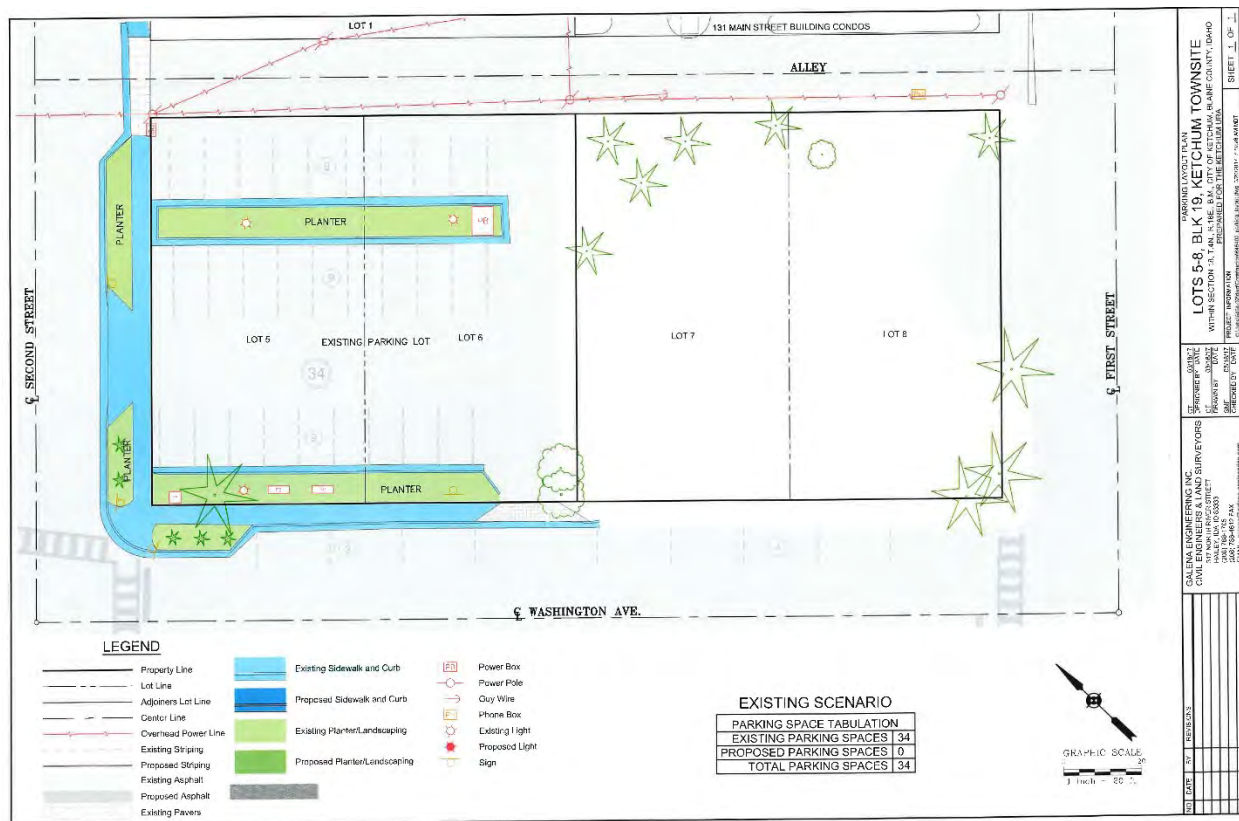
TO: Suzanne Frick, KURA Executive Director

FROM: Scot Martin, DESMAN Senior Planner

RE: First & Washington Parking Garage Concept Plans

DATE: March 9, 2023

DESMAN has been hired by the Ketchum Urban Renewal Authority (KURA) to develop concept plans for a proposed parking garage to be located at First Street and Washington Avenue in downtown Ketchum. The site for the proposed garage is currently a parking lot with approximately 60 spaces (Lots 5, 6, 7 and 8). The site is approximately 100' wide and 220' long. Refer to the site/survey plan from Galena Engineering Inc. below.



Given setback requirements, the maximum building footprint is 92' x 210'. The width of the site is not conducive to the development of a functionally efficient and cost-effective parking garage at this location. Currently envisioned is ground floor commercial space with limited parking, up to two full levels of parking and residential development below the parking and/or commercial development. The maximum building height is 52 feet.

The original concepts for the site developed by Pivot North Architects are Options A and B. Option A provides one level of surface parking with 44 parking spaces and retail/commercial, a bike room, lobby/amenity space and trash/mechanical on the ground level with three floors of residential above with a combination of studio, one- and two-bedroom deed restricted units. Option B contains the same amenities on the ground level with 20 parking spaces and a speed ramp down to two levels of below-grade containing 71 parking spaces. KURA has requested that DESMAN develop the following six concepts for the site:

1. Commercial space with limited parking on the ground level with one and two levels of parking above, and deed-restricted housing above the parking (Options 1 and 1A).
2. Commercial space with limited parking on the ground level with one level of parking below grade and one level of parking above the commercial space, and deed-restricted housing above the upper level of parking (Option 2).
3. Commercial space with limited parking on the ground level with one level or two levels of below-grade parking with deed-restricted housing above the commercial space (Option 3).
4. Surface parking with commercial space on the ground level with deed-restricted housing above (Option 4).

Following are the concept plans developed by DESMAN for the purpose of preliminary pricing and a KURA Board decision on which option, if any, to further pursue based on the feasibility of the parking and its anticipated cost. **Option 1** provides 93 parking space on three levels, all above grade, with one floor of residential above the parking. **Option 1A** provides 54 parking spaces on two levels, all above grade, with two floors of residential above the parking.

Option 2 provides 93 parking space on three levels with one level below grade, one level at grade with commercial space, and one level above grade, and two floors of residential development above the upper level of parking.

Option 3 provides 93 parking spaces on three levels with limited parking and commercial space on the ground level, two levels of below-grade parking, and three floors of residential above the commercial space and limited parking on the ground level. **Option 3A** provides 54 parking spaces with limited parking and commercial space on the ground level, one level of below-grade parking, and three floors of residential above the commercial space and parking on the ground level.

Option 4 provides 31 surface parking spaces and commercial/other space at grade with three floors residential above the commercial/other space. The elimination of the ramps to access the parking below and above the grade levels allows for more parking in a tandem layout. Tandem parking is generally suitable for residential parking only.

Vehicle ingress/egress is from Washington Avenue and the alley for Options 1, 1A, 3, 3A and 4. Vehicle ingress/egress is from Washington Avenue and Second Street for Option 2. The alley access is not feasible with this option given the location of the ramp down to the lower parking level(s). There are two code-required stairs and one elevator provided with each option. Short-span column spacing is assumed for each of the options based on supporting the residential development above with heavier loads. The footprints of the full parking levels (B2, B1, 2 and 3) vary slightly. The above-grade levels are 92'-0" x 204'-4" with eight-inch spandrels. The below-grade levels are 92'-8" x 205'-0" with 12-inch walls. The square footage of the full parking levels is approximately 18,798 square feet and 18,997 square feet, respectively. The parking efficiency for 39 spaces per level is 482 square feet per space and 487 square feet per space,

respectively. An efficient parking garage layout with short-span column spacing is typically in the range of 350 to 375 square feet per space.

The grade-level parking and circulation on Options 1, 1A, 2, 3 and 3A measure approximately 7,412 square feet. Given only 15 spaces on this level the parking efficiency is 494 square feet per space. The grade-level parking and circulation on Option 4 measures approximately 11,370 square feet. Given 31 spaces on this level the parking efficiency is 367 square feet per space. The tandem parking improves the parking efficiency for this option. The total commercial space provided in Options 1, 1A, 2, 3 and 3A is 5,000 square feet. The total commercial/other space provided in Option 4 is 6,800 square feet. The depth of some of this space may not be conducive to commercial development and the space could represent more viable bicycle parking, storage space, trash, mechanical/electrical or another unspecified use.

Parking and circulation dimensions are indicated on the concept plans. The end-bay drive aisles are slightly wider than the standard 24'-0" drive aisles at 27'-0", which improves the right turns onto and off the 30'-0" wide ramp. Most of the parking spaces are 9'-0" wide in each option. There are a few narrower spaces in each option where the available space for parking warranted them.



NORTH



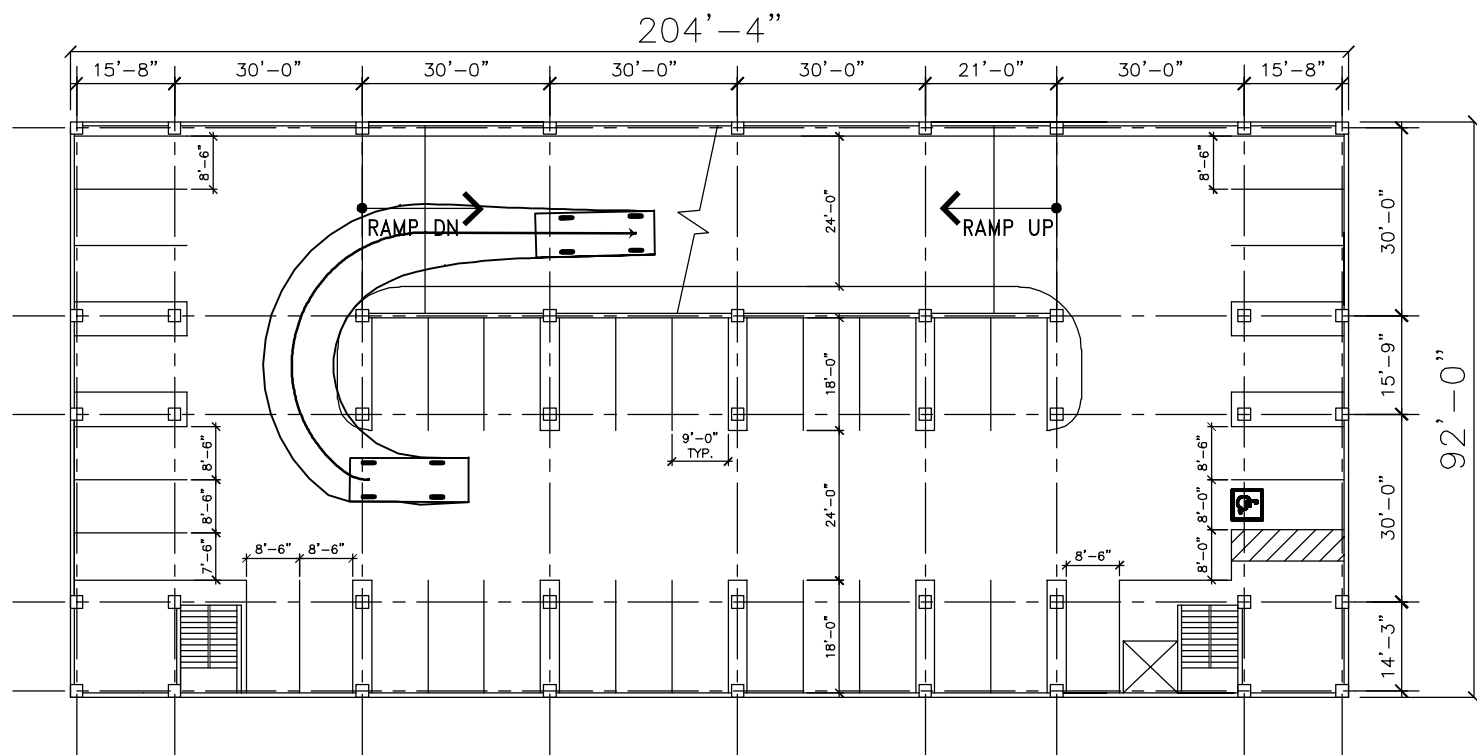
KURA First & Washington Parking Garage - Option 1

Concept Site Plan and Level 1 Parking Plan

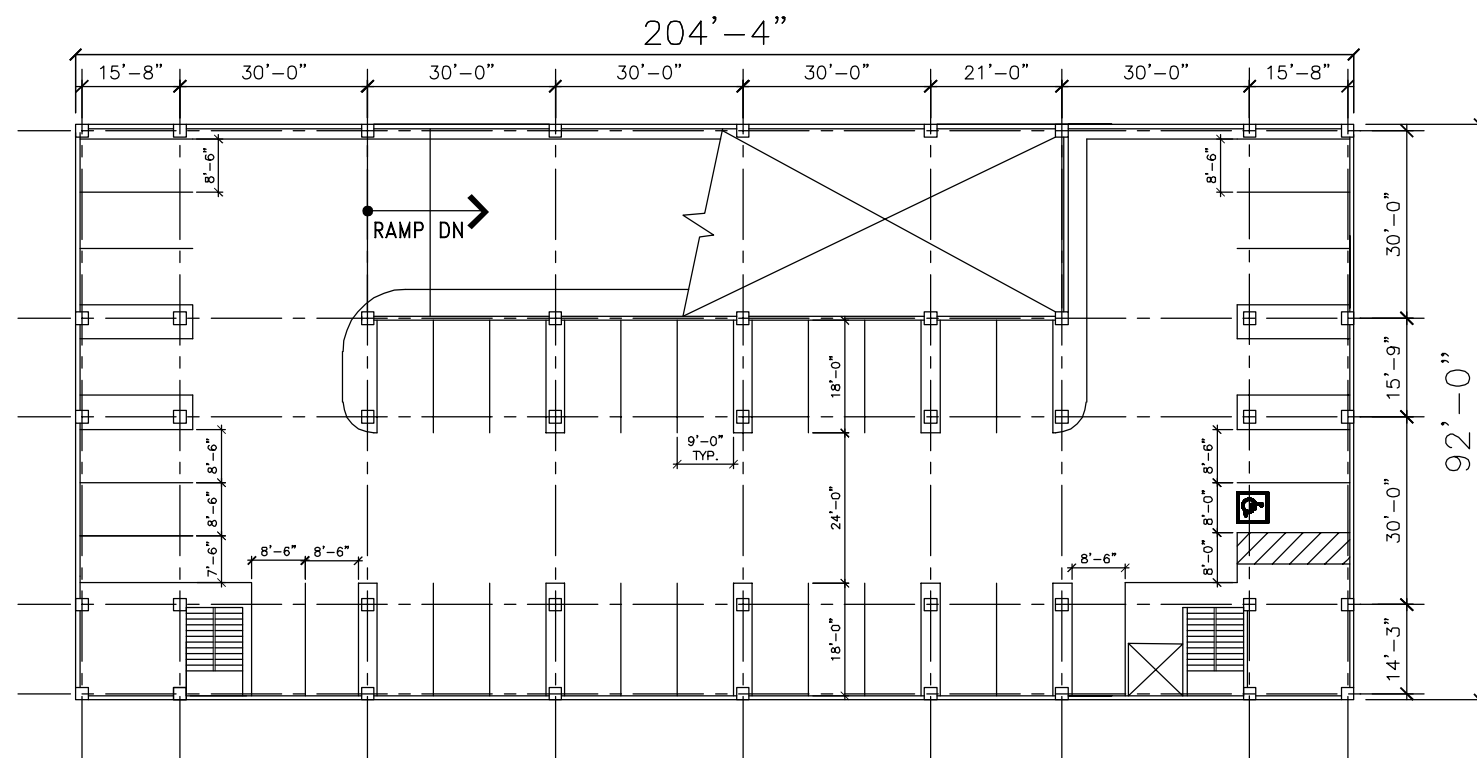
Ketchum, ID



NORTH



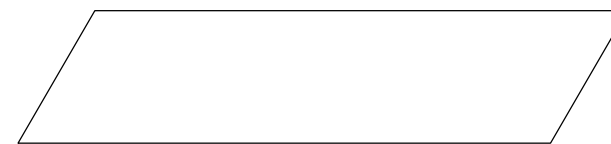
LEVEL 2



LEVEL 3

CEILING

45.5'



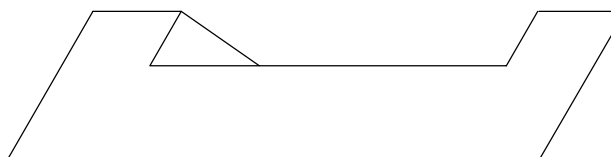
4TH

35.5'



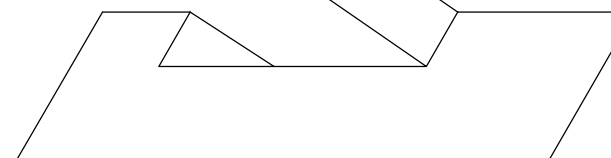
3RD

25.5'



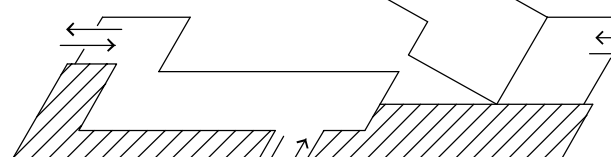
2ND

15.0'



1ST

0.0'



ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	8'-6"	7'-6"	Accessible	Total
1	13	---	---	2	15
2	29	8	1	1	39
3	29	8	1	1	39
Total	71	16	2	4	93

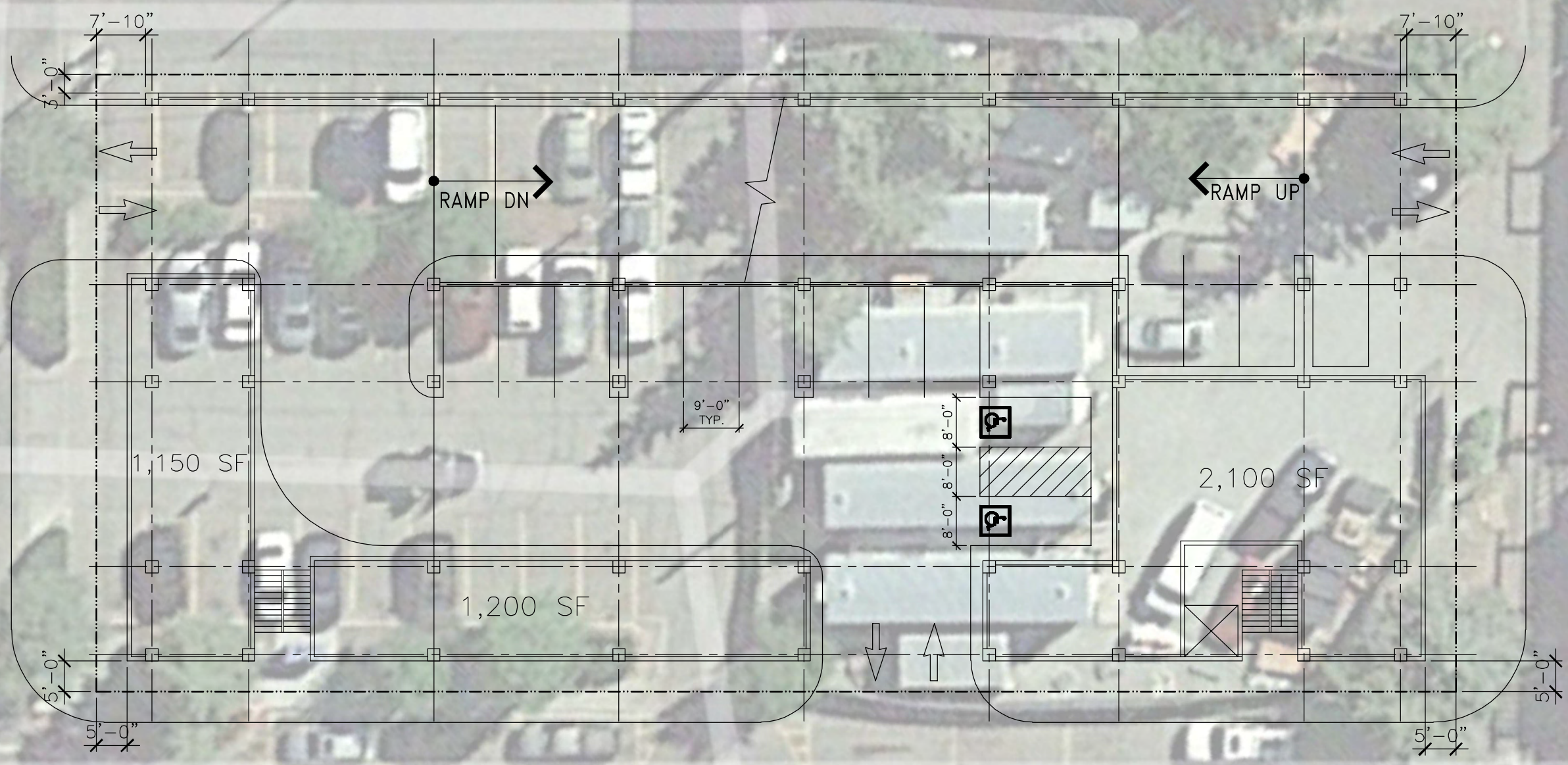


NORTH

2nd St.

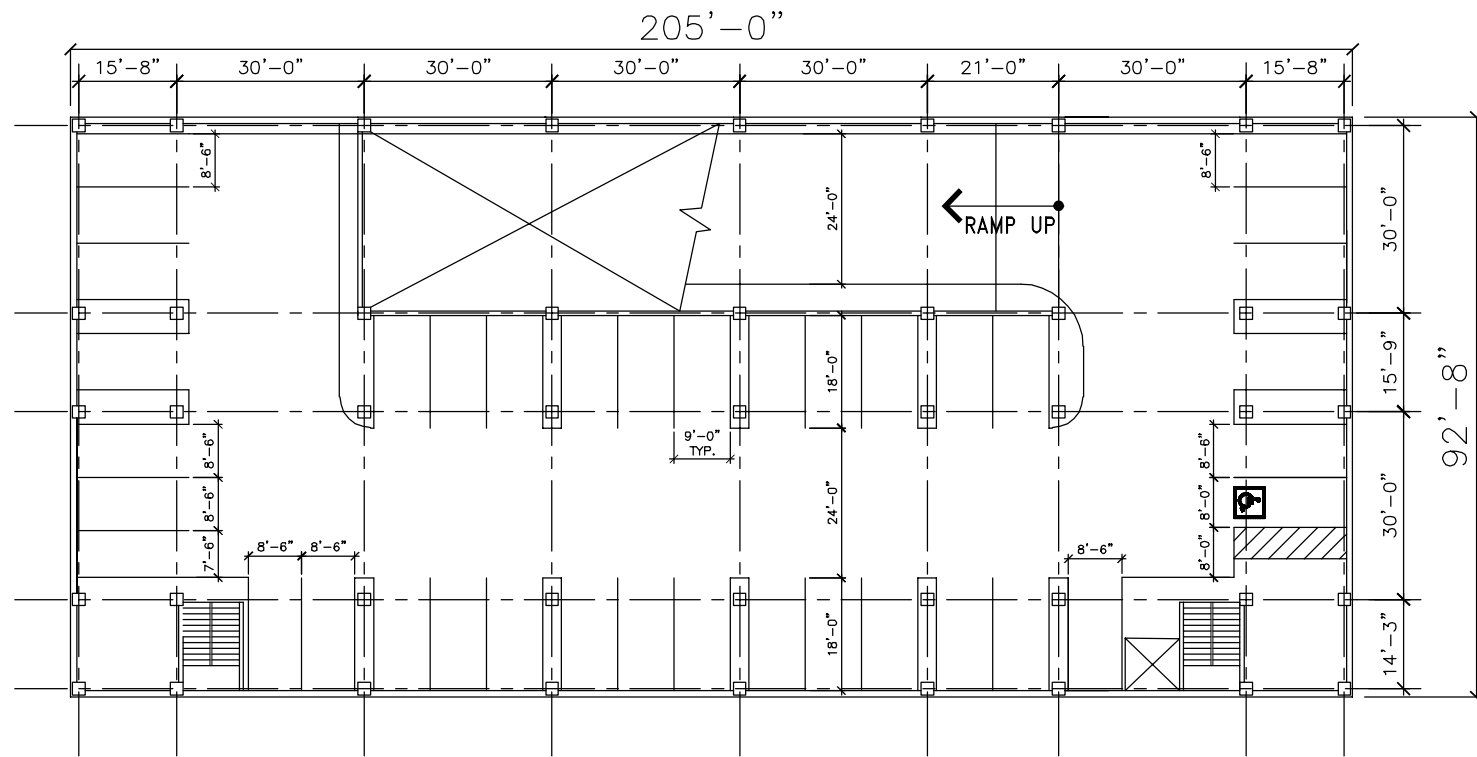
1st St.

Washington Ave.

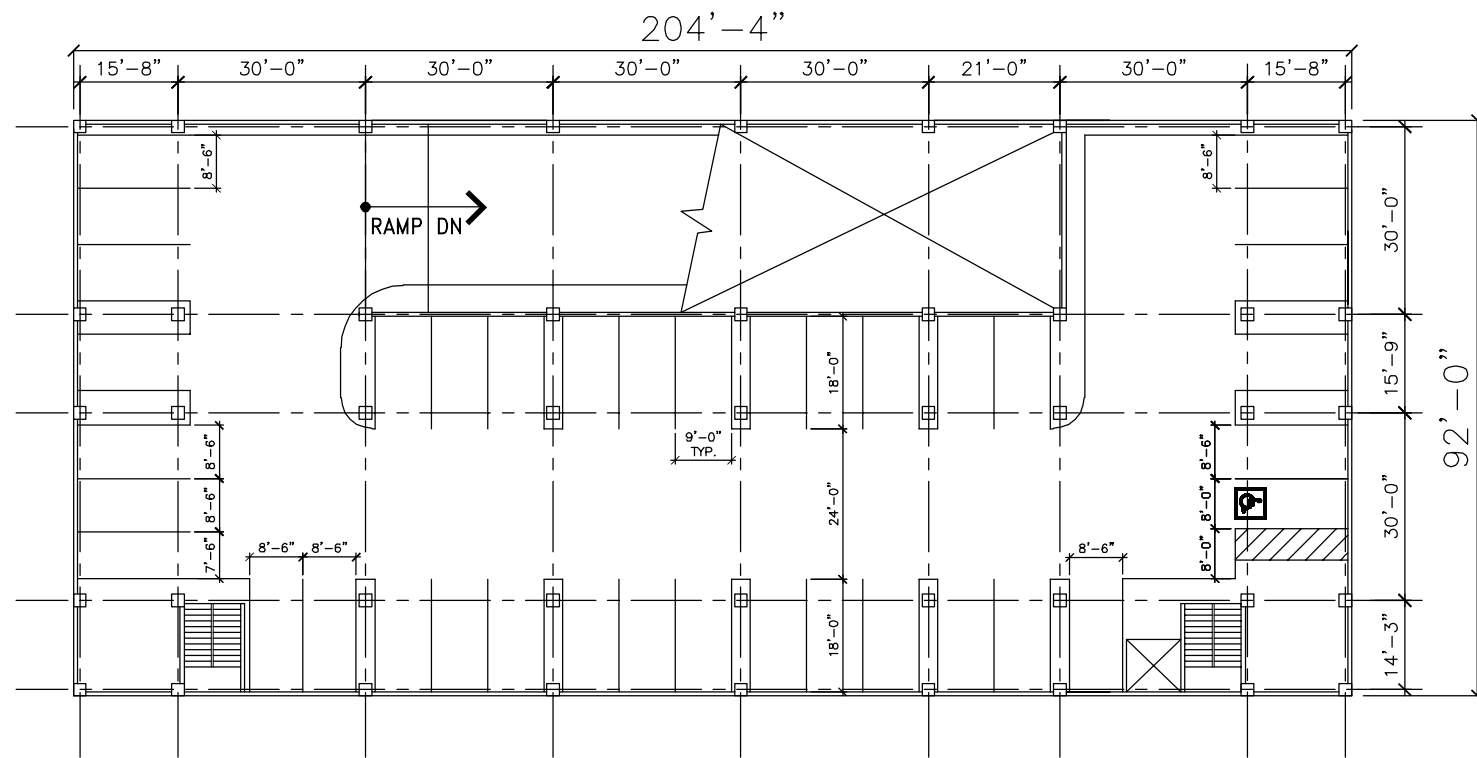


KURA First & Washington Parking Garage - Option 2
Concept Site Plan and Level 1 Parking Plan
Ketchum, ID

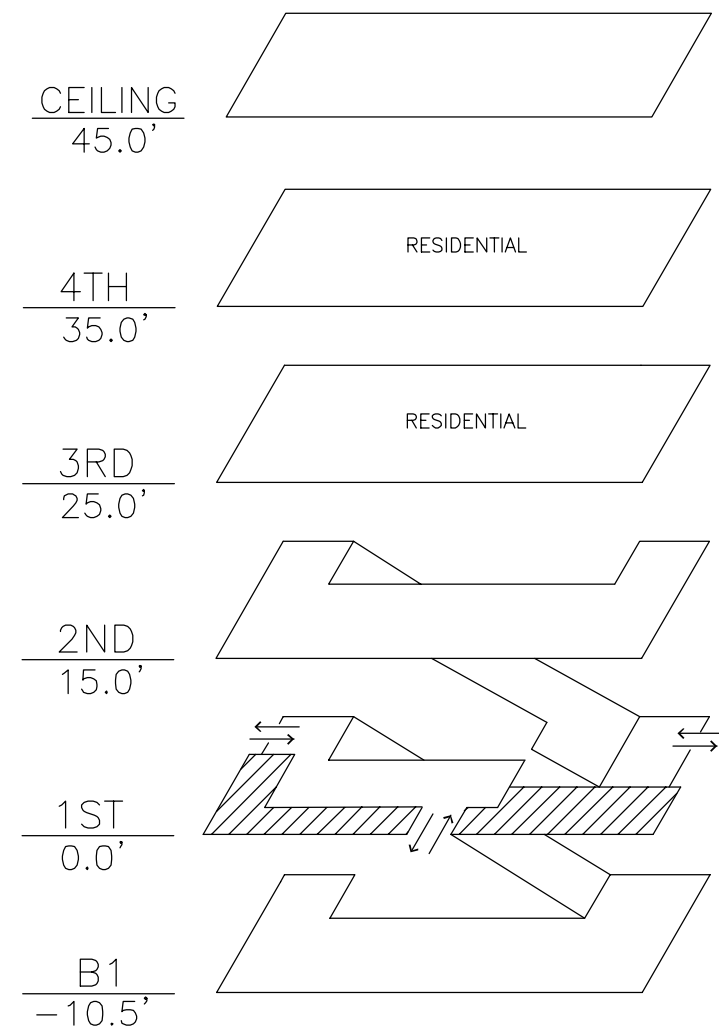




LEVEL B1



LEVEL 2



ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	8'-6"	7'-6"	Accessible	Total
B1	29	8	1	1	39
1	13	---	---	2	15
2	29	8	1	1	39
Total	71	16	2	4	93

