

Yorkville Public Works and Parks Maintenance Facility Study Board Presentation December 14, 2021



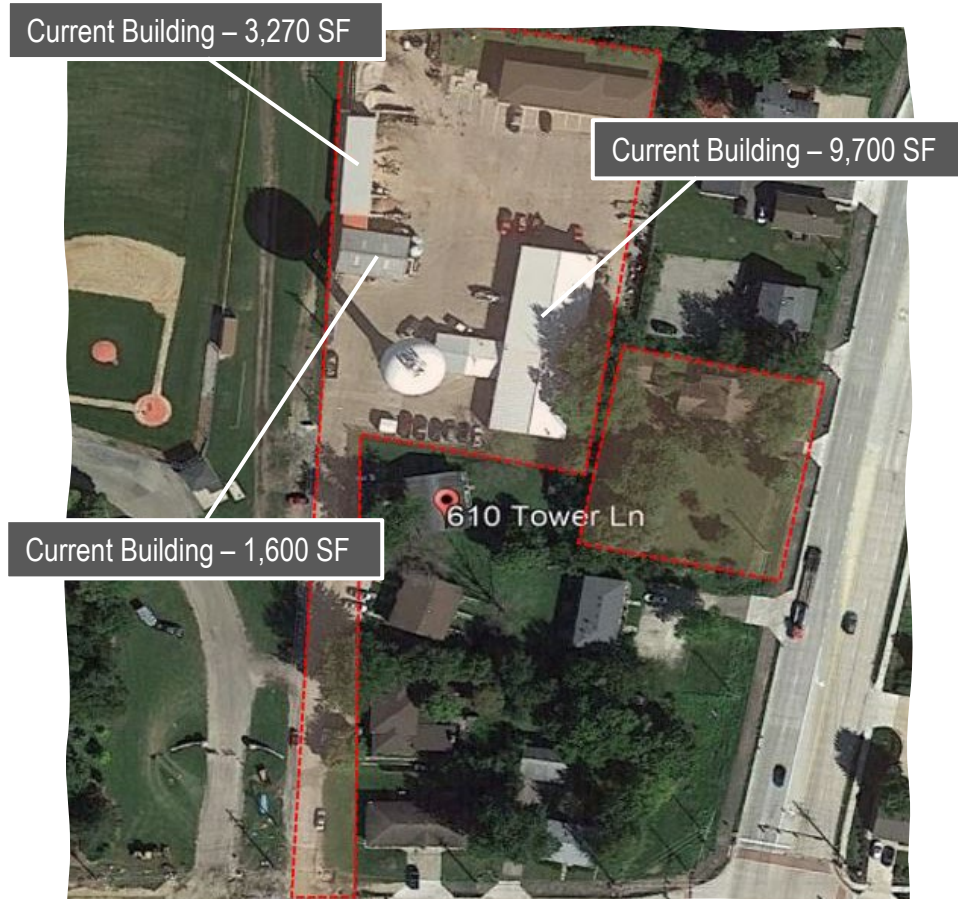
Project Objectives:

Step 1 – Site Evaluation & Document Review

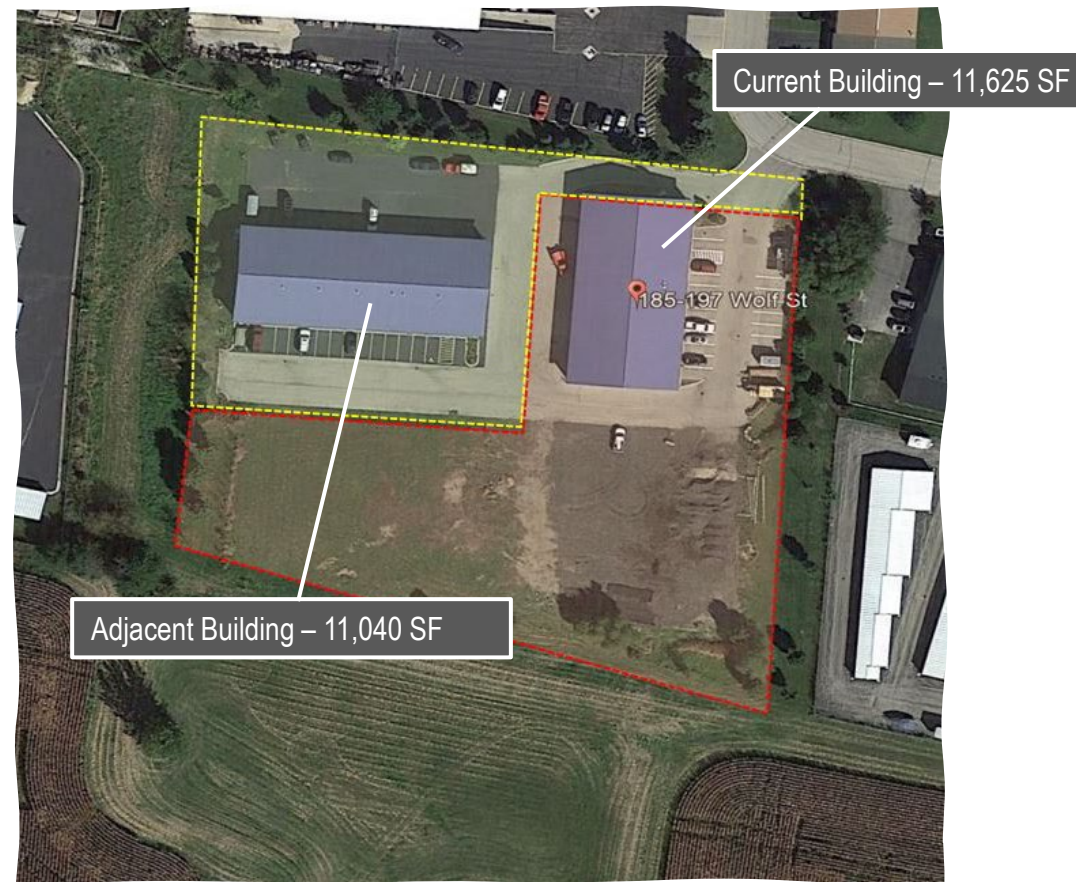
Step 2 – Space Needs Analysis & Development Options

