

Union Park Phase II
Infrastructure Design and Construction Costs

Hard Costs	
Site Preparation	4,076,361
Construction Sign Allowance	9,000
Remediation	16,887,292
Roadway	769,621
Water	915,164
Sewer	875,125
Storm Drain	4,231,384
Wet & Dry Utilities: Off-site & On-site	11,811,805
Traffic Signalization	1,750,000
Inflation	1,504,212
Design, Engineering & Fees	
Engineering Design	2,594,000
Design Management Consulting	330,000
Site Security	175,000
SWPP and site maintenance	650,000
Landscape and Streetscape Design	100,000
Testing, Inspection, Permits, Insurance, CM Fees (6%)	1,040,900
Bond Fees (2%)	497,558
Contingency	4,427,895
Total	<u>52,645,317</u>



AT THE HEART OF GREAT LIVING

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MEMORANDUM

Urgent For Review Please Comment Please Reply Please Recycle

TO: RYAN HADEN, CITY OF LAS VEGAS
FROM: SAM GLADSTEIN
SUBJECT: PHASE II CASH & BOND BUDGETS - HARD & SOFT COSTS - UNION PARK
DATE: 11/17/2008
CC: SCOTT CARTER, CITY OF LAS VEGAS

Ryan,

Referring to the spreadsheet entitled: Union Park Phase II
Infrastructure Design and Construction Costs
July 18, 2008

We offer the following narrative for your reference:

HARD COSTS

1. Site Preparation

\$ 4,076,361

Includes site grading and 5% mobilization, some pad grading, erosion control and water truck

2. Construction Sign Allowance

\$ 9,000

To allow for on- and off-site safety signage

3. Remediation

\$ 16,887,292

Cost allowances for pad remediation efforts - Parcels A2, E, F, G, J, C, and M4 as well as remediation efforts from infrastructure installation

4. Roadway

\$ 769,621

The roadway improvements include curb & gutter, and A.C. paving on the northern half of the site from North Discovery, but no decorative pavers.

5. Water

\$ 915,164

Costs associated with 16" water main installation in ductile iron. Each leg connected to 24" main in Grand Central Parkway.

6. Sewer

\$ 875,125

Cost associated with sewer main installation. Mains remain deep due to potential of underground parking garages.

7. Storm Drainage

\$ 4,231,384

Costs associated with storm drainage installation, which includes cost of box culvert and covered discharge outlet.

8. Wet and Dry Utilities: Off-site & On-site

\$ 11,811,805

Although labeled "wet and dry" this cost is associated with dry only and covers the installation of Power and gas on- and off-site. This cost includes easement fees to UPRR as well as the cost to "jack" under the railroad tracks. This brings power from the Commerce substation to Union Park. Also included is a \$200,000 dollar overrun from phase I to slurry a water line in the BRT project. Payment for this slurry was made from Union Park budgets.

9. Traffic Signalization

\$ 1,750,000

Costs associated with the installation of signals at Promenade & Clark; City Parkway & Clark; City Parkway & Discovery (2); and, Promenade & Discovery (2)

10. Inflation

\$ 1,504,212

This item allows for cost overruns due to time lapse between projection and installation of the dry utilities. Due to a lower than anticipated hard cost construction bid on phase I and also due to current economic conditions, no inflationary costs were placed on the bondable hard costs for this phase of work.

DESIGN & ENGINEERING

1. Engineering Design

\$ 2,594,000

Fee to complete drawings, attend meetings, and to allow for miscellaneous services during construction.

2. Design Management Consulting

\$ 330,000

Services to coordinate block planning, design review committee consultation, streetscape, architectural and landscape design.

3. Site Security

\$ 175,000

Costs associated with securing the overall UP site while under construction. This is not intended to secure individual developments once closed.

4. SWPPP and Site Maintenance

\$ 650,000

Costs associated with SWPPP and dust control compliance as well as a cost for fencing in the site should it be deemed necessary.

5. Landscape and Streetscape Design

\$ 100,000

Costs provided for updates to the master plan as needed for landscaped and streetscape design.

6. Testing, Inspection, Permits, Insurance, CM Fees (6%)

\$ 1,040,900

Costs associated with testing of soils for environmental purposes, inspection services, permits, insurance, and construction management fees.

7. Bond Fees

\$ 497,558

Fees associated with the sale of bonds - Factored at 2% of bond sale amount.

8. Contingency

\$ 4,427,895

Cost designated as a contingency in four separate categories:

Cash:

Construction Contingency	\$1,188,525
Bid Contingency	\$ 594,262

Bond:

Construction Contingency	\$1,706,521
Bid Contingency	\$ 938, 587