

Attachment 4
Acquisition Budget

Acquisition Budget					
Sonoma County CDC					
<i>3/24/2022</i>					
ASSUMPTIONS					
<i>Includes all costs through close of escrow</i>					
Category	Consultant	Budget	Basis	Status	Comments
Purchase Price		\$ 849,000	PSA		
Legal - County Counsel and Outside Counsel		\$ 10,000	Estimate	Ongoing	Contract documents, land use, CEQA / NEPA, Board Preparation
Conceptual Layout and Code Analysis	OMW	\$ 15,000	Estimate	Complete	Zoning review, site visit, ADA evaluation, meet PRMD, Final report.
Phase I Environmental Report	Stantec	\$ 5,500	Contract	Complete	No RECs
Appraisal	William Dunlap	\$ 6,500	Contract	Complete	
Lead and Asbestos and Mold Testing	VBA	\$ 7,543	Contract	Complete	Testing for ACM and lead, lab report, summary
Title Insurance	First American	\$ 2,500	<i>Estimate</i>	Pending	At closing
Building Condition report and repair estimates	Pre-Spect	\$ 6,000	Contract	Complete	Existing condition report
Building Insurance	County Risk	\$ 6,000	<i>Estimate</i>	Pending	
Closing Costs	First American	\$ 1,000	<i>Estimate</i>		
Site Security		\$ 25,000	Estimate		Secure site
Other Costs		\$ 50,000	Estimate		Miscellaneous
TOTAL		\$ 984,043			