

SYSTEMS	UDECC			NEW BUILDING - Core/Shell		NEW BUILDING - TI		EXISTING BUILDING		GARAGE		SITE	
	\$	\$/GSF	% of Ttl	\$	\$/SF	\$	\$/SF	\$	\$/SF	\$	\$/SF	\$	\$/SF
A SUBSTRUCTURE	\$6,106,545	\$34.49	14.6%	3,581,200	47.54	0	0.00	0	0.00	2,525,345	28.30	0	0.00
A10 Foundations	\$1,557,557	\$8.80	3.7%	1,383,744	18.37	0	0.00	0	0.00	173,813	1.95	0	0.00
A20 Substructure	\$4,548,988	\$25.70	10.8%	2,197,456	29.17	0	0.00	0	0.00	2,351,532	26.35	0	0.00
B SHELL	\$12,319,672	\$69.59	29.4%	9,351,632	124.15	0	0.00	25,000	2.01	2,943,039	32.98	0	0.00
B10 Superstructure	\$6,767,855	\$38.23	16.1%	3,969,866	52.70	0	0.00	10,000	0.80	2,787,988	31.24	0	0.00
B20 Exterior Closure	\$4,634,623	\$26.18	11.1%	4,464,572	59.27	0	0.00	15,000	1.20	155,051	1.74	0	0.00
B30 Roofing	\$917,194	\$5.18	2.2%	917,194	12.18	0	0.00	0	0.00	0	0.00	0	0.00
C INTERIORS	\$7,416,700	\$41.89	17.7%	1,613,955	21.43	5,246,920	69.66	352,100	28.25	203,725	2.28	0	0.00
C10 Interior Construction	\$7,028,700	\$39.70	16.8%	1,277,955	16.97	5,246,920	69.66	352,100	28.25	151,725	1.70	0	0.00
C20 Stairs	\$388,000	\$2.19	0.9%	336,000	4.46	0	0.00	0	0.00	52,000	0.58	0	0.00
C30 Interior Finishes	\$0	\$0.00	0.0%	w/C10	0.00	w/C10	0.00	0	0.00	0	0.00	0	0.00
D SERVICES	\$4,568,429	\$25.81	10.9%	3,540,465	47.00	0	0.00	0	0.00	1,027,965	11.52	0	0.00
D10 Conveying	\$432,000	\$2.44	1.0%	288,000	3.82	0	0.00	0	0.00	144,000	1.61	0	0.00
D20 Plumbing	\$265,444	\$1.50	0.6%	198,117	2.63	w/C10	0.00	0	0.00	67,327	0.75	0	0.00
D30 HVAC	\$1,683,567	\$9.51	4.0%	1,513,992	20.10	w/C10	0.00	0	0.00	169,575	1.90	0	0.00
D40 Fire Protection	\$265,690	\$1.50	0.6%	131,815	1.75	w/C10	0.00	0	0.00	133,875	1.50	0	0.00
D50 Electrical	\$1,921,728	\$10.86	4.6%	1,408,540	18.70	w/C10	0.00	0	0.00	513,188	5.75	0	0.00
E EQUIPMENT	\$195,389	\$1.10	0.5%	195,389	2.59	0	0.00	0	0.00	0	0.00	0	0.00
E10 Equipment	\$47,721	\$0.27	0.1%	47,721	0.63	0	0.00	0	0.00	0	0.00	0	0.00
E20 Furnishings	\$147,668	\$0.83	0.4%	147,668	1.96	0	0.00	0	0.00	0	0.00	0	0.00
F SPECIAL CONSTRUCTION & DEMOLITION	\$13,500	\$0.08	0.0%	0	0.00	0	0.00	13,500	1.08	0	0.00	0	0.00
F10 Special Construction	\$0	\$0.00	0.0%	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
F20 Selective Building Demolition	\$13,500	\$0.08	0.0%	0	0.00	0	0.00	13,500	1.08	0	0.00	0	0.00
G SITEWORK	\$1,028,898	\$5.81	2.5%	0	0.00	0	0.00	0	0.00	0	0.00	1,028,898	32.29
G10 Site Preparation	\$114,171	\$0.64	0.3%	0	0.00	0	0.00	0	0.00	0	0.00	114,171	3.58
G20 Site Improvements	\$261,663	\$1.48	0.6%	0	0.00	0	0.00	0	0.00	0	0.00	261,663	8.21
G30 Site Civil & Mechanical Utilities	\$301,021	\$1.70	0.7%	0	0.00	0	0.00	0	0.00	0	0.00	301,021	9.45
G40 Site Electrical Utilities	\$352,043	\$1.99	0.8%	0	0.00	0	0.00	0	0.00	0	0.00	352,043	11.05
Z GENERAL	\$5,086,678	\$28.73	12.1%	2,790,498	37.05	800,170	10.62	48,353	3.88	1,320,288	14.79	127,369	4.00
General Conditions	\$3,917,896	\$22.13	9.3%	2,263,237	30.05	649,524	8.62	48,353	3.88	829,413	9.29	127,369	4.00
Hoisting	\$1,168,782	\$6.60	2.8%	527,261	7.00	150,646	2.00	0	0.00	490,875	5.50	0	0.00
Subtotal Construction Direct	\$36,735,810	\$207.51	87.6%	21,073,138	279.77	6,047,090	80.28	438,953	35.22	8,020,362	89.86	1,156,267	36.29
Design Development Contingency 5.00%	\$1,836,790	\$10.38	4.4%	1,053,657	13.99	302,355	4.01	21,948	1.76	401,018	4.49	57,813	1.81
Escalation (Based on a 2013 Start) 2.50%	\$964,315	\$5.45	2.3%	553,170	7.34	158,736	2.11	11,523	0.92	210,534	2.36	30,352	0.95
Construction Contingency 2.00%	\$790,738	\$4.47	1.9%	453,599	6.02	130,164	1.73	9,448	0.76	172,638	1.93	24,889	0.78
General Contractor Fee, Taxes & Insurance 4.00%	\$1,613,106	\$9.11	3.8%	925,343	12.28	265,534	3.53	19,275	1.55	352,182	3.95	50,773	1.59
Subtotal Construction Indirect	\$5,204,950	\$29.40	12.4%	2,985,769	39.64	856,788	11.37	62,193	4.99	1,136,373	12.73	163,827	5.14
Total Construction Cost	\$41,940,760	\$236.91		24,058,906	319.41	6,903,879	91.66	501,146	40.21	9,156,735	102.60	1,320,093	41.43
Project GSF	177,035			75,323		75,323		12,462		89,250		31,860	
\$/GSF	\$236.91			\$319.41		\$91.66		\$40.21		\$102.60		\$41.43	

