

MORAN CENTER - SOURCES & USES



White + Burke Real Estate Investment Advisors, Inc.

DRAFT

6/18/2010

This page includes the core Moran real estate development project without
Waterfront North, tenant fit-up and startup costs or NMTC and RITC transaction costs.

SOURCES

Notes

Third-Party Governmental Grants & Project Subsidies

EPA -- Brownfields Sustainability Program	25,000	
EPA -- Environmental Assessment Funds	64,000	
Vermont DEC -- Brownfields Program - 1st grant	95,000	
Vermont DEC -- Brownfields Program - 2nd grant	95,000	(estimated amount - exact amount TBD)
CCRPC Brownfields Initiative	105,000	
CDBG	3,000	
CDBG-R	25,000	
BED Settlement	100,000	
BEDI Grant	1,040,000	
Subtotal	<u>1,552,000</u>	Grants awarded to date

City of Burlington

Site Acquisition Funds (sunk costs)	375,000	Paid years ago by City to BED
BTV (City) Capital Funds FY 2011	150,000	In FY 2011 budget
BTV (City) Capital Funds	101,667	\$305,000 currently in project; 2/3rds to be repaid by tenants - City can elect to leave full amount in project
City General Fund	71,952	\$215,856 currently in project; 2/3rds to be repaid by tenants - City can elect to elave full amount in project
Subtotal	<u>698,619</u>	

Tax Credit Equity

New Market Tax Credit Equity (Net of transaction costs)	3,968,628	
Historic Preservation Tax Credit Equity (Net of transaction costs)	960,876	
	<u>4,929,505</u>	

City of Burlington Debt

HUD Section 108 Loan	2,091,000	Approved Loan -- Repayment from TIF District
Additional TIF borrowing	6,600,000	To be repaid from TIF district
	<u>8,691,000</u>	

TOTAL SOURCES

15,871,124

Surplus or (New Sources Required)

(344,527) (if in brackets, represents a shortfall of sources over uses)

City has identified a half dozen potential sources to fill the small remaining gap, the leading prospect of which is a pending application for VT state historic tax credits.

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USES

Environmental Cleanup		
EPA Environmental Assessment	169,000	
Environmental Remediation	367,765	
		536,765
Construction		
Construction Est. Dec 2009 DD Plans	9,914,297	D.E.W Estimate 1/11/2010 (minus \$400,000 contingency, moved to and increased below)
Add Alternates Dec 2009 DD Plans	219,865	D.E.W Estimate 1/11/2010
DD Revisions May 2010	(35,136)	FFF Estimate
Project Labor Agreements	0	
Construction subtotal		10,099,026
Project Soft Costs		
Architectural, Engineering & Site Planning	1,150,000	
Permits	230,000	
Clerk & Administrative Costs	75,000	
Development Services	250,000	
Builder's Risk Insurance	30,000	
Legal (general matters)	25,000	
Preconstruction Construction Manager	50,000	
Early Programming	15,000	
Promotions & Community Relations	15,000	
Audits	10,000	
Grant Reporting	2,000	
Technical Studies	27,020	
Construction Period Interest (net)	0	Not needed since all debt to be paid from TIF district.
Misc. Pre-Construction Expenses	100,000	
		1,979,020
	Sub-total:	12,614,811
Owner's Contingency (10% of above sub-total)	1,261,481	
DD Design Contingency (5% of Construction Subtotal)	504,951	increased based in input from Moran Blue Ribbon Committee
Construction Contingency (7.5% of Construction Subtotal)	757,427	increased based in input from Moran Blue Ribbon Committee
Construction Cost Escalation (2% of Construction Subtotal)	201,981	increased based in input from Moran Blue Ribbon Committee
Contingency subtotal		2,725,840
Capitalized Reserves	250,000	
CEDO Services (Development Fee)	250,000	Optional - pay only if project can afford it.
Site Acquisition	375,000	Sunk cost. Paid years ago.
TOTAL USES		16,215,651

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