Step 3 – Cost and Schedule Development

Existing Sites Owned by the City of Yorkville For Consideration:



610 Tower Lane & 609 N. Bridge Street



185 Wolf Street








Blackberry Shore Lane & Cannonball Trail

Existing and Proposed Square Footages:

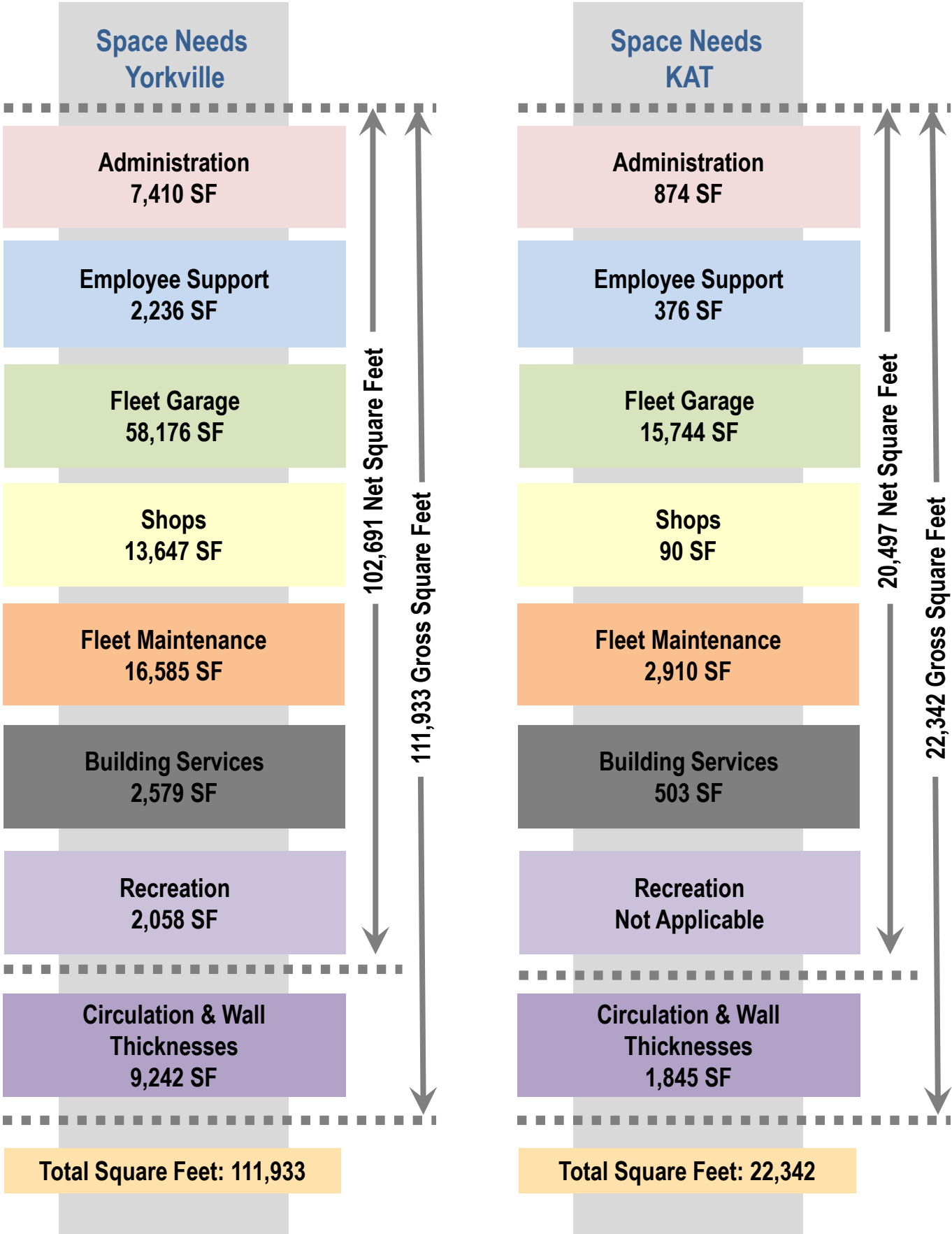
Existing

Public Works – 14,335 SF
Parks – 11,625 SF
Recreation – 9,945* SF
Kendall Area Transit – 0 SF
Grand Total – 35,905 SF

Proposed

 Public Works – 70,784 SF
 Parks – 36,786 SF
 Recreation – 4,363 SF*
 Kendall Area Transit – 22,342 SF
 Grand Total – 134,275 SF

* Proposed Recreation square footage is less because approximately 5,600 SF of special event and seasonal display storage shall be reallocated to the old Public Works facility to reduce the amount of new square footage that needs to be constructed with the new building. There is no loss of square footage for the Recreation Department assuming this reallocation of space.



