



**Sample Project**  
**Somewhere, CA**  
**Preliminary Construction Cost Summary**  
**1-Nov-2005**

**A OFFSITE -- ETIWANDA AVENUE (WHAT IS SHOWN ON SHEET G-1)**

NO	DESCRIPTION	REMARKS	COST	S/F COST
1	SURVEYING		\$ 4,800	\$ 0.35
2	EROSION / DUST CONTROL & BARRICADES		\$ 7,038	\$ 0.51
3	EARTHWORK & DEMOLITION		\$ 78,500	\$ 1.12
4	A.C. PAVING		\$ 25,600	\$ 2.53
5	STRIPING / SIGNAGE		\$ 755	\$ 0.05
6	LANDSCAPE / IRRIGATION		\$ 5,500	\$ 1.25
7	WATER LINES - FIRE & DOMESTIC IN STREET		\$ 15,250	\$ 1.11
8	SEWER LINES IN STREET		\$ 3,500	\$ 0.25
9	STORM DRAIN LINES		\$ 11,500	\$ 0.83
10	RAILROAD WORK	NONE	\$ -	\$ -
11	SCE ELECTRICAL	NIC	\$ -	\$ -
12	STREET LIGHTS		\$ 15,000	\$ 1.09
13	TELEPHONE / CATV LINES	NIC	\$ -	\$ -
14	OFFSITE CONCRETE		\$ 22,500	\$ 2.78
15	FINAL CLEAN-UP		\$ 1,500	\$ 0.11
16	REMOVE / RELOCATE / MODIFY SCE POLE & LINES	ALLOWANCE	\$ 55,600	\$ 7.26
17	CONTINGENCY 10%		\$ 25,000	\$ 1.81
18			\$ -	\$ -
<b>TOTAL OFFSITE</b>		<b>13,782 SF</b>	<b>\$ 272,042</b>	<b>\$ 21.06</b>

**B OFFSITE -- CANDLEWOOD (WHAT IS SHOWN ON SHEET G-1)**

NO	DESCRIPTION	REMARKS	COST	S/F COST
1	SURVEYING		\$ 4,800	\$ 0.36
2	EROSION / DUST CONTROL & BARRICADES		\$ 9,238	\$ 0.69
3	EARTHWORK & DEMOLITION		\$ 6,921	\$ 0.52
4	A.C. PAVING PATCH		\$ 26,215	\$ 1.96
5	STRIPING / SIGNAGE	NONE	\$ -	\$ -
6	LANDSCAPE / IRRIGATION		\$ 18,548	\$ 1.39
7	WATER LINES - FIRE & DOMESTIC IN STREET		\$ 34,300	\$ 2.56
8	SEWER LINES IN STREET		\$ -	\$ -
9	STORM DRAIN LINES	NIC	\$ -	\$ -
10	RAILROAD WORK	NONE	\$ -	\$ -
11	SCE ELECTRICAL	NIC	\$ -	\$ -
12	STREET LIGHTS		\$ 15,000	\$ 1.12
13	TELEPHONE / CATV LINES	NIC	\$ -	\$ -
14	OFFSITE CONCRETE		\$ 28,092	\$ 2.10
15	FINAL CLEAN-UP		\$ 1,500	\$ 0.11
16	REMOVE / RELOCATE / MODIFY SCE POLE & LINES	NONE	\$ -	\$ -
17	CONTINGENCY 10%		\$ 10,400	\$ 0.78
18			\$ -	\$ -
<b>TOTAL OFFSITE</b>		<b>13,391 SF</b>	<b>\$ 155,013</b>	<b>\$ 11.58</b>