Project Conceptual Cost Estimate

PROJECT: **UDECC**

ITEM: **Conceptual Cost Model**

DATE: **June 1, 2010**



PROJECT STATISTICS / METRICS		QNTY	UNIT	COMMENTS
NEW BUILDING TOTAL GSF		75,323	GSF	<i>Gross Enclosed Area</i>
NEW BUILDING PROGRAM GSF		56,492	SQFT	<i>75% Efficiency</i>
EXISTING BUILDING TOTAL GSF		6,190	GSF	<i>Gross Enclosed Area</i>
Garage Level -4		29,750	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Garage Level -3		29,750	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Garage Level -2		29,750	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Level -1		16,393	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Ground Floor		17,515	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Ground Floor - Plaza		1,329	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Ground Floor - Drive Aisle		3,276	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Level 1		21,060	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Level 2		20,355	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Main Roof		15,541	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Upper Roof		11,273	SQFT	<i>No Deducts for Shafts/Stairs/Etc.</i>
Site GSF		14,695	SQFT	<i>Alley & Sidewalk Area</i>
Building Footprint		22,702	SQFT	<i>Garage Ramp & Level -1 Floor Area</i>
Building Exterior Above Grade SF		49,829	SQFT	<i>GVSF Building Envelope</i>
Building Exterior Below Grade SF		31,860	SQFT	<i>GVSF Building Envelope</i>
NEW PARKING GARAGE TOTAL GSF		89,250	GSF	<i>Gross Enclosed Area</i>
Parking Stalls		208	EACH	
Parking GSF / Stall		429	SQFT	
Construction Duration - S & C		16	MNTH	<i>Approximate</i>

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A SUBSTRUCTURE				\$ 3,581,200	\$ -	\$ -	\$ 2,525,345	\$ -	\$ 6,106,545	\$ 81.07
A10 Foundations										
Foundations				-	-	-	-	-	-	-
Spread Footings 20' grid, 12x12x4	1,745	cyd	404.75	706,421	-	-	-	-	706,421	9.38
Continuous Footings, 6x4	735	cyd	409.57	301,119	-	-	-	-	301,119	4.00
Shear Wall Footings 15x6	841	cyd	355.31	298,748	-	-	-	-	298,748	3.97
Elevator Pits/Sumps	1	each	9,350.00	9,350	-	-	-	-	9,350	0.12
Misc walls, pilasters etc	22,702	sf	1.00	22,702	-	-	-	-	22,702	0.30
Site Dewatering	22,702	sf	2.00	45,404	-	-	-	-	45,404	0.60
Contaminated Material Disposal Allowance				-	-	-	-	-	<i>Excluded</i>	-
Slab-on-Grade, Level P4	29,750	sqft	5.84	-	-	-	173,813	-	173,813	2.31
Foundations Subtotal				\$ 1,383,744	\$ -	\$ -	\$ 173,813	\$ -	\$ 1,557,557	\$ 20.68
				\$ 18.37	\$ -	\$ -	\$ 1.95	\$ -	1,557,557	
A20 Basement Construction										
TESC Water Control System	12	mth	15,000.00	180,000	-	-	-	-	180,000	2.39
<i>Baker Tanks; Piping; Discharge Fees (Metro)</i>				-	-	-	-	-	-	-
Underpinning, Slant Drill and Jack @ Garage	9,975	sf	107.00	-	-	-	1,067,325	-	1,067,325	14.17
Underpinning, Slant Drill and Jack @ Bldg	8,379	sf	107.00	896,553	-	-	-	-	896,553	11.90
Shoring, Soldier Pile/Lagging @ Garage	9,350	sf	53.00	-	-	-	495,550	-	495,550	6.58
Shoring, Soldier Pile/Lagging @ Bldg	7,854	sf	53.00	416,262	-	-	-	-	416,262	5.53
Shotcrete Retaining Walls, Reinforced @ Garage	19,325	sf	17.75	-	-	-	342,964	-	342,964	4.55
Shotcrete Retaining Walls, Reinforced @ Bldg	16,233	sf	17.75	288,090	-	-	-	-	288,090	3.82
Mass Excavation @ Garage	24,241	bcy	17.00	-	-	-	412,093	-	412,093	5.47
Mass Excavation @ Bldg	23,139	bcy	17.00	393,361	-	-	-	-	393,361	5.22
Imported Fill @ Garage Ramp	1,200	bcy	28.00	-	-	-	33,600	-	33,600	0.45
Perimeter Drainage	773	lf	30.00	23,190	-	-	-	-	23,190	0.31
Basement Construction Subtotal				\$ 2,197,456	\$ -	\$ -	\$ 2,351,532	\$ -	\$ 4,548,988	\$ 60.39
				\$ 29.17	\$ -	\$ -	\$ 26.35	\$ -	4,548,988	
B SHELL				\$ 9,351,632	\$ -	\$ 25,000	\$ 2,943,039	\$ -	\$ 12,319,672	\$ 163.56
B10 Superstructure										
CIP Shear Walls @ Garage	6,942	sf	38.87	-	-	-	269,798	-	269,798	3.58
CIP Shear Walls @ Building	15,891	sf	38.83	616,993	-	-	-	-	616,993	8.19
CIP Columns, 2x2, Avg 20' grid				-	-	-	-	-	-	-
Garage Level -4	109	cyd	1,234.58	-	-	-	134,981	-	134,981	1.79
Garage Level -3	109	cyd	1,234.58	-	-	-	134,981	-	134,981	1.79
Garage Level -2	109	cyd	1,234.58	-	-	-	134,981	-	134,981	1.79

