

BHS / BTC 2025

Total Project Cost Estimate

01/12/23

| CONSTRUCTION COSTS | Estimated Cost | Notes |
|-------------------------------|-----------------------|--|
| Building Construction | \$112,870,070 | |
| Sitework | \$11,275,233 | |
| Estimating Contingency | \$3,724,359 | 3% of building/site construction cost |
| Construction/CM Contingency | \$1,662,306 | 1.3% building/site cost + estimating contingency |
| Escalation Contingency | \$4,533,619 | 3.50% |
| Sub Default Insurance | \$1,742,853 | |
| General Conditions | \$4,732,100 | |
| Liability Insurance | \$1,164,500 | |
| CM Bond | \$570,000 | |
| CM Fee | \$2,100,000 | |
| TOTAL ALL CONSTRUCTION | \$144,375,039 | |

| PROJECT COSTS (SOFT COSTS) | Estimated Cost | Notes |
|---|-----------------------|--------------------------------|
| Design Fees & Reimbursable Expenses | \$8,267,754 | |
| Permit Costs | \$254,567 | |
| Misc. Owner Soft Costs (project management, owner consultants, cost estimator, legal & accounting, utilities, etc.) | \$2,602,625 | |
| Commissioning | \$200,025 | |
| Fixtures, Furnishings, Equipment | \$3,482,975 | |
| Signage | \$85,000 | |
| Project Closeout Costs (moving costs, artwork/marketing displays, LEED certification, etc.) | \$401,625 | |
| Owner Contingency - Design & Construction | \$14,437,504 | 10% of total construction cost |
| TOTAL PROJECT COSTS | \$29,732,075 | |

| ENVIRONMENTAL COSTS | Estimated Cost | Notes |
|--|-----------------------|--------------|
| Building Abatement & Demo with Alternates | \$11,439,895 | |
| 6,000 CY Soil Disposal (Alternate #1) | \$811,289 | |
| PCB < 1 ppm and development soils. | \$700,000 | |
| Truck Wash Station Movement (Alternate #2) | \$38,448 | |
| Consulting | \$1,300,000 | |
| Contingency | \$1,428,963 | 10% |
| TOTAL ENVIRONMENTAL COSTS | \$15,718,595 | |

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|---------------------------|----------------------|
| TOTAL PROJECT COST | \$189,825,710 |
|---------------------------|----------------------|