

**PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST**

<b>Area of Demolition</b>	<b>18,794 sf</b>			
<b>Area of Renovation</b>	<b>7,093 sf</b>			
<b>Area of Addition</b>	<b>19,200 sf</b>			
<b>Total Construction Area</b>	<b>26,293 sf</b>			
• Division 2-Demo	18,794 sf	@ \$ 50.00 /sf		\$ 939,700.00
• Division 2-Site Work	<b>SUM</b>			\$ 550,000.00
• Division 3-Concrete	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Division 4-Masonry	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 5-Metals	19,200 sf	@ \$ 55.00 /sf		\$ 1,056,000.00
• Division 6-Carpentry	26,293 sf	@ \$ 10.00 /sf		\$ 262,930.00
• Division 7-Building Envelope	26,293 sf	@ \$ 130.00 /sf		\$ 3,418,090.00
• Division 8-Doors/Hardware	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 9-Drywall/Flooring/Finishes	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Division 10-Specialties	26,293 sf	@ \$ 3.00 /sf		\$ 78,879.00
• Division 11-Equipment (IT/AV/Sec.)	26,293 sf	@ \$ 25.00 /sf		\$ 657,325.00
• Division 12-Furnishings (Fittings & FF&E)	26,293 sf	@ \$ 30.00 /sf		\$ 788,000.00
• Division 13-Abatement				
• Division 14-Elevator (Incl. Pit, Elec/Mech)	<b>SUM</b>			\$ 250,000.00
• Plumbing	26,293 sf	@ \$ 20.00 /sf		\$ 525,860.00
• HVAC	26,293 sf	@ \$ 50.00 /sf		\$ 1,314,650.00
• Electrical	26,293 sf	@ \$ 45.00 /sf		\$ 1,183,185.00
• Cash Allowances (Testing, etc)	<b>SUM</b>			\$ 50,000.00
• Other Allowances				
<b>Subtotal</b>	26,293 sf	@ \$ 571 /sf		<b>\$15,018,000.00</b>
• Contractor's Gen Requirements & Fees @ 13%				\$ 1,953,000.00
<b>Subtotal</b>	26,293 sf	@ \$ 645 /sf		<b>\$ 16,971,000.00</b>
• Construction Contingency Allowance @ 15%				\$ 2,546,000.00
<b>Total Construction</b>	26,293 sf	@ \$ 742 /sf		<b>\$ 19,517,000.00</b>
• Temporary Relocation Allowance				\$ 500,000.00
<b>Total</b>				<b>\$ 20,017,000.00</b>

- NOT INCLUDED IN COST ESTIMATE: soft costs, applicable taxes, permit fees, speciality consultant fees, specialty equip., solar, geothermal, etc. and anything else not specifically included. Presumes existing hydro, water and swerage service is adequate and existing parking area can be reused.

- See "General Notes" at the end of this order of magnitude costing report

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\* This preliminary order of magnitude construction cost includes only those costs directly related to construction activities (i.e. General Contractor contract value), and does not include soft costs or project costs such as permit fees, consultant fees, etc.