

	Size	Cost/Unit	Unit	Cost	Cost Per Gross SF 106,000 SF
Off Site					
Frontage Improvement	1,500	\$750	LF	\$1,125,000	\$11
Intersection	1	\$600,000	EA	\$600,000	\$6
Utility	1	\$550,000	EA	\$550,000	\$5
Site					
Site	550,000	\$7	SF	\$3,850,000	\$36
Import/Export	100,000	\$5	CY	\$500,000	\$5
Office Shell					
Office Shell	65,000	\$140	SF	\$9,100,000	\$86
Office Improvements	65,000	\$98	SF	\$6,370,000	\$60
Shop					
Shop	41,000	\$100	SF	\$4,100,000	\$39
Shop TI	41,000	\$55	SF	\$2,255,000	\$21
Rear Access Road					
Rear Access Road	1,200	\$700	SF	\$840,000	\$8
Tower					
Tower	1	\$150,000	SF	\$150,000	\$1
Range (in shop building)					
Range (in shop building)	1	\$3,500,000	SF	\$3,500,000	\$33
Emergency Services Premium					
Emergency Services Premium	100,000	\$15	sf	\$1,500,000	\$14
General Conditions					
General Conditions				\$640,000	\$6
Subtotal					
Subtotal				\$35,080,000	\$331
GC Fee					
GC Fee				\$1,754,000	\$17
Construction Contingency					
Construction Contingency				\$701,600	\$7
Total Direct Construction					
Total Direct Construction				\$37,535,600	\$354
County Costs					
Land Acquisition				\$2,800,000	\$26
FF&E				\$938,390	\$9
Design				\$3,002,848	\$28
Soft Costs (2.5%)				\$877,000	\$8
Development Contingency				\$1,876,780	\$18
Total Direct/Indirect					
Total Direct/Indirect				\$47,030,618	\$444

	Size	Cost/Unit	Unit	Cost	Cost Per Gross SF 99,400
Off Site					
Frontage Improvement	1,500	\$750	LF	\$1,125,000	\$11.32
Intersection	1	\$600,000	EA	\$600,000	\$6.04
Utility	1	\$550,000	EA	\$550,000	\$5.53
Site	550,000	\$7	SF	\$3,850,000	\$38.73
Import/Export	100,000	\$5	CY	\$500,000	\$5.03
Office Shell	65,000	\$140	SF	\$9,100,000	\$91.55
Office Improvements	65,000	\$98	SF	\$6,370,000	\$64.08
Shop	34,400	\$100	SF	\$3,440,000	\$34.61
Shop TI	34,400	\$55	SF	\$1,892,000	\$19.03
Rear Access Road	1,200	\$700	SF	\$840,000	\$8.45
Tower	1	\$150,000	SF	\$150,000	\$1.51
Emergency Services Premium	99,400	\$15	sf	\$1,491,000	\$15.00
General Conditions				\$640,000	\$6.44
Subtotal				\$30,548,000	\$307.32
GC Fee				\$1,527,400	\$15.37
Construction Contingency				\$610,960	\$6.15
Total Direct Construction				\$32,686,360	\$328.84
County Costs					
Land Acquisition				\$2,800,000	\$28.17
FF&E				\$817,159	\$8.22
Design				\$2,614,909	\$26.31
Soft Costs				\$763,700	\$7.68
Development Contingency				\$1,634,318	\$16.44
Total Direct/Indirect				\$41,316,446	\$415.66

	Size	Cost/Unit	Unit	Cost	Cost Per Gross SF 96,921
Off Site					
Frontage Improvement	1,500	\$750	LF	\$1,125,000	\$11.61
Intersection	1	\$600,000	EA	\$600,000	\$6.19
Utility	1	\$550,000	EA	\$550,000	\$5.67
Site					
Import/Export	100,000	\$5	CY	\$500,000	\$5.16
Office Shell	62,521	\$140	SF	\$8,752,940	\$90.31
Office Improvements	62,521	\$98	SF	\$6,127,058	\$63.22
Shop					
Shop TI	34,400	\$100	SF	\$3,440,000	\$35.49
Rear Access Road	1,200	\$700	SF	\$840,000	\$8.67
Tower	1	\$150,000	SF	\$150,000	\$1.55
Emergency Services Premium	96,921	\$15	sf	\$1,453,815	\$15.00
General Conditions				\$640,000	\$6.60
Subtotal				\$29,920,813	\$308.71
GC Fee				\$1,496,041	\$15.44
Construction Contingency				\$598,416	\$6.17
Total Direct Construction				\$32,015,270	\$330.32
County Costs					
Land Acquisition				\$2,800,000	\$28.89
FF&E				\$800,382	\$8.26
Design				\$2,561,222	\$26.43
Soft Costs				\$748,020	\$7.72
Development Contingency				\$1,600,763	\$16.52
Total Direct/Indirect				\$40,525,657	\$418.13