



**Opinion of Cost Summary - Option 1**

	Square Footage	\$/unit	Cost	COMMENTS
<b>New building</b>				
Building construction	35,387	\$ 625	\$ 22,116,875	Includes sitework, FF&E, General Conditions and Overhead
Owner's contingency		2.0%	\$ 442,338	
GC contingency		2.0%	\$ 442,338	
Escalation		7.0%	\$ 1,548,181	
<b>Subtotal</b>			<b>\$ 24,549,731</b>	
Soft Costs		8%	\$ 1,963,979	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.
Moving Utilities Underground			\$ 350,000	
<b>Total of New Building</b>			<b>\$ 26,863,710</b>	
<b>Renovation of Existing building</b>				
Interior Office Renovation	66,063	\$ 160	\$ 10,570,080	Includes Interior Renovation of office spaces. Does not include existing restrooms, stairs and elevators.
Exterior renovation			\$ 2,640,000	
Owner's contingency		2.0%	\$ 264,202	
GC contingency		2.0%	\$ 264,202	
Escalation		10.5%	\$ 1,387,058	
<b>Subtotal</b>			<b>\$ 15,125,542</b>	
Soft Costs		8%	\$ 1,210,043	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.
<b>Total of Renovation</b>			<b>\$ 16,335,585</b>	
<b>Total</b>			<b>\$ 43,199,295</b>	



**Opinion of Cost Summary - Option 2**

	Square Footage	\$/unit	Cost	COMMENTS
<b>New building</b>				
Building construction	41,679	\$ 625	\$ 26,049,375	Includes sitework, FF&E, General Conditions and Overhead
Owner's contingency		2.0%	\$ 520,988	
GC contingency		2.0%	\$ 520,988	
Escalation		7.0%	\$ 1,823,456	
<b>Subtotal</b>			<b>\$ 28,914,806</b>	
Soft Costs		8%	\$ 2,313,185	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.
Moving Utilities Underground			\$ 350,000	
<b>Total of New Building</b>			<b>\$ 31,577,991</b>	
<b>Renovation of Existing building</b>				
Interior Office Renovation	66,063	\$ 160	\$ 10,570,080	Includes Interior Renovation of office spaces. Does not include exterior work.
Owner's contingency		2.0%	\$ 211,402	
GC contingency		2.0%	\$ 211,402	
Escalation		12.5%	\$ 1,321,260	
<b>Subtotal</b>			<b>\$ 12,314,143</b>	
Soft Costs		8%	\$ 985,131	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.
<b>Total of Renovation</b>			<b>\$ 13,299,275</b>	
<b>Total</b>			<b>\$ 44,877,265</b>	



**Opinion of Cost Summary - Option 3**

	Square Footage	\$/unit	Cost	COMMENTS
<b>New building</b>				
Building construction	103,633	\$ 625	\$ 64,770,625	Includes sitework, FF&E, General Conditions and Overhead
Owner's contingency		2.0%	\$ 1,295,413	
GC contingency		2.0%	\$ 1,295,413	
Escalation		4.5%	\$ 2,914,678	
<b>Subtotal</b>			<b>\$ 70,276,128</b>	
Soft Costs		8%	\$ 5,622,090	Architect fees, CM Pre-Construction fees, Etc. Does not include City's fees.
Moving Utilities Underground			\$ 350,000	
<b>Total</b>			<b>\$ 76,248,218</b>	