



5000 Legacy Drive, Suite 460
 Plano, Texas 75024
 www.mcrightsmith.com

Submitted by: Chris Montasser
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Exhibit A - Construction Budget

Project Name: Exbt B: Construction ROM Estimate
Project Budget: \$6,888,150
Project Duration: 8 Months

Total SF: 17,500
Cost Per SF: \$393.61
Site Acreage: 1.00

Construction Budget Summary

| | | |
|------------------------------------|-------|-----------|
| 1000 General Conditions | | 267,000 |
| 2000 Site Work | | 486,900 |
| 3000 Concrete | | 12,500 |
| 4000 Masonry | | 624,500 |
| 5000 Metals | | 293,000 |
| 6000 Wood & Plastics | | 165,000 |
| 7000 Thermal & Moisture Protection | | 364,500 |
| 8000 Doors & Windows | | 627,500 |
| 9000 Finishes | | 1,159,000 |
| 10000 Specialties | | 57,500 |
| 11000 Appliances | | 15,000 |
| 12000 Furnishings | | 8000 |
| 13000 Special Construction | | 155,000 |
| 14000 Conveying Systems | | 57,000 |
| 15000 Mechanical | | 762,000 |
| 16000 Electrical | | 797,000 |
| Contractor Insurance | 0.55% | 32,600 |
| Builder's Risk Policy | 0.15% | 8,900 |
| Contractor O&P | 5.00% | 337,600 |
| Project Contingency | 2.00% | 118,500 |
| Owner's Contengcy | 2.50% | 148,100 |
| P&P Bonds | 2.00% | 118,500 |
| Pre-Construction Services Costs | | 200,550 |
| Applicable Sales and Use Tax | | Included |

Construction Budget Total: \$ 6,888,150

| Project Statistics | Unit Cost | % of Total |
|------------------------------------|---------------|---------------|
| General Conditions Cost per SF | 15.26 | 3.88% |
| Site Work Construction Cost per SF | 27.82 | 7.07% |
| <i>Site Work Cost per Acre</i> | 486,900.00 | n/a |
| Building Construction Cost per SF | 295.40 | 75.05% |
| Insurance Cost per SF | 2.37 | 0.60% |
| Contractor O&P Cost per SF | 19.29 | 4.90% |
| Total Project Cost per SF | 393.61 | 91.50% |



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Construction Budget

| 1000 General Conditions | QTY | Unit Cost | Ext. Cost |
|---|--------|-----------|------------------|
| Permit and Impact Fees | | | excluded |
| Miscellaneous Project Expenses | 1 | 9,525.00 | 9,525 |
| Project Executive | 8 | 5,000.00 | 40,000 |
| Project Manager | 8 | 6,000.00 | 48,000 |
| Project Assistant | 8 | 3,000.00 | 24,000 |
| Project Administrator | 8 | 1,000.00 | 8,000 |
| Plans and Prints | 1 | 1,000.00 | 1,000 |
| Jobsite Safety | 1 | 1,000.00 | 1,000 |
| Jobsite Tools | 1 | 500.00 | 500 |
| Jobsite Equipment Rentals | 1 | 10,000.00 | 10,000 |
| Jobsite Superintendent | 8 | 9,000.00 | 72,000 |
| Jobsite Vehicle & Expenses | 8 | 1,000.00 | 8,000 |
| General Labor & Daily Cleaning | 8 | 500.00 | 4,000 |
| Temporary Construction Fencing | | | already in place |
| Temporary Utility Tap and Setup | 1 | 1,000.00 | 1,000 |
| Temporary Utility Monthly Expenses | 8 | 500.00 | 4,000 |
| Construction Surveying | 1 | 5,500.00 | 5,500 |
| Traffic Controls | 1 | 5,000.00 | 5,000 |
| Dumpsters and Trash Removal | 8 | 750.00 | 6,000 |
| Building Final Cleaning | 17,500 | 0.25 | 4,375 |
| Site Final Cleaning | 1.00 | 1,000.00 | 1,000 |
| Jobsite Trailer | 8 | 650.00 | 5,200 |
| Jobsite Port-o-Let Setup & Removal | 1 | 500.00 | 500 |
| Jobsite Port-o-Let Monthly Expenses | 8 | 250.00 | 2,000 |
| SWPPP Inspections | 8 | 300.00 | 2,400 |
| Construction Administration | 8 | 500.00 | 4,000 |
| Materials Testing / Special Inspections | | | excluded |

