



BleekerVigesaa



BleekerVigesaa General Contractors

Building Your Success!

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**OWNER / CONTRACTOR / ARCHITECT
 CONSTRUCTION SOFT COST CHECKLIST**

DATE:

LOCATION:

OWNER:

PROJECT:

ARCHITECT:

Notes on use: This is meant to be a comprehensive form for use in all types of commercial construction from Multi-family to tenant finish, therefore not every project will require all the fees and costs listed.

#	Landlord/ Developer	Tenant/ Owner	Contractor	Designer	DESCRIPTION	COST
1					ARCHITECTURAL DESIGN FEES	
2					ARCHITECTURAL CONTRACT ADMINISTRATION	
3					CIVIL ENGINEER DESIGN FEES	
4					CIVIL ENGINEER CONTRACT ADMINISTRATION	
5					STRUCTURAL ENGINEER DESIGN FEES	
6					STRUCTURAL ENGINEER C. A.	
7					MECHANICAL ENGINEER DESIGN FEES	
8					MECHANICAL ENGINEER C. A.	
9					ELECTRICAL ENGINEER DESIGN FEES	
10					ELECTRICAL ENGINEER C. A.	
11					TRAFFIC ENGINEERING FEES	
12					SPECIFICATION WRITER FEES	
13					LANDSCAPING DESIGN FEES	
14					CONSTRUCTION DOCUMENTS PLAN AND SPEC PRINTING FEES	
15					COMPREHENSIVE SIGN PLAN DESIGN	
16					DEVELOPMENT CONSULTANT FEES	
17					SURVEYING FOR PROJECT DESIGN	
18					TOPOGRAPHICAL MAPPING	
19					SURVEYING FOR PROJECT PLAT	
20					CONSTRUCTION SURVEYING	
21					RECORDING FEES	
22					WATER & SEWER AS BUILTS	
23					BUILDING AS BUILTS	
24					CONDOMINIUM MAP	
25					SOILS INVESTIGATION	
26					COMPACTION TESTING	
27					CONCRETE TESTING	
28					ASPHALT TESTING	
29					SPECIAL INSPECTIONS	

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30					STORMWATER MANAGEMENT PLAN	
31					CONSTRUCTION STORMWATER DISCHARGE PERMIT	
32					ELECTRICAL UTILITIES	
33					ELECTRICAL METERS - By Utility Company	
					ELECTRICAL SECONDARY	
34					NATURAL GAS UTILITIES	
35					NATURAL GAS METERS - By Utility Company	
36					TELEPHONE UTILITIES	
37					CABLING FOR TV OR OTHER DATA LINES	
38					WATER TAP FEES	
39					WATER TAP INSPECTION FEES	
40					WATER METER	
41					SEWER TAP FEES	
42					SEWER TAP INSPECTION FEES	
43					SEWER STANDBY FEES	
44					BUILDING DEPT. PLAN CHECK FEES	
45					BUILDING PERMIT	
46					USE TAX COLLECTED WITH BUILDING PERMIT	
47					FIRE DEPT. PLAN CHECK FEES	
48					FIRE DEPARTMENT PERMIT	
49					MECHANICAL PERMIT	
50					ELECTRICAL PERMIT	
51					OPEN SPACE FEES	
52					LAND DEDICATION FEE	
53					SUBDIVISION APPROVAL FEE	
54					PUD APPROVAL FEE	
55					SITE PLAN APPROVAL FEE	
56					PASS THROUGH ACCOUNT	
57					SEPTIC SYSTEM FEES	
58					IMPACT FEES	
59					LANDSCAPE BOND	
60					LANDSCAPE MAINTENANCE AFTER ACCEPTANCE 1 YEAR	
61					CURB CUT PERMIT	
62					C.D.O.T. PERMITS OR FEES	
63					ARMY CORP. OF ENGINEERS 404 PERMIT FEES	
64					404 ENVIRONMENTAL MITIGATION REQUIREMENTS	
65					ENVIRONMENTAL PHASE I REPORT FEES	
66					ENVIRONMENTAL PHASE II REPORT FEES	
67					PRE-CONSTRUCTION SERVICES	

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68					BUILDERS RISK INSURANCE	
69					GENERAL LIABILITY INSURANCE	
70					PERFORMANCE/PAYMENT BOND	
71					CONSTRUCTION SIGNAGE	
72					PERMANENT SIGNAGE	
73					ADVERTISING	
74					MARKET STUDY	
75					MARKETING LABOR	
76					MARKETING BROCHURES	
77					MARKETING PHOTOGRAPHY	
78					LEGAL FEES	
79					CPA FEES	
80					APPRAISAL FEES	
81					REAL ESTATE TAXES	
82					BOND FEES (FINANCING BONDS)	
83					CONSTRUCTION LOAN COMMITMENT FEE	
84					CONSTRUCTION LOAN INTEREST	
85					LETTER OF CREDIT COMMITMENT FEE	
86					PERMANENT COMMITMENT FEE	
87					MORTGAGE BROKER FEE	
88					TITLE INSURANCE/CLOSING COSTS	
89					MODEL	
90					HOMEOWNERS ASSOCIATION START UP	
91					PRE-SALES/UTILITIES	
92					ASBESTOS/HAZARDOUS MATERIALS STUDY	
93					ASBESTOS/HAZARDOUS MATERIALS REMOVAL	
94					TENANT FINISH ALLOWANCE	