

One Beverly Hills

Wanda Group

Conceptual Statement of Probable Cost

Beverly Hills, California

March 9, 2016



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Wanda Group**

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CREDITS

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Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

This document reflects fair market value construction costs obtainable in a competitive bidding market in Anaheim, California. Cumming assumes a minimum of three (3) competitive bids from qualified general contractors, with bids from a minimum of five (5) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Please note that experience indicates a fewer number of bidders may result in a higher bid amount, thus more bidders may result in a lower bid result.

The Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Global Reach



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Executive Cost Summary

Project Description

The One Beverly Hills Project comprises over 1.6M square feet of high end mixed use development. Centered in the heart of Beverly Hills, California between the LA Country Club and Beverly Hilton Hotel, the development includes 132 five star hotel rooms, 188 residential condos, and 1,143 parking stalls.

The type 1A concrete structure will stand over 200 feet tall with two unique towers designed to integrate the inside / outside living experience. The 7.2 acre site will also house a three story underground parking garage with a one acre public garden, hotel and residential vehicular excess, and over 130,000 SF of private patios and terraces. Additionally, the boutique hotel will offer all the amenities a five star hotel has to offer as well as rooftop restaurants with scenic views of the surrounding area.

<u>Overall Project Cost Summary</u>	<u>Project Area</u>	<u>\$/SF</u>	<u>Total \$</u>
One Beverly Hills	1,697,864 SF	\$371 / SF	\$630,402,680



Overall Cost Summary

Scope of Work	Quantity	Unit	\$ / GSF	Units		\$ / Unit	Total \$
Below Grade Hotel	213,263	SF	\$163	542	Stalls	\$64,034 / Stall	\$34,706,326
Below Grade Condo	400,628	SF	\$165	601	Stalls	\$110,120 / Stall	\$66,181,876
Hotel Development	292,854	SF	\$458	132	Keys	\$1,016,206 / Key	\$134,139,251
South Tower - Condo	394,786	SF	\$445	92	Units	\$1,908,280 / Unit	\$175,561,785
North Tower - Condo	396,333	SF	\$444	96	Units	\$1,832,252 / Unit	\$175,896,161
Site Development	312,871	SF	\$135				\$42,388,450
Off-Site Development (B-Permit)	9,081	SF	\$168				\$1,528,830
Total Construction Cost	1,697,864	GSF	\$371 / SF				\$630,402,680



Total Project Cost	1,697,864	SF	\$371 / SF				\$630,402,680
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QUALIFICATIONS

1. Basis Of Estimate

This statement is based on the Conceptual package as prepared by Wanda USA (dated 8/21/15), received on 8/17/15, along with verbal direction from the architect and engineer.

Supplemental documents: Geotechnical report, dated February 27th, 2014.
 9900 Wilshire As-Builts, date August 2015.
 One Beverly Hills Narrativ, dated August 21, 2015.

2. Estimating Team

<u>Discipline</u>	<u>Contact</u>	<u>Email</u>	<u>Phone</u>
Lead Estimator	Trevor Shulters, CPE	tshulters@ccorpusa.com	213-507-0293
Hotel Fit Out	Simon Wadsworth	swadaworth@ccorpusa.com	
Electrical	Mitch Berg	mberg@ccorpusa.com	
Mechanical	Kenny Rodgers	krodgers@ccorpusa.com	

3. General Project Specifics

A Specific Inclusions

- 1 Exterior balconies and terraces with stainless steel railings
- 2 Exterior canopies and sunscreens
- 3 Fully built out interior at all residential units
- 4 Five star level quality assumed for Hotel interiors
- 5 Fully built our restaurants , fitness center and spa at Hotel
- 6 Swimming pool at various locations.
- 7 Full hardscape/decking and landscaping at Podium deck
- 8 Public park
- 9 Condo interiors, see condo narrative
- 10 Hotel interiors, see hotel narrative
- 11 Conference Center/Ballroom with operable partitions and a/v capacity
- 12 B-Permit improvements
- 13 Methane barrier membrane and venting system
- 14 Condo interiors, see condo narrative
- 15 Off-Site Contractor parking costs included in general requirements.

QUALIFICATIONS

B Specific Exclusions

Items which are not detailed in the backup to this estimate include the following:

- 1 Financing and land costs.
- 2 Previous design level of condo appliances and finishes.
- 3 Consultant fees.
- 4 Demolition of existing structures and utilities, assumed complete
- 5 OCIP costs, we recommend a 2.3% value of construction costs for an Owner Controlled Insurance Program (OCIP) and that Wanda seek advice from a bank entity for further information.

C Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- 1 Modifications to the scope of work included in this estimate.
- 2 Restrictive technical specifications or excessive contract conditions.
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three (3) different sources.
- 4 Any other non-competitive bid situations.
- 5 Bids delayed beyond the projected schedule.
- 6 Unit prices for commodities such as aggregate base, fill soils, and soils export can vary greatly from those presented herein, depending upon the demand for such materials (or lack thereof) within the dirt market at the time of actual construction.
- 7 Note: Given the current instabilities in the world market, the cost of many products (including, but not limited to, asphalt, Portland Cement concrete, lumber, sewer, water, and drain pipe, and steel) may differ significantly at the time material orders are actually placed from what is shown herein (beyond that accounted for by reasonable escalation rates).

D Assumptions made in the Cost Estimate

This estimate was prepared under the following assumptions:

- 1 The site will be fully accessible during normal working hours, however working conditions in Beverly Hills due to local ordinances result in lower productivity and longer construction schedule.
- 2 Phasing will be not required.
- 3 Sub-contractor parking included in general requirements.

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QUALIFICATIONS

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E Conditions of the Cost Estimate

- 1 Construction contract procurement method is Gross Maximum Price (GMP).
- 2 Union wage labor rate structure.
- 3 This project will not be subject to DSA review and inspection.
- 4 This project will not be subject to OSHPD review and inspection.
- 5 This project is aiming to achieve LEED Silver Certification.

4. Notes

Basis for Quantities

Wherever possible and practical, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in the Beverly Hills, California area.

Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the Summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design.

Subcontractor's Mark-ups

Subcontractor's mark-ups have been included in each line item unit cost. Depending on the trade, these mark-ups can range from 15% to 20% of the raw cost for that particular item of work.

5. Indirect Markups

General Conditions

QUALIFICATIONS

A reasonable allowance based on 0% of the construction cost subtotal has been included for the contractor's general conditions.

