

## SOFT COSTS CALCULATOR

### SOFT COSTS DEFINED

Insurance covering income loss or specified additional expenses that result from a delay in the completion of a construction project when the delay is caused by covered property damage. It is typically written as part of a builders risk or marine cargo policy.<sup>1</sup>

### CALCULATOR INSTRUCTIONS

Enter the dollar values into each field (no commas). Use the "Tab" key to cycle through. For negative or subtracted values, please use the minus "-" key before the dollar amount. Use the number "0" for any values that do not apply.

### SOFT COSTS (Projected extra costs due to loss/delay)

- A. Additional interest payments \_\_\_\_\_
- B. Additional taxes \_\_\_\_\_
  - Includes additional realty taxes and/or other assessments
- C. Additional advertising/promotional expenses \_\_\_\_\_
- D. Additional renegotiation expenses \_\_\_\_\_
  - Includes additional costs/commissions if renegotiating any leases
- E. Additional architect expenses \_\_\_\_\_
- F. Additional engineer expenses \_\_\_\_\_
- G. Additional consultant expenses \_\_\_\_\_
- H. Additional insurance premiums \_\_\_\_\_
- I. Additional legal fees \_\_\_\_\_
- J. Additional accounting fees \_\_\_\_\_
- K. Loss of use/loss of income to the named insured or owner \_\_\_\_\_

**TOTAL** \_\_\_\_\_

Name/Title: \_\_\_\_\_

Company: \_\_\_\_\_

Today's date: \_\_\_\_\_

Please sign here: \_\_\_\_\_

<sup>1</sup>Source: International Risk Management Institute (IRMI).