THE OREAD INN
TIF / TDD COST ESTIMATES
10/30/07

Indiana Street				
	Qty	**Unit**	**Unit Price**	**Extension**
Street demo	15,000	sq ft	1.00	15,000.00
Street prep (grading / fly ash)	15,000	sq ft	2.00	30,000.00
Pavement 8" concrete	8,400	sq ft	7.25	60,900.00
Curb	300	ln ft	16.00	4,800.00
Approach 1 pavement	450	sq ft	10.00	4,500.00
Approach 1 curb	70	ln ft	16.00	1,120.00
Approach 2 pavement	450	sq ft	10.00	4,500.00
Approach 2 curb	70	ln ft	16.00	1,120.00
Accent sidewalk	60	ln ft	60.00	3,600.00
Sidewalk	310	ln ft	20.00	6,200.00
ADA ramps	7	ea	1,500.00	10,500.00
Emergency lane	3,150	sq ft	14.00	44,100.00
Total Indiana Street				**$186,340.00**

Oread Street				
	Qty	**Unit**	**Unit Price**	**Extension**
Street demo	24,000	sq ft	1.00	24,000.00
Street prep (grading / fly ash)	24,000	sq ft	2.00	48,000.00
Pavement 8" concrete	21,000	sq ft	7.25	152,250.00
Curb	1,500	ln ft	16.00	24,000.00
Approach 1 pavement	625	sq ft	10.00	6,250.00
Approach 1 curb	70	ln ft	16.00	1,120.00
Approach 2 pavement	625	sq ft	10.00	6,250.00
Approach 2 curb	70	ln ft	16.00	1,120.00
Accent sidewalk	60	ln ft	60.00	3,600.00
Sidewalk 1	600	ln ft	20.00	12,000.00
Sidewalk 2	600	ln ft	40.00	24,000.00
ADA ramps	10	ea	1,500.00	15,000.00
Pedestrian roundabout	1	ls	25,000.00	25,000.00
Vehicular roundabout	1	ls	125,000.00	125,000.00
Total Oread Street				**$467,590.00**

12th Street				
	Qty	**Unit**	**Unit Price**	**Extension**
Street demo	19,800	sq ft	1.00	19,800.00
Street prep (grading / fly ash)	19,800	sq ft	2.00	39,600.00
Pavement 8" concrete	8,360	sq ft	7.25	60,610.00
Curb	440	ln ft	16.00	7,040.00
Approach	6000	sq ft	25.00	150,000.00
Accent sidewalk	300	ln ft	60.00	18,000.00
Sidewalk 1	110	ln ft	20.00	2,200.00
Sidewalk 2	200	ln ft	25.00	5,000.00
ADA ramps	11	ea	1,500.00	16,500.00
Truck access drive	2,000	sq ft	20.00	40,000.00
Total 12th Street				**$358,750.00**

THE OREAD INN
TIF / TDD COST ESTIMATES
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Water, Sanitary, Storm and Lift Pump				
	Qty	Unit	Unit Price	Extension
Storm sewer	200	ln ft	35.00	7,000.00
Storm sewer	3	boxes	6,000.00	18,000.00
8" water line	600	ln ft	35.00	21,000.00
(11th to 12th Streets)				
8" water line	300	ln ft	35.00	10,500.00
(12th to North Indiana Streets)				
Fire hydrants	3	ea	5,000.00	15,000.00
8" sanitary sewer	200	ln ft	60.00	12,000.00
Manholes	2	ea	15,000.00	30,000.00
Lift station basement	1	ea	15,000.00	15,000.00
Total Water, Sanitary, Storm and Lift Pump				**$128,500.00**

Site Work				
	Qty	Unit	Unit Price	Extension
Garage excavation	40,000	cy	10.00	400,000.00
Demo	1	ls	140,000.00	140,000.00
Stabilization / shoring	1	ls	120,000.00	120,000.00
Total Site Work				**$660,000.00**

Streetscape				
	Qty	Unit	Unit Price	Extension
Retaining walls	1	ls	75,000.00	75,000.00
City water tank	1	ls	75,000.00	75,000.00
Plantings	1	ls	140,000.00	140,000.00
Trees 4"-6"	120	ea	1,500.00	180,000.00
Irrigation	1	ls	100,000.00	100,000.00
12th St. existing island rehab	1	ls	15,000.00	15,000.00
Turf	1	ls	20,000.00	20,000.00
Benches	20	ea	2,000.00	40,000.00
Street lights	40	ea	3,000.00	120,000.00
Sculptures	1	ls	100,000.00	100,000.00
12th & Mississippi stairway	1	ls	15,000.00	15,000.00
Pedestrian shelter	2	ea	30,000.00	60,000.00
Total Streetscape				**$940,000.00**

Site Utilities				
	Qty	Unit	Unit Price	Extension
Electric / phone / cable	1	ls		150,000.00
Total Site Utilities				**$150,000.00**

Parking Structure				
	Qty	**Unit**	**Unit Price**	**Extension**
Parking Structure	1	ls	6,000,000.00	6,000,000.00
Total Parking Structure				**$6,000,000.00**

City Impact Fees				
	Qty	**Unit**	**Unit Price**	**Extension**
Water	1	ls	34,810.00	34,810.00
Sewer	1	ls	72,130.00	72,130.00
Tap Fees	1	ls	50,000.00	50,000.00
Permit Fees	1	ls	40,000.00	40,000.00
Total City Impact Fees				**$196,940.00**

Architecture and Engineering				
	Qty	**Unit**	**Unit Price**	**Extension**
Architecture and Engineering	1	ls	500,000.00	500,000.00
Total Architecture and Engineering				**$500,000.00**

Subtotal TIF / TDD District Estimate	**9,588,120.00**
Contingency 10%	**958,812.00**
Total TIF / TDD District Estimate	**$10,546,932.00**