General Requirements

A reasonable allowance based on 0% of the construction cost subtotal has been included for the contractor's general requirements.

Contractor's Bonds

A reasonable allowance based on 0% of the construction cost subtotal has been included for the contractor's bonds (if required).

Insurances

A reasonable allowance based on 0% of the construction cost subtotal has been included for the contractor's general liability insurance. We have assumed that a OCIP will be included by Owner and recommend that Wanda seek risk assurance.

Contractor's Fee

A reasonable allowance based on 0% of the construction cost subtotal has been included for the general contractor's home office over head and profit.

Design / Estimating Contingency

A reasonable allowance of 0% for undeveloped design details has been included in the Summary of this estimate. As the design of each system is further developed, details which increase cost become apparent and are incorporated into the estimate.

Schedule

See Exhibits for escalation assumptions.

Construction Start:	03/01/17
Construction Completion:	12/01/19
Construction Midpoint:	07/16/18
Construction Duration:	34 Months
Compound Escalation:	0.00%

QUALIFICATIONS

Phasing Allowance

Phasing is required for this project and it is assumed that it will 1 phase.

Construction Management Fee

Not applicable.

Owner's (Project) Construction Contingency

This is a part of the Soft Costs which have been excluded from this estimate but it is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. It is recommended that the owner, in their program budget, carry a percentage of anywhere from 5% - 10% of the construction cost for this project contingency.

6. Abbreviations Commonly Used Herein

BCY	bank cubic yards	LF	lineal feet
CCY	compacted cubic yards	LS	lump-sum
CFM	cubic feet per minute	NSF	net square feet
CLF	hundred lineal feet	PC	piece(s)
CY	cubic yard(s)	PR	pair
EA	each	SF	square feet
FLT	flight (of stairs)	SFCA	square feet of contact area
GSF	gross square feet	SFF	square feet of floor
MH	man hour(s)	SY	square yard(s)
LB	pound(s)	TN	ton(s)
LCY	loose cubic yards	VLF	vertical lineal feet

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One Beverly Hills Mixed Use Development

Level 2 Summary	Below Grade Hotel		Below Grade Condo		Hotel Development		South Tower - Condo		North Tower - Condo		On-Site Development		Off-Site Development (B-Permit)		Total	
Project Areas	213,263 SF		400,628 SF		292,854 SF		394,786 SF		396,333 SF		312,871 SF		9,081 SF		1,697,864 SF	
Uniformat II [®]	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF	Total	\$ / SF
A10 Foundations	\$7,093,027	\$33.26	\$8,712,375	\$21.75	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00			\$15,805,401	\$9.31
A20 Subgrade Enclosures	\$2,028,168	\$9.51	\$2,062,472	\$5.15	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00			\$4,090,639	\$2.41
A40 Slabs-On-Grade	\$1,077,144	\$5.05	\$1,445,140	\$3.61	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00			\$2,522,284	\$1.49
A60 Water & Gas Mitigation	\$1,330,280	\$6.24	\$1,472,949	\$3.68	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00			\$2,803,229	\$1.65
A90 Substructure Related Activities	\$1,977,270	\$9.27	\$2,346,495	\$5.86	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00			\$4,323,765	\$2.55
B10 Superstructure	\$10,041,991	\$47.09	\$18,721,645	\$46.73	\$24,365,730	\$83.20	\$29,983,002	\$75.95	\$31,886,824	\$80.45					\$114,999,191	\$67.73
B20 Exterior Vertical Enclosures	\$15,000	\$0.07	\$20,000	\$0.05	\$16,508,271	\$56.37	\$25,759,815	\$65.25	\$24,700,116	\$62.32					\$67,003,201	\$39.46
B30 Exterior Horizontal Enclosures	\$0	\$0.00	\$0	\$0.00	\$4,191,278	\$14.31	\$3,758,250	\$9.52	\$5,783,560	\$14.59					\$13,733,088	\$8.09
C10 Interior Construction	\$689,734	\$3.23	\$4,371,680	\$10.91	\$13,215,041	\$45.13	\$21,743,111	\$55.08	\$21,114,031	\$53.27					\$61,133,598	\$36.01
C20 Interior Finishes	\$1,102,654	\$5.17	\$4,275,959	\$10.67	\$12,254,405	\$41.84	\$20,869,238	\$52.86	\$20,251,042	\$51.10					\$58,753,298	\$34.60
D10 Conveying	\$225,000	\$1.06	\$1,690,000	\$4.22	\$4,455,000	\$15.21	\$5,930,282	\$15.02	\$5,325,000	\$13.44					\$17,625,282	\$10.38
D20 Plumbing	\$2,512,780	\$11.78	\$6,138,685	\$15.32	\$8,134,596	\$27.78	\$12,018,821	\$30.44	\$11,752,199	\$29.65					\$40,557,082	\$23.89
D30 HVAC	\$1,756,982	\$8.24	\$5,163,401	\$12.89	\$16,030,453	\$54.74	\$13,581,726	\$34.40	\$10,805,386	\$27.26					\$47,337,947	\$27.88
D40 Fire Protection	\$683,010	\$3.20	\$1,550,130	\$3.87	\$1,351,573	\$4.62	\$1,790,606	\$4.54	\$1,860,037	\$4.69					\$7,235,355	\$4.26
D50 Electrical	\$2,324,567	\$10.90	\$4,299,113	\$10.73	\$11,028,539	\$37.66	\$15,492,908	\$39.24	\$15,546,035	\$39.22					\$48,691,161	\$28.68
D60 Communications	\$778,410	\$3.65	\$1,439,611	\$3.59	\$2,637,733	\$9.01	\$7,231,515	\$18.32	\$8,070,389	\$20.36					\$20,157,658	\$11.87
D70 Electronic Safety & Security	\$789,073	\$3.70	\$1,459,332	\$3.64	\$2,780,933	\$9.50	\$4,569,498	\$11.57	\$4,598,281	\$11.60					\$14,197,117	\$8.36
D80 Integrated Automation	\$261,238	\$1.22	\$628,921	\$1.57	\$1,031,578	\$3.52	\$699,630	\$1.77	\$258,492	\$0.65					\$2,879,857	\$1.70
E10 Equipment	\$0	\$0.00	\$0	\$0.00	\$3,063,681	\$10.46	\$5,124,780	\$12.98	\$5,529,360	\$13.95					\$13,717,821	\$8.08
E20 Furnishings	\$20,000	\$0.09	\$383,969	\$0.96	\$11,457,644	\$39.12	\$6,088,605	\$15.42	\$6,928,910	\$17.48					\$24,879,128	\$14.65
F10 Special Construction	\$0	\$0.00	\$0	\$0.00	\$1,632,800	\$5.58	\$920,000	\$2.33	\$1,486,500	\$3.75					\$4,039,300	\$2.38
F20 Facility Remediation	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00					\$0	\$0.00
F30 Demolition	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00					\$0	\$0.00
G10 Site Preparation											\$14,479,721	\$46.28	\$97,703	\$10.76	\$14,577,424	\$8.59
G20 Site Improvement											\$21,738,953	\$69.48	\$931,128	\$102.54	\$22,670,081	\$13.35
G30 Site Liquid & Gas Utilities											\$1,899,344	\$6.07	\$150,000	\$16.52	\$2,049,344	\$1.21
G40 Site Electrical Utilities											\$4,120,433	\$13.17	\$150,000	\$16.52	\$4,270,433	\$2.52
G50 Site Communications											\$150,000	\$0.48	\$200,000	\$22.02	\$350,000	\$0.21
G90 Miscellaneous Site Construction											\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Sub-Total Construction Cost	\$34,706,326	\$163	\$66,181,876	\$165	\$134,139,251	\$458	\$175,561,785	\$445	\$175,896,161	\$444	\$42,388,450	\$135	\$1,528,830	\$168.35	\$630,402,680	\$371
Total Construction Cost	\$34,706,326	(\$163 / SF)	\$66,181,876	(\$165 / SF)	\$134,139,251	(\$458 / SF)	\$175,561,785	(\$445 / SF)	\$175,896,161	(\$444 / SF)	\$42,388,450	(\$135 / SF)	\$1,528,830	(\$168 / SF)	\$630,402,680	(\$371 / SF)