**C SITEWORK:**

NO DESCRIPTION	REMARKS	COST	S/F COST
1 OFFSITE	SEE ITEM A	\$ -	\$ -
2 SURVEYING		\$ 50,690	\$ 0.26
3 EROSION-DUST CONTROL / BARRICADES / TEMP FENCE		\$ 34,450	\$ 0.18
4 EARTHWORK -- DEMOLITION & FIRE ACCESS ROAD		\$ 122,500	\$ 1.08
5 A.C. PAVING		\$ 145,054	\$ 0.74
6 STRIPING / BUMPERS		\$ 5,627	\$ 0.03
7 LANDSCAPE / IRRIGATION		\$ 119,785	\$ 0.61
8 POTS	ALLOWANCE	\$ 2,560	\$ 0.08
9 TREE GRATES		\$ 3,600	\$ 0.12
10 SITE DOMESTIC WATER		\$ 42,000	\$ 0.21
11 SITE SEWER		\$ 51,000	\$ 0.26
12 SITE FIRE SERVICE		\$ 136,000	\$ 0.70
13 SITE STORM DRAIN		\$ 56,200	\$ 1.16
14 SITE GAS SYSTEM	ALLOWANCE	\$ 10,000	\$ 0.05
15 BRICK PAVING		\$ 71,220	\$ 0.36
16 SITE CONCRETE & SIDEWALKS		\$ 225,400	\$ 1.89
17 TRASH ENCLOSURES - COMPLETE STRUCTURE		\$ 23,600	\$ 0.32
18 SITE RETAINING WALLS		\$ 15,000	\$ 0.08
19 STONE & BRICK PLANTER / SEAT WALLS		\$ 95,800	\$ 0.63
20 PRECAST STONE CAPS		\$ 17,613	\$ 0.09
21 CHAIN LINK & WOOD FENCING		\$ 19,859	\$ 0.10
22 SITE ELECT / POWER / TELEPHONE / CATV / COMM		\$ 125,000	\$ 0.64
23 SITE LIGHTING		\$ 89,500	\$ 0.92
24 PROJECT SIGN	ALLOWANCE	\$ 15,000	\$ 0.08
25 CLOCK TOWER	ALLOWANCE	\$ 27,500	\$ 0.14
26 MAIN ENTRY TRELLIS - ETIWANDA	IN FRAMING	\$ -	\$ -
27 ENTRY PORTAL & TRELLIS - CANDLEWOOD	IN FRAMING	\$ -	\$ -
28 PARKING TRELLIS - CANDLEWOOD	IN FRAMING	\$ -	\$ -
29 WATER FOUNTAIN	ALLOWANCE	\$ 20,000	\$ 0.10
30 BICYCLE RACKS	ALLOWANCE	\$ 4,000	\$ 0.02
31 WOOD BENCHES	ALLOWANCE	\$ 6,500	\$ 0.08
32 FLAG POLES	ALLOWANCE	\$ 6,000	\$ 0.03
33 POSTAL EQUIPMENT	ALLOWANCE	\$ 3,500	\$ 0.02
34 SITE FURNISHINGS	ALLOWANCE	\$ 8,000	\$ 0.04
35 PHASING ALLOWANCE FOR POST OFFICE	ALLOWANCE	\$ 25,000	\$ 0.38
<b>TOTAL SITEWORK</b>	<b>195,676 SF</b>	<b>\$ 1,577,958</b>	<b>\$ 11.42</b>

**D BUILDING SHELL:**

NO DESCRIPTION	REMARKS	COST	S/F COST
1 BUILDING CONCRETE / REBAR		\$ 299,500	\$ 7.16
2 FLOOR SEALER		\$ 2,155	\$ 0.04
3 LIGHT WEIGHT CONCRETE		\$ 33,000	\$ 0.59
4 STRUCTURAL / MISCELLANEOUS STEEL		\$ 124,500	\$ 4.20
5 ROUGH CARPENTRY & TRUSSES		\$ 1,125,600	\$ 28.35
6 SIDING & TRIM		\$ 414,850	\$ 7.43
7 WOOD SHUTTERS		\$ 45,500	\$ 0.82
8 LOUVERS & VENTS		\$ 14,525	\$ 0.26
9 WOOD RAILINGS		\$ 49,035	\$ 0.88
10 DECORATIVE ENTRY COLUMNS		\$ 42,500	\$ 0.76
11 DECK & STAIR COATING		\$ 17,859	\$ 0.32
12 WATERPROOFING		\$ 14,500	\$ 0.26
13 INSULATION		\$ 57,899	\$ 1.04

