

## Sq 37 and EastBanc Sites: Library Cost Budget

<b>Library Budget:</b>	Square Feet	20,189	Skin, SF	12,804
<b>Land Costs</b>		Cost	\$/ FAR SF	\$/Unit f Total Costs
Land Value		-	-	0.00%
Land Acquisition Costs		-	-	0.00%
		-	-	0.00%
<b>Hard Costs</b>				
Building Excavation		-	-	0.00%
Support of Excavation		-	-	0.00%
Structure		541,000	26.80	5.84%
Exterior Skin Envelope		1,473,000	72.96	15.91%
Exterior Skin Envelope Premium		-	-	0.00%
Roofing and Waterproofing		-	-	0.00%
General Building Finishes		104,000	5.15	1.12%
Special Equipment		-	-	0.00%
Vertical Transportation		-	-	0.00%
Mechanical System		312,000	15.45	3.37%
Electrical System		166,000	8.22	1.79%
Residential Unit Finishes		-	-	0.00%
Residential Unit Equipment		-	-	0.00%
Residential Appliance Package, Cabinets Premium		-	-	0.00%
Other		-	-	0.00%
Builder's Risk Insurance		6,000	0.30	0.06%
General Liability Insurance		18,000	0.89	0.19%
Pricing Contingency		56,000	2.77	0.60%
General Conditions & Fee		269,000	13.32	2.91%
Subtotal( Clark Estimate)		2,945,000	145.87	31.81%
Sitework Allocation		149,000	7.38	1.61%
Parking Allocation	12 spaces	553,273	27.40	46,106 5.98%
Hard Costs Contingency	5.00%	329,614	16.33	3.56%
		-	-	0.00%
<b>Total Hard Costs</b>		3,976,887	196.98	42.96%
		-	-	
<b>Soft Costs</b>				
A&E / Design / Consultants		500,000	24.77	5.40%
Permits / Fees / Bonds		80,000	3.96	0.86%
Testing / Inspections / Quality Control		60,000	2.97	0.65%
Legal		100,000	4.95	1.08%
Marketing		5,000	0.25	0.05%
Leasing / TI's		2,800,000	138.69	30.24%
FF&E / Landscaping		1,000,000	49.53	10.80%
Taxes		-	-	0.00%
Insurance		10,000	0.50	0.11%
Finance Fees / Costs / Recordation Fees		10,000	0.50	0.11%
Exclusions		10,000	0.50	0.11%
G&A / Accounting		25,000	1.24	0.27%
Developer Overhead	5.00%	429,000	21.25	4.63%
Construction & Post Construction Period Interest Reserve		-	-	0.00%
Operation to Break Even Reserve		-	-	0.00%
Soft Costs Contingency	5.00%	252,000	12.48	2.72%
		-	-	0.00%
<b>Total Soft Costs</b>		5,281,000	261.58	57.04%
			261.58	
<b>TOTAL SUBPROJECT COSTS</b>		9,257,887	458.56	100.00%