

Client
Project Name

Project #

Design Development Budget

October 25, 2017



Design Development Budget Clarifications

The following clarifications are general in nature intended only to convey specific items included in the Design Development Budget. These clarifications are not all inclusive of the scope of work. A detailed estimate and pricing summary is attached to these clarifications.

This budget is based on our review and interpretation of the information contained in the drawings dated 10/06/2017 and various email correspondence through 10/20/2017. Allowances have been added to account for additional scope items after drawing issue date. Some of our assumptions regarding specific scope items will require further review and reconciliation with the design team and Client.

PRICING SUMMARY

Our budget pricing is as follows (see attached detailed estimate), based on a Total Gross Square Footage of 36,232 GSF:

	Budget Amount	\$/GSF
Total Project Cost (36,232 GSF)	\$18,952,851	\$523.10/GSF
Site Costs (8.91 Acres)	\$4,794,492	\$538,102/Acre
Building Core and Shell Total (36,232 GSF)	\$5,894,356	\$162.68/GSF
Client Area (5,244 GSF)	\$756,788	\$144.32/GSF
Client I2 Area (5,196 GSF)	\$1,022,402	\$196.77/GSF
Common Areas (3,925 GSF)	\$576,362	\$146.84/GSF
Client Shared Space (1,046 GSF)	\$104,715	\$100.11/GSF
Surgical Sublease (1,145 GSF)	\$203,496	\$177.73/GSF
Client Area (19,676 GSF)	\$2,465,345	\$125.30/GSF
CM Allowances	\$1,019,776	

Attachments

CM Cost Recap by Cost Categories
CM Allowance Log
Timberline Detailed Estimate Summary

GENERAL CLARIFICATIONS

1. Our estimate is based on these clarifications and the 10% CD Progress Set dated September 15, 2017.
2. Design fees of any other consulting fees are not included as part of this budget.
3. LEED commissioning and registration fees have not been included, including fundamental and/or enhanced commissioning required for LEED certification.

Client

Project Name

Project #

Design Development Budget

October 25, 2017



- We have also excluded LEED commissioning and registration for LEED CI certification for the space.
4. Builder's risk insurance has not been included
 5. A performance and payment bonds is included as part of this proposal.
 6. No DD estimating contingency has been included at 2% due to the nature of SD level site civil and structural designs.
 7. Construction Contingency has not been included in this budget. Tarlton recommends Client carry 15% at this time.
 8. Owner or tenant furnished FF&E including furniture, telephones, computer equipment, television screens, appliances, etc. is excluded from this budget, including modular workstations.
 9. Voice and data cabling is included in this budget
 10. Audio-Visual systems and equipment will be furnished and installed by others.
 11. Permits have been included in our budget.
 12. Diversity Participation Level- 25% MBE, 20 WBE.

Sitework

1. We have included an allowance for the removal of unknown buried structures and unsatisfactory soils that may be discovered during mass earthwork. See allowance log for details.
2. We have included an allowance for soil treatment of unsatisfactory soils that may be discovered during mass earthwork and due to the nature of site work beginning in winter of 2018. See Attachment "B" for allowance details.
3. Storm and sanitary sewer budget amounts are based on conceptual budget assumptions as the information provided on the Civil Drawing has not been reviewed or approved by MSD.
4. It is assumed that a building fire loop will not be required.
5. We have included a 6" combined site waterline to the building from Graham Rd.
6. We have included the removal and relocation of the existing storm drainage line. The replacement has been assumed to be a 6' x 6' precast concrete structure.
7. We have included an allowance of \$25,500 for repairs to existing parking areas that are adjacent to the project site due to the proximity of the new bio retention basins.
8. Underground Detention Basin basis of design is (2) 36" deep StormTech MC 3500 ADS basins.
9. We have included a Landscaping Allowance based on the area assumptions as shown on the Allowance log.
10. Site landscaping design is incomplete at the time. The landscaping budget includes \$100,000 in trees, shrubs, Bio-retention basin amended soils and sod in un-landscaped areas.
11. We have included the amending of soils to a depth of 4" at all sod areas and landscape planting areas.
12. Bioretention area soils are assumed to a depth of 60". This shall include a 2" pea gravel area, 38" of bioretention mix, 6" of fine sand, 6" of 3/8" gravel, and 8" of 3/4" gravel with perforated pipe.

Client

Project Name

Project #

Design Development Budget

October 25, 2017



13. Site irrigation design is incomplete at the time. The landscaping budget includes a new irrigation service, controllers and coverage for all landscaping and sodded areas.
14. We have assumed ground improvements only under the linear accelerator vault as recommended by the geotechnical engineer.
15. We have assumed that the entire design team will provide a 3d coordinated Revit model for use in the coordination process.

Concrete

1. The linear accelerator vault is based upon sizes given in the Client preliminary shielding memorandum of 10/08/2017.
2. We have not included the costs for the future linear accelerator vault or foundations.
3. We have assumed typical footings and grade beams sizes as shown.
4. We have not included deep foundations of any kind other than the ground improvements at the linear accelerator vault.

Structural Steel

1. The building structural steel is based on 8# per GSF of building with a 10% addition for miscellaneous connections.
2. Structural Roof Framing has been included at 12# per GSF of building.
3. We have included miscellaneous façade support steel at 1# per square foot of façade.
4. We have included structural steel supports for all exam lights at areas shown on the provided documents.
5. The roof screen has been included at an allowance of \$21,750.

Casework

1. We have assumed the dashed lines in R.O Manager B315 and Physician B316 to be furniture to be furnished and installed by owner.
2. We have not included lab casework as none was shown.

Glass and Glazing

1. We have assumed the borrow light frame and glazing located at CT Control room is to be lead lined.
2. We have included automatic sliding glass doors at main entrance, Client Waiting Entrance, and Client Waiting Entrance per elevations as shown on A801.
3. Glazing film has been included at all Conference Room glazed panels, storefront, and glass doors at an allowance of \$25/SF for labor and material.

Interior Doors

1. The overhead doors at the Client Pharmacy have been included as manually operated coiling doors with a standard powder coated finish.
2. All interior doors, frames, and hardware have been included per the provided door schedule.

Client

Project Name

Project #

Design Development Budget

October 25, 2017

**Finishes**

1. All finishes have been included per the material allowance stated with material types on I202 unless noted otherwise. All provided material allowances are assumed to cover material, accessories, and freight.
2. Fire and smoke rated partitions have been included per the Wall Type Legend on A001 and as detailed on the provided floor plans.
3. All non-rated interior partitions have been assumed to be Wall Types A or C as detailed on Sheet A661.
4. Wall protection has been included at Client Blood Draw W201 and Client Blood Draw B201 as recommended on the elevation 10/A803 and 5/A806. We have assumed a material allowance of \$12/SF for this area.
5. We have not included any finishes at ceilings noted as open to structure.

Specialties

1. All interior and exterior signage – OF/OI
2. Cubicle curtain tracks -OF/OI
3. Cubicle curtains -CF/CI
4. We have included installation of all OF/CI specialty items per the provided PEL.

Fire Protection

1. Excludes any hood system in the hazardous mixing area of the pharmacy.
2. All fire protection work is being carried as a Core and Shell cost with the exception of the dry pre-action system at the linear accelerator.
3. System design in accordance with NFPA-13 guidelines for light and ordinary hazard.
4. Sprinkler heads will be white concealed in areas with finished ceilings and brass uprights in areas with no ceilings. This does NOT include a center of tile requirement.
5. Protection at exterior canopies is excluded.
6. It is not believed a fire pump will be required and is therefore excluded.
7. One fire department connection is included.
8. Hose equipment is excluded.
9. System at linear accelerator to include a double interlock preaction system. Double preaction to include (1) Notifier RP 2001 System control panel with 24 hours of battery backup, (6) spot type smoke detectors with base, (1) disable key switch, and VESDA air sampling via a single VESDA Focus 250 unit. Control panel to be located in Mechanical Room 1017.

Plumbing

1. Plumbing spoils are to be disposed of on site.
2. Includes installation of toilet accessories only. Material to be provided under the General Trades scope of work above.
3. Included only plumbing fixtures as shown on the current drawings. Water boxes and equipment connections (i.e. ice machines) are excluded.