14 BUILT-UP ROOFING @ MECH WELLS		\$	35,200	\$	0.63
15 COMPOSITION ROOFING		\$	156,500	\$	2.80
16 SHEET METAL		\$	78,524	\$	1.41
17 GUTTERS & DOWNSPOUTS		\$	44,300	\$	0.79
18 METAL FINIAL		\$	10,500	\$	0.19
19 CAULKING		\$	36,900	\$	0.66
20 DOORS / JAMBS / TRIM / HDWR / INSTALL		\$	65,225	\$	2.33
21 WINDOWS / TRIM / INSTALL		\$	78,552	\$	2.49
22 GARAGE DOORS		\$	3,500	\$	0.06
23 LATH & PLASTER		\$	162,333	\$	3.81
24 DRYWALL		\$	101,094	\$	1.81
25 STONE VENEER		\$	81,732	\$	1.46
26 PAINTING		\$	112,500	\$	2.34
27 KNOX BOXES		\$	2,450	\$	0.04
28 MISC SIGNAGE	ALLOWANCE	\$	45,500	\$	0.82
29 MISC SPECIALTIES		\$	10,000	\$	0.18
30 ELEVATORS		\$	180,000	\$	3.23
31 PLUMBING		\$	160,000	\$	2.87
32 FIRE SPRINKLERS		\$	110,000	\$	1.97
33 HVAC		\$	325,000	\$	5.82
34 ELECTRICAL		\$	165,525	\$	3.67
35 FIRE ALARM		\$	21,000	\$	0.38
36 FINAL CLEAN-UP		\$	7,637	\$	0.14
37 TESTING & INSPECTION	ALLOWANCE	\$	30,000	\$	0.54
<b>TOTAL BUILDING SHELL</b>	<b>55,800 SF</b>	<b>\$</b>	<b>4,265,395</b>	<b>\$</b>	<b>92.57</b>

E INTERIOR IMPROVEMENTS:

NO DESCRIPTION	REMARKS	COST	S/F COST
1 NONE		\$ -	
2 NONE		\$ -	
TOTAL INT. IMPROVEMENTS	0 SF	\$ -	

SUBTOTAL - SITE / BUILDING / INTERIOR IMPROVEMENTS		\$	6,270,408	\$	140.58
F GEN. CONDITIONS		\$	263,730	\$	4.73
SUBTOTAL		\$	6,534,138	\$	145.31
G CONTRACTOR'S CONTINGENCY		\$	162,162	\$	2.91
SUBTOTAL		\$	6,696,300	\$	148.21
H LIABILITY INSURANCE		\$	82,703	\$	1.48
SUBTOTAL		\$	6,779,003	\$	149.69
I FEE		\$	410,200	\$	6.74
<b>TOTAL BUDGET</b>	<b>55,800 SF</b>	<b>\$</b>	<b>7,189,203</b>	<b>\$</b>	<b>156.43</b>

EXCLUSIONS & QUALIFICATIONS

- 1 EXCLUDES PERMITS & FEES.
- 2 EXCLUDES UTILITY FEES, ASSESSMENTS AND HOOK-UP CHARGES.
- 3 EXCLUDES STORM DRAIN WORK ON SITE AND OFFSITE
- 4 EXCLUDES SCE, TELEPHONE AND CATV AT OFFSITE
- 5 EXCLUDES ALL WORK A COUR HOUSE
- 6 EXCLUDES HAZARDOUS OR ASBESTOS MATERIAL REMOVAL OR PROCESSING.
- 7 EXCLUDES ARCHITECTURAL AND ENGINEERING FEES.
- 8 EXCLUDES GAS LINES AND GAS SYSTEMS INSIDE THE BUILDINGS
- 9 EXCLUDES MATERIAL ESCALATION COST - BUDGET IS BASED UPON CURRENT PRICES
- 10 TENANT IMPROVEMENT WORK
- 11 SEE PRELIMINARY BREAKDOWNS FOR THE EXTENT OF WORK INCLUDED.

