

SCHEMATIC PROBABLE COST RANGE

Renovation Scope of Work (not including exterior walls)	
Basement Level	2483
First Floor	5954
Second Floor	1508
Building Renovation Area	9,945
New Construction Scope of Work (GSF)	
Basement Connector/Elevator Addition	467
Elevator Level (1st and 2nd Level)	296
Total Additions/Renovations Area	10,412

Project Probable Costs			
Renovation of Existing Footprint			
	GSF	COST/SF	EXTENDED COST RANGE
Building Renovation Cost	9,945	\$200	\$1,989,000
Includes:			
Demolition Cost			
Renovation of existing space			
Upgrades/Repairs to Windows			
Building Addition Cost	763	\$115	\$87,745
Includes:			
Elevator and Basement Connection			
Site Costs	25,300	\$8	\$202,400
Includes:			
New parking lot and access drive			
Architectural & Engineering Sub-Total			\$2,279,145
Design Contingency	10%	227,915	Subtotal 2,507,060
Gen Req/Insur/Bond/OH/Fees	15%	341,872	Subtotal 2,848,931
Escalation (6 months)	1%	22,791	Subtotal 2,871,723
Construction Contingency	10%	\$227,915	
GRAND Total			\$3,099,637

Based on the information listed above we recommend budgeting for a
 GRAND Total **COST RANGE** of **\$2,600,000 - \$3,100,000**
 (\$249/SF - 295/SF)

Note:

1. The numbers above are based solely on schematic space design and will adjust based on design development. Therefore, this cost analysis is meant for budgetary purposes only and is not a construction cost estimate.
2. Building Permit Costs and Rezoning Costs are not included in the probable cost above.
3. Unforeseen conditions and deterioration of existing buildings can add costs for renovation projects. These items can include roof and structural conditons, replacement of sanitary sewer lines.