

Appendix F

[Attached]

Fan Pier

In Place Infrastructure Improvements

April 7, 2011

	Land Area (Square Feet)	Hard Cost	Soft Cost	Total
Fan Pier Boulevard				
Northern Avenue to Bond Drive (65%)	10,100	\$ 1,690,000	\$ 670,112	\$ 2,360,112
Bond Drive				
Fan Pier Boulevard to Marina Park Drive (65%)	6,730	\$ 1,170,000	\$ 463,923	\$ 1,633,923
Marina Park Drive				
Northern Ave. to Bond Drive (All - NIC finishes)	In P. Green SF	\$ 1,203,391	\$ 477,163	\$ 1,680,554
Public Green				
Initial Phase (+/- 80%) (Inc. Marina P. Drive finishes)	64,962	\$ 4,470,000	\$ 1,809,598	\$ 6,279,598
Wave Attenuator/West Floating Dock				
Initial two sections (+/-65%)	14,100	\$ 4,081,816	\$ 767,851	\$ 4,849,667
Harborwalk				
Marina Park Drive to the ICA	5,320	\$ 1,064,000	\$ 200,154	\$ 1,264,154
Total - In Place Infrastructure Improvements				\$ 18,068,008

PUBLIC INFRASTRUCTURE

Completed Soft Costs

Design Fees	\$ 1,564,135
Legal/Permitting	195,972
Taxes	482,429
Insurance	312,979
Project Management	413,401
Fees	486,238
Financing Costs	933,647
Total Soft Costs	<u>\$ 4,388,802</u>

Fan Pier

Vertex Buildings Infrastructure Improvements (Preliminary Estimates)

April 7, 2011

	Land Area (Square Feet)	Hard Cost	Soft Cost	Total
Fan Pier Boulevard		\$ 9,800,000	\$ 3,920,000	\$ 13,720,000
From Northern Ave. to Bond Drive - 35% of width	5,500			
From Bond Drive to Liberty Drive - 65% of width	9,510			
Bond Drive				
From Courthouse Way to Fan Pier Boulevard - full width	10,575	Inc. Above		
Northern Ave				
From Courthouse Way to Fan Pier Boulevard	4,600	Inc. Above		
Liberty Drive				
From Courthouse Way to Fan Pier Boulevard (65%)	7,000	Inc. Above		
Courthouse Way				
From Northern Ave. to Liberty Drive	18,400	Inc. Above		
Water Transportation Dock/Dredging	110,000	\$ 3,500,000	\$ 665,000	\$ 4,165,000
Initial Bond Phase Hard & Soft Costs				<u><u>\$ 17,885,000</u></u>

Turner Construction Company
2 Seaport Lane
Boston, MA
30-Mar-11

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Fan Pier Infrastructure Costs Summary for Parcel A and Parcel B

Parcel A	\$4,710,213
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Parcel B	\$5,089,007
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Total Infrastructure Costs	\$9,799,220
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Parcel A

Earthwork and Utilities

Northern Ave

	Total
1 Storm Line & Structures	\$89,784
2 8 Inch Fire Service	\$37,410
3 6 Inch Water Service	\$37,410
4 Mill and Overlay Northern Ave	\$33,669
5 New Granite Curbing - North Side of Northern Ave	\$14,964
6 Sidewalk Base Course	\$4,988

Courthouse Way

1 Mill and Overlay west side of Courthouse way	\$24,940
2 Full depth pavement east side of Courthouse way, including Granite Curb	\$79,808
3 48 inch Storm Drain & Structures	\$448,920
4 Roof Drain System	\$56,115
5 Sanitary Line System	\$67,338
6 Lab Waster System	\$8,729
7 Additional Water Service	\$117,500
8 Sidewalk Base Course	\$3,741

Bond Drive

1 4 Inch Bituminous Paving at Bond Drive, including Granite Curbing	\$31,175
2 Sidewalk Base Course	\$2,494

Fan Pier Boulevard

1 Sidewalk Base Course	\$11,223
2 Granite Curbing	\$12,470

Site Improvements

1 Pavers/Landscaping	\$557,409
2 Tree Pit Grates	\$69,832
3 Concrete Sidewalks	\$96,019

Structure

1 Tree Pits Concrete Formwork	\$113,477
2 Infrastructure Framing Premium	\$1,276,928
3 Infrastructure Slab Thickness Framing	\$28,058
4 Calsson Share of Infrastructure	\$1,224,554
5 Soil Disposal for Calsson Share	\$61,103
6 Site/Earthwork for Plaza/Roadways	\$77,314
7 Concrete Topping and Waterproofing Beneath Paving at Bond Drive	\$77,950