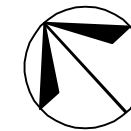


NORTH

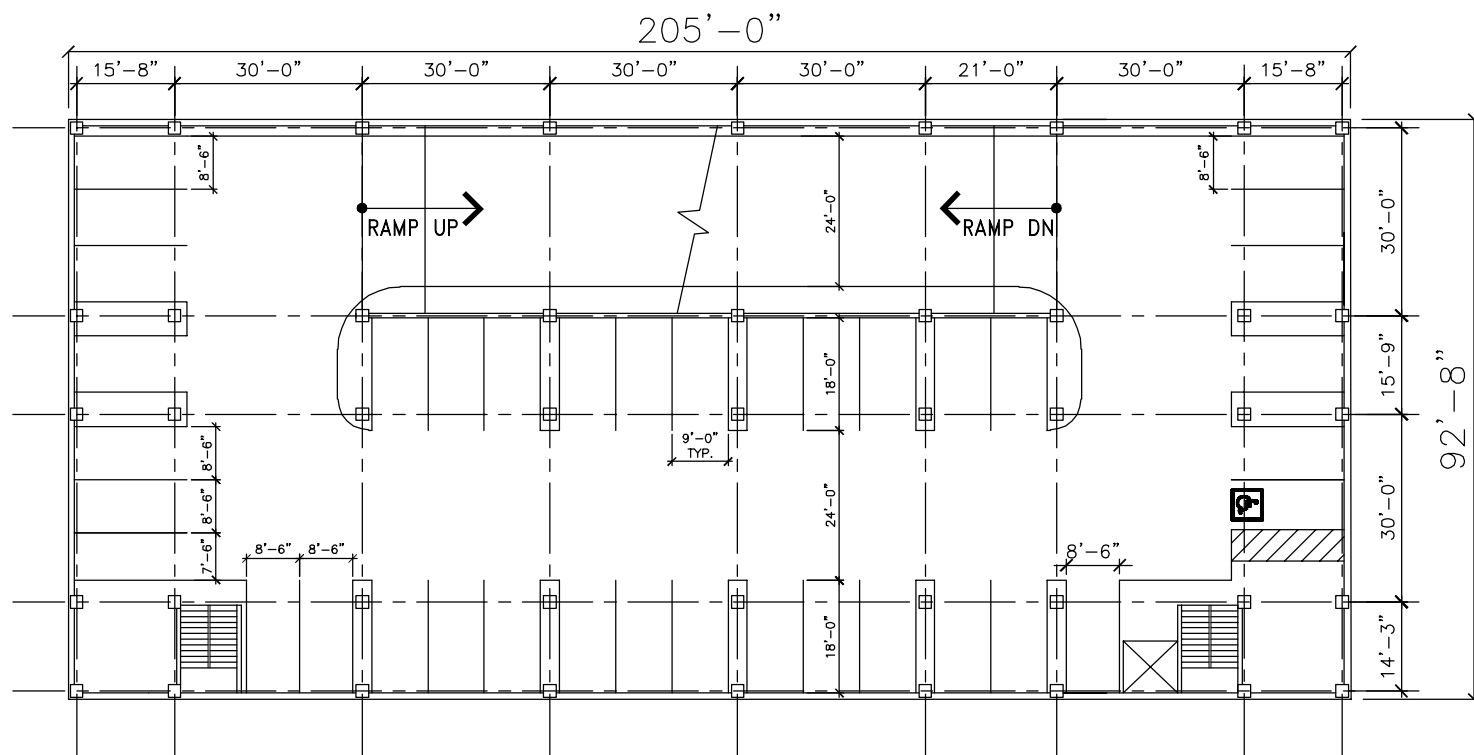


KURA First & Washington Parking Garage - Option 3
Concept Site Plan and Level 1 Parking Plan
Ketchum, ID

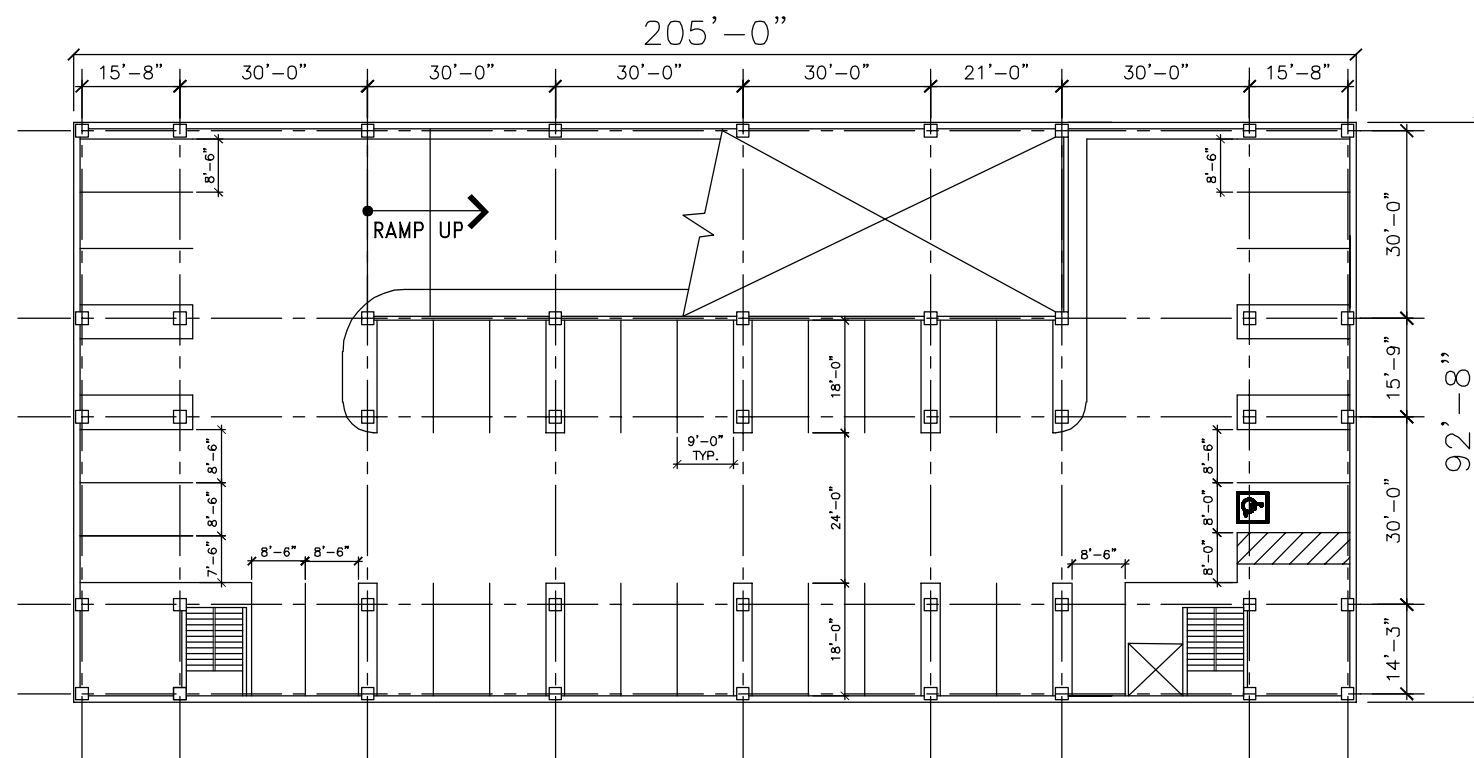




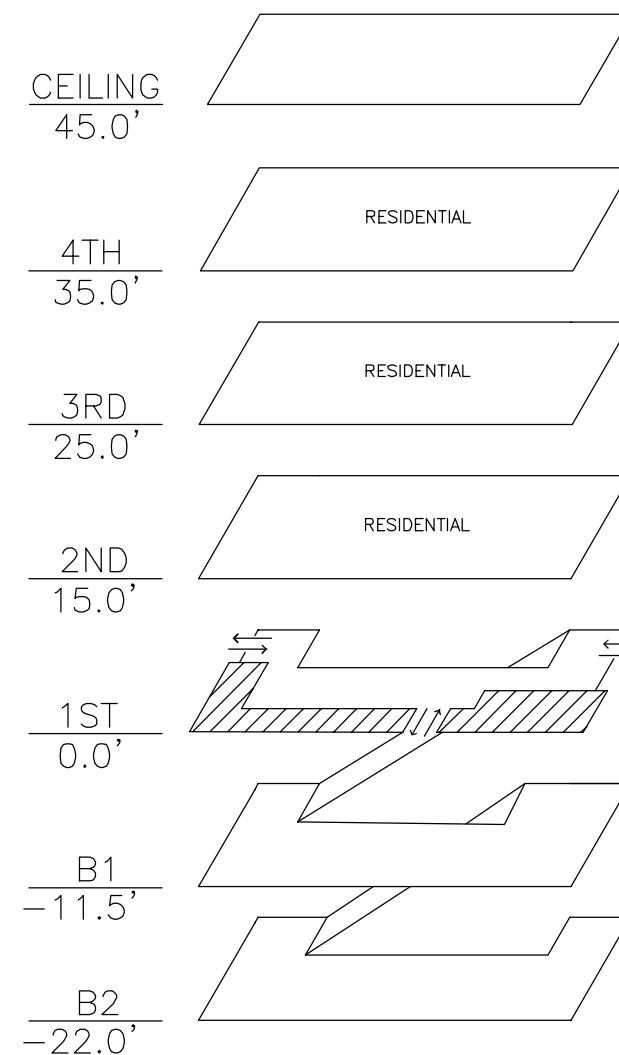
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LEVEL B1



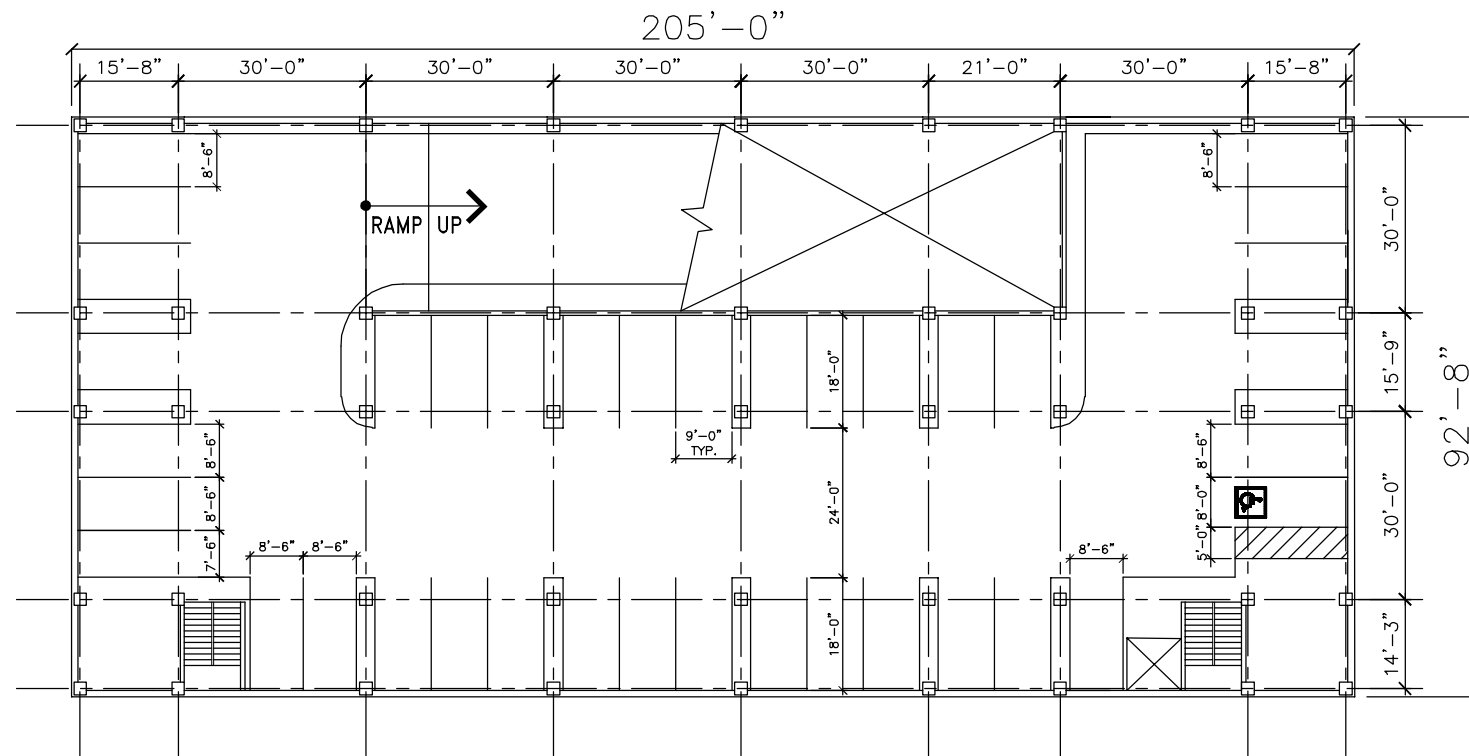
LEVEL B2



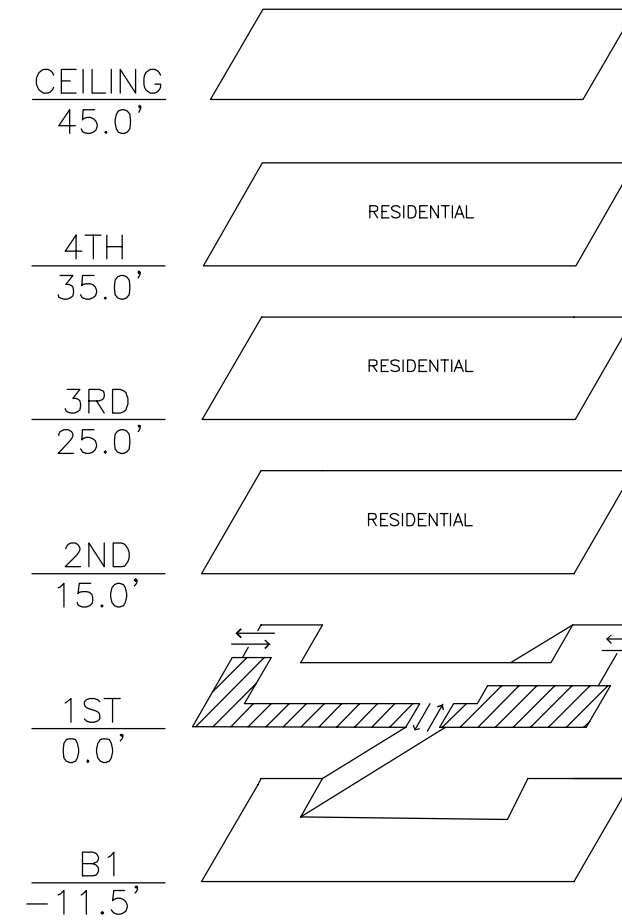
ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	8'-6"	7'-6"	Accessible	Total
1	13	---	---	2	15
B1	29	8	1	1	39
B2	29	8	1	1	39
Total	71	16	2	4	93



LEVEL B1



ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

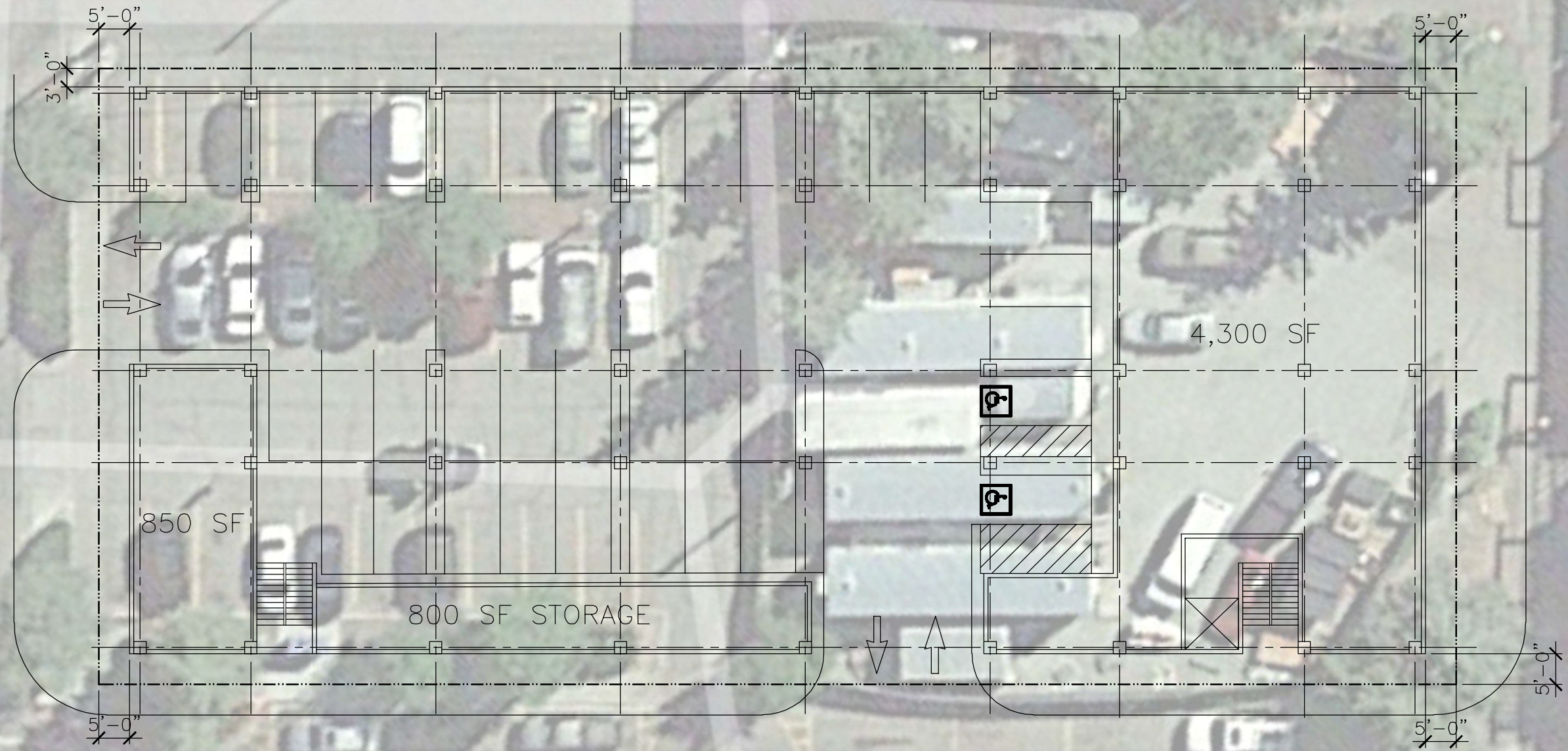
Level	9'-0"	8'-6"	7'-6"	Accessible	Total
1	13	---	---	2	15
B1	29	8	1	1	39
Total	42	8	1	3	54



NORTH

2nd St.

1st St.



Washington Ave.

KURA First & Washington Parking Garage - Option 4

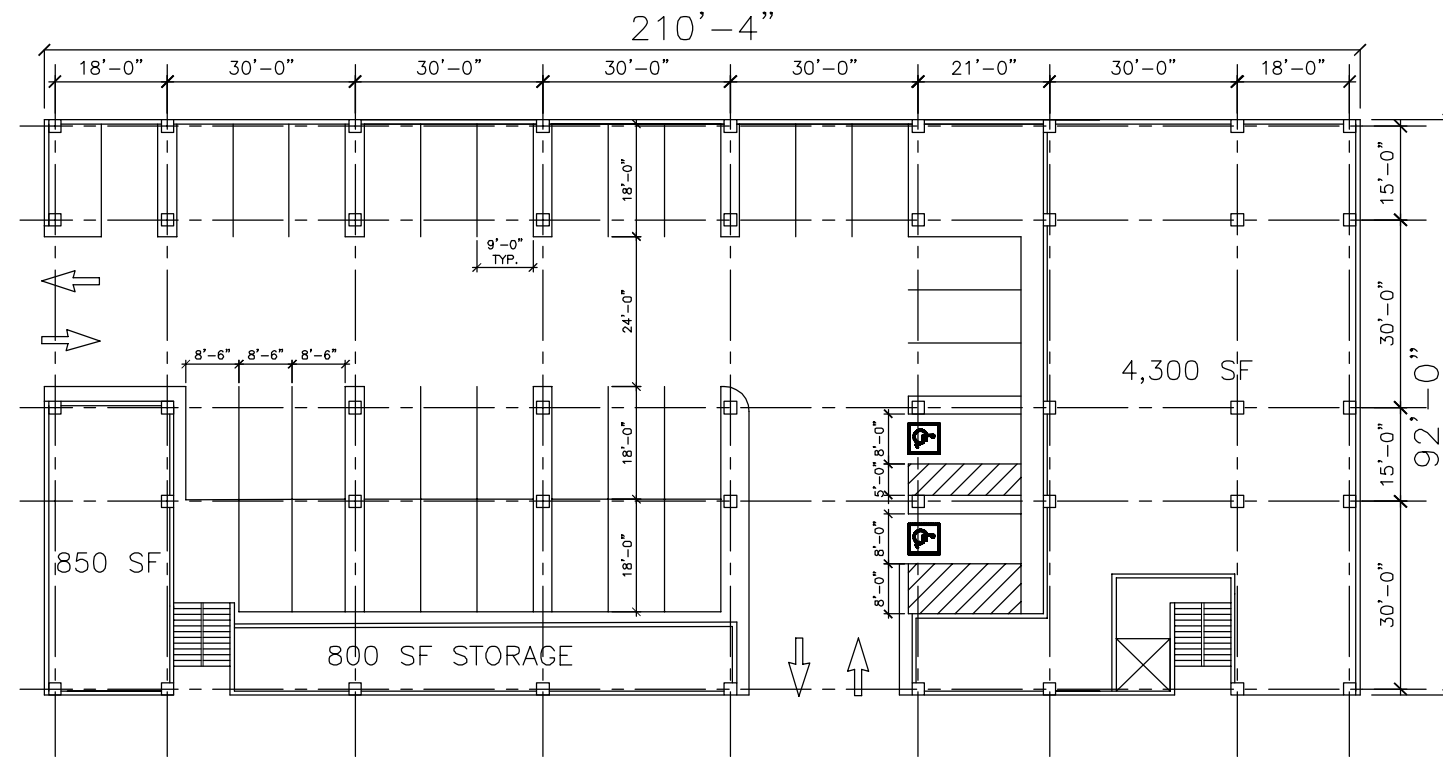
Concept Site Plan and Level 1 Parking Plan (35 Spaces)

Ketchum, ID





NORTH



LEVEL 1

CEILING
45.0'



4TH
35.0'



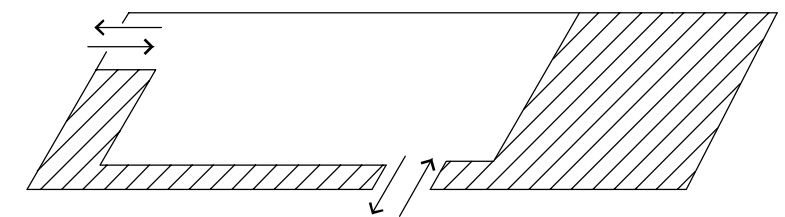
3RD
25.0'



2ND
15.0'



1ST
0.0'



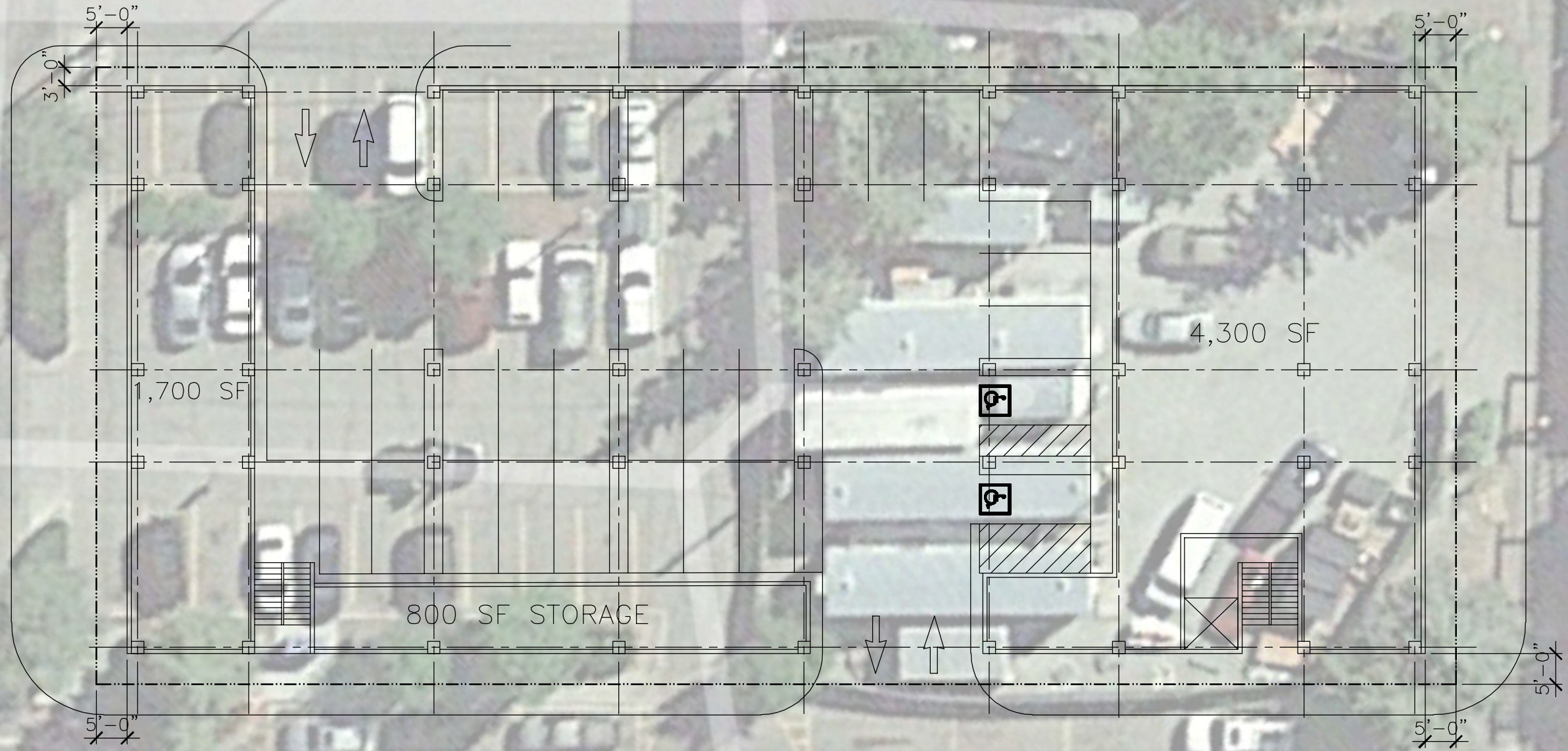
ISOMETRIC DIAGRAM



NORTH

2nd St.

1st St.



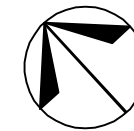
Washington Ave.