Below Grade Hotel

Below Grade Hotel Schedule of Areas & Control Quantities

Schedule of Areas	Stall Count	Gross Floor Area (GFA)	Perimeter	F2F Height	Gross Wall Area (GWA)
P03	288	107,818 SF	1,327 LF	10'	13,270 SF
P02	248	105,445 SF	1,323 LF	12'	15,876 SF
P01					
Totals:	288	213,263 SF	1,327 LF	22'	29,146 SF

Below Grade Hotel

L2 Uniformat II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
A. Substructure	38.91%		\$13,505,888		\$63.33
A10 Foundations		\$7,093,027		\$33.26	
A20 Subgrade Enclosures		\$2,028,168		\$9.51	
A40 Slabs-On-Grade		\$1,077,144		\$5.05	
A60 Water & Gas Mitigation		\$1,330,280		\$6.24	
A90 Substructure Related Activities		\$1,977,270		\$9.27	
B. Shell	28.98%		\$10,056,991		\$47.16
B10 Superstructure		\$10,041,991		\$47.09	
B20 Exterior Vertical Enclosure		\$15,000		\$0.07	
B30 Exterior Horizontal Enclosure		\$0		\$0.00	
C. Interiors	5.16%		\$1,792,388		\$8.40
C10 Interior Construction		\$689,734		\$3.23	
C20 Interior Finishes		\$1,102,654		\$5.17	
D. Services	26.89%		\$9,331,059		\$43.75
D10 Conveying		\$225,000		\$1.06	
D20 Plumbing		\$2,512,780		\$11.78	
D30 HVAC		\$1,756,982		\$8.24	
D40 Fire Protection		\$683,010		\$3.20	
D50 Electrical		\$2,324,567		\$10.90	
D60 Communications		\$778,410		\$3.65	
D70 Electrical Safety & Security		\$789,073		\$3.70	
D80 Integrated Automation		\$261,238		\$1.22	
E. Equipment & Furnishings	0.06%		\$20,000		\$0.09
E10 Equipment		\$0		\$0.00	
E20 Furnishings		\$20,000		\$0.09	
F. Special Construction & Demolition	0.00%		\$0		\$0.00
F10 Special Construction		\$0		\$0.00	
F20 Facility Remediation		\$0		\$0.00	
F30 Demolition		\$0		\$0.00	

TOTAL CONSTRUCTION COST

\$34,706,326

\$162.74

TOTAL CONSTRUCTION COST PER STALL

\$64,033.81

Below Grade Hotel

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
A10 Foundations		\$7,093,027		\$33.26
A1010 Standard Foundations	\$0		\$0.00	
A1020 Special Foundations	\$7,093,027		\$33.26	
A20 Subgrade Enclosures		\$2,028,168		\$9.51
A2010 Walls for Subgrade Enclosures	\$2,028,168		\$9.51	
A40 Slabs-On-Grade		\$1,077,144		\$5.05
A4010 Standard Slabs-On-Grade	\$981,144		\$4.60	
A4020 Structural Slabs-On-Grade	\$0		\$0.00	
A4030 Slab Trenches	\$0		\$0.00	
A4040 Pits and Bases	\$96,000		\$0.45	
A4090 Slabs-On-Grade Supplementary Components	\$0		\$0.00	
A60 Water & Gas Mitigation		\$1,330,280		\$6.24
A6010 Building Sub drainage	\$333,099		\$1.56	
A6020 Off-Gassing Mitigation	\$997,181		\$4.68	
A90 Substructure Related Activities		\$1,977,270		\$9.27
A9010 Substructure Excavation	\$0		\$0.00	
A9020 Construction Dewatering	\$1,977,270		\$9.27	
A9030 Excavation Support	\$0		\$0.00	
A9040 Soil Treatment	\$0		\$0.00	
Subtotal A - Substructure		\$13,505,888		\$63.33
B10 Superstructure		\$10,041,991		\$47.09
B1010 Floor Construction	\$5,605,554		\$26.28	
B1020 Roof Construction	\$4,311,437		\$20.22	
B1080 Stairs	\$125,000		\$0.59	
B20 Exterior Vertical Enclosures		\$15,000		\$0.07
B2010 Exterior Walls	\$0		\$0.00	
B2020 Exterior Windows	\$0		\$0.00	
B2050 Exterior Doors & Grilles	\$0		\$0.00	
B2070 Exterior Louvers & Vents	\$15,000		\$0.07	
B2080 Exterior Wall Appurtenances	\$0		\$0.00	
B2090 Exterior Wall Specialties	\$0		\$0.00	
B30 Exterior Horizontal Enclosures		\$0		\$0.00
B3010 Roofing	\$0		\$0.00	
B3020 Roof Appurtenances	\$0		\$0.00	
B3040 Traffic Bearing Horizontal Enclosures	\$0		\$0.00	
B3060 Horizontal Openings	\$0		\$0.00	
B3080 Overhead Exterior Enclosures	\$0		\$0.00	
Subtotal B - Shell		\$10,056,991		\$47.16

