

Table 3 – Estimated Nonresidential Construction Costs, (2008 \$)

Project Name	Expansion (sq. ft.)	Costs (per sq. ft.)	Total Costs
Islamic Society of Delaware	6,600	\$209.77	\$1,384,500
Holiday Inn/Hampton Inn	8,000	\$177.30	\$1,418,500
Centurian Plaza / Catawba Property	12,000	\$102.33	\$1,228,000
Churchman Village / Metro Properties	16,700	\$169.82	\$2,836,000
Old Route 7 South	19,000	\$96.15	\$1,827,000
Christiana Medical Center / Faith City	21,200	\$173.11	\$3,670,000
Omega Professional Center Area	27,300	\$183.66	\$5,014,000
Comfort Suites	33,400	\$189.98	\$6,345,500
County Commerce Office Park	42,000	\$170.68	\$7,168,500
Christiana Corporate Center	43,200	\$169.49	\$7,322,000
Main Street Hotel	43,300	\$185.79	\$8,044,500
Sallie Mae/Nationwide/Provident Mutual	50,000	\$169.54	\$8,477,000
Christiana Hospital	80,900	\$280.57	\$22,698,500
Hotel/Restaurant Cluster	89,200	\$168.81	\$15,058,000
Harmony Industrial Park	90,600	\$89.09	\$8,072,000
Metro Business Park / SPCA	175,900	\$114.21	\$20,091,000
Christiana Town Center (273 Mall)	228,000	\$111.89	\$25,510,000
Industrial Rentals / Market Place at Christiana	303,000	\$134.68	\$39,838,000
Christiana Mall	327,200	\$134.87	\$44,129,500
Sears Eagle Run / Christiana Promenade	446,900	\$120.30	\$53,762,000
Christiana Fashion Center	1,221,500	\$115.23	\$140,758,000
J.P. Morgan Christiana Center	776,300	\$148.58	\$110,970,500
Bank of America/MBNA Christiana Center	1,114,000	\$148.80	\$165,760,000
Total		\$136.59	\$701,383,000

- Source: "Means Cost Works" website and the New Castle County Division of Land Use

The estimated cost of the 23 projects is approximately \$700 million (2008 \$). Of course, the entire amount will not be spent in one year, but will be spread over time. Both constant and nonlinear growth timelines are analyzed. Spending on infrastructure is assumed to be \$170 million (nominal) spread over 2010 and 2014 as specified on the previous page.