Public Works Goals

1. Larger capacity salt structure and roofed materials storage bins on the proposed site.
2. Administrative and shop workspace needs to be improved for the employees.
3. Adequate space to keep the entire fleet and apparatus under roof and heated.
4. Update technology systems. (Computers, SCADA, Paging, Etc.).
5. Provide a dedicated vehicle service and maintenance bay area with heavy and medium duty vehicle lifts and welding areas.
6. More bathrooms and dedicated locker rooms.
7. A flexible use meeting room that can accommodate larger city council meetings as well as double as a break room.
8. Produce a project within the financial means of the City.

Parks Department Goals

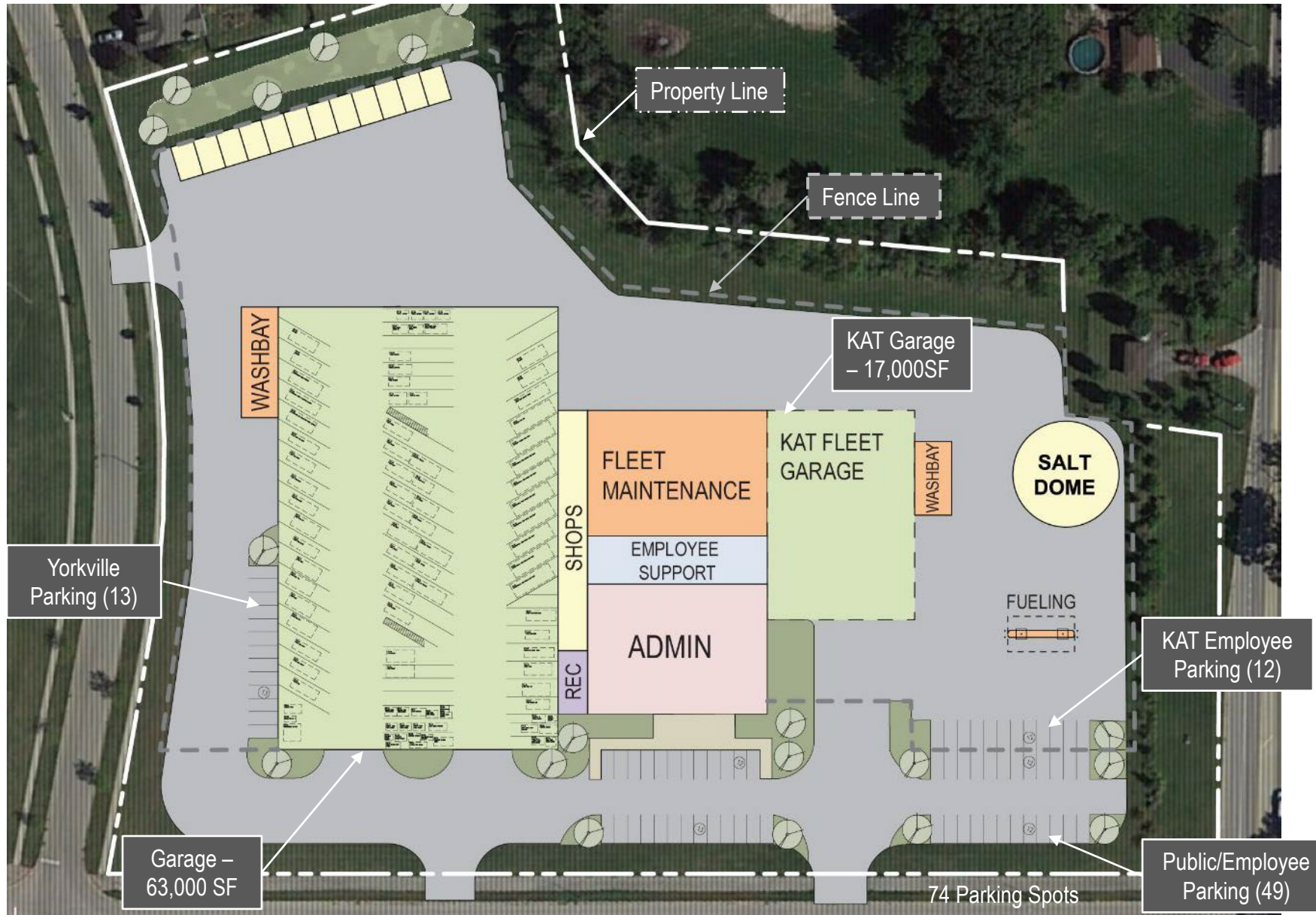
1. A more efficient garage layout.
2. More apparatus and vehicles under one roof.
3. Permanent outdoor material storage bins with a roof.
4. Easy access to park areas served.

