



Preliminary Construction Budget

Project: Sample Project Location: Somewhere, CA Date: 2007	Offsite	48,600 SF
	Site	391,500 SF
	Buildings	135,255 SF
	Core	9,850 SF

A OFFSITE

NO	DESCRIPTION	REMARKS	COST	S/F COST
1	SURVEY		22,650	0.43
2	EROSION / DUST CONTROL & BARRICADES		47,634	0.91
3	EARTHWORK & DEMOLITION		38,954	0.74
4	A.C. PAVING		173,595	3.31
5	STRIPING / SIGNAGE		3,700	0.07
6	LANDSCAPE / IRRIGATION		77,950	1.48
7	WATER LINES / METERS / DETECTOR CHECK		82,000	1.56
8	SEWER LINES		8,750	0.17
9	STORM DRAIN		20,500	0.39
10	BUS STOP		50,000	0.95
11	OFFSITE CONCRETE		112,769	2.15
12	UNDER-GROUNDING SCE/TELCO/CATV @ STREETS		543,940	10.36
13	CONSTRUCTION & FINAL CLEAN-UP		5,000	0.10
TOTAL OFFSITE		15,360 SF	1,187,441	22.62

B SITEWORK

NO	DESCRIPTION	REMARKS	COST	S/F COST
1	SURVEYING		48,760	0.14
2	EROSION & DUST CONTROL		76,000	0.22
3	EARTHWORK & DEMOLITION		363,230	1.03
4	A.C. PAVING		311,135	0.88
5	STRIPING / BUMPERS		8,638	0.02
6	LANDSCAPE / IRRIGATION		463,000	1.32
7	SITE DOMESTIC WATER		19,055	0.05
8	SITE SEWER		34,654	0.10
9	SITE FIRE SERVICE		69,577	0.20
10	SITE STORM DRAIN		48,040	0.14
11	DECORATIVE CONCRETE PAVING		157,938	0.45
12	SITE CONCRETE		266,499	0.76
13	MASONRY RETAINING WALLS		76,537	0.22
14	TRASH ENCLOSURES		22,000	0.06
15	WATERPROOFING & DRAIN LINES		20,250	0.06
16	SITE IMPROVEMENT ALLOWANCES		155,000	0.44
17	MONUMENT SIGN ALLOWANCES		60,000	0.17
18	SITE FURNISHING ALLOWANCES		15,000	0.04
19	BIKE RACKS		3,000	0.01
20	SITE ELECT / SCE / TELE / CATV / LIGHTING		323,088	0.92
21	WQMP REQUIREMENTS		400,000	1.14
22	CONSTRUCTION & FINAL CLEAN-UP		25,000	0.07
TOTAL SITEWORK		351,706 SF	2,966,401	8.43



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C BUILDING SHELL & CORE:

NO	DESCRIPTION	REMARKS	COST	S/F COST
1	BUILDING CONCRETE / REBAR		1,674,200	13.78
2	CONCRETE SEALER		1,190	0.01
3	1 1/2" LIGHT WEIGHT FILL		94,673	0.78
4	STRUCTURAL / MISCELLANEOUS STEEL		1,931,160	15.89
5	METAL DECKING		344,335	2.83
6	ROUGH CARPENTRY		165,723	1.36
7	MILLWORK		13,875	0.11
8	GRANITE TOPS		51,600	0.42
9	WATERPROOFING		8,000	0.07
10	INSULATION & FIRE SAFEING		23,866	0.20
11	ROOFING		176,780	1.45
12	SHEET METAL/ROOF SCREENS/METAL ROOF/CANOPY		223,805	1.84
13	CAULKING		25,424	0.21
14	DOORS / FRAMES / HARDWARE		103,300	0.85
15	GLASS / GLAZING		722,500	5.95
16	HARD SHELL CORNICE		128,275	1.06
17	DRYWALL & METAL STUDS		306,651	2.52
18	CERAMIC TILE INTERIOR		98,444	0.81
19	SIMULATED STONE EXTERIOR		133,408	1.10
20	RESIL FLOOR & CARPET		14,080	0.12
21	PAINTING		89,245	0.73
22	TOILET PARTITION & ACCESSORIES		44,340	0.36
23	FIRE EXTINGUISHERS		3,150	0.03
24	KNOX BOX		1,000	0.01
25	MISC SPECIALTIES		2,500	0.02
26	MISC SIGNAGE		4,000	0.03
27	ELEVATORS		324,000	2.67
28	PLUMBING		248,810	2.05
29	FIRE		200,600	1.65
30	HVAC		1,184,000	9.74
31	ELECTRICAL		457,886	3.77
32	FIRE ALARM		20,800	0.17
33	FINAL CLEAN-UP		44,950	0.37
TOTAL BUILDING SHELL & CORE			8,866,569	72.96

