

Lee's Summit - Summit Orchards				(budget for Site Plan 16)	Total Project Cost	Reimbursable Public Improvements
Land Acquisition						
	Land Acquisition (reimbursement for public/open space)				\$ 6,502,346	\$ 109,680
	Commission to Close				\$ 25,000	\$ -
	Legal to Close				\$ 50,000	\$ -
	Land Acquisition Subtotal				\$ 6,577,346	\$ 109,680
Sitework						
Base Development Site Work Improvements						
	East West Roadway and Utility Construction				\$ 1,062,220	\$ 1,062,220
	Chipman Entry Drive				\$ 240,898	\$ 240,898
	Chipman Right In Right Out				\$ 270,442	\$ 270,442
	Ward Road Median Adjustment and Right Turn Lane				\$ 205,518	\$ 205,518
	Outerview Road Improvements				\$ 350,000	\$ 350,000
	North South Drive from Donovan				\$ 158,400	\$ 158,400
	Site Development Public/Open Space				\$ 115,500	\$ 115,500
	Lots 7-10 Full Site Development				\$ 2,566,522	\$ -
Individual Lot Site Work Improvements						
	Lot 1 Quality Restaurant	1.97	acres		\$ 689,500	
	Lot 2 Quality Restaurant	2.88	acres		\$ 1,008,000	
	Lot 3 Restaurant w/Drive Through	0.74	acres		\$ 259,000	
	Lot 4 Quality Restaurant (two tenant)	1.54	acres		\$ 539,000	
	Lot 5 Drive Through Restaurant	0.96	acres		\$ 336,000	
	Lot 6 Convenience Store	1.21	acres		\$ 423,500	
	Lot 12 Fast Casual Restaurant	1.13	acres		\$ 395,500	
	Change Order Contingency		10.00 %	822,450.14	822,450.14	\$ 240,298
	Site Work Improvements Subtotal				\$ 9,482,002	\$ 2,643,277
Site Monuments And Features						
	Pylon Signs				\$ 150,000	\$ 50,000
	Gateway Features/Public Art/Public Open/Social Space				\$ 500,000	\$ 500,000
	Site Monuments Subtotal				\$ 650,000	\$ 550,000
Building						
Building Improvements (A/E, CM, Permits, Water & Sewer Tap Fee)						
	Lot 1 Quality Restaurant	\$375.00	8,000	Square Feet	\$ 3,165,830	\$ -
	Lot 2 Quality Restaurant	\$375.00	12,533	Square Feet	\$ 4,891,842	\$ -
	Lot 3 Restaurant w/ Drive Through	\$225.00	2,275	Square Feet	\$ 588,723	\$ -
	Lot 4 Quality Restaurant	\$375.00	8,600	Square Feet	\$ 3,350,000	\$ -
	Lot 5 Restaurant w/ Drive Through	\$225.00	2,550	Square Feet	\$ 650,821	\$ -
	Lot 6 Convenience Store	\$250.00	5,040	Square Feet	\$ 1,339,549	\$ -
	Lot 7 Shopping	\$125.00	25,000	Square Feet	\$ 3,347,281	\$ -
	Lot 8 Small Restaurant	\$225.00	2,255	Square Feet	\$ 584,207	\$ -
	Lot 9 Shopping	\$125.00	22,775	Square Feet	\$ 2,967,152	\$ -
	Lot 10 Grocery	\$150.00	21,981	Square Feet	\$ 3,464,053	\$ -
	Lot 12 Fast Casual Restaurant	\$225.00	4,800	Square Feet	\$ 1,158,899	\$ -
			143,179	Square Feet		
	Change Order Contingency			5.00%	\$ 1,217,473	\$ -
	Building Improvement Subtotal				\$ 26,725,829	\$ -

Soft Costs								
Construction Carry Costs								
Interest Carry 6%					\$	2,746,526	\$ -	
Real Estate Taxes During Construction					\$	50,000	\$ -	
Construction Carry Subtotal					\$	2,796,526	\$ -	
Base Development Site Work A&E - Construction Management								
Survey					\$	15,000	\$ -	
Preliminary Plat/Preliminary Development Plan					\$	35,000	\$ -	
Final Plan					\$	90,000	\$ -	
Final Plat					\$	10,000	\$ -	
Storm Water Drainage Study, BMP, SWPPP and Design					\$	15,000	\$ -	
Traffic Study					\$	9,000	\$ -	
Wetland Delineation					\$	5,000	\$ -	
Sanitary Sewer					\$	10,000	\$ -	
Water Main Construction Drawings					\$	10,000	\$ -	
Chipman Right In Right Out					\$	16,000	\$ 16,000	
Ward Road Right In Right Out and Median					\$	16,000	\$ 16,000	
Civil Construction Plans					\$	50,000	\$ 50,000	
Geotechnical Evaluation					\$	10,000	\$ -	
Site Construction Testing					\$	75,000	\$ -	
Design and Construction Administration - public improvements					\$	70,704	\$ 70,704	
Site Work A&E -Construction Management Subtotal					\$	436,704	\$ 152,704	
Legal / Fees								
Developer Incentive Legal					\$	25,000	\$ 25,000	
General Contracts Legal					\$	100,000	\$ -	
Lease negotiations					\$	150,000	\$ -	
City of Lee's Summit CID Legal Fees					\$	25,000	\$ 25,000	
Development Fee					\$	-	\$ -	
Lease Commissions					\$	1,603,550	\$ -	
Legal/Fees Subtotal					\$	1,903,550	\$ 50,000	
Site Permit / Fees								
Site Plan review fee					\$	3,000	\$ -	
Preliminary Subdivision plan					\$	-	\$ -	
Final Plat review					\$	1,000	\$ -	
Civil Engineering review fee (3%)					\$	284,460	\$ 18,465	
Master Comprehensive Signage Plan Package (estimated review & fee)					\$	-	\$ -	
License Tax Fees Lot 1 Quality Restaurant				8,000	931	6.14	\$ 35,121	\$ -
License Tax Fees Lot 2 Quality Restaurant				12,533	931	6.14	\$ 55,021	\$ -
License Tax Fees Lot 3 Restaurant w/ Drive Through				2,275	934	16.33	\$ 26,563	\$ -
License Tax Fees Lot 4 Quality Restaurant (two tenant)				8,600	931	6.14	\$ 37,755	\$ -
License Tax Fees Lot 5 Restaurant w/ Drive Through				2,550	934	16.33	\$ 29,774	\$ -
License Tax Fees Lot 6 Convenience Store				5,040	945	42.89	\$ 154,558	\$ -
License Tax Fees Lot 7 Shopping				25,000	820	2.45	\$ 43,794	\$ -
License Tax Fees Lot 8 Small Restaurant				2,255	931	6.14	\$ 9,900	\$ -
License Tax Fees Lot 9 Shopping				22,775	820	2.45	\$ 39,896	\$ -
License Tax Fees Lot 10 Grocery				21,981	850	6.07	\$ 95,399	\$ -
License Tax Fees Lot 12 Fast Casual Restaurant				4,800	931	6.14	\$ 21,072	\$ -
Site Permit / Fees Subtotal							\$ 885,258	\$ 18,465
						Percentage		
TOTAL CID INCENTIVE				\$	3,524,126	7.13%		
TOTAL PRIVATE COSTS				\$	45,933,088	92.87%		
TOTAL PROJECT COSTS				\$	49,457,214			
Total Project Cost					\$	49,457,214	\$ 3,524,126	

Notes: Lot 11 not included in the budget or CID.