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Level -1	60	cyd	1,234.58	74,075	-	-	-	-	74,075	0.98
Ground Floor	85	cyd	1,234.58	105,351	-	-	-	-	105,351	1.40
Ground Floor Plaza	7	cyd	1,234.58	8,779	-	-	-	-	8,779	0.12
Ground Floor Drive Aisle	21	cyd	1,234.58	25,679	-	-	-	-	25,679	0.34
Level 1	134	cyd	1,234.58	165,489	-	-	-	-	165,489	2.20
Level 2	119	cyd	1,234.58	147,491	-	-	-	-	147,491	1.96
CIP Susp Slabs/Beams, 12", Mild Reinforced				-	-	-	-	-	-	-
Garage Level -4	29,750	sf	22.43				667,229		667,229	8.86
Garage Level -3	29,750	sf	22.43				667,229		667,229	8.86
Garage Level -2	29,750	sf	22.43				667,229		667,229	8.86
Level -1	16,393	sf	22.43	367,660					367,660	4.88
Ground Floor	17,515	sf	22.43	392,824					392,824	5.22
Ground Floor Plaza	1,329	sf	22.43	29,807					29,807	0.40
Ground Floor Drive Aisle	3,276	sf	26.45	86,644					86,644	1.15
Level 1	21,060	sf	22.43	472,331					472,331	6.27
Level 2	20,355	sf	22.43	456,519					456,519	6.06
Composite Slab, Steel @ 22#/SF w/COMD				-	-	-	-	-	-	-
Bridge	232	sf	78.67	18,252					18,252	0.24
Steel Framing @ 18#/SF w/Metal Roof Deck				-	-	-	-	-	-	-
Bridge Roof	232	sf	60.50	14,036					14,036	0.19
Steel Framing @ 15#/SF w/Metal Roof Deck				-	-	-	-	-	-	-
Main Roof Level - Lower Curved - Green Roof	15,541	sf	26.10	405,620					405,620	5.39
Main Roof Level - Flat Roof	11,273	sf	19.75	222,642					222,642	2.96
Misc Beams/Transfer Beam Allowance @ Garage	89,250	gsfs	0.50	-	-	-	44,625	-	44,625	0.59
Misc Beams/Transfer Beam Allowance @ Bldg	79,928	gsfs	0.50	39,964			-	-	39,964	0.53
Miscellaneous Steel @ Garage	89,250	gsfs	0.25	-	-	-	22,313	-	22,313	0.30
Miscellaneous Steel @ Bldg	79,928	gsfs	2.00	159,856			-	-	159,856	2.12
Misc. Bracing / Exhibit supports etc				-	-	-	-	-	-	-
Misc. Concrete @ Garage	89,250	gsfs	0.50	-	-	-	44,625	-	44,625	0.59
Misc. Concrete @ Bldg	79,928	gsfs	2.00	159,856			-	-	159,856	2.12
Misc. Walls, Curbs, Pads, Etc.				-	-	-	-	-	-	-
Allow for Structural Mods to Ex Bldg @ Bridge	1	ls	10,000.00	-	-	10,000	-	-	10,000	0.13
Superstructure Subtotal				\$ 3,969,866	\$ -	\$ 10,000	\$ 2,787,988	\$ -	\$ 6,767,855	\$ 89.85
				\$ 52.70	\$ -	\$ 1.62	\$ 31.24	\$ -	6,767,855	
B20 Exterior Closure				-	-	-	-	-	-	-
Exterior Wall Area - Building	49,829	ewsf		-	-	-	-	-	-	-
Exterior Finish Systems	30,140	efs		-	-	-	-	-	-	-
Metal Wall Panels, Flat Seam	996	sf	67.00	66,732					66,732	0.89

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Metal Panel Column Covers	162	sf	105.00	17,010	-	-	-	-	17,010	0.23
Metal Panel Fascias @ Curved Roofs	1,422	lf	65.00	92,430	-	-	-	-	92,430	1.23
Metal Panel Soffits	3,082	sf	78.00	240,396	-	-	-	-	240,396	3.19
Metal Panel Soffits, Curved	3,084	sf	88.00	271,392	-	-	-	-	271,392	3.60
Brick Veneer	14,460	sf	54.00	780,840	-	-	-	-	780,840	10.37
Brick Veneer Columns w/in CW System	2,883	sf	79.00	227,757	-	-	-	-	227,757	3.02
Precast Columns w/in CW System	1,289	sf	103.00	132,767	-	-	-	-	132,767	1.76
Precast Columns Proud of CW System	2,762	sf	92.00	254,104	-	-	-	-	254,104	3.37
<i>Includes Back-up Wall & Insulation</i>				-	-	-	-	-	-	-
Exterior Glazing Systems	19,689	egs		-	-	-	-	-	-	-
Curtain Wall incl Mullion Caps	15,810	sf	82.00	1,296,420	-	-	-	-	1,296,420	17.21
Clerestory System	2,433	sf	80.00	194,640	-	-	-	-	194,640	2.58
Operables @ Clerestory	2,433	sf	15.00	36,495	-	-	-	-	36,495	0.48
Punched Opening Allowance @ Brick	1,446	sf	45.00	65,070	-	-	-	-	65,070	0.86
Interior Finish to Exterior Walls				-	-	-	-	-	-	-
GWB, Painted @ Interior Face of Exterior	15,456	sf	3.75	57,960	-	-	-	-	57,960	0.77
Brick Veneer Columns w/in CW System	2,883	sf	74.00	213,342	-	-	-	-	213,342	2.83
Precast Columns w/in CW System	1,458	sf	94.00	137,052	-	-	-	-	137,052	1.82
Furred GWB, Painted @ Interior Face of Ret Walls	16,233	sf	6.25	101,456	-	-	-	-	101,456	1.35
Metal Louver Allowance	997	sf	65.00	64,778	-	-	-	-	64,778	0.86
Mech Screen Walls				-	-	-	-	-	Excluded	-
Exterior Doors				-	-	-	-	-	-	-
Lobby Entry Doors / Vestibule, Alum/Glass	2	ea	7,500.00	15,000	-	-	-	-	15,000	0.20
Exterior Access / Exit Doors, HM Doors/Frames	8	ea	2,277.97	18,224	-	-	-	-	18,224	0.24
Overhead Coiling Door @ Loading Dock	2	ea	8,500.00	17,000	-	-	-	-	17,000	0.23
Overhead Coiling Grille @ Garage Entry	1	ea	15,000.00	-	-	-	15,000	-	15,000	0.20
Building Insulation				-	-	-	-	-	-	-
Exterior Walls - Above Grade				-	-	-	-	-	Included	-
Exterior Walls - Below Grade @ Bldg	16,233	sf	3.00	48,699	-	-	-	-	48,699	0.65
Interior Walls @ Non-Conditioned @ Garage	7,140	sf	0.85	-	-	-	6,069	-	6,069	0.08
Garage Lid Insulation	16,393	sf	1.10	-	-	-	18,032	-	18,032	0.24
Plaza Horiz Insulation	1,329	sf	2.00	2,658	-	-	-	-	2,658	0.04
Drive Aisle Horiz Insulation	3,276	sf	2.00	6,552	-	-	-	-	6,552	0.09
<i>Included w/Curtainwall / Back-up Wall Systems</i>				-	-	-	-	-	-	-
Waterproofing @ Below Grade Walls @ Garage	19,325	sf	6.00	-	-	-	115,950	-	115,950	1.54
Waterproofing @ Below Grade Walls @ Bldg	16,233	sf	6.00	97,398	-	-	-	-	97,398	1.29
Expansion Joint Allowance, Vertical, Bridge	32	lf	150.00	4,800	-	-	-	-	4,800	0.06
Expansion Joint Allowance, Horizontal, Bridge	24	lf	150.00	3,600	-	-	-	-	3,600	0.05
Expansion Joint Allowance, Horizontal, Ex Bldg				-	-	-	-	-	Excluded	-