Client

Project Name

Project #

Design Development Budget

October 25, 2017

***Mechanical/HVAC/Controls/Test & Balancing***

1. Lab exhaust hoods are excluded.
2. Building Automation is based on JCI system.
3. Includes up to 40 hours to assist owner's commissioning agent.
4. Electric baseboard heaters are straight models only. No curved units to match the glass radius will be included.
5. It is assumed the emergency generator is self-contained with its own belly tank. No additional fuel storage tank or fuel monitoring or alarm system is included.
6. Glycol make up system is excluded.
7. Compressed air piping to the linear accelerator is excluded.

Electrical/Low Voltage

1. Utility primary conductors are not included.
2. Use of MC cable as allowed by NEC is included.
3. Assumes feeders/branch circuits will be installed under the slab on grade where allowed by NEC.
4. Assumes all voice/data cabling to be CAT6. Patch cords, workstation cords, and IT equipment switches, routers, WAPs are excluded.
5. Cost for the generator and associated load bank testing is included in the Core & Shell budget.
6. Fuel leak detection and conditioning system is excluded.
7. Assumes fire alarm cabling to be installed as an open cabling system.
8. Lead shielding/RF shielding is excluded.
9. Site Lighting and Emergency Blue Phones are included in the Site budget as shown on the electrical site plan E1.01. Lights at the newly proposed canopies are excluded from this electrical budget but included in the canopy allowance.
10. Electrical scope includes rough ins only for building security system, nurse call, audio visual systems. Rough ins are based on typical hospital assumptions only as none are shown on the current drawings. See security scope below for building security system "parts and smarts".
11. NETA testing is excluded.

Security

1. Assumes card readers/security at all exterior doors and (9) interior door locations.
2. Assumes CCTV at each monitored door.
3. Rough ins for this equipment/systems are included in the electrical scope of work.

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Design Development Budget

October 25, 2017

**EXCLUSIONS**

1. Design and engineering beyond the design/build mechanical, electrical, plumbing, and fire protection work.
2. Healing Garden costs of any kind including retaining walls, pavers, sidewalks, furnishing, plaques, etc. have not been included. Client Foundation separate funding of \$200,000
3. Fire lane costs of any kind including retaining walls, paving have not been included.
4. We have not included the costs of any future additions.
5. We have not included 3rd party testing of any kind.
6. LEED commissioning and registration fees.
7. Fundamental and/or enhanced commissioning required for LEED certification.
8. Builder's Risk Insurance
9. Owner furnished FF&E including artwork, furniture, locker room benches, telephones, computer equipment, television screens, signage, appliances, etc.
10. Audio-Visual Systems including projection screens, projector mounts, television mounts, etc.
11. Installation of all PEL items not listed above.
12. Sales Tax
13. Furnish or install of head end equipment.

	Client Project Name								
	Design Development Cost Breakdown								
Square Footages		36,232	5,244	5,196	1,046	3,925	1,145	19,676	
		<i>Core and Shell</i>			<i>Client Shared</i>	<i>Common Space</i>	<i>Surgery</i>		
	<i>Site</i>		<i>Client</i>	<i>Client I2</i>				<i>Client</i>	<i>Total Project Costs</i>
Bid Packages									
Testing (by Owner)									\$0
BP 02A Site Grading	\$734,796	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734,796
BP 02B Ground Improvements - Lin X	\$50,000								\$50,000
BP 02C Site Concrete	\$573,824								\$573,824
BP 02D Landscaping and Irrigation	\$782,450								\$782,450
BP 02E Site Sewers	\$1,734,390								\$1,734,390
BP 02F Asphalt	\$643,950								\$643,950
BP 02G Segmented Retaining Walls	\$77,000								\$77,000
BP 03A Concrete	\$0	\$1,274,804							\$1,274,804
BP 04A Masonry		\$353,350						\$1,800	\$355,150
BP 05A Structural/Ornamental Steel		\$748,875						\$5,000	\$753,875
BP 06B General Trades - General Carpentry	\$4,082	\$131,393	\$200,914	\$118,891	\$25,994	\$102,421	\$53,717	\$549,003	\$1,186,415
BP 07A Roofing		\$465,647							\$465,647
BP 07B Architectural Sheet Metal		\$157,505	\$21,000			\$14,000		\$21,000	\$213,505
BP 08A Glazing		\$341,300	\$17,130	\$15,235		\$39,000		\$27,960	\$440,625
BP 09A Drywall and Thermal Insulation		\$256,251	\$79,922	\$123,059	\$2,064	\$75,262	\$27,961	\$279,937	\$844,456
BP 09B Acoustical Ceilings and Sound Insulation			\$21,056	\$18,070	\$3,793	\$18,276	\$4,248	\$65,585	\$131,028
BP 09C Painting			\$17,389	\$17,311	\$341	\$13,944	\$7,199	\$46,436	\$102,620
BP 09D Flooring			\$122,751	\$57,916	\$7,599	\$66,618	\$36,660	\$265,764	\$557,308
BP 21A Fire Suppression	\$0	\$188,406	\$0	\$40,321	\$0	\$0	\$0	\$0	\$228,727
BP 22A Plumbing	\$0	\$604,422	\$39,047	\$70,998	\$10,648	\$42,594	\$14,198	\$177,493	\$959,400
BP 23A Mechanical Piping, and HVAC	\$0	\$678,915	\$57,606	\$104,736	\$15,711	\$62,839	\$20,947	\$261,831	\$1,202,585
BP 23B Testing And Balancing	\$0	\$0	\$3,191	\$3,191	\$684	\$2,507	\$684	\$12,536	\$22,792
BP 23C Instrumentation and Controls	\$0	\$50,500	\$11,340	\$18,340	\$2,430	\$8,910	\$2,430	\$101,050	\$195,000
BP 26A Electrical/Low Voltage	\$194,000	\$537,915	\$165,442	\$434,336	\$35,452	\$129,991	\$35,453	\$649,953	\$2,182,541
BP 28A Security	\$0	\$105,073	\$0	\$0	\$0	\$0	\$0	\$0	\$105,073
Subtotal	\$4,794,492	\$5,894,356	\$756,788	\$1,022,404	\$104,716	\$576,362	\$203,497	\$2,465,348	\$15,817,961
CM Allowances	\$703,000	\$282,260	\$0	\$0	\$0	\$0	\$10,000	\$24,500	\$1,019,760
									\$0
Construction Subtotal	5,497,492	\$6,176,616	\$756,788	\$1,022,404	\$104,716	\$576,362	\$213,497	\$2,489,848	\$16,837,721
Design/Estimating Contingency (2%)	\$109,950	\$123,532	\$15,136	\$20,448	\$2,094	\$11,527	\$4,270	\$49,797	\$336,754
Construction Contingency (15%)	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	held by Client
Cost of Work Subtotal	5,607,442	\$6,300,148	\$771,924	\$1,042,852	\$106,810	\$587,889	\$217,767	\$2,539,645	\$17,174,476
Fee @ 2.85% on cost of work only	\$159,812	\$179,554	\$22,000	\$29,721	\$3,044	\$16,755	\$6,206	\$72,380	\$489,473
Preconstruction-	\$0	\$17,123	\$0	\$0	\$0	\$0	\$0	\$0	\$17,123
General Conditions -	\$72,744	\$721,119	\$0	\$0	\$0	\$0	\$0	\$0	\$793,863
Permits (\$12.00/\$1,000) on Cost of Work	\$67,289	\$75,601.78	\$9,263.08	\$12,514.22	\$1,281.72	\$7,054.67	\$2,613.20	\$30,475.74	\$206,094
GL Insurance (\$9.00/\$1000)	\$50,467	\$56,701	\$6,947	\$9,386	\$961	\$5,291	\$1,960	\$22,857	\$154,570
Subtotal	\$5,957,754	\$7,350,248	\$810,134	\$1,094,473	\$112,097	\$616,989	\$228,546	\$2,665,357	\$18,835,598
Bond (\$6/\$1,000)	\$37,747	\$44,101	\$4,861	\$6,567	\$673	\$3,702	\$1,371	\$18,219	\$117,241
Total	\$5,995,501	\$7,394,349	\$814,995	\$1,101,040	\$112,770	\$620,691	\$229,917	\$2,683,576	\$18,952,851

