

Discovery Park
Lee's Summit Discovery Park
As of: 4/22/2022

Estimated Project Costs

Description	Total	Private	TIF Reimbursable	CID Reimbursable	Hotel Tax Reimbursable
PROPERTY ACQUISITION					
Acquisition/ Relocation/Lease Buyout	\$25,489,007	\$25,489,007	\$0		\$0
Title issues, right of way easement, traffic signalization easement	\$0	\$0	\$0		\$0
	\$25,489,007	\$25,489,007	\$0	\$0	\$0
SITE COSTS					
Grading, retaining walls and site prep	\$16,166,650	\$0	\$16,166,650		
Sanitary Sewer	\$2,440,115	\$0	\$0	\$2,440,115	
Water	\$2,813,710	\$0	\$2,813,710		
Stormwater	\$7,240,240	\$0	\$7,240,240		
Roadway	\$7,063,300	\$0	\$7,063,300		
Surface Parking & Curbs	\$13,568,700	\$13,568,700	\$0		
Parking Structures (2)	\$46,177,600	\$0	\$46,177,600		
Site Utilities	\$3,197,750	\$0	\$3,197,750		
Hardscapes / Landscapes	\$16,384,365	\$9,151,710	\$7,232,655		
Signage / Monumentation	\$702,510	\$527,965	\$174,545		
Public Improvements	\$4,450,000	\$0	\$0	\$4,450,000	
Transmission lines	\$6,759,160	\$0	\$6,759,160		
Total On-Site Costs	\$126,964,100	\$23,248,375	\$96,825,610	\$6,890,115	\$0
BUILDING AND PARKING CONSTRUCTION COSTS					
Building Construction	\$672,538,700	\$670,696,163	\$0	\$0	\$1,842,537
General Conditions	\$5,175,000	\$0	\$5,175,000	\$0	\$0
Total Building Construction Costs	\$677,713,700	\$670,696,163	\$5,175,000	\$0	\$1,842,537
PROFESSIONAL SERVICES AND SOFT COSTS					
Professional services (Eng./Arch/Consult/Legal/PM/other)	\$57,497,304	\$0	\$57,497,304		
Commissions & Marketing	\$4,700,000	\$4,700,000	\$0		
Financing Costs (interest carry / closing / fees / other)	\$29,412,000	\$0	\$29,412,000		
Development Fee	\$6,210,000	\$0	\$6,210,000		
Contingency	\$21,561,489	\$21,561,489	\$0		
Total Professional and Soft Costs	\$119,380,793	\$26,261,489	\$93,119,304	\$0	\$0
TOTAL ESTIMATED PROJECT COSTS	\$949,547,600	\$745,695,034	\$195,119,914	\$6,890,115	\$1,842,537
		78.5%	20.5%	0.7%	0.2%
Total REIMBURSABLE PERCENTAGE OF TOTAL COSTS	21.5%				