

LINCOLN ROAD PROJECTS: BUDGET ESTIMATE

6/22/2023

	100 Block Budget	200-300 Block Budget
<u>HARD COSTS</u>		
Preconstruction	45,000	42,500
Hard Costs	7,432,142	11,762,058
<u>Markups</u>		
Hard Cost Contingency (5%)	373,857	590,228
General Requirements (4%)	312,240	494,091
General Conditions (5%)	405,912	642,319
CM Fee (3.5%)	298,345	472,104
CCIP (1.3%)	114,692	181,490
Insurance (1.3%)	116,183	183,850
Bond (1.5%)	135,801	214,892
Subtotal Hard Costs	9,234,173	14,583,533
<u>SOFT COSTS</u>		
<u>Architecture & Engineering</u>		
A&E - Misc. Consultants	15,000	-
Architect of Record	145,000	165,000
AV/IT Consultant	45,000	-
Civil Engineering (Roadway)	50,000	35,000
Civil Engineering (Beach Access)	112,200	-
Civil Engineering (Cistern Design)	-	75,000
Code & Life Safety Consultant	4,500	10,000
Cost Estimator	20,000	-
FPL Liason	10,000	-
Geotechnical Engineer	30,000	30,000
Landscape Architect	85,000	105,000
Landscape Architect of Record	200,000	150,000
Lighting Designer	65,000	75,000
Mechanical Engineer	25,000	35,000
Pool Consultant / Aquatic Engineer	25,000	100,000
Roofing & Waterproofing	25,000	25,000
Structural Engineer	25,000	85,000
Sub-Surface Utility Surveyor	10,500	25,000
Surveyor (Land)	4,800	5,600
<u>Permits & Inspections</u>		
Expeditor	25,000	5,000
<u>Marketing</u>		
Public Relations	-	90,000
Project Visualization	28,010	13,990
Legal (Consultant Contract Negotiation)	100,000	50,000
Soft Cost Contingency (5% of A&E)	52,501	46,030
Subtotal Soft Costs	1,102,511	1,125,620
<u>OTHER</u>		
Development Fee (3.5% of HC + SC)	361,784	549,820
Project Management	885,000	135,000
Subtotal Other	1,246,784	684,820
TOTAL	\$ 11,583,467	\$ 16,393,973