Electrical

1 Site Lighting	\$44,892
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Total Parcel A Infrastructure Costs

\$4,710,213

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2 Seaport Lane
Boston, MA
30-Mar-11

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Parcel B

Earthwork and Utilities

Courthouse Way	Total
1 Mill and Overlay west side of Courthouse way	\$24,940
2 Full depth pavement east side of Courthouse way, including Granite Curb	\$62,350
3 48 inch Storm Drain & Structures	\$448,920
4 Roof Drain System	\$43,645
5 Sanitary Line System	\$74,820
6 Sidewalk Base Course	\$2,494

Fan Pier Boulevard

1 4 Inch Bituminous Paving at Fan Pier Blvd, including Granite Curbing	\$38,657
2 Sidewalk Base Course	\$4,988

Liberty Drive

1 4 Inch Bituminous Paving at Liberty Drive, including Granite Curbing	\$43,645
2 Sidewalk Base Course	\$3,741

Site Improvements

1 Hardscape and Landscape	\$602,301
2 Tree Pit Grates	\$67,338
3 Concrete Sidewalks	\$52,374

Structure

1 Tree Pits Concrete Formwork	\$109,424
2 Infrastructure Framing Premium	\$1,488,918
3 Infrastructure Slab Thickness Framing	\$76,379
4 Caisson Share of Infrastructure	\$1,527,575
5 Soil Disposal for Caisson Share	\$37,410
6 Site/Earthwork for Plaza/Roadways	\$145,899
7 Concrete Topping and Waterproofing Beneath Fan Pier Blvd	\$82,302
8 Concrete Topping and Waterproofing Beneath Liberty Drive	\$113,477

Electrical

1 Site Lighting	\$37,410
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Total Parcel B Infrastructure Costs	\$5,089,007
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Estimated Soft Costs as a % of Hard Costs

Design Fees	12%
Legal/Permitting	2%
Taxes	5%
Insurance	3%
Project Management	3%
Fees	4%
Financing Costs	10%
Total Soft Cost %	<u>40%</u>

Fan Pier

Additional Bond Phase Public Infrastructure Improvements

April 7, 2011

	Land Area (Square Feet)	Hard Cost	Soft Cost	Total
Fan Pier Park and Pavilion				
	67,500	\$15,000,000	\$6,000,000	\$21,000,000
Public Green				
Final section (+/- 20%)	21,500	\$3,000,000	\$1,200,000	\$4,200,000
Fan Pier Boulevard				
From Liberty Drive to Waterside Avenue (65%)	12,030	\$2,500,000	\$1,000,000	\$3,500,000
From Liberty Drive to Waterside Avenue (35%)	4,698	\$595,000	\$238,000	\$833,000
From Bond Drive to Liberty Drive (35%)	4,214	\$770,000	\$308,000	\$1,078,000
Liberty Drive				
From Courthouse Way to Fan Pier Boulevard (35%)	3,647	\$805,000	\$322,000	\$1,127,000
From Fan Pier Boulevard to Marina Park Drive (65%)	6,774	\$1,700,000	\$680,000	\$2,380,000
From Fan Pier Boulevard to Marina Park Drive (35%)	3,523	\$595,000	\$238,000	\$833,000
Bond Drive				
From Fan Pier Boulevard to Marina Park Drive (35%)	2,985	\$630,000	\$252,000	\$882,000
Marina Park Drive				
From Bond Drive to Liberty Drive (All)	13,575	\$1,350,000	\$540,000	\$1,890,000
From Liberty Drive to Waterside Avenue (All)	13,780	\$1,460,000	\$584,000	\$2,044,000
Waterside Avenue				
From Marina Park Drive to Fan Pier Boulevard (All)	12,100	\$1,440,000	\$576,000	\$2,016,000
Harbor Shore Drive				
From Northern Ave to Pier Street (East Service Road) (All)	21,625	\$4,500,000	\$1,800,000	\$6,300,000
Seawall Repair		\$	\$2,500,000	\$2,500,000

Harborwalk					
West Side of Cove	8,000	\$	2,000,000	\$380,000	\$2,380,000
Parcel D Section	4,800	\$	1,200,000	\$228,000	\$1,428,000
Parcel C Section	5,600	\$	1,750,000	\$332,500	\$2,082,500
Wave Attenuator (last 200')	6,000	\$	3,000,000	\$570,000	\$3,570,000
Total Additional Infrastructure Bond					\$61,043,500