

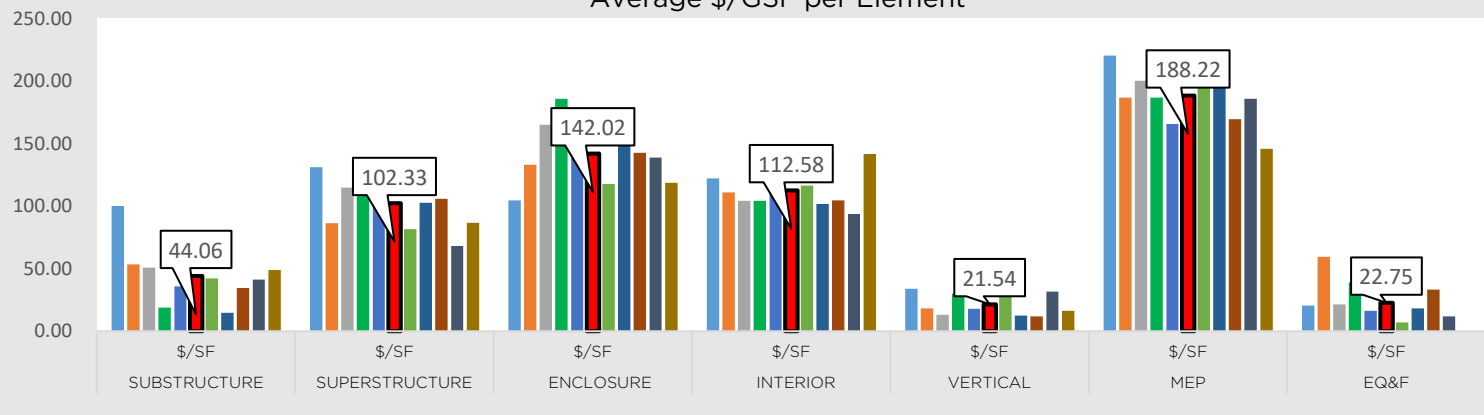
Benchmark Data & Cost Models

Enter area below:

COMPONENT SUMMARY	70,248 GSF	March 5, 2018	Adjust. Factor	From Data Base
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	%	\$/SF	Total \$USD	%	\$/SF
1. Foundations	4.31%	30.84	2,166,617	100.00%	30.84
2. Basement Construction	1.85%	13.22	928,550	100.00%	13.22
SUBSTRUCTURE	6.15%	44.06	3,095,167	100.00%	44.06
3. Superstructure	14.29%	102.33	7,188,820	100.00%	102.33
4. Exterior Enclosure	20.87%	149.45	10,498,775	120.00%	124.54
5. Roofing	2.44%	17.47	1,227,390	100.00%	17.47
SHELL	37.60%	269.26	18,914,985	100.00%	244.35
6. Interior Construction	10.57%	75.69	5,316,777	125.00%	60.55
7. Interior Finishes	9.08%	65.04	4,568,593	125.00%	52.03
INTERIORS	19.65%	140.72	9,885,369	100.00%	112.58
8. Stairways	1.79%	12.82	900,885	100.00%	12.82
9. Conveying Systems	1.93%	13.85	972,789	100.00%	13.85
VERTICAL TRANSPORTATION	3.72%	26.67	1,873,674	100.00%	26.67
10. Plumbing Systems	2.63%	18.80	1,320,938	100.00%	18.80
11. Heating, Ventilating & Air Conditioning	13.18%	94.41	6,631,873	110.00%	85.82
12. Electric Lighting, Power & Comms.	11.30%	80.92	5,684,697	110.00%	73.57
13. Fire Protection Systems	1.40%	10.03	704,374	100.00%	10.03
SERVICES	28.51%	204.16	14,341,882	100.00%	188.22
14. Equipment	3.31%	23.70	1,665,166	100.00%	23.70
15. Furnishings	1.06%	7.56	531,333	100.00%	7.56
EQUIPMENT AND FURNISHINGS	4.37%	31.27	2,196,499		31.27
Total Building Construction (1-15)	100.00%	716.14	50,307,576		
16. Site Preparation & Demolition		0.00	0		
17. Site Paving, Structures & Landscaping			0		
18. Utilities on Site			0		
Total Site Construction (14-16)		0.00	0		
TOTAL SUB CONTRACT TRADES		716.14	50,307,576		
19. General Requirements	1.50%	10.74	754,614		
20. General Conditions	6.00%	42.97	3,018,455		
21. CM Fee	2.00%	14.32	1,006,152		
22. Bond and Insurance	1.00%	7.16	503,076		
23. Design Contingency	0.00%	0.00	0		
MARK UPS	10.50%	75.19	5,282,296		
ESTIMATED CONSTRUCTION COST		791	\$55,589,872		
Report Date	March 5, 2018				
Escalate to:	Excluded				
ESTIMATED CONSTRUCTION COST TBD		791	\$55,589,872		
25. Construction Contingency / GMP	0.00%	0.00	\$0		
26. AV / IT Equipment and Cabling	0.00%	0.00	\$0		
27. Loose Furniture Fixtures and Equipment	0.00%	0.00	\$0		
28. Design team Fees	0.00%	0.00	\$0		
29. Pre Con, PM, Surveys etc.	0.00%	0.00	\$0		
31. Other Owners Costs / Contingency	0.00%	0.00	\$0		
ESTIMATED PROJECT COST TBD					

