

Caldwell
5/17/2021

Capital Projects
Cost Projection (For Redevelopment Area Projects)
(Basis for Bond Ordinance 5-18-21 Mtg.)

<u>Municipal</u>	<u>Footprint</u> <u>(SF)</u>	<u>Gross SF</u>	<u># Spaces</u>	<u>Land Cost</u>	<u>Hard Cost</u> <u>per SF</u>	<u>Total</u> <u>Hard Cost</u>	<u>Soft Cost</u> <u>(%)</u>	<u>Total</u> <u>Soft Costs</u>	<u>Total</u> <u>Cost</u>
Land Acquisitions in Red, Area				5,000,000					5,000,000
New Borough Hall	5,000	10,000			250	2,500,000	10.00%	250,000	2,750,000
New Police HQ	5,000	5,000			350	1,750,000	10.00%	175,000	1,925,000
HHS Center (14 Park Ave.)	2,500	5,000			150	750,000	10.00%	75,000	825,000
Community Center									
Dectron Replacement						725,000	10.00%	72,500	797,500
Renovation of Main Level	8,000	8,000			100	800,000	10.00%	80,000	880,000
Renovation of Lower Level	4,500	4,500			100	450,000	10.00%	45,000	495,000
New Access Road	10,000	10,000			25	250,000	10.00%	25,000	275,000
Existing Parking Structure									
Repair of Remaining Segment	3,600	3,600			60	216,000	10.00%	21,600	237,600
Lower Surface Parking Lot		13,000	40		15	195,000	10.00%	19,500	214,500
Police Lower Surface Lot		7,200	28		15	108,000	10.00%	10,800	118,800
Upper Surface Parking Lot		18,500	57		15	277,500	10.00%	27,750	305,250
New Surface Parking Lot		22,000	84		15	330,000	10.00%	33,000	363,000
New Signalization of Access Road						250,000	10.00%	25,000	275,000
Total Municipal				5,000,000		8,601,500		860,150	14,461,650

Parking

Construction of Expanded Small Lot		750,000	10.00%	75,000	825,000
Total Parking		750,000		75,000	825,000
Contingency					0
Total Project Costs	5,000,000	9,351,500		935,150	15,286,650

Financing Costs

Note Interest (3 Years)					947,772
Capitalized Interest @ 3%					458,600
Cost of Issuance @ 2 %					305,733
Total Authorization					16,998,755