

BEACON PLAZA COSTS

BEACON INVESTORS

Plaza general construction	1,976,433.80
Steel stage	100,000.00
Land	800,000.00
Capitalized interest	160,000.00
Taxes & specials	25,000.00
Bank financing fees/legal fees	<u>120,000.00</u>
	3,181,433.80
City of Grand Forks Beautification funds	(1,150,752.00)
Return of paid in taxes (2022-2025)	<u>(855,535.98)</u>
Remaining costs to be funded by 3 Beacon projects	\$1,175,145.82

CITY OF GRAND FORKS

Events space: locker rooms, concessions, rest rooms, skate rental, etc.	820,918.74
Food equipment	<u>100,000.00</u>
Total costs	920,918.74
Hockey rink: permanent floor, dasherboard system & new/used chiller	1,699,000.00



4-Mar-26

Project Cost Breakdown - The Plaza			
PHASE	PHASE DESCRIPTION	Work Description	
GENERAL REQUIREMENTS			
	Building Permit		\$ 13,486.00
	Risk Insurance		\$ 7,500.00
	Testing		\$ 15,000.00
	Surveying		\$ 10,660.00
	Project Manager		\$ 20,000.00
	Site Supervisor		\$ 48,000.00
	Dumpsters		\$ 2,500.00
	Temporary Toilets		\$ 3,000.00
	Phones		\$ 1,500.00
	Temp Heaters / gas / Elect		\$ 12,000.00
	Temp Fence		\$ 12,000.00
	SWPPP / Temp Road		\$ 5,000.00
	Final Cleaning / Pressure Washing		\$ 5,000.00
	Misc Mat'l's & Misc labor		\$ 15,000.00
CONCRETE			
3.100	Cast-in Place Concrete	Stage-Footings/SOG/Rebar	\$ 260,024.00
MASONRY			
4.2000	Masonry		
METALS			
5.500	Metal Fabrications	Stage Railings	\$ 24,526.00
		Aluminum Dumpster Enclosure	Inc
FINISHES			
9.9123	Exterior & Interior Painting	Steel Structure	\$ 28,000.00
MECHANICAL			
15.400	Plumbing	Plumbing & 520 LF of 6" trench drain	\$ 68,000.00
		No Underground plumbing for the Hockey Rink	
ELECTRICAL			
16.100	Electrical		\$ 153,000.00
Division 31- Earthwork			
31 0513	Soils for Earthwork	Backfill the foundation in Gravel	\$ 233,968.00
		Rink Contractor to include sand	\$ 30,000.00
Division 32- Exterior Improvements			
32 1123	Aggregate Base Course		Inc
32 1313	Concrete Pavement	North Approach & City Sidewalk	\$ 13,846.00
		Parking Lots / Plaza Concrete	\$ 371,000.00
		No Paving included for Hockey Rink	
		Parking Lot stripping	\$ 1,210.00
		ADA Signage	\$ 900.00
32 9119	Landscaping Grading	Spread Black dirt	\$ 15,000.00
32 9219	Seeding	Sod	\$ 25,000.00
	Field Turf		Omitted
	Splash Park		Omitted
	Video Board & FF&E		\$ 200,000.00
Division 33- Utilities			
33 0110.58	Utilities		\$ 201,638.00
	SUBTOTAL	\$ -	\$ 1,796,758.00
	CONTINGENCY	\$ -	\$ -
	OVERHEAD & PROFIT	\$ -	\$ 179,675.80
	TOTAL BREAKDOWN	\$ -	\$ 1,976,433.80

Burian & Associates

All Finish Concrete

Mahan Metalworks

Trail Painting

CCI

RBB Electric

Summit Siteworks (approved last fall)

CCI

Advanced Striping

Advanced Striping

United Crane

If you have any questions, please give me a call.
Thank you.

\$ 1,699,000.00 Hockey Rink w/ Chiller

Sincerely,

Korey Elde, Senior Project Manager
Community Contractors, Inc.