

# Project Budget

**MEDP**

**Total Project Budget**

<b>DEVELOPMENT BUDGET DETAIL</b>	<b>Phase 1 Land, Shell, 2+1 Block Redundant + Air Cooled Chillers</b>	<b>Phase 2 3 Lineups Block Redundant + Air Cooled Chillers</b>	<b>Phase 3 3 Lineups Block Redundant + Air Cooled Chillers</b>	<b>Total 18.4mw</b>
<b>SOFT COSTS</b>				
Legal Phase I	\$250,000			\$250,000
Legal Phase II		\$250,000		\$250,000
Legal Phase III			\$150,000	\$150,000
Environmental, Geotech, Wetland and Dev Permit Phase I	\$60,000			\$60,000
Environmental, Geotech, Wetland and Dev Permit Phase II		\$0		\$0
Environmental, Geotech, Wetland and Dev Permit Phase III			\$0	\$0
Marketing Phase I	\$200,000			\$200,000
Marketing Phase II		\$100,000		\$100,000
Marketing Phase III			\$100,000	\$100,000
SG&A Phase I	\$250,000			\$250,000
SG&A Phase II		\$250,000		\$250,000
SG&A Phase III			\$250,000	\$250,000
Survey Phase I	\$25,000			\$25,000
Survey Phase II		\$10,000		\$10,000
Survey Phase III			\$10,000	\$10,000
Remediation Allowance Phase I	\$150,000			\$150,000
Remediation Allowance Phase II		\$0		\$0
Remediation Allowance Phase III			\$0	\$0
Architecture and Engineering Fee Phase I	\$2,800,000			\$2,800,000
Architecture and Engineering Fee Phase II		\$500,000		\$500,000
Architecture and Engineering Fee Phase III			\$500,000	\$500,000
Architecture and Engineering Reimbursable Phase I	\$100,000			\$100,000
Architecture and Engineering Reimbursable Phase II		\$100,000		\$100,000
Architecture and Engineering Reimbursable Phase III			\$100,000	\$100,000
Commissioning Agent Phase I	\$750,000			\$750,000
Commissioning Agent Phase II		\$750,000		\$750,000
Commissioning Agent Phase III			\$750,000	\$750,000
Commissioning Power Phase I	\$150,000			\$150,000
Commissioning Power Phase II		\$150,000		\$150,000
Commissioning Power Phase III			\$50,000	\$50,000
Audio/Video Design Phase I	\$15,000			\$15,000
Audio/Video Design Phase II		\$0		\$0
Audio/Video Design Phase III			\$0	\$0
NETA Testing Phase I	\$75,000			\$75,000
NETA Testing Phase II		\$75,000		\$75,000
NETA Testing Phase III			\$75,000	\$75,000
Power Company Up Front Capital Costs Phase I	\$14,000,000			\$14,000,000
Power Company Up Front Capital Costs Phase II		\$0		\$0
Power Company Up Front Capital Costs Phase III			\$0	\$0
Project Management Reimbursables Phase I	\$175,000			\$175,000
Project Management Reimbursables Phase II		\$100,000		\$100,000
Project Management Reimbursables Phase III			\$100,000	\$100,000
Project Management Scope Phase I	\$731,250			\$731,250
Project Management Scope Phase II		\$600,000		\$600,000
Project Management Scope Phase III			\$600,000	\$600,000
Security Consultant Phase I	\$40,000			\$40,000
Security Consultant Phase II		\$0		\$0
Security Consultant Phase III			\$0	\$0
Special Inspections/Material Testing Phase I	\$150,000			\$150,000
Special Inspections/Material Testing Phase II		\$25,000		\$25,000
Special Inspections/Material Testing Phase III			\$25,000	\$25,000
Permit Expiditor Phase I	\$50,000			\$50,000
Permit Expiditor Phase II		\$0		\$0
Permit Expiditor Phase III			\$0	\$0
Gen Permitting/Fuel Plan Phase I	\$100,000			\$100,000
Gen Permitting/Fuel Plan Phase II		\$50,000		\$50,000
Gen Permitting/Fuel Plan Phase III			\$50,000	\$50,000
<b>Total Soft Costs</b>	<b>\$20,071,250</b>	<b>\$2,960,000</b>	<b>\$2,760,000</b>	<b>\$25,791,250</b>