Below Grade Hotel

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
C10	Interior Construction		\$689,734		\$3.23
C1010	Interior Partitions	\$469,174		\$2.20	
C1020	Interior Windows	\$0		\$0.00	
C1030	Interior Doors	\$43,560		\$0.20	
C1040	Interior Grilles & Gates	\$0		\$0.00	
C1060	Raised Floor Construction	\$0		\$0.00	
C1070	Suspended Ceiling Construction	\$0		\$0.00	
C1090	Interior Specialties	\$177,001		\$0.83	
C20	Interior Finishes		\$1,102,654		\$5.17
C2010	Wall Finishes	\$213,263		\$1.00	
C2020	Interior Fabrications	\$0		\$0.00	
C3030	Flooring	\$513,987		\$2.41	
C3040	Stair	\$0		\$0.00	
C3050	Ceiling Finishes	\$375,404		\$1.76	
C3060	Interior Finish Schedules	\$0		\$0.00	
Subtotal C - Interiors			\$1,792,388		\$8.40
D10	Conveying		\$225,000		\$1.06
D1010	Vertical Conveying Systems	\$225,000		\$1.06	
D1030	Horizontal Conveying Systems	\$0		\$0.00	
D1050	Material Handling	\$0		\$0.00	
D1080	Operable Access Systems	\$0		\$0.00	
D20	Plumbing		\$2,512,780		\$11.78
D2010	Domestic Water Distribution	\$1,706,971		\$8.00	
D2020	Sanitary Drainage	\$485,915		\$2.28	
D2030	Building Support Plumbing Systems	\$319,895		\$1.50	
D2050	General Service Compressed Air	\$0		\$0.00	
D2060	Process Support Plumbing Systems	\$0		\$0.00	
D30	HVAC		\$1,756,982		\$8.24
D3010	Facility Fuel Systems	\$0		\$0.00	
D3020	Heating Systems	\$352,525		\$1.65	
D3030	Cooling Systems	\$0		\$0.00	
D3050	Facility HVAC Distribution Systems	\$622,803		\$2.92	
D3060	Ventilation	\$781,654		\$3.67	
D3070	Special Purpose HVAC Systems	\$0		\$0.00	
D40	Fire Protection		\$683,010		\$3.20
D4010	Fire Suppression	\$683,010		\$3.20	
D4030	Fire Protection Systems	\$0		\$0.00	

Below Grade Hotel

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
D50	Electrical		\$2,324,567		\$10.90
D5010	Facility Power Generation	\$0		\$0.00	
D5020	Electrical Service & Distribution	\$394,537		\$1.85	
D5030	General Purpose Electrical Power	\$575,810		\$2.70	
D5040	Lighting	\$1,119,631		\$5.25	
D5080	Miscellaneous Electrical Systems	\$234,589		\$1.10	
D60	Communications		\$778,410		\$3.65
D6010	Data Communications	\$319,895		\$1.50	
D6020	Voice Communications	\$0		\$0.00	
D6030	Audio-Video Communications	\$0		\$0.00	
D6060	Distributed Communications & Monitoring	\$458,515		\$2.15	
D6090	Communications Supplementary Components	\$0		\$0.00	
D70	Electronic Safety & Security		\$789,073		\$3.70
D7010	Access Control & Intrusion Detection	\$266,579		\$1.25	
D7030	Electronic Surveillance	\$287,905		\$1.35	
D7050	Detection & Alarm	\$234,589		\$1.10	
D7070	Electronic Monitoring & Control	\$0		\$0.00	
D7090	Electronic Safety & Security Supplementary Controls	\$0		\$0.00	
D80	Integrated Automation		\$261,238		\$1.22
D8010	Integrated Automation Facility Controls	\$261,238		\$1.22	
Subtotal D - Services			\$9,331,059		\$43.75
E10	Equipment		\$0		\$0.00
E1010	Vehicle & Pedestrian Equipment	\$0		\$0.00	
E1030	Commercial Equipment	\$0		\$0.00	
E1040	Institutional Equipment	\$0		\$0.00	
E1060	Residential Equipment	\$0		\$0.00	
E1070	Entertainment & Recreational Equipment	\$0		\$0.00	
E1090	Other Equipment	\$0		\$0.00	
E20	Furnishings		\$20,000		\$0.09
E2010	Fixed Furnishings	\$20,000		\$0.09	
E2050	Movable Furnishings	\$0		\$0.00	
Subtotal E - Equipment			\$20,000		\$0.09
F10	Special Construction		\$0		\$0.00
F1010	Integrated Construction	\$0		\$0.00	
F1020	Special Structures	\$0		\$0.00	
F1030	Special Function Construction	\$0		\$0.00	
F1040	Special Facility Components	\$0		\$0.00	
F1050	Athletic & Recreational Special Construction	\$0		\$0.00	
F1080	Special Instrumentation	\$0		\$0.00	
F20	Facility Remediation		\$0		\$0.00

Below Grade Hotel

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
F2010 Hazardous Materials Remediation	\$0		\$0.00	

Below Grade Hotel

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
F30	Demolition		\$0		\$0.00
F3010	Structure Demolition	\$0		\$0.00	
F3030	Selective Demolition	\$0		\$0.00	
F3050	Structure Moving	\$0		\$0.00	
Subtotal F - Special Construction & Demolition			\$0		\$0.00
TOTAL ESTIMATED DIRECT COST (EDC)			\$34,706,326		\$162.74

Below Grade Hotel

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
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A10 Foundations

A1010 Standard Foundations

Included in Mat Foundations

A1020 Special Foundations

Mat foundations	(\$483 / CY)			
Reinforced mat foundation, including formwork, ready mix concrete, finish and cure, 4000 psi	13,976	CY	\$190.00	\$2,655,517
Reinforcement bar, grade 60	3,494,102	LB	\$1.05	\$3,668,807
Concrete pumping	13,976	CY	\$30.00	\$419,292
Thermal control	13,976	CY	\$25.00	\$349,410
				<u>\$7,093,027</u>