October 25, 2017

Client

COH Clinic Project

CM Allowance Summary

Description	Costs	Cost Category	Notes
Unsuitable soil removal and unforeseen obstructions	\$50,000	Site	500CY @ \$100/cy
Landscaping	\$0	Site	In budget-Sod, Shrubs and tree's- Foundation Tree funding \$150,000
Irrigation system	\$0	Site	In budget-All sodded areas, shrubs and berm areas per Nancy C. & Shawn G.
Site Furnishings	\$25,000	Site	Benches and trash cans
Healing Garden- retaining walls, pavers and sidewalks	\$0	Site	EXCLUDED-Siteman Foundation funding \$200,000
Painting existng CHNW standing roof to match Siteman	\$100,000	Site	Use PPG Corafon ADS 510 primer with ADS Intermix topcoat or Sherwan Williams equal- 10,000 sf @ \$10/sf
Raise building pad to from 532.83 to 535'.00	\$250,000	Site	Raise Siteman building pad to match Graham road elevation-approved by Nancy C and Shawn G. (Import an additional 10,000 CY adjust existing sewers and narking)
Covered walkways from CHNW to Siteman including lighting	\$150,000	Site	250' x 10' wide, footings, steel, standing seem roof, paint and sidewalks
Soil Stabilization	\$102,500	Site	Soil Stabilization for building pad and upper parking lot for Feburary 2018 start and reuse of on site materials- 4100 CY @ \$25CY
Asphalt Paving Repair	\$25,500	Site	Repair of existing asphalt paved areas.
Resource Trailer	\$77,060	Core	Resource trailer
Webcams	\$15,000	Core	Webcam and Website
Mositure Mitagation/ArcDeck	\$127,050	Core	ArcDeck system for 36,200 sf
Fire Lane Heavy Duty Paving	\$0	Core	14" Slabon grade over 8" stone. 16,000 SF
Miscellaneous Steel for undesigned elements DD Documents	\$36,000	Core	8 tons
Roof Screen for Mechanical units	\$27,150	Core	Using \$170 per linear foot
EPIC power and data outlets @ Infusion and blood draw-70 thus	\$24,500	Client	per Archimages request
Provide exam room lights budget-(2) per CAM requests	\$10,000	Surgery	per CAM request
Allowances Subtotal	\$1,019,760		

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01 Site Building Site				
02A Site Sitework				
01000 GENERAL REQUIREMENTS				
01132	Temp Fence	8.91 Acr	5,050.51 /Acr	45,000
01000 GENERAL REQUIREMENTS				
		8.91 SF	5,050.51 /SF	45,000
02000 SITEWORK				
02050	Site Demolition	8.91 Acr	8,867.99 /Acr	79,014
02185	Traffic Control	8.91 Acr	3,367.00 /Acr	30,000
02200	Earthwork	8.91 Acr	61,055.07 /Acr	544,001
02210	Grading	8.91 Acr	4,128.12 /Acr	36,782
02000 SITEWORK				
		8.91 Acr	77,418.19 /Acr	689,796
02A Site Sitework				
		8.91 Acr	82,468.69 /Acr	734,796
02B Ground Improv Ground Improvements				
02000 SITEWORK				
02350	Piles	8.91 Acr	5,611.67 /Acr	50,000
02000 SITEWORK				
		8.91 Acr	5,611.67 /Acr	50,000
02B Ground Improv Ground Improvements				
		8.91 Acr	5,611.67 /Acr	50,000
02D Landscaping Landscaping and Irrigation				
02000 SITEWORK				
02810	Irrigation Systems	8.91 Acr	16,414.14 /Acr	146,250
02900	Landscaping	8.91 Acr	71,402.92 /Acr	636,200
02000 SITEWORK				
		8.91 Acr	87,817.06 /Acr	782,450
02D Landscaping Landscaping and Irrigation				
		8.91 Acr	87,817.06 /Acr	782,450
02ESite Sewer Site Sewers				
02000 SITEWORK				
02660	Water Distribution	8.91 Acr	36,363.64 /Acr	324,000
02700	Drainage System	8.91 Acr	144,528.62 /Acr	1,287,750
02730	Sewer System	8.91 Acr	13,764.31 /Acr	122,640
02000 SITEWORK				
		8.91 Acr	194,656.57 /Acr	1,734,390
02ESite Sewer Site Sewers				
		8.91 Acr	194,656.57 /Acr	1,734,390
02G Site Segmented Retaining Walls				
02000 SITEWORK				
02838	Retaining Walls	8.91 Acr	8,641.98 /Acr	77,000
02000 SITEWORK				
		8.91 Acr	8,641.98 /Acr	77,000
02G Site Segmented Retaining Walls				
		8.91 Acr	8,641.98 /Acr	77,000
03A Site Concrete Site Concrete				
02000 SITEWORK				
02518	Site Concrete	8.91 Acr	64,402.25 /Acr	573,824
02000 SITEWORK				
		8.91 Acr	64,402.25 /Acr	573,824
03A Site Concrete Site Concrete				
		8.91 Acr	64,402.25 /Acr	573,824
06A General Trades General Trades				
07000 THERMAL/MOISTURE				
07900	Joint Sealers	8.91 SF	458.10 /SF	4,082
07000 THERMAL/MOISTURE				
		8.91 SF	458.10 /SF	4,082
06A General Trades General Trades				
		8.91 SF	458.10 /SF	4,082
26A Electrical Electrical				
02000 SITEWORK				

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
02785 Electrical		8.91 Acr	21,773.29 /Acr	194,000
02000 SITEWORK		8.91 Acr	21,773.29 /Acr	194,000
26A Electrical Electrical		8.91 SF	21,773.29 /SF	194,000
32 Site Improvements Asphalt				
02000 SITEWORK				
02500 Paving		8.91 Acr	72,272.73 /Acr	643,950
02000 SITEWORK		8.91 Acr	72,272.73 /Acr	643,950
32 Site Improvements Asphalt		8.91 Acr	72,272.73 /Acr	643,950
01 Site Building Site		8.91 Acr	538,102.32 /Acr	4,794,492
02 Building Building Core and Shell				
03B Concrete Concrete				
03000 CONCRETE				
03300 Cast-In-Place Concrete		36,232.00 SF	35.18 /SF	1,274,804
03000 CONCRETE		36,232.00 SF	35.18 /SF	1,274,804
03B Concrete Concrete		36,232.00 SF	35.18 /SF	1,274,804
04A Masonry Masonry Facade				
04000 MASONRY				
04210 Bricks		36,232.00 SF	9.75 /SF	353,350
04000 MASONRY		36,232.00 SF	9.75 /SF	353,350
04A Masonry Masonry Facade		36,232.00 SF	9.75 /SF	353,350
05A Steel Structural Steel				
05000 METALS				
05100 Structural Metal Framing		36,232.00 Acr	18.18 /Acr	658,750
05310 Steel Decking		36,232.00 SF	2.31 /SF	83,625
05560 Pipe Bollards		36,232.00 SF	0.18 /SF	6,500
05000 METALS		36,232.00 Acr	20.67 /Acr	748,875
05A Steel Structural Steel		36,232.00 SF	20.67 /SF	748,875
06A General Trades General Trades				
06000 CARPENTRY				
06114 Wood Blocking		36,232.00 SF	0.35 /SF	12,690
06120 Misc. Plywood		36,232.00 SF	1.91 /SF	69,193
06415 Cabinets		36,232.00 SF	0.69 /SF	25,059
06420 Wood Panelwork		36,232.00 SF	0.19 /SF	6,875
06999 Carpentry Plant		36,232.00 SF	0.14 /SF	4,914
06000 CARPENTRY		36,232.00 SF	3.28 /SF	118,731
07000 THERMAL/MOISTURE				
07900 Joint Sealers		36,232.00 SF	0.35 /SF	12,661
07000 THERMAL/MOISTURE		36,232.00 SF	0.35 /SF	12,661
06A General Trades General Trades		36,232.00 SF	3.63 /SF	131,393
07A Roofing Roofing				
07000 THERMAL/MOISTURE				
07500 Membrane Roofing		36,232.00 SF	12.85 /SF	465,647
07000 THERMAL/MOISTURE		36,232.00 SF	12.85 /SF	465,647
07A Roofing Roofing		36,232.00 SF	12.85 /SF	465,647