Recreation Department Goals

1. A remote park storage building is needed.
2. Improve athletic equipment pick-up on site.
3. Provide proper storage systems to house athletic equipment.
4. Consider the long-range recreation department program offerings. (Child-care, summer youth programs, etc.)
5. Have open space to support recreation programs.

Kendall Area Transit Goals

1. Indoor storage for fleet in the City of Yorkville area closer to population served in that jurisdiction.
2. Reduce vehicle vandalism & theft.
3. Reduce cost by sharing some facility amenities such as fleet maintenance, locker rooms, break room, fueling station & vehicle wash bay with the United City of Yorkville.



Pros and Cons:

Pros:

- Currently own the site.
- All City of Yorkville & KAT program pieces located on one site.
- Parcel is a Planned Unit Development, so stormwater management is already accounted for off-site allowing for a maximum use of land.
- If KAT is not located on site, their garage space can be a future growth area for City of Yorkville extending the design beyond 20 years.
- All utilities are available on or adjacent to the site.

Cons:

- Not enough room for future expansion with KAT on site.
- Site is limited to a 20-year development plan. Very limited areas to expand the building in the future.
- Difficult to accommodate all parking for employees and public.
- Adjacent to residential areas
- Will require the site to have the PUD amended.

Option – A: W/-KAT (All components on one site with KAT)

Option A: Preliminary Budget (Yorkville Portion):

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	0	0	0	\$ -	to	\$ -	\$ -	to	\$ -		
	Sub-Total Existing Building Demolition	0		0				\$ -	to	\$ -		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to	\$ 177	\$ 1,324,612	to	\$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to	\$ 218	\$ 458,380	to	\$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to	\$ 210	\$ 12,492,132	to	\$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to	\$ 187	\$ 723,743	to	\$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to	\$ 278	\$ 3,057,477	to	\$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to	\$ 183	\$ 477,889	to	\$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to	\$ 158	\$ 325,267	to	\$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to	\$ 1,150,000	\$ 965,000	to	\$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933				\$ 19,824,499	to	\$ 21,237,690		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to	\$ -					
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,550,000	to	\$ 1,700,000	\$ 1,550,000	to	\$ 1,700,000		
	Sub-Total Site Development Cost							\$ 1,550,000	to	\$ 1,700,000		
D	Sub-Total Construction Cost							\$ 21,374,499	to	\$ 22,937,690	\$ 190.96	\$ 204.92
E	Design Contingency (5%)							\$ 1,068,725	to	\$ 1,146,884		
F	Sub-Total Construction Cost with Design Contingency							\$ 22,443,224		\$ 24,084,574	\$ 200.51	\$ 215.17
G	Construction Contingency (10%)							\$ 2,244,322		\$ 2,408,457		
H	Sub-Total Construction Cost with Const. Contingency							\$ 24,687,547		\$ 26,493,031	\$ 220.56	\$ 236.69
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 1,346,593		\$ 1,445,074		
K	Administrative Expenses* (2% of Line F)							\$ 448,864		\$ 481,691		
L	A/E Fees (9.75% of Line F)							\$ 2,188,214		\$ 2,348,246		
M	Total Soft Costs (J+K+L)							\$ 3,983,672		\$ 4,275,012	\$ 35.59	\$ 38.19
N	Yorkville Total Project Budget							\$ 28,671,219		\$ 30,768,043	\$ 256.15	\$ 274.88

Option A: Preliminary Budget (KAT Portion):

Item	Description: Kendall Area Transit Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	0	0	0	\$ -	to	\$ -	\$ -	to	\$ -		
	Sub-Total Existing Building Demolition	0		0				\$ -	to	\$ -		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	874	9.00%	953	\$ 164	to	\$ 177	\$ 156,236	to	\$ 168,621		
2	Building Costs (B - Employee Support Areas)	376	9.00%	410	\$ 205	to	\$ 218	\$ 77,080	to	\$ 81,968		
3	Building Costs (C - Fleet Garage)	15,744	9.00%	17,161	\$ 197	to	\$ 210	\$ 3,380,709	to	\$ 3,603,802		
4	Building Costs (D - Shops)	90	9.00%	98	\$ 174	to	\$ 187	\$ 17,069	to	\$ 18,345		
5	Building Costs (E - Fleet Maintenance)	2,910	9.00%	3,172	\$ 265	to	\$ 278	\$ 840,554	to	\$ 881,788		
6	Building Costs (F - Building Services)	503	9.00%	548	\$ 170	to	\$ 183	\$ 93,206	to	\$ 100,333		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	0	9.00%	0	\$ 145	to	\$ 158	\$ -	to	\$ -		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	0	9.00%	0	\$ -	to	\$ -	\$ -	to	\$ -		
	Sub-Total New Construction Cost	20,497		22,342				\$ 4,564,854	to	\$ 4,854,857		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to	\$ -					
2	Site Improvements (Allowance)	Allow		Allow	\$ 294,500	to	\$ 323,000	\$ 294,500	to	\$ 323,000		
	Sub-Total Site Development Cost							\$ 294,500	to	\$ 323,000		
D	Sub-Total Construction Cost							\$ 4,859,354	to	\$ 5,177,857	\$ 217.50	\$ 231.76
E	Design Contingency (5%)							\$ 242,968	to	\$ 258,893		
F	Sub-Total Construction Cost with Design Contingency							\$ 5,102,322		\$ 5,436,750	\$ 228.38	\$ 243.35
G	Construction Contingency (10%)							\$ 510,232		\$ 543,675		
H	Sub-Total Construction Cost with Const. Contingency							\$ 5,612,554		\$ 5,980,425	\$ 251.21	\$ 267.68
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 306,139		\$ 326,205		
K	Administrative Expenses* (2% of Line F)							\$ 102,046		\$ 108,735		
L	A/E Fees (9.75% of Line F)							\$ 497,476		\$ 530,083		
M	Total Soft Costs (J+K+L)							\$ 905,662		\$ 965,023	\$ 40.54	\$ 43.19
N	Kendall Area Transit Total Project Budget							\$ 6,518,216		\$ 6,945,448	\$ 291.75	\$ 310.87