KURA First & Washington Parking Garage - Option 4

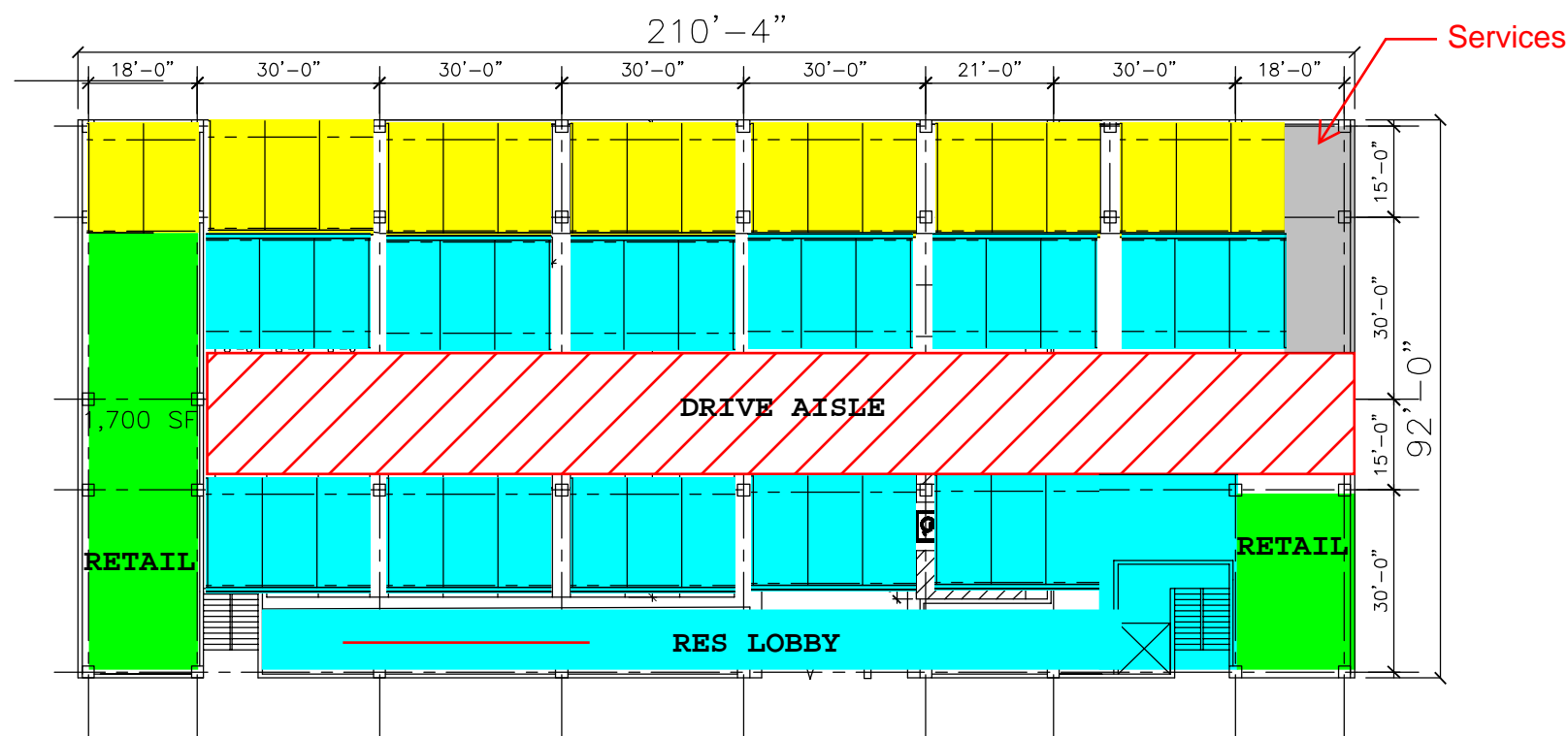
Concept Site Plan and Level 1 Parking Plan (31 Spaces)

Ketchum, ID





NORTH



LEVEL 1

Public Stalls	17
Res. Stalls	32
Total Stalls	49

CEILING

45.0'



4TH

35.0'

RESIDENTIAL



3RD

25.0'

RESIDENTIAL



2ND

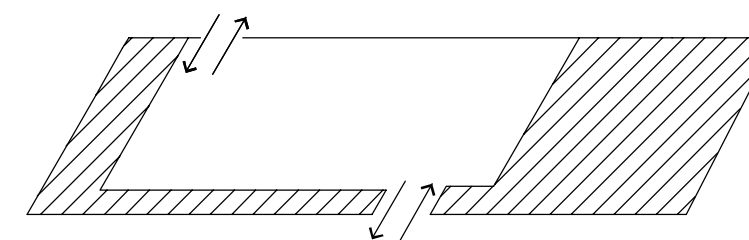
15.0'

RESIDENTIAL



1ST

0.0'



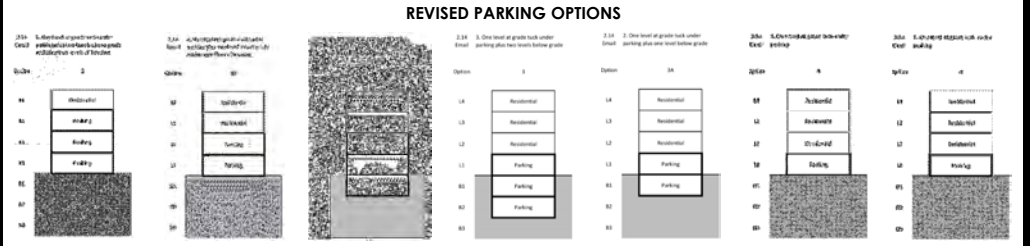
ISOMETRIC DIAGRAM

PARKING OPTION REVIEW

MIRROR PROPOSAL WITH NEW HARD COSTS

Assumptions:

- a. All soft costs will need to be re-evaluated with updated/current cost
- b. Soft costs have been held at the same proposed cost included in the Proposal
- c. Ground floor parking has been allocated to public parking, this is a difference from the Proposal
- d. All contractor cost have been allocated by above- or below-grade lines and include all costs as GC in Proposal estimate
- e. Costs are based on today's dollars and may change until an agreement is in place and construction commences
- f. All parking is assumed to be public in this analysis (no parking is allocated to residential)
- g. All soft cost are additive to the residential only model, cost allocation may need to be adjusted to better allocate soft cost to proper user/owner



REVISED PARKING OPTIONS

	PROPOSAL Total Parking	Option 1	Option 1A	Option 2	Option 3	Option 3A	Option 4	DP Option
		15,554,165 62.68%	17,149,492 40.23%	21,896,746 52.75%	27,393,822 46.18%	23,514,928 36.79%	18,961,659 21.62%	18,961,659 21.62%
Professional Fees								
Cost of Construction Equity	8.00% of Equity Invested	69,878	69,878	69,878	69,878	69,878	69,878	69,878
Development Fee	5.00% of Hard & Soft Cost	-	-	-	-	-	-	-
Debt Guarantee Fee	1.50% of Loan Amount	-	-	-	-	-	-	-
Total Professional Fees		69,878	69,878	69,878	69,878	69,878	69,878	69,878
TOTAL PROJECT COST WITHOUT FINANCING		8,569,808	10,548,868	7,698,868	12,349,096	13,448,869	9,448,868	4,898,868
Construction Financing Costs								
Loan Amount	25,000,000	8,728,265	6,370,139	10,217,796	11,127,761	7,818,111	4,053,384	4,053,384
Mortgage Insurance Premium	0.00%	-	-	-	-	-	-	-
Construction - Application Fee	0.10%	7,149	8,728	6,370	10,218	11,128	7,818	4,053
Construction - Financing Fees	0.75%	53,614	65,462	47,776	76,633	83,458	58,636	30,400
Construction - Inspection Fee	1,000 Per Month	5,147	18,000	18,000	18,000	18,000	18,000	18,000
Construction - Appraisal		2,145	7,500	7,500	7,500	7,500	7,500	7,500
Construction - Lender Legal		5,719	20,000	20,000	20,000	20,000	20,000	20,000
Construction - Organizational (3rd Party Fees)		3,203	11,200	11,200	11,200	11,200	11,200	11,200
Construction - Recording Costs		15,727	55,000	55,001	55,002	55,003	55,004	55,006
Construction - Interest	5.00%	572,560	392,772	286,656	459,801	500,749	351,815	182,402
Total Financing Costs		665,263	578,662	452,503	658,354	707,038	529,973	328,561
TOTAL PROJECT COST WITH CONSTRUCTION FINANCING		9,304,949	11,197,409	8,221,250	13,077,328	14,225,786	10,048,719	5,297,307
PARKING								
Est Number of Parking Stalls	66	93	54	93	93	54	31	49
Est Hard Costs	7,843,919	9,822,980	6,972,980	11,623,208	12,722,981	8,722,980	4,172,980	4,172,980
Est Soft Costs	268,862	268,862	268,862	268,862	268,862	268,862	268,862	268,862
Est Contingency	457,026	457,026	457,026	457,026	457,026	457,026	457,026	457,026
Est Professional Fees (ref. on equity)	69,878	69,878	69,878	69,878	69,878	69,878	69,878	69,878
Est Construction Financing	665,263	578,662	452,503	658,354	707,038	529,973	328,561	328,562
Total Cost	9,304,949	11,197,409	8,221,250	13,077,328	14,225,786	10,048,719	5,297,307	5,297,308
Cost per Stall	140,984	120,402	152,245	140,616	152,965	186,087	170,881	108,108
Total Cost without Financing	8,569,808	10,548,868	7,698,868	12,349,096	13,448,869	9,448,868	4,898,868	4,898,868
Cost per Stall without Financing	129,846	113,429	142,572	132,786	144,611	174,979	158,028	99,977

This financial analysis has been prepared solely for the person to whom it has been delivered. Any distribution or reproduction of any part or the whole of this financial analysis is expressly prohibited, without prior consent of the deChase Miksis, which must be given in writing. This financial analysis is based on certain assumptions and conditions that are subject to change at any time. This financial analysis contains information and projections based on information available as of the date noted above. This financial analysis is no guaranty of cost or revenue or income and should not be relied upon in determining whether to make a decision to proceed with the proposed project.

1st and Washington

Conceptual Budget Proposal

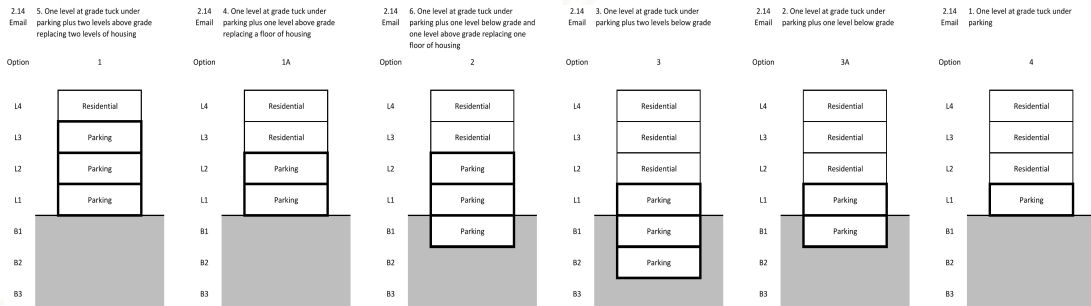
PROJECT DESCRIPTION

The following conceptual budget is provided for the 1st & Washington residential and parking project in Ketchum, ID. The basis of pricing is the concept drawing package provided by DESMAN Design Management and includes (6) options, each with wood framed residential over concrete parking structure.

This budget includes the concrete structure parking levels only. All costs associated with the residential scope have been excluded from this pricing.

PROGRAM

OPTIONS	1	1A	2	3	3A	4	QTY
AG Parking	57,195	38,130	38,130	19,065	19,065	19,065	SF
B1 Parking	0	0	19,065	19,065	19,065	0	SF
B2 Parking	0	0					



PROJECT SPECIFIC EXCLUSIONS

1. Design fees
2. Builders risk insurance
3. Impact fees
4. Building permit(s)
5. Utility connection & relocation fees
6. Escalation / design contingency
7. Preconstruction services
8. Mechanical ventilation at above grade parking levels
9. Overexcavation or rock blasting
10. Dewatering
11. Remediation of contaminated subsurface soils
12. Deep foundations

OPTIONS SUMMARY

2.14 5. One level at grade tuck under
Email parking plus two levels above grade
replacing two levels of housing

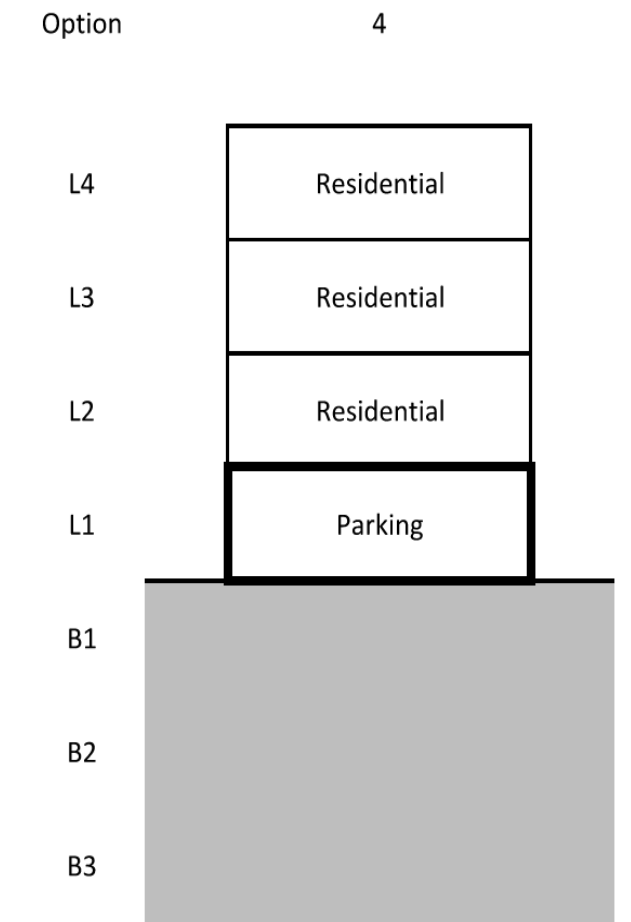
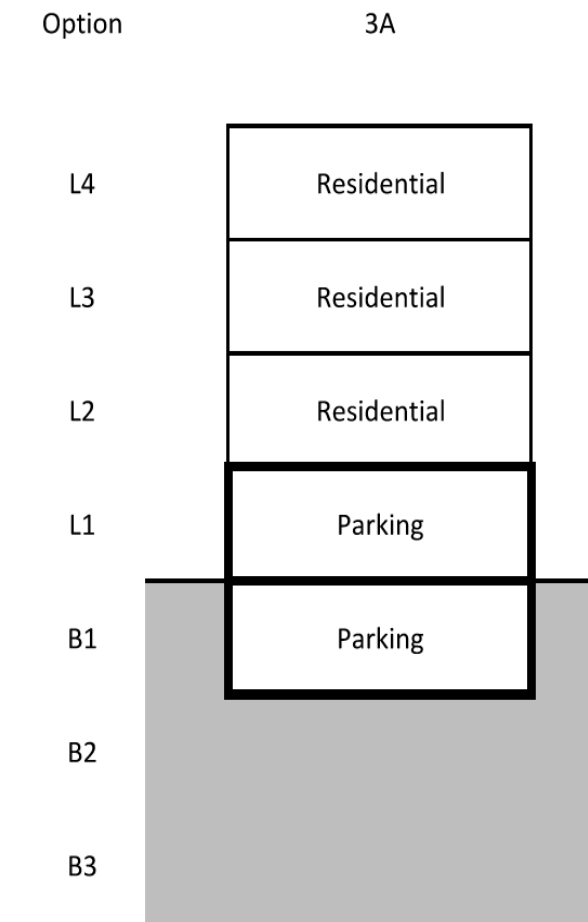
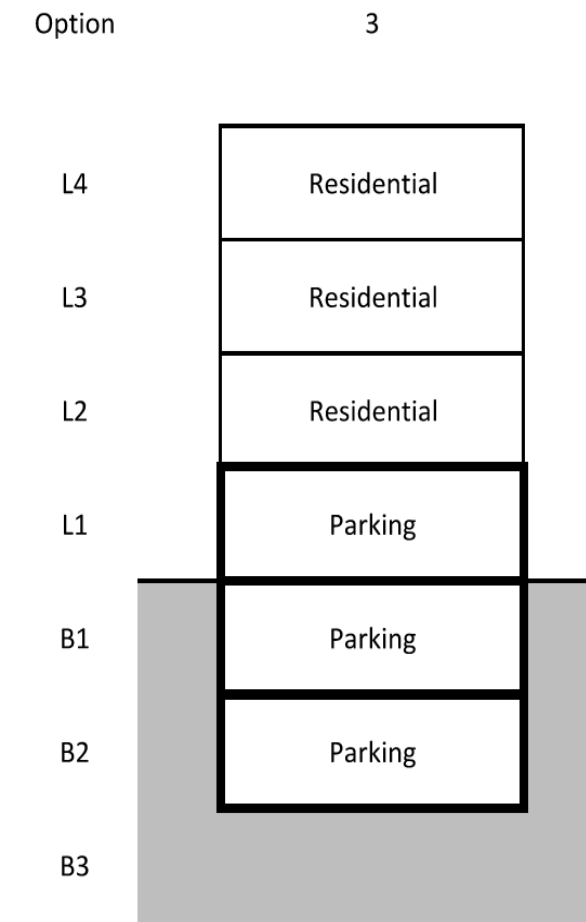
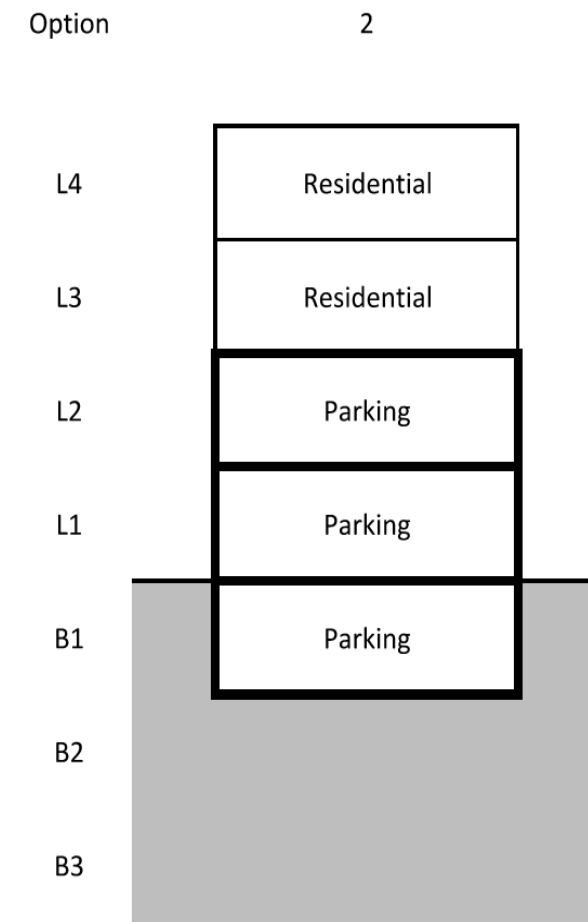
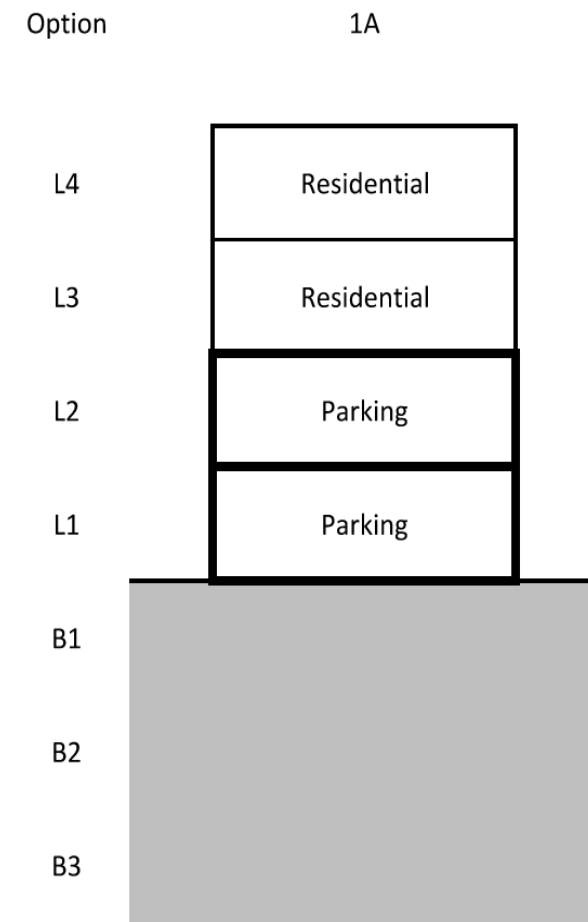
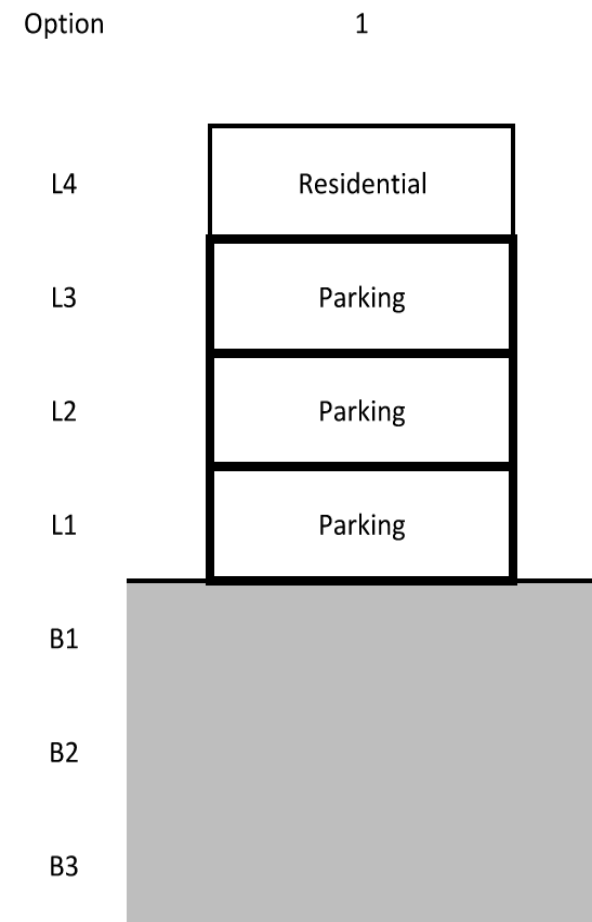
2.14 4. One level at grade tuck under
Email parking plus one level above grade
replacing a floor of housing

2.14 6. One level at grade tuck under
Email parking plus one level below grade and
one level above grade replacing one
floor of housing

2.14 3. One level at grade tuck under
Email parking plus two levels below grade

2.14 2. One level at grade tuck under
Email parking plus one level below grade

2.14 1. One level at grade tuck under
Email parking



PRICING SUMMARY

TOTAL PROJECT	OPTION 1			OPTION 1A			OPTION 2			OPTION 3			OPTION 3A			OPTION 4		
	System Level (per SF of Total GSF)			System Level (per SF of Total GSF)			System Level (per SF of Total GSF)			System Level (per SF of Total GSF)			System Level (per SF of Total GSF)			System Level (per SF of Total GSF)		
DESCRIPTION	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Division 01	\$ 958,385	\$ 16.76	\$ 10,305	\$ 639,234	\$ 16.76	\$ 11,838	\$ 1,156,537	\$ 20.22	\$ 12,436	\$ 1,156,440	\$ 20.22	\$ 12,435	\$ 841,736	\$ 22.08	\$ 15,588	\$ 320,096	\$ 16.54	\$ 10,326
Site	\$ 878,726	\$ 15.36	\$ 9,449	\$ 585,818	\$ 15.36	\$ 10,848	\$ 2,221,443	\$ 38.84	\$ 23,886	\$ 3,075,584	\$ 53.77	\$ 33,071	\$ 1,879,366	\$ 49.29	\$ 34,803	\$ 292,909	\$ 15.14	\$ 9,449
Structure	\$ 7,042,388	\$ 123.13	\$ 75,725	\$ 5,069,921	\$ 132.96	\$ 93,887	\$ 7,169,898	\$ 125.36	\$ 77,096	\$ 7,289,892	\$ 127.46	\$ 78,386	\$ 5,190,483	\$ 136.13	\$ 96,120	\$ 3,115,175	\$ 160.99	\$ 100,490
Systems	\$ 660,941	\$ 11.56	\$ 7,107	\$ 457,237	\$ 11.99	\$ 8,467	\$ 840,159	\$ 14.69	\$ 9,034	\$ 1,015,170	\$ 17.75	\$ 10,916	\$ 634,732	\$ 16.65	\$ 11,754	\$ 286,322	\$ 14.80	\$ 9,236
Envelope	\$ 199,304	\$ 3.48	\$ 2,143	\$ 140,953	\$ 3.70	\$ 2,610	\$ 153,757	\$ 2.69	\$ 1,653	\$ 106,076	\$ 1.85	\$ 1,141	\$ 98,213	\$ 2.58	\$ 1,819	\$ 82,079	\$ 4.24	\$ 2,648
Finishes	\$ 10,256	\$ 0.18	\$ 110	\$ 6,838	\$ 0.18	\$ 127	\$ 8,205	\$ 0.14	\$ 88	\$ 6,838	\$ 0.12	\$ 74	\$ 5,470	\$ 0.14	\$ 101	\$ 3,419	\$ 0.18	\$ 110
TOTAL BASE BUDGET	\$ 9,750,000	\$ 170.47	\$ 104,839	\$ 6,900,000	\$ 180.96	\$ 127,778	\$ 11,550,000	\$ 201.94	\$ 124,194	\$ 12,650,000	\$ 221.17	\$ 136,022	\$ 8,650,000	\$ 226.86	\$ 160,185	\$ 4,100,000	\$ 211.89	\$ 132,258

TOTAL PROJECT	OPTION 1			OPTION 1A			OPTION 2			OPTION 3			OPTION 3A			OPTION 4		
	Component Level (per SF of Total GSF)			Component Level (per SF of Total GSF)			Component Level (per SF of Total GSF)			Component Level (per SF of Total GSF)			Component Level (per SF of Total GSF)			Component Level (per SF of Total GSF)		
DESCRIPTION	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AG Parking	\$ 9,750,000	\$ 170.47	\$ 104,839	\$ 6,900,000	\$ 180.96	\$ 127,778	\$ 5,801,642	\$ 101.44	\$ 62,383	\$ 2,957,687	\$ 51.71	\$ 31,803	\$ 2,894,554	\$ 75.91	\$ 53,603	\$ 4,100,000	\$ 211.89	\$ 132,258
B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,748,358	\$ 100.50	\$ 61,810	\$ 4,766,617	\$ 83.34	\$ 51,254	\$ 5,755,446	\$ 150.94	\$ 106,582	\$ -	\$ -	\$ -
B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,925,697	\$ 86.12	\$ 52,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BASE BUDGET	\$ 9,750,000	\$ 170.47	\$ 104,839	\$ 6,900,000	\$ 180.96	\$ 127,778	\$ 11,550,000	\$ 201.94	\$ 124,194	\$ 12,650,000	\$ 221.17	\$ 136,022	\$ 8,650,000	\$ 226.86	\$ 160,185	\$ 4,100,000	\$ 211.89	\$ 132,258

AG PARKING ONLY	OPTION 1			OPTION 1A			OPTION 2			OPTION 3			OPTION 3A			OPTION 4		
	System Level (per SF of AG Parking)			System Level (per SF of AG Parking)			System Level (per SF of AG Parking)			System Level (per SF of AG Parking)			System Level (per SF of AG Parking)			System Level (per SF of AG Parking)		
DESCRIPTION	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Division 01	\$ 958,385	\$ 16.76	\$ 10,305	\$ 639,234	\$ 16.76	\$ 11,838	\$ 638,303	\$ 16.74	\$ 11,820	\$ 318,469	\$ 16.70	\$ 21,231	\$ 319,081	\$ 16.74	\$ 21,272	\$ 320,096	\$ 16.54	\$ 10,326
Site	\$ 878,726	\$ 15.36	\$ 9,449	\$ 585,818	\$ 15.36	\$ 10,848	\$ 684,153	\$ 17.94	\$ 12,669	\$ 361,187	\$ 18.95	\$ 24,079	\$ 342,076	\$ 17.94	\$ 22,805	\$ 292,909	\$ 15.14	\$ 9,449
Structure	\$ 7,042,388	\$ 123.13	\$ 75,725	\$ 5,069,921	\$ 132.96	\$ 93,887	\$ 3,957,955	\$ 103.80	\$ 73,295	\$ 2,011,435	\$ 105.50	\$ 134,096	\$ 1,978,539	\$ 103.78	\$ 131,903	\$ 3,115,175	\$ 160.99	\$ 100,490
Systems	\$ 660,941	\$ 11.56	\$ 7,107	\$ 457,237	\$ 11.99	\$ 8,467	\$ 382,038	\$ 10.02	\$ 7,075	\$ 190,855	\$ 10.01	\$ 12,724	\$ 176,610	\$ 9.26	\$ 11,774	\$ 286,322	\$ 14.80	\$ 9,236
Envelope	\$ 199,304	\$ 3.48	\$ 2,143	\$ 140,953	\$ 3.70	\$ 2,610	\$ 133,723	\$ 3.51	\$ 2,476	\$ 73,461	\$ 3.85	\$ 4,897	\$ 75,512	\$ 3.96	\$ 5,034	\$ 82,079	\$ 4.24	\$ 2,648
Finishes	\$ 10,256	\$ 0.18	\$ 110	\$ 6,838	\$ 0.18	\$ 127	\$ 5,470	\$ 0.14	\$ 101	\$ 2,279	\$ 0.12	\$ 152	\$ 2,735	\$ 0.14	\$ 182	\$ 3,419	\$ 0.18	\$ 110
TOTAL BASE BUDGET	\$ 9,750,000	\$ 170.47	\$ 104,839	\$ 6,900,000	\$ 180.96	\$ 127,778	\$ 5,801,642	\$ 152.15	\$ 107,438	\$ 2,957,687	\$ 155.14	\$ 197,179	\$ 2,894,554	\$ 151.83	\$ 192,970	\$ 4,100,000	\$ 211.89	\$ 132,258

B1 LEVEL ONLY	OPTION 1			OPTION 1A			OPTION 2			OPTION 3			OPTION 3A			OPTION 4		
	System Level (per SF of B1)			System Level (per SF of B1)			System Level (per SF of B1)			System Level (per SF of B1)			System Level (per SF of B1)			System Level (per SF of B1)		
DESCRIPTION	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Division 01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518,234	\$ 27.18	\$ 13,288	\$ 418,985	\$ 21.98	\$ 10,743	\$ 522,655	\$ 27.41	\$ 13,401	\$ -	\$ -	\$ -
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,537,290	\$ 80.63	\$ 39,418	\$ 1,556,401	\$ 81.64	\$ 39,908	\$ 1,537,290	\$ 80.63	\$ 39,418	\$ -	\$ -	\$ -
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,211,943	\$ 168.47	\$ 82,358	\$ 2,409,797	\$ 126.40	\$ 61,790	\$ 3,211,943	\$ 168.47	\$ 82,358	\$ -	\$ -	\$ -
Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458,122	\$ 24.03	\$ 11,747	\$ 366,574	\$ 19.23	\$ 9,399	\$ 458,122	\$ 24.03	\$ 11,747	\$ -	\$ -	\$ -
Envelope	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,034	\$ 1.05	\$ 514	\$ 12,581	\$ 0.66	\$ 323	\$ 22,701	\$ 1.19	\$ 582	\$ -	\$ -	\$ -
Finishes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,735	\$ 0.14	\$ 70	\$ 2,279	\$ 0.12	\$ 58	\$ 2,735	\$ 0.14	\$ 70	\$ -	\$ -	\$ -
TOTAL BASE BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,748,358	\$ 301.51	\$ 147,394	\$ 4,766,617	\$ 250.02	\$ 122,221	\$ 5,755,446	\$ 301.89	\$ 147,576	\$ -	\$ -	\$ -

B2 LEVEL ONLY	OPTION 1			OPTION 1A			OPTION 2			OPTION 3			OPTION 3A			OPTION 4		
	System Level (per SF of B2)			System Level (per SF of B2)			System Level (per SF of B2)			System Level (per SF of B2)			System Level (per SF of B2)			System Level (per SF of B2)		
DESCRIPTION	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Division 01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,985	\$ 21.98	\$ 10,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,157,996	\$ 60.74	\$ 29,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,868,660	\$ 150.47	\$ 73,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 457,742	\$ 24.01	\$ 11,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Envelope	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,034	\$ 1.05	\$ 514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Finishes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,279	\$ 0.12	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL BASE BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,925,697	\$ 258.36	\$ 126,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DIVISIONAL SUMMARY

