

Exhibit A
NCC Construction Budget

Sources and Uses Table

	Phase 1-A Main Theater	Phase 1-B Parking Garage	Phase 2-A Visual and Performing Arts	Subtotal Commercial	Phase 2-B Residential	
Use of Funds	Nonresidential/County				Commission	Total
Construction costs (includes 10% contingency)*	25,052,225		20,695,316	45,747,541	45,033,207	90,780,748
Parking garage**		8,800,349		8,800,349	5,801,286	14,601,635
Land	1,441,000	1,441,000	1,441,000	4,323,000	2,877,000	7,200,000
FF&E	595,250		569,000	1,164,250		1,164,250
Soft costs (inc dev. fee)	2,225,328	670,815	1,930,150	4,826,293	5,623,023	10,449,316
Carry					1,208,482	1,208,482
Financing	139,400	40,000	270,600	450,000	4,731,100	5,181,100
Total uses of funds	29,453,203	10,952,164	24,906,066	65,311,433	65,274,098	130,585,531
Source of Funds	Commercial/County				Commission	Total
GO Bonds	28,000,000	1,652,000	25,000,000	54,652,000		54,652,000
TIF Bonds		9,833,000		9,833,000		9,833,000
State Grant	500,000			500,000		500,000
Donation	1,000,000			1,000,000		1,000,000
Housing Commission					65,274,098	65,274,098
Total sources of funds	29,500,000	11,485,000	25,000,000	65,985,000	65,274,098	131,259,098

*Based on Arcadis construction cost study

**Calculation assumes a cost of \$23,550 per parking space