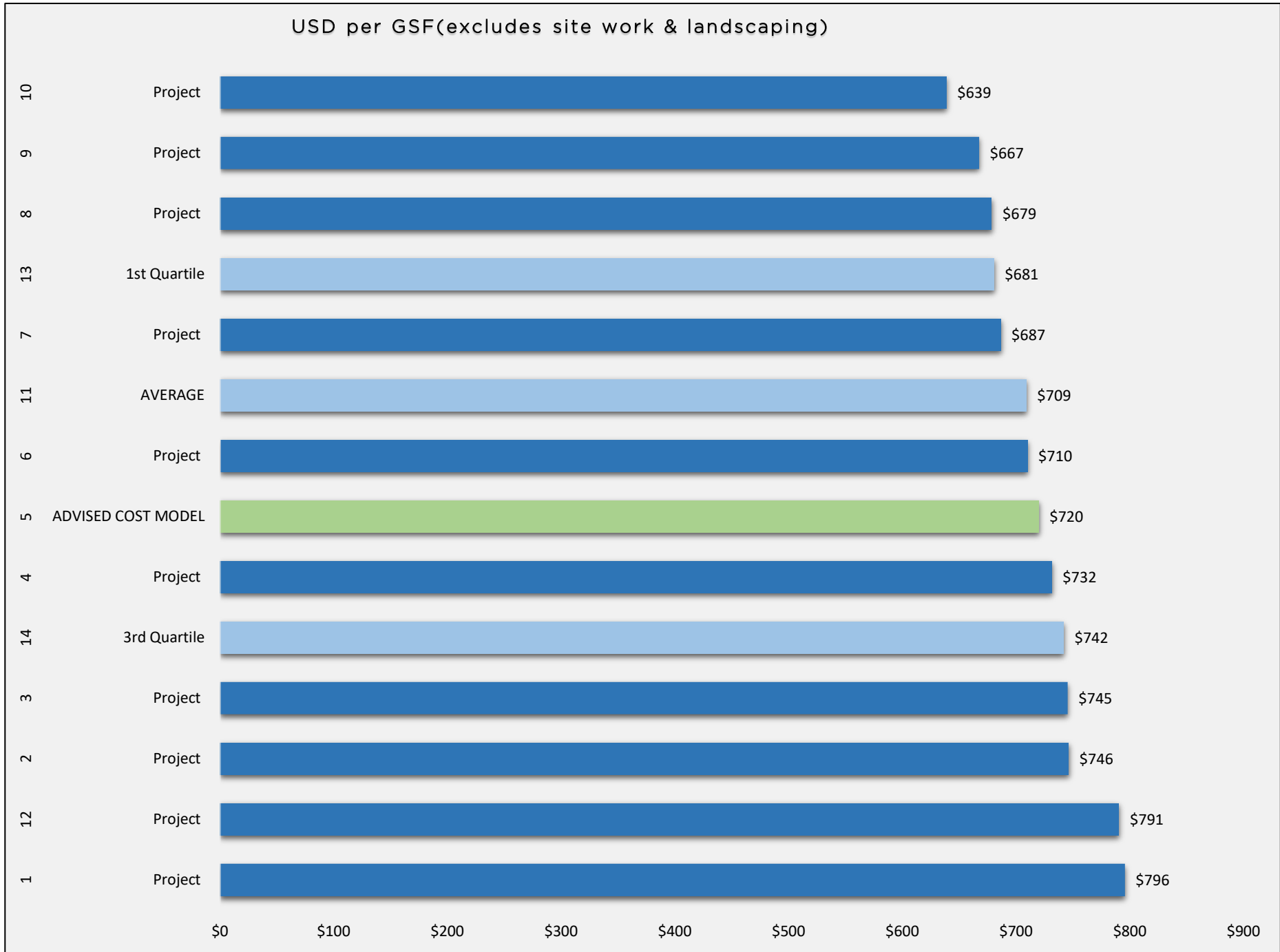
Average \$/GSF per Element



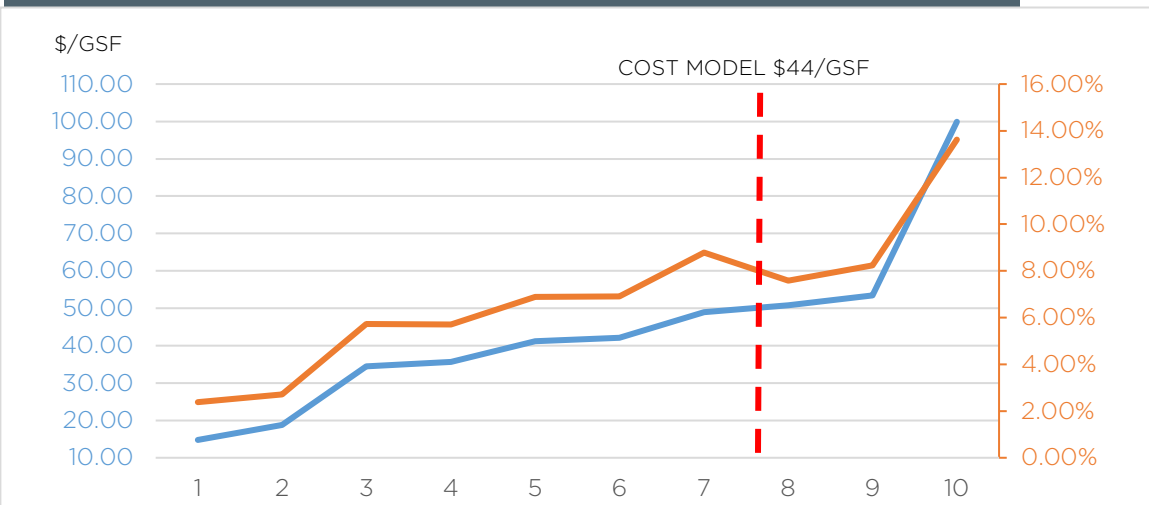
\$/GSF FOR UNIVERSITY EDUCATION BUILDINGS

Adjusted for Location To: **Washington, DC** Adjusted for Time to Date: **March 5, 2018**

The \$/GSF detailed represent the cost range for Higher Educational Buildings from a variety of locations in the USA.
 All Costs have been adjusted for time and location. (to above details)
 Allowed 4% P.A. Historic escalation adjustment to new base date.
 City Location factor Index based on ENR where US Average = 100.



SUBSTRUCTURE RANGES	LOW \$/SF	AV \$/SF	HIGH \$/SF
	\$14.77	\$44.02	\$99.91
	LOW %	AV %	HIGH %
2.38%	6.86%	13.62%	



PROJECT	\$/SF	%
1 PROJECT	14.77	2.38%
2 PROJECT	18.85	2.71%
3 PROJECT	34.48	5.73%
4 PROJECT	35.65	5.71%
5 PROJECT	41.23	6.89%
6 PROJECT	42.14	6.90%
7 PROJECT	48.99	8.79%
8 PROJECT	50.74	7.59%
9 PROJECT	53.42	8.25%
10 PROJECT	99.91	13.62%
Average	44.02	6.86%

Foundation types and depth are a key driver of substructure costs - Simple with no basement \$15 - \$30/SF
 Buildings with one or two levels of basement will have higher \$/SF for substructure \$40 - \$60/SF
 Ground Conditions - Rock, water, contaminated soil issues will have an adverse impact on substructure costs - premium + \$10-\$20/SF
 Underpinning, secant piling, tight sites will have an adverse impact on costs for substructure - premium \$15-\$30/SF