

**EXECUTIVE SUMMARY**

Construction Costs:				Total Cost
<b>New Addition</b>				
Pre-K Addition	5,800	gsf	\$374.48	\$2,172,000
Addition	26,800	gsf	\$309.07	\$8,283,000
<b>Subtotal New Addition:</b>	<b>32,600</b>	<b>gsf</b>	<b>\$320.71</b>	<b>\$10,455,000</b>
<b>Renovations &amp; Demo</b>				
Core & Shell Reno	94,500	gsf	\$121.07	\$11,441,000
Pre-K Reno	9,800	gsf	\$255.31	\$2,502,000
Renovation Fitout	84,700	gsf	\$142.80	\$12,095,000
<b>Subtotal Renovations:</b>	<b>94,500</b>	<b>gsf</b>	<b>\$275.53</b>	<b>\$26,038,000</b>
<b>Pre-K Construction Breakout</b>				
Pre-K Demo & Abatement	17,210	gsf	\$35.10	\$604,000
Pre-K Addition	5,800	gsf	\$374.48	\$2,172,000
Pre-K Renovation	9,800	gsf	\$193.67	\$1,898,000
<b>Subtotal Pre-K Construction:</b>	<b>15,600</b>	<b>gsf</b>	<b>\$299.62</b>	<b>\$4,674,000</b>
<b>Subtotal Building Costs:</b>	<b>127,100</b>	<b>gsf</b>	<b>\$287.12</b>	<b>\$36,493,000</b>
Sitework	422,000	ssf	\$9.82	\$4,142,000
Temporary Classrooms for Phasing	7,400	gsf	\$109.32	\$809,000
<b>Subtotal Construction Costs:</b>	<b>127,100</b>	<b>gsf</b>	<b>\$326.07</b>	<b>\$41,444,000</b>
<b>Other "Soft" Costs</b>				
Land Acquisition	<<not required>>			\$0
Phase 1 Assessment	1	ls	\$10,000	\$10,000
Phase 2 Assessment	1	ls	\$40,000	\$40,000
Architectural/Engineering Fees	41,494,000	\$\$	6.77%	\$2,805,000
Third Party Structural Review	1	ls	\$20,000	\$20,000
Reimbursable Expenses	<<w/ above>>			\$0
Tech/Security Consultant	<<w/ above>>			\$0
Property Survey	<<w/ above>>			\$0
Geotechnical Investigation	<<w/ above>>			\$0
Test Borings Contractor	<<w/ above>>			\$0
CM Schematic Estimate Compensation	1	ls	\$70,000	\$70,000
CM Preconstruction Compensation Through CDs	1	ls	\$232,000	\$232,000
Haz Mat'l Hygenist & Reporting	12	mns	\$21,000	\$252,000
Traffic Study	1	ls	\$20,000	\$20,000
Commissioning Agent	1	ls	\$130,000	\$130,000
Independent Material Testing	41,444,000	\$\$	0.5%	\$207,000
Special Inspections	<<w/ above>>			\$0
Equipment: Computer / Software	<<see below>>			\$0
Security Equipment Head End Equipment	<<w/ construction costs>>			\$0
Telephone & Data Equipment	1	ls	\$420,000	\$420,000
Furniture, Fixtures, & Equipment	880	stds	\$2,000	\$1,760,000
Assumed Credit for Existing to Remain	(580)	stds	\$2,000	Net 12 classrms (\$1,160,000)
Playground Equipment (PreK, K, & 1&2)	3	ea	\$75,000	\$225,000
Builder's Risk Insurance	41,444,000	\$\$	0.40%	\$166,000
Utility Company Charges	127,100	gsf	\$1.00	\$127,000
State Ed. Permit Fee (\$0.26 / \$1,000)	41,444,000	\$\$	0.026%	\$11,000
Local Drawing Review	2	mns	\$15,000	\$30,000
Financing Costs	<<not required>>			\$0
Owner Administrative Costs	1	ls	\$30,000	\$30,000
Moving Cost	1	ls	\$50,000	\$50,000
Attorney Fees	1	ls	\$25,000	\$25,000
Security Guard for Monitoring Construction	111	wks	\$1,200	<<Alternate>>
Project Contingency	41,444,000	\$\$	7.5%	\$3,108,000
<b>Subtotal Other "Soft" Costs:</b>	<b>127,100</b>	<b>gsf</b>	<b>\$67.49</b>	<b>20.70%</b> <b>\$8,578,000</b>
<b>Total Project Costs:</b>	<b>127,100</b>	<b>gsf</b>	<b>\$393.56</b>	<b>\$50,022,000</b>
Assumed State Reimbursement				-12.25% (\$6,128,000)
<b>Total Project Less State Reimbursement:</b>				<b>\$43,894,000</b>