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Allow for Exterior Closure Mods to Ex Bldg @ Bridge	1	ls	15,000.00	-	-	15,000	-	-	15,000	0.20
Exterior Closure Subtotal				\$ 4,464,572	\$ -	\$ 15,000	\$ 155,051	\$ -	\$ 4,634,623	\$ 61.53
B30 Roofing				\$ 59.27	\$ -	\$ 2.42	\$ 1.74	\$ -	4,634,623	-
Roofing System				-	-	-	-	-	-	-
Membrane Roofing System				-	-	-	-	-	-	-
Bridge Roof	232	sf	35.00	8,120	-	-	-	-	8,120	0.11
Insulation, flashings, LEED capsheet, Temp Roof				-	-	-	-	-	-	-
Upper Flat Roof	11,273	sf	16.00	180,368	-	-	-	-	180,368	2.39
Insulation, flashings, LEED capsheet, Temp Roof				-	-	-	-	-	-	-
Lower Curved Roof	15,541	sf	19.00	295,279	-	-	-	-	295,279	3.92
Insulation, flashings, LEED capsheet, Temp Roof				-	-	-	-	-	-	-
Horizontal Waterproofing System incl Insulation				-	-	-	-	-	-	-
Alley Ways	8,379	sf	12.00	100,548	-	-	-	-	100,548	1.33
Plaza @ Grade	1,329	sf	12.00	15,948	-	-	-	-	15,948	0.21
Drive Aisle	3,276	sf	12.00	39,312	-	-	-	-	39,312	0.52
Balcony Area	446	sf	12.00	5,352	-	-	-	-	5,352	0.07
Precast Paver System	1,775	sf	21.00	37,275	-	-	-	-	37,275	0.49
Green Roof System, Mat System	15,541	sf	14.00	217,574	-	-	-	-	217,574	2.89
Roof Terrace Guardrails, Handrail Only	51	lf	45.00	2,295	-	-	-	-	2,295	0.03
Perimeter Coping/ Trim				-	-	-	-	-	-	-
Bridge Roof	38	lf	26.49	1,006	-	-	-	-	1,006	0.01
Flat Roof	533	lf	26.49	14,117	-	-	-	-	14,117	0.19
Roofing Subtotal				\$ 917,194	\$ -	\$ -	\$ -	\$ -	\$ 917,194	\$ 12.18
				\$ 12.18	\$ -	\$ -	\$ -	\$ -	917,194	-
C INTERIORS				\$ 1,613,955	\$ 5,246,920	\$ 352,100	\$ 203,725	\$ -	\$ 7,416,700	\$ 98.47
C10 Interior Construction				-	-	-	-	-	-	-
Interior Construction Allowances, Core/Shell	20,285	sf		-	-	-	-	-	-	-
Circulation @ 60%	12,171	sf	65.00	791,115	-	-	-	-	791,115	10.50
Building Maintenance Space @ 2%	406	sf	35.00	14,200	-	-	-	-	14,200	0.19
Building Services Spaces @ 8%	1,623	sf	35.00	56,798	-	-	-	-	56,798	0.75
Distributed Mech/Elec Rooms @ 10%	2,029	sf	35.00	70,998	-	-	-	-	70,998	0.94
Restrooms @ 20%	4,057	sf	85.00	344,845	-	-	-	-	344,845	4.58
Interior Construction Allowances, Garage	89,250	sf		-	-	-	-	-	-	-
Circulation @ 5% of total	4,463	sf	15.00	-	-	-	66,938	-	66,938	0.89
Parking Area @ 95% of total	84,788	sf	1.00	-	-	-	84,788	-	84,788	1.13

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<i>Interior Construction Allowances, TI</i>	56,492	sf		-	-	-	-	-	-	-
Service Providers				-	-	-	-	-	-	-
General Population incl Kitchen	11,360	sf	75.00	-	852,000	-	-	-	852,000	11.31
Music Rehearsal Rooms	1,770	sf	55.00	-	97,350	-	-	-	97,350	1.29
Worship Facilities	15,066	sf		-	-	-	-	-	-	-
Sanctuary A	6,180	sf	150.00	-	927,000	-	-	-	927,000	12.31
Sanctuary B	5,446	sf	150.00	-	816,900	-	-	-	816,900	10.85
Chapel	1,587	sf	175.00	-	277,725	-	-	-	277,725	3.69
Meditation Chapel	940	sf	175.00	-	164,500	-	-	-	164,500	2.18
Bride/Groom Rooms (2)	912	sf	75.00	-	-	68,400	-	-	68,400	0.91
Baptismal Pool/Font (atrium)	1	ls	50,000.00	-	50,000	-	-	-	50,000	0.66
Fellowship Facilities - Atrium	740	sf		-	-	-	-	-	-	-
Welcome Station w/Cloak Room	360	sf	90.00	-	32,400	-	-	-	32,400	0.43
Kitchenette	380	sf	175.00	-	66,500	-	-	-	66,500	0.88
Fellowship Facilities - Dining Hall	6,335	sf		-	-	-	-	-	-	-
Dining Hall	4,842	sf	55.00	-	266,310	-	-	-	266,310	3.54
Kitchen w/Storage	1,493	sf	475.00	-	709,175	-	-	-	709,175	9.42
Education Cluster	7,170	sf		-	-	-	-	-	-	-
Education Cluster	3,160	sf	75.00	-	237,000	-	-	-	237,000	3.15
Library	1,810	sf	100.00	-	181,000	-	-	-	181,000	2.40
Administrative Center	8,122	sf		-	-	-	-	-	-	-
Church Administration	6,772	sf	65.00	-	440,180	-	-	-	440,180	5.84
Nursery	1,350	sf	85.00	-	114,750	-	-	-	114,750	1.52
Tenant Space	12,492	sf		-	-	-	-	-	-	-
Tenant Office Space, Shell	600	sf	75.00	-	-	45,000	-	-	45,000	0.60
Youth	8,730	sf	5.73	-	-	50,000	-	-	50,000	0.66
Tenant Storefront Space, Shell	942	sf	15.00	-	14,130	-	-	-	14,130	0.19
Dentist Condo Space	2,220	sf	85.00	-	-	188,700	-	-	188,700	2.51
Interior Construction Subtotal				\$ 1,277,955	\$ 5,246,920	\$ 352,100	\$ 151,725	\$ -	\$ 7,028,700	\$ 93.31
				\$ 16.97	\$ 69.66	\$ 56.88	\$ 1.70	\$ -	\$ 1,781,780	