General Conditions Division Total: \$ 267,000

2000 Site Work

| | | | |
|-------------------------------------|---|------------|--------------------|
| Erosion Control Install/Maintenance | 1 | 2,000.00 | 2,000 |
| Demo/Remove Paving | 1 | 15,500.00 | 15,500 |
| Building Pad Preparation | | | excluded |
| Grading/Excavation | 1 | 67,000.00 | 67,000 |
| Utilities - Storm | 1 | 70,000.00 | 70,000 (allowance) |
| Utilities - Water/Fire | 1 | 20,000.00 | 20,000 (allowance) |
| Utilities - Sanitary | | | existing to remain |
| Site Concrete | 1 | 150,500.00 | 150,500 |
| Site Joint Sealants | 1 | 11,000.00 | 11,000 |
| Landscape/Irrigation - Alt Plan | 1 | 82,000.00 | 82,000 |

| | | | |
|--------------------------------|---|-----------|--------|
| Retaining Wall | 1 | 20,000.00 | 20,000 |
| Full Powerwash Before Striping | 1 | 4,500.00 | 4,500 |
| Lot Striping & Signage | 1 | 9,400.00 | 9,400 |
| Site Fencing/Gates | 1 | 35,000.00 | 35,000 |

Site Work Division Total: \$ 486,900

3000 Concrete

| | | | |
|-------------------------------------|---|----------|----------|
| Building Concrete | | | excluded |
| Slab Demo/Replace w/ Stair Footer | 1 | 7,500.00 | 7,500 |
| Lightweight Concrete for Stair Pans | 1 | 5,000.00 | 5,000 |

Concrete Division Total: \$ 12,500

4000 Masonry

| | | | |
|---------|---|------------|---------|
| Masonry | 1 | 624,500.00 | 624,500 |
|---------|---|------------|---------|

Masonry Division Total: \$ 624,500

5000 Metals

| | | | |
|------------------------------------|---|------------|----------|
| Structural Steel | | | excluded |
| Remediation of Existing Steel/Deck | 1 | 75,000.00 | 75,000 |
| Remove/Replace Stairs/Handrails | 1 | 45,000.00 | 45,000 |
| Foyer Staircase | 1 | 30,000.00 | 30,000 |
| HDI Glass Handrail System | 1 | 128,000.00 | 128,000 |
| Roof Ladders & Misc. Steel | 1 | 15,000.00 | 15,000 |

Metals Division Total: \$ 293,000

6000 Wood & Plastics

| | | | |
|----------------------|---|------------|---------|
| Cabinets/Countertops | 1 | 165,000.00 | 165,000 |
|----------------------|---|------------|---------|

Wood & Plastics Division Total: \$ 165,000

7000 Thermal & Moisture Protection

| | | | |
|-----------------------------------|---|------------|--------------------|
| Building Sealants / Waterproofing | 1 | 50,500.00 | 50,500 |
| ACM | 1 | 112,000.00 | 112,000 |
| Z Channel / Rigid ISO behind ACM | 1 | 8,000.00 | 8,000 |
| Changes to Canopy Not on Plans | 1 | 15,000.00 | 15,000 (allowance) |
| Roofing | 1 | 179,000.00 | 179,000 |

Thermal & Moisture Protection Division Total: \$ 364,500

8000 Doors & Windows

| | | | |
|----------------------------------|---|------------|---------|
| Doors, Frames & Hardware Package | 1 | 85,000.00 | 85,000 |
| Door/Frame/Hardware Install | 1 | 10,500.00 | 10,500 |
| Storefront/Curtainwall/Glass | 1 | 532,000.00 | 532,000 |

Doors & Windows Division Total: \$ 627,500

9000 Finishes

| | | | |
|------------------------------|---|------------|---------|
| Drywall & Framing & Ceilings | 1 | 455,500.00 | 455,500 |
| T&G Wood Ceilings | 1 | 231,000.00 | 231,000 |

| | | | |
|-----------------|---|------------|---------|
| Terrazzo | 1 | 243,000.00 | 243,000 |
| Flooring | 1 | 161,500.00 | 161,500 |
| Sealed Concrete | 1 | 3,000.00 | 3,000 |
| TBT/Paint | 1 | 65,000.00 | 65,000 |

Finishes Division Total: \$ 1,159,000

10000 Specialties

| | | | |
|---------------------------------|---|-----------|--------|
| Miscellaneous Specialties | 1 | 7,500.00 | 7,500 |
| Toilet Partitions & Accessories | 1 | 43,500.00 | 43,500 |
| Lockers | 1 | 6,500.00 | 6,500 |

Specialties Division Total: \$ 57,500

11000 Equipment

| | | | |
|-----------------|---|-----------|--------------------|
| Appliances | 1 | 15,000.00 | 15,000 (allowance) |
| Owner Equipment | | | excluded |

