

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

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|---|------------------|-----------------|--|-------------------------|
| Area of Demolition | 18,794 sf | | | |
| Area of new Construction | 23,351 sf | | | |
| Total Construction Area | 23,351 sf | | | |
| • Division 2-Demo | 18,794 sf | @ \$ 20.00 /sf | | \$ 375,880.00 |
| • Division 2-Site Work | SUM | | | \$ 550,000.00 |
| • Division 3-Concrete | 23,351 sf | @ \$ 50.00 /sf | | \$ 1,167,550.00 |
| • Basement | 9,500 sf | @ \$ 150.00 /sf | | \$ 1,425,000.00 |
| • Division 4-Masonry | 23,351 sf | @ \$ 10.00 /sf | | \$ 233,510.00 |
| • Division 5-Metals | 23,351 sf | @ \$ 55.00 /sf | | \$ 1,284,305.00 |
| • Division 6-Carpentry | 23,351 sf | @ \$ 10.00 /sf | | \$ 233,510.00 |
| • Division 7-Building Envelope | 23,351 sf | @ \$ 120.00 /sf | | \$ 2,802,120.00 |
| • Division 8-Doors/Hardware | 23,351 sf | @ \$ 25.00 /sf | | \$ 583,775.00 |
| • Division 9-Drywall/Flooring/Finishes | 23,351 sf | @ \$ 50.00 /sf | | \$ 1,167,550.00 |
| • Division 10-Specialties | 23,351 sf | @ \$ 3.00 /sf | | \$ 70,053.00 |
| • Division 11-Equipment (IT/AV/Sec.) | 23,351 sf | @ \$ 25.00 /sf | | \$ 583,775.00 |
| • Division 12-Furnishings (Fittings & FF&E) | 23,351 sf | @ \$ 30.00 /sf | | \$ 700,000.00 |
| • Division 13-Abatement | | | | |
| • Division 14-Elevator (Incl. Pit, Elec/Mech) | SUM | | | \$ 250,000.00 |
| • Plumbing | 23,351 sf | @ \$ 20.00 /sf | | \$ 467,020.00 |
| • HVAC | 23,351 sf | @ \$ 50.00 /sf | | \$ 1,167,550.00 |
| • Electrical | 23,351 sf | @ \$ 45.00 /sf | | \$ 1,050,795.00 |
| • Cash Allowances (Testing, etc) | SUM | | | \$ 50,000.00 |
| • Other Allowances | | | | |
| Subtotal | 23,351 sf | @ \$ 606 /sf | | \$14,162,000.00 |
| • Contractor's Gen Requirements & Fees @ 13% | | | | \$ 1,842,000.00 |
| Subtotal | 23,351 sf | @ \$ 685 /sf | | \$ 16,004,000.00 |
| • Construction Contingency Allowance @ 15% | | | | \$ 2,401,000.00 |
| Total Construction | 23,351 sf | @ \$ 788 /sf | | \$ 18,405,000.00 |
| • Temporary Relocation Allowance | | | | \$ 500,000.00 |
| Total | | | | \$ 18,905,000.00 |

- 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.