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## 4. FINANCIAL PLAN

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*a) Estimated cost of each parcel to be acquired and identification of any property in which any officer or employee of the municipality or of the operating agency has, or is believed to have, any direct or indirect interest.*

Appraisals for each parcel to be acquired will be submitted under separate cover. The estimated cost shown in Table 15 is based on appraised value and recent experience in the relationship of appraised value to sales price.

There are six properties slated for acquisition of which a member of the Fitchburg City Council has been identified as an owner.

*b. Detailed cost estimates for site preparation*

The cost estimates for site preparation include building demolition, relocation, environmental and grading of parcels are not categorized under the sub-heading site preparation in Table 15, but are included under the listed categories in the table. Grading and building demolition costs were based on industry standards as applied to the square footage of buildings to be demolished and parcels to be graded.

*c. Detailed cost estimates of all proposed public improvements*

The cost estimates for public improvements are summarized in Table 15 under various sub-headings and supported by the detailed pages that follow.

*d. Detailed cost estimates for relocation expenses*

Relocation estimates are based upon prior experience on numerous urban renewal and public sector relocation projects completed by different team members over the last fifteen years. More accurate estimates can only be provided at the time of the completion of the required relocation plan.

Relocation Estimates are based upon the following:

|   |                    |
|---|--------------------|
| 49 housing relocations @ \$20,000/relocation  | \$980,000          |
| 18 business relocations @ \$75,000/relocation | \$1,350, 000       |
| TOTAL   | <u>\$2,333,000</u> |

It should be noted, however, that the true cost of relocation would be known only when the relocation claim is filed.

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*e Detailed cost estimates establishing the gross and net project cost.*

The gross and net project costs are shown on Table 15.

*f. Project budget including administrative expenses and reserves for contingencies.*

The project budget, including administrative expenses and reserves for contingencies, is shown on Table 15.

|                                 |                            |                     |
|---------------------------------|----------------------------|---------------------|
| <b>1. Acquisition</b>           |                            |                     |
|                                 | Land Acquisition           | \$15,354,850        |
|                                 | Appraisals                 | \$324,000           |
|                                 | Legal                      | \$100,000           |
|                                 | <b>Subtotal</b>            | <b>\$15,778,850</b> |
| <b>2. Relocation</b>            |                            |                     |
|                                 | Consultant                 | \$100,000           |
|                                 | Payments                   | \$2,200,000         |
|                                 | <b>Subtotal</b>            | <b>\$2,300,000</b>  |
| <b>3. Site Improvements</b>     |                            |                     |
|                                 | Building Demolition        | \$1,141,080         |
|                                 | Bridge                     | \$1,400,000         |
|                                 | Roadway Reconstruction     | \$2,263,000         |
|                                 | New Roadways               | \$900,000           |
|                                 | Intersection Improvements  | \$417,570           |
|                                 | Pedestrian Improvements    | \$390,000           |
|                                 | Parks                      | \$1,000,000         |
|                                 | Parking Garage (Main St.)  | \$3,000,000         |
|                                 | Parking Garage (North St.) | \$5,000,000         |
|                                 | Pedestrian Bridges         | \$1,500,000         |
|                                 | <b>Subtotal</b>            | <b>\$17,011,650</b> |
| <b>4. Environmental Cleanup</b> |                            |                     |
|                                 | Consultant                 | \$200,000           |
|                                 | Remediation                | \$8,000,000         |
|                                 | <b>Subtotal</b>            | <b>\$8,200,000</b>  |
| <b>5. Administrative</b>        |                            |                     |
|                                 | Employee                   | \$200,000           |
|                                 | <b>Subtotal</b>            | <b>\$200,000</b>    |

|                           |                           |                      |
|---------------------------|---------------------------|----------------------|
| <b>6. Consultants</b>     |                           |                      |
|                           | Urban Renewal             | \$175,000            |
|                           | Project Management        | \$150,000            |
|                           | Site Engineering          | \$1,500,000          |
|                           | Legal                     | \$150,000            |
|                           | Survey                    | \$125,000            |
|                           | Urban Design              | \$100,000            |
|                           | <b>Subtotal</b>           | <b>\$2,200,000</b>   |
| <b>7. Fees</b>            |                           |                      |
|                           | Bond Fee                  | \$100,000            |
|                           | Misc. Fees                | \$100,000            |
|                           | <b>Subtotal</b>           | <b>\$200,000</b>     |
| <b>8. Contingency</b>     |                           |                      |
|                           | Real Estate Reserve       | \$3,070,970.0        |
|                           | Construction Contingency  | \$1,000,000.0        |
|                           | <b>Subtotal</b>           | <b>\$4,070,970.0</b> |
| <b>Gross Project Cost</b> |                           | <b>\$49,961,470</b>  |
| <b>Income</b>             |                           |                      |
|                           | Garage Lease              | \$1,373,410          |
|                           | G.E. Sale                 | \$5,000,000          |
|                           | Property Sales            | \$1,000,000          |
|                           | <b>Subtotal</b>           | <b>\$7,373,410</b>   |
| <b>Net Project Cost</b>   |                           | <b>\$42,588,060</b>  |
| <b>URDG Request</b>       |                           | <b>\$21,294,030</b>  |
| <b>Fitchburg Share</b>    |                           | <b>\$21,294,030</b>  |
|                           | PWED Grant                | \$2,000,000          |
|                           | CDAG Grant                | \$1,278,000          |
|                           | ISTEA                     | \$307,570            |
|                           | TEA                       | \$750,000            |
|                           | CDBG                      | \$625,000            |
|                           | G.E. Acquisition Grant    | \$4,500,000          |
|                           | G.E. Cleanup Grant        | \$7,000,000          |
|                           | Intermodal Garage Grant   | \$4,000,000          |
|                           | <b>Subtotal</b>           | <b>\$20,460,570</b>  |
|                           | <b>City Bond Required</b> | <b>\$833,460</b>     |

As shown above, the total project cost is 49,961,470. The City's net share for funding the project is \$21,294,030.