

Makers Square Development Options

	Base Bid	Alternate #1	Alternate #2	Alternate #3	Alternate #4
Phases	Building 305 (stand-alone project) <ul style="list-style-type: none"> ➤ Complete full interior build-out ➤ All building utilities ➤ Includes adjacent site improvements 	Buildings 308 & 324 <ul style="list-style-type: none"> ➤ Complete limited interior build-out; includes ADA bathrooms in each building to secure C of O ➤ Includes all bldg. & site utilities ➤ Limited site improvements/ADA ➤ Does not include tenant improvements/finishes 	Makers Square Site Work <ul style="list-style-type: none"> ➤ Complete all Site Improvements <ul style="list-style-type: none"> • Pavers • Landscaping • ADA improvements • Site lighting 	Bldg 305—KPTZ 91.9 FM <ul style="list-style-type: none"> ➤ Complete Tenant Improvements in basement of 305 (separate contract with KPTZ) 	Construct Parking Areas <ul style="list-style-type: none"> ➤ 4A: Pavilion/Taps Lot ➤ 4B: North MS Parking Lot (includes site lighting and EV charging stations)
Cost Estimate	Building 305: \$4,338,148 Utilities/Site: \$272,432 LEED (GC): \$80,000 Mrkt Cond 6%: \$272,435 *PM/A&E: \$280,000 Total project: \$5,970,471+	Building 308: \$786,790 Building 324: \$932,120 Utilities/Site: \$978,229 Mrkt Cond 6%: \$161,828 *PM/A&E: \$240,000 Total project: \$3,512,088+	MS Site Work: 907,181 Mrkt Cond 6%: \$54,431 *PM/A&E: \$60,000 Total project: \$1,70,565+	Tenant Improvements: \$619,596 Mrkt Cond 6%: \$43,328 *PM/A&E: TBD Total project: \$875,909	Parking Lots: \$722,131 Mrkt Cond 6%: \$43,328 *PM/A&E: TBD Total project: \$875,909
Funding Status	Secured: \$3,799,055 **HTCs: \$950,771 Pending Legislature: \$1,049,645 Subtotal: \$5,799,471 GAP (171,000)	Secured: \$1,953,195 **HTCs: \$264,555 Pending Legislature: \$872,817 Subtotal: \$3,090,567 GAP: (421,521)	Secured: 0 HTCs: N/A Pending: 0 Subtotal: 0 GAP:	Secured: Responsibility of KPTZ HTCs: N/A Pending: 0 Subtotal: 0 GAP:	Secured: 0 HTCs: N/A Pending: 0 Subtotal: 0 GAP:
Tenant cost	PDA/FW Foundation assumes full cost of Bldg 305 construction	Bldg 308 - \$384,000 (interior only) Bldg 324 - \$484,000 (interior only)	N/A	Tenant Improvements: \$619,596	N/A
Start Date	March 1, 2019	July 1, 2019 (Dependent on fundraising)	TBD	August 1, 2019 (Dependent on fundraising)	TBD

+ Includes 9% sales tax and 5% construction contingency

*PM/A&E includes all project management and construction administrative services;

**HTC proceeds are estimated at 15% of eligible construction costs; to be reviewed by HTC tax attorney prior to bid date