



Revision: 9

Line Item	Description	C A + B Current Estimate	E Original Commitments	Comments
1	Construction	9,720,063.00		Per new GMP Submittal 10-7-25
2	Land Cost (Procurement, Development, Ph 1 Environmental Survey, Wetland Survey, etc.)	1,986,716.00	1,986,716.00	\$6500 for Martinez Tree Survey, 1,980,216 for Land
3	Precon Fee	45,000.00	45,000.00	Marksmen Precon Fee
4	CM/DB Basic Services	0.00		
5	CM/DB Reimbursable Services	0.00		
6	Eikon TOTAL INVOICES	121,886.67	121,886.67	
7	Martinez Architects	885,000.00	885,000.00	
8	A/E Additional Services			
9	ADA	3,000.00		\$1749 per Martinez invoice #8
10	Geotech	6,400.00	6,400.00	Terracon, proposal executed
11	Survey	0.00		
12	Platting	61,076.50	61,076.50	Per John Nowak 3-21-25 email, +5752+6696 for Unintech CPS Plat/Staking
13	AG CM Program Management Fee	429,885.00	429,885.00	Executed
14	Legal Fees (Procurement Attorney, Real Estate Attorney, Land Purchase Attorney, Contract Review Attorney, Claims/Litigation, etc.)	0.00		
15	Miscellaneous Fees (Permit)	0.00		
16	Environmental Impact Fee			
17	Capital Impact Fees	165,855.00		49000(Domestic) +49000(Irrigation)+27855(Sewer) +40K (CCMA and SSLGC)
18	Advertising	0.00		
19	Prompt Pay Interest	0.00		
20	Owner Issuance Fees	116,000.00	116,000.00	Bond Issuance Fees?
21	Hazardous Materials (Abatement)	0.00		
22	Construction Audit	0.00		
23	3rd Party Consultants (security, A/V, landscape, kitchen, equipoment, etc.)	0.00		
24	Construction Materials Testing	35,000.00	31,095.00	Terracon current proposal + Contingency
25	Envelope Testing	8,000.00		Water Testing if needed or requested
26	Electrical Testing	0.00		
27	Testing and Air Balancing	0.00		Included in GMP
28	Commissioning (Cx)	0.00		
29	Physical Plant/Facility Services	0.00		
30	Services			
31	Data Service	5,000.00		Verizon?
32	Gas Service	7,500.00		
33	Electrical Service	135,000.00		Per Dana Cutter 8-24-25 email
34	Water Service	0.00		Included in Impact Fees line 17
35	Telecommunications/Network	20,000.00		Cabling in Marksmen Scope
36	Management Software/Licensing Fees	0.00		
37	Security System	0.00		Included in marksmen scope
38	Alerting System	65,000.00	53,398.00	\$38K from USDD for Equipment = \$15,398 from Georae + Continaency
39	Equipment	100,000.00		extractor,scba, gear dryer, sauna, exercise, etc
40	Furniture	150,000.00		Mattresses, Couches, Tables, Computers, Phones
41	Artwork	0.00		
42	Moving Expenses	0.00		
43	Storage Fees	0.00		
44	Portable Moves	0.00		
45	Building Rentals	0.00		
46	Owner's Contingency	200,000.00		
	Totals	14,266,382.17	3,736,457.17	

Target Budget 14,267,056.00
 Over/Under -673.83