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
07B Archt Metals Architectural Sheet Metal				
07000 THERMAL/MOISTURE				
	07420 Wall Panels	36,232.00 SF	2.69 /SF	97,300
	07610 Metal Roofing	36,232.00 SF	0.48 /SF	17,250
	07712 Gutters/Downspouts	36,232.00 SF	0.10 /SF	3,750
	07715 Fascia/Soffits	36,232.00 SF	1.08 /SF	39,205
	07000 THERMAL/MOISTURE	36,232.00 SF	4.35 /SF	157,505
	07B Archt Metals Architectural Sheet Metal	36,232.00 SF	4.35 /SF	157,505
08A Glass & Glazing Glass and Glazing				
08000 DOORS/WINDOWS				
	08400 Storefronts	36,232.00 SF	8.63 /SF	312,800
	08462 Automatic Sliding Panels	36,232.00 SF	0.79 /SF	28,500
	08000 DOORS/WINDOWS	36,232.00 SF	9.42 /SF	341,300
	08A Glass & Glazing Glass and Glazing	36,232.00 SF	9.42 /SF	341,300
09A Gyp Light Guage Framing and Drywall				
05000 METALS				
	05100 Structural Metal Framing	36,232.00 Acr	3.88 /Acr	140,681
	05000 METALS	36,232.00 Acr	3.88 /Acr	140,681
07000 THERMAL/MOISTURE				
	07195 Air Barriers	36,232.00 SF	3.19 /SF	115,570
	07000 THERMAL/MOISTURE	36,232.00 SF	3.19 /SF	115,570
	09A Gyp Light Guage Framing and Drywall	36,232.00 SF	7.07 /SF	256,251
21A Fire Supression Fire Suppression System				
15000 MECHANICAL				
	15300 Fire Protection	36,232.00 SF	5.20 /SF	188,406
	15000 MECHANICAL	36,232.00 SF	5.20 /SF	188,406
	21A Fire Supression Fire Suppression System	36,232.00 SF	5.20 /SF	188,406
22A Plumbing Plumbing				
15000 MECHANICAL				
	15400 Plumbing	36,232.00 SF	16.68 /SF	604,422
	15000 MECHANICAL	36,232.00 SF	16.68 /SF	604,422
	22A Plumbing Plumbing	36,232.00 SF	16.68 /SF	604,422
23A HVAC HVAC				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	36,232.00 SF	18.74 /SF	678,915
	15000 MECHANICAL	36,232.00 SF	18.74 /SF	678,915
	23A HVAC HVAC	36,232.00 SF	18.74 /SF	678,915
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	36,232.00 SF	1.39 /SF	50,500
	15000 MECHANICAL	36,232.00 SF	1.39 /SF	50,500
	23C Controls Instrumentation and Controls	36,232.00 SF	1.39 /SF	50,500
26A Electrical Electrical				
16000 ELECTRICAL				
	16050 Basic Electrical	36,232.00 SF	14.85 /SF	537,915

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	16000 ELECTRICAL	36,232.00 SF	14.85 /SF	537,915
	26A Electrical Electrical	36,232.00 SF	14.85 /SF	537,915
28A Security Security	16000 ELECTRICAL			
	16050 Basic Electrical	36,232.00 SF	2.90 /SF	105,073
	16000 ELECTRICAL	36,232.00 SF	2.90 /SF	105,073
	28A Security Security	36,232.00 SF	2.90 /SF	105,073
	02 Building Building Core and Shell	36,232.00 SF	162.68 /SF	5,894,356
03 Client Area				
06A General Trades General Trades				
	01000 GENERAL REQUIREMENTS			
	01424 Temp Protection	5,244.00 SF	1.18 /SF	6,210
	01000 GENERAL REQUIREMENTS	5,244.00 SF	1.18 /SF	6,210
06000 CARPENTRY				
	06114 Wood Blocking	5,244.00 SF	0.65 /SF	3,413
	06220 Millwork	5,244.00 SF	0.07 /SF	366
	06415 Cabinets	5,244.00 SF	15.45 /SF	80,997
	06420 Wood Panelwork	5,244.00 SF	1.94 /SF	10,150
	06999 Carpentry Plant	5,244.00 SF	1.27 /SF	6,664
	06000 CARPENTRY	5,244.00 SF	19.37 /SF	101,590
07000 THERMAL/MOISTURE				
	07900 Joint Sealers	5,244.00 SF	0.44 /SF	2,292
	07000 THERMAL/MOISTURE	5,244.00 SF	0.44 /SF	2,292
08000 DOORS/WINDOWS				
	08100 Metal Doors/Frames	5,244.00 SF	0.68 /SF	3,588
	08200 Wood/Plastic Doors	5,244.00 SF	4.12 /SF	21,607
	08710 Finish Hardware	5,244.00 SF	3.37 /SF	17,675
	08000 DOORS/WINDOWS	5,244.00 SF	8.18 /SF	42,870
09000 FINISHES				
	09950 Wall Coverings	5,244.00 SF	1.43 /SF	7,480
	09000 FINISHES	5,244.00 Acr	1.43 /Acr	7,480
10000 SPECIALTIES				
	10190 Hospital Cubicles	5,244.00 SF	0.67 /SF	3,523
	10260 Wall/Corner Guards	5,244.00 SF	0.49 /SF	2,585
	10500 Lockers	5,244.00 SF	0.53 /SF	2,781
	10800 Toilet/Bath Accessories	5,244.00 SF	6.02 /SF	31,584
	10000 SPECIALTIES	5,244.00 SF	7.72 /SF	40,472
	06A General Trades General Trades	5,244.00 SF	38.31 /SF	200,914
07B Archt Metals Architectural Sheet Metal				
	07000 THERMAL/MOISTURE			
	07420 Wall Panels	5,244.00 SF	4.01 /SF	21,000
	07000 THERMAL/MOISTURE	5,244.00 SF	4.01 /SF	21,000
	07B Archt Metals Architectural Sheet Metal	5,244.00 SF	4.01 /SF	21,000
08A Glass & Glazing Glass and Glazing				
	08000 DOORS/WINDOWS			

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
08400 Storefronts		5,244.00 SF	0.46 /SF	2,400
08462 Automatic Sliding Panels		5,244.00 SF	1.81 /SF	9,500
08800 Glazing		5,244.00 SF	1.00 /SF	5,230
08000 DOORS/WINDOWS		5,244.00 SF	3.27 /SF	17,130
08A Glass & Glazing Glass and Glazing		5,244.00 SF	3.27 /SF	17,130
09A Gyp Light Guage Framing and Drywall				
06000 CARPENTRY				
06999 Carpentry Plant		5,244.00 SF	0.98 /SF	5,159
06000 CARPENTRY		5,244.00 SF	0.98 /SF	5,159
09000 FINISHES				
09250 Gypsum Board		5,244.00 SF	14.26 /SF	74,763
09000 FINISHES		5,244.00 Acr	14.26 /Acr	74,763
09A Gyp Light Guage Framing and Drywall		5,244.00 SF	15.24 /SF	79,922
09B ACT Acoustical Ceilings				
09000 FINISHES				
09140 Suspended Ceilings		5,244.00 SF	4.02 /SF	21,056
09000 FINISHES		5,244.00 Acr	4.02 /Acr	21,056
09B ACT Acoustical Ceilings		5,244.00 SF	4.02 /SF	21,056
09C Paint Painting				
09000 FINISHES				
09900 Painting		5,244.00 Acr	3.17 /Acr	16,639
09965 Vinyl Wall Covering		5,244.00 SF	0.14 /SF	750
09000 FINISHES		5,244.00 Acr	3.32 /Acr	17,389
09C Paint Painting		5,244.00 SF	3.32 /SF	17,389
09D Flooring Flooring				
09000 FINISHES				
09310 Ceramic Tile		5,244.00 SF	6.81 /SF	35,713
09650 Resilient Flooring		5,244.00 SF	3.53 /SF	18,518
09680 Carpet		5,244.00 SF	1.44 /SF	7,551
09700 Special Flooring		5,244.00 SF	11.63 /SF	60,970
09000 FINISHES		5,244.00 Acr	23.41 /Acr	122,751
09D Flooring Flooring		5,244.00 SF	23.41 /SF	122,751
22A Plumbing Plumbing				
15000 MECHANICAL				
15400 Plumbing		5,244.00 SF	7.45 /SF	39,047
15000 MECHANICAL		5,244.00 SF	7.45 /SF	39,047
22A Plumbing Plumbing		5,244.00 SF	7.45 /SF	39,047
23A HVAC HVAC				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		5,244.00 SF	10.99 /SF	57,606
15000 MECHANICAL		5,244.00 SF	10.99 /SF	57,606
23A HVAC HVAC		5,244.00 SF	10.99 /SF	57,606
23B Testing and Bal Testing and Balancing				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		5,244.00 SF	0.61 /SF	3,191
15000 MECHANICAL		5,244.00 SF	0.61 /SF	3,191