OPTION	Option 1			Option 1A			Option 2			Option 3			Option 3A			Option 4		
	57,195	93		38,130	54		57,195	93		57,195	93		38,130	54		19,350	31	
GSF / STALLS	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL	VALUE	\$/GSF	\$/STALL
Division 01 - General Requirements	\$ 840,983	\$ 14.70	\$ 9,043	\$ 560,928	\$ 14.71	\$ 10,388	\$ 1,014,861	\$ 17.74	\$ 10,912	\$ 1,014,776	\$ 17.74	\$ 10,912	\$ 738,623	\$ 19.37	\$ 13,678	\$ 280,885	\$ 14.52	\$ 9,061
01 10 00 General Conditions	\$ 675,000	\$ 11.80	\$ 7,258	\$ 450,000	\$ 11.80	\$ 8,333	\$ 825,000	\$ 14.42	\$ 8,871	\$ 825,000	\$ 14.42	\$ 8,871	\$ 600,000	\$ 15.74	\$ 11,111	\$ 225,000	\$ 11.63	\$ 7,258
01 21 00 Traffic Control / Laydown	\$ 90,315	\$ 1.58	\$ 971	\$ 60,210	\$ 1.58	\$ 1,115	\$ 110,385	\$ 1.93	\$ 1,187	\$ 110,385	\$ 1.93	\$ 1,187	\$ 80,280	\$ 2.11	\$ 1,487	\$ 30,105	\$ 1.56	\$ 971
01 51 00 Temporary Requirements	\$ 60,664	\$ 1.06	\$ 652	\$ 40,443	\$ 1.06	\$ 749	\$ 65,167	\$ 1.14	\$ 701	\$ 67,436	\$ 1.18	\$ 725	\$ 49,630	\$ 1.30	\$ 919	\$ 20,221	\$ 1.05	\$ 652
01 74 23 Cleaning	\$ 15,004	\$ 0.26	\$ 161	\$ 10,275	\$ 0.27	\$ 190	\$ 14,310	\$ 0.25	\$ 154	\$ 11,954	\$ 0.21	\$ 129	\$ 8,713	\$ 0.23	\$ 161	\$ 5,558	\$ 0.29	\$ 179
Division 02 - Existing Conditions	\$ 52,841	\$ 0.92	\$ 568	\$ 35,228	\$ 0.92	\$ 652	\$ 47,577	\$ 0.83	\$ 512	\$ 44,767	\$ 0.78	\$ 481	\$ 31,718	\$ 0.83	\$ 587	\$ 17,614	\$ 0.91	\$ 568
02 21 00 Surveying	\$ 14,700	\$ 0.26	\$ 158	\$ 9,800	\$ 0.26	\$ 181	\$ 17,064	\$ 0.30	\$ 183	\$ 19,340	\$ 0.34	\$ 208	\$ 11,376	\$ 0.30	\$ 211	\$ 4,900	\$ 0.25	\$ 158
02 40 00 Demolition	\$ 38,141	\$ 0.67	\$ 410	\$ 25,428	\$ 0.67	\$ 471	\$ 30,513	\$ 0.53	\$ 328	\$ 25,427	\$ 0.44	\$ 273	\$ 20,342	\$ 0.53	\$ 377	\$ 12,714	\$ 0.66	\$ 410
Division 03 - Concrete	\$ 6,128,596	\$ 107.15	\$ 65,899	\$ 4,413,656	\$ 115.75	\$ 81,734	\$ 6,238,122	\$ 109.07	\$ 67,077	\$ 6,341,140	\$ 110.87	\$ 68,184	\$ 4,517,873	\$ 118.49	\$ 83,664	\$ 2,714,267	\$ 140.27	\$ 87,557
03 10 00 Concrete	\$ 6,128,596	\$ 107.15	\$ 65,899	\$ 4,413,656	\$ 115.75	\$ 81,734	\$ 6,238,122	\$ 109.07	\$ 67,077	\$ 6,341,140	\$ 110.87	\$ 68,184	\$ 4,517,873	\$ 118.49	\$ 83,664	\$ 2,714,267	\$ 140.27	\$ 87,557
Division 04 - Masonry	\$ 34,080	\$ 0.60	\$ 366	\$ 24,480	\$ 0.64	\$ 453	\$ 34,080	\$ 0.60	\$ 366	\$ 35,520	\$ 0.62	\$ 382	\$ 28,620	\$ 0.75	\$ 530	\$ 14,400	\$ 0.74	\$ 465
04 00 00 Masonry	\$ 34,080	\$ 0.60	\$ 366	\$ 24,480	\$ 0.64	\$ 453	\$ 34,080	\$ 0.60	\$ 366	\$ 35,520	\$ 0.62	\$ 382	\$ 28,620	\$ 0.75	\$ 530	\$ 14,400	\$ 0.74	\$ 465
Division 05 - Metals	\$ 36,400	\$ 0.64	\$ 391	\$ 25,400	\$ 0.67	\$ 470	\$ 36,400	\$ 0.64	\$ 391	\$ 36,400	\$ 0.64	\$ 391	\$ 25,400	\$ 0.67	\$ 470	\$ 14,400	\$ 0.74	\$ 465
05 12 00 Structural Steel	\$ 33,000	\$ 0.58	\$ 355	\$ 22,000	\$ 0.58	\$ 407	\$ 33,000	\$ 0.58	\$ 355	\$ 33,000	\$ 0.58	\$ 355	\$ 22,000	\$ 0.58	\$ 407	\$ 11,000	\$ 0.57	\$ 355
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.06	\$ 37	\$ 3,400	\$ 0.09	\$ 63	\$ 3,400	\$ 0.06	\$ 37	\$ 3,400	\$ 0.06	\$ 37	\$ 3,400	\$ 0.09	\$ 63	\$ 3,400	\$ 0.18	\$ 110
Division 07 - Thermal & Moisture	\$ 132,309	\$ 2.31	\$ 1,423	\$ 90,706	\$ 2.38	\$ 1,680	\$ 92,342	\$ 1.61	\$ 993	\$ 49,062	\$ 0.86	\$ 528	\$ 49,062	\$ 1.29	\$ 909	\$ 49,124	\$ 2.54	\$ 1,585
07 13 52 Waterproofing	\$ 7,500	\$ 0.13	\$ 81	\$ 7,500	\$ 0.20	\$ 139	\$ 7,500	\$ 0.13	\$ 81	\$ 7,500	\$ 0.13	\$ 81	\$ 7,500	\$ 0.20	\$ 139	\$ 7,500	\$ 0.39	\$ 242
07 46 00 Siding, Soffit, & Fascia	\$ 113,642	\$ 1.99	\$ 1,222	\$ 75,761	\$ 1.99	\$ 1,403	\$ 75,761	\$ 1.32	\$ 815	\$ 37,881	\$ 0.66	\$ 407	\$ 37,881	\$ 0.99	\$ 701	\$ 37,881	\$ 1.96	\$ 1,222
07 60 00 Sheet Metal & Flashing	\$ 11,167	\$ 0.20	\$ 120	\$ 7,445	\$ 0.20	\$ 138	\$ 9,081	\$ 0.16	\$ 98	\$ 3,682	\$ 0.06	\$ 40	\$ 3,682	\$ 0.10	\$ 68	\$ 3,743	\$ 0.19	\$ 121
Division 08 - Openings	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.22	\$ 157	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.22	\$ 157	\$ 8,500	\$ 0.44	\$ 274
08 33 00 Overhead Doors	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.22	\$ 157	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.15	\$ 91	\$ 8,500	\$ 0.22	\$ 157	\$ 8,500	\$ 0.44	\$ 274
Division 10 - Specialties	\$ 9,000	\$ 0.16	\$ 97	\$ 6,000	\$ 0.16	\$ 111	\$ 7,200	\$ 0.13	\$ 77	\$ 6,000	\$ 0.10	\$ 65	\$ 4,800	\$ 0.13	\$ 89	\$ 3,000	\$ 0.16	\$ 97
10 00 00 Specialties	\$ 9,000	\$ 0.16	\$ 97	\$ 6,000	\$ 0.16	\$ 111	\$ 7,200	\$ 0.13	\$ 77	\$ 6,000	\$ 0.10	\$ 65	\$ 4,800	\$ 0.13	\$ 89	\$ 3,000	\$ 0.16	\$ 97
Division 14 - Conveying Systems	\$ 92,500	\$ 1.62	\$ 995	\$ 80,000	\$ 2.10	\$ 1,481	\$ 92,500	\$ 1.62	\$ 995	\$ 92,500	\$ 1.62	\$ 995	\$ 80,000	\$ 2.10	\$ 1,481	\$ 80,000	\$ 4.13	\$ 2,581
14 20 00 Elevators	\$ 92,500	\$ 1.62	\$ 995	\$ 80,000	\$ 2.10	\$ 1,481	\$ 92,500	\$ 1.62	\$ 995	\$ 92,500	\$ 1.62	\$ 995	\$ 80,000	\$ 2.10	\$ 1,481	\$ 80,000	\$ 4.13	\$ 2,581
Division 21 - Fire Suppression	\$ 177,305	\$ 3.10	\$ 1,907	\$ 118,203	\$ 3.10	\$ 2,189	\$ 179,305	\$ 3.13	\$ 1,928	\$ 180,638	\$ 3.16	\$ 1,942	\$ 120,203	\$ 3.15	\$ 2,226	\$ 59,985	\$ 3.10	\$ 1,935
21 10 00 Fire Sprinkler Systems	\$ 177,305	\$ 3.10	\$ 1,907	\$ 118,203	\$ 3.10	\$ 2,189	\$ 179,305	\$ 3.13	\$ 1,928	\$ 180,638	\$ 3.16	\$ 1,942	\$ 120,203	\$ 3.15	\$ 2,226	\$ 59,985	\$ 3.10	\$ 1,935
Division 22 - Plumbing	\$ 171,585	\$ 3.00	\$ 1,845	\$ 114,390	\$ 3.00	\$ 2,118	\$ 187,790	\$ 3.28	\$ 2,019	\$ 203,996	\$ 3.57	\$ 2,194	\$ 130,595	\$ 3.43	\$ 2,418	\$ 58,050	\$ 3.00	\$ 1,873
22 00 00 Plumbing	\$ 171,585	\$ 3.00	\$ 1,845	\$ 114,390	\$ 3.00	\$ 2,118	\$ 187,790	\$ 3.28	\$ 2,019	\$ 203,996	\$ 3.57	\$ 2,194	\$ 130,595	\$ 3.43	\$ 2,418	\$ 58,050	\$ 3.00	\$ 1,873
Division 23 - HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,923	\$ 2.17	\$ 1,333	\$ 247,845	\$ 4.33	\$ 2,665	\$ 123,923	\$ 3.25	\$ 2,295	\$ -	\$ -	\$ -
23 00 00 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,923	\$ 2.17	\$ 1,333	\$ 247,845	\$ 4.33	\$ 2,665	\$ 123,923	\$ 3.25	\$ 2,295	\$ -	\$ -	\$ -
Division 26 - Electrical	\$ 138,586	\$ 2.42	\$ 1,490	\$ 88,633	\$ 2.32	\$ 1,641	\$ 153,723	\$ 2.69	\$ 1,653	\$ 165,834	\$ 2.90	\$ 1,783	\$ 102,256	\$ 2.68	\$ 1,894	\$ 53,213	\$ 2.75	\$ 1,717
26 00 00 Electrical	\$ 138,586	\$ 2.42	\$ 1,490	\$ 88,633	\$ 2.32	\$ 1,641	\$ 153,723	\$ 2.69	\$ 1,653	\$ 165,834	\$ 2.90	\$ 1,783	\$ 102,256	\$ 2.68	\$ 1,894	\$ 53,213	\$ 2.75	\$ 1,717
Division 31 - Earthwork	\$ 355,691	\$ 6.22	\$ 3,825	\$ 237,128	\$ 6.22	\$ 4,391	\$ 1,617,003	\$ 28.27	\$ 17,387	\$ 2,421,898	\$ 42.34	\$ 26,042	\$ 1,427,602	\$ 37.44	\$ 26,437	\$ 118,564	\$ 6.13	\$ 3,825
31 00 00 Earthwork & Excavation	\$ 355,691	\$ 6.22	\$ 3,825	\$ 237,128	\$ 6.22	\$ 4,391	\$ 1,617,003	\$ 28.27	\$ 17,387	\$ 2,421,898	\$ 42.34	\$ 26,042	\$ 1,427,602	\$ 37.44	\$ 26,437	\$ 118,564	\$ 6.13	\$ 3,825
Division 32 - Exterior Improvements	\$ 246,000	\$ 4.30	\$ 2,645	\$ 164,000	\$ 4.30	\$ 3,037	\$ 196,800	\$ 3.44	\$ 2,116	\$ 164,000	\$ 2.87	\$ 1,763	\$ 131,200	\$ 3.44	\$ 2,430	\$ 82,000	\$ 4.24	\$ 2,645
32 10 00 Paving & Striping	\$ 67,500	\$ 1.18	\$ 726	\$ 45,000	\$ 1.18	\$ 833	\$ 54,000	\$ 0.94	\$ 581	\$ 45,000	\$ 0.79	\$ 484	\$ 36,000	\$ 0.94	\$ 667	\$ 22,500	\$ 1.16	\$ 726
32 16 00 Site Concrete	\$ 66,000	\$ 1.15	\$ 710	\$ 44,000	\$ 1.15	\$ 815	\$ 52,800	\$ 0.92	\$ 568	\$ 44,000	\$ 0.77	\$ 473	\$ 35,200	\$ 0.92	\$ 652	\$ 22,000	\$ 1.14	\$ 710
32 80 00 Landscape & Irrigation	\$ 112,500	\$ 1.97	\$ 1,210	\$ 75,000	\$ 1.97	\$ 1,389	\$ 90,000	\$ 1.57	\$ 968	\$ 75,000	\$ 1.31	\$ 806	\$ 60,000	\$ 1.57	\$ 1,111	\$ 37,500	\$ 1.94	\$ 1,210
Division 33 - Utilities	\$ 131,250	\$ 2.29	\$ 1,411	\$ 87,500	\$ 2.29	\$ 1,620	\$ 105,000	\$ 1.84	\$ 1,129	\$ 87,500	\$ 1.53	\$ 941	\$ 70,000	\$ 1.84	\$ 1,296	\$ 43,750	\$ 2.26	\$ 1,411
33 00 00 Underground Site Utilities	\$ 131,250	\$ 2.29	\$ 1,411	\$ 87,500	\$ 2.29	\$ 1,620	\$ 105,000	\$ 1.84	\$ 1,129	\$ 87,500	\$ 1.53	\$ 941	\$ 70,000	\$ 1.84	\$ 1,296	\$ 43,750	\$ 2.26	\$ 1,411
SUBTOTAL	\$ 8,555,625	\$ 149.59	\$ 91,996	\$ 6,054,750	\$ 158.79	\$ 112,125	\$ 10,135,125	\$ 177.20	\$ 108,980	\$ 11,100,375	\$ 194.08	\$ 119,359	\$ 7,590,375	\$ 199.07	\$ 140,563	\$ 3,597,750	\$ 185.93	\$ 116,056
Liability Insurance	\$ 121,875	\$ 2.13	\$ 1,310	\$ 86,250	\$ 2.26	\$ 1,597	\$ 144,375	\$ 2.52	\$ 1,552	\$ 158,125	\$ 2.76	\$ 1,700	\$ 108,125	\$ 2.84	\$ 2,002	\$ 51,250	\$ 2.65	\$ 1,653
Contingency	\$ 292,500	\$ 5.11	\$ 3,145	\$ 207,000	\$ 5.43	\$ 3,833	\$ 346,500	\$ 6.06	\$ 3,726	\$ 379,500	\$ 6.64	\$ 4,081	\$ 259,500	\$ 6.81	\$ 4,806	\$ 123,000	\$ 6.36	\$ 3,968
Fee	\$ 780,000	\$ 13.64	\$ 8,387	\$ 552,000	\$ 14.48	\$ 10,222	\$ 924,000	\$ 16.16	\$ 9,935	\$ 1,012,000	\$ 17.69	\$ 10,882	\$ 692,000	\$ 18.15	\$ 12,815	\$ 328,000	\$ 16.95	\$ 10,581
TOTAL BASE BUDGET	\$ 9,750,000	\$ 170.47	\$ 104,839	\$ 6,900,000	\$ 180.96	\$ 127,778	\$ 11,550,000	\$ 201.94	\$ 124,194	\$ 12,650,000	\$ 221.17	\$ 136,022	\$ 8,650,000	\$ 226.86	\$ 160,185	\$ 4,100,000	\$ 211.89	\$ 132,258

VARIANCE SUMMARY (OPTION 3)

OPTION	Option 3		Option 3 ('22)		Opt3 Variance		
GSF	57,195		57,195		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 1,014,776	\$ 17.74	\$ 806,087	\$ 14.09	\$ 208,689	\$ 3.65	25.89%
01 10 00 General Conditions	\$ 825,000	\$ 14.42	\$ 657,294	\$ 11.49	\$ 167,706	\$ 2.93	25.51%
01 21 00 Traffic Control / Laydown	\$ 110,385	\$ 1.93	\$ 60,210	\$ 1.05	\$ 50,175	\$ 0.88	83.33%
01 51 00 Temporary Requirements	\$ 67,436	\$ 1.18	\$ 75,941	\$ 1.33	\$ (8,505)	\$ (0.15)	-11.20%
01 74 23 Cleaning	\$ 11,954	\$ 0.21	\$ 12,642	\$ 0.22	\$ (688)	\$ (0.01)	-5.44%
Division 02 - Existing Conditions	\$ 44,767	\$ 0.78	\$ 54,409	\$ 0.95	\$ (9,642)	\$ (0.17)	-17.72%
02 21 00 Surveying	\$ 19,340	\$ 0.34	\$ 28,981	\$ 0.51	\$ (9,641)	\$ (0.17)	-33.27%
02 40 00 Demolition	\$ 25,427	\$ 0.44	\$ 25,428	\$ 0.44	\$ (1)	\$ (0.00)	0.00%
Division 03 - Concrete	\$ 6,341,140	\$ 110.87	\$ 4,752,120	\$ 83.09	\$ 1,589,020	\$ 27.78	33.44%
03 10 00 Concrete	\$ 6,341,140	\$ 110.87	\$ 4,752,120	\$ 83.09	\$ 1,589,020	\$ 27.78	33.44%
Division 04 - Masonry	\$ 35,520	\$ 0.62	\$ 47,309	\$ 0.83	\$ (11,789)	\$ (0.21)	-24.92%
04 00 00 Masonry	\$ 35,520	\$ 0.62	\$ 47,309	\$ 0.83	\$ (11,789)	\$ (0.21)	-24.92%
Division 05 - Metals	\$ 36,400	\$ 0.64	\$ 36,400	\$ 0.64	\$ -	\$ -	0.00%
05 12 00 Structural Steel	\$ 33,000	\$ 0.58	\$ 33,000	\$ 0.58	\$ -	\$ -	0.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.06	\$ 3,400	\$ 0.06	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,062	\$ 0.86	\$ 156,683	\$ 2.74	\$ (107,621)	\$ (1.88)	-68.69%
07 13 52 Waterproofing	\$ 7,500	\$ 0.13	\$ 7,500	\$ 0.13	\$ -	\$ -	0.00%
07 19 00 Weather Barrier	\$ -	\$ -	\$ 26,841	\$ 0.47	\$ (26,841)	\$ (0.47)	-
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 0.66	\$ 113,628	\$ 1.99	\$ (75,748)	\$ (1.32)	-66.66%
07 60 00 Sheet Metal & Flashing	\$ 3,682	\$ 0.06	\$ 3,834	\$ 0.07	\$ (152)	\$ (0.00)	-3.98%
07 90 00 Sealants And Caulking	\$ -	\$ -	\$ 4,880	\$ 0.09	\$ (4,880)	\$ (0.09)	-
Division 08 - Openings	\$ 8,500	\$ 0.15	\$ 98,493	\$ 1.72	\$ (89,993)	\$ (1.57)	-91.37%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.15	\$ 8,500	\$ 0.15	\$ -	\$ -	0.00%
08 41 13 Aluminum Storefront	\$ -	\$ -	\$ 89,993	\$ 1.57	\$ (89,993)	\$ (1.57)	-
Division 09 - Finishes	\$ -	\$ -	\$ 168,750	\$ 2.95	\$ (168,750)	\$ (2.95)	-
09 99 00 Amenity Fitout Allowance	\$ -	\$ -	\$ 168,750	\$ 2.95	\$ (168,750)	\$ (2.95)	-
Division 10 - Specialties	\$ 6,000	\$ 0.10	\$ 6,500	\$ 0.11	\$ (500)	\$ (0.01)	-7.69%
10 00 00 Specialties	\$ 6,000	\$ 0.10	\$ 6,500	\$ 0.11	\$ (500)	\$ (0.01)	-7.69%
Division 14 - Conveying Systems	\$ 92,500	\$ 1.62	\$ 65,000	\$ 1.14	\$ 27,500	\$ 0.48	42.31%
14 20 00 Elevators	\$ 92,500	\$ 1.62	\$ 65,000	\$ 1.14	\$ 27,500	\$ 0.48	42.31%
Division 21 - Fire Suppression	\$ 180,638	\$ 3.16	\$ 179,546	\$ 3.14	\$ 1,092	\$ 0.02	0.61%
21 10 00 Fire Sprinkler Systems	\$ 180,638	\$ 3.16	\$ 179,546	\$ 3.14	\$ 1,092	\$ 0.02	0.61%
Division 22 - Plumbing	\$ 203,996	\$ 3.57	\$ 225,248	\$ 3.94	\$ (21,253)	\$ (0.37)	-9.44%
22 00 00 Plumbing	\$ 203,996	\$ 3.57	\$ 225,248	\$ 3.94	\$ (21,253)	\$ (0.37)	-9.44%
Division 23 - HVAC	\$ 247,845	\$ 4.33	\$ 472,501	\$ 8.26	\$ (224,656)	\$ (3.93)	-47.55%
23 00 00 HVAC	\$ 247,845	\$ 4.33	\$ 472,501	\$ 8.26	\$ (224,656)	\$ (3.93)	-47.55%
Division 26 - Electrical	\$ 165,834	\$ 2.90	\$ 209,611	\$ 3.66	\$ (43,777)	\$ (0.77)	-20.88%
26 00 00 Electrical	\$ 165,834	\$ 2.90	\$ 209,611	\$ 3.66	\$ (43,777)	\$ (0.77)	-20.88%
Division 31 - Earthwork	\$ 2,421,898	\$ 42.34	\$ 2,855,035	\$ 49.92	\$ (433,137)	\$ (7.57)	-15.17%
31 00 00 Earthwork & Excavation	\$ 2,421,898	\$ 42.34	\$ 2,855,035	\$ 49.92	\$ (433,137)	\$ (7.57)	-15.17%
Division 32 - Exterior Improvements	\$ 164,000	\$ 2.87	\$ 384,000	\$ 6.71	\$ (220,000)	\$ (3.85)	-57.29%
32 10 00 Paving & Striping	\$ 45,000	\$ 0.79	\$ 98,570	\$ 1.72	\$ (53,570)	\$ (0.94)	-54.35%
32 16 00 Site Concrete	\$ 44,000	\$ 0.77	\$ 88,000	\$ 1.54	\$ (44,000)	\$ (0.77)	-50.00%
32 80 00 Landscape & Irrigation	\$ 75,000	\$ 1.31	\$ 197,430	\$ 3.45	\$ (122,430)	\$ (2.14)	-62.01%
Division 33 - Utilities	\$ 87,500	\$ 1.53	\$ 213,467	\$ 3.73	\$ (125,967)	\$ (2.20)	-59.01%
33 00 00 Underground Site Utilities	\$ 87,500	\$ 1.53	\$ 213,467	\$ 3.73	\$ (125,967)	\$ (2.20)	-59.01%
SUBTOTAL	\$ 11,100,375	\$ 194.08	\$ 10,731,159	\$ 187.62	\$ 369,216	\$ 6.46	3.44%
Liability Insurance	\$ 158,125	\$ 2.76	\$ 152,866	\$ 2.67	\$ 5,259	\$ 0.09	3.44%
Contingency	\$ 379,500	\$ 6.64	\$ 366,877	\$ 6.41	\$ 12,623	\$ 0.22	3.44%
Fee	\$ 1,012,000	\$ 17.69	\$ 978,339	\$ 17.11	\$ 33,661	\$ 0.59	3.44%
TOTAL BASE BUDGET	\$ 12,650,000	\$ 221.17	\$ 12,229,241	\$ 213.82	\$ 420,759	\$ 7.36	3.44%

VARIANCE SUMMARY (OPTION 3A)

OPTION	Option 3A		Option 3A ('22)		Opt3A Variance		
GSF	38,130		38,130		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 738,623	\$ 19.37	\$ 725,228	\$ 19.02	\$ 13,395	\$ 0.35	1.85%
01 10 00 General Conditions	\$ 600,000	\$ 15.74	\$ 579,966	\$ 15.21	\$ 20,034	\$ 0.53	3.45%
01 21 00 Traffic Control / Laydown	\$ 80,280	\$ 2.11	\$ 60,210	\$ 1.58	\$ 20,070	\$ 0.53	33.33%
01 51 00 Temporary Requirements	\$ 49,630	\$ 1.30	\$ 75,941	\$ 1.99	\$ (26,311)	\$ (0.69)	-34.65%
01 74 23 Cleaning	\$ 8,713	\$ 0.23	\$ 9,111	\$ 0.24	\$ (398)	\$ (0.01)	-4.36%
Division 02 - Existing Conditions	\$ 31,718	\$ 0.83	\$ 43,765	\$ 1.15	\$ (12,047)	\$ (0.32)	-27.53%
02 21 00 Surveying	\$ 11,376	\$ 0.30	\$ 18,337	\$ 0.48	\$ (6,961)	\$ (0.18)	-37.96%
02 40 00 Demolition	\$ 20,342	\$ 0.53	\$ 25,428	\$ 0.67	\$ (5,086)	\$ (0.13)	-20.00%
Division 03 - Concrete	\$ 4,517,873	\$ 118.49	\$ 3,365,020	\$ 88.25	\$ 1,152,853	\$ 30.23	34.26%
03 10 00 Concrete	\$ 4,517,873	\$ 118.49	\$ 3,365,020	\$ 88.25	\$ 1,152,853	\$ 30.23	34.26%
Division 04 - Masonry	\$ 28,620	\$ 0.75	\$ 44,695	\$ 1.17	\$ (16,075)	\$ (0.42)	-35.97%
04 00 00 Masonry	\$ 28,620	\$ 0.75	\$ 44,695	\$ 1.17	\$ (16,075)	\$ (0.42)	-35.97%
Division 05 - Metals	\$ 25,400	\$ 0.67	\$ 30,900	\$ 0.81	\$ (5,500)	\$ (0.14)	-17.80%
05 12 00 Structural Steel	\$ 22,000	\$ 0.58	\$ 27,500	\$ 0.72	\$ (5,500)	\$ (0.14)	-20.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.09	\$ 3,400	\$ 0.09	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,062	\$ 1.29	\$ 156,683	\$ 4.11	\$ (107,621)	\$ (2.82)	-68.69%
07 13 52 Waterproofing	\$ 7,500	\$ 0.20	\$ 7,500	\$ 0.20	\$ -	\$ -	0.00%
07 19 00 Weather Barrier	\$ -	\$ -	\$ 26,841	\$ 0.70	\$ (26,841)	\$ (0.70)	-
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 0.99	\$ 113,628	\$ 2.98	\$ (75,748)	\$ (1.99)	-66.66%
07 60 00 Sheet Metal & Flashing	\$ 3,682	\$ 0.10	\$ 3,834	\$ 0.10	\$ (152)	\$ (0.00)	-3.98%
07 90 00 Sealants And Caulking	\$ -	\$ -	\$ 4,880	\$ 0.13	\$ (4,880)	\$ (0.13)	-
Division 08 - Openings	\$ 8,500	\$ 0.22	\$ 98,493	\$ 2.58	\$ (89,993)	\$ (2.36)	-91.37%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.22	\$ 8,500	\$ 0.22	\$ -	\$ -	0.00%
08 41 13 Aluminum Storefront	\$ -	\$ -	\$ 89,993	\$ 2.36	\$ (89,993)	\$ (2.36)	-
Division 09 - Finishes	\$ -	\$ -	\$ 168,750	\$ 4.43	\$ (168,750)	\$ (4.43)	-
09 99 00 Amenity Fitout Allowance	\$ -	\$ -	\$ 168,750	\$ 4.43	\$ (168,750)	\$ (4.43)	-
Division 10 - Specialties	\$ 4,800	\$ 0.13	\$ 6,501	\$ 0.17	\$ (1,701)	\$ (0.04)	-26.17%
10 00 00 Specialties	\$ 4,800	\$ 0.13	\$ 6,501	\$ 0.17	\$ (1,701)	\$ (0.04)	-26.17%
Division 14 - Conveying Systems	\$ 80,000	\$ 2.10	\$ 65,000	\$ 1.70	\$ 15,000	\$ 0.39	23.08%
14 20 00 Elevators	\$ 80,000	\$ 2.10	\$ 65,000	\$ 1.70	\$ 15,000	\$ 0.39	23.08%
Division 21 - Fire Suppression	\$ 120,203	\$ 3.15	\$ 133,215	\$ 3.49	\$ (13,012)	\$ (0.34)	-9.77%
21 10 00 Fire Sprinkler Systems	\$ 120,203	\$ 3.15	\$ 133,215	\$ 3.49	\$ (13,012)	\$ (0.34)	-9.77%
Division 22 - Plumbing	\$ 130,595	\$ 3.43	\$ 225,248	\$ 5.91	\$ (94,653)	\$ (2.48)	-42.02%
22 00 00 Plumbing	\$ 130,595	\$ 3.43	\$ 225,248	\$ 5.91	\$ (94,653)	\$ (2.48)	-42.02%
Division 23 - HVAC	\$ 123,923	\$ 3.25	\$ 410,686	\$ 10.77	\$ (286,764)	\$ (7.52)	-69.83%
23 00 00 HVAC	\$ 123,923	\$ 3.25	\$ 410,686	\$ 10.77	\$ (286,764)	\$ (7.52)	-69.83%
Division 26 - Electrical	\$ 102,256	\$ 2.68	\$ 187,690	\$ 4.92	\$ (85,434)	\$ (2.24)	-45.52%
26 00 00 Electrical	\$ 102,256	\$ 2.68	\$ 187,690	\$ 4.92	\$ (85,434)	\$ (2.24)	-45.52%
Division 31 - Earthwork	\$ 1,427,602	\$ 37.44	\$ 1,918,180	\$ 50.31	\$ (490,578)	\$ (12.87)	-25.58%
31 00 00 Earthwork & Excavation	\$ 1,427,602	\$ 37.44	\$ 1,918,180	\$ 50.31	\$ (490,578)	\$ (12.87)	-25.58%
Division 32 - Exterior Improvements	\$ 131,200	\$ 3.44	\$ 384,000	\$ 10.07	\$ (252,800)	\$ (6.63)	-65.83%
32 10 00 Paving & Striping	\$ 36,000	\$ 0.94	\$ 98,570	\$ 2.59	\$ (62,570)	\$ (1.64)	-63.48%
32 16 00 Site Concrete	\$ 35,200	\$ 0.92	\$ 88,000	\$ 2.31	\$ (52,800)	\$ (1.38)	-60.00%
32 80 00 Landscape & Irrigation	\$ 60,000	\$ 1.57	\$ 197,430	\$ 5.18	\$ (137,430)	\$ (3.60)	-69.61%
Division 33 - Utilities	\$ 70,000	\$ 1.84	\$ 213,467	\$ 5.60	\$ (143,467)	\$ (3.76)	-67.21%
33 00 00 Underground Site Utilities	\$ 70,000	\$ 1.84	\$ 213,467	\$ 5.60	\$ (143,467)	\$ (3.76)	-67.21%
SUBTOTAL	\$ 7,590,375	\$ 199.07	\$ 8,177,521	\$ 214.46	\$ (587,146)	\$ (15.40)	-7.18%
Liability Insurance	\$ 108,125	\$ 2.84	\$ 116,489	\$ 3.06	\$ (8,364)	\$ (0.22)	-7.18%
Contingency	\$ 259,500	\$ 6.81	\$ 279,573	\$ 7.33	\$ (20,073)	\$ (0.53)	-7.18%
Fee	\$ 692,000	\$ 18.15	\$ 745,529	\$ 19.55	\$ (53,529)	\$ (1.40)	-7.18%
TOTAL BASE BUDGET	\$ 8,650,000	\$ 226.86	\$ 9,319,112	\$ 244.40	\$ (669,112)	\$ (17.55)	-7.18%

VARIANCE SUMMARY (OPTION 4)

