

SUMMARY	Gross Floor Area (sf)	Consolidated			Renovation			New Addition		
		16,437	10,601	5,836	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%
<i>A Substructure</i>		187,950	11.43	4.50%	0	0.00	0.00%	187,950	32.21	7.60%
A10 Foundations		187,950	11.43	4.50%	0	0.00	0.00%	187,950	32.21	7.60%
A20 Basement Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
<i>B Shell</i>		919,433	55.94	21.99%	175,020	16.51	10.24%	744,413	127.56	30.12%
B10 Superstructure		221,785	13.49	5.30%	77,592	7.32	4.54%	144,193	24.71	5.83%
B20 Exterior Enclosure		550,369	33.48	13.16%	90,392	8.53	5.29%	459,977	78.82	18.61%
B30 Roofing		147,279	8.96	3.52%	7,036	0.66	0.41%	140,243	24.03	5.67%
<i>C Interiors</i>		876,744	53.34	20.97%	528,107	49.82	30.89%	348,638	59.74	14.11%
C10 Interior Construction		384,544	23.40	9.20%	217,392	20.51	12.72%	167,152	28.64	6.76%
C20 Stairs		60,122	3.66	1.44%	15,198	1.43	0.89%	44,924	7.70	1.82%
C30 Interior Finishes		432,078	26.29	10.33%	295,516	27.88	17.29%	136,562	23.40	5.52%
<i>D Services</i>		1,370,138	83.36	32.77%	859,521	81.08	50.28%	510,617	87.49	20.66%
D10 Conveying Systems		20,400	1.24	0.49%	20,400	1.92	1.19%	0	0.00	0.00%
D20 Plumbing		139,813	8.51	3.34%	72,379	6.83	4.23%	67,434	11.55	2.73%
D30 Heating, Ventilating and Air Conditioning (HVAC)		528,946	32.18	12.65%	341,166	32.18	19.96%	187,779	32.18	7.60%
D40 Fire Protection Systems		179,890	10.94	4.30%	110,129	10.39	6.44%	69,761	11.95	2.82%
D 50 Electrical Systems		501,089	30.49	11.98%	315,446	29.76	18.45%	185,642	31.81	7.51%
<i>E Equipment and Furnishings</i>		74,210	4.51	1.77%	41,204	3.89	2.41%	33,007	5.66	1.34%
E10 Equipment		15,425	0.94	0.37%	11,175	1.05	0.65%	4,250	0.73	0.17%
E 20 Furnishings		58,785	3.58	1.41%	30,029	2.83	1.76%	28,757	4.93	1.16%
<i>F Special Construction and Demolition</i>		273,245	16.62	6.54%	105,652	9.97	6.18%	167,593	28.72	6.78%
F10 Special Construction		167,593	10.20	4.01%	0	0.00	0.00%	167,593	28.72	6.78%
F20 Selective Demolition		105,652	6.43	2.53%	105,652	9.97	6.18%	0	0.00	0.00%
<i>G Building Sitework</i>		479,493	29.17	11.47%	0	0.00	0.00%	479,493	82.16	19.40%
G10 Site Preparation		64,785	3.94	1.55%	0	0.00	0.00%	64,785	11.10	2.62%
G20 Site Improvements		280,686	17.08	6.71%	0	0.00	0.00%	280,686	48.10	11.36%
G30 Site Civil/Mechanical Utilities		76,450	4.65	1.83%	0	0.00	0.00%	76,450	13.10	3.09%
G40 Site Electrical Utilities		57,572	3.50	1.38%	0	0.00	0.00%	57,572	9.87	2.33%
G90 Other Site Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Sub Total Construction		4,181,213	254.38	100.00%	1,709,503	161.26	100.00%	2,471,711	423.53	100.00%
General Conditions/Requirements		501,746	30.53							
CM's Payment & Performance Bond	1.00%	46,830	2.85							
Builders Risk Insurance										
		By Owner								
CM's Gen'l & Excess liability Insurance	1.25%	59,122	3.60							
CM's Fee	3.00%	143,667	8.74							
Building Permit Fee										
		Excluded								
Escalation to mid-point of construction (2Q2019)	7.62%	376,109	22.88							
Design Contingency	10.00%	530,869	32.30							
Construction Contingency										
		Excluded								
Total Construction Cost		5,839,556	355.27							
Furniture, Fixtures & Equipment (FF&E)		343,000								
Loose Furnishings		210,000								
Computer Equipment		8,000								
Server Room Relocation		53,000								
Telecommunications Equipment		10,000								
Security System		27,000								
Access Control		30,000								
Audio/Visual Equipment		5,000								
Fees and Expenses		898,465								
<u>Fees</u>		<u>663,351</u>								
Architect/Engineers (10% of Construction + Furniture Cost)		604,956								
Furniture Consultant (In A/E Fee)		0								
Cost Consultant (CM to do estimate)		0								
Building Commissioning (allow 1% of TCC)		58,396								
<u>Expenses</u>		<u>235,114</u>								
Survey		12,000								
Geotech		3,200								
Hazardous Materials Remediation		160,000								
Permitting (\$0.26/\$1000)		1,518								
Materials Testing / Special Inspections (allow 1% of TCC)		58,396								
Contingency		2,496,522								
Construction (18.5% construction costs)		1,080,318								
Owner's Project (20% total costs)		1,416,204								
Project Cost		9,577,543								
Alternates										
Alt#1 - HVAC Option 2										
Alt#2 - HVAC Option 3										