



Engineer's Estimate of Probable Construction Costs

Ground Floor Sq. Ft. =	58,025	sf	No. Levels =	7
Elevated Area Sq. Ft. =	314,885	sf	No. Spaces =	1,137
Total Area =	372,910	sf	Efficiency =	328

Div.	Item	Unit	Unit Cost	Qty.	Cost	Cost/SF
02	Site Work and Utilities	SF	\$ 25.00	58,025	\$ 1,450,625	\$ 3.89
	Demolition	LS	\$ 500,000	1	\$ 500,000	\$ 1.34
03	Special Foundations	SF	\$ 9.50	58,025	\$ 551,238	\$ 1.48
	Foundations and Retaining Walls	SF	\$ 30.00	58,025	\$ 1,740,750	\$ 4.67
	Concrete Slab-on-Grade	SF	\$ 8.50	58,025	\$ 493,213	\$ 1.32
	Precast Structure	SF	\$ 32.00	314,885	\$ 10,076,320	\$ 27.02
04	CMU Walls	SF	\$ 0.25	372,910	\$ 93,228	\$ 0.25
05	Stair Railings	EA	\$ 40,000	3	\$ 120,000	\$ 0.32
	Misc. Metals	SF	\$ 0.40	372,910	\$ 149,164	\$ 0.40
	Architectural Screening, Storefront	LS	\$ 3,000,000	1	\$ 3,000,000	\$ 8.04
07	Waterproofing	LS	\$ 238,645	1	\$ 238,645	\$ 0.64
09	Striping	Space	\$ 35.00	1,137	\$ 39,795	\$ 0.11
	Misc. Painting	SF	\$ 0.25	314,885	\$ 78,721	\$ 0.21
10	Signage	SF	\$ 0.15	372,910	\$ 55,937	\$ 0.15
11	Access Controls	Lane	\$ 50,000	6	\$ 300,000	\$ 0.80
	Security Allowance	LS	\$ 150,000	1	\$ 150,000	\$ 0.40
	Electric Vehicle Charging Stations	EA	\$ 5,000	140	\$ 700,000	\$ 1.88
14	Elevators	Stop	\$ 40,000	21	\$ 840,000	\$ 2.25
15	Fire Protection	SF	\$ 1.50	372,910	\$ 559,365	\$ 1.50
	Plumbing and Mech.	SF	\$ 2.25	372,910	\$ 839,048	\$ 2.25
16	Garage Lighting	SF	\$ 3.00	372,910	\$ 1,118,730	\$ 3.00
	Site Lighting, Misc.	SF	\$ 0.50	372,910	\$ 186,455	\$ 0.50
	Solar Array and Framing	SF	\$ 40.00	26,970	\$ 1,078,800	\$ 2.89

TOTAL COST OF WORK = \$ 24,360,032 \$ 65.32

Estimate Contingency	5.0%	\$ 1,218,002	\$ 3.27
Construction Contingency	4.5%	\$ 1,096,201	\$ 2.94
Contractor Fees and General Conditions	12.75%	\$ 3,105,904	\$ 8.33

Total Construction Cost = \$ 29,780,139 \$ 79.86

Construction Cost Per Space =	\$ 26,192	per space
Construction Cost Per Sq. Ft. =	\$ 79.86	per sf

Soft Costs

Owner Reserves	5.0%	\$ 1,489,007	\$ 3.99
A/E Fees	3.0%	\$ 893,404	\$ 2.40
Geotechnical	LS	\$ 31,250	\$ 0.08
Special Inspections/Material Testing	LS	\$ 120,000	\$ 0.32

Sub-Total 8.5% \$ 2,533,661 \$ 6.79

Total Project Cost = \$ 32,313,800 \$ 86.65

Project Cost Per Space =	\$ 28,420	per space
Project Cost Per Sq. Ft. =	\$ 86.65	per sf