SUBTOTAL - OFFSITE / SITE / BUILDING / INT IMPROVEMENTS			13,020,411	107.14
D	GEN. CONDITIONS	12 MONTHS	510,000	4.20
	SUBTOTAL		13,530,411	111.33
E	CONTINGENCY	@ 2.5%	338,260	2.78
	SUBTOTAL		13,868,671	114.12
F	LIABILITY INS.	@ 1.0%	138,687	1.14
	SUBTOTAL		14,007,358	115.26
G	FEE	@ 4.25%	595,313	4.90
TOTAL BUDGET			14,602,671	120.16



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Alternates:

- 1 SITE SECURITY GUARD SERVICE - 6 MONT **ADD** **\$51,960** **Please add this cost to owner soft cost budget.**

Exclusions & Qualifications:

- 1 EXCLUDES ALL PERMITS AND FEES
- 2 EXCLUDES ALL DRY & WET UTILITY FEES, ASSESSMENTS AND HOOK-UP CHARGES
- 3 EXCLUDES REMOVAL, RELOCATION AND MODIFICATION TO EXISTING ON-SITE & OFFSITE UTILITIES OTHER THAN WHAT IS NO
- 4 EXCLUDES ALL ARCHITECTURAL AND ENGINEERING COSTS
- 5 EXCLUDES ALL TESTING AND INSPECTION COSTS
- 6 EXCLUDES HAZARDOUS OR ASBESTOS MATERIAL REMOVAL OR PROCESSING
- 7 EXCLUDES COST OF WATER METERS
- 8 EXCLUDES ALL T.I. WORK EXCEPT FOR CORE AND LOBBY AREAS
- 9 EXCLUDES ALL OFFSITE WORK EXCEPT AS INCLUDED IN SECTION "A" ABOVE
- 10 EXCLUDES COST OF OR PROVIDING BONDS
- 11 EXCLUDES SITE SECURITY GUARD SERVICE - SEE ALTERNATE # 1
- 12 EXCLUDES STREET SIGNALS OR SIGNAL MODIFICATIONS
- 13 EXCLUDES INSULATION AT THE ROOF DECK OR BETWEEN FLOORS
- 14 INCLUDES "CONTRACTOR" WORK FOR STREET LIGHTS. SCE COSTS ARE BY OWNER
- 15 INCLUDES "CONTRACTOR" WORK FOR UNDERGROUNDING OF sce AND TELCO. SCE AND TELCO COSTS BY OWNER
- 16 INCLUDES AN ALLOWANCE OF \$400K FOR PHASE I WQMP REQUIREMENTS THAT ARE UNKNOWN AT THIS TIME



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Sample Project (Somewhere, CA)	Off-Site Detail
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A OFFSITE:

1 SURVEY

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X ROUGH GRADE STAKES	1 LS	2,500.00	2,500	
FINISH GRADE STAKES	1 LS	1,800.00	1,800	
CURB & GUTTER	1 LS	2,250.00	2,250	
SIDEWALKS	1 LS	6,500.00	6,500	
WATER LINES	1 LS	850.00	850	
SEWER LINES	1 LS	250.00	250	
STORM DRAIN	1 LS	350.00	350	
ELECTRICAL LINES	1 LS	750.00	750	
STREET LIGHTS	10 EA	250.00	2,500	
TELEPHONE / CATV LINES	1 LS	2,400.00	2,400	
RESTAKING	1 LS	2,500.00	2,500	
	0	0.00	0	

TOTAL SURVEY	22,650
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2 EROSION / DUST CONTROL & BARRICADES / TRAFFIC CONTROL

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X EROSION CONTROL	2181 LF	1.50	3,272	
DUST CONTROL	2181 LF	2.00	4,362	
BARRICADES & TRAFFIC CONTROL	4 MO	10,000.00	40,000	

TOTAL EROSION / DUST CONTROL & BARRICADES	47,634
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3 EARTHWORK & DEMOLITION

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X ARROW HWY	5162 SF	1.50	7,743	
26TH STREET	10944 SF	1.15	12,586	
HAVEN AVE	2500 SF	2.25	5,625	
MISC DEMOLITION - SAWCUT AC PAVING	4000 LF	1.50	6,000	
DEMO AT DRIVE APPROACH	2	2,500.00	5,000	
WATER FOR EARTHWORK	1	2,000.00	2,000	

TOTAL EARTHWORK & DEMO	38,954
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4 A.C. PAVING

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X GRIND & OVERLAY HAVEN	22900 SF	2.75	62,975	
GRIND & OVERLAY ARROW	2352 SF	1.75	4,116	
GRIND & OVERLAY 26TH	5588 SF	2.75	15,367	
NEW PAVING HAVEN	5162 LF	2.85	14,712	
NEW PAVING ARROW	10944 SF	2.85	31,190	
NEW PAVING 26TH	15872 SF	2.85	45,235	

TOTAL A.C. PAVING	173,595
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5 STRIPING / SIGNAGE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X HAVEN	1 LS	500.00	500	
ARROW	1 LS	850.00	850	
26TH	1 LS	650.00	650	
STENCIL STOP @ 26TH	1 LS	250.00	250	
STOP SIGN @ 26TH	1 LS	950.00	950	
MISC STREET SIGNS	1 LS	500.00	500	
TOTAL STRIPING / SIGNAGE			3,700	

6 LANDSCAPE / IRRIGATION

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X LANDSCAPE & IRRIGATION AT SETBACK AREA	21500 SF	2.50	53,750	
LARGE TREES	5 EA	1,500.00	7,500	
VINE STAKES	1 LS	5,200.00	5,200	
MOW STRIP	2300 LF	5.00	11,500	
TOTAL LANDSCAPE / IRRIGATION			77,950	

7 WATER LINES / METERS / DETECTOR CHECK

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X 10" DIP FIRE SERVICE AT STREET	1 EA	8,500.00	8,500	Private FH System
8" DIP FIRE SERVICE AT STREET	2 EA	6,500.00	13,000	Bldg's 2 & 3 / small buildings
8" DETECTOR CHECK ASSEMBLY	2 EA	9,500.00	19,000	1@2&3, 1@ FH (others future)
6" DIP FIRE SERVICE AT STREET	1 EA	6,500.00	6,500	BLDG #1 (stub only -- no DC)
6" DETECTOR CHECK ASSEMBLY	0 EA	8,500.00	0	Future -- phase III
FIRE HYDRANT ASSEMBLY	3 EA	4,500.00	13,500	2 on Arrow, 1 on Haven
2" WATER METER SERVICE	3 EA	1,500.00	4,500	2 on Arrow, 1 on 26th
1 1/2" WATER METER SERVICE - LANDSCAPE	2 EA	6,500.00	13,000	1 on Arrow, 1 on 24th
2" WATER METERS	0 EA	0.00	0	Part of WM Fees
2" BF UNIT	3 EA	500.00	1,500	1 for bldg's, 2 for landscape
TEST & CHLORINATION	1 LS	2,500.00	2,500	
TOTAL WATER LINES			82,000	

8 SEWER LINES

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X TAP EXISTING SEWER MAIN	1 EA	4,500.00	4,500	
8" VCP SEWER LATERAL 1 @ 50	50 LF	35.00	1,750	
MANHOLE & BACKWATER VALVE	1 EA	2,500.00	2,500	
TOTAL SEWER LINES			8,750	



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9 STORM DRAIN

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONNECT TO EXISTING SD SYSTEM AT 24TH	1	EA 3,500.00	3,500	
36 RCP AT 26TH STREET	85	LF 100.00	8,500	
MANHOLE STRUCTURE	1	EA 8,500.00	8,500	
TOTAL STORM DRAIN			20,500	

10 BUS STOP

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X BUS STOP ON HAVEN AVE	1	LS 50,000.00	50,000	
		0.00	0	
		0.00		
TOTAL BUS STOP			50,000	

11 OFFSITE CONCRETE

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CURB & GUTTER	2181	LF 20.00	43,620	
CROSS-GUTTER AT 26TH	1396	SF 5.00	6,980	
DRIVE APPROACH	3027	SF 6.00	18,162	
SIDEWALK	11569	SF 3.00	34,707	
H C RAMPS = REG	10	EA 350.00	3,500	
H C RAMPS = LARGE	4	EA 500.00	2,000	
BUS TURN CONCRETE	760	SF 5.00	3,800	
TOTAL OFFSITE CONCRETE			112,769	

12 UNDER-GROUNDING SCE/TELCO/CATV @ STREETS

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
SCE CONDUITS & STRUCTURES	1	LS 155,600.00	155,600	
VERIZON CONDUITS & STRUCTURES	1	LS 134,200.00	134,200	
CATV CONDUITS & STRUCTURES	1	LS 85,400.00	85,400	
FIBER BACKBONE & STRUCTURES	1	LS 122,300.00	122,300	New Requirement
TRAFFIC SIGNAL INTERCONNECT	1	LS 34,560.00	34,560	
BUS STOP ELECTRICAL	1	LS 11,880.00	11,880	
TOTAL UNDER-GROUNDING			543,940	

13 CLEAN - UP

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	REMARKS
X CONSTRUCTION & FINAL CLEAN-UP	2	MO 2,500.00	5,000	
		0.00	0	
TOTAL FINAL CLEAN-UP			5,000	