

**PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST**

<b>Area of Demolition (Major &amp; Selective)</b>	<b>18,700</b> sf			
<b>Area of Renovation</b>	<b>8,331</b> sf			
<b>Area of Addition</b>	<b>16,584</b> sf			
<b>Total Construction Area</b>	<b>24,915</b> sf			
• Division 2-Demo (Selective & Major)	<b>18,700</b> sf	@ \$	30.00 /sf	\$ 561,000.00
• Division 2-Site Work	<b>SUM</b>			\$ 700,000.00
• Division 3-Concrete	<b>16,584</b> sf	@ \$	50.00 /sf	\$ 829,200.00
• Division 4-Masonry	<b>24,915</b> sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 5-Metals	<b>16,584</b> sf	@ \$	55.00 /sf	\$ 912,120.00
• Division 6-Carpentry	<b>24,915</b> sf	@ \$	10.00 /sf	\$ 249,150.00
• Division 7-Building Envelope	<b>16,584</b> sf	@ \$	120.00 /sf	\$ 1,990,080.00
• Division 8-Doors/Hardware	<b>24,915</b> sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 9-Drywall/Flooring/Finishes	<b>24,915</b> sf	@ \$	50.00 /sf	\$ 1,245,750.00
• Division 10-Specialties	<b>24,915</b> sf	@ \$	3.00 /sf	\$ 74,745.00
• Division 11-Equipment (IT/AV/Sec.)	<b>24,915</b> sf	@ \$	25.00 /sf	\$ 622,875.00
• Division 12-Furnishings (Fittings & FF&E)	<b>24,915</b> sf	@ \$	30.00 /sf	\$ 747,000.00
• Division 13-Abatement				
• Division 14-Elevator (Incl. Pit, Elec/Mech)	<b>SUM</b>			\$ 250,000.00
• Plumbing	<b>24,915</b> sf	@ \$	20.00 /sf	\$ 498,300.00
• HVAC	<b>24,915</b> sf	@ \$	50.00 /sf	\$ 1,245,750.00
• Electrical	<b>24,915</b> sf	@ \$	45.00 /sf	\$ 1,121,175.00
• Cash Allowances (Testing, etc)	<b>SUM</b>			\$ 50,000.00
• Partial roof structural restrengthening allowance (additional snow load)	<b>SUM</b>			\$ 250,000.00
<b>Subtotal</b>	<b>24,915</b> sf	@ \$	<b>505</b> /sf	<b>\$12,592,000.00</b>
• Contractor's Gen Requirements & Fees @ 13%				\$ 1,637,000.00
<b>Subtotal</b>	<b>24,915</b> sf	@ \$	<b>571</b> /sf	<b>\$ 14,229,000.00</b>
• Construction Contingency Allowance @ 15%				\$ 2,134,000.00
<b>Total Construction</b>	<b>24,915</b> sf	@ \$	<b>657</b> /sf	<b>\$ 16,363,000.00</b>
• Temporary Relocation Allowance				\$ 500,000.00
<b>Total</b>				<b>\$ 16,863,000.00</b>

- NOT INCLUDED IN COST ESTIMATE: soft costs, applicable taxes, permit fees, speciality consultant fees, speciality 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.