

Fan Pier, Boston MA

10-May-11

Rev. - 5 - Sept - 11

FAN PIER

	Land Area (Square Feet)	Hard Cost	Soft Cost	Total
In Place Infrastructure Improvements				
Fan Pier Boulevard	10,100	\$ 1,690,000	\$ 670,112	\$ 2,360,112
Bond Drive	6,730	\$ 1,170,000	\$ 463,923	\$ 1,633,923
Marina Park Drive (NIC Finishes)	In P. Green	\$ 1,203,391	\$ 477,163	\$ 1,680,554
Public Green	64,962	\$ 4,470,000	\$ 1,809,598	\$ 6,279,598
Wave Attenuator / West Floating Dock	14,100	\$ 4,081,816	\$ 767,851	\$ 4,849,667
Harbor walk	5,320	\$ 1,064,000	\$ 200,154	\$ 1,264,154
Total In Place Infrastructure		\$ 13,679,207	\$ 4,388,801	\$ 18,068,008
Vertex Building Infrastructure Improvements (Preliminary Estimates)				
Fan Pier Boulevard	15,010	\$ 9,800,000	\$ 3,920,000	\$ 13,720,000
Bond Drive	10,575	Inc. Above	Inc. Above	3,001,586
Northern Avenue	4,600	Inc. Above	Inc. Above	2,114,709
Liberty Drive	7,000	Inc. Above	Inc. Above	919,873
Courthouse Way	18,400	Inc. Above	Inc. Above	1,399,807
Water Transportation Dock / Dredging	110,000	\$ 3,500,000	\$ 665,000	\$ 4,165,000
Total Initial Bond Phase Hard & Soft Costs		\$ 13,300,000	\$ 4,585,000	\$ 17,885,000
Additional Bond Phase Public Infrastructure Improvements (Preliminary Estimates)				
Fan Pier Park and Pavilion	67,500	\$ 15,000,000	\$ 6,000,000	\$ 21,000,000
Public Green	21,500	\$ 3,000,000	\$ 1,200,000	\$ 4,200,000
Fan Pier Boulevard	20,942	\$ 3,865,000	\$ 1,546,000	\$ 5,411,000
Liberty Drive	13,944	\$ 3,100,000	\$ 1,240,000	\$ 4,340,000
Bond Drive	3,850	\$ 812,350	\$ 324,940	\$ 1,137,290
Marina Park Drive	27,355	\$ 2,810,000	\$ 1,124,000	\$ 3,934,000
Waterside Avenue	12,100	\$ 2,674,000	\$ 1,069,640	\$ 3,743,640
Harbor Shore Drive	21,625	\$ 4,500,000	\$ 1,800,000	\$ 6,300,000
Sea Wall Repair		\$ 2,500,000	\$ 1,000,000	\$ 3,500,000
Harbor walk	18,400	\$ 4,950,000	\$ 940,500	\$ 5,890,500
Wave Attenuator	6,000	\$ 3,000,000	\$ 570,000	\$ 3,570,000
Total Additional Bond Phase Public Infrastructure Improvements		\$ 46,211,350	\$ 16,815,080	\$ 63,026,430
Grand Total Public Infrastructure Improvements		\$ 73,190,557	\$ 25,788,881	\$ 98,979,438
				\$ 161,593,408