

ATTACHMENT F: PRELIMINARY COST ESTIMATES

	<u>SCENARIO 1</u>		<u>SCENARIO 2</u>		<u>SCENARIO 3</u>	
	One Berth Cruise Terminal with Minimal Improvements		One Berth Cruise Terminal per CTAP Recommendation		Two Berth Cruise Terminal at Piers 27 and 29	
Substructure						
Pier 27 - Renovation & Repair	\$4,000,000	(a)	\$4,000,000		\$4,000,000	
Pier 29 Extension					\$16,200,000	
Total Substructure	\$4,000,000		\$4,000,000		\$20,200,000	
Superstructure						
Pier 27 Shed Painting	\$572,000	(b)				
Pier 27 Shed Renovation	\$5,275,000	(c)	\$21,885,000	(d)	\$21,885,000	
Addtl Pier 27 & 29 Renovations					\$12,806,778	
Total Superstructure	\$5,275,000		\$21,885,000		\$34,691,778	
Sitework, Maritime & Utilities						
Removal of Loading Dock	\$0		\$2,070,000		\$2,070,000	
Fendering System	\$1,100,000		\$1,100,000		\$1,100,000	
New Gangway System	\$3,500,000		\$3,500,000		\$3,500,000	
Shoreside Power	\$2,000,000		\$2,000,000		\$2,000,000	
Hard Subtotal	\$15,875,000		\$34,555,000		\$63,561,778	
Other Hard Costs						
Sub. Bonds/Guard	\$190,500	1.20%	\$414,660	1.20%	\$762,741	1.20%
G.C. Contingency	\$476,250	3.00%	\$1,036,650	3.00%	\$1,906,853	3.00%
General Conditions	\$793,750	5.00%	\$1,727,750	5.00%	\$3,178,089	5.00%
Contractor Fees	\$476,250	3.00%	\$1,036,650	3.00%	\$1,906,853	3.00%
Constr. Cost Escalation	\$1,905,000	12.00%	\$4,146,600	12.00%	\$7,627,413	12.00%
Total Hard Cost	\$19,716,750		\$42,917,310		\$78,943,728	
Soft Costs						
Soft Costs	\$4,929,188	25.00%	\$10,729,328	25.00%	\$19,735,932	25.00%
Contingency	\$1,971,675	10.00%	\$4,291,731	10.00%	\$7,894,373	10.00%
TOTAL PROJECT COST	\$26,620,000		\$57,940,000		\$106,570,000	

Footnotes:

- (a) SF Piers LLC due diligence/cost estimates; Port Capital plan shows \$390,000.
- (b) Port Capital Plan with costs escalated to reflect current pricing
- (c) Includes derived costs based on construction of a mezzanine for disembarkation and new HVAC, electrical and fire safety systems
- (d) PMG cost estimates