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Pros and Cons:

Pros:

- Currently own the site.
- All City of Yorkville program pieces located on one site.
- Parcel is a Planned Unit Development, so stormwater management is already accounted for off-site allowing for a maximum use of land.
- Better site circulation and building placement options without KAT.
- All utilities are available on or adjacent to the site.
- More options for staff and public parking.

Cons:

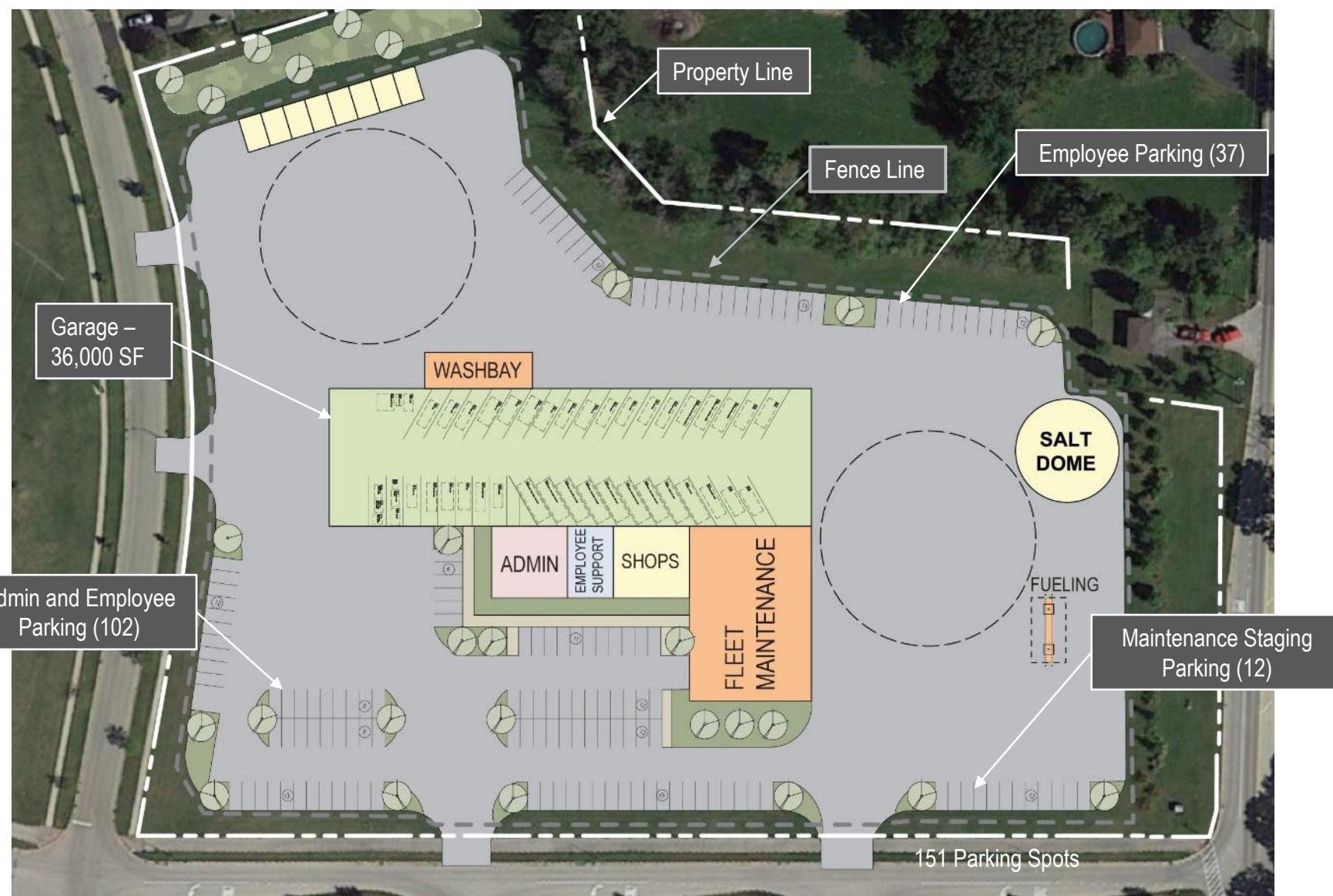
- Site is limited to a 20-year development plan. Only slightly more room to expand the building in the future vs. Option A.
- Adjacent to residential areas
- Will require the site to have the PUD amended.