A20 Subgrade Enclosures

A2010 Walls for Subgrade Enclosures

Retaining walls	(\$59 / SF)			
CIP concrete walls, 12"-32" thick (shotcrete)	34,173	SF	\$52.00	\$1,776,996
Reinforcement at 7LB/SF	239,211	LB	\$1.05	\$251,172
				<u>\$2,028,168</u>

A40 Slabs-On-Grade

A4010 Standard Slab on Grade

Floor at lowest level				
CIP concrete slab, 6" thick	107,818	SF	\$7.00	\$754,726
Reinforcement at 2LB/SF	215,636	LB	\$1.05	\$226,418
				<u>\$981,144</u>

A4020 Structural Slab on Grade

No Work Anticipated

Below Grade Hotel

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
A4030 Slab Trenches				
				No Work Anticipated
A4040 Pits and Bases				
Elevator Pits Reinforced concrete walls and SOG	8	EA	\$12,000.00	\$96,000
				<u>\$96,000</u>
A4090 Slabs-On-Grade Supplementary Components				
				No Work Anticipated
<u>A60 Water & Gas Mitigation</u>				
A6010 Building Sub drainage				
Fluid applied waterproofing to retaining walls	34,173	SF	\$8.00	\$273,384
Perimeter drainage Perforated PVC pipe, including filter fabric, backfill, etc.	1,327	LF	\$45.00	\$59,715
				<u>\$333,099</u>
A6020 Off-Gassing Mitigation				
Methane protection				
Methane barrier, passive system under slab	107,818	SF	\$6.00	\$646,908
Methane barrier, passive system at retaining walls	34,173	SF	\$10.25	\$350,273
				<u>\$997,181</u>
<u>A90 Substructure Related Activities</u>				
A9010 Substructure Excavation				
Earthwork Mass excavation and haul off of soil, building footprint				Included in Make Ready Package

Below Grade Hotel

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
A9020 Construction Dewatering				
Temporary dewatering - during construction	24	MO	\$15,000.00	\$360,000
Permanent dewatering system				
Twelve-inch thick layer of ¾-inch gravel that is placed upon a layer of filter fabric (Miami 500X or equivalent), and vibrated to a dense state. Subdrain pipes leading to sump areas, provided with automatic pumping units, should drain the gravel layer. The drain lines should consist of perforated pipe, placed with perforations down, in trenches that are at least six inches below the gravel layer. The excavation bottom, as well as the trench bottoms should be lined with filter fabric prior to placing and compacting gravel. The trenches should be spaced approximately 40 feet apart at most, within the interior, and should extend along to the perimeter of the building. Subsequent to the installation of the drainage system, the waterproofing system and building slab may then be placed on the densified gravel. A mud- or rat-slab may be placed over the waterproofing system for protection during placement of rebar and mat slab construction.	107,818	SF	\$15.00	\$1,617,270
				<u>\$1,977,270</u>
A9030 Excavation Support				
Shoring				
Solider piles and lagging, design etc.				Included in Site Development
A9040 Soil Treatment				
				No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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B10 Superstructure

B1010 Floor Construction

Suspended floors	(\$38 / SF)			
CIP concrete slabs, 12"-14" thick	105,445	SF	\$30.00	\$3,163,350
Reinforcement at 8LB/SF	843,560	SF	\$1.05	\$885,738
Parking Ramp	(\$61 / SF)			
CIP concrete slabs, 12"-14" thick	10,726	SF	\$40.00	\$429,040
Reinforcement at 10LB/SF	107,260	SF	\$1.05	\$112,623
CIP concrete walls, 18" thick	2,002	SF	\$50.00	\$100,100
Reinforcement at 6.5LB/SF	13,013	SF	\$1.05	\$13,664
Shear walls	(\$82 / SF)			
CIP concrete walls, 18"-36" thick	1,980	SF	\$75.00	\$148,500
Reinforcement at 6.5LB/SF	12,870	SF	\$1.05	\$13,514
Columns and pilasters				
Reinforced concrete column, assumes up to 24"x24"	120	EA	\$1,500.00	\$180,000
Miscellaneous				
Metals, supports and connections	213,263	SF	\$2.00	\$426,526
Elevator thickenings	6	EA	\$2,500.00	\$15,000
Curbs	750	LF	\$40.00	\$30,000
Housekeeping pads	2,500	SF	\$35.00	\$87,500

\$5,605,554

B1020 Roof Construction

Suspended Roofs at Parking	(\$38 / SF)			
CIP concrete slabs, 12"-14" thick	112,277	SF	\$30.00	\$3,368,310
Reinforcement at 8LB/SF	898,216	LB	\$1.05	\$943,127

\$4,311,437

B1080 Stairs

Egress stairs				
Metal pan with concrete fill switchback stairs with railings	5	EA	\$25,000.00	\$125,000

\$125,000

B20 Exterior Vertical Enclosure

B2010 Exterior Walls

No Scope Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>B2020 Exterior Windows</i>				
				No Scope Anticipated
<hr/>				
<i>B2050 Exterior Doors & Grilles</i>				
				No Scope Anticipated
<hr/>				
<i>B2060 Exterior Louvers & Vents</i>				
Cooling tower exhaust venting	1	LS	\$15,000.00	\$15,000
				<u>\$15,000</u>
<hr/>				
<i>B2070 Exterior Wall Appurtenances</i>				
				No Work Anticipated
<hr/>				
<i>B2080 Exterior Wall Specialties</i>				
				No Work Anticipated
<hr/>				
<u><i>B30 Exterior Horizontal Enclosure</i></u>				
<i>B3010 Roofing</i>				
				No Work Anticipated
<hr/>				

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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B3020 Roof Appurtenances

