

Appendix M
Downtown Columbia
Howard County, Maryland

Public Improvement Budget

Item	Public Improvement Budget - Crescent Special Taxing District/Phase One Properties					
	Series 2017A		Future Series B Bonds		TOTAL	
	Total ¹	Qualified ²	Total ¹	Qualified ²	Total ¹	Qualified ²
Roads Segment 1A:						
Merrweather Drive, Divided Sky Lane	\$2,998,677	\$2,998,677	\$0	\$0	\$2,998,677	\$2,998,677
Road segment 1A SW piping, treatment & storage	\$641,180	\$641,180	\$0	\$0	\$641,180	\$641,180
Road segment 1A water & sewer	\$537,414	\$537,414	\$0	\$0	\$537,414	\$537,414
Dry utilities	\$821,607	\$0	\$0	\$0	\$821,607	\$0
Sub-total segment 1A	\$4,998,878	\$4,177,271	\$0	\$0	\$4,998,878	\$4,177,271
Developer's fee (5%)	\$249,944	\$208,864	\$0	\$0	\$249,944	\$208,864
Total	\$5,248,822	\$4,386,135	\$0	\$0	\$5,248,822	\$4,386,135
Roads Segment 1B:						
Merrweather Drive, Hickory Ridge Road	\$6,098,243	\$6,098,243	\$0	\$0	\$6,098,243	\$6,098,243
Road segment 1B SW piping, treatment & storage	\$2,341,851	\$2,341,851	\$0	\$0	\$2,341,851	\$2,341,851
Road segment 1B water & sewer	\$842,144	\$842,144	\$0	\$0	\$842,144	\$842,144
Dry utilities	\$1,724,023	\$0	\$0	\$0	\$1,724,023	\$0
Sub-total segment 1B	\$11,006,261	\$9,282,238	\$0	\$0	\$11,006,261	\$9,282,238
Developer's fee (5%)	\$550,313	\$464,112	\$0	\$0	\$550,313	\$464,112
Total	\$11,556,574	\$9,746,350	\$0	\$0	\$11,556,574	\$9,746,350
At-grade intersection improvements (multiple intersections):						
<i>Little Patuxent Parkway/Merrweather Drive</i>						
Developer's fee (5%)	\$16,967	\$16,967	\$0	\$0	\$16,967	\$16,967
Total	\$356,315	\$356,315	\$0	\$0	\$356,315	\$356,315
<i>Governor Warfield Parkway/Twin Rivers Road</i>						
Developer's fee (5%)	\$5,445	\$5,445	\$0	\$0	\$5,445	\$5,445
Total	\$114,339	\$114,339	\$0	\$0	\$114,339	\$114,339
<i>Little Patuxent Parkway/Swift Stream</i>						
Developer's fee (5%)	\$2,581	\$2,581	\$0	\$0	\$2,581	\$2,581
Total	\$54,196	\$54,196	\$0	\$0	\$54,196	\$54,196
<i>Broken Land Parkway/Twin Rivers Road</i>						
Developer's fee (5%)	\$3,358	\$3,358	\$0	\$0	\$3,358	\$3,358
Total	\$70,520	\$70,520	\$0	\$0	\$70,520	\$70,520
<i>Broken Land Parkway/Hickory Ridge</i>						
Developer's fee (5%)	\$38,685	\$38,685	\$0	\$0	\$38,685	\$38,685
Total	\$812,388	\$812,388	\$0	\$0	\$812,388	\$812,388
Road segment 1 wetland mitigation and restoration						
Developer's fee (5%)	\$69,690	\$69,690	\$0	\$0	\$69,690	\$69,690
Total	\$1,463,493	\$1,463,493	\$0	\$0	\$1,463,493	\$1,463,493
Roads Segment 2A:						
Completion of Merrweather Drive, South section of North-South Connector	\$4,208,440	\$4,208,440	\$0	\$0	\$4,208,440	\$4,208,440
Road segment 2A SW piping, treatment & storage	\$863,285	\$863,285	\$0	\$0	\$863,285	\$863,285
Road segment 2A water & sewer	\$240,631	\$240,631	\$0	\$0	\$240,631	\$240,631
Dry utilities	\$428,073	\$0	\$0	\$0	\$428,073	\$0
Sub-total segment 2A	\$5,740,429	\$5,312,356	\$0	\$0	\$5,740,429	\$5,312,356
Developer's fee (5%)	\$287,021	\$265,618	\$0	\$0	\$287,021	\$265,618
Total	\$6,027,450	\$5,577,974	\$0	\$0	\$6,027,450	\$5,577,974
Roads Segment 2B:						