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C20 Stairs				-	-	-	-	-	-	-
<i>Stairs / Landings & Railings</i>				-	-	-	-	-	-	-
Feature Stairs @ Vertical Circulation	3	flgt	75,000.00	225,000	-	-	-	-	225,000	2.99
Fire Exit Stairs @ Garage	8	flgt	6,500.00	-	-	-	52,000	-	52,000	0.69
Fire Exit Stairs @ Bldg	16	flgt	6,500.00	104,000	-	-	-	-	104,000	1.38
Roof Access Ladder & Hatch	2	each	3,500.00	7,000	-	-	-	-	7,000	0.09
<i>Standard Exit Stair Systems</i>				-	-	-	-	-	-	-
Stairs Subtotal				\$ 336,000	\$ -	\$ -	\$ 52,000	\$ -	\$ 388,000	\$ 5.15
				\$ 4.46	\$ -	\$ -	\$ 0.58	\$ -	388,000	
C30 Interior Finishes				-	-	-	-	-	-	-
<i>Interior Finish Allowance, Core/Shell</i>				-	-	-	-	-	w/C10	-
<i>Interior Finish Allowance, TI</i>				-	-	-	-	-	w/C10	-
<i>Interior Finish Allowance, Garage</i>				-	-	-	-	-	w/C10	-
Interior Finishes Subtotal				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
D SERVICES				\$ 3,540,465	\$ -	\$ -	\$ 1,027,965	\$ -	\$ 4,568,429	\$ 60.65
D10 Conveying				-	-	-	-	-	-	-
<i>Elevators</i>				-	-	-	-	-	-	-
Passenger, Traction @ Garage	4	stp	36,000.00	-	-	-	144,000	-	144,000	
Passenger, Traction @ Bldg	8	stp	36,000.00	288,000	-	-	-	-	288,000	
<i>Includes Cab Finish; Embeds/Support</i>				-	-	-	-	-	-	-
Conveying Systems Subtotal				\$ 288,000	\$ -	\$ -	\$ 144,000	\$ -	\$ 432,000	\$ 5.74
				\$ 3.82	\$ -	\$ -	\$ 1.61	\$ -	432,000	
D20 Plumbing				-	-	-	-	-	-	-
<i>Plumbing Systems, Core/Shell</i>				-	-	-	-	-	-	-
Plumbing Fixtures and Piping @ Restrooms				-	-	-	-	-	w/C10	-
Plumbing Fixtures and Piping	75,323	gsf	0.25	18,831	-	-	-	-	18,831	0.25
Surface Water Drainage	89,250	gsf	0.50	-	-	-	44,625	-	44,625	0.59
Surface Water Drainage	22,702	gsf	3.75	85,133	-	-	-	-	85,133	1.13
Gas Systems	75,323	gsf	1.25	94,154	-	-	-	-	94,154	1.25
Foundation / Underslab Drainage	22,702	sf	1.00	-	-	-	22,702	-	22,702	-
<i>Plumbing Systems, TI</i>				-	-	-	-	-	w/C10	-
Plumbing Subtotal				\$ 198,117	\$ -	\$ -	\$ 67,327	\$ -	\$ 265,444	\$ 3.52
				\$ 2.63	\$ -	\$ -	\$ 0.75	\$ -	265,444	

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D30 HVAC				-	-	-	-	-	-	-
<i>HVAC Systems, Core/Shell Systems</i>				-	-	-	-	-	-	-
Heat Generation and Chilling	75,323	gsf	4.00	301,292	-	-	-	-	301,292	4.00
Thermal Storage and Circulation Pumps	75,323	gsf	0.60	45,194	-	-	-	-	45,194	0.60
Thermal Distribution and Return	75,323	gsf	5.50	414,277	-	-	-	-	414,277	5.50
Air Handling Equipment	75,323	gsf	5.25	395,446	-	-	-	-	395,446	5.25
Air Distrubution and Return	75,323	gsf	2.75	207,138	-	-	-	-	207,138	2.75
DDC Control System	75,323	gsf	1.00	75,323	-	-	-	-	75,323	1.00
Independent Exhaust Ventilation @ Bldg	75,323	gsf	0.50	37,662	-	-	-	-	37,662	0.50
Testing & Balancing @ Bldg	75,323	gsf	0.50	37,662	-	-	-	-	37,662	0.50
<i>HVAC Systems, Garage</i>				-	-	-	-	-	-	-
Independent Exhaust Ventilation @ Garage	89,250	gsf	1.75	-	-	-	156,188	-	156,188	2.07
Testing & Balancing @ Garage	89,250	gsf	0.15	-	-	-	13,388	-	13,388	0.18
<i>HVAC Systems, Core/Shell Program</i>				-	-	-	-	-	w/C10	-
<i>HVAC Systems, TI</i>				-	-	-	-	-	w/C10	-
				-	-	-	-	-	-	-
HVAC Subtotal				\$ 1,513,992	\$ -	\$ -	\$ 169,575	\$ -	\$ 1,683,567	\$ 22.35
				\$ 20.10	\$ -	\$ -	\$ 1.90	\$ -	1,683,567	-
D40 Fire Protection				-	-	-	-	-	-	-
<i>Fire Sprinkler Systems, Core Shell Systems</i>				-	-	-	-	-	-	-
Full Wet System @ Bldg	75,323	gsf	1.75	131,815	-	-	-	-	131,815	1.75
Dry System @ Garage	89,250	gsf	1.50	-	-	-	133,875	-	133,875	1.78
<i>Fire Sprinkler Systems, Core Shell Program</i>				-	-	-	-	-	w/C10	-
<i>Fire Sprinkler Systems, TI Systems</i>				-	-	-	-	-	w/C10	-
				-	-	-	-	-	-	-
Fire Protection Subtotal				\$ 131,815	\$ -	\$ -	\$ 133,875	\$ -	\$ 265,690	\$ 3.53
				\$ 1.75	\$ -	\$ -	\$ 1.50	\$ -	265,690	-
D50 Electrical				-	-	-	-	-	-	-
<i>Electrical Systems, Core/Shell</i>				-	-	-	-	-	-	-
Main Service and Distribution	75,323	sf	7.20	542,326	-	-	-	-	542,326	7.20
Emergency Power	75,323	sf	2.75	207,138	-	-	-	-	207,138	2.75
Machine and Equipment Power	75,323	sf	1.75	131,815	-	-	-	-	131,815	1.75
User Convenience Power	75,323	sf	0.75	56,492	-	-	-	-	56,492	0.75
Lighting	75,323	sf	1.75	131,815	-	-	-	-	131,815	1.75
Tele/Comm	75,323	sf	0.25	18,831	-	-	-	-	18,831	0.25
Fire Alarm	75,323	sf	1.25	94,154	-	-	-	-	94,154	1.25
Security System, Rough-in	75,323	sf	0.85	64,025	-	-	-	-	64,025	0.85
A/V System, Rough-in	75,323	sf	0.90	67,791	-	-	-	-	67,791	0.90
Temporary Electrical Systems	75,323	sf	1.25	94,154	-	-	-	-	94,154	1.25

