

BHS / BTC 2025

Total Project Cost Estimate

08/09/22

CONSTRUCTION COSTS	Estimated Cost	Notes
Building Construction	\$90,694,612	
Sitework	\$10,330,252	
Design & Pricing Contingency	\$10,192,616	10% of building/site construction cost
Escalation	\$8,969,501	8%
General Conditions	\$6,186,623	
General Requirements	\$3,632,649	
Insurance	\$1,316,914	
Bonds	\$1,570,891	
CM Fee	\$4,013,861	
CM/GMP Contingency	\$1,750,000	1.30%
Construction Cost Deduct by Removing Horizons/OnTop	-\$4,860,000	
BTC Expansion/Enhancement Allowance	\$600,000	
<b>TOTAL ALL CONSTRUCTION</b>	<b>\$134,397,919</b>	

PROJECT COSTS (SOFT COSTS)	Estimated Cost	Notes
Design Fees & Reimbursable Expenses	\$7,746,515	
Permit Costs	\$221,340	
Misc. Owner Soft Costs (project management, owner consultants, cost estimator, legal & accounting, utilities, etc.)	\$2,166,380	
Commissioning	\$291,837	
Fixtures, Furnishings, Equipment	\$5,280,958	
Signage	\$0	Included in construction cost
Project Closeout Costs (moving costs, artwork/marketing displays, LEED certification, etc.)	\$162,838	
Owner Contingency - Design & Construction	\$18,278,117	13.6% of total construction cost
<b>TOTAL PROJECT COSTS</b>	<b>\$34,147,984</b>	

ENVIRONMENTAL COSTS	Estimated Cost	Notes
Building Materials Demo & Remediation	\$12,611,841	
Building Demo/Remediation Contingency	\$1,261,184	10%
CAP Implementation Including Soil Remediation	\$5,000,000	
CAP Implementation Contingency	\$500,000	10%
Identification & Abatement Plans & Additional Testing	\$2,000,000	
<b>TOTAL ENVIRONMENTAL COSTS</b>	<b>\$21,373,025</b>	

<b>TOTAL PROJECT COST</b>	<b>\$189,918,928</b>	
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