

APPENDIX 3-K

FORM G-1

(See attached.)

Form G – 1 Design and Construction Capital Cost Table (RE: ITP Section 2.3)					
Cost Category	Core Airport Operation Space			Concessions	Totals
	Security Screening Area	Airline Areas in Level 6	Terminal Operation Area & Public Circulation Space	Commercial Area	
Square Footage ₁	76,105	93,002	646,080	95,881	911,068
Soft Costs					
Architectural and Engineering	\$ 4,260,000	\$ 6,437,000	\$ 18,580,000	\$ 10,980,000	\$ 40,257,000
FF&E (Furniture, Fixtures and Equipment) Planning/Design	\$ 40,000	\$ 64,000	\$ 190,000	\$ 110,000	\$ 404,000
Tests, Inspections and Surveys	\$ 1,150,000	\$ 1,737,000	\$ 5,020,000	\$ 2,960,000	\$ 10,867,000
Building Permits and Approvals	\$ 470,000	\$ 705,000	\$ 2,060,000	\$ 1,220,000	\$ 4,455,000
Project Management Fees (including project oversight costs and Project Company cost/overhead, SPV costs, but excluding insurance)	\$ 10,820,000	\$ 16,334,000	\$ 47,160,000	\$ 27,880,000	\$ 102,194,000
Development Costs (including bid development)	\$ 1,270,000	\$ 1,920,000	\$ 5,540,000	\$ 3,270,000	\$ 12,000,000
Public Information and Coordination	\$ 200,000	\$ 298,000	\$ 850,000	\$ 500,000	\$ 1,848,000
Due Diligence of existing facilities and assets	\$ 50,000	\$ 68,000	\$ 200,000	\$ 120,000	\$ 438,000
Subtotal Soft Costs	\$ 18,260,000	\$ 27,563,000	\$ 79,600,000	\$ 47,040,000	\$ 172,463,000
Hard Costs		\$ -			
Demolition/Site Clearance	\$ 670,000	\$ 998,000	\$ 2,900,000	\$ 1,720,000	\$ 6,288,000
Foundations and Structures	\$ 5,470,000	\$ 8,255,000	\$ 23,830,000	\$ 14,090,000	\$ 51,645,000
Building Enclosure	\$ 2,890,000	\$ 4,373,000	\$ 12,600,000	\$ 7,450,000	\$ 27,313,000
Building Interior	\$ 16,310,000	\$ 24,618,000	\$ 71,080,000	\$ 42,020,000	\$ 154,028,000
Commercial and Foodservice Equipment	\$ 10,000	\$ 18,000	\$ 40,000	\$ 20,000	\$ 88,000
FF&E	\$ 1,450,000	\$ 2,199,000	\$ 6,330,000	\$ 3,740,000	\$ 13,719,000
Systems		\$ -			\$ -
- Mechanical/HVAC/Plumbing	\$ 10,940,000	\$ 16,508,000	\$ 47,690,000	\$ 28,190,000	\$ 103,328,000
- Conveyances	\$ 2,160,000	\$ 3,256,000	\$ 9,390,000	\$ 5,550,000	\$ 20,356,000
- Electrical	\$ 4,610,000	\$ 6,964,000	\$ 20,100,000	\$ 11,880,000	\$ 43,554,000
- Electronic Safety and Security	\$ 1,120,000	\$ 1,682,000	\$ 4,860,000	\$ 2,870,000	\$ 10,532,000
- IT and Communications	\$ 1,830,000	\$ 2,766,000	\$ 7,970,000	\$ 4,710,000	\$ 17,276,000
- Fire Suppression and Life Safety	\$ 600,000	\$ 896,000	\$ 2,610,000	\$ 1,540,000	\$ 5,646,000
Hard Cost Contingency	\$ 1,630,000	\$ 2,472,000	\$ 7,120,000	\$ 4,210,000	\$ 15,432,000
Subtotal Hard Costs	\$ 49,690,000	\$ 75,005,000	\$ 216,520,000	\$ 127,990,000	\$ 469,205,000
Subtotal Soft and Hard Costs	\$ 67,950,000	\$ 102,568,000	\$ 296,120,000	\$ 175,030,000	\$ 641,668,000
Insurance (Predevelopment Phase)		\$ 70,000			
Insurance (Design and Construction Phase)		\$ 8,262,000			
Total (Project Capital Costs)		\$ 650,000,000			

Footnotes

1 - Total GSF of the areas shown above do not include the 51,463 GSF of mechanical room modifications