No Work Anticipated

B3040 Traffic Bearing Horizontal Enclosures

Paving to Hotel drop off included in site development

B3060 Horizontal Openings

No Work Anticipated

B3080 Overhead Exterior Enclosures

No Work Anticipated

C10 Interior Construction

C1010 Interior Partitions

Metal stud partitions, sheathing/insulation

Back of House

Typical

284

SF

\$19.50

\$5,528

Fire Rated

8,288

SF

\$25.00

\$207,198

Shaft

1,379

SF

\$25.00

\$34,483

Furring

1,088

SF

\$8.00

\$8,702

Caulking and sealants

213,263

SF

\$0.50

\$106,632

Backing and blocking

213,263

SF

\$0.50

\$106,632

\$469,174

C1020 Interior Windows

No Work Required

Below Grade Hotel

L4 Unifomat II [®]	Quantity	Unit	Unit Cost	Total
<i>C1030 Interior Doors</i>				
Doors, frames and hardware				
Back of House				
HM Single	3	EA	\$2,000.00	\$6,000
HM Double	8	EA	\$4,200.00	\$33,600
General door premiums, FR, PH, etc.	1	LS	\$3,960.00	\$3,960
				<u>\$43,560</u>
<i>C1040 Interior Grilles & Gates</i>				
				No Work Anticipated
<i>C1060 Raised Floor Construction</i>				
				No Work Anticipated
<i>C1070 Suspended Ceiling Construction</i>				
				No Work Anticipated
<i>C1090 Interior Specialties</i>				
Back of House				
Graphical signage	213,263	SF	\$0.50	\$106,632
Code signage	213,263	SF	\$0.30	\$63,979
Miscellaneous specialties / Finish Carpentry to MEP / Trash Rooms	25,561	SF	\$0.25	\$6,390
				<u>\$177,001</u>

Below Grade Hotel

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
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C30 Interior Finishes

C3010 Wall Finishes

Back of House

Paint to parking garage	187,702	SF	\$1.00	\$187,702
Paint to walls to MEP / Trash Rooms	25,561	SF	\$1.00	\$25,561

\$213,263

C3020 Interior Fabrications

No Work Anticipated

C3030 Flooring

Back of House

Sealed concrete to MEP	25,561	SF	\$1.75	\$44,732
Sealed concrete to parking	187,702	SF	\$2.50	\$469,255

\$513,987

C3040 Stair

No Work Anticipated

C3050 Ceiling Finishes

Back of House

Exposed ceiling to MEP	25,561	SF	No Works Assumed	
Paint to parking areas	187,702	SF	\$2.00	\$375,404

\$375,404

C3060 Interior Finish Schedules

No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D10 Conveying

D1010 Vertical Conveying Systems

Elevators

MRL traction, service

3 STOP \$55,000.00 \$165,000

Cab finish

3 EA \$ 20,000.00 \$60,000

\$225,000

D1030 Horizontal Conveying Systems

No Work Anticipated

D1050 Material Handling

No Work Anticipated

D1080 Operable Access Systems

No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D20 Plumbing

D2010 Domestic Water Distribution

General Plumbing Equipment

Domestic water booster pump, 200 gpm	1	EA	\$36,330.00	\$36,330
Domestic water booster pump, 560 gpm	1	EA	\$60,360.00	\$60,360
Pressure reducing valve	10	EA	\$3,977.00	\$39,770
Water heater heat exchanger, 5400 gph	2	EA	\$77,360.00	\$154,720
Thermostatic mixing valve station	1	EA	\$35,470.00	\$35,470
HW circ pump, 100 gpm	2	EA	\$8,707.00	\$17,414
Expansion tank, 132 gal	2	EA	\$7,843.00	\$15,686
Sewage ejector, 750 gpm	1	EA	\$36,330.00	\$36,330
Storm water sump pump, 1800 gpm	1	EA	\$29,580.00	\$29,580
Grease interceptor, 5000 gal	2	EA	\$30,980.00	\$61,960
Sand/oil interceptor, 1500 gal	1	EA	\$18,680.00	\$18,680

Piping, valves and specialties

Water distribution, Parking	213,263	SF	\$3.23	\$688,839
Waste distribution, Parking	213,263	SF	\$2.40	\$511,831

\$1,706,971

D2020 Sanitary Drainage

Fixtures

Plumbing fixtures/piping, BoH/Circ	25,561	SF	\$19.01	\$485,915
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\$485,915

D2030 Building Support Plumbing Systems

Additional Plumbing requirements	213,263	SF	\$1.50	\$319,895
Test / clean plumbing				
Seismic supports				

\$319,895

D2050 General Service Compressed Air

No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D2060 Process Support Plumbing Systems

No Work Anticipated

D30 HVAC

D3010 Facility Fuel Systems

No Work Anticipated

D3020 Heating Systems

Condenser Water Piping				
CW horizontal distribution, BoH	25,561	SF	\$2.59	\$66,203
Hot Water Distribution				
Rough-in at boilers	10	EA	\$16,980.00	\$169,800
Rough-in at heat exchangers	2	EA	\$16,980.00	\$33,960
HHW horizontal distribution, BoH	25,561	SF	\$3.23	\$82,562

\$352,525

D3030 Cooling Systems

No Work Anticipated

D3050 Facility HVAC Distribution Systems

Air-Side Equipment				
Air handler, vav, water-cooled dx, hw, Boh	28,000	CFM	\$6.97	\$195,160
Computer room air conditioner, split dx, 10 ton	1	EA	\$53,840.00	\$53,840
Garage ventilation fans	139,600	CFM	\$1.15	\$160,540
General HVAC requirements	213,263	SF	\$1.00	\$213,263
Testing and inspection				
BIM				
Seismic requirements				

Below Grade Hotel

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
				<u>\$622,803</u>
<i>D3060 Ventilation</i>				
Air Distribution				
Air distribution, parking	186,108	SF	\$4.20	\$781,654
				<u>\$781,654</u>
<i>D3070 Special Purpose HVAC Systems</i>				
				No Work Anticipated
<u><i>D40 Fire Protection</i></u>				
<i>D4010 Fire Suppression</i>				
Automatic Sprinkler System				
Wet-pipe sprinklers, Parking	187,702	SF	\$3.09	\$579,999
Wet-pipe sprinklers, BoH/Circ	25,561	SF	\$4.03	\$103,011
				<u>\$683,010</u>
<i>D4030 Fire Protection Systems</i>				
				No Work Anticipated
<u><i>D50 Electrical</i></u>				
<i>D5010 Facility Power Generation</i>				
				No Work Anticipated
<i>D5020 Electrical Service & Distribution</i>				
Service and distribution	213,263	SF	\$1.85	\$394,537
				<u>\$394,537</u>