OPTION	Option 4		Option 4 ('22)		Opt4 Variance		
GSF	19,350		19,350		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 280,885	\$ 14.52	\$ 266,787	\$ 13.79	\$ 14,098	\$ 0.73	5.28%
01 10 00 General Conditions	\$ 225,000	\$ 11.63	\$ 193,326	\$ 9.99	\$ 31,674	\$ 1.64	16.38%
01 21 00 Traffic Control / Laydown	\$ 30,105	\$ 1.56	\$ 30,105	\$ 1.56	\$ -	\$ -	0.00%
01 51 00 Temporary Requirements	\$ 20,221	\$ 1.05	\$ 37,971	\$ 1.96	\$ (17,750)	\$ (0.92)	-46.75%
01 74 23 Cleaning	\$ 5,558	\$ 0.29	\$ 5,385	\$ 0.28	\$ 173	\$ 0.01	3.22%
Division 02 - Existing Conditions	\$ 17,614	\$ 0.91	\$ 17,614	\$ 0.91	\$ (0)	\$ (0.00)	0.00%
02 21 00 Surveying	\$ 4,900	\$ 0.25	\$ 4,900	\$ 0.25	\$ -	\$ -	0.00%
02 40 00 Demolition	\$ 12,714	\$ 0.66	\$ 12,714	\$ 0.66	\$ (0)	\$ (0.00)	0.00%
Division 03 - Concrete	\$ 2,714,267	\$ 140.27	\$ 1,953,020	\$ 100.93	\$ 761,247	\$ 39.34	38.98%
03 10 00 Concrete	\$ 2,714,267	\$ 140.27	\$ 1,953,020	\$ 100.93	\$ 761,247	\$ 39.34	38.98%
Division 04 - Masonry	\$ 14,400	\$ 0.74	\$ 25,416	\$ 1.31	\$ (11,016)	\$ (0.57)	-43.34%
04 00 00 Masonry	\$ 14,400	\$ 0.74	\$ 25,416	\$ 1.31	\$ (11,016)	\$ (0.57)	-43.34%
Division 05 - Metals	\$ 14,400	\$ 0.74	\$ 14,400	\$ 0.74	\$ -	\$ -	0.00%
05 12 00 Structural Steel	\$ 11,000	\$ 0.57	\$ 11,000	\$ 0.57	\$ -	\$ -	0.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.18	\$ 3,400	\$ 0.18	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,124	\$ 2.54	\$ 96,575	\$ 4.99	\$ (47,451)	\$ (2.45)	-49.13%
07 13 52 Waterproofing	\$ 7,500	\$ 0.39	\$ 7,500	\$ 0.39	\$ -	\$ -	0.00%
07 19 00 Weather Barrier	\$ -	\$ -	\$ 26,841	\$ 1.39	\$ (26,841)	\$ (1.39)	-
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 1.96	\$ 53,520	\$ 2.77	\$ (15,640)	\$ (0.81)	-29.22%
07 60 00 Sheet Metal & Flashing	\$ 3,743	\$ 0.19	\$ 3,834	\$ 0.20	\$ (91)	\$ (0.00)	-2.36%
07 90 00 Sealants And Caulking	\$ -	\$ -	\$ 4,880	\$ 0.25	\$ (4,880)	\$ (0.25)	-
Division 08 - Openings	\$ 8,500	\$ 0.44	\$ 98,493	\$ 5.09	\$ (89,993)	\$ (4.65)	-91.37%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.44	\$ 8,500	\$ 0.44	\$ -	\$ -	0.00%
08 41 13 Aluminum Storefront	\$ -	\$ -	\$ 89,993	\$ 4.65	\$ (89,993)	\$ (4.65)	-
Division 09 - Finishes	\$ -	\$ -	\$ 144,750	\$ 7.48	\$ (144,750)	\$ (7.48)	-
09 99 00 Amenity Fitout Allowance	\$ -	\$ -	\$ 144,750	\$ 7.48	\$ (144,750)	\$ (7.48)	-
Division 10 - Specialties	\$ 3,000	\$ 0.16	\$ 2,250	\$ 0.12	\$ 750	\$ 0.04	33.33%
10 00 00 Specialties	\$ 3,000	\$ 0.16	\$ 2,250	\$ 0.12	\$ 750	\$ 0.04	33.33%
Division 14 - Conveying Systems	\$ 80,000	\$ 4.13	\$ 26,250	\$ 1.36	\$ 53,750	\$ 2.78	204.76%
14 20 00 Elevators	\$ 80,000	\$ 4.13	\$ 26,250	\$ 1.36	\$ 53,750	\$ 2.78	204.76%
Division 21 - Fire Suppression	\$ 59,985	\$ 3.10	\$ 56,487	\$ 2.92	\$ 3,498	\$ 0.18	6.19%
21 10 00 Fire Sprinkler Systems	\$ 59,985	\$ 3.10	\$ 56,487	\$ 2.92	\$ 3,498	\$ 0.18	6.19%
Division 22 - Plumbing	\$ 58,050	\$ 3.00	\$ 56,600	\$ 2.93	\$ 1,450	\$ 0.07	2.56%
22 00 00 Plumbing	\$ 58,050	\$ 3.00	\$ 56,600	\$ 2.93	\$ 1,450	\$ 0.07	2.56%
Division 23 - HVAC	\$ -	\$ -	\$ 173,800	\$ 8.98	\$ (173,800)	\$ (8.98)	-
23 00 00 HVAC	\$ -	\$ -	\$ 173,800	\$ 8.98	\$ (173,800)	\$ (8.98)	-
Division 26 - Electrical	\$ 53,213	\$ 2.75	\$ 75,593	\$ 3.91	\$ (22,381)	\$ (1.16)	-29.61%
26 00 00 Electrical	\$ 53,213	\$ 2.75	\$ 75,593	\$ 3.91	\$ (22,381)	\$ (1.16)	-29.61%
Division 31 - Earthwork	\$ 118,564	\$ 6.13	\$ 366,415	\$ 18.94	\$ (247,851)	\$ (12.81)	-67.64%
31 00 00 Earthwork & Excavation	\$ 118,564	\$ 6.13	\$ 366,415	\$ 18.94	\$ (247,851)	\$ (12.81)	-67.64%
Division 32 - Exterior Improvements	\$ 82,000	\$ 4.24	\$ 384,000	\$ 19.84	\$ (302,000)	\$ (15.61)	-78.65%
32 10 00 Paving & Striping	\$ 22,500	\$ 1.16	\$ 98,570	\$ 5.09	\$ (76,070)	\$ (3.93)	-77.17%
32 16 00 Site Concrete	\$ 22,000	\$ 1.14	\$ 88,000	\$ 4.55	\$ (66,000)	\$ (3.41)	-75.00%
32 80 00 Landscape & Irrigation	\$ 37,500	\$ 1.94	\$ 197,430	\$ 10.20	\$ (159,930)	\$ (8.27)	-81.01%
Division 33 - Utilities	\$ 43,750	\$ 2.26	\$ 206,052	\$ 10.65	\$ (162,302)	\$ (8.39)	-78.77%
33 00 00 Underground Site Utilities	\$ 43,750	\$ 2.26	\$ 206,052	\$ 10.65	\$ (162,302)	\$ (8.39)	-78.77%
SUBTOTAL	\$ 3,597,750	\$ 185.93	\$ 3,964,502	\$ 204.88	\$ (366,752)	\$ (18.95)	-9.25%
Liability Insurance	\$ 51,250	\$ 2.65	\$ 56,474	\$ 2.92	\$ (5,224)	\$ (0.27)	-9.25%
Contingency	\$ 123,000	\$ 6.36	\$ 135,539	\$ 7.00	\$ (12,539)	\$ (0.65)	-9.25%
Fee	\$ 328,000	\$ 16.95	\$ 361,436	\$ 18.68	\$ (33,436)	\$ (1.73)	-9.25%
TOTAL BASE BUDGET	\$ 4,100,000	\$ 211.89	\$ 4,517,951	\$ 233.49	\$ (417,951)	\$ (21.60)	-9.25%

THE VARIANCE BELOW INCLUDES SIMILAR ALLOCATION OF COSTS BETWEEN PARKING AND RESI

VARIANCE SUMMARY (OPTION 3)

OPTION	Option 3		Option 3 ('22)		Opt3 Variance		
GSF	57,195		57,195		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 1,014,776	\$ 17.74	\$ 806,087	\$ 14.09	\$ 208,689	\$ 3.65	25.89%
01 10 00 General Conditions	\$ 825,000	\$ 14.42	\$ 657,294	\$ 11.49	\$ 167,706	\$ 2.93	25.51%
01 21 00 Traffic Control / Laydown	\$ 110,385	\$ 1.93	\$ 60,210	\$ 1.05	\$ 50,175	\$ 0.88	83.33%
01 51 00 Temporary Requirements	\$ 67,436	\$ 1.18	\$ 75,941	\$ 1.33	\$ (8,505)	\$ (0.15)	-11.20%
01 74 23 Cleaning	\$ 11,954	\$ 0.21	\$ 12,642	\$ 0.22	\$ (688)	\$ (0.01)	-5.44%
Division 02 - Existing Conditions	\$ 44,767	\$ 0.78	\$ 54,409	\$ 0.95	\$ (9,642)	\$ (0.17)	-17.72%
02 21 00 Surveying	\$ 19,340	\$ 0.34	\$ 28,981	\$ 0.51	\$ (9,641)	\$ (0.17)	-33.27%
02 40 00 Demolition	\$ 25,427	\$ 0.44	\$ 25,428	\$ 0.44	\$ (1)	\$ (0.00)	0.00%
Division 03 - Concrete	\$ 6,341,140	\$ 110.87	\$ 4,752,120	\$ 83.09	\$ 1,589,020	\$ 27.78	33.44%
03 10 00 Concrete	\$ 6,341,140	\$ 110.87	\$ 4,752,120	\$ 83.09	\$ 1,589,020	\$ 27.78	33.44%
Division 04 - Masonry	\$ 35,520	\$ 0.62	\$ 47,309	\$ 0.83	\$ (11,789)	\$ (0.21)	-24.92%
04 00 00 Masonry	\$ 35,520	\$ 0.62	\$ 47,309	\$ 0.83	\$ (11,789)	\$ (0.21)	-24.92%
Division 05 - Metals	\$ 36,400	\$ 0.64	\$ 36,400	\$ 0.64	\$ -	\$ -	0.00%
05 12 00 Structural Steel	\$ 33,000	\$ 0.58	\$ 33,000	\$ 0.58	\$ -	\$ -	0.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.06	\$ 3,400	\$ 0.06	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,062	\$ 0.86	\$ 49,062	\$ 0.86	\$ -	\$ -	0.00%
07 13 52 Waterproofing	\$ 7,500	\$ 0.13	\$ 7,500	\$ 0.13	\$ -	\$ -	0.00%
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 0.66	\$ 37,881	\$ 0.66	\$ -	\$ -	0.00%
07 60 00 Sheet Metal & Flashing	\$ 3,682	\$ 0.06	\$ 3,682	\$ 0.06	\$ -	\$ -	0.00%
Division 08 - Openings	\$ 8,500	\$ 0.15	\$ 8,500	\$ 0.15	\$ -	\$ -	0.00%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.15	\$ 8,500	\$ 0.15	\$ -	\$ -	0.00%
Division 10 - Specialties	\$ 6,000	\$ 0.10	\$ 6,000	\$ 0.10	\$ -	\$ -	0.00%
10 00 00 Specialties	\$ 6,000	\$ 0.10	\$ 6,000	\$ 0.10	\$ -	\$ -	0.00%
Division 14 - Conveying Systems	\$ 92,500	\$ 1.62	\$ 65,000	\$ 1.14	\$ 27,500	\$ 0.48	42.31%
14 20 00 Elevators	\$ 92,500	\$ 1.62	\$ 65,000	\$ 1.14	\$ 27,500	\$ 0.48	42.31%
Division 21 - Fire Suppression	\$ 180,638	\$ 3.16	\$ 179,546	\$ 3.14	\$ 1,092	\$ 0.02	0.61%
21 10 00 Fire Sprinkler Systems	\$ 180,638	\$ 3.16	\$ 179,546	\$ 3.14	\$ 1,092	\$ 0.02	0.61%
Division 22 - Plumbing	\$ 203,996	\$ 3.57	\$ 177,476	\$ 3.10	\$ 26,519	\$ 0.46	14.94%
22 00 00 Plumbing	\$ 203,996	\$ 3.57	\$ 177,476	\$ 3.10	\$ 26,519	\$ 0.46	14.94%
Division 23 - HVAC	\$ 247,845	\$ 4.33	\$ 215,625	\$ 3.77	\$ 32,220	\$ 0.56	14.94%
23 00 00 HVAC	\$ 247,845	\$ 4.33	\$ 215,625	\$ 3.77	\$ 32,220	\$ 0.56	14.94%
Division 26 - Electrical	\$ 165,834	\$ 2.90	\$ 153,065	\$ 2.68	\$ 12,769	\$ 0.22	8.34%
26 00 00 Electrical	\$ 165,834	\$ 2.90	\$ 153,065	\$ 2.68	\$ 12,769	\$ 0.22	8.34%
Division 31 - Earthwork	\$ 2,421,898	\$ 42.34	\$ 2,855,035	\$ 49.92	\$ (433,137)	\$ (7.57)	-15.17%
31 00 00 Earthwork & Excavation	\$ 2,421,898	\$ 42.34	\$ 2,855,035	\$ 49.92	\$ (433,137)	\$ (7.57)	-15.17%
Division 32 - Exterior Improvements	\$ 164,000	\$ 2.87	\$ 384,000	\$ 6.71	\$ (220,000)	\$ (3.85)	-57.29%
32 10 00 Paving & Striping	\$ 45,000	\$ 0.79	\$ 98,570	\$ 1.72	\$ (53,570)	\$ (0.94)	-54.35%
32 16 00 Site Concrete	\$ 44,000	\$ 0.77	\$ 88,000	\$ 1.54	\$ (44,000)	\$ (0.77)	-50.00%
32 80 00 Landscape & Irrigation	\$ 75,000	\$ 1.31	\$ 197,430	\$ 3.45	\$ (122,430)	\$ (2.14)	-62.01%
Division 33 - Utilities	\$ 87,500	\$ 1.53	\$ 213,467	\$ 3.73	\$ (125,967)	\$ (2.20)	-59.01%
33 00 00 Underground Site Utilities	\$ 87,500	\$ 1.53	\$ 213,467	\$ 3.73	\$ (125,967)	\$ (2.20)	-59.01%
SUBTOTAL	\$ 11,100,375	\$ 194.08	\$ 10,003,101	\$ 174.89	\$ 1,097,274	\$ 19.18	10.97%
Liability Insurance	\$ 158,125	\$ 2.76	\$ 142,494	\$ 2.49	\$ 15,631	\$ 0.27	10.97%
Contingency	\$ 379,500	\$ 6.64	\$ 341,986	\$ 5.98	\$ 37,514	\$ 0.66	10.97%
Fee	\$ 1,012,000	\$ 17.69	\$ 911,964	\$ 15.94	\$ 100,036	\$ 1.75	10.97%
TOTAL BASE BUDGET	\$ 12,650,000	\$ 221.17	\$ 11,399,545	\$ 199.31	\$ 1,250,455	\$ 21.86	10.97%

THE VARIANCE BELOW INCLUDES SIMILAR ALLOCATION OF COSTS BETWEEN PARKING AND RESI

VARIANCE SUMMARY (OPTION 3A)

OPTION	Option 3A		Option 3A ('22)		Opt3A Variance		
GSF	38,130		38,130		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 738,623	\$ 19.37	\$ 725,228	\$ 19.02	\$ 13,395	\$ 0.35	1.85%
01 10 00 General Conditions	\$ 600,000	\$ 15.74	\$ 579,966	\$ 15.21	\$ 20,034	\$ 0.53	3.45%
01 21 00 Traffic Control / Laydown	\$ 80,280	\$ 2.11	\$ 60,210	\$ 1.58	\$ 20,070	\$ 0.53	33.33%
01 51 00 Temporary Requirements	\$ 49,630	\$ 1.30	\$ 75,941	\$ 1.99	\$ (26,311)	\$ (0.69)	-34.65%
01 74 23 Cleaning	\$ 8,713	\$ 0.23	\$ 9,111	\$ 0.24	\$ (398)	\$ (0.01)	-4.36%
Division 02 - Existing Conditions	\$ 31,718	\$ 0.83	\$ 43,765	\$ 1.15	\$ (12,047)	\$ (0.32)	-27.53%
02 21 00 Surveying	\$ 11,376	\$ 0.30	\$ 18,337	\$ 0.48	\$ (6,961)	\$ (0.18)	-37.96%
02 40 00 Demolition	\$ 20,342	\$ 0.53	\$ 25,428	\$ 0.67	\$ (5,086)	\$ (0.13)	-20.00%
Division 03 - Concrete	\$ 4,517,873	\$ 118.49	\$ 3,365,020	\$ 88.25	\$ 1,152,853	\$ 30.23	34.26%
03 10 00 Concrete	\$ 4,517,873	\$ 118.49	\$ 3,365,020	\$ 88.25	\$ 1,152,853	\$ 30.23	34.26%
Division 04 - Masonry	\$ 28,620	\$ 0.75	\$ 44,695	\$ 1.17	\$ (16,075)	\$ (0.42)	-35.97%
04 00 00 Masonry	\$ 28,620	\$ 0.75	\$ 44,695	\$ 1.17	\$ (16,075)	\$ (0.42)	-35.97%
Division 05 - Metals	\$ 25,400	\$ 0.67	\$ 30,900	\$ 0.81	\$ (5,500)	\$ (0.14)	-17.80%
05 12 00 Structural Steel	\$ 22,000	\$ 0.58	\$ 27,500	\$ 0.72	\$ (5,500)	\$ (0.14)	-20.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.09	\$ 3,400	\$ 0.09	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,062	\$ 1.29	\$ 49,062	\$ 1.29	\$ -	\$ -	0.00%
07 13 52 Waterproofing	\$ 7,500	\$ 0.20	\$ 7,500	\$ 0.20	\$ -	\$ -	0.00%
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 0.99	\$ 37,881	\$ 0.99	\$ -	\$ -	0.00%
07 60 00 Sheet Metal & Flashing	\$ 3,682	\$ 0.10	\$ 3,682	\$ 0.10	\$ -	\$ -	0.00%
Division 08 - Openings	\$ 8,500	\$ 0.22	\$ 8,500	\$ 0.22	\$ -	\$ -	0.00%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.22	\$ 8,500	\$ 0.22	\$ -	\$ -	0.00%
Division 10 - Specialties	\$ 4,800	\$ 0.13	\$ 4,800	\$ 0.13	\$ -	\$ -	0.00%
10 00 00 Specialties	\$ 4,800	\$ 0.13	\$ 4,800	\$ 0.13	\$ -	\$ -	0.00%
Division 14 - Conveying Systems	\$ 80,000	\$ 2.10	\$ 65,000	\$ 1.70	\$ 15,000	\$ 0.39	23.08%
14 20 00 Elevators	\$ 80,000	\$ 2.10	\$ 65,000	\$ 1.70	\$ 15,000	\$ 0.39	23.08%
Division 21 - Fire Suppression	\$ 120,203	\$ 3.15	\$ 133,215	\$ 3.49	\$ (13,012)	\$ (0.34)	-9.77%
21 10 00 Fire Sprinkler Systems	\$ 120,203	\$ 3.15	\$ 133,215	\$ 3.49	\$ (13,012)	\$ (0.34)	-9.77%
Division 22 - Plumbing	\$ 130,595	\$ 3.43	\$ 111,006	\$ 2.91	\$ 19,589	\$ 0.51	17.65%
22 00 00 Plumbing	\$ 130,595	\$ 3.43	\$ 111,006	\$ 2.91	\$ 19,589	\$ 0.51	17.65%
Division 23 - HVAC	\$ 123,923	\$ 3.25	\$ 105,334	\$ 2.76	\$ 18,588	\$ 0.49	17.65%
23 00 00 HVAC	\$ 123,923	\$ 3.25	\$ 105,334	\$ 2.76	\$ 18,588	\$ 0.49	17.65%
Division 26 - Electrical	\$ 102,256	\$ 2.68	\$ 93,564	\$ 2.45	\$ 8,692	\$ 0.23	9.29%
26 00 00 Electrical	\$ 102,256	\$ 2.68	\$ 93,564	\$ 2.45	\$ 8,692	\$ 0.23	9.29%
Division 31 - Earthwork	\$ 1,427,602	\$ 37.44	\$ 1,918,180	\$ 50.31	\$ (490,578)	\$ (12.87)	-25.58%
31 00 00 Earthwork & Excavation	\$ 1,427,602	\$ 37.44	\$ 1,918,180	\$ 50.31	\$ (490,578)	\$ (12.87)	-25.58%
Division 32 - Exterior Improvements	\$ 131,200	\$ 3.44	\$ 384,000	\$ 10.07	\$ (252,800)	\$ (6.63)	-65.83%
32 10 00 Paving & Striping	\$ 36,000	\$ 0.94	\$ 98,570	\$ 2.59	\$ (62,570)	\$ (1.64)	-63.48%
32 16 00 Site Concrete	\$ 35,200	\$ 0.92	\$ 88,000	\$ 2.31	\$ (52,800)	\$ (1.38)	-60.00%
32 80 00 Landscape & Irrigation	\$ 60,000	\$ 1.57	\$ 197,430	\$ 5.18	\$ (137,430)	\$ (3.60)	-69.61%
Division 33 - Utilities	\$ 70,000	\$ 1.84	\$ 213,467	\$ 5.60	\$ (143,467)	\$ (3.76)	-67.21%
33 00 00 Underground Site Utilities	\$ 70,000	\$ 1.84	\$ 213,467	\$ 5.60	\$ (143,467)	\$ (3.76)	-67.21%
SUBTOTAL	\$ 7,590,375	\$ 199.07	\$ 7,295,737	\$ 191.34	\$ 294,639	\$ 7.73	4.04%
Liability Insurance	\$ 108,125	\$ 2.84	\$ 103,928	\$ 2.73	\$ 4,197	\$ 0.11	4.04%
Contingency	\$ 259,500	\$ 6.81	\$ 249,427	\$ 6.54	\$ 10,073	\$ 0.26	4.04%
Fee	\$ 692,000	\$ 18.15	\$ 665,138	\$ 17.44	\$ 26,862	\$ 0.70	4.04%
TOTAL BASE BUDGET	\$ 8,650,000	\$ 226.86	\$ 8,314,230	\$ 218.05	\$ 335,771	\$ 8.81	4.04%

THE VARIANCE BELOW INCLUDES SIMILAR ALLOCATION OF COSTS BETWEEN PARKING AND RESI

VARIANCE SUMMARY (OPTION 4)

OPTION	Option 4		Option 4 ('22)		Opt4 Variance		
GSF	19,350		19,350		0		
DESCRIPTION	VALUE	\$/GSF	VALUE	\$/GSF	VALUE	\$/GSF	%
Division 01 - General Requirements	\$ 280,885	\$ 14.52	\$ 266,787	\$ 13.79	\$ 14,098	\$ 0.73	5.28%
01 10 00 General Conditions	\$ 225,000	\$ 11.63	\$ 193,326	\$ 9.99	\$ 31,674	\$ 1.64	16.38%
01 21 00 Traffic Control / Laydown	\$ 30,105	\$ 1.56	\$ 30,105	\$ 1.56	\$ -	\$ -	0.00%
01 51 00 Temporary Requirements	\$ 20,221	\$ 1.05	\$ 37,971	\$ 1.96	\$ (17,750)	\$ (0.92)	-46.75%
01 74 23 Cleaning	\$ 5,558	\$ 0.29	\$ 5,385	\$ 0.28	\$ 173	\$ 0.01	3.22%
Division 02 - Existing Conditions	\$ 17,614	\$ 0.91	\$ 17,614	\$ 0.91	\$ (0)	\$ (0.00)	0.00%
02 21 00 Surveying	\$ 4,900	\$ 0.25	\$ 4,900	\$ 0.25	\$ -	\$ -	0.00%
02 40 00 Demolition	\$ 12,714	\$ 0.66	\$ 12,714	\$ 0.66	\$ (0)	\$ (0.00)	0.00%
Division 03 - Concrete	\$ 2,714,267	\$ 140.27	\$ 1,953,020	\$ 100.93	\$ 761,247	\$ 39.34	38.98%
03 10 00 Concrete	\$ 2,714,267	\$ 140.27	\$ 1,953,020	\$ 100.93	\$ 761,247	\$ 39.34	38.98%
Division 04 - Masonry	\$ 14,400	\$ 0.74	\$ 25,416	\$ 1.31	\$ (11,016)	\$ (0.57)	-43.34%
04 00 00 Masonry	\$ 14,400	\$ 0.74	\$ 25,416	\$ 1.31	\$ (11,016)	\$ (0.57)	-43.34%
Division 05 - Metals	\$ 14,400	\$ 0.74	\$ 14,400	\$ 0.74	\$ -	\$ -	0.00%
05 12 00 Structural Steel	\$ 11,000	\$ 0.57	\$ 11,000	\$ 0.57	\$ -	\$ -	0.00%
05 50 00 Misc. Metal Fabrications	\$ 3,400	\$ 0.18	\$ 3,400	\$ 0.18	\$ -	\$ -	0.00%
Division 07 - Thermal & Moisture	\$ 49,124	\$ 2.54	\$ 49,124	\$ 2.54	\$ -	\$ -	0.00%
07 13 52 Waterproofing	\$ 7,500	\$ 0.39	\$ 7,500	\$ 0.39	\$ -	\$ -	0.00%
07 46 00 Siding, Soffit, & Fascia	\$ 37,881	\$ 1.96	\$ 37,881	\$ 1.96	\$ -	\$ -	0.00%
07 60 00 Sheet Metal & Flashing	\$ 3,743	\$ 0.19	\$ 3,743	\$ 0.19	\$ -	\$ -	0.00%
Division 08 - Openings	\$ 8,500	\$ 0.44	\$ 8,500	\$ 0.44	\$ -	\$ -	0.00%
08 33 00 Overhead Doors	\$ 8,500	\$ 0.44	\$ 8,500	\$ 0.44	\$ -	\$ -	0.00%
Division 10 - Specialties	\$ 3,000	\$ 0.16	\$ 3,000	\$ 0.16	\$ -	\$ -	0.00%
10 00 00 Specialties	\$ 3,000	\$ 0.16	\$ 3,000	\$ 0.16	\$ -	\$ -	0.00%
Division 14 - Conveying Systems	\$ 80,000	\$ 4.13	\$ 26,250	\$ 1.36	\$ 53,750	\$ 2.78	204.76%
14 20 00 Elevators	\$ 80,000	\$ 4.13	\$ 26,250	\$ 1.36	\$ 53,750	\$ 2.78	204.76%
Division 21 - Fire Suppression	\$ 59,985	\$ 3.10	\$ 56,487	\$ 2.92	\$ 3,498	\$ 0.18	6.19%
21 10 00 Fire Sprinkler Systems	\$ 59,985	\$ 3.10	\$ 56,487	\$ 2.92	\$ 3,498	\$ 0.18	6.19%
Division 22 - Plumbing	\$ 58,050	\$ 3.00	\$ 51,550	\$ 2.66	\$ 6,500	\$ 0.34	12.61%
22 00 00 Plumbing	\$ 58,050	\$ 3.00	\$ 51,550	\$ 2.66	\$ 6,500	\$ 0.34	12.61%
Division 23 - HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
23 00 00 HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Division 26 - Electrical	\$ 53,213	\$ 2.75	\$ 50,020	\$ 2.59	\$ 3,193	\$ 0.17	6.38%
26 00 00 Electrical	\$ 53,213	\$ 2.75	\$ 50,020	\$ 2.59	\$ 3,193	\$ 0.17	6.38%
Division 31 - Earthwork	\$ 118,564	\$ 6.13	\$ 366,415	\$ 18.94	\$ (247,851)	\$ (12.81)	-67.64%
31 00 00 Earthwork & Excavation	\$ 118,564	\$ 6.13	\$ 366,415	\$ 18.94	\$ (247,851)	\$ (12.81)	-67.64%
Division 32 - Exterior Improvements	\$ 82,000	\$ 4.24	\$ 384,000	\$ 19.84	\$ (302,000)	\$ (15.61)	-78.65%
32 10 00 Paving & Striping	\$ 22,500	\$ 1.16	\$ 98,570	\$ 5.09	\$ (76,070)	\$ (3.93)	-77.17%
32 16 00 Site Concrete	\$ 22,000	\$ 1.14	\$ 88,000	\$ 4.55	\$ (66,000)	\$ (3.41)	-75.00%
32 80 00 Landscape & Irrigation	\$ 37,500	\$ 1.94	\$ 197,430	\$ 10.20	\$ (159,930)	\$ (8.27)	-81.01%
Division 33 - Utilities	\$ 43,750	\$ 2.26	\$ 206,052	\$ 10.65	\$ (162,302)	\$ (8.39)	-78.77%
33 00 00 Underground Site Utilities	\$ 43,750	\$ 2.26	\$ 206,052	\$ 10.65	\$ (162,302)	\$ (8.39)	-78.77%
SUBTOTAL	\$ 3,597,750	\$ 185.93	\$ 3,478,635	\$ 179.77	\$ 119,115	\$ 6.16	3.42%
Liability Insurance	\$ 51,250	\$ 2.65	\$ 49,553	\$ 2.56	\$ 1,697	\$ 0.09	3.42%
Contingency	\$ 123,000	\$ 6.36	\$ 118,928	\$ 6.15	\$ 4,072	\$ 0.21	3.42%
Fee	\$ 328,000	\$ 16.95	\$ 317,140	\$ 16.39	\$ 10,860	\$ 0.56	3.42%
TOTAL BASE BUDGET	\$ 4,100,000	\$ 211.89	\$ 3,964,256	\$ 204.87	\$ 135,744	\$ 7.02	3.42%

Attachment B



WRCHT
Wood River Community
— Housing Trust —



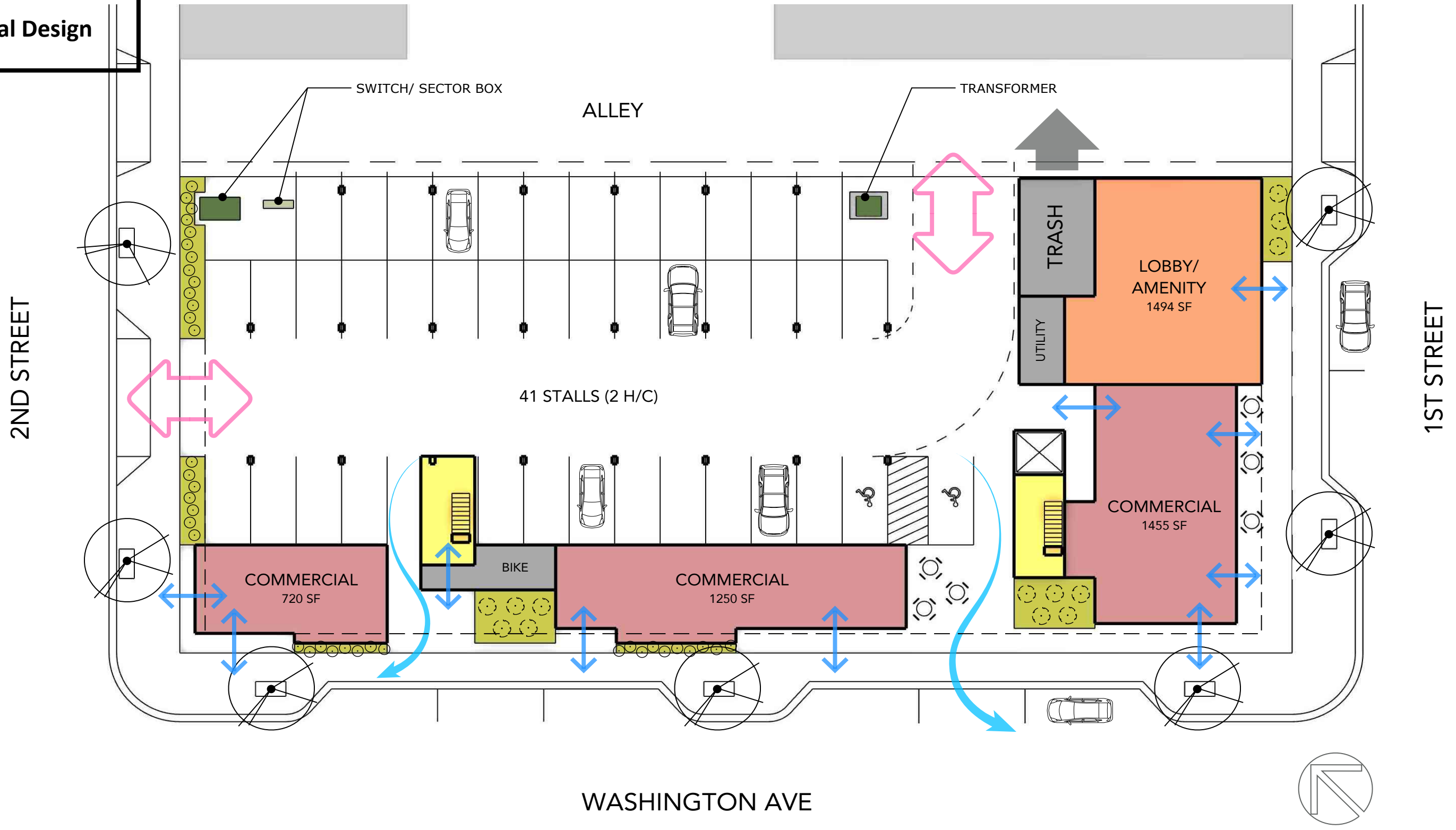
1st and Washington Project Update and Timeline

The development team has worked to refine the parking design in response to the community’s July 24th Public Workshop feedback. Below is a summary of key milestones:

- **July 24th Public Workshop:** Gathered valuable feedback about the community’s desire to retain onsite public parking and pause the advancement of the project entitlement process.
- **Pause in Project Advancement:** In response to public concerns, the project was paused to study below-grade parking options and evaluate associated costs.
- **Desman Design Management:** On August 29th, Desman provided four new parking design alternatives for the project.
- **Pricing and Feedback:** These options were priced by the contractor in early October.
- **Pricing Concerns:** The initial pricing feedback indicated that the proposed designs were not cost-effective enough to meet the project’s financial goals.
- **Redesign Efforts:** In response to pricing concerns the development team suggested engaging KPFF’s Seattle based parking design group.
- **Development of Fifth Parking Option:** The new design includes:
 - **Increased Parking Stall Count:** A higher number of parking stalls to better meet the needs of the community.
 - **Improved Stall Efficiency:** More efficient use of space within the parking structure.
 - **Enhanced Street Frontage:** Expanded retail and residential lobby space along the street front, improving both functionality and the pedestrian experience.

