

Downtown Winston-Salem Ballpark Projected Budget Report

CURRENT SAMET CONTRACT		
Original GMP Vertical	\$ 24,583,163	
Original GMP Horizontal	\$ 5,399,304	
Change Orders Issued- Vertical	\$ 1,604,059	
Change Orders Issued- Site	\$ 228,499	
Change Order Requests- Vertical- APPROVED	\$ (85,616)	Approved but CO not issued
Change Order Requests- Site- APPROVED	\$ -	Approved but CO not issued
Samet Current Contract Value	\$ 31,729,409	NEW GMP

ADDITIONAL SAMET COSTS		
Change Order Requests- Vertical- Pending	\$ 102,111	
Change Order Requests- Horizontal- Pending	\$ 202,357	
CORs- Vertical- Disputed	\$ 66,186	
Total Additional Samet Costs	\$ 370,653	

SOFT COSTS		
Samet Preconstruction Final Costs	\$ 215,096	Final Amount- No more billing on this account
CJMW Architectural Fees	\$ 1,454,000	Original contract
CJMW Architectural Fees- for cost increase	\$ 389,501	
CJMW Architectural Fees- Additional services	\$ 35,000	Fees not part of cost increase
Stimmel	\$ 6,000	Already incurred costs
Pre Construction Internal costs	\$ 150,000	Ground breaking, site signage, WS costs
Attorney Fees	\$ 520,000	Womble Carlyle, Alvarez, City Atty, Regions Atty, BOA Atty
Loan Closing Costs	\$ 375,000	Per Bank
Capitalized interest	\$ 975,000	Per Bank
Project Bonding - balance of project	\$ 60,000	Per Samet
CPS	\$ 395,000	Based on May Completion & closeout in June.
John Davenport	\$ 60,000	Offsite work design and permitting
Allied Surveying	\$ 12,200	
Sack's Surveying	\$ 4,000	
Other - utilities, permits, supplies	\$ 5,000	
Food Service Resources	\$ 60,000	
Millenium Sports Technologies	\$ 30,000	
Demolition costs outside contract	\$ 20,000	Already incurred costs
Security	\$ 50,000	
Primo Properties Fee (1% of Hard/soft costs)	\$ 390,000	
Pre-Opening Expenses	\$ 227,303	
Credit for sitework from Brookstown Development	\$ (1,524,248)	
Land Costs	\$ 1,000,000	
Total Soft Costs	\$ 4,908,852	

OWNER FURNISHED ITEMS		
Scoreboard/LED/Highway Marquis	\$ 1,691,893	Per LOI to Daktronics
Daktronics- lease	\$ -	
LED/Video	In Scoreboard	
Highway Marquis	In Scoreboard	
G&A	\$ 317,104	Suite furn, computer network, office furniture, phones
FFE- Field operations equipt	\$ 14,100	Turf equpt, tarps for field, batting screens, equipt
FFE- Wayfinding signage	\$ 250,000	
FFE- Misc electrical/facilities	\$ 75,000	LED install, Aux scoreboard, coax cable
FFE- Game operations equipment	\$ 90,500	Access system, radios, trash containers, misc
FFE- Team operations	\$ 35,000	Whirlpools, laundry, furniture, misc
FEE- Ticketing	\$ 10,500	Ticket master system, ticket printers
FEE- Media	\$ 7,000	Equipment for broadcast and press box furniture
Entertainment- AV equipment, etc	\$ 536,000	AV, fun zone, click efforts, mascot
Sponsorship signage & structure	\$ 240,000	
Picnic area furnishing (aka 6 top tables)	\$ 40,000	\$28,689.06 plus installation
Additional costs for 4 top tables at Club	\$ 152,000	Allowance removed from Samet
Club Bar- Drink Rail Tables	\$ 25,000	Removed from Samet Contract
Visitor Clubhouse Lockers	\$ 15,000	Temporary Lockers for lockerroom
Total Projected Owner Furnished Items Costs	\$ 3,499,097	

PENDING COSTS		
Owner CONTINGENCY	\$ 180,000	1.5% of remaining work
Total Projected Pending Costs	\$ 180,000	

Total Projected Budget	\$ 40,688,011
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without cap. Interest, loan costs, land \$ 38,338,011

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