

Construction Items	Master Plan	Cost Escalation to Mid Point of Construction	% Variance From Master Plan	100% E&D	% Variance From Master Plan	Remarks
Dock Improvements - Includes all marine structures and work west of the bulkhead such as floating docks, piles, platforms, gangways, accessories and associated improvements installed on or within the floating dock sections	\$20,350,000	\$22,385,000	10.0%	\$22,491,678	10.52%	
Demolition - Includes the removal and disposal of existing piles, docks and structures being replaced	\$950,000	\$1,045,000	10.0%	\$1,585,000	66.84%	Latest cost estimate reflects actual disposal site off-shore and actual tonnage of concrete debris
Dredging - Includes the removal of sand/rock to achieve required depths and the associated disposal of material (Tarpon Cove) and turbidity control measures	\$4,100,000	\$4,510,000	10.0%	\$4,448,560	8.50%	
Building Construction (Replacement) - Includes the demolition of existing buildings, and construction of three new buildings	\$1,200,000	\$1,320,000	10.0%	\$1,077,116	-10.24%	
Bulkhead Replacement - Includes the installation of new steel sheetpile bulkhead with concrete cap to new elevation, and removal of existing bulkhead cap	\$3,200,000	\$3,520,000	10.0%	\$3,729,104	16.53%	Latest cost estimate reflects increased sheetpile length based on soil conditions, installation of extended face on concrete cap, and coal tar epoxy coating of sheet pile material
Upland Improvements - Includes removal of various hardscape/landscape features (east of bulkhead) and installation of new hardscape/landscape to correspond with new dock entrances and buildings, and resurfacing/stripping of existing parking lots	\$300,000	\$330,000	10.0%	\$952,443	217.48%	Latest cost estimate reflects hardscape revisions associated with raising the seawall cap elevation (ramps, retaining walls, etc) as well as landscaping and irrigation scope increase
Sub-Total	\$30,100,000	\$33,110,000	10.0%	\$34,283,901	13.90%	
Soft Costs	Master Plan			100% E&D	% Variance	
Permitting, Engineering, Design, Bid & Construction Administration Services	\$1,700,000	\$1,870,000	10.0%	\$1,800,000	5.88%	
Other Related Costs (FFE, Outfitting, Utilities, Owner-furnished items, etc)*	TBD			TBD		
Sub-Total	\$1,700,000	\$1,870,000	10.0%	\$1,800,000	5.88%	
Grand-Total	\$31,800,000	\$34,980,000	10.0%	\$36,083,901	13.47%	

Footnotes:

\* The actual requirements are being developed by project team and will be identified along with the construction contract cost when that is negotiated. Final project budget will reflect these costs.