WR IV
CONSTRUCTION COST ESTIMATE

	HACM EST 4 MF PROPOSAL			CATALYST ESTIMATE			
	COMBINED	Bldg. 3.2	Bldg. 3.2	**COMBINED**	Bldg. 3.2	Bldg. 3.2	
LOT AREA (1.224 ACRES)	**53,305**						
SQUARE FOOT	**57,020**	28,510	28,510	**57,020**	28,510	28,510	
PRICE PER SQFT	**$ 232.95**	$ 233.30	$ 232.61	**$ 207.95**	$ 208.23	$ 207.67	
# OF UNITS	**60**	30	30	**60**	30	30	
COST PER UNIT	**$ 221,385**	$ 221,715	$ 221,054	**$ 197,620**	$ 197,889	$ 197,351	
	0			**0**			
Hard cost with GR/GC	**0**			**11,147,550**	5,581,550	5,566,000	
GR	**0**			**(476,794)**	(238,397)	(238,397)	
GC	**0**			**(700,420)**	(350,210)	(350,210)	
NET Hard Cost bef GR/GC	**9,970,336**	4,992,943	4,977,393	**9,970,336**	4,992,943	4,977,393	
ADDITIONAL SOFT COSTS							
Security System	**200,000**	100,000	100,000	**200,000**	100,000	100,000	
Common area furnitures, Fixtures & Equipment	**100,000**	50,000	50,000				
Street sidewalk allowance	**100,000**	50,000	50,000	**100,000**	50,000	50,000	
Total	**400,000**	*200,000*	*200,000*	**300,000**	*150,000*	*150,000*	
Insurance [PPBond, BR, GL)	**452,517**	226,563	225,954	**100,328**	50,234	50,094	
Buyout Contingency - CM	**1,037,034**	519,294	517,739				
TOTAL BEFORE GR/O/CM FEE	**11,859,887**	5,938,801	5,921,086				
General Requirements - 5%	**592,994**	296,940	296,054	**0**			
Overhead - 2%	**237,198**	118,776	118,422	**0**			
Construction Mgmt Fee - 5%	**592,994**	296,940	296,054	**309,317**	154,874	154,443	
TOTAL COST STIMATE - ESD. GMP	**13,283,073**	**6,651,457**	**6,631,616**	**11,857,195**	**5,936,658**	**5,920,537**	**1,425,878**
OWNERS CONTINGENCY	**664,154**	**332,573**	**331,581**				