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	23B Testing and Bal Testing and Balancing	5,244.00 SF	0.61 /SF	3,191
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		5,244.00 SF	2.16 /SF	11,340
15000 MECHANICAL		5,244.00 SF	2.16 /SF	11,340
23C Controls Instrumentation and Controls		5,244.00 SF	2.16 /SF	11,340
26A Electrical Electrical				
16000 ELECTRICAL				
16050 Basic Electrical		5,244.00 SF	31.55 /SF	165,442
16000 ELECTRICAL		5,244.00 SF	31.55 /SF	165,442
26A Electrical Electrical		5,244.00 SF	31.55 /SF	165,442
03 Client Area				756,788
04 Client I2 Client I2 Area				
06A General Trades General Trades				
01000 GENERAL REQUIREMENTS				
01424 Temp Protection		5,196.00 SF	1.18 /SF	6,153
01000 GENERAL REQUIREMENTS		5,196.00 SF	1.18 /SF	6,153
06000 CARPENTRY				
06114 Wood Blocking		5,196.00 SF	0.29 /SF	1,479
06415 Cabinets		5,196.00 SF	9.92 /SF	51,518
06999 Carpentry Plant		5,196.00 SF	0.65 /SF	3,382
06000 CARPENTRY		5,196.00 SF	10.85 /SF	56,379
07000 THERMAL/MOISTURE				
07900 Joint Sealers		5,196.00 SF	0.30 /SF	1,577
07000 THERMAL/MOISTURE		5,196.00 SF	0.30 /SF	1,577
08000 DOORS/WINDOWS				
08100 Metal Doors/Frames		5,196.00 SF	0.87 /SF	4,524
08200 Wood/Plastic Doors		5,196.00 SF	3.34 /SF	17,365
08710 Finish Hardware		5,196.00 SF	2.40 /SF	12,476
08000 DOORS/WINDOWS		5,196.00 SF	6.61 /SF	34,365
09000 FINISHES				
09950 Wall Coverings		5,196.00 SF	0.74 /SF	3,850
09000 FINISHES		5,196.00 Acr	0.74 /Acr	3,850
10000 SPECIALTIES				
10260 Wall/Corner Guards		5,196.00 SF	0.25 /SF	1,292
10500 Lockers		5,196.00 SF	2.14 /SF	11,124
10800 Toilet/Bath Accessories		5,196.00 SF	0.80 /SF	4,150
10000 SPECIALTIES		5,196.00 SF	3.19 /SF	16,566
06A General Trades General Trades		5,196.00 SF	22.88 /SF	118,891
08A Glass & Glazing Glass and Glazing				
08000 DOORS/WINDOWS				
08800 Glazing		5,196.00 SF	2.93 /SF	15,235
08000 DOORS/WINDOWS		5,196.00 SF	2.93 /SF	15,235
08A Glass & Glazing Glass and Glazing		5,196.00 SF	2.93 /SF	15,235

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09A Gyp Light Guage Framing and Drywall				
06000 CARPENTRY				
	06999 Carpentry Plant	5,196.00 SF	0.60 /SF	3,096
	06000 CARPENTRY	5,196.00 SF	0.60 /SF	3,096
09000 FINISHES				
	09250 Gypsum Board	5,196.00 SF	23.09 /SF	119,963
	09000 FINISHES	5,196.00 Acr	23.09 /Acr	119,963
	09A Gyp Light Guage Framing and Drywall	5,196.00 SF	23.68 /SF	123,059
09B ACT Acoustical Ceilings				
09000 FINISHES				
	09140 Suspended Ceilings	5,196.00 SF	3.48 /SF	18,070
	09000 FINISHES	5,196.00 Acr	3.48 /Acr	18,070
	09B ACT Acoustical Ceilings	5,196.00 SF	3.48 /SF	18,070
09C Paint Painting				
09000 FINISHES				
	09900 Painting	5,196.00 Acr	3.33 /Acr	17,311
	09000 FINISHES	5,196.00 Acr	3.33 /Acr	17,311
	09C Paint Painting	5,196.00 SF	3.33 /SF	17,311
09D Flooring Flooring				
09000 FINISHES				
	09310 Ceramic Tile	5,196.00 SF	1.53 /SF	7,945
	09650 Resilient Flooring	5,196.00 SF	4.62 /SF	23,989
	09680 Carpet	5,196.00 SF	0.50 /SF	2,582
	09700 Special Flooring	5,196.00 SF	4.50 /SF	23,400
	09000 FINISHES	5,196.00 Acr	11.15 /Acr	57,916
	09D Flooring Flooring	5,196.00 SF	11.15 /SF	57,916
21A Fire Supression Fire Suppression System				
15000 MECHANICAL				
	15300 Fire Protection	5,196.00 SF	7.76 /SF	40,321
	15000 MECHANICAL	5,196.00 SF	7.76 /SF	40,321
	21A Fire Supression Fire Suppression System	5,196.00 SF	7.76 /SF	40,321
22A Plumbing Plumbing				
15000 MECHANICAL				
	15400 Plumbing	5,196.00 SF	13.66 /SF	70,998
	15000 MECHANICAL	5,196.00 SF	13.66 /SF	70,998
	22A Plumbing Plumbing	5,196.00 SF	13.66 /SF	70,998
23A HVAC HVAC				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	5,196.00 SF	20.16 /SF	104,736
	15000 MECHANICAL	5,196.00 SF	20.16 /SF	104,736
	23A HVAC HVAC	5,196.00 SF	20.16 /SF	104,736
23B Testing and Bal Testing and Balancing				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	5,196.00 SF	0.61 /SF	3,191
	15000 MECHANICAL	5,196.00 SF	0.61 /SF	3,191

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	23B Testing and Bal Testing and Balancing	5,196.00 SF	0.61 /SF	3,191
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		5,196.00 SF	3.53 /SF	18,340
15000 MECHANICAL		5,196.00 SF	3.53 /SF	18,340
23C Controls Instrumentation and Controls		5,196.00 SF	3.53 /SF	18,340
26A Electrical Electrical				
16000 ELECTRICAL				
16050 Basic Electrical		5,196.00 SF	83.59 /SF	434,336
16000 ELECTRICAL		5,196.00 SF	83.59 /SF	434,336
26A Electrical Electrical		5,196.00 SF	83.59 /SF	434,336
04 Client I2 Client I2 Area				1,022,402
05 Client Shared Space				
06A General Trades General Trades				
01000 GENERAL REQUIREMENTS				
01424 Temp Protection		1,046.00 SF	1.18 /SF	1,239
01000 GENERAL REQUIREMENTS		1,046.00 SF	1.18 /SF	1,239
06000 CARPENTRY				
06114 Wood Blocking		1,046.00 SF	1.96 /SF	2,048
06415 Cabinets		1,046.00 SF	6.65 /SF	6,956
06999 Carpentry Plant		1,046.00 SF	2.52 /SF	2,632
06000 CARPENTRY		1,046.00 SF	11.12 /SF	11,636
07000 THERMAL/MOISTURE				
07900 Joint Sealers		1,046.00 SF	0.73 /SF	768
07000 THERMAL/MOISTURE		1,046.00 SF	0.73 /SF	768
10000 SPECIALTIES				
10260 Wall/Corner Guards		1,046.00 SF	0.62 /SF	646
10500 Lockers		1,046.00 SF	10.64 /SF	11,124
10800 Toilet/Bath Accessories		1,046.00 SF	0.56 /SF	581
10000 SPECIALTIES		1,046.00 SF	11.81 /SF	12,351
06A General Trades General Trades		1,046.00 SF	24.85 /SF	25,994
09A Gyp Light Guage Framing and Drywall				
06000 CARPENTRY				
06999 Carpentry Plant		1,046.00 SF	1.97 /SF	2,064
06000 CARPENTRY		1,046.00 SF	1.97 /SF	2,064
09A Gyp Light Guage Framing and Drywall		1,046.00 SF	1.97 /SF	2,064
09B ACT Acoustical Ceilings				
09000 FINISHES				
09140 Suspended Ceilings		1,046.00 SF	3.63 /SF	3,793
09000 FINISHES		1,046.00 Acr	3.63 /Acr	3,793
09B ACT Acoustical Ceilings		1,046.00 SF	3.63 /SF	3,793
09C Paint Painting				
09000 FINISHES				
09900 Painting		1,046.00 Acr	0.33 /Acr	341

