



FEBRUARY 2024

FEASIBILITY STUDY
CONCEPT ESTIMATE

ECC \$20,015,920

TPC \$24,019,104

EST. SOFT COSTS
\$4,003,184

ECC =
Estimated Construction Cost

TPC =
Total Project Cost
(ECC + Soft Costs)




LINCOLN COMMUNITY CENTER

FEBRUARY 2024	MARCH 2025
FEASIBILITY STUDY CONCEPT ESTIMATE	60% CD ESTIMATE *
ECC \$20,015,920	ECC \$20,797,252
TPC \$24,019,104	TPC \$24,019,104
EST. SOFT COSTS \$4,003,184	EST. SOFT COSTS \$4,003,184
ECC = Estimated Construction Cost	*
TPC = Total Project Cost (ECC + Soft Costs)	5-8% POTENTIAL TARIFF IMPACTS: \$1,039,863 - \$1,663,780 2-4 MONTH SCHEDULE IMPACT: \$497,000 - \$994,000
	\$1,536,863 - \$2,657,780



LINCOLN COMMUNITY CENTER

FEBRUARY 2024	MARCH 2025	APRIL 2025
FEASIBILITY STUDY CONCEPT ESTIMATE	60% CD ESTIMATE *	UNDERSTANDING MARKET IMPACTS
ECC \$20,015,920	ECC \$20,797,252	ECC \$18,517,892
TPC \$24,019,104	TPC \$24,019,104	TPC \$24,019,104
EST. SOFT COSTS \$4,003,184	EST. SOFT COSTS \$4,003,184	EST. SOFT COSTS \$5,501,212 (\$4,003,184 + \$1,500,000)
ECC = Estimated Construction Cost	*	
TPC = Total Project Cost (ECC + Soft Costs)	5-8% POTENTIAL TARIFF IMPACTS: \$1,039,863 - \$1,663,780 2-4 MONTH SCHEDULE IMPACT: \$497,000 - \$994,000	
	\$1,536,863 - \$2,657,780	



LINCOLN COMMUNITY CENTER

FEBRUARY 2024	MARCH 2025	APRIL 2025	MAY 2025
FEASIBILITY STUDY CONCEPT ESTIMATE	60% CD ESTIMATE *	UNDERSTANDING MARKET IMPACTS	BID RESULTS
ECC \$20,015,920	ECC \$20,797,252	ECC \$18,517,892	\$20,849,027
TPC \$24,019,104	TPC \$24,019,104	TPC \$24,019,104	TPC \$24,019,104
EST. SOFT COSTS \$4,003,184	EST. SOFT COSTS \$4,003,184	EST. SOFT COSTS \$5,501,212 (\$4,003,184 + \$1,500,000)	SHORTFALL \$2,331,135
ECC = Estimated Construction Cost	*		REQUESTED AMOUNT FROM STABILIZATION FUNDS
TPC = Total Project Cost (ECC + Soft Costs)	5-8% POTENTIAL TARIFF IMPACTS: \$1,039,863 - \$1,663,780 2-4 MONTH SCHEDULE IMPACT: \$497,000 - \$994,000		
	\$1,536,863 - \$2,657,780		