

EXHIBIT D1

Shared Design and Construction Costs (Redlined)

Description of Work	Total Estimate Cost (Power Contractor Bid)	110% of Total Estimated Cost	City Lot 2	City Lot 3 (Gorman Future)	City Water and Fire	LTF Share
Mass grading and erosion/sediment control			21%	16%	NA	63%
	\$622,123.00	\$684,335.30	\$143,710.41	\$109,493.65	\$0.00	\$431,131.24
Storm water pond and related facilities, including utilities			18%	16%	15%	51%
	\$657,000.00	\$722,700.00	\$130,086.00	\$115,632.00	\$108,405.00	\$368,577.00
Entrance to Lot 2 from Route 59 and North/South Access Drive			75%	NA	NA	25%
	\$34,050.00	\$37,455.00	\$28,091.25	\$0.00	\$0.00	\$9,363.75
Contractor Soft Costs (e.g. Insurance, Overhead and fee, general requirements, general conditions, preconstruction services, etc.)			18%	16%	15%	51%
	\$445,431.00	\$489,974.10	\$88,195.34	\$78,395.86	\$73,496.11	\$249,886.79
Engineering Fees*	**		18%	16%	15%	51%
**Not included with 110%	\$211,535.50	\$211,535.50	\$38,076.39	\$33,845.68	\$31,730.33	\$107,883.11
City Lot 2 Storm Sewer and Lot Stabilization Improvements (not allocated separately, but included in bid)			NA	NA	NA	NA
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Permit Fees **Not included with 110%			21%	16%	NA	63%
	\$29,634.62	\$29,634.62	\$6,223.27	\$4,741.54	\$0.00	\$18,669.81
Electrical (Lift Station)			18%	16%	15%	51%
	\$211,000.00	\$232,100.00	\$41,778.00	\$37,136.00	\$34,815.00	\$118,371.00
Total	\$2,210,774.12	\$2,407,734.52	\$476,160.66	\$379,244.72	\$248,446.44	\$1,303,882.70

* LTF fees paid to Manhard Consulting: \$158,805.00
Gorman fees paid to Manhard Consulting: \$33,500.00

Total Costs in Original Exhibit at 110% (Approved on 4/15/2025 City Council Meeting)

Total Costs: \$1,987,176.95

City Total: \$970,122.16

LTF Total: \$1,017,054.8

Total Amended Costs (including Engineering and Permit Fees) from Power Bid and City at 110%

Total Costs: \$2,407,734.52

City's Share: \$1,103,851.82

LTF's Share: \$1,303,882.70

Cost Increases for Shared Costs

Costs increase for City: \$133,729.66

Costs increase for LT: \$286,827.90

Cost increases for Gorman: \$83,035.40 (This amount is factored into the "Cost Increase for City" as City will initially fund this amount.)

Legend:

New/Updated Items or Costs: Red text

New Rows/Columns:



EXHIBIT D2

Shared Design and Construction Costs (Clean)

Description of Work	Total Estimate Cost (Power Contractor Bid)	110% of Total Estimated Cost	City Lot 2	City Lot 3 (Gorman Future)	City Water and Fire	LTF Share
Mass grading and erosion/sediment control			21%	16%	NA	63%
	\$622,123.00	\$684,335.30	\$143,710.41	\$109,493.65	\$0.00	\$431,131.24
Storm water pond and related facilities, including utilities			18%	16%	15%	51%
	\$657,000.00	\$722,700.00	\$130,086.00	\$115,632.00	\$108,405.00	\$368,577.00
Entrance to Lot 2 from Route 59 and North/South Access Drive			75%	NA	NA	25%
	\$34,050.00	\$37,455.00	\$28,091.25	\$0.00	\$0.00	\$9,363.75
Contractor Soft Costs (e.g. Insurance, Overhead and fee, general requirements, general conditions, preconstruction services, etc.)			18%	16%	15%	51%
	\$445,431.00	\$489,974.10	\$88,195.34	\$78,395.86	\$73,496.11	\$249,886.79
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**Not included with 110%	\$211,535.50	\$211,535.50	\$38,076.39	\$33,845.68	\$31,730.33	\$107,883.11
City Lot 2 Storm Sewer and Lot Stabilization Improvements (not allocated separately, but included in bid)			NA	NA	NA	NA
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Permit Fees **Not included with 110%	**		21%	16%	NA	63%
	\$29,634.62	\$29,634.62	\$6,223.27	\$4,741.54	\$0.00	\$18,669.81
Electrical (Lift Station)			18%	16%	15%	51%
	\$211,000.00	\$232,100.00	\$41,778.00	\$37,136.00	\$34,815.00	\$118,371.00
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Cost increases for Gorman: \$83,035.40 (This amount is factored into the "Cost Increase for City" as City will initially fund this amount.)