

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	

TOTAL PROJECT COST	\$189,825,710
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