

Newland Communities
Union Park Phase II Infrastructure Design and
Engineering Budget

Design Management Consulting	\$330,000
Engineering Design	\$824,640
Landscape and Streetscape Design	\$100,000
Contingency	\$62,860
TOTAL	\$1,317,500



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, NEWLAND COMMUNITIES
SUBJECT: UNION PARK PHASE II BUDGET EXPLANATIONS FOR DESIGN AND ENGINEERING
DATE: 11-26-2008
CC: SCOTT CARTER, CITY OF LAS VEGAS

Ryan,

In reference to your request for a breakdown of the costs associated with Phase II Design and Engineering costs, we offer the following narrative for your reference:

PHASE II - Total \$1,317,500

1. Design Management Consulting

\$ 330,000

The purpose of this cost is to engage consultants for new design work and/or redesign work at Union Park to do with the Master Plan. This is intended to cover companies such as Kubat Consulting, Design Workshop, etc.

2. Engineering Design

\$ 824,640

\$ 74,640 Remaining to be Contracted amount for Kimley Horn Phase II
\$ 750,000 Fiber Optic Network for Power & Water, etc.

This cost was based in part upon the need to cover the cost of contract overruns and change orders from Kimley Horn from their original contract. After an internal audit of KH records, we came to an agreement that the original contract needed to be increased by \$1,040,000 in order to cover work performed. We allocated \$256,300 of this amount under our phase I budgets, leaving a balance of \$783,700 to be allocated against Phase

3. Landscape and Streetscape Design

\$ 100,000

This cost is for our LEED ND consultant, Landscape Design modifications to the Master Plan, and for 3rd party peer review of plans submitted to the UPDRC.

4. Contingency

\$ 62,860

The contingency category was created to allow for unforeseen costs. It's based upon 5% of the categories above, which total \$2,002,885.

$\$1,254,640 \times 5\% = \$62,732$
 $\$1,254,640 + \$62,732 = \$1,317,372$ total budget.
Rounded up to \$1,317,500