



Lincoln Academy 2016 Modular Project Total Project Budget

Hard Costs	Amount	Notes	Contract Status/Timing
Purchase of Modulares	\$ 664,016	PacVan	Down payment per T&Cs of contract.
Abatement Contractor	\$ 31,600	EAS	
CM/GC Scope of Work, see detail on Construction Budget Tab	\$ 683,806	Himmelman selected	Could potentially use \$50k from JeffCo for fire alarm portion of the modular.
Xcel Energy/CenturyLink contingency	\$ 30,000	CenturyLink is \$4115 Xcel	Xcel amount is an unknown
Tap Fees	\$ 38,000		Per City Schedule.
FF&E - Technology	\$ 13,500	ClassroomSmart Quote: Cabling, rack, switches and other IT equipment. Need to verify with LA	
Subtotal Hard Costs:	\$ 1,460,922		
Soft Costs			
Building Permit	\$ 950	State Department of Public Safety	
Site Plan Reviews by City of Arvada	\$ -	No fees required	
Architect/Engineer	\$ 10,000	Wold	
Surveyor	\$ 20,000	Farnsworth, will be add services if need drawings for replat	Approved and work has started.
Geotechnical investigation and materials testing	\$ 7,585	Kumar \$2585 has been authorized for geotechnical. Will know more about materials testing requirement after we get permit from state.	Proposal accepted and executed.
Asbestos Consultant	\$ 15,500	Clear Consulting, includes demolition scope development and oversight.	
3rd Party Inspections	\$ 5,000	Vanir to obtain proposals	
Owner's Representative	\$ 10,000	Vanir	
Subtotal Soft Costs:	\$ 69,035		
Project Contingency	\$ 30,599	2% of hard and soft costs.	
Total Project Budget:	\$ 1,560,556		

Updated: 15 August 2016