**HARD COSTS**

Sitework/Site Utilities Phase I	\$ 1,900,000			\$ 1,900,000
Sitework/Site Utilities Phase II		\$		\$
Sitework/Site Utilities Phase III			\$	\$
Foundations/Structure Phase I	\$ 38,150,000			\$ 38,150,000
Foundations/Structure Phase II				\$
Foundations/Structure Phase III				\$
Exterior Skin (green screen) Phase I	\$ 1,000,000			\$ 1,000,000
Exterior Skin (green screen) Phase II		\$		\$
Exterior Skin (green screen) Phase III			\$	\$
Finishes Phase I	\$ 4,500,000			\$ 4,500,000
Finishes Phase II		\$ 1,500,000		\$ 1,500,000
Finishes Phase III			\$ 1,500,000	\$ 1,500,000
Fire Projection Phase I	\$ 1,800,000			\$ 1,800,000
Fire Projection Phase II		\$ 300,000		\$ 300,000
Fire Projection Phase III			\$ 300,000	\$ 300,000
Controls Phase I	\$ 1,000,000			\$ 1,000,000
Controls Phase II		\$ 1,000,000		\$ 1,000,000
Controls Phase III			\$ 1,000,000	\$ 1,000,000
Pre Purchased Equipment Phase I	\$ 14,770,000			\$ 14,770,000
Pre Purchased Equipment Phase II		\$ 15,720,000		\$ 15,720,000
Pre Purchased Equipment Phase III			\$ 15,720,000	\$ 15,720,000
Mechanical Phase I	\$ 4,980,000			\$ 4,980,000
Mechanical Phase II		\$ 5,520,000		\$ 5,520,000
Mechanical Phase III			\$ 5,520,000	\$ 5,520,000
Electrical Phase I	\$ 8,070,000			\$ 8,070,000
Electrical Phase II		\$ 10,005,000		\$ 10,005,000
Electrical Phase III			\$ 10,005,000	\$ 10,005,000
GC Budget Phase I	\$ 4,980,000			\$ 4,980,000
GC Budget Phase II		\$		\$
GC Budget Phase III			\$	\$
General Conditions, Construction Requirements, Fee Phase I	\$ 9,738,000			\$ 9,738,000
General Conditions, Construction Requirements, Fee Phase II		\$ 3,959,400		\$ 3,959,400
General Conditions, Construction Requirements, Fee Phase III			\$ 3,959,440	\$ 3,959,440
Design Contingency (3%) Phase I	\$ 2,726,640			\$ 2,726,640
Design Contingency (3%) Phase II		\$ 1,140,132		\$ 1,140,132
Design Contingency (3%) Phase III			\$ 1,140,133	\$ 1,140,133
Construction Contingency (3%) Phase I	\$ 2,726,640			\$ 2,726,640
Construction Contingency (3%) Phase II		\$ 1,140,132		\$ 1,140,132
Construction Contingency (3%) Phase III			\$ 1,140,133	\$ 1,140,133
CIP Program + Builders Risk Phase I	\$ 350,000			\$ 350,000
CIP Program + Builders Risk Phase II		\$ 350,000		\$ 350,000
CIP Program + Builders Risk Phase III			\$ 350,000	\$ 350,000
<b>Total Hard Cost</b>	<b>\$ 96,691,280</b>	<b>\$ 40,634,664</b>	<b>\$ 40,634,706</b>	<b>\$ 177,960,650</b>

**FURNITURE**

Furniture	\$140,000	\$0	\$0	\$140,000
<b>TOTAL FURNITURE</b>	<b>\$140,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$140,000</b>

**SIGNAGE AND MISCELLANEOUS**

Interior Identification Signage & Equipment Signage Phase I	\$20,000			\$20,000
Interior Identification Signage & Equipment Signage Phase II		\$10,000		\$10,000
Interior Identification Signage & Equipment Signage Phase III			\$10,000	\$10,000
Day 1 Supplies & Equipment	\$75,000	\$0	\$0	\$75,000
Tools	\$75,000	\$0	\$0	\$75,000
<b>TOTAL SIGNAGE AND MISCELLANEOUS</b>	<b>\$170,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$190,000</b>

**TECHNOLOGY**

Keywatcher Box	\$50,000	\$0	\$0	\$50,000
Security System Phase I	\$1,500,000			\$1,500,000
Security System Phase II		\$100,000		\$100,000
Security System Phase III			\$100,000	\$100,000
Security - AV - Voice and Data Cabling Phase I	\$150,000			\$150,000
Security - AV - Voice and Data Cabling Phase II		\$25,000		\$25,000
Security - AV - Voice and Data Cabling Phase III			\$25,000	\$25,000
Server IT Infrastructure for Back of House Systems	\$800,000	\$0	\$0	\$800,000
<b>TOTAL TECHNOLOGY</b>	<b>\$2,500,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$2,750,000</b>

<b>Subtotal Hard Costs</b>	<b>\$99,501,280</b>	<b>\$40,769,664</b>	<b>\$40,769,706</b>	<b>\$181,040,650</b>
----------------------------	---------------------	---------------------	---------------------	----------------------

<b>Subtotal Development Budget</b>	<b>\$119,572,530</b>	<b>\$43,729,664</b>	<b>\$43,529,706</b>	<b>\$206,831,900</b>
------------------------------------	----------------------	---------------------	---------------------	----------------------