North section of North-South Connector (Symphony Woods Rd.)	\$6,263,125	\$6,263,125	\$0	\$0	\$6,263,125	\$6,263,125
Road segment 2B SW piping, treatment & storage	\$1,416,981	\$1,416,981	\$0	\$0	\$1,416,981	\$1,416,981
Road segment 2B water & sewer	\$252,575	\$252,575	\$0	\$0	\$252,575	\$252,575
Dry utilities	\$430,283	\$0	\$0	\$0	\$430,283	\$0
Sub-total segment 2B	\$8,362,964	\$7,932,681	\$0	\$0	\$8,362,964	\$7,932,681
Developer's fee (5%)	\$418,148	\$396,634	\$0	\$0	\$418,148	\$396,634
Total	\$8,781,112	\$8,329,315	\$0	\$0	\$8,781,112	\$8,329,315
Road segment 3 (Area 3 internal roads) - public roads only						
Road segment 3 road costs	\$0	\$0	\$2,300,263	\$2,300,263	\$2,300,263	\$2,300,263
Road segment 3 SW piping, treatment and storage	\$0	\$0	\$738,413	\$738,413	\$738,413	\$738,413
Road segment 3 water and sewer	\$0	\$0	\$810,019	\$810,019	\$810,019	\$810,019
Dry utilities	\$0	\$0	\$0	\$0	\$0	\$0
Sub-total road segment 3 - public	\$0	\$0	\$3,848,695	\$3,848,695	\$3,848,695	\$3,848,695
Developer's fee (5%)	\$0	\$0	\$192,435	\$192,435	\$192,435	\$192,435
Total	\$0	\$0	\$4,041,130	\$4,041,130	\$4,041,130	\$4,041,130
Roads segment 3 (Area 3 internal roads) - private						
Developer's fee (5%)	\$3,712,927	\$0	\$0	\$0	\$3,712,927	\$0
Total	\$3,898,573	\$0	\$0	\$0	\$3,898,573	\$0
Area 3 park						
Developer's fee (5%)	\$0	\$0	\$3,889,514	\$3,889,514	\$3,889,514	\$3,889,514
Total	\$0	\$0	\$4,083,990	\$4,083,990	\$4,083,990	\$4,083,990
Multi-use pathway: segment 1						
Developer's fee (5%)	\$0	\$0	\$622,619	\$622,619	\$622,619	\$622,619
Total	\$0	\$0	\$31,131	\$31,131	\$31,131	\$31,131
Multi-use pathway: segment 2						
Developer's fee (5%)	\$0	\$0	\$439,762	\$439,762	\$439,762	\$439,762
Total	\$0	\$0	\$21,988	\$21,988	\$21,988	\$21,988
Road segment 4 (Jug Handle and N-S Connector)						
Design	\$1,971,715	\$1,971,715	\$0	\$0	\$1,971,715	\$1,971,715
Construction	\$0	\$0	\$15,344,302	\$15,344,302	\$15,344,302	\$15,344,302
Sub-total road segment 4	\$1,971,715	\$1,971,715	\$15,344,302	\$15,344,302	\$17,316,017	\$17,316,017
Developer's fee (5%)	\$98,586	\$98,586	\$767,215	\$767,215	\$865,801	\$865,801
Total	\$2,070,301	\$2,070,301	\$16,111,517	\$16,111,517	\$18,181,818	\$18,181,818
Area 2 roads						
Developer's fee (5%)	\$0	\$0	\$4,329,004	\$4,329,004	\$4,329,004	\$4,329,004
Total	\$0	\$0	\$216,450	\$216,450	\$216,450	\$216,450
Area 4 roads						
Developer's fee (5%)	\$0	\$0	\$4,545,454	\$4,545,454	\$4,545,454	\$4,545,454
Total	\$0	\$0	\$2,164,502	\$2,164,502	\$2,164,502	\$2,164,502
EMT Rapid Fire Station						
Developer's fee (5%)	\$4,329,004	\$4,329,004	\$0	\$0	\$4,329,004	\$4,329,004
Total	\$216,450	\$216,450	\$0	\$0	\$216,450	\$216,450
Total Budget						
Sub-total hard and soft costs	\$42,856,703	\$35,739,790	\$30,638,398	\$30,638,398	\$73,495,101	\$66,378,188
Sub-total contingency	\$2,142,835	\$973,220	\$1,531,920	\$1,531,920	\$3,674,755	\$2,505,140
Sub-total developer's fee	\$2,142,835	\$1,786,990	\$1,531,920	\$1,531,920	\$3,674,755	\$3,318,909
Total costs	\$47,142,373	\$38,500,000	\$33,702,238	\$33,702,238	\$80,844,611	\$72,202,237