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D5030 General Purpose Electrical Power</i>				
HVAC and equipment	213,263	SF	\$0.75	\$159,947
Convenience power	213,263	SF	\$0.70	\$149,284
EV charge stations	213,263	SF	\$1.25	\$266,579
				<u>\$575,810</u>
<i>D5040 Lighting</i>				
Lighting and lighting controls	213,263	SF	\$5.25	\$1,119,631
				<u>\$1,119,631</u>
<i>D5080 Miscellaneous Electrical Systems</i>				
Miscellaneous electrical requirements	213,263	SF	\$1.10	\$234,589
				<u>\$234,589</u>
<u>D60 Communications</u>				
<i>D6010 Data Communications</i>				
Voice / data system	213,263	SF	\$1.50	\$319,895
				No Work Anticipated
				<u>\$319,895</u>
<i>D6020 Voice Communications</i>				
				No Work Anticipated
<i>D6030 Audio-Video Communications</i>				
				No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D6060 Distributed Communications & Monitoring</i>				
Distributed antenna system (non-cellular, public safety only)	213,263	SF	\$2.15	\$458,515
				<u>\$458,515</u>
<i>D6090 Communications Supplementary Components</i>				
				No Work Anticipated
<i>D70 Electrical Safety & Security</i>				
<i>D7010 Access Control & Intrusion Detection</i>				
Access control system	213,263	SF	\$1.25	\$266,579
				<u>\$266,579</u>
<i>D7030 Electronic Surveillance</i>				
Video surveillance system	213,263	SF	\$1.35	\$287,905
Video surveillance system				
				<u>\$287,905</u>
<i>D7050 Detection & Alarm</i>				
Fire alarm system	213,263	SF	\$1.10	\$234,589
				<u>\$234,589</u>
<i>D7070 Electronic Monitoring & Control</i>				
				No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D7090 Electronic Safety & Security Supplementary Controls

No Work Anticipated

D80 Integrated Automation

D8010 Integrated Automation Facility Controls

DDC controls

DDC controls, general, parking

187,702 SF \$1.02 \$191,456

DDC controls, general, Boh/Circ

25,561 SF \$2.73 \$69,782

\$261,238

E10 Equipment

E1010 Vehicle & Pedestrian Equipment

Parking assist

Not Required

Parking control equipment

Not Required

Electric vehicular charging stations

Included with electrical

E1030 Commercial Equipment

No Work Anticipated

E1040 Institutional Equipment

No Work Anticipated

E1060 Residential Equipment

No Work Anticipated

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>E1070 Entertainment & Recreational Equipment</i>				
				No Work Anticipated
<hr/>				
<i>E1090 Other Equipment</i>				
				No Work Anticipated
<hr/>				
<u><i>E20 Furnishings</i></u>				
<i>E2010 Fixed Furnishings</i>				
Miscellaneous millwork at parking garage	1	LS	\$20,000.00	\$20,000
				<u>\$20,000</u>
<i>E2020 Movable Furnishings</i>				
				Excluded as part of FF&E
<hr/>				
<u><i>F10 Special Construction</i></u>				
<i>F1010 Integrated Construction</i>				
				No Work Anticipated
<hr/>				
<i>F1020 Special Structures</i>				
				No Work Anticipated
<hr/>				
<i>F1030 Special Function Construction</i>				
				No Work Anticipated
<hr/>				

Below Grade Hotel

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>F1040 Special Facility Components</i>				No Work Anticipated
<hr/>				
<i>F1050 Athletic & Recreational Special Construction</i>				No Work Anticipated
<hr/>				
<i>F1080 Special Instrumentation</i>				No Work Anticipated
<hr/>				
<i><u>F20 Facility Remediation</u></i>				
<i>F2010 Hazardous Materials Remediation</i>				No Work Anticipated
<hr/>				
<i><u>F30 Demolition</u></i>				
<i>F3010 Structure Demolition</i>				No Work Anticipated
<hr/>				
<i>F3030 Selective Demolition</i>				No Work Anticipated
<hr/>				
<i>F3050 Structure Moving</i>				No Work Anticipated
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Below Grade Condo

Below Grade Condo Schedule of Areas & Control Quantities

Schedule of Areas	Stall Count	Gross Floor Area (GFA)	Perimeter	F2F Height	Gross Wall Area (GWA)
P03	225	132,433 SF	981 LF	10'	9,810 SF
P02	242	129,822 SF	983 LF	12'	11,796 SF
P01	134	132,131 SF	1,195 LF	11'	13,145 SF
M	0	6,242 SF	825 LF	12'	9,900 SF
Totals:	601	400,628 SF	981 LF	45'	44,651 SF

Below Grade Condo

L2 Unifomat II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
A. Substructure	24.24%		\$16,039,431		\$40.04
A10 Foundations		\$8,712,375		\$21.75	
A20 Subgrade Enclosures		\$2,062,472		\$5.15	
A40 Slabs-On-Grade		\$1,445,140		\$3.61	
A60 Water & Gas Mitigation		\$1,472,949		\$3.68	
A90 Substructure Related Activities		\$2,346,495		\$5.86	
B. Shell	28.32%		\$18,741,645		\$46.78
B10 Superstructure		\$18,721,645		\$46.73	
B20 Exterior Vertical Enclosure		\$20,000		\$0.05	
B30 Exterior Horizontal Enclosure		\$0		\$0.00	
C. Interiors	13.07%		\$8,647,639		\$21.59
C10 Interior Construction		\$4,371,680		\$10.91	
C20 Interior Finishes		\$4,275,959		\$10.67	
D. Services	33.80%		\$22,369,192		\$55.84
D10 Conveying		\$1,690,000		\$4.22	
D20 Plumbing		\$6,138,685		\$15.32	
D30 HVAC		\$5,163,401		\$12.89	
D40 Fire Protection		\$1,550,130		\$3.87	
D50 Electrical		\$4,299,113		\$10.73	
D60 Communications		\$1,439,611		\$3.59	
D70 Electrical Safety & Security		\$1,459,332		\$3.64	
D80 Integrated Automation		\$628,921		\$1.57	
E. Equipment & Furnishings	0.58%		\$383,969		\$0.96
E10 Equipment		\$0		\$0.00	
E20 Furnishings		\$383,969		\$0.96	
F. Special Construction & Demolition	0.00%		\$0		\$0.00
F10 Special Construction		\$0		\$0.00	
F20 Facility Remediation		\$0		\$0.00	
F30 Demolition		\$0		\$0.00	
Z. Indirect Markups	0.00%		\$0		\$0.00
Design / Estimating Contingency	0.00%	\$0		\$0.00	
Escalation to Midpoint of Construction	0.00%	\$0		\$0.00	
General Conditions	0.00%	\$0		\$0.00	
General Requirements	0.00%	\$0		\$0.00	
Construction Contingency	0.00%	\$0		\$0.00	
Contractor's Bonds	0.00%	\$0		\$0.00	
General Liability Insurance	0.00%	\$0		\$0.00	
Contractor's OH&P	0.00%	\$0		\$0.00	