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Electrical Systems, Garage	89,250	sf	5.75	-	-	-	513,188	-	513,188	6.81
Electrical Systems, Core/Shell Program				-	-	-	-	-	w/C10	-
Electrical Systems, TI				-	-	-	-	-	w/C10	-
Electrical Subtotal				\$ 1,408,540	\$ -	\$ -	\$ 513,188	\$ -	\$ 1,921,728	\$ 25.51
				\$ 18.70	\$ -	\$ -	\$ 5.75	\$ -	1,921,728	
E EQUIPMENT				\$ 195,389	\$ -	\$ -	\$ -	\$ -	\$ 195,389	\$ 2.59
E10 Equipment										
Equipment Systems				-	-	-	-	-	-	-
Window Washing Equipment	26,814	sf	1.50	40,221	-	-	-	-	40,221	0.53
Loading Dock Equipment	1	ls	7,500.00	7,500	-	-	-	-	7,500	0.10
Equipment Subtotal				\$ 47,721	\$ -	\$ -	\$ -	\$ -	\$ 47,721	\$ 0.63
				\$ 0.63	\$ -	\$ -	\$ -	\$ -	47,721	
E20 Furnishings										
Furnishing Systems				-	-	-	-	-	-	-
Exterior Window Shades @ 50% Openings	9,845	sf	15.00	147,668	-	-	-	-	147,668	-
Furnishings Subtotal				\$ 147,668	\$ -	\$ -	\$ -	\$ -	\$ 147,668	\$ 1.96
				\$ 1.96	\$ -	\$ -	\$ -	\$ -	147,668	
F SPECIAL CONSTRUCTION & DEMOLITION				\$ -	\$ -	\$ 13,500	\$ -	\$ -	\$ 13,500	\$ 0.18
F10 Special Construction										
Organ Refurbishment Allowance				-	-	-	-	-	Excluded	-
Special Construction Subtotal				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
F20 Selective Building Demolition										
Selective Demolition of Existing Bldg Spaces				-	-	-	-	-	-	-
Structural Demolition to Facilitate Bridge	1	ls	3,500.00	-	-	3,500	-	-	3,500	-
Exterior Closure Demolition to Facilitate Bridge	1	ls	10,000.00	-	-	10,000	-	-	10,000	-
Special Construction Subtotal				\$ -	\$ -	\$ 13,500	\$ -	\$ -	\$ 13,500	\$ 0.18
				\$ -	\$ -	\$ 2.18	\$ -	\$ -	13,500	

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G SITEWORK				\$ -	\$ -	\$ -	\$ -	\$ 1,028,898	\$ 1,028,898	\$ 13.66
G10 Site Preparation										
<i>Building Demolition</i>				-	-	-	-	-	-	-
<i>Existing Structure Demo Allowance</i>				-	-	-	-	-	-	-
Stick Framed Houses, Conc Basement (3)	12,284	gsf	6.00	-	-	-	-	73,704	73,704	-
<i>Site Demolition</i>				-	-	-	-	-	-	-
Existing Site Hardscape Demo incl Ret Walls	30,780	sf	1.00	-	-	-	-	30,780	30,780	0.41
Existing COS Sidewalk Demo	4,560	sf	2.00	-	-	-	-	9,120	9,120	0.12
Existing Site Softscape Demo	1,620	sf	0.35	-	-	-	-	567	567	0.01
Hazardous Material Remediation				-	-	-	-	-	<i>Excluded</i>	-
Site Preparation Subtotal				\$ -	\$ -	\$ -	\$ -	\$ 114,171	\$ 114,171	\$ 1.52
				\$ -	\$ -	\$ -	\$ -	\$ 7.77	114,171	-
G20 Site Improvements										
<i>Building Site (incl footprint/excl COS sidewalk)</i>	14,695	sf		-	-	-	-	-	-	-
<i>Paving / Hardscape</i>										
COS Sidewalk	6,316	sf	12.00	-	-	-	-	75,792	75,792	1.01
Alleyway Paving	8,379	sf	15.00	-	-	-	-	125,685	125,685	1.67
Plaza Paving	1,329	sf	18.00	-	-	-	-	23,922	23,922	0.32
Misc. Planter/Transition Walls	1,329	sf	5.00	-	-	-	-	6,645	6,645	0.09
<i>Site / Planter Walls, Bollards, Etc.</i>				-	-	-	-	-	-	-
<i>Landscaping & Irrigation</i>										
Plaza Landscaping	1,329	sf	11.00	-	-	-	-	14,619	14,619	0.19
COS Sidewalk Trees w/Grates	15	ea	1,000.00	-	-	-	-	15,000	15,000	0.20
Site Improvements Subtotal				\$ -	\$ -	\$ -	\$ -	\$ 261,663	\$ 261,663	\$ 3.47
				\$ -	\$ -	\$ -	\$ -	\$ 17.81	261,663	-
G30 Site Civil & Mechanical Utilities										
<i>Relocate / Demo Existing</i>										
Misc. Utility Relocate / Demo Allowance	1	ls	15,000.00	-	-	-	-	15,000	15,000	0.20
<i>Water System</i>										
Water Service Building Connection	1	ls	35,000.00	-	-	-	-	35,000	35,000	0.46
Meter Allowance - Domestic / Fire Service		ea		-	-	-	-	-	<i>By Owner</i>	-
<i>Sanitary System</i>										
Existing Sanitary Demolition/Relocate	1	ls	30,000.00	-	-	-	-	30,000	30,000	0.40
Sanitary Sewer Connection	1	ea	35,000.00	-	-	-	-	35,000	35,000	0.46
<i>Storm System</i>										
Storm Sewer Connection	1	ea	25,000.00	-	-	-	-	25,000	25,000	0.33
Storm Detention Structures	1	ls	150,000.00	-	-	-	-	150,000	150,000	1.99

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Site Drainage	14,695	sf	0.75	-	-	-	-	11,021	11,021	0.15
Site Civil & Mechanical Utilities Subtotal				\$ -	\$ -	\$ -	\$ -	\$ 301,021	\$ 301,021	\$ 4.00
G40 Site Electrical Utilities								\$ 20.48	301,021	
<i>Electrical System</i>										
Building Connection	1	ls	150,000.00	-	-	-	-	150,000	150,000	1.99
<i>Raceways & Vaults</i>										
Remove/Relocate Existing Poles	1	ls	100,000.00	-	-	-	-	100,000	100,000	1.33
Cut/Cap Existing Service @ Alley	1	ls	10,000.00	-	-	-	-	10,000	10,000	0.13
Re-Feed U Cong Building	1	ls	40,000.00	-	-	-	-	40,000	40,000	0.53
<i>Communications Systems</i>										
Building Entrance - Raceways / Conduit	1	ls	30,000.00	-	-	-	-	30,000	30,000	0.40
Site Lighting & Power	14,695	sf	1.50	-	-	-	-	22,043	22,043	0.29
<i>Landscape; Plaza; Pathway</i>										
Site Electrical Utilities Subtotal				\$ -	\$ -	\$ -	\$ -	\$ 352,043	\$ 352,043	\$ 4.67
				\$ -	\$ -	\$ -	\$ -	\$ 23.96	352,043	
Z GENERAL				\$ 2,790,498	\$ 800,170	\$ 48,353	\$ 1,320,288	\$ 127,369	\$ 5,086,678	\$ 67.53
Z10 General Requirements										
General Requirements				2,193,917	629,630	46,872	804,009	123,468	3,797,896	50.42
Hoisting				-	-	-	-	-	-	-
Core/Shell	75,323	gsf	7.00	527,261	-	-	-	-	527,261	7.00
TI	75,323	gsf	2.00	-	150,646	-	-	-	150,646	2.00
Garage	89,250	gsf	5.50	-	-	-	490,875	-	490,875	6.52
<i>Preconstruction Services</i>										
GC Preconstruction	6	mn	20,000.00	69,320	19,894	1,481	25,404	3,901	120,000	1.59
General Requirements Subtotal				\$ 2,790,498	\$ 800,170	\$ 48,353	\$ 1,320,288	\$ 127,369	\$ 5,086,678	\$ 67.53
				\$ 37.05	\$ 10.62	\$ 7.81	\$ 14.79	\$ 8.67	4,286,507	

General Clarifications & Assumptions

1	Washington State Sales Tax is excluded.
2	Design / Estimating Contingency is included at 5% of estimated direct construction cost.
3	A 2% construction contingency is included.
4	Removal and disposal of hazardous waste is excluded.
5	The estimate is priced based on a January 2013 construction start date. Escalation beyond this date is not included.
6	The building is based on 177,035 gross square feet.
7	Monthly construction power consumption bills are by the Owner.
8	Construction duration is based on a 16 month schedule.

Foundations, Substructure, & Structure

1	Estimate assumes standard spread footings based upon a 20' structural grid with a continuous perimeter footing.
2	A mat footing is included at concrete shear walls. Shear walls are assumed to be 12" thick. It is assumed that 1 lineal foot of shear wall exists for every 90 square feet of footprint.
3	Slab-on-Grade is based on a 5" slab with vapor barrier and a capillary break.
4	Building perimeter and interior foundation drains are included.
5	Shoring with miradrain and bentonite waterproofing is included at the garage and building retaining walls.
6	Perimeter shotcrete foundation walls are assumed to be 12" thick.
7	Garage horizontal structure is concrete suspended slabs and beams.
8	Building horizontal structure is assumed to be concrete suspended slabs and beams up to Level 2 while the roof structure is assumed to be structural steel framing with metal deck.
9	The Skybridge is assumed to be steel framed with concrete over metal deck floor structure and steel framed and metal deck roofing.
10	Miscellaneous transfer beam, steel and concrete allowances have been made.
11	An allowance of \$10,000 has been made for modifications to the existing University Congregational structure to facilitate the skybridge installation.
12	Sprayed on fireproofing is excluded at all structural steel members.

Exterior Enclosure & Roofing

1	The exterior closure systems are based upon OKA's sketchup model dated 5/24 and discussions with the design team.
2	Metal panels are assumed to be primarily flat seam, insulated aluminum panels.
3	Brick veneer is assumed to be a standard face brick veneer.
4	Precast concrete panels are assumed to be natural color precast panels with chamfered corners.
5	Curtain wall systems along the west and south facades include T-shaped mullion caps as shown on the sketchup model. The system itself is based upon standard, off-the-shelf curtain wall systems with double glazing and a U value no lower than 0.40.
6	A metal louver allowance has been included assuming 2% of the entire finished wall system to be some form of pre-finished, fixed metal louvers
7	Allowances have been included for expansion joints with covers at the connection between the new and existing buildings at the skybridge.
8	An allowance of \$15,000 has been made for modifications to the existing University Congregational exterior closure to facilitate the skybridge installation.
9	The roofing is based on a membrane roofing system with a temporary construction roof and walk pads around the perimeter of the roof.
10	A hydrotech type horizontal waterproofing system has been included at all green roofs and paver systems.
11	Pedestal pavers are assumed to be standard 24"x24" tile with off-the-shelf pedestal system.
12	Green roofing is assumed to be a non-irrigated, mat system.

Interior Build-Out

1	Non-programmed areas in the building are assumed to be 60% circulation spaces, 2% building maintenance areas, 8% building services spaces, 10% distributed mechanical and electrical rooms and 20% restroom spaces.
2	Program areas in the garage are assumed to be 95% parking and 5% circulation.
3	Allowances for build out of the program areas have been included on a \$/sf basis and include interior partitions, interior doors, interior glazing, interior finishes, distributed fire sprinkler systems outside of the risers, applicable plumbing systems, mechanical systems associated with medium and low pressure air and thermal distribution and associated controls and electrical user convenience power, data/comm systems, lighting including controls and fire alarm.
4	Allowances have been made for a 3-story feature stair near the building main entry.
5	We have included 16 flights of metal pan concrete filled exit stairs at the building.
6	We have included 8 flights of metal pan concrete filled exit stairs at the garage.

Conveying

1	We have included 2 traction elevators with 4 stops at the garage over 2 levels and 8 stops at the building over 4 levels.
2	No provisions have been made to extend the elevator to the roof.

Mechanical

1	Plumbing systems are typical core and shell scope and include main building connections, surface water drainage at building exterior horizontal surfaces and interior garage surfaces, gas distribution piping and foundation/underslab drainage. See interior build out above for program related plumbing scope.
2	Mechanical systems are typical core and shell scope and include primary heat generation and chilling equipment, thermal storage and circulation pumps, primary air handling equipment, main thermal and high pressure air distribution, main DDC control systems and independent exhaust ventilation. See interior build out above for program related mechanical scope.
3	Fire protection includes typical core and shell scope at the building with full wet system main risers while the garage includes the entire dry system. See interior build out above for program related mechanical scope at the building.

