

	Gross Floor Area (sf)	15,978		
		Elements (\$)	\$/sf	%
A Substructure		443,793	27.78	7.61%
A10 Foundations		443,793	27.78	7.61%
A20 Basement Construction		0	0.00	0.00%
B Shell		1,769,726	110.76	30.33%
B10 Superstructure		542,130	33.93	9.29%
B20 Exterior Enclosure		1,025,608	64.19	17.58%
B30 Roofing		201,988	12.64	3.46%
C Interiors		1,022,109	63.97	17.52%
C10 Interior Construction		521,375	32.63	8.93%
C20 Stairs		80,989	5.07	1.39%
C30 Interior Finishes		419,744	26.27	7.19%
D Services		1,487,182	93.08	25.49%
D10 Conveying Systems		112,353	7.03	1.93%
D20 Plumbing		182,726	11.44	3.13%
D30 Heating, Ventilating and Air Conditioning (HVAC)		557,599	34.90	9.56%
D40 Fire Protection Systems		155,271	9.72	2.66%
D 50 Electrical Systems		479,234	29.99	8.21%
E Equipment and Furnishings		94,619	5.92	1.62%
E10 Equipment		15,675	0.98	0.27%
E 20 Furnishings		78,944	4.94	1.35%
F Special Construction and Demolition		171,783	10.75	2.94%
F10 Special Construction		171,783	10.75	2.94%
F20 Selective Demolition		0	0.00	0.00%
G Building Sitework		846,166	52.96	14.50%
G10 Site Preparation		342,133	21.41	5.86%
G20 Site Improvements		324,738	20.32	5.56%
G30 Site Civil/Mechanical Utilities		120,284	7.53	2.06%
G40 Site Electrical Utilities		59,012	3.69	1.01%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		5,835,378	365.21	100.00%
General Conditions/Requirements		816,953	51.13	
CM's Payment & Performance Bond	1.00%	66,523	4.16	
Builders Risk Insurance		By Owner		
CM's Gen'l & Excess liability Insurance	1.25%	83,986	5.26	
CM's Fee	3.00%	204,085	12.77	
Building Permit Fee		Excluded		
Escalation to mid-point of construction (2Q2020)	8.94%	626,244	39.19	
Design Contingency	10.00%	763,317	47.77	
Construction Contingency		Excluded		
Total Construction Cost		8,396,487	525.50	
Furniture, Fixtures & Equipment (FF&E)		278,000		
Loose Furnishings		200,000		
Computer Equipment		8,000		
Server Room Relocation		13,000		
Telecommunications Equipment		10,000		
Security System		22,000		
Access Control		20,000		
Audio/Visual Equipment		5,000		
Fees and Expenses		1,269,961		
Fees		943,614		
Architect/Engineers (10% of Construction + Furniture Cost)		859,649		
Furniture Consultant (In A/E Fee)		0		
Cost Consultant (CM to do estimate)		0		
Building Commissioning (allow 1% of TCC)		83,965		
Expenses		326,348		
Survey		12,000		
Geotech		3,200		
Hazardous Materials Remediation		225,000		
Permitting (\$0.26/\$1000)		2,183		
Materials Testing / Special Inspections (allow 1% of TCC)		83,965		
Contingency		1,253,364		
Construction (7% construction costs)		587,754		
Owner's Project (5% total costs)		526,610		
Spent to Date		139,000		
Project Cost		11,197,812		