

The Westside Makerspace		
Fall 2023 PDAC Submission		
Facility Cost - Assumes 13,000 Sq. Ft. Facility	<u>Cost</u>	<u>Description</u>
Core and Shell	\$0	Landlord provided
Tenant Improvements	\$1,040,000	Assume \$80 per square foot
Architect & Engineer	\$130,000	
Predevelopment/Soft costs	\$83,000	
Contingency	\$52,000	
Developer fee	\$70,000	
Sub-total Facility Cost	\$1,375,000	
Furniture/Fixtures/Equipment	<u>Cost</u>	<u>Description</u>
FF&E	\$550,000	---

Sub-total Furnitures/Fixtures/Equipment	\$550,000	
Operating Costs FY24 to FY27		
Fiscal Year Ending December 2024	\$145,000	---
Fiscal Year Ending December 2025	\$205,000	---
Fiscal Year Ending December 2026	\$100,000	---
Fiscal Year Ending December 2027	\$50,000	
Sub-total for four years operating	\$500,000	
Total Project Cost:	\$2,425,000	