Electrical

1	Electrical systems are typical core and shell scope and include main power service and distribution, emergency power, machine and equipment power, distribution to panelboards servicing program related scope mentioned in the interior build out scope above, security system rough-in, A/V system rough-in and temporary electrical systems during construction activities. See interior build out above for program related electrical scope.
2	An allowance of \$150,000 is included for SCL connection fees.
3	An allowance of \$100,000 is included for removing and relocating existing power poles.
4	An allowance of \$40,000 is included for reconnecting power to the University Congregational Building.
5	An allowance of \$1.50/sf of site development is included for site lighting.
6	An allowance of \$30,000 in included for a communications raceways and conduit.

Equipment

1	Allowances have been made for window washing roof davits.
2	An allowance for loading dock equipment including one leveler and one set of bumpers has been included.
3	Mecho shades are included at the perimeter windows over 50% of the entire exterior glazing area.
4	Interior relite blinds are excluded.
5	New or Existing organ refurbishment and installation has been excluded.

Sitework

1	Selective demolition to facilitate the connection of the existing and new buildings has been included.
2	Existing building and site development demolition has been included.
3	Hazardous material abatement has been excluded.
4	Site improvements include a new City of Seattle sidewalk incl trees with grates, new alleyway asphalt paving, and new entry plaza paving and landscaping including an allowance for CIP concrete planter and transition walls.
5	An allowance of \$15,000 has been included for miscellaneous existing utility relocations and demolition.
6	An allowance of \$35,000 has been included for new water service.
7	Water metering has been excluded.
8	An allowance of \$30,000 has been included for existing sanitary relocations and demolition.
9	An allowance of \$35,000 has been included for a new sanitary system connection.
10	An allowance of \$25,000 has been included for a new storm system connection.
11	An allowance of \$150,000 has been included for storm detention structures.
12	Allowances have been included for miscellaneous site drainage at new site development areas.

General Conditions & Hoisting

1	General conditions are based on a 16 month construction schedule.
2	Hoisting is based on the use of a tower crane for 8 months and a manlift for 6 months.
2	Preconstruction services fees have been included.
4	All required supervision, safety and site requirements are included for a complete project.

Item	In Estimate	By Owner	Remarks
Site Investigation			
Existing Neighborhood Conditions Survey		X	
Geotechnical Soils Report		X	
Asbestos & Hazardous Material Report		X	
Design & Consulting Fees (Including Construction Administration)			
Architectural Design Fees		X	
Structural Engineering Fees		X	
Structural Engineering for Const Equipment	X		Design of crane/manlift foundations, block-out's in building for cranes/manlifts, temporary shoring for steel erection
Civil Engineering & Existing Conditions Survey		X	
Landscaping & Irrigation		X	
Curtainwall Consultants		X	
Acoustical Consultant		X	
Elevator Consultant		X	
Shoring Consultant		X	
Mechanical Engineering & Consulting		X	
Curtainwall Design & Engineering		X	
Mechanical Engineering Peer Review		X	
Seattle City Light Rebate Coordination	X		Sellen, Mechanical & Electrical Subcontractors will coordinate
Electrical Engineering & Consulting		X	
Street Lighting & Signalization		X	
Temporary Power Design	X		Temporary power design fees are in Sellen's estimate
Waterproofing & Roofing Consultant		X	
Traffic Consultant		X	
Contractor Preconstruction Fees	X		
Sustainability Documentatation & Registration Fees		X	
Permit Cost			
Development or mitigation fees		X	
General Building Permit Fees		X	Includes building and clear & grade etc
Demolition Permits		X	
Shoring Permit Fees		X	
Street Use Permits & Use Fees	X		
Shoring Bond		X	
Mechanical Plan Check & Permit Fees	X		
Fire Protection Plan Check & Permit Fees	X		
Electrical Plan Check & Permit Fees	X		
Testing and Inspection			
Geotech inspection		X	
Noise & Vibration Monitoring		X	
Structural Inspection - concrete, steel & fireproofing		X	
Curtainwall Performance Test		X	
On site Curtainwall Testing Fees		X	Cost for third party inspection
Testing and Inspection Continued			
Curtainwall "u" value Testing	X		NFRC testing is included
Functional and start up testing	X		Mechanical subcontractor will witness and provide report
Inspector overtime		X	
Commissioning Agent		X	Cost for third party commissioning agent
Utility Connection Fees			
Seattle City Light Design & Installation	X		Allowance of \$250,000.00 is included
Seattle City Light Design & Installation - Temp Power	X		Temporary construction power connection costs are in the estimate
Monthly Temporary Power Consumption Fees		X	
Street Lighting		X	
Seattle Water Department		X	Allowance of \$35,000.00 is included

Item	In Estimate	By Owner	Remarks
Steam Connection		X	
Telephone Connections		X	<i>Raceway system and cabling is included. Hardware by Owner's vendor</i>
Telephone Equipment & Hardware		X	
Data & Telephone Cabling	X		
Gas service	X		
Utility As Built's by Licensed Surveyor		X	
FF&E			
Security System	X		
Building Signage		X	
Interior Room ID Signage		X	
Window Blinds	X		
Furnishings		X	
Site Furniture		X	
Trash Compactor/Recycling Equipment		X	
Post Occupancy			
Post Occupancy Permits		X	<i>Operating permits by Owner</i>
Elevator Subcontractors Warranty Maintenance		X	<i>Amounts assigned to Owner</i>
Maintenance of Building Systems		X	
Contractor's One Year Warranty	X		
Licensed Surveyor - As Built's		X	<i>Established property corners, ALTA Survey</i>
Scope of Work			
Off site improvements	X		
Traffic Signalization		X	
Asbestos Abatement		X	
Hazardous Waste/Contaminated Soil Removal		X	
Licensed Surveyor - Shoring Monitoring	X		
Monthly Electrical Usage Costs		X	<i>Including temporary power bills during construction</i>
Sellen Job Office Rent/Utility Costs	X		
Staff Parking Fees/Carpool Parking Program Fees		X	<i>Not Required</i>
Water/Steam Usage Costs during construction		X	
Progress Photos, Website and Webcam	X		<i>Monthly aerial photos or webcam</i>
Final Cleaning	X		<i>One final cleaning is included</i>
Window Cleaning	X		<i>Exterior and interior window cleaning is included</i>
Printing Contract Documents & Approved Shop Drawings		X	
Insurance, Bonds, & Taxes			
Washington State Sales Tax		X	
Builder's Risk Insurance		X	
Change Order Contingency		X	
Payment & Performance Bond - General Contractor		X	<i>Cost reimbursed by Owner if required.</i>
Payment & Performance Bond - Subcontractors		X	
E & O Insurance Premiums		X	<i>Except for design build subcontractors</i>