Option – B: W/O-KAT (All City of Yorkville components on site without KAT)

Option B: Preliminary Budget:

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to \$ 177	\$ 1,324,612	to \$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to \$ 218	\$ 458,380	to \$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to \$ 210	\$ 12,492,132	to \$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to \$ 187	\$ 723,743	to \$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to \$ 278	\$ 3,057,477	to \$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to \$ 183	\$ 477,889	to \$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to \$ 158	\$ 325,267	to \$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to \$ 1,150,000	\$ 965,000	to \$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933			\$ 19,824,499	to \$ 21,237,690		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to \$ -				
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to \$ 2,023,000	\$ 1,844,500	to \$ 2,023,000		
	Sub-Total Site Development Cost						\$ 1,844,500	to \$ 2,023,000		
D	Sub-Total Construction Cost						\$ 21,668,999	to \$ 23,260,690	\$ 193.59	\$ 207.81
E	Design Contingency (5%)						\$ 1,083,450	to \$ 1,163,034		
F	Sub-Total Construction Cost with Design Contingency						\$ 22,752,449	to \$ 24,423,724	\$ 203.27	\$ 218.20
G	Construction Contingency (10%)						\$ 2,275,245	to \$ 2,442,372		
H	Sub-Total Construction Cost with Const. Contingency						\$ 25,027,694	to \$ 26,866,096	\$ 223.59	\$ 240.02
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 1,365,147	to \$ 1,465,423		
K	Administrative Expenses* (2% of Line F)						\$ 455,049	to \$ 488,474		
L	A/E Fees (9.75% of Line F)						\$ 2,218,364	to \$ 2,381,313		
M	Total Soft Costs (J+K+L)						\$ 4,038,560	to \$ 4,335,211	\$ 36.08	\$ 38.73
N	Yorkville Total Project Budget						\$ 29,066,254	to \$ 31,201,307	\$ 259.68	\$ 278.75

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Option – C: Parks & Recreation on Parks Site – Public Works Only on North Site



Pros and Cons:

Pros:

- Currently own the north site and a portion of the south site.
- North & Parks parcels are both Planned Unit Development, so stormwater management is already accounted for.
- South parcel is already zoned for this use.
- Utilities are adjacent to the site.
- Proposed south building was previously planned for under the original PUD.
- Parks and Recreations maintain the same vicinity

Cons:

- Split sites require some duplication of spaces.
- North parcel requires the PUD to be amended.
- North parcel is adjacent to residential areas.
- Parks garage not as flexible of use.

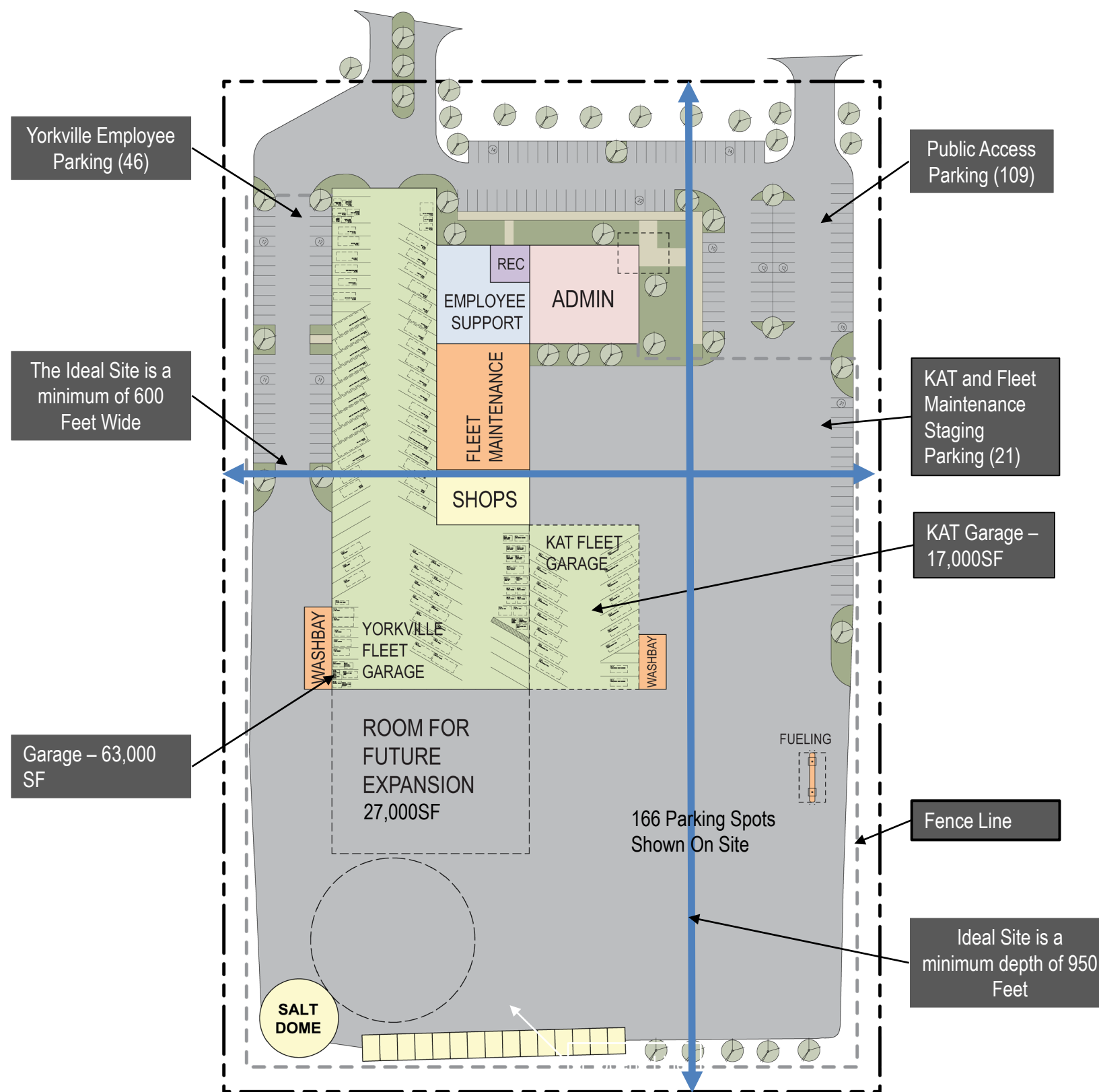
Option C: Preliminary Budget (Public Works)