TOTAL CONSTRUCTION COST

\$66,181,876

\$165.20

TOTAL CONSTRUCTION COST PER STALL

\$110,119.59

Below Grade Condo

L2 Uniformat II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
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Below Grade Condo

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
A10	Foundations		\$8,712,375		\$21.75
A1010	Standard Foundations	\$0		\$0.00	
A1020	Special Foundations	\$8,712,375		\$21.75	
A20	Subgrade Enclosures		\$2,062,472		\$5.15
A2010	Walls for Subgrade Enclosures	\$2,062,472		\$5.15	
A40	Slabs-On-Grade		\$1,445,140		\$3.61
A4010	Standard Slabs-On-Grade	\$1,205,140		\$3.01	
A4020	Structural Slabs-On-Grade	\$0		\$0.00	
A4030	Slab Trenches	\$0		\$0.00	
A4040	Pits and Bases	\$240,000		\$0.60	
A4090	Slabs-On-Grade Supplementary Components	\$0		\$0.00	
A60	Water & Gas Mitigation		\$1,472,949		\$3.68
A6010	Building Sub drainage	\$322,153		\$0.80	
A6020	Off-Gassing Mitigation	\$1,150,796		\$2.87	
A90	Substructure Related Activities		\$2,346,495		\$5.86
A9010	Substructure Excavation	\$0		\$0.00	
A9020	Construction Dewatering	\$2,346,495		\$5.86	
A9030	Excavation Support	\$0		\$0.00	
A9040	Soil Treatment	\$0		\$0.00	
Subtotal A - Substructure			\$16,039,431		\$40.04
B10	Superstructure		\$18,721,645		\$46.73
B1010	Floor Construction	\$12,738,172		\$31.80	
B1020	Roof Construction	\$5,815,473		\$14.52	
B1080	Stairs	\$168,000		\$0.42	
B20	Exterior Vertical Enclosures		\$20,000		\$0.05
B2010	Exterior Walls	\$0		\$0.00	
B2020	Exterior Windows	\$0		\$0.00	
B2050	Exterior Doors & Grilles	\$20,000		\$0.05	
B2070	Exterior Louvers & Vents	\$0		\$0.00	
B2080	Exterior Wall Appurtenances	\$0		\$0.00	
B2090	Exterior Wall Specialties	\$0		\$0.00	
B30	Exterior Horizontal Enclosures		\$0		\$0.00
B3010	Roofing	\$0		\$0.00	
B3020	Roof Appurtenances	\$0		\$0.00	
B3040	Traffic Bearing Horizontal Enclosures	\$0		\$0.00	
B3060	Horizontal Openings	\$0		\$0.00	
B3080	Overhead Exterior Enclosures	\$0		\$0.00	
Subtotal B - Shell			\$18,741,645		\$46.78

Below Grade Condo

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
C10 Interior Construction		\$4,371,680		\$10.91
C1010 Interior Partitions	\$2,927,158		\$7.31	
C1020 Interior Windows	\$61,710		\$0.15	
C1030 Interior Doors	\$476,740		\$1.19	
C1040 Interior Grilles & Gates	\$0		\$0.00	
C1060 Raised Floor Construction	\$0		\$0.00	
C1070 Suspended Ceiling Construction	\$568,070		\$1.42	
C1090 Interior Specialties	\$338,002		\$0.84	
C20 Interior Finishes		\$4,275,959		\$10.67
C2010 Wall Finishes	\$2,077,158		\$5.18	
C2020 Interior Fabrications	\$0		\$0.00	
C3030 Flooring	\$1,890,144		\$4.72	
C3040 Stair	\$0		\$0.00	
C3050 Ceiling Finishes	\$308,657		\$0.77	
C3060 Interior Finish Schedules	\$0		\$0.00	
Subtotal C - Interiors		\$8,647,639		\$21.59
D10 Conveying		\$1,690,000		\$4.22
D1010 Vertical Conveying Systems	\$1,690,000		\$4.22	
D1030 Horizontal Conveying Systems	\$0		\$0.00	
D1050 Material Handling	\$0		\$0.00	
D1080 Operable Access Systems	\$0		\$0.00	
D20 Plumbing		\$6,138,685		\$15.32
D2010 Domestic Water Distribution	\$3,574,329		\$8.92	
D2020 Sanitary Drainage	\$2,163,728		\$5.40	
D2030 Building Support Plumbing Systems	\$400,628		\$1.00	
D2050 General Service Compressed Air	\$0		\$0.00	
D2060 Process Support Plumbing Systems	\$0		\$0.00	
D30 HVAC		\$5,163,401		\$12.89
D3010 Facility Fuel Systems	\$0		\$0.00	
D3020 Heating Systems	\$286,599		\$0.72	
D3030 Cooling Systems	\$66,425		\$0.17	
D3050 Facility HVAC Distribution Systems	\$3,633,697		\$9.07	
D3060 Ventilation	\$1,176,680		\$2.94	
D3070 Special Purpose HVAC Systems	\$0		\$0.00	
D40 Fire Protection		\$1,550,130		\$3.87
D4010 Fire Suppression	\$1,342,462		\$3.35	
D4030 Fire Protection Systems	\$207,668		\$0.52	

Below Grade Condo

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
D50	Electrical		\$4,299,113		\$10.73
D5010	Facility Power Generation	\$0		\$0.00	
D5020	Electrical Service & Distribution	\$729,666		\$1.82	
D5030	General Purpose Electrical Power	\$1,064,918		\$2.66	
D5040	Lighting	\$2,070,674		\$5.17	
D5080	Miscellaneous Electrical Systems	\$433,855		\$1.08	
D60	Communications		\$1,439,611		\$3.59
D6010	Data Communications	\$394,414		\$0.98	
D6020	Voice Communications	\$197,207		\$0.49	
D6030	Audio-Video Communications	\$0		\$0.00	
D6060	Distributed Communications & Monitoring	\$847,990		\$2.12	
D6090	Communications Supplementary Components	\$0		\$0.00	
D70	Electronic Safety & Security		\$1,459,332		\$3.64
D7010	Access Control & Intrusion Detection	\$493,018		\$1.23	
D7030	Electