

BHS / BTC 2025

Total Project Cost Estimate

06/01/23

| <b>CONSTRUCTION COSTS</b>     | <b>Estimated Cost</b> | <b>Notes</b>                                     |
|-------------------------------|-----------------------|--|
| Building Construction         | \$118,369,081         |  |
| Sitework                      | \$14,024,947          |  |
| Estimating Contingency        | \$1,709,063           |  |
| Construction/CM Contingency   | \$1,743,340           | 1.3% building/site cost + estimating contingency |
| Escalation Contingency        | \$1,324,430           |  |
| Sub Default Insurance         | \$1,783,221           |  |
| General Conditions            | \$4,732,100           |  |
| Liability Insurance           | \$1,400,081           |  |
| CM Bond                       | \$818,273             |  |
| CM Fee                        | \$2,243,928           |  |
| <b>TOTAL ALL CONSTRUCTION</b> | <b>\$148,148,464</b>  |  |

| <b>PROJECT SOFT COSTS</b>   | <b>Estimated Cost</b> | <b>Notes</b>                   |
|---|-----------------------|--------------------------------|
| Design Fees & Reimbursable Expenses   | \$8,440,200           |                                |
| Permit Costs  | \$269,940             |                                |
| Misc. Owner Soft Costs (project management, owner consultants, cost estimator, legal & accounting, utilities, etc.) | \$2,603,067           |                                |
| Commissioning   | \$200,025             |                                |
| Fixtures, Furnishings, Equipment  | \$2,967,975           |                                |
| Signage   | \$0                   | Carried in construction budget |
| Project Closeout Costs (artwork/marketing displays, LEED certification, etc.)                                       | \$15,000              |                                |
| Owner Contingency - Design & Construction   | \$11,851,877          | 8% of total construction cost  |
| <b>TOTAL PROJECT SOFT COSTS</b>   | <b>\$26,348,084</b>   |                                |

| <b>ENVIRONMENTAL COSTS</b>                   | <b>Estimated Cost</b> | <b>Notes</b> |
|--|-----------------------|--------------|
| Building Abatement & Demo with Change Orders | \$12,121,031          |              |
| Soil Handling/Disposal                       | \$2,146,826           |              |
| Consulting and Monitoring                    | \$1,148,600           |              |
| Contingency                                  | \$1,233,317           | 8%           |
| <b>TOTAL ENVIRONMENTAL COSTS</b>             | <b>\$16,649,774</b>   |              |

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|---------------------------|----------------------|
| <b>TOTAL PROJECT COST</b> | <b>\$191,146,322</b> |
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|   |                    |
|---|--------------------|
| <b>Savings from Design Changes to Improve Project Performance and Reduce Cost</b> | <b>\$1,012,586</b> |
|---|--------------------|

|  |                      |
|--|----------------------|
| <b>TOTAL PROJECT COST AFTER INCLUDING DESIGN CHANGES</b> | <b>\$190,133,736</b> |
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|                            |               |
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| Identified Funding Sources | -\$25,000,000 |
|----------------------------|---------------|

|                             |                      |
|-----------------------------|----------------------|
| <b>REQUIRED BOND AMOUNT</b> | <b>\$165,133,736</b> |
|-----------------------------|----------------------|