

OWNER: City of McKinney, Texas
 PROJECT: McKinney Aquatic and Fitness Center
 LOCATION: 3003 Alma Road in Gabe Nesbitt Community Park
 ARCH: Brinkley Sargent / Moody Nolan
 CMAR: Manhattan Construction



**McKINNEY AQUATIC AND FITNESS CENTER PK 7102
 PROJECT COST SUMMARY 12/15/14**

Elements of Project - Indoor and Outdoor Aquatics & Fitness Center	MAFC PK 7102 PROJECT BUDGET 79,358 SF	MAFC PK 7102 DESIGN DEVELOPMENT ESTIMATE 79,358 SF	MAFC PK 7102 PROPOSED BUDGET 79,358 SF
Summary Cost Items within Element			
Category "A" Cost of Construction			
SUBTOTAL: Trade Contractor Work w/ Bonds & Insurance	\$27,200,000	\$30,903,512	\$27,486,155
CONSTRUCTION MANAGEMENT SERVICES Field Staff / Regional Staff Support / Fee Construction Contingency	incl above \$1,500,000 5%	incl above \$1,213,845 4%	incl above \$1,213,845 4%
SUBTOTAL: CMAR Services	\$28,700,000	\$32,117,357	\$28,700,000
BUDGET ALIGNMENT / VALUE MANAGEMENT ITEMS ACCEPTED		(\$1,865,998)	\$1,500,000
Total - Category "A" Cost of Construction	\$28,700,000	\$30,251,359	\$30,200,000
Category "B" Cost of Professional Services			
DESIGN SERVICES Architectural & Engineering Services Geotechnical & Material Testing Services	\$2,650,250 \$269,560	\$2,650,250 \$269,560	\$2,650,250 \$269,560
Total - Category "B" Cost of Professional Services	\$2,919,810	\$2,919,810	\$2,919,810
Category "C" Cost of Owner's Administrative / FF & E Work			
OWNER'S ADMINISTRATIVE COST Land Costs & Surveys Utilities - Gas and Electric	\$7,300 \$44,000	\$7,300 \$44,000	\$7,300 \$44,000
OWNER'S F F & E ITEMS - Furnishings / Fixtures / Equipment New Purchase & Installation Items Information Technology / Hardware & Software / Training Previous Project Costs	\$751,000 \$25,000	\$751,000 \$25,000 \$270,000	\$751,000 \$25,000 \$270,000
Total - Category "C" Cost of Owner's Admin. / FF & E Work	\$827,300	\$1,097,300	\$1,097,300
Category "D" Owner's Project Contingency			
OWNER'S PROJECT CONTINGENCY - RESERVE	\$411,771	\$90,412	\$141,771
Total - Category "D" Owner's Project Contingency	\$411,771	\$90,412	\$141,771
TOTAL PROJECT COST	\$32,858,881	\$34,358,881	\$34,358,881

Factors Contributing to Additional Project Cost	
Prior professional services costs incurred before September 2013	\$270,000
More rapid construction cost escalation than anticipated after the establishment of the budget in August 2013	\$680,000
Costs associated with significantly sloped of site versus the originally contemplated flat site	\$630,000
TOTAL: Additional Project Cost Factors	\$1,580,000

Costs included in estimates and proposed budget above