

PRELIMINARY ORDER OF MAGNITUDE CONSTRUCTION COST

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-N/A				
• 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 @ \$ 577 /sf		\$13,462,000.00	
• Contractor's Gen Requirements & Fees @ 13%			\$ 1,751,000.00	
Subtotal	23,351 sf @ \$ 651 /sf		\$ 15,213,000.00	
*** Soils Condition/Water Table issues - from soils report			\$ 1,000,000.00	
Subtotal	23,351 sf @ \$ 694 /sf		\$ 16,213,000.00	
• Construction Contingency Allowance			\$ 1,000,000.00	
• Furniture/Fitments			\$ 700,000.00	
Total	23,351 sf @ \$ 767 /sf		\$ 17,913,000.00	

• Civic Square \$ 750,000.00

- **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.