

USAFA Visitors Center Business Improvement District
Opinion of Probable Construction Costs
Public Infrastructure

January 10, 2021

		2021 Cost	2019 Cost	Notes
	Mobilization/Demo	\$ 178,015		2019 - Distributed amongst other line items
	Traffic Control	\$ 150,000		2019 - Included in Roadway Costs
	Grading and Erosion Control	\$ 1,100,000	\$ 1,889,250	
	Potable Water	\$ 2,219,680	\$ 2,842,063	
	Sanitary Sewer	\$ 1,375,290	\$ 2,734,100	2019 - Included Lift Station
	Lift Station	\$ 1,250,000		
	On-Site Roadway and Landscaping	\$ 2,111,669	\$ 3,741,988	2019 - Included Northgate Improvements
	Roadway Reconstruction Work - Northgate Blvd.	\$ 2,676,730		
	Pedestrian Bridge	\$ 1,500,000	\$ 500,000	
	Public Storm Sewer and WQ/Detention Ponds	\$ 1,707,170	\$ 500,000	
	Sitewide In-Tract Infrastructure	\$ 3,000,000		Add'l Req. based on Final Design
	Monument Signage	\$ 400,000	\$ 400,000	
	Electric Relocation/Extension	\$ 1,162,307	\$ 1,400,000	
	Natural Gas Extension	\$ 387,073	\$ 400,000	
	Dry Utilities	\$ 200,000	\$ 200,000	
	Total Hard Costs	\$ 19,417,934	\$ 14,607,401	

Soft Costs

1.0%	Construction Survey	\$ 194,179	\$ 128,864
12.5%	Planning/Landscape Architecture/Engineering	\$ 2,417,533	\$ 1,932,965
1.5%	Material Testing	\$ 291,269	\$ 214,774
3.0%	CE/CA/CM	\$ 582,538	\$ 429,548
2.0%	Escalation	\$ 387,757	\$ 300,683
8.0%	Contingency	\$ 1,851,654	\$ 1,288,643
	Total Soft Costs	\$ 5,724,929	\$ 4,295,478

Total Public Infrastructure Costs \$ 25,142,863 \$ 18,902,879

Visitors Center

January 10, 2021

		2021 Cost	2019 Cost	Notes
	Hard Costs	\$ 27,486,668	\$ 26,505,091	
	Soft Costs	\$ 4,395,800	\$ 3,395,800	
	Contingency	\$ 2,507,506	\$ 2,424,145	

Total Visitors Center Costs \$ 34,389,974 \$ 32,325,036

	Total BID Project Costs	\$ 59,532,837	\$ 51,227,915
	BID Predevelopment Costs	\$ 5,400,000	\$ 4,253,839
	Reserve Fund, Capitalized Interest, Issuance Cost, Contingency	\$ 22,792,163	\$ 17,898,246
	Total BID Costs/Bonding Requirements	\$ 87,725,000	\$ 73,380,000

Bond Issuance Amount \$ 87,725,000 \$ 71,380,000

Shortfall \$ 0 \$ (2,000,000)

USAFA Visitors Center Business Improvement District
Opinion of Probable Construction Costs
Public Infrastructure and Visitors Center - Estimate of Annual Outlays

January 10, 2021

	Total	2021	2022	2023
BID Predevelopment Costs	\$ 5,400,000	\$ 5,400,000		
Public Infrastructure				
Mobilization/Demo	\$ 178,015	\$ 133,511	\$ 44,504	
Traffic Control	\$ 150,000	\$ 37,500	\$ 112,500	
Grading and Erosion Control	\$ 1,100,000	\$ 1,100,000		
Potable Water	\$ 2,219,680	\$ 2,219,680		
Sanitary Sewer	\$ 1,375,290	\$ 1,375,290		
Lift Station	\$ 1,250,000	\$ 1,250,000		
On-Site Roadway and Landscaping	\$ 2,111,669	\$ 844,668	\$ 1,267,001	
Roadway Reconstruction Work - Northgate Blvd.	\$ 2,676,730		\$ 2,676,730	
Pedestrian Bridge	\$ 1,500,000		\$ 1,500,000	
Public Storm Sewer and WQ/Detention Ponds	\$ 1,707,170	\$ 853,585	\$ 853,585	
Sitewide In-Tract Infrastructure	\$ 3,000,000	\$ 2,250,000	\$ 750,000	
Monument Signage	\$ 400,000		\$ 400,000	
Electric Relocation/Extension	\$ 1,162,307	\$ 1,162,307		
Natural Gas Extension	\$ 387,073	\$ 387,073		
Dry Utilities	\$ 200,000	\$ 200,000		
Soft Costs	\$ 5,724,929	\$ 4,293,697	\$ 1,431,232	
Visitors Center				
Hard Costs	\$ 27,486,668		\$ 16,492,001	\$ 10,994,667
Soft Costs and Contingency	\$ 6,903,306	\$ 4,141,984	\$ 1,380,661	\$ 1,380,661
Total Costs	\$ 64,932,837	\$ 25,649,294	\$ 26,908,214	\$ 12,375,328