Equipment Division Total: \$ 15,000

12000 Furnishings

| | | | |
|------------------------------|---|-----------|----------|
| Owner Fixtures & Graphics | | | excluded |
| Furniture | | | excluded |
| Shades and Window Treatments | 1 | 80,000.00 | 80,000 |

Furnishings Division Total: \$ 80,000

13000 Special Construction

| | | | |
|---------------------------|---|-----------|--------------------|
| Exterior Building Signage | 1 | 50,000.00 | 50,000 (allowance) |
| Monument Sign + Base | 1 | 25,000.00 | 25,000 (allowance) |
| Shaded Parking Canopy | 1 | 80,000.00 | 80,000 (allowance) |

Special Construction Division Total: \$ 155,000

14000 Conveying Systems

| | | | |
|-----------|---|-----------|--------|
| Elevators | 1 | 57,000.00 | 57,000 |
|-----------|---|-----------|--------|

Conveying Systems Division Total: \$ 57,000

15000 Mechanical

| | | | |
|--------------------------------------|---|------------|---------|
| Plumbing | 1 | 291,000.00 | 291,000 |
| HVAC | 1 | 407,000.00 | 407,000 |
| Trane Lighting/FA Panel (Monitoring) | 1 | 12,000.00 | 12,000 |
| Fire Sprinkler | 1 | 52,000.00 | 52,000 |

Mechanical Division Total: \$ 762,000

16000 Electrical

| | | | |
|----------------------------------|---|------------|--------------------|
| Electrical | 1 | 517,000.00 | 517,000 |
| Fire Alarm | 1 | 9,000.00 | 9,000 |
| Data/Low Volt./Access Control | 1 | 131,000.00 | 131,000 |
| Security Access Control (Allied) | 1 | 100,000.00 | 100,000 |
| TV and A/V Allowance | 1 | 40,000.00 | 40,000 (allowance) |

Electrical Division Total: \$ 797,000

Total Construction Budget

| | | |
|---------------------------------|-------|-----------|
| Construction Costs | | 5,923,400 |
| Contractor O&P | 5.70% | 337,600 |
| Contractor Insurance | 0.55% | 32,600 |
| Builder's Risk Insurance | 0.15% | 8,900 |
| P&P Bonds | 2.00% | 118,500 |
| Project Contingency | 2.00% | 118,500 |
| Owner's Contingency | 2.50% | 148,100 |
| Pre-Construction Services Costs | | 200,550 |
| Applicable Sales and Use Tax | | Included |

Construction Budget Total: \$ 6,888,150

Notes, Exclusions & Alternates

Project Name: Exbt B: Construction ROM Estimate

Notes & Exclusions

Standard Exclusions

- Fees or costs paid to the City (permit, impact, inspections etc.)
- Fees or costs paid to Franchise Utilities (Electric/Gas Co-Op, etc.)
- Furniture, fixtures or equipment
- Construction materials testing & special inspections
- Third-party certifications and tests (i.e. water testing)
- Project cleaning or debris removal after owner move-in
- LEED administration, green review or other environmental surveys and submissions
- GC uses ProCore for project management. Use of third-party project management tools is excluded.
- Cost segregation study or analysis
- Items not included in the plans or specifications
- Onsite security guards outside of working hours or live feed security camera system during construction
- Cased Piers or Dewatering (unless specifically required by Geotech Report)
- Pricing valid for 45 days
- Schedule based on payments received within NET30 terms. Delays in payments can result in delays in schedule.
- GC has not included costs to cover fork lifts for unloading or storage containers for storing of owner FFE and other materials

Notes & Project-Specific Exclusions

Alternates

Alternates and Unit Costs

Note: pricing is before Contractor O&P, Insurance and any General Conditions

| | | | | |
|--|--------|-----|----|-------|
| 1 Site Concrete Unit Adds | | | | |
| • Colored Pavement | per SF | ADD | \$ | 9.30 |
| • Non-Colored Pavement | per SF | ADD | \$ | 5.65 |
| • Colored Sidewalks | per SF | ADD | \$ | 11.75 |
| • Non-Colored Sidewalks | per SF | ADD | \$ | 7.50 |
| • 6" Curb | per SF | ADD | \$ | 9.00 |
| • Curb/Gutter | per SF | ADD | \$ | 23.00 |
| 2 Demo/Dirt Work (during initial mobilization) | | | | |
| • Concrete sawcut/removal | per SY | ADD | \$ | 7.00 |
| • Lime Stabilized Pavement Subgrade | per SY | ADD | \$ | 8.90 |