	PNA	Desman Design Management					KPFF
	Original	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Units	66	66	66	66	43	66	66
Total Stall Count	44	104	105	185	154	194	195
Compact Stall Count	0	8	11	20	24	7	0
Compact Stall Percentage	0%	8%	10%	11%	16%	4%	0%
Garage SF	N/A	49,920	49,920	83,265	69,215	75,755	65,618
Efficiency	N/A	480	475	450	449	390	337
Floor-to-floor height	N/A	10'-6"	10'-6"	10'-6"	10'-6"	10'-6"	9'-6"
Parking Clearance	N/A	8'-6"	8'-6"	8'-6"	8'-6"	8'-6"	7'-6"
Retail SF	3,425	-	-	-	-	-	3,000
Lobby Amenity SF	1,494	2,200	1,900	2,100	-	-	2,000

Original Design



LEVEL 1 - CONCEPT FLOOR PLAN

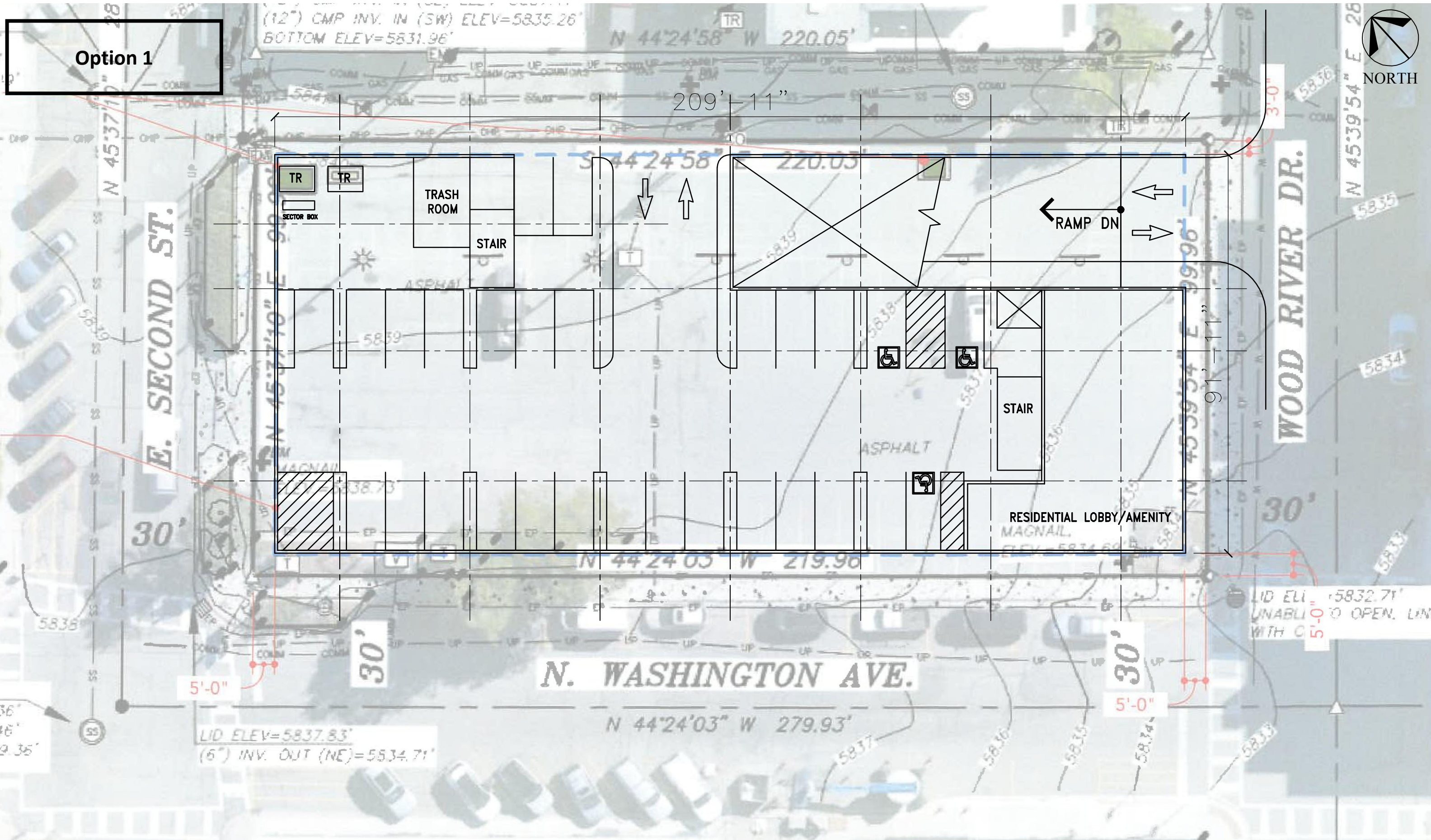
SCALE: 1" = 20'-0"

1ST & WASHINGTON

DATE: 06.20.2024

PROJECT ADDRESS: 211 E 1ST ST, KETCHUM, ID 83340





Option 1

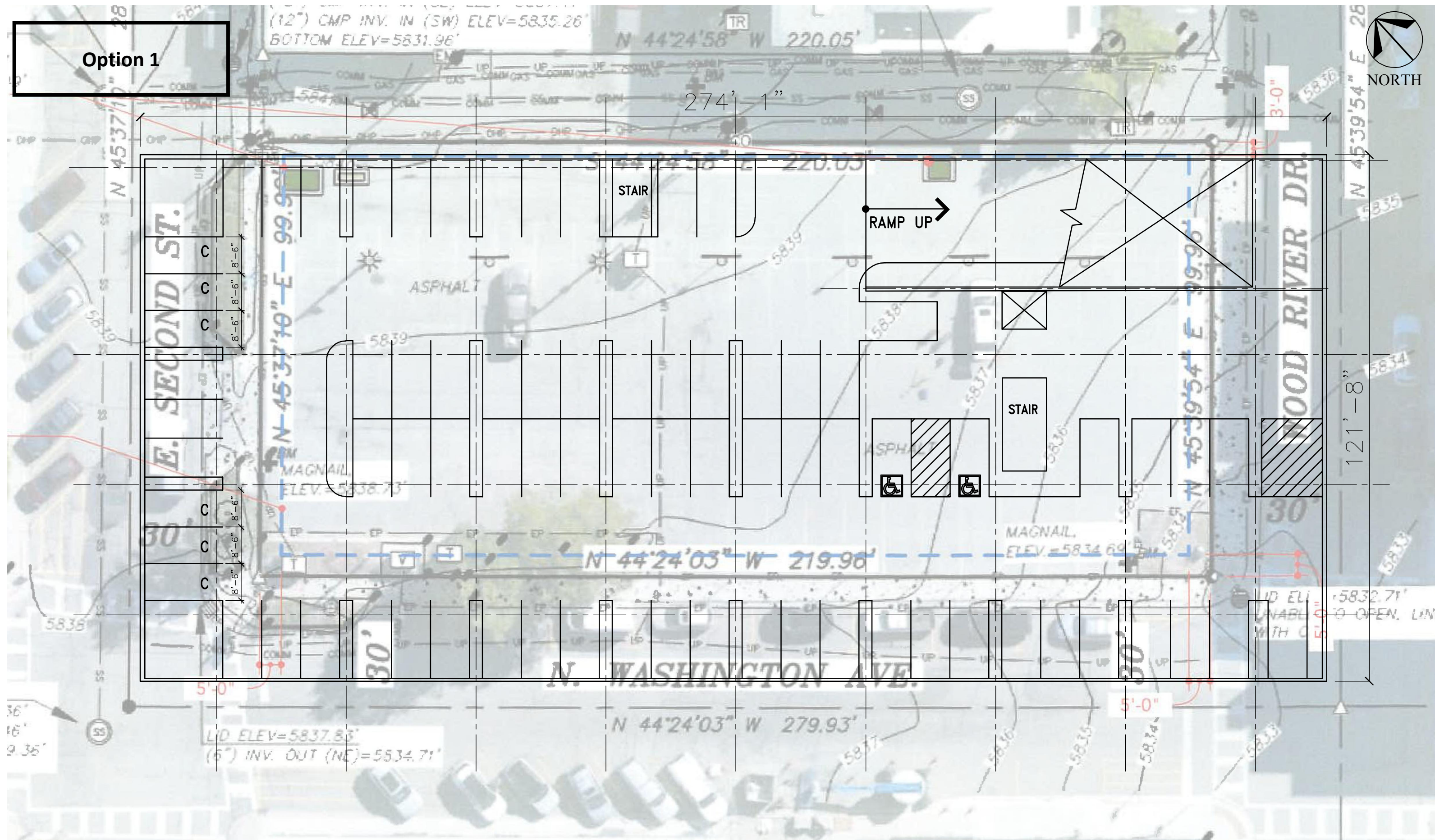


First & Washington Parking Garage - Option 1
 Concept Site Plan and Level 1 Parking Plan
 Ketchum, ID

Option 1

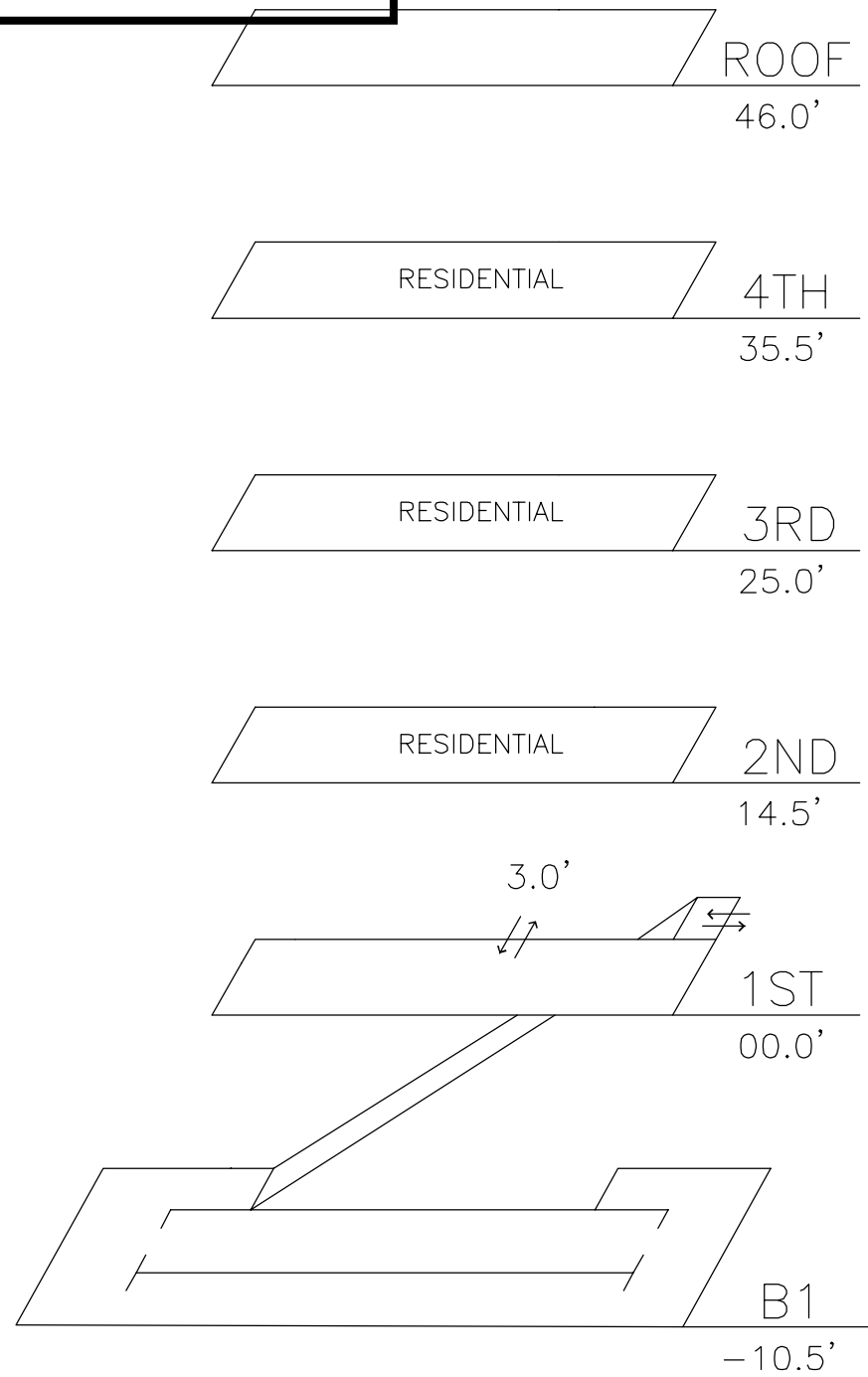


NORTH



First & Washington Parking Garage - Option 1
Concept Level B1 Parking Plan
Ketchum, ID

Option 1



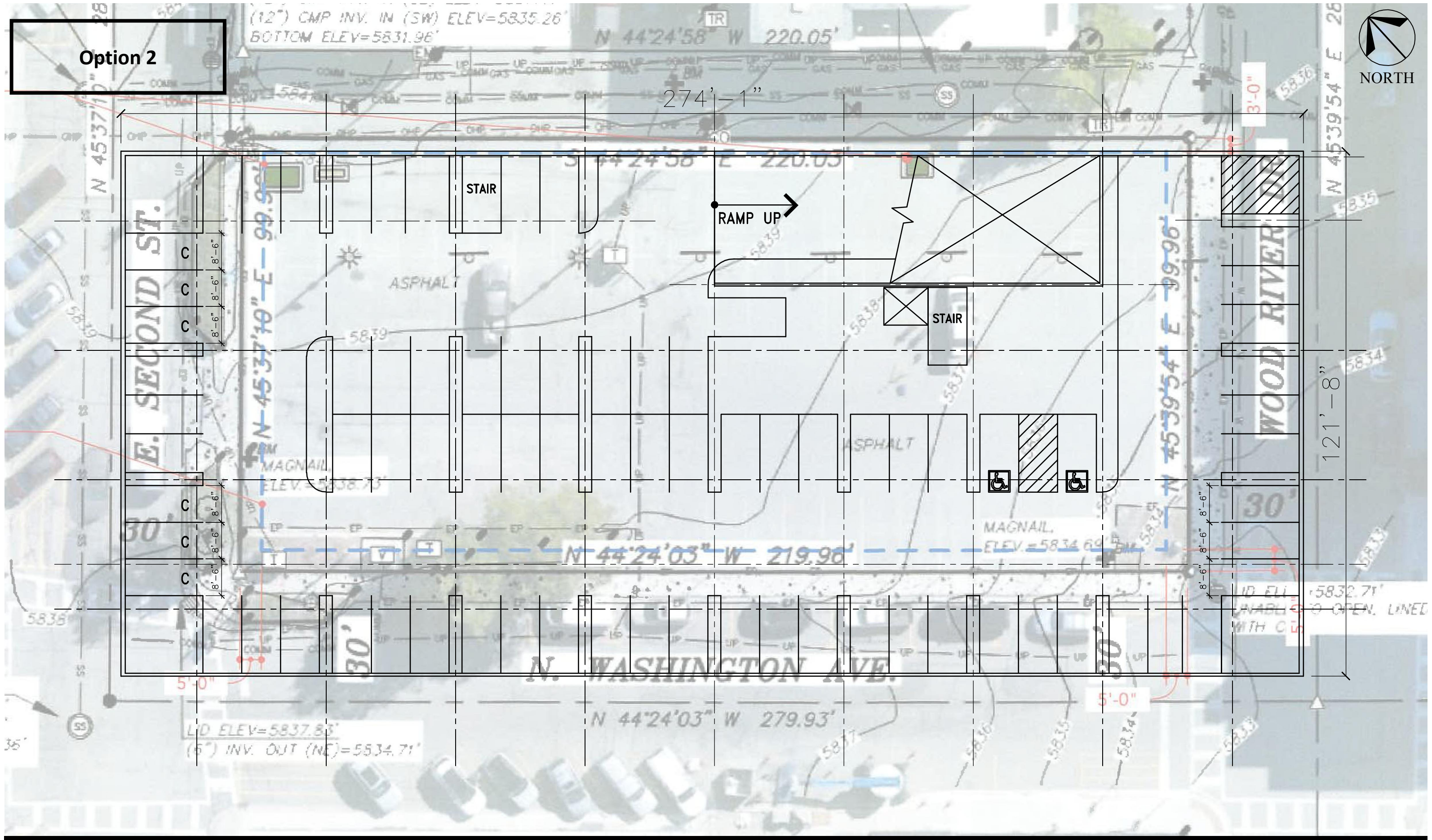
ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	Compact	Accessible	Total
B1	68	6	2	76
1	23	2	3	28
Total	91	8	5	104

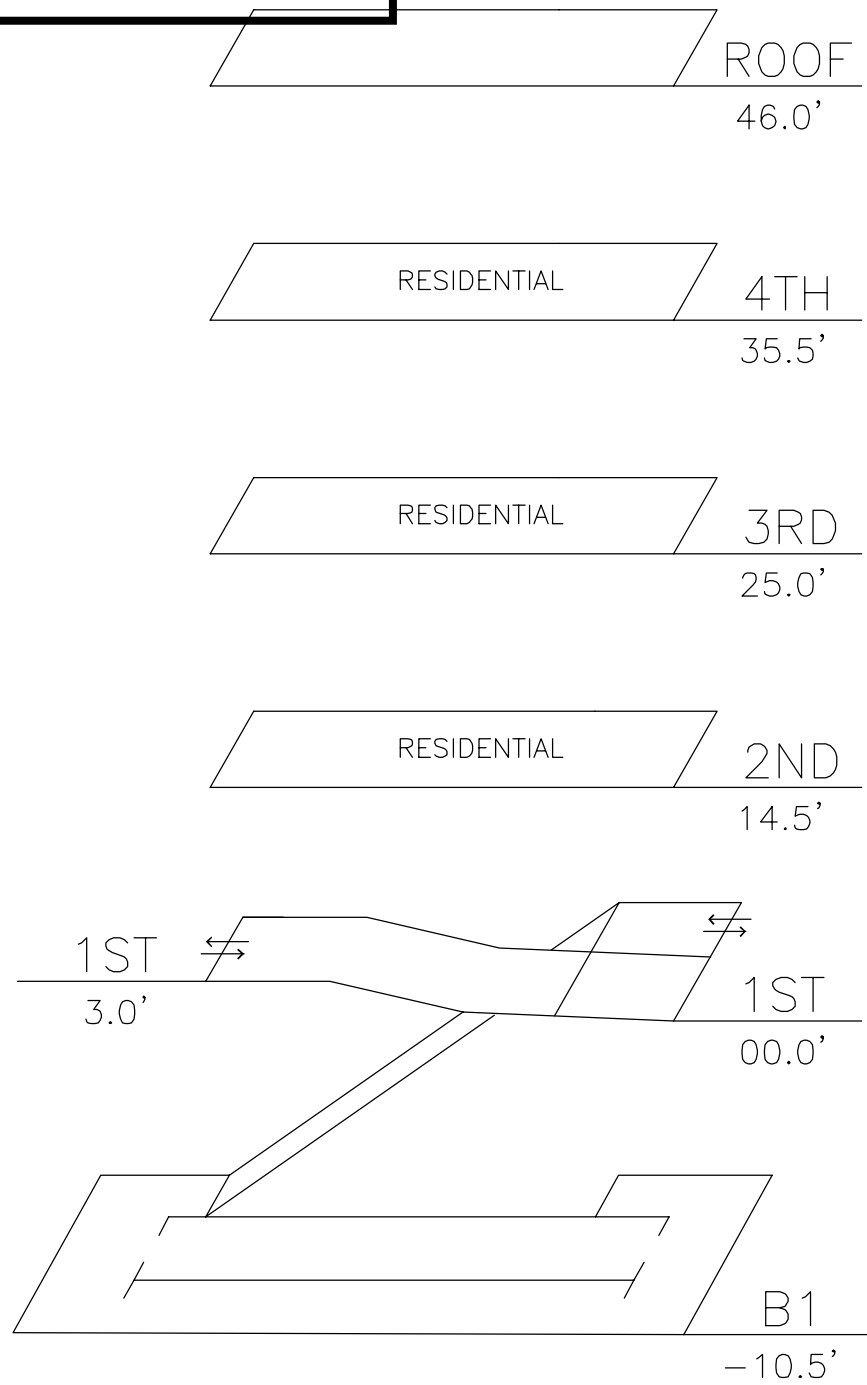
49,920 SF = Parking Efficiency of 480.0 SF/Space

Option 2



First & Washington Parking Garage - Option 2
Concept Level B1 Parking Plan
Ketchum, ID

Option 2



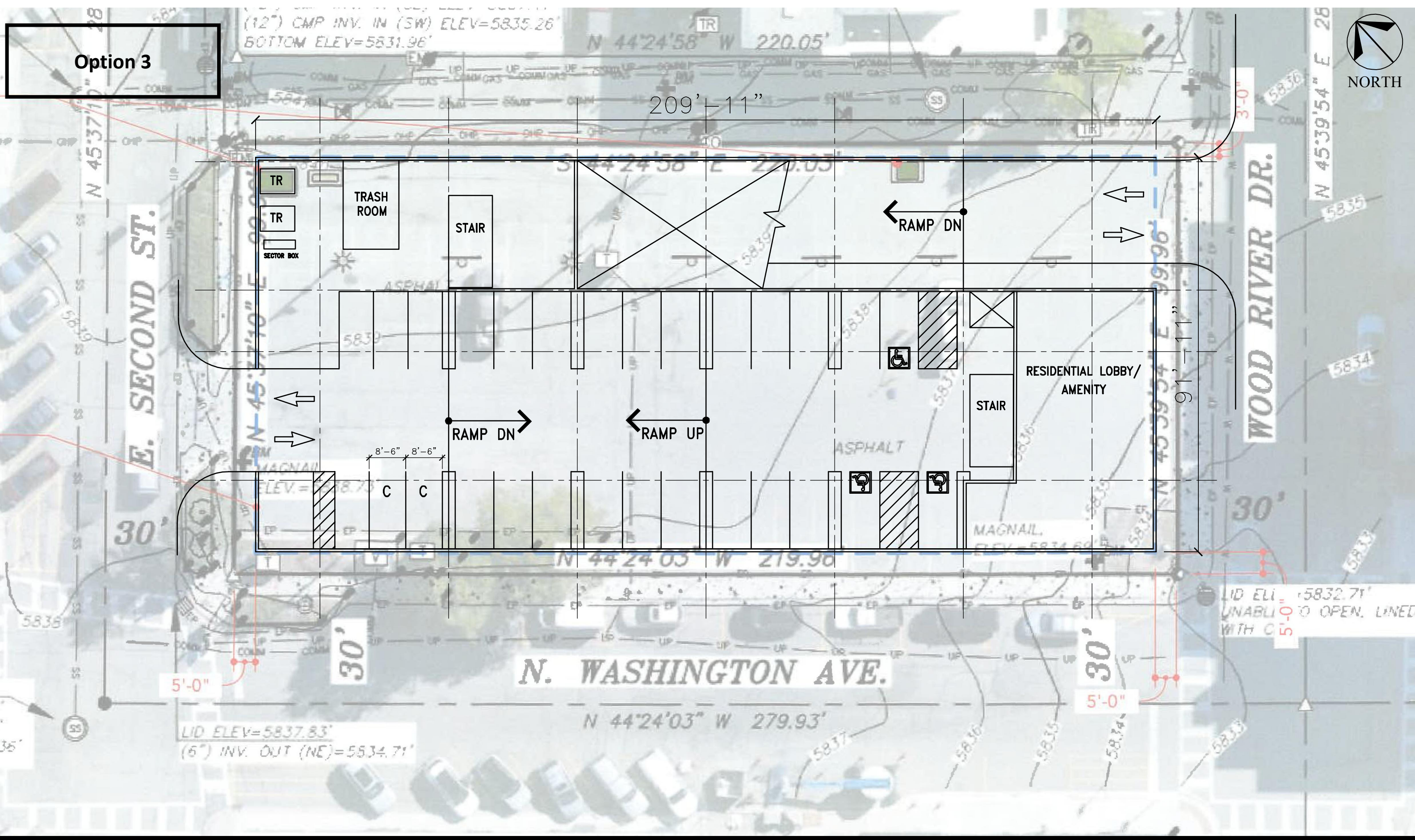
ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	Compact	Accessible	Total
B1	66	9	2	77
1	23	2	3	28
Total	89	11	5	105

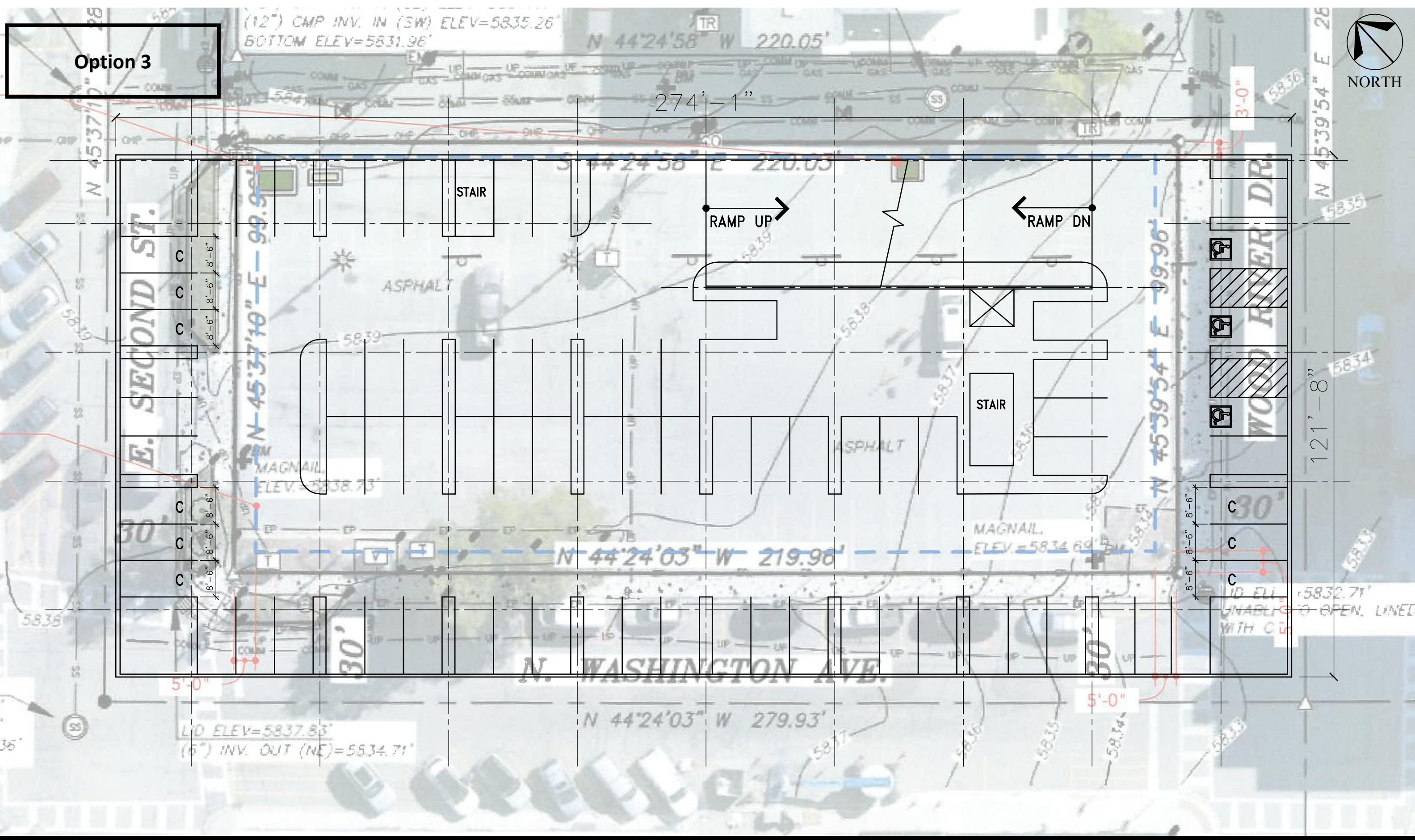
49,920 SF = Parking Efficiency of 475.4 SF/Space

