



AT THE HEART OF GREAT LIVING

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MEMORANDUM

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY
PLEASE RECYCLE

TO: SCOTT ADAMS, CITY OF LAS VEGAS
FROM: RITA BRANDIN, NEWLAND COMMUNITIES
SUBJECT: BUDGET - HARD & SOFT COSTS - UNION PARK
DATE: 11/14/2006
CC: SCOTT CARTER, CITY OF LAS VEGAS

Scott,

Referring the spreadsheet entitled: Union Park
Phase I Development Cost Estimates
November 2006

Draws to Date column represents the sum of Newlands draw requests that consolidate Newland expenditures to the end of June 2006, with the exception of including \$95,000 for Kimley Horn that was directly contracted by the City.

We offer the following narrative for your reference:

1. Site Preparation

\$ 2,559,000

Includes street grading; Certified Environmental Manager (CEM) oversight and soil remediation efforts; no pad grading included.

2. Performing Arts Center (PAC) Grading

\$ 1,452,000

Streets around PAC raised 4.5 ft in order to have the PAC facility avoid groundwater; other street grades raised accordingly. Assumed \$20/CY for import soil & placement. Includes raising the park grade, but not the building pad itself.

3. Remediation for Pads

\$ 8,872,000

Cost allowances for pad remediation efforts. Parcels A1, A2, M4 and PAC.

4. Roadway, On-Site Parking Lot and Temporary Road, Parking A1/A2

\$ 2,855,000

The roadway improvements include curb & gutter, and A.C. paving, but no decorative pavers. On-Site parking is full improvements, including landscaping and lighting, on the east side of the project for the Ruvo Institute. Temporary Road and Parking A1/A2 consist of paved access between parcels A1/A2 (North boundary of Ruvo Institute Parcel) and temporary handicap parking.

5. Wet and Dry Utilities

\$ 7,965,000

Costs associated with water, sewer, storm drain, power, gas and communication infrastructure. No offsite work included.

6. Traffic Signalization

\$ 2,000,000

Signals located at Promenade & Clark; City Parkway & Clark; City Parkway & Discovery.

7. Grand Central Parkway Landscaping

\$ 1,500,000

Costs associated with landscaping and sidewalk construction on the east side of Grand Central Parkway along the frontage of the project.

8. Inflation

\$ 1,626,000

Assumed at 7%/year with 75% costs in 2007 and 25% costs in 2008

9. Engineering Design

\$ 2,877,000

Engineering services and design for technical assessment for directional parking; final 100% level drawings and specifications for civil infrastructure construction for the entire site, 6% for reimbursables, cost estimates, parcel creation, legal descriptions, meetings and coordination with City staff, and individual parcel developers. Includes Grand Central Parkway landscape design and City's contract to Kimley Horn for \$95,000. No bid preparation costs included.

10. Design Management Consulting

\$ 406,000

Consultant to coordinate architecture, masterplan, landscaping, block planning and associated efforts.

11. Technology & Telecom Masterplan

\$ 130,000

Consultants feasibility and planning studies for high speed internet, communications, surveillance and telemetry elements.

12. Preliminary Design Dynamic & Static Message Signs

\$ 125,000

Consultant's preliminary design for the actual signs, control room layout and control panel(s)

13. Co-Generation Study

\$ 100,000

Feasibility and/or cost benefit analysis for co-generation facility(s) in future phases.

14. Parcel CEM

\$ 444,000

Costs associated with compiling studies for regulating authority approval, oversight, testing and documentation of remediation efforts for parcels A1, A2, M4 and PAC. Assumed at 5% of the remediation costs for the parcels.

15. Predevelopment Planning

\$ 746,000

Costs associated with consultant efforts for the projects masterplan, design guidelines, and the business plan.

16. Landscape and Streetscape Design

\$ 500,000

Consultant efforts for streetscape themes, landscape design, parking studies and greywater feasibility.

17. Construction Management, Inspection & Testing and Bond Fees

\$ 1,566,000

Calculated as 5% for construction management, 1% for inspection and testing, and 2% for bond fees using the inflated construction cost. No costs applied for remediation efforts and no inspection and testing fees applied for Grand Central Parkway landscaping.

18. Contingency

\$ 2,329,000

Contingency was calculated at 10% of the inflated construction cost and soft costs.

19. Legal

\$ 351,000

Legal efforts consist of ENA, and DDA compilation efforts; finalization of CC&Rs (community governance); finalization of parking program; and formation of special improvement district.

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Hard & Soft Costs Clarification

20. Sales & Marketing

\$ 1,200,000

Press releases and presentations; project events; PR relations; strategies and support; media packages; website design; project special events and collateral material. Branding package to include project naming and logo creation.

21. Project Management

\$ 3,144,000

Newlands carrying costs for G&A and payroll allocation expenses. No interest costs included.

22. O & M Costs

\$ 70,000

Costs for general site maintenance and dust control.