



TABLE 1B
ELIGIBLE NON-ENVIRONMENTAL COSTS
1140 BROADWAY STREET REDEVELOPMENT
073987.02
06/22/2017

| NON-ENVIRONMENTAL (MSF) ACTIVITIES | | | | | | | | |
|--|---|--------------------------|------------|----------|-------------|--------------------|---------------------|---------------------|
| TASK/ACTIVITY | COST ITEM | UNIT COST ⁽³⁾ | UNITS | QUANTITY | COST | TOTAL COST | TIF SOURCES | |
| | | | | | | | State | Local |
| Demolition Activities | | | | | | | | |
| Site removals | Remove and dispose remaining pavement/asphalt/slabs and abandoned utilities | \$90,000 | ea. | 1 | \$90,000 | \$90,000 | \$ 34,089 | \$ 55,911 |
| Demolition Activities Subtotal: | | | | | | \$90,000 | \$ 34,089 | \$ 55,911 |
| Infrastructure Improvements ROW | | | | | | | | |
| Paving and Streetscape | Including, but not limited to: signage, landscaping, lighting, gateway park, public art, benches, bike parking, Green Streets, roadway improvements, and Plymouth Road sidewalk | \$620,000 | ea. | 1 | \$620,000 | \$620,000 | \$ 234,837 | \$ 385,163 |
| Traffic Signals | Relocate existing traffic signals and related infrastructure | \$100,000 | ea. | 1 | \$100,000 | \$100,000 | \$ 37,877 | \$ 62,123 |
| Turns lanes | Construct two turn lanes: from Maiden Lane onto Plymouth Road and from Broadway Street onto Maiden Lane | \$100,000 | ea. | 1 | \$100,000 | \$100,000 | \$ 37,877 | \$ 62,123 |
| Utility/Power Pole Relocation | Includes facilities extending into site | \$135,000 | ea. | 1 | \$135,000 | \$135,000 | \$ 51,134 | \$ 83,866 |
| Bus Stop Improvements | Canopied bus stop/streetscape | \$20,000 | ea. | 1 | \$20,000 | \$20,000 | \$ 7,575 | \$ 12,425 |
| Infrastructure Improvements ROW Subtotal: | | | | | | \$975,000 | \$ 369,300 | \$ 605,700 |
| Site Preparation Activities | | | | | | | | |
| Excavation of unsuitable soils | Excavation of unsuitable soils | \$5 | ton | 9,000 | \$45,000 | \$45,000 | \$ 17,045 | \$ 27,955 |
| Site Preparation Activities Subtotal: | | | | | | \$45,000 | \$ 17,045 | \$ 27,955 |
| Additional Activities | | | | | | | | |
| Parking Garages ⁽²⁾ | Two parking structures; 6-story and 1-story | \$2,501,760 | ea. | 1 | \$2,501,760 | \$2,501,760 | \$ 947,591 | \$ 1,554,169 |
| Urban Stormwater Systems | Subgrade detention structure | \$260,000 | ea. | 1 | \$260,000 | \$260,000 | \$ 98,480 | \$ 161,520 |
| Additional Activities Subtotal: | | | | | | \$2,761,760 | \$ 1,046,071 | \$ 1,715,689 |
| Eligible Soft Costs | | | | | | | | |
| Architectural/Engineering Design/Surveying/Staking | As related to infrastructure and other activities | \$100,000 | ea. | 1 | \$100,000 | \$100,000 | \$ 37,877 | \$ 62,123 |
| Site Construction Management ⁽²⁾ | Planning, design, administrative, and management | \$210,000 | ea. | 1 | \$210,000 | \$210,000 | \$ 79,542 | \$ 130,458 |
| General Conditions ⁽²⁾ | Contractor's mobilization, demobilization, site management, labor, etc. | \$210,000 | ea. | 1 | \$210,000 | \$210,000 | \$ 79,542 | \$ 130,458 |
| Eligible Soft Costs Subtotal: | | | | | | \$520,000 | \$ 196,961 | \$ 323,039 |
| Brownfield Work Plans | | | | | | | | |
| Preparation and review of Act 381 Work Plan | Act 381 Work Plan | \$15,000 | ea. | 1 | \$15,000 | \$15,000 | \$ 5,682 | \$ 9,318 |
| Brownfield Work Plans Subtotal: | | | | | | \$15,000 | \$ 5,682 | \$ 9,318 |
| Non-Environmental Subtotal: | | | | | | \$4,406,760 | \$ 1,669,148 | \$ 2,737,612 |
| Non-Environmental Contingency¹ | | \$4,291,760 | Percentage | NA | \$285,000 | \$285,000 | \$ 107,949 | \$ 177,051 |
| Total: | | | | | | \$4,691,760 | \$ 1,777,097 | \$ 2,914,663 |

Notes:

1. The contingency amount is equal to approximately 6.6% of the non-environmental costs. Brownfield work plan and Architectural/Engineering costs are excluded from the contingency amount.
2. Costs were calculated as a percentage of the hard cost investment and then scaled based on the total eligible activities.
3. Unit Costs were estimated based on previously approved brownfield plans within the City of Ann Arbor. These will be updated with construction bids.