Item	Description: Yorkville PW on North Site	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	0	0	0	\$ -	to	\$ -	\$ -	to	\$ -		
	Sub-Total Existing Building Demolition	0		0				\$ -	to	\$ -		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	4,038	9.00%	4,401	\$ 164	to	\$ 177	\$ 721,833	to	\$ 779,051		
2	Building Costs (B - Employee Support Areas)	1,606	9.00%	1,751	\$ 205	to	\$ 218	\$ 329,230	to	\$ 350,108		
3	Building Costs (C - Fleet Garage)	32,256	9.00%	35,159	\$ 197	to	\$ 210	\$ 6,926,331	to	\$ 7,383,398		
4	Building Costs (D - Shops)	6,721	9.00%	7,326	\$ 174	to	\$ 187	\$ 1,274,705	to	\$ 1,369,941		
5	Building Costs (E - Fleet Maintenance)	9,577	9.00%	10,439	\$ 265	to	\$ 278	\$ 2,766,316	to	\$ 2,902,023		
6	Building Costs (F - Building Services)	1,669	9.00%	1,819	\$ 170	to	\$ 183	\$ 309,266	to	\$ 332,915		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	0	9.00%	0	\$ 145	to	\$ 158	\$ -	to	\$ -		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	9,072	9.00%	9,888	\$ 865,000	to	\$ 1,025,000	\$ 865,000	to	\$ 1,025,000		
	Sub-Total New Construction Cost	64,939		70,784				\$ 13,192,681	to	\$ 14,142,437		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to	\$ -					
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to	\$ 2,023,000	\$ 1,844,500	to	\$ 2,023,000		
	Sub-Total Site Development Cost							\$ 1,844,500	to	\$ 2,023,000		
D	Sub-Total Construction Cost							\$ 15,037,181	to	\$ 16,165,437	\$ 212.44	\$ 228.38
E	Design Contingency (5%)							\$ 751,859	to	\$ 808,272		
F	Sub-Total Construction Cost with Design Contingency							\$ 15,789,040		\$ 16,973,709	\$ 223.06	\$ 239.80
G	Construction Contingency (10%)							\$ 1,578,904		\$ 1,697,371		
H	Sub-Total Construction Cost with Const. Contingency							\$ 17,367,944		\$ 18,671,080	\$ 245.37	\$ 263.78
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 947,342		\$ 1,018,423		
K	Administrative Expenses* (2% of Line F)							\$ 315,781		\$ 339,474		
L	A/E Fees (9.75% of Line F)							\$ 1,539,431		\$ 1,654,937		
M	Total Soft Costs (J+K+L)							\$ 2,802,555		\$ 3,012,833	\$ 39.59	\$ 42.56
N	Yorkville Total Project Budget							\$ 20,170,498		\$ 21,683,913	\$ 284.96	\$ 306.34

Option C: Preliminary Budget (Parks and Recreation)