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	09000 FINISHES	1,046.00 Acr	0.33 /Acr	341
	09C Paint Painting	1,046.00 SF	0.33 /SF	341
09D Flooring Flooring				
09000 FINISHES				
09310 Ceramic Tile		1,046.00 SF	0.69 /SF	718
09650 Resilient Flooring		1,046.00 SF	5.26 /SF	5,498
09680 Carpet		1,046.00 SF	1.32 /SF	1,384
	09000 FINISHES	1,046.00 Acr	7.27 /Acr	7,599
	09D Flooring Flooring	1,046.00 SF	7.27 /SF	7,599
22A Plumbing Plumbing				
15000 MECHANICAL				
15400 Plumbing		1,046.00 SF	10.18 /SF	10,648
	15000 MECHANICAL	1,046.00 SF	10.18 /SF	10,648
	22A Plumbing Plumbing	1,046.00 SF	10.18 /SF	10,648
23A HVAC HVAC				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,046.00 SF	15.02 /SF	15,711
	15000 MECHANICAL	1,046.00 SF	15.02 /SF	15,711
	23A HVAC HVAC	1,046.00 SF	15.02 /SF	15,711
23B Testing and Bal Testing and Balancing				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,046.00 SF	0.65 /SF	684
	15000 MECHANICAL	1,046.00 SF	0.65 /SF	684
	23B Testing and Bal Testing and Balancing	1,046.00 SF	0.65 /SF	684
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,046.00 SF	2.32 /SF	2,430
	15000 MECHANICAL	1,046.00 SF	2.32 /SF	2,430
	23C Controls Instrumentation and Controls	1,046.00 SF	2.32 /SF	2,430
26A Electrical Electrical				
16000 ELECTRICAL				
16050 Basic Electrical		1,046.00 SF	33.89 /SF	35,452
	16000 ELECTRICAL	1,046.00 SF	33.89 /SF	35,452
	26A Electrical Electrical	1,046.00 SF	33.89 /SF	35,452
05 ClientShared Space		1,046.00 SF	100.11 /SF	104,715
06 Com Area Common Areas				
06A General Trades General Trades				
01000 GENERAL REQUIREMENTS				
01424 Temp Protection		3,925.00 SF	1.18 /SF	4,648
	01000 GENERAL REQUIREMENTS	3,925.00 SF	1.18 /SF	4,648
06000 CARPENTRY				
06114 Wood Blocking		3,925.00 SF	0.40 /SF	1,570
06220 Millwork		3,925.00 SF	0.12 /SF	458
06415 Cabinets		3,925.00 SF	2.15 /SF	8,444

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
06420	Wood Panelwork	3,925.00 SF	7.71 /SF	30,250
06999	Carpentry Plant	3,925.00 SF	0.99 /SF	3,882
	06000 CARPENTRY	3,925.00 SF	11.36 /SF	44,604
07000	THERMAL/MOISTURE			
07900	Joint Sealers	3,925.00 SF	0.47 /SF	1,827
	07000 THERMAL/MOISTURE	3,925.00 SF	0.47 /SF	1,827
08000	DOORS/WINDOWS			
08100	Metal Doors/Frames	3,925.00 SF	1.20 /SF	4,704
08200	Wood/Plastic Doors	3,925.00 SF	3.44 /SF	13,506
08710	Finish Hardware	3,925.00 SF	3.71 /SF	14,556
	08000 DOORS/WINDOWS	3,925.00 SF	8.35 /SF	32,767
09000	FINISHES			
09950	Wall Coverings	3,925.00 SF	1.60 /SF	6,275
	09000 FINISHES	3,925.00 Acr	1.60 /Acr	6,275
10000	SPECIALTIES			
10155	Toilet Compartments	3,925.00	0.76	3,000
10260	Wall/Corner Guards	3,925.00 SF	0.17 /SF	646
10800	Toilet/Bath Accessories	3,925.00 SF	2.19 /SF	8,603
	10000 SPECIALTIES	3,925.00 SF	3.12 /SF	12,249
	06A General Trades General Trades	3,925.00 SF	26.08 /SF	102,370
07B	Archt Metals Architectural Sheet Metal			
07000	THERMAL/MOISTURE			
07420	Wall Panels	3,925.00 SF	3.57 /SF	14,000
	07000 THERMAL/MOISTURE	3,925.00 SF	3.57 /SF	14,000
	07B Archt Metals Architectural Sheet Metal	3,925.00 SF	3.57 /SF	14,000
08A	Glass & Glazing Glass and Glazing			
08000	DOORS/WINDOWS			
08400	Storefronts	3,925.00 SF	9.17 /SF	36,000
08870	Glazing Film	3,925.00	0.76	3,000
	08000 DOORS/WINDOWS	3,925.00 SF	9.94 /SF	39,000
	08A Glass & Glazing Glass and Glazing	3,925.00 SF	9.94 /SF	39,000
09A	Gyp Light Guage Framing and Drywall			
06000	CARPENTRY			
06999	Carpentry Plant	3,925.00 SF	1.05 /SF	4,127
	06000 CARPENTRY	3,925.00 SF	1.05 /SF	4,127
09000	FINISHES			
09250	Gypsum Board	3,925.00 SF	18.12 /SF	71,135
	09000 FINISHES	3,925.00 Acr	18.12 /Acr	71,135
	09A Gyp Light Guage Framing and Drywall	3,925.00 SF	19.18 /SF	75,262
09B	ACT Acoustical Ceilings			
09000	FINISHES			
09140	Suspended Ceilings	3,925.00 SF	4.66 /SF	18,276
	09000 FINISHES	3,925.00 Acr	4.66 /Acr	18,276
	09B ACT Acoustical Ceilings	3,925.00 SF	4.66 /SF	18,276

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09000 FINISHES				
	09900 Painting	3,925.00 Acr	3.57 /Acr	13,994
	09000 FINISHES	3,925.00 Acr	3.57 /Acr	13,994
	09C Paint Painting	3,925.00 SF	3.57 /SF	13,994
09D Flooring Flooring				
	09000 FINISHES			
	09310 Ceramic Tile	3,925.00 SF	9.65 /SF	37,885
	09650 Resilient Flooring	3,925.00 SF	1.27 /SF	4,993
	09680 Carpet	3,925.00 SF	2.74 /SF	10,740
	09700 Special Flooring	3,925.00 SF	3.31 /SF	13,000
	09000 FINISHES	3,925.00 Acr	16.97 /Acr	66,618
	09D Flooring Flooring	3,925.00 SF	16.97 /SF	66,618
22A Plumbing Plumbing				
	15000 MECHANICAL			
	15400 Plumbing	3,925.00 SF	10.85 /SF	42,594
	15000 MECHANICAL	3,925.00 SF	10.85 /SF	42,594
	22A Plumbing Plumbing	3,925.00 SF	10.85 /SF	42,594
23A HVAC HVAC				
	15000 MECHANICAL			
	15500 Heating/Ventilation/Air Conditioning	3,925.00 SF	16.01 /SF	62,839
	15000 MECHANICAL	3,925.00 SF	16.01 /SF	62,839
	23A HVAC HVAC	3,925.00 SF	16.01 /SF	62,839
23B Testing and Bal Testing and Balancing				
	15000 MECHANICAL			
	15500 Heating/Ventilation/Air Conditioning	3,925.00 SF	0.64 /SF	2,507
	15000 MECHANICAL	3,925.00 SF	0.64 /SF	2,507
	23B Testing and Bal Testing and Balancing	3,925.00 SF	0.64 /SF	2,507
23C Controls Instrumentation and Controls				
	15000 MECHANICAL			
	15500 Heating/Ventilation/Air Conditioning	3,925.00 SF	2.27 /SF	8,910
	15000 MECHANICAL	3,925.00 SF	2.27 /SF	8,910
	23C Controls Instrumentation and Controls	3,925.00 SF	2.27 /SF	8,910
26A Electrical Electrical				
	16000 ELECTRICAL			
	16050 Basic Electrical	3,925.00 SF	33.12 /SF	129,992
	16000 ELECTRICAL	3,925.00 SF	33.12 /SF	129,992
	26A Electrical Electrical	3,925.00 SF	33.12 /SF	129,992
	06 Com Area Common Areas	3,925.00 SF	146.84 /SF	576,362
07 Surgical Surgical Sublease				
	06A General Trades General Trades			
	01000 GENERAL REQUIREMENTS			
	01424 Temp Protection	1,145.00 SF	1.18 /SF	1,356
	01000 GENERAL REQUIREMENTS	1,145.00 SF	1.18 /SF	1,356
	06000 CARPENTRY			

