The cost estimates for each Downtown Access Project (DAP) alternative were developed using a two-step process. The first step was developing a cost estimate based on the design elements of each alternative. Key elements like roadway pavement, bridges, walls, and other infrastructure elements were quantified and market-based costs were assigned to those elements to determine an initial base cost estimate. The estimate is then advanced to the projected year of expenditure (YOE) to include commodity price escalation. Building off Step1, the second step is a Cost and Schedule Risk Assessment (CSRA) to quantify the resulting uncertainty (risk) in the project cost and schedule estimates due to these unknowns. Based on this analysis, a final cost estimate for each alternative was developed that was adjusted to account for the potential cost and schedule risks.

	Deterministic Base Cost ($M)			
	Alt. 5	Alt. 6	Alt. 7	Alt. 8
Construction Subtotal	1241.5	1173.9	1249.5	2167.0
Utilities (Major Third Party)	82.5	79.4	84.4	143.1
Preliminary Engineering / Program Management	120.2	115.3	123.1	206.0
Base Cost (July 2023 $M)[1]	1444.2	1368.6	1457.0	2516.1
Base Cost Escalation ($M)[2]	376.7	358.1	381.6	755.5
Base Cost (YOE $M)	1820.9	1726.7	1838.6	3271.6
Risk Cost (YOE $M)	877.9	900.4	838.6	1991.8
Mean Total Cost (YOE $M)	2698.8	2627.1	2677.2	5263.4

1. Base costs include an allowance for known-but-not-yet-estimated items but exclude contingency for unknowns.
2. Base year-of-expenditure (YOE)