Item	Description: Parks & Recreation On Existing Parks Site	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	1538	9.00%	1,676	\$ 22	to	\$ 25	\$ 36,881	to	\$ 41,911		
	Sub-Total Existing Building Demolition	1,538		1,676				\$ 36,881	to	\$ 41,911		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	3,372	9.00%	3,675	\$ 124	to	\$ 137	\$ 455,760	to	\$ 503,541		
2	Building Costs (B - Employee Support Areas)	630	9.00%	687	\$ 165	to	\$ 178	\$ 103,950	to	\$ 112,140		
3	Building Costs (C - Fleet Garage)	17,000	9.00%	18,530	\$ 197	to	\$ 210	\$ 3,650,410	to	\$ 3,891,300		
4	Building Costs (D - Shops)	1,166	9.00%	1,271	\$ 134	to	\$ 147	\$ 170,306	to	\$ 186,828		
5	Building Costs (E - Fleet Maintenance)	1,008	9.00%	1,099	\$ 225	to	\$ 238	\$ 247,212	to	\$ 261,495		
6	Building Costs (F - Building Services)	910	9.00%	992	\$ 170	to	\$ 183	\$ 168,623	to	\$ 181,518		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 135	to	\$ 148	\$ 302,835	to	\$ 331,997		
8	Exterior Structures (Material Storage Bins Allowance)	2,688	9.00%	2,930	\$ 100,000	to	\$ 120,000	\$ 100,000	to	\$ 120,000		
	Sub-Total New Construction Cost	28,832		31,427				\$ 5,199,095	to	\$ 5,588,819		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to	\$ -					
2	Site Improvements (Allowance)	Allow		Allow	\$ 305,000	to	\$ 375,000	\$ 305,000	to	\$ 375,000		
	Sub-Total Site Development Cost							\$ 305,000	to	\$ 375,000		
D	Sub-Total Construction Cost							\$ 5,540,976	to	\$ 6,005,729	\$ 176.31	\$ 191.10
E	Design Contingency (5%)							\$ 277,049	to	\$ 300,286		
F	Sub-Total Construction Cost with Design Contingency							\$ 5,818,025		\$ 6,306,016	\$ 185.13	\$ 200.66
G	Construction Contingency (10%)							\$ 581,803		\$ 630,602		
H	Sub-Total Construction Cost with Const. Contingency							\$ 6,399,828		\$ 6,936,617	\$ 203.64	\$ 220.72
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 349,082		\$ 378,361		
K	Administrative Expenses* (2% of Line F)							\$ 116,361		\$ 126,120		
L	A/E Fees (9.75% of Line F)							\$ 567,257		\$ 614,837		
M	Total Soft Costs (J+K+L)							\$ 1,032,699		\$ 1,119,318	\$ 32.86	\$ 35.62
N	Parks & Recreation Total Project Budget							\$ 7,432,527		\$ 8,055,935	\$ 236.50	\$ 256.34

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Option – D: New Site Option (Location To Be Determined)

Pros and Cons:

Pros:

- A new site of proper dimension can allow for a longer-range facility plan.
- Allows for building expansion in the future.
- Best site circulation option of the proposed options.
- All employee and public parking can be accommodated on site.

Cons:

- Property must be purchased.
- Will need to find a property with adjacent public utilities to keep development expenses low.

Other Considerations:

- A twelve-to-fifteen acre parcel would need to be located that is ideal for a Public Works facility with minimal to no re-zoning needed. M-1 Zoning preferred for easiest transition.
- Twelve acres needed with stormwater management off-site (PUD Parcel) or Fifteen acres will be needed to support stormwater management on site.
- The ideal site should be no less than 500 feet wide at its smallest dimension to allow for the ideal site circulation patterns. This may limit development options.

Option D: Preliminary Budget

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	0	0	0	\$ -	to	\$ -	\$ -	to	\$ -		
	Sub-Total Existing Building Demolition	0		0				\$ -	to	\$ -		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to	\$ 177	\$ 1,324,612	to	\$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to	\$ 218	\$ 458,380	to	\$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to	\$ 210	\$ 12,492,132	to	\$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to	\$ 187	\$ 723,743	to	\$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to	\$ 278	\$ 3,057,477	to	\$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to	\$ 183	\$ 477,889	to	\$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to	\$ 158	\$ 325,267	to	\$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to	\$ 1,150,000	\$ 965,000	to	\$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933				\$ 19,824,499	to	\$ 21,237,690		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ 1,500,000	to	\$ 2,000,000	\$ 1,500,000	to	\$ 2,000,000		
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to	\$ 2,023,000	\$ 1,844,500	to	\$ 2,023,000		
	Sub-Total Site Development Cost							\$ 3,344,500	to	\$ 4,023,000		
D	Sub-Total Construction Cost							\$ 23,168,999	to	\$ 25,260,690	\$ 206.99	\$ 225.68
E	Design Contingency (5%)							\$ 1,158,450	to	\$ 1,263,034		
F	Sub-Total Construction Cost with Design Contingency							\$ 24,327,449		\$ 26,523,724	\$ 217.34	\$ 236.96
G	Construction Contingency (10%)							\$ 2,432,745		\$ 2,652,372		
H	Sub-Total Construction Cost with Const. Contingency							\$ 26,760,194		\$ 29,176,096	\$ 239.07	\$ 260.66
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 1,459,647		\$ 1,591,423		
K	Administrative Expenses* (2% of Line F)							\$ 486,549		\$ 530,474		
L	A/E Fees (9.75% of Line F)							\$ 2,371,926		\$ 2,586,063		
M	Total Soft Costs (J+K+L)							\$ 4,318,122		\$ 4,707,961	\$ 38.58	\$ 42.06
N	Yorkville Total Project Budget							\$ 31,078,317		\$ 33,884,057	\$ 277.65	\$ 302.72

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc. Notes: Development costs indicated above assume all public utilities are adjacent to the proposed parcel .
The KAT expense portion of the project will be similar to Option A costs, between \$6.5 and \$6.9 million, and will deduct similar portions from site expenses.

