

Public Health Building**Total Project Cost Summary - GMP-4**

July 10, 2023

Construction		Budget	
GMP-1 - Structural Precast + Allowances	\$	15,334,691	
GMP-2 - Demo & Sitework	\$	10,646,180	
GMP-3 - Early Release Building Systems Equipment	\$	32,168,126	
GMP-4 - Core & Shell	\$	15,760,486	This Award
GMP-5 - Building Interiors	\$	42,015,816	Estimate
SUBTOTAL CONSTRUCTION		\$	115,925,299
Soft Costs		Budget	
Professional Services	\$	8,642,000	
CMAR Preconstruction Fee	\$	550,000	
Furniture Fixtures & Equipment	\$	8,300,000	
Public Art	\$	300,000	
Employee Health Center Relocation (Swinburne)	\$	802,848	
SUBTOTAL SOFT COSTS		\$	18,594,848
Contingency	\$	3,400,000	
TOTAL DEVELOPMENT COST		\$	137,920,147
Project Funds Available			
Initial Funding	\$	63,250,000	
Prior Reallocation from Project Savings	\$	575,000	
ARPA Funding Swap with Housing	\$	5,850,000	
Current Subtotal	\$	69,675,000	
Proposed Debt Funding	\$	67,000,000	Concurrent w/ this Award
Planned Reallocations	\$	1,300,000	
TOTAL PROJECTED FUNDING		\$	137,975,000
Projected Reserve	\$		54,853
Notes:			
1. GMP is "Guaranteed Maximum Price" which is the form of contract used for Construction Management at Risk (CMAR) projects.			
2. Professional Services include architectural, engineering and quality control testing.			
3. Permit Fees were included within the GMP-2 contract.			
4. Furniture Fixtures & Equipment ("FF&E) includes all furniture, exam equipment, etc.			