



# VILLAGE AT VIEW HIGH

Exhibit 7: Estimated Project Costs  
06/26/2017  
With Public / Private Allocations

Redevelopment Project Costs Redevelopment Project Areas 1 - 5	Redevelopment Project Costs	Public *	Private **	Tax Increment Financing	Community Improvement District	Developer Equity or Private Financing
<b>Real Property Costs</b>						
		Public *	Private **			
Real Property	7,200,000					7,200,000
Other Land Costs	-					-
Wetlands Mitigation Engineering	25,000	25,000		25,000		-
Wetlands Environmental Impact Study	36,000	36,000		36,000		-
Wetlands Mitigation Fees	260,000	260,000		260,000		-
<b>Subtotal Real Property Costs</b>	<b>7,521,000</b>	<b>321,000</b>	<b>-</b>	<b>321,000</b>	<b>-</b>	<b>7,200,000</b>
<b>Site Development Costs</b>						
<b>Grading and other Horizontal Improvements</b>						
		Public *	Private **			
Site Grading (67%) (33%)	1,350,000	904,500		542,700	361,800	445,500
Material Import (67%) (33%)	522,746	350,240		210,144	140,096	172,506
Rock Blasting (100% TIF, No longer shared TIF/CID)	66,938	66,938		66,938		
Finish Grading, Utilities, Parking Lot, Landscaping	1,674,000		1,674,000	1,674,000		-
<b>Water, Sewer &amp; Regional Detention</b>						
Water System Improvements - On Site	141,197					141,197
Off Site Water System Improvements (upsizing only)	365,132	32,000	333,132	32,000		333,132
Sanitary Sewer Improvements -On Site	135,968					135,968
Off Site Sanitary Sewer Improvements (172/34 acres - %)	633,833	507,067	126,766	507,067		126,766
Regional Storm Drainage Improvements (66/34 ac - 50/50)	303,312	151,656	151,656	151,656		151,656
Regional Detention Pond (66/34 ac - 50/50)	310,000	155,000	155,000	155,000		155,000
Engineering Costs (4%)	220,125	86,696	97,622	133,580	20,076	66,469
General Conditions & Construction Mgmt(8%)	440,250	173,392	195,244	267,160	40,152	132,938
Contingency (30%)	1,650,938	650,220	732,166	1,001,852	150,569	498,518
<b>Road Improvements</b>						
View High Improvements	475,000	475,000		285,000	190,000	-
Kessler Drive (moved 100% to CID)	732,134	732,134			732,134	-
(includes curb, sidewalks, rock, asphalt)						-
Engineering Costs (4%)	48,285	48,285	-	11,400	36,885	-
General Conditions & Construction Mgmt(8%)	96,571	96,571	-	22,800	73,771	-
Contingency (30%)	362,140	362,140	-	85,500	276,640	-
Signal at Kessler & 3rd Street & related improvements	350,000	350,000		210,000	140,000	-
Signal at Kessler & View High Street & related improvement	350,000	350,000		210,000	140,000	-
<b>Other Site Development Costs</b>						
Topographic Survey	25,000	12,500	12,500	15,000	10,000	-
Construction Staking (for infrastructure)	25,000	12,500	12,500	15,000	10,000	-
<b>Subtotal Site Development Costs</b>	<b>10,278,569</b>	<b>5,516,840</b>	<b>3,490,587</b>	<b>5,596,797</b>	<b>2,322,123</b>	<b>2,359,650</b>
<b>Building Costs</b>						
Building Costs	49,000,000					49,000,000
<b>Subtotal New Building Construction</b>	<b>49,000,000</b>					<b>49,000,000</b>
<b>Other Costs</b>						
Land Disturbance Permit (State)	5,000					5,000
Land Disturbance Permit (Local)	3,000					3,000
Public Improvement Permit Fees	18,000					18,000
Traffic Study	10,000	10,000		10,000		-
Permit Fees (Estimated City Building, Water, Sewer Connected)	100,000			-		100,000
Existing Conditions Study	3,000	3,000		3,000		-
Legal Fees - Development	150,000	50,000	100,000	150,000		-
Fees - Transaction	150,000		150,000	150,000		-
Developer Fee	400,000	400,000		400,000		-
Funding Agreement Fees & Costs	150,000	150,000		150,000		-
Construction Interest and Financing Costs	1,195,000		1,195,000	1,195,000		-
<b>Subtotal Other Costs</b>	<b>2,184,000</b>	<b>613,000</b>	<b>1,445,000</b>	<b>2,058,000</b>	<b>-</b>	<b>126,000</b>
<b>Total Site Development Costs</b>	<b>68,983,569</b>	<b>6,450,840</b>	<b>4,935,587</b>	<b>7,975,797</b>	<b>2,322,123</b>	<b>58,685,650</b>
<b>% of Total Project Costs</b>				<b>11.6%</b>	<b>3.4%</b>	<b>85.1%</b>
* These project costs are infrastructure to be owned by the Public Ownership or project costs related to the Public Purpose of Blight Remediation.						68,983,569
** These project costs are by definition eligible Redevelopment Project Costs, though private ownership.						