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
06114	Wood Blocking	1,145.00 SF	1.69 /SF	1,934
06415	Cabinets	1,145.00 SF	18.76 /SF	21,479
06999	Carpentry Plant	1,145.00 SF	2.52 /SF	2,882
06000 CARPENTRY		1,145.00 SF	22.97 /SF	26,295
07000	THERMAL/MOISTURE			
07900	Joint Sealers	1,145.00 SF	0.67 /SF	768
07000 THERMAL/MOISTURE		1,145.00 SF	0.67 /SF	768
08000	DOORS/WINDOWS			
08100	Metal Doors/Frames	1,145.00 SF	3.41 /SF	3,903
08200	Wood/Plastic Doors	1,145.00 SF	4.93 /SF	5,645
08710	Finish Hardware	1,145.00 SF	6.36 /SF	7,278
08000 DOORS/WINDOWS		1,145.00 SF	14.70 /SF	16,826
10000	SPECIALTIES			
10190	Hospital Cubicles	1,145.00 SF	1.62 /SF	1,854
10260	Wall/Corner Guards	1,145.00 SF	0.56 /SF	646
10800	Toilet/Bath Accessories	1,145.00 SF	5.22 /SF	5,972
10000 SPECIALTIES		1,145.00 SF	7.40 /SF	8,472
06A General Trades General Trades		1,145.00 SF	46.92 /SF	53,717
09A	Gyp Light Guage Framing and Drywall			
06000	CARPENTRY			
06999	Carpentry Plant	1,145.00 SF	1.80 /SF	2,064
06000 CARPENTRY		1,145.00 SF	1.80 /SF	2,064
09000	FINISHES			
09250	Gypsum Board	1,145.00 SF	22.62 /SF	25,898
09000 FINISHES		1,145.00 Acr	22.62 /Acr	25,898
09A Gyp Light Guage Framing and Drywall		1,145.00 SF	24.42 /SF	27,961
09B	ACT Acoustical Ceilings			
09000	FINISHES			
09140	Suspended Ceilings	1,145.00 SF	3.71 /SF	4,248
09000 FINISHES		1,145.00 Acr	3.71 /Acr	4,248
09B ACT Acoustical Ceilings		1,145.00 SF	3.71 /SF	4,248
09C	Paint Painting			
09000	FINISHES			
09900	Painting	1,145.00 Acr	5.52 /Acr	6,324
09965	Vinyl Wall Covering	1,145.00 SF	0.76 /SF	875
09000 FINISHES		1,145.00 Acr	6.29 /Acr	7,199
09C Paint Painting		1,145.00 SF	6.29 /SF	7,199
09D	Flooring Flooring			
09000	FINISHES			
09310	Ceramic Tile	1,145.00 SF	4.73 /SF	5,413
09650	Resilient Flooring	1,145.00 SF	4.18 /SF	4,783
09700	Special Flooring	1,145.00 SF	23.11 /SF	26,465
09000 FINISHES		1,145.00 Acr	32.02 /Acr	36,660
09D Flooring Flooring		1,145.00 SF	32.02 /SF	36,660
22A	Plumbing Plumbing			
15000	MECHANICAL			

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
15400 Plumbing		1,145.00 SF	12.40 /SF	14,198
15000 MECHANICAL		1,145.00 SF	12.40 /SF	14,198
22A Plumbing Plumbing		1,145.00 SF	12.40 /SF	14,198
23A HVAC HVAC				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,145.00 SF	18.29 /SF	20,947
15000 MECHANICAL		1,145.00 SF	18.29 /SF	20,947
23A HVAC HVAC		1,145.00 SF	18.29 /SF	20,947
23B Testing and Bal Testing and Balancing				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,145.00 SF	0.60 /SF	684
15000 MECHANICAL		1,145.00 SF	0.60 /SF	684
23B Testing and Bal Testing and Balancing		1,145.00 SF	0.60 /SF	684
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
15500 Heating/Ventilation/Air Conditioning		1,145.00 SF	2.12 /SF	2,430
15000 MECHANICAL		1,145.00 SF	2.12 /SF	2,430
23C Controls Instrumentation and Controls		1,145.00 SF	2.12 /SF	2,430
26A Electrical Electrical				
16000 ELECTRICAL				
16050 Basic Electrical		1,145.00 SF	30.96 /SF	35,453
16000 ELECTRICAL		1,145.00 SF	30.96 /SF	35,453
26A Electrical Electrical		1,145.00 SF	30.96 /SF	35,453
07 Surgical Surgical Sublease		1,145.00 SF	177.73 /SF	203,496
08 Client Area				
04A Masonry Masonry Facade				
04000 MASONRY				
04210 Bricks		19,676.00 SF	0.09 /SF	1,800
04000 MASONRY		19,676.00 SF	0.09 /SF	1,800
04A Masonry Masonry Facade		19,676.00 SF	0.09 /SF	1,800
05A Steel Structural Steel				
05000 METALS				
05100 Structural Metal Framing		19,676.00 Acr	0.25 /Acr	5,000
05000 METALS		19,676.00 Acr	0.25 /Acr	5,000
05A Steel Structural Steel		19,676.00 SF	0.25 /SF	5,000
06A General Trades General Trades				
01000 GENERAL REQUIREMENTS				
01424 Temp Protection		19,676.00 SF	1.18 /SF	23,302
01000 GENERAL REQUIREMENTS		19,676.00 SF	1.18 /SF	23,302
06000 CARPENTRY				
06114 Wood Blocking		19,676.00 SF	0.35 /SF	6,826
06220 Millwork		19,676.00 SF	0.06 /SF	1,166
06415 Cabinets		19,676.00 SF	11.79 /SF	232,046
06420 Wood Panelwork		19,676.00 SF	1.14 /SF	22,375

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
06999	Carpentry Plant	19,676.00 SF	0.29 /SF	5,600
06000	CARPENTRY	19,676.00 SF	13.62 /SF	268,013
07000	THERMAL/MOISTURE			
07900	Joint Sealers	19,676.00 SF	0.12 /SF	2,292
07000	THERMAL/MOISTURE	19,676.00 SF	0.12 /SF	2,292
08000	DOORS/WINDOWS			
08100	Metal Doors/Frames	19,676.00 SF	1.06 /SF	20,792
08200	Wood/Plastic Doors	19,676.00 SF	2.66 /SF	52,411
08367	Rolling Doors	19,676.00 SF	0.15 /SF	3,000
08710	Finish Hardware	19,676.00 SF	2.64 /SF	51,985
08000	DOORS/WINDOWS	19,676.00 SF	6.52 /SF	128,188
09000	FINISHES			
09950	Wall Coverings	19,676.00 SF	1.45 /SF	28,450
09000	FINISHES	19,676.00 Acr	1.45 /Acr	28,450
10000	SPECIALTIES			
10190	Hospital Cubicles	19,676.00 SF	1.93 /SF	38,007
10260	Wall/Corner Guards	19,676.00 SF	0.23 /SF	4,524
10500	Lockers	19,676.00 SF	0.09 /SF	1,854
10800	Toilet/Bath Accessories	19,676.00 SF	2.76 /SF	54,374
10000	SPECIALTIES	19,676.00 SF	5.02 /SF	98,759
06A	General Trades General Trades	19,676.00 SF	27.90 /SF	549,003
07B	Archit Metals Architectural Sheet Metal			
07000	THERMAL/MOISTURE			
07420	Wall Panels	19,676.00 SF	1.07 /SF	21,000
07000	THERMAL/MOISTURE	19,676.00 SF	1.07 /SF	21,000
07B	Archit Metals Architectural Sheet Metal	19,676.00 SF	1.07 /SF	21,000
08A	Glass & Glazing Glass and Glazing			
08000	DOORS/WINDOWS			
08400	Storefronts	19,676.00 SF	0.37 /SF	7,200
08462	Automatic Sliding Panels	19,676.00 SF	0.48 /SF	9,500
08800	Glazing	19,676.00 SF	0.57 /SF	11,260
08000	DOORS/WINDOWS	19,676.00 SF	1.42 /SF	27,960
08A	Glass & Glazing Glass and Glazing	19,676.00 SF	1.42 /SF	27,960
09A	Gyp Light Guage Framing and Drywall			
06000	CARPENTRY			
06999	Carpentry Plant	19,676.00 SF	0.37 /SF	7,223
06000	CARPENTRY	19,676.00 SF	0.37 /SF	7,223
09000	FINISHES			
09250	Gypsum Board	19,676.00 SF	13.86 /SF	272,714
09000	FINISHES	19,676.00 Acr	13.86 /Acr	272,714
09A	Gyp Light Guage Framing and Drywall	19,676.00 SF	14.23 /SF	279,937
09B	ACT Acoustical Ceilings			
09000	FINISHES			
09140	Suspended Ceilings	19,676.00 SF	3.33 /SF	65,585
09000	FINISHES	19,676.00 Acr	3.33 /Acr	65,585
09B	ACT Acoustical Ceilings	19,676.00 SF	3.33 /SF	65,585

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09C Paint Painting				
09000 FINISHES				
	09900 Painting	19,676.00 Acr	2.28 /Acr	44,811
	09965 Vinyl Wall Covering	19,676.00 SF	0.08 /SF	1,625
	09000 FINISHES	19,676.00 Acr	2.36 /Acr	46,436
	09C Paint Painting	19,676.00 SF	2.36 /SF	46,436
09D Flooring Flooring				
09000 FINISHES				
	09310 Ceramic Tile	19,676.00 SF	2.91 /SF	57,263
	09650 Resilient Flooring	19,676.00 SF	4.67 /SF	91,900
	09680 Carpet	19,676.00 SF	1.03 /SF	20,350
	09700 Special Flooring	19,676.00 SF	4.89 /SF	96,250
	09000 FINISHES	19,676.00 Acr	13.51 /Acr	265,763
	09D Flooring Flooring	19,676.00 SF	13.51 /SF	265,763
22A Plumbing Plumbing				
15000 MECHANICAL				
	15400 Plumbing	19,676.00 SF	9.02 /SF	177,493
	15000 MECHANICAL	19,676.00 SF	9.02 /SF	177,493
	22A Plumbing Plumbing	19,676.00 SF	9.02 /SF	177,493
23A HVAC HVAC				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	19,676.00 SF	13.31 /SF	261,831
	15000 MECHANICAL	19,676.00 SF	13.31 /SF	261,831
	23A HVAC HVAC	19,676.00 SF	13.31 /SF	261,831
23B Testing and Bal Testing and Balancing				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	19,676.00 SF	0.64 /SF	12,536
	15000 MECHANICAL	19,676.00 SF	0.64 /SF	12,536
	23B Testing and Bal Testing and Balancing	19,676.00 SF	0.64 /SF	12,536
23C Controls Instrumentation and Controls				
15000 MECHANICAL				
	15500 Heating/Ventilation/Air Conditioning	19,676.00 SF	5.14 /SF	101,050
	15000 MECHANICAL	19,676.00 SF	5.14 /SF	101,050
	23C Controls Instrumentation and Controls	19,676.00 SF	5.14 /SF	101,050
26A Electrical Electrical				
16000 ELECTRICAL				
	16050 Basic Electrical	19,676.00 SF	33.03 /SF	649,951
	16000 ELECTRICAL	19,676.00 SF	33.03 /SF	649,951
	26A Electrical Electrical	19,676.00 SF	33.03 /SF	649,951
	08 Client Area	19,676.00 SF	125.30 /SF	2,465,345
09 Allowances Allowance Log				
Core and Shell Core and Shell				
01000 GENERAL REQUIREMENTS				
	01008 General Requirements			
	General Requirements - Outreach Trailer Allowance	12.00 Mth	6,421.67 /Mth	77,060
	General Requirements - Web Cam Allowance	12.00 Mth	1,250.00 /Mth	15,000

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	01008 General Requirements	36,232.00 SF	2.54 /SF	92,060
	01000 GENERAL REQUIREMENTS	36,232.00 SF	2.54 /SF	92,060
	05000 METALS			
	05100 Structural Metal Framing			
	Structural Steel - Roof Screen 4# per SF of Screen	3.00 TON S	4,250.00 /TON S	12,750
	Structural Steel - Misc Steel for Undesigned Elements	1.00 LS	36,000.00 /LS	36,000
	05100 Structural Metal Framing	36,232.00 Acr	1.35 /Acr	48,750
	05000 METALS	36,232.00 Acr	1.35 /Acr	48,750
	07000 THERMAL/MOISTURE			
	07420 Wall Panels			
	Metal Wall Panel - Metal Panel at Roof Screen	960.00 SF	15.00 /SF	14,400
	07420 Wall Panels	36,232.00 SF	0.40 /SF	14,400
	07000 THERMAL/MOISTURE	36,232.00 SF	0.40 /SF	14,400
	09000 FINISHES			
	09700 Special Flooring			
	Moisture Mitigation - Mitigation Allowance	36,232.00 SF	3.51 /SF	127,050
	09700 Special Flooring	36,232.00 SF	3.51 /SF	127,050
	09000 FINISHES	36,232.00 Acr	3.51 /Acr	127,050
	Core and Shell Core and Shell	36,232.00 SF	7.79 /SF	282,260
	Site Site Work Allowances			
	02000 SITEWORK			
	02200 Earthwork			
	Mass Excavation - Raise Building Elevation 2'	1.00 LS	250,016.02 /LS	250,016
	Mass Excavation - Soil Stabilization Allowance	4,100.00 CY	25.00 /CY	102,500
	Mass Excavation - Unsuitable Soil Removal Allowance	500.00 CY	100.00 /CY	50,000
	02200 Earthwork	8.91 Acr	45,175.76 /Acr	402,516
	02500 Paving			
	Asphalt Paving - Asphalt Repair at Existing Parking Areas Allowance	1.00 LS	25,500.00 /LS	25,500
	02500 Paving	8.91 Acr	2,861.95 /Acr	25,500
	02518 Site Concrete			
	Site Concrete - Fire Lane Allowance (EXCLUDED)	0.00 LS	0.00 /LS	0
	Site Concrete - Healing Garden (EXCLUDED)	0.00 LS	0.00 /LS	0
	02870 Site/Street Furniture			
	Site Furnishings - Allowance	10.00 EA	2,500.00 /EA	25,000
	02870 Site/Street Furniture	8.91 Acr	2,805.84 /Acr	25,000
	02000 SITEWORK	8.91 Acr	50,843.55 /Acr	453,016
	05000 METALS			
	05100 Structural Metal Framing			
	Structural Steel - Covered Walkway Complete Structure Allowance	1.00 LS	150,000.00 /LS	150,000
	05100 Structural Metal Framing	8.91 Acr	16,835.02 /Acr	150,000
	05000 METALS	8.91 Acr	16,835.02 /Acr	150,000
	09000 FINISHES			
	09900 Painting			
	Paint - Existing MOB Standing Seam Metal Roof Allowance	1.00 LS	100,000.00 /LS	100,000
	09900 Painting	8.91 Acr	11,223.35 /Acr	100,000
	09000 FINISHES	8.91 Acr	11,223.35 /Acr	100,000
	Site Site Work Allowances	8.91 Acr	78,901.91 /Acr	703,016
	Surgery Surgery Area Allowances			
	16000 ELECTRICAL			
	16050 Basic Electrical			
	Provide Exam Lights	2.00 EA	5,000.00 /EA	10,000

	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	16050 Basic Electrical	1,145.00 SF	8.73 /SF	10,000
	16000 ELECTRICAL	1,145.00 SF	8.73 /SF	10,000
	Surgery Surgery Area Allowances	1,145.00 SF	8.73 /SF	10,000
Client Area Allowances				
	16000 ELECTRICAL			
	16050 Basic Electrical			
	EPIC Power and Data Outlets	1.00 LS	24,500.00 /LS	24,500
	16050 Basic Electrical	19,676.00 SF	1.25 /SF	24,500
	16000 ELECTRICAL	19,676.00 SF	1.25 /SF	24,500
	Client Area Allowances	19,676.00 SF	1.25 /SF	24,500
	09 Allowances Allowance Log	36,232.00 SF	28.15 /SF	1,019,776

Estimate Totals

Description	Amount	Totals
	16,837,732	16,837,732
Design/Est Contingency (2%)	336,755	
	336,755	17,174,487
General Conditions	793,863	
Preconstruction	17,123	
Insurance - GL (\$9.00/\$1,000)	154,570	
Insurance - BR (EXCLUDED)		
Permits - (\$12.00/\$1,000)	206,094	
Constuction Contingency (0%)		
Fee (2.85%)	489,473	
	1,661,123	18,835,610
Surety Bond	117,241	
	117,241	18,952,851
Total		18,952,851