**Total Construction Cost is linked to anlysis sheet.**



# Pro Forma

## Sample Project

Somewhere, CA

1-Nov-2007

### Permits -- Fees -- Misc. Costs

No.	Items	Comments	Quant	Un	Unit Cost	Cost
1	Building permit and plan check		\$ 25,314	LS	\$ 1.044	\$ 26,428
2	Development Design Review		1	LS	9,695	\$ 9,695
3	Environmental Impact Report Preperation		1	LS	25,149	\$ 25,149
4	Environmental Impact Report		1	LS	1,790	\$ 1,790
5	Initial Study		1	LS	1,305	\$ 1,305
6	Tentative Parcel Map		1	LS	6,002	\$ 6,002
7	Conditional Use Permit		1	LS	4,945	\$ 4,945
8	Interim Post Office		1	LS	2,000	\$ 2,000
9	Power, telephone and Cable TV (see Rheo Worksheet)		1	LS	130,300	\$ 130,300
10	Improvement Fees for Offsite Street for plan check		1	LS	11,815	\$ 11,815
11	Site Fire plan check		1	LS	426	\$ 426
12	Fire alarm plan check		1	LS	182	\$ 182
13	Underground Fire plan check		1	LS	483	\$ 483
14	School Fees		55,800	SF	0.36	\$ 20,088
15	Grading Permit Fees		1	LS	2,187	\$ 2,187
16	Engineering Fees from Rheo's Worksheet		1	SF	\$ 638,281	\$ 638,281
17	Water Fees from Rheo Worksheet		1	SF	\$ 179,408	\$ 179,408
18	Capital Capacity Fees from Rheo Worksheet		1	SF	\$ 169,440	\$ 169,440
19	Tenant Improvement Plan check allowance		1	LS	\$ 25,000	\$ 25,000
		<b>Sub Total</b>				<b>\$ 1,254,924</b>
	<b>Contingency</b>		3%			\$ 37,648
	<b>TOTAL PERMITS, FEES &amp; MISC COSTS</b>					<b>\$ 1,292,572</b>

Permits & Fees  
are linked to  
analysis sheet.



# Pro Forma

## Sample Project

Somewhere, CA

1-Nov-2007

### A & E and Other Consultant Fees

No	Items	Comments	Quant	Un	Unit Cost	Cost
<b>A. CONSULTANTS AND SERVICES COST:</b>						
1	1st Phase EIR - (Hazardous Materials)		1	LS	\$ 4,500	\$ 4,500.00
2	Asbestos & Hazardous Material Report		1	LS	\$ 4,500	\$ 4,500.00
3	Dry Utility Consultant		1	LS	\$ 14,490	\$ 14,490.00
4	Soils Report		1	LS	\$ 5,000	\$ 5,000.00
5	Paleontologist - no site monitoring		1	LS	\$ 8,500	\$ 8,500.00
6	Arborist		1	LS	\$ 1,140	\$ 1,140.00
7	Full EIR Study	None	0		\$ -	\$ -
8	Traffic Study	None	0		\$ -	\$ -
9	Sound Study	None	0		\$ -	\$ -
10	Soils Consultant - (Soil Condition & Cost Impact for Land Purchase)	None	0		\$ -	\$ -
11	Title Insurance	None	0		\$ -	\$ -
12	ALTA Survey	None	0		\$ -	\$ -
13	Appraisal	None	0		\$ -	\$ -
14	Political Consultant for Agency Approvals	None	0		\$ -	\$ -
<b>SUB TOTAL CONSULTANT AND SERVICE COST...</b>						<b>\$ 38,130</b>
<b>B. ARCHITECTURAL AND ENGINEERING COSTS:</b>						
1	Civil Engineering & Survey		1	LS	\$ 180,559	\$ 180,559
2	Architectural - ( CA)		1	LS	\$ 20,000	\$ 20,000
3	Architectural-(Construction Documents)		1	LS	\$ 257,167	\$ 257,167
4	Tenant Improvements -- Lease buildings only		26,187	SF	\$ 1.50	\$ 39,281
5	Other Consultant		1	LS	\$ 69,280	\$ 69,280
6	Sign Conceptualization		1	LS	\$ 4,000	\$ 4,000
7	Post Office Interim Design		1	LS	\$ 5,000	\$ 5,000
8	Structural Engineering	Included			\$ -	\$ -
9	Mechanical Engineering (Plumbing & HVAC)	Included			\$ -	\$ -
10	Title 24 Energy Calculations	Included			\$ -	\$ -
11	Electrical Engineering	Included			\$ -	\$ -
12	Landscape & Irrigation Design	Included			\$ -	\$ -
13	Reimbursables	Allowance	1	LS	\$ 15,000	\$ 15,000
14						\$ -
<b>SUB TOTAL A &amp; E COSTS...</b>						<b>\$ 590,287</b>
<b>TOTAL CONSULTANTS &amp; ARCHITECTURAL &amp; ENGINEERING COSTS...</b>						<b>\$ 628,417</b>
Contingency 3%						\$ 18,852
<b>GRAND TOTAL CONSULTANTS &amp; ARCHITECTURAL &amp; ENGINEERING COSTS...</b>						<b>\$ 647,269</b>