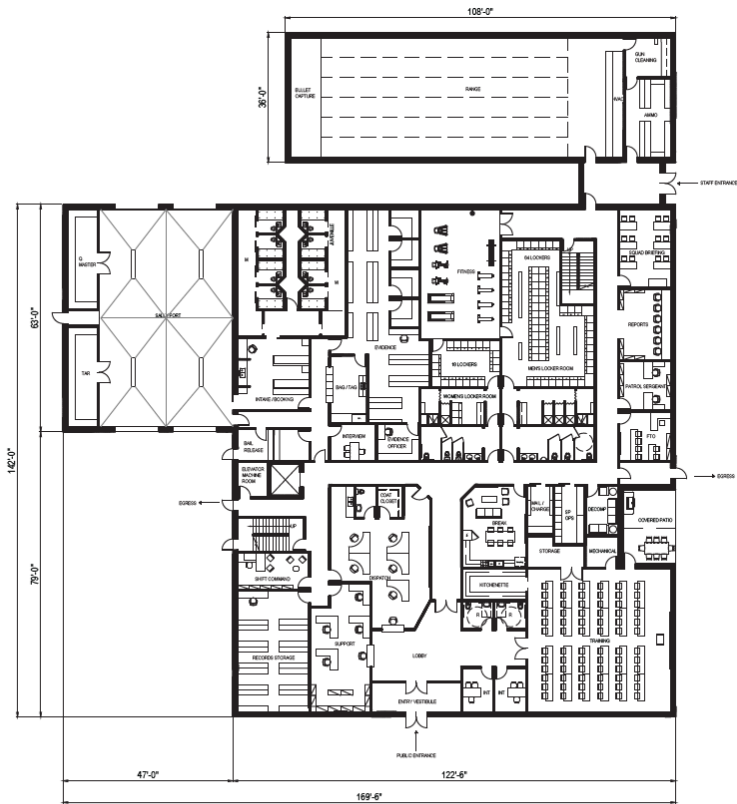




Projected Hard Costs		Comments	Vacate Required
Total Initial Projected Hard Cost Estimate			\$ 29,740,462
INITIAL PROJECTED SOFT COSTS		Comments	Option 1
Total Initial Projected Soft Costs			\$ 3,549,702
CONTINGENCIES			
Projected Hard + Soft Cost			\$ 33,290,164
RELOCATION/TEMP FACILITIES			\$ 3,800,000
Owner's Contingency, 5% Hard Cost			\$ 1,476,023
TOTAL INITIAL PROJECT COST W/ CONTINGENCIES			\$38,566,188
SUMMARY			40,537 SF
TOTAL COST/SF			\$951
Hard Cost			77%
Soft Cost			9%
Owner Cxy/Temp Facilities			14%
			100%



Proposed First Floor Plan