Option 3



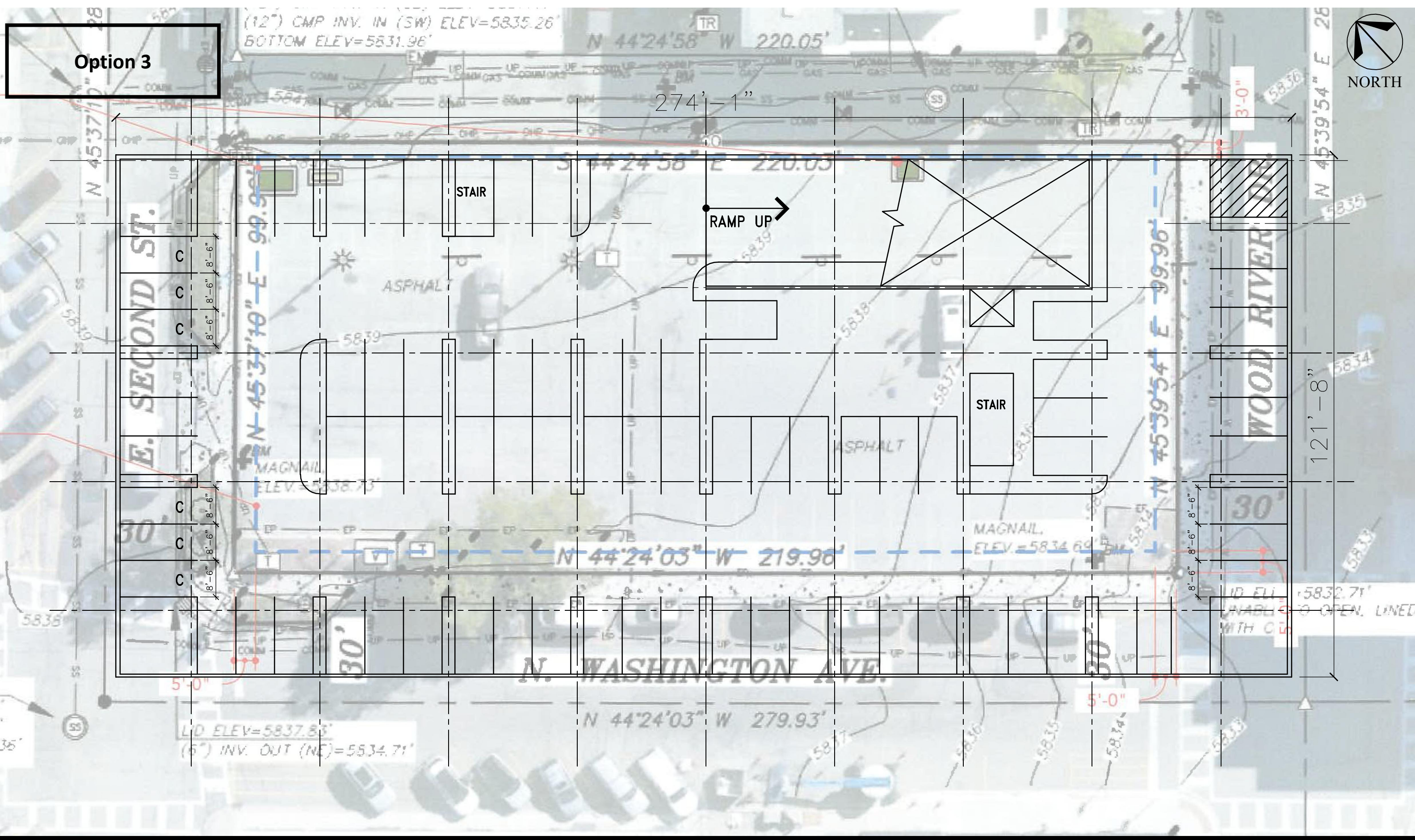
First & Washington Parking Garage - Option 3
 Concept Site Plan and Level 1 Parking Plan
 Ketchum, ID

Option 3



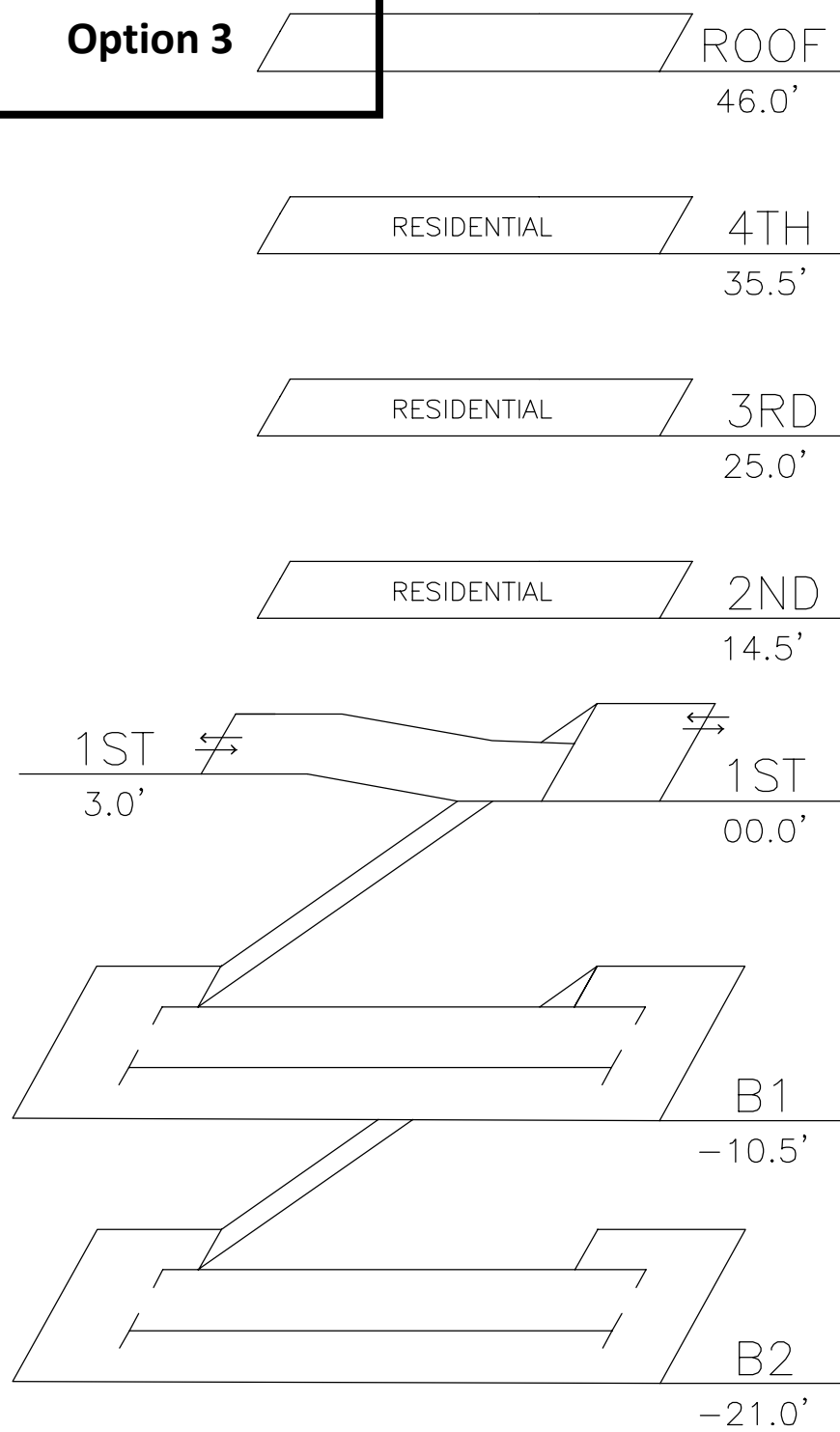
First & Washington Parking Garage - Option 3
Concept Level B1 Parking Plan
Ketchum, ID

Option 3



First & Washington Parking Garage - Option 3
Concept Level B2 Parking Plan
Ketchum, ID

Option 3



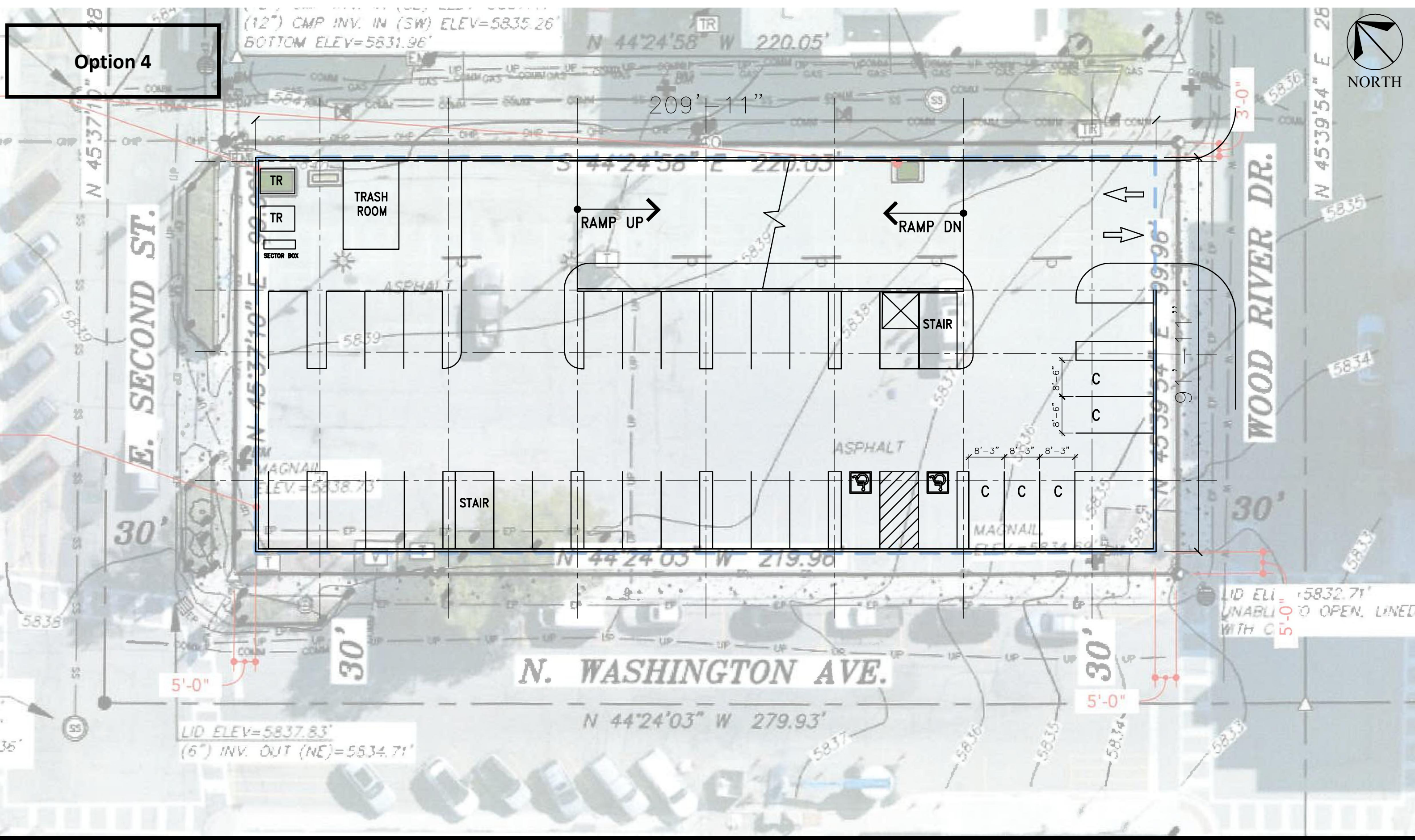
ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	Compact	Accessible	Total
B2	70	9	---	79
B1	66	9	3	78
1	23	2	3	28
Total	159	20	6	185

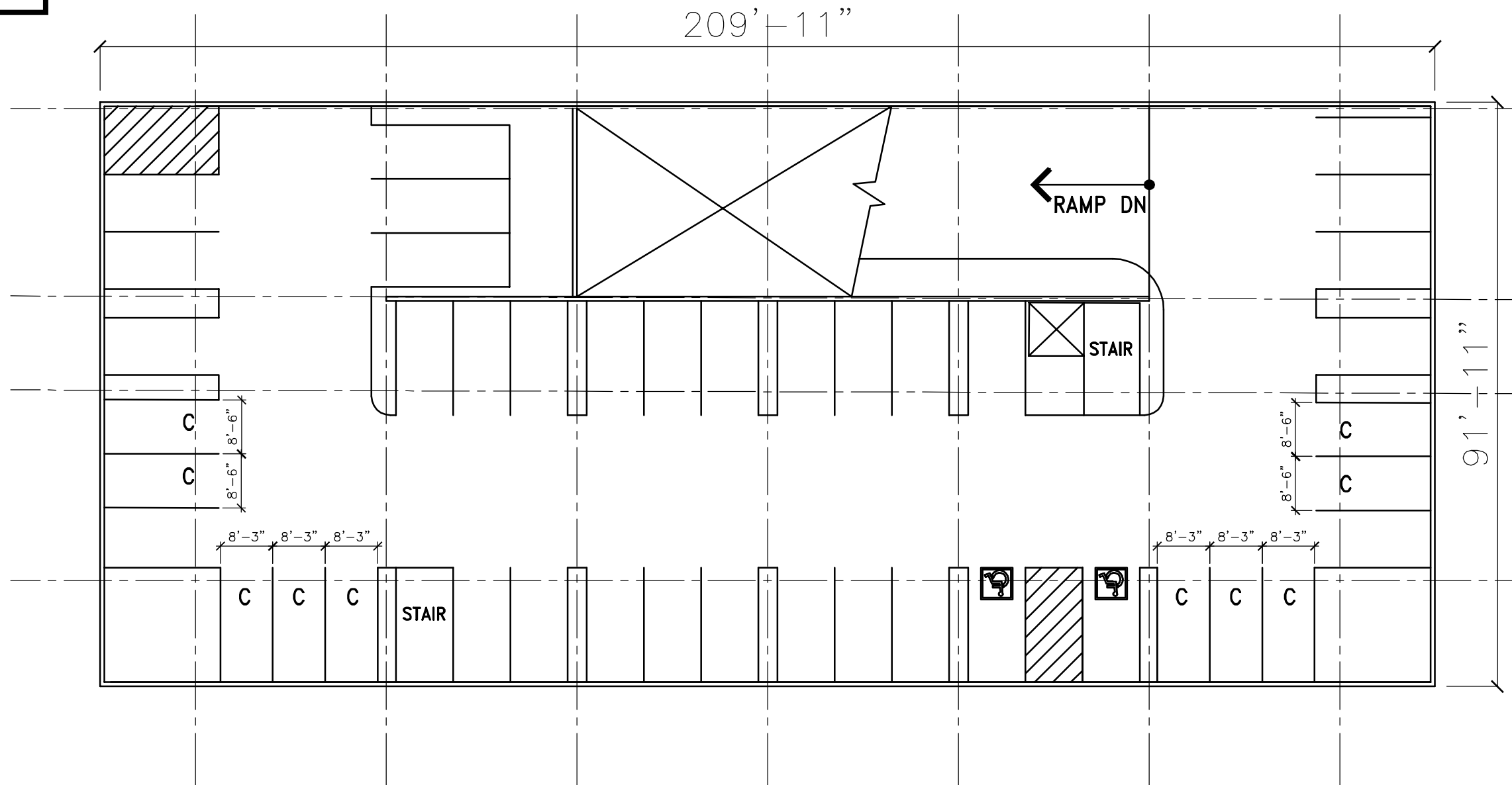
83,265 SF = Parking Efficiency of 450.1 SF/Space

Option 4

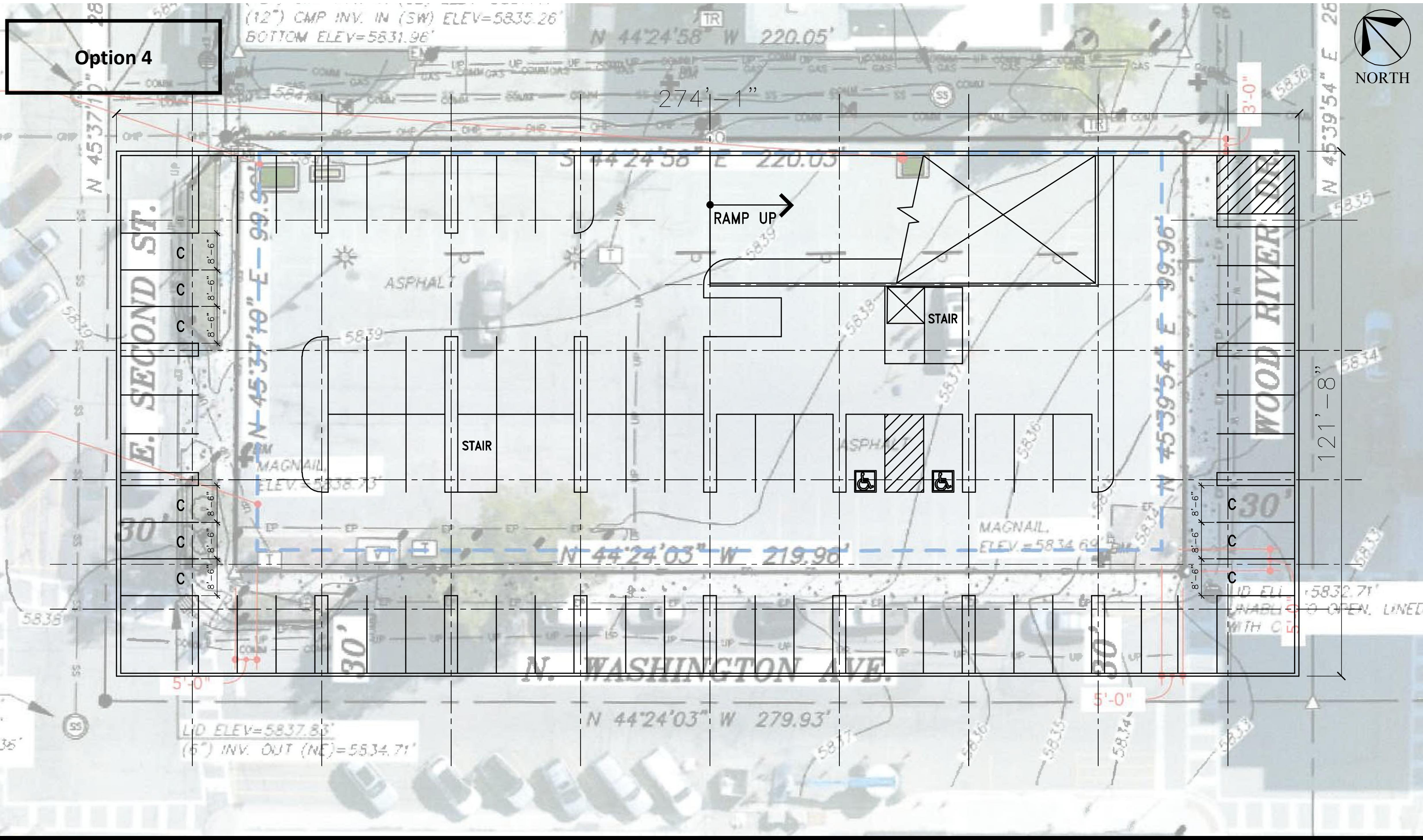


First & Washington Parking Garage - Option 4
 Concept Site Plan & Level 1 Parking Plan
 Ketchum, ID

Option 4

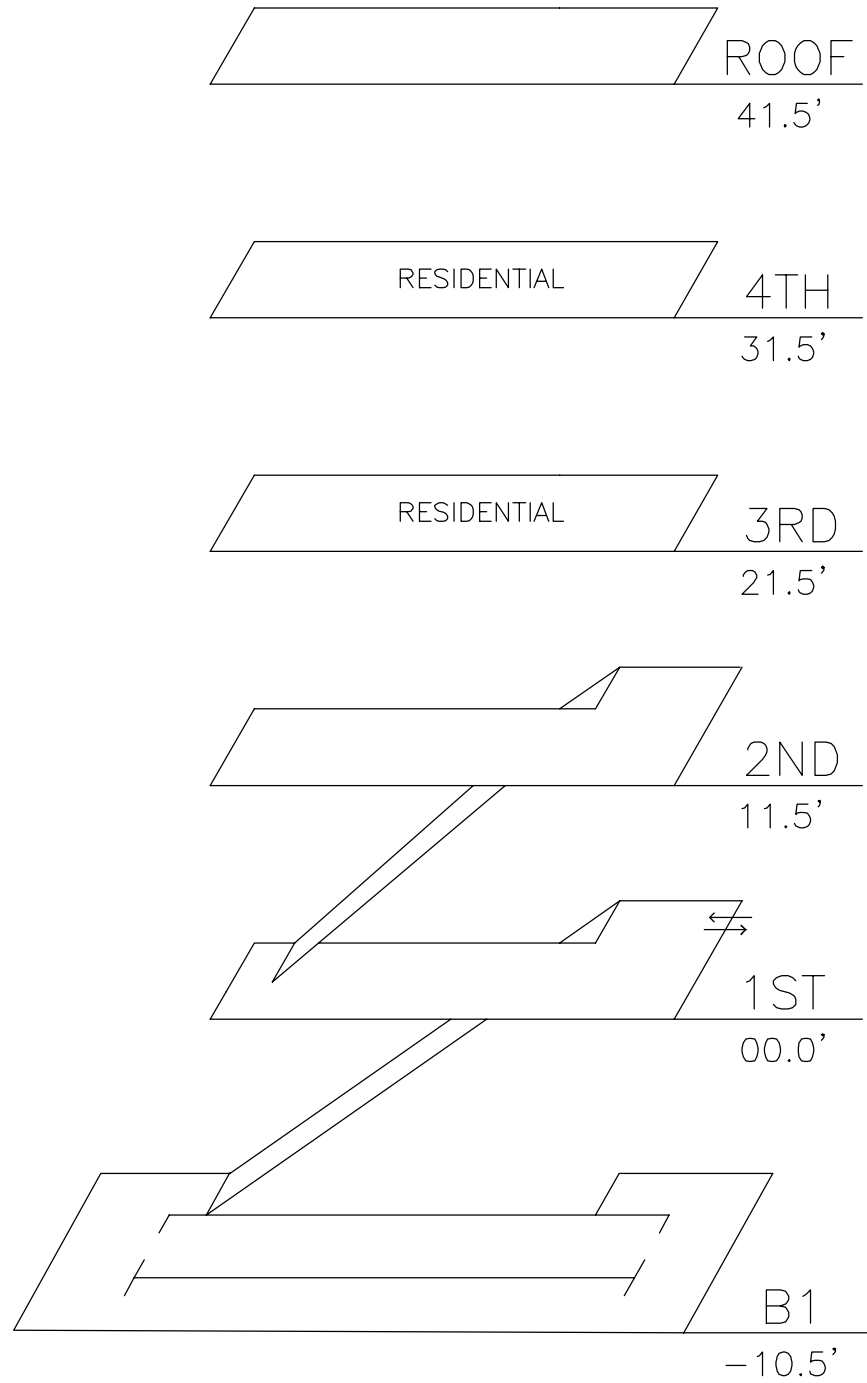


Option 4



First & Washington Parking Garage - Option 4
Concept Level B1 Parking Plan
Ketchum, ID

Option 4



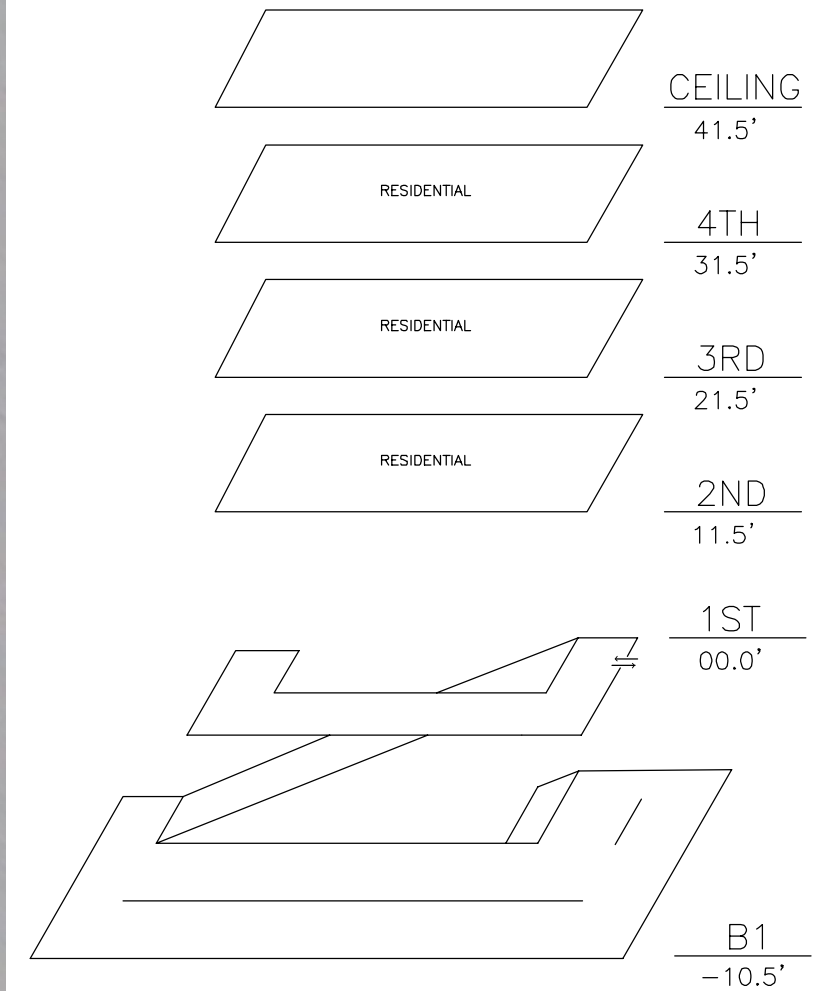
ISOMETRIC DIAGRAM

PARKING SPACE TABULATION

Level	9'-0"	Compact	Accessible	Total
B1	69	9	2	80
1	25	5	2	32
2	30	10	2	42
Total	124	24	6	154

69,215 SF = Parking Efficiency of 449.4 SF/Space

OPTION 5



PARKING SPACE TABULATION

Level	9'-0"	8'-6"	Compact	Accessible	Total
1	41	1	3	6	51
B1	125	14	4	---	143
Total	166	15	7	6	194

75,755 SF = Parking Efficiency of 390.5 SF/Space

First & Washington Parking Garage - Option 2

Concept Site Plan and Level 1 Parking Plan

Ketchum, ID



OPTION 5

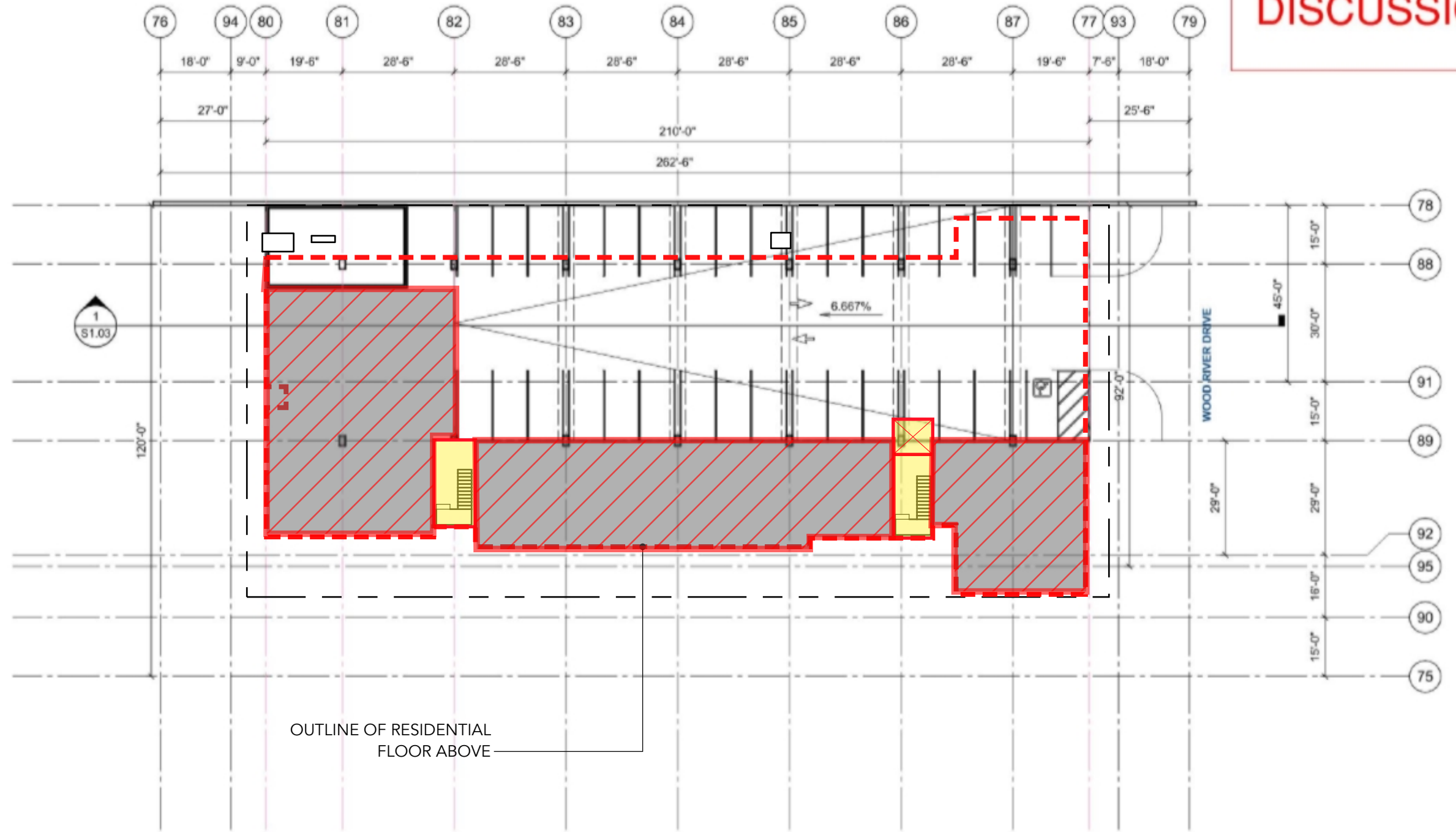


NORTH



Option 6

DISCUSSIO



LEVEL - 01 SCALE: 1" = 30'-0"

FIRST & WASHINGTON / OVERLAY

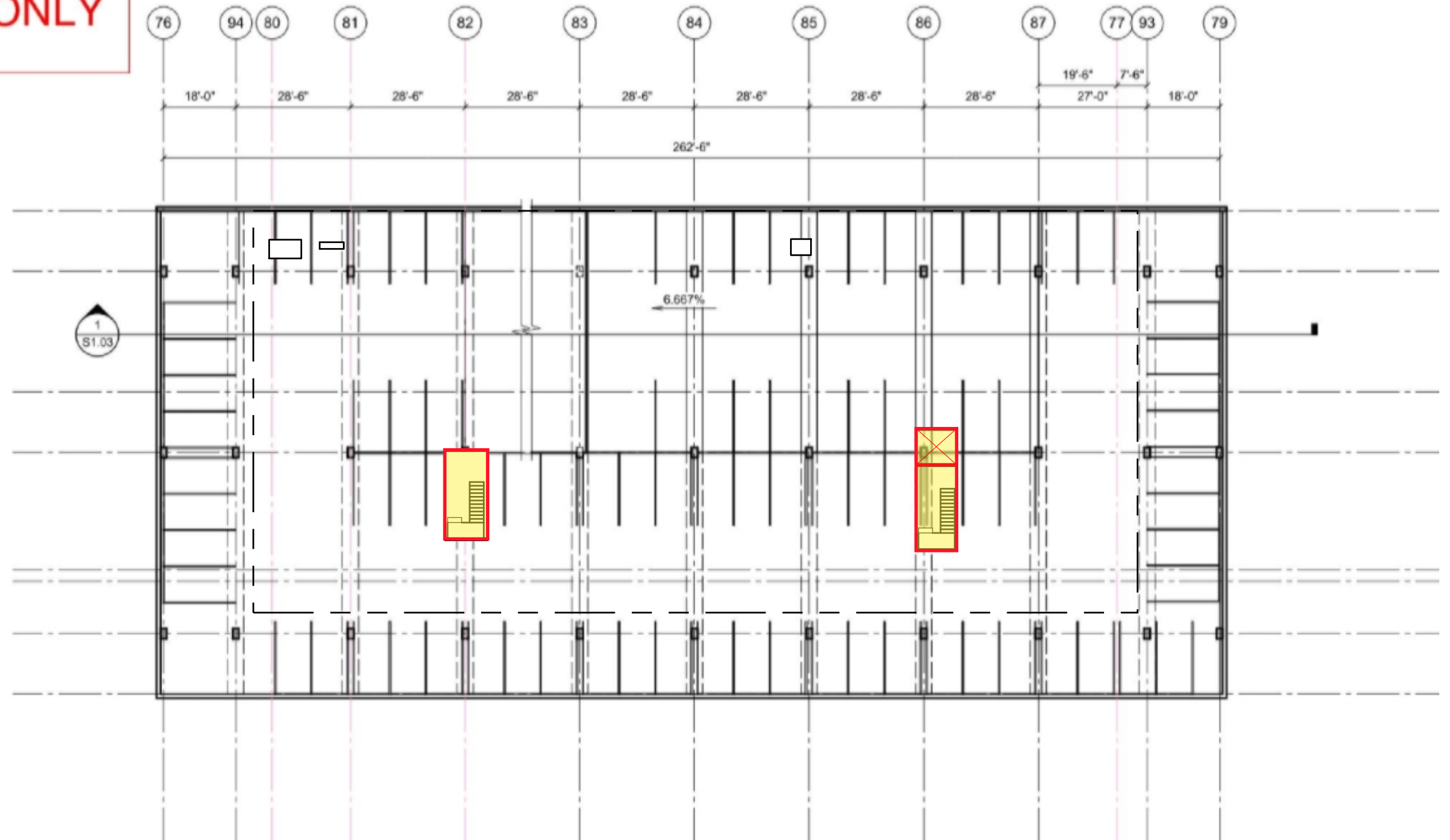
11.04.2024

Project Address: Project Address Here



Option 6

FOR
N ONLY



LEVEL - P1 SCALE: 1" = 30'-0"

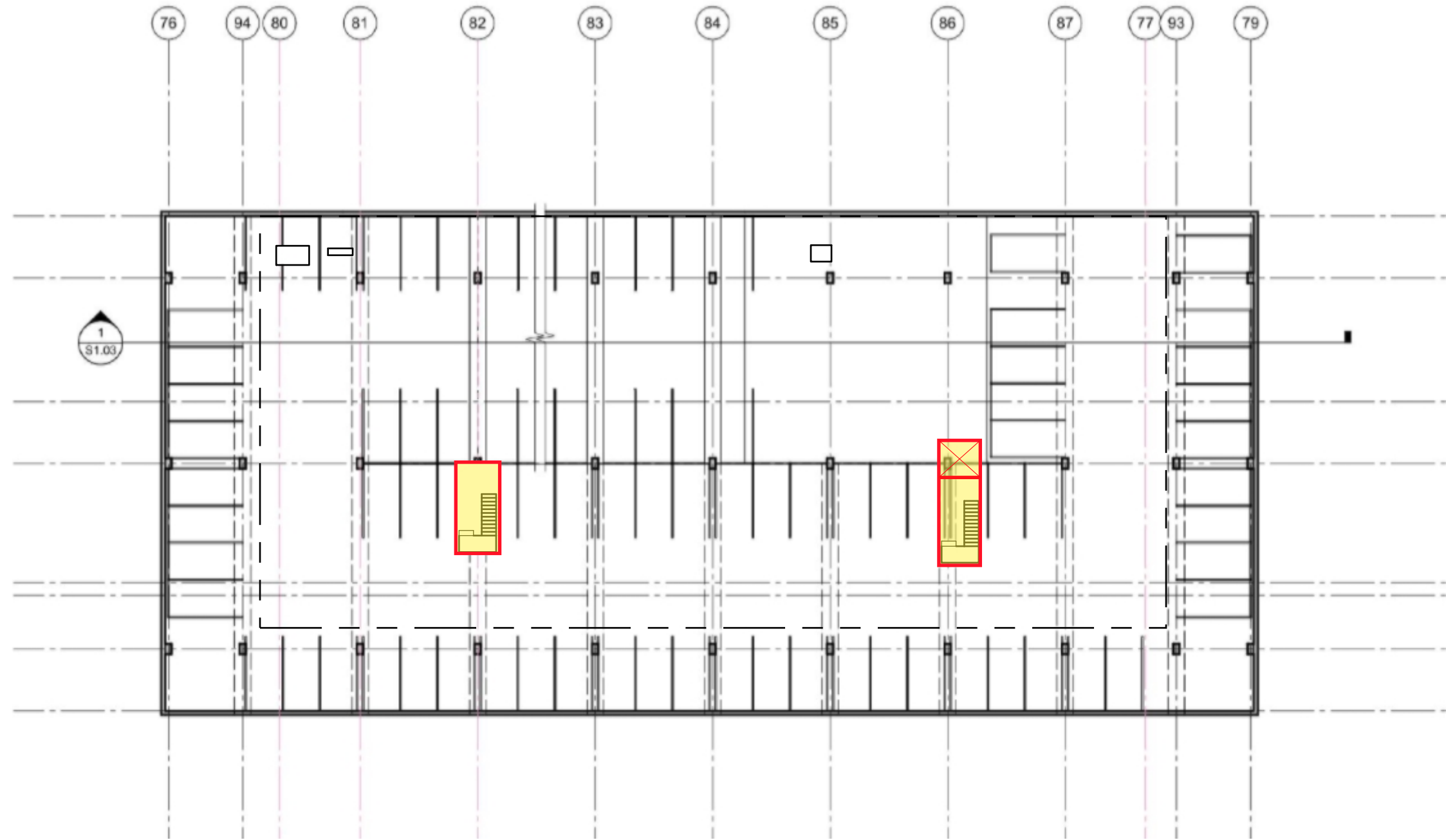
FIRST & WASHINGTON / OVERLAY

11.04.2024

Project Address: Project Address Here



Option 6



LEVEL - P2 SCALE: 1" = 30'-0"

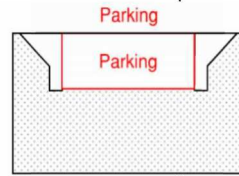
FIRST & WASHINGTON / OVERLAY

11.04.2024

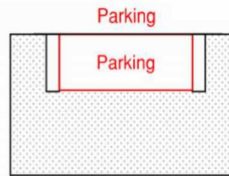
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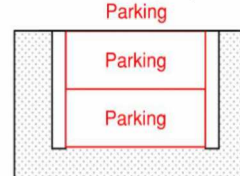
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OPTION #1: One Level Below 12'6" - 1.5:1 Layback on Second and Washington. Road Closure on Second. Vertical with Soil Nails at First Street. Street Level Parking with Three Levels Residential above.



OPTION #2: One Level Below - 12'6" Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Street Level Parking with Three Levels Residential above.



OPTION #3: Two Levels Below - 25' Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Street Level Parking with Three Levels Residential above.



OPTION #4: One Level Below with Street Level Parking, and 2nd Level Parking - 12'-6" Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Plus Two Levels Residential above.

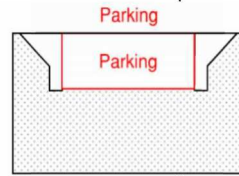


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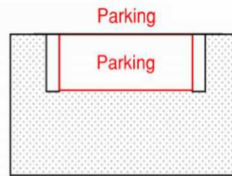
COST CODE	LINE ITEM	NOTES	OPTION #1				OPTION #2				OPTION #3				OPTION #4				OPTION #5			
			Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total
DIVISION 1 - General Conditions																						
Concrete Parking Structure																						
01 00 00	General Conditions - +/- 8 Months					\$ 996,000				\$ 996,000				\$ 1,494,000				\$ 1,494,000				
	Traffic Control, laydown, storage and materials					\$ 149,400				\$ 149,400				\$ 149,400				\$ 149,400				
	Temporary Requirements					\$ 99,600				\$ 99,600				\$ 199,200				\$ 199,200				
	Cleaning					\$ 33,200				\$ 33,200				\$ 66,400				\$ 66,400				
			TOTAL FOR DIV 1 \$ 1,278,200				TOTAL FOR DIV 1 \$ 1,278,200				TOTAL FOR DIV 1 \$ 1,909,000				TOTAL FOR DIV 1 \$ 1,909,000				TOTAL FOR DIV 1 \$ -			
DIVISION 02 - Existing Conditions																						
02 21 13	SURVEYING - Benchmark					\$ 1,040				\$ 1,040				\$ 1,040				\$ 1,040				
	Stake Building, footing, foundation					\$ 5,200				\$ 5,200				\$ 5,200				\$ 5,200				
	Stake Water and Sewer Lines					\$ 3,120				\$ 3,120				\$ 3,120				\$ 3,120				
	Stake Slab Levels					\$ 4,160				\$ 4,160				\$ 8,320				\$ 8,320				
	Stake Outside curb, gutter Sidewalk					\$ 2,080				\$ 2,080				\$ 2,080				\$ 2,080				
	As Built Drawings	Data Base, office calculations, ar				\$ 12,160				\$ 12,160				\$ 12,160				\$ 12,160				
			TOTAL FOR DIV 2 \$ 27,760				TOTAL FOR DIV 2 \$ 27,760				TOTAL FOR DIV 2 \$ 31,920				TOTAL FOR DIV 2 \$ 31,920				TOTAL FOR DIV 2 \$ -			
DIVISION 03 - Concrete																						
03 11 00	Footings	Entire perimeter of building				\$ 357,000				\$ 357,000				\$ 357,000				\$ 357,000				
	Column Footings	34 columns in basement				\$ 112,500				\$ 112,500				\$ 112,500				\$ 112,500				
	Walls	entire perimeter of building 2 lev				\$ 795,000				\$ 795,000				\$ 1,590,000				\$ 1,590,000				
	Columns	2x1 column				\$ 117,450				\$ 117,450				\$ 195,750				\$ 195,750				
	Below Grade Decks	13" PT deck at B1, L1				\$ 1,264,500				\$ 1,264,500				\$ 3,091,000				\$ 1,264,500				
	Above Grade Podium	13 PT deck at L2				\$ -				\$ -				\$ -				\$ 1,164,000				
	Roadway Deck	11000 sf at 2' thick				\$ 1,208,790				\$ 1,208,790				\$ 1,208,790				\$ 1,208,790				
	Beams	direction at each basement level				\$ 134,800				\$ 134,800				\$ 252,750				\$ 252,750				
	Slab on Grade	6" basement slab on vapor barr				\$ 857,500				\$ 857,500				\$ 857,500				\$ 857,500				
	Misc. pan stairs curbs etc.					\$ 156,750				\$ 156,750				\$ 209,000				\$ 209,000				
			TOTAL FOR DIV 3 \$ 5,004,290				TOTAL FOR DIV 3 \$ 5,004,290				TOTAL FOR DIV 3 \$ 7,874,290				TOTAL FOR DIV 3 \$ 7,211,790				TOTAL FOR DIV 3 \$ -			
DIVISION 04 - Masonry																						
04 22 00	Concrete Masonry Unit	65 Linear Feet of CMU Stairwell. SQFT changes based				\$ 56,875				\$ 56,875				\$ 113,750				\$ 113,750				
			TOTAL FOR DIV 4 \$ 56,875.00				TOTAL FOR DIV 4 \$ 56,875.00				TOTAL FOR DIV 4 \$ 113,750.00				TOTAL FOR DIV 4 \$ 113,750.00				TOTAL FOR DIV 4 \$ -			
DIVISION 05 - Metals																						
05 12 00	Structural Steel					\$ -				\$ -				\$ -				\$ -				



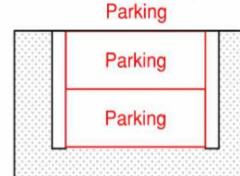
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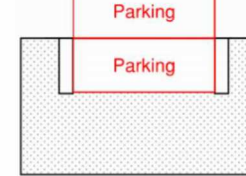
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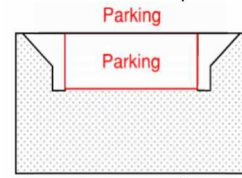


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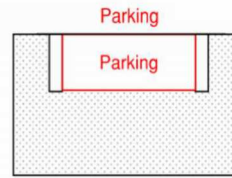
COST CODE	LINE ITEM	NOTES	OPTION #1				OPTION #2				OPTION #3				OPTION #4				OPTION #5			
			Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total
05 51 00	Metal Stairs and Railings					\$ 60,000				\$ 60,000				\$ 120,000				\$ 120,000				
			TOTAL FOR DIV 5 \$ 60,000				TOTAL FOR DIV 5 \$ 60,000				TOTAL FOR DIV 5 \$ 120,000				TOTAL FOR DIV 5 \$ 120,000				TOTAL FOR DIV 5 \$ -			
DIVISION 06 - Wood and Plastics																						
06 10 00	Rough Carpentry Labor & Materials					\$ 40,000				\$ 40,000				\$ 80,000				\$ 80,000				
			TOTAL FOR DIV 6 \$ 40,000				TOTAL FOR DIV 6 \$ 40,000				TOTAL FOR DIV 6 \$ 80,000				TOTAL FOR DIV 6 \$ 80,000				TOTAL FOR DIV 6 \$ -			
DIVISION 07 - Thermal and Moisture Protection																						
07 21 29	Sprayed Insulation in Ceiling	SQFT based on one or two ceilings				\$ 66,400				\$ 66,400				\$ 132,800				\$ 132,800				
	SCS Grout System - Blindside Vertical	800 LF of Vertical wall. SQFT based on Depth				\$ 450,000				\$ 450,000				\$ 900,000				\$ 900,000				
	Silcor900MP - Vertical and Horizontal Decking	15,000 SQFT over road way only. Two Layers per spec.				\$ 570,000				\$ 570,000				\$ 570,000				\$ 570,000				
	Thermal Drain R-10	800 LF of Vertical wall. SQFT based on Depth				\$ 50,000				\$ 50,000				\$ 100,000				\$ 50,000				
	24" GeoFoam	15,000 SQFT over road way only. One layer per spec.				\$ 177,000				\$ 177,000				\$ 177,000				\$ 177,000				
			TOTAL FOR DIV 7 \$ 1,313,400				TOTAL FOR DIV 7 \$ 1,313,400				TOTAL FOR DIV 7 \$ 1,879,800				TOTAL FOR DIV 7 \$ 1,829,800				TOTAL FOR DIV 7 \$ -			
DIVISION 08 - Doors and Windows																						
08 11 00	Metal Doors and Frames					\$ 10,000				\$ 10,000				\$ 20,000				\$ 20,000				
	Metal Doors and Frames Install					\$ 4,800				\$ 4,800				\$ 4,800				\$ 4,800				
08 33 00	Overhead Doors					\$ 30,000				\$ 30,000				\$ 30,000				\$ 30,000				
08 71 00	Door Hardware					\$ 6,000				\$ 6,000				\$ 12,000				\$ 12,000				
			TOTAL FOR DIV 8 \$ 50,800				TOTAL FOR DIV 8 \$ 50,800				TOTAL FOR DIV 8 \$ 66,800				TOTAL FOR DIV 8 \$ 66,800				TOTAL FOR DIV 8 \$ -			
DIVISION 09 - Finishes																						
09 51 13	Suspended Drop Ceiling	SQFT based on number of levels				\$ 249,000				\$ 249,000				\$ 498,000				\$ 498,000				
09 91 00	Painting	Parking Lot Line Paint				\$ -				\$ -				\$ -				\$ -				
	1st Floor Line Paint					\$ 1,600				\$ 1,600				\$ 1,600				\$ 1,600				
	1st Floor ADA and Symbols					\$ 400				\$ 400				\$ 400				\$ 400				
	Basement 1 Line Paint					\$ 5,000				\$ 5,000				\$ 5,000				\$ 5,000				
	Basement 1 ADA and Symbols					\$ 400				\$ 400				\$ 400				\$ 400				
	Basement 2 Line Paint					\$ -				\$ -				\$ 5,000				\$ 5,000				
	Basement 2 ADA and Symbols					\$ -				\$ -				\$ 400				\$ 400				
			TOTAL FOR DIV 9 \$ 256,400				TOTAL FOR DIV 9 \$ 256,400				TOTAL FOR DIV 9 \$ 510,800				TOTAL FOR DIV 9 \$ 510,800				TOTAL FOR DIV 9 \$ -			
DIVISION 10 - Specialties																						



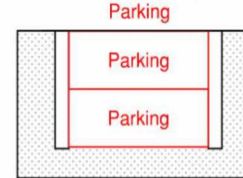
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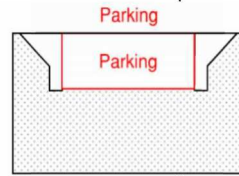


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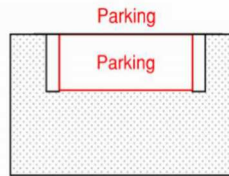
COST CODE	LINE ITEM	NOTES	OPTION #1				OPTION #2				OPTION #3				OPTION #4				OPTION #5			
			Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total
10 14 16	Plaques and Signs	Per Level Basis				\$ 12,000				\$ 12,000				\$ 24,000				\$ 24,000				
10 44 16	Fire Extinguishers	Per Level Basis				\$ 2,000				\$ 2,000				\$ 4,000				\$ 4,000				
10 44 16	Fire Extinguishers Boxes	Per Level Basis				\$ 6,000				\$ 6,000				\$ 12,000				\$ 12,000				
TOTAL FOR DIV 10						\$ 20,000				\$ 20,000				\$ 40,000				\$ 40,000				\$ -
DIVISION 11 - Equipment																						
TOTAL FOR DIV 11						\$ -				\$ -				\$ -				\$ -				\$ -
DIVISION 12 - Furnishings																						
TOTAL FOR DIV 12						\$ -				\$ -				\$ -				\$ -				\$ -
DIVISION 13 - Special Construction																						
13 11 13	NO Spa No Pool					\$ -				\$ -				\$ -				\$ -				\$ -
TOTAL FOR DIV 13						\$ -				\$ -				\$ -				\$ -				\$ -
DIVISION 14 - Conveying Equipment																						
14 21 00	Elevator					\$ 100,000				\$ 100,000				\$ 150,000				\$ 150,000				\$ -
TOTAL FOR DIV 14						\$ 100,000				\$ 100,000				\$ 150,000				\$ 150,000				\$ -
DIVISION 21 - Fire Suppression																						
21 11 16	Fire Hydrants - By City					\$ -				\$ -				\$ -				\$ -				\$ -
21 13 00	Fire Suppression Systems					\$ 199,200				\$ 199,200				\$ 398,400				\$ 398,400				\$ 398,400
21 13 00	Fire Suppression Stairwell					\$ 4,800				\$ 4,800				\$ 9,600				\$ 9,600				\$ 9,600
TOTAL FOR DIV 21						\$ 204,000				\$ 204,000				\$ 408,000				\$ 408,000				\$ -
DIVISION 22 - Plumbing																						
22 00 00	Plumbing					\$ 58,000				\$ 58,000				\$ 116,000				\$ 116,000				\$ -
TOTAL FOR DIV 22						\$ 58,000				\$ 58,000				\$ 116,000				\$ 116,000				\$ -
DIVISION 23 - Mechanical, HVAC																						
23 00 00	HVAC					\$ 50,000				\$ 50,000				\$ 100,000				\$ 100,000				\$ 100,000
	Exhaust Site Grading					\$ 3,500				\$ 3,500				\$ 7,000				\$ 7,000				\$ 7,000



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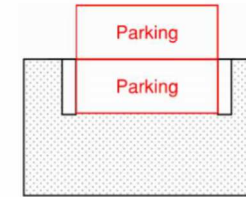
OPTION #1: One Level Below 12'6" - 1.5:1 Layback on Second and Washington. Road Closure on Second. Vertical with Soil Nails at First Street. Street Level Parking with Three Levels Residential above.



OPTION #2: One Level Below - 12'6" Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Street Level Parking with Three Levels Residential above.



OPTION #3: Two Levels Below - 25' Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Street Level Parking with Three Levels Residential above.



OPTION #4: One Level Below with Street Level Parking, and 2nd Level Parking - 12'6" Vertical with Soil Nails at Second, Washington, and First. Single Travel Lanes. Plus Two Levels Residential above.



OPTION #5: This is a pricing exercise that uses our preliminary First & Washington parking prices to account for additional square footage in excavation, extending from curb to curb. The term "curb to curb" refers to First St., Washington St., and Second St., where excavation will extend to the opposing sidewalk curb. Options 1-4 only covered excavation up to the center of the road on First St., Washington St., and Second St.

COST CODE	LINE ITEM	NOTES	OPTION #1				OPTION #2				OPTION #3				OPTION #4				OPTION #5			
			Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total	Quantity Total	Unit	Unit Pricing	Line Sub Total
TOTAL FOR DIV 23			\$ 53,500				\$ 53,500				\$ 107,000				\$ 107,000				\$ -			
DIVISION 26 - Electrical																						
26 00 00	Electrical					\$ 55,000				\$ 55,000				\$ 110,000				\$ 110,000				
TOTAL FOR DIV 26			\$ 55,000				\$ 55,000				\$ 110,000				\$ 110,000				\$ -			
DIVISION 27 - Communications, Audio/Visual																						
27 00 00	Communications, Audio/Visual																					
TOTAL FOR DIV 27			\$ -				\$ -				\$ -				\$ -				\$ -			
DIVISION 28 - Safety and Security																						
28 10 00	Access Control					\$ 10,000				\$ 10,000				\$ 20,000				\$ 20,000				
	Fire Alarm and Knox Box					\$ 1,500				\$ 1,500				\$ 1,500				\$ 1,500				
28 46 00	Fire Detection and Alarm					\$ 5,000				\$ 5,000				\$ 10,000				\$ 10,000				
TOTAL FOR DIV 28			\$ 16,500				\$ 16,500				\$ 31,500				\$ 31,500				\$ -			
DIVISION 31 - Earthwork																						
31 11 00	Mobilization	Included in all options				\$ 13,567				\$ 13,567				\$ 13,567				\$ 13,567				
	SWPPP	Included in all options				\$ 26,002				\$ 26,002				\$ 26,002				\$ 26,002				
	Demo	Included in all options				\$ 74,468				\$ 74,468				\$ 74,468				\$ 74,468				
	Grub	Included in all options				\$ 17,022				\$ 17,022				\$ 17,022				\$ 17,022				
	Strom Chamber	Included in all options				\$ 34,914				\$ 34,914				\$ 34,914				\$ 34,914				
	Concrete Prep	Included in all options				\$ 218,578				\$ 218,578				\$ 218,578				\$ 218,578				
	Sewer Service	Included in all options				\$ 24,437				\$ 24,437				\$ 24,437				\$ 24,437				
	Water Service	Included in all options				\$ 34,247				\$ 34,247				\$ 34,247				\$ 34,247				
	Drywells	Included in all options				\$ 17,115				\$ 17,115				\$ 17,115				\$ 17,115				
	Catch Basin	Included in all options				\$ 6,068				\$ 6,068				\$ 6,068				\$ 6,068				
	Strom Drainage	Included in all options				\$ 43,057				\$ 43,057				\$ 43,057				\$ 43,057				
	Asphalt Prep and Place	Included in all options				\$ 75,400				\$ 75,400				\$ 75,400				\$ 75,400				
	Sidewalk Prep	Included in all options				\$ 26,268				\$ 26,268				\$ 26,268				\$ 26,268				
	Prep for Valley Gutter and Curb	Included in all options				\$ 28,700				\$ 28,700				\$ 28,700				\$ 28,700				
	Traffic Control	Included in all options				\$ 26,013				\$ 26,013				\$ 26,013				\$ 26,013				
	Final Grade	Included in all options				\$ 5,349				\$ 5,349				\$ 5,349				\$ 5,349				
	Landscape Catch Basin	Included in all options				\$ 15,494				\$ 15,494				\$ 15,494				\$ 15,494				
	Basement #1 Layback	Only for Option #1				\$ 565,993				\$ -				\$ -				\$ -				
	Basement #1 Backfill	Only for Option #1				\$ 202,706				\$ -				\$ -				\$ -				
	Basement #1 Vertical with Soil Nails	For Option #2 & #4				\$ -				\$ 537,945				\$ -				\$ 537,945				
	Basement #1 Vertical with Soil Nails Backfill	For Option #2 & #4				\$ -				\$ 136,074				\$ -				\$ 136,074				

Attachment C

Attachment D

Ketchum Urban Renewal Agency

Capital Improvement Budget

Beginning Fund Balance \$6,378,285

	FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030	
Available Fund Balance	\$6,452,105	\$1,771,875	\$2,171,875	\$849,875	\$949,875	\$1,349,875	

Capital Revenue

							Total
Budgeted/Projected Funds for Capital Projects	\$1,414,770	\$1,500,000	\$1,678,000	\$1,800,000	\$2,000,000	\$2,300,000	
Subtotal (fund balance + funds available)	\$7,866,875	\$3,271,875	\$3,849,875	\$2,649,875	\$2,949,875	\$3,649,875	\$32,238,250

Capital Projects

Underground Powerlines on Main St							
Master Plan for Town Square							
Main St Pedestrian Improvements	\$80,000						
Relocate Idaho Power Equipment at 1st/WA							
Reimburse Bluebird for Infrastructure	\$820,000						
Infrastructure Contribution for 1st/WA	\$4,000,000		\$3,000,000				
Funding for 1st and WA Entitlement Plans	\$400,000						
Sidewalks	\$500,000	\$600,000		\$700,000	\$900,000	\$900,000	
Public Parking Options		\$500,000			\$700,000		
Parking Management	\$95,000						
Town Square Improvements							
Infrastrucure for Housing (YMCA and Trail Creek Lift Tower Sites)				\$1,000,000			
Pump Park Relocation							
Ore Wagon Museum Improvements							
Bike Network Improvements	\$50,000						
Forest Service Housing Renovations	\$150,000						
Total	\$6,095,000	\$1,100,000	\$3,000,000	\$1,700,000	\$1,600,000	\$900,000	
Carry Over Funds	\$1,771,875	\$2,171,875	\$849,875	\$949,875	\$1,349,875	\$2,749,875	

Attachment E

Ketchum Urban Renewal Agency

Capital Improvement Budget with Parking Structure

Beginning Fund Balance

\$6,378,285

Available Fund Balance

FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030
\$6,452,105	\$6,646,875	\$646,875	\$1,685,875	-\$153,125	\$707,875

Capital Revenue

	FY 2025	FY 2026	FY 2027	FY 2028	FY 20229	FY 2030	Total
Budgeted/Projected Funds for Capital Projects	\$1,414,770	\$2,000,000	\$1,678,000	\$1,800,000	\$2,000,000	\$2,300,000	
Subtotal (fund balance + funds available)	\$7,866,875	\$8,646,875	\$2,324,875	\$3,485,875	\$1,846,875	\$3,007,875	\$35,179,250

Capital Projects

Underground Powerlines on Main St							
Master Plan for Town Square							
Main St Pedestrian Improvements							
Relocate Idaho Power Equipment at 1st/WA							
Reimburse Bluebird for Infrastructure	\$820,000						
Infrastructure Contribution for 1st/WA		\$4,000,000		\$3,000,000			
Funding for 1st and WA Entitlement Plans	\$400,000						
Sidewalks					\$500,000	\$800,000	
Public Parking		\$4,000,000	\$639,000	\$639,000	\$639,000	\$639,000	
Parking Management							
Town Square Improvements							
Infrastrucure for Housing (YMCA and Trail Creek Lift Tower Sites)						\$1,000,000	
Pump Park Relocation							
Ore Wagon Museum Improvements							
Bike Network Improvements							
Forest Service Housing Rennovations							
Total	\$1,220,000	\$8,000,000	\$639,000	\$3,639,000	\$1,139,000	\$2,439,000	
Carry Over Funds	\$6,646,875	\$646,875	\$1,685,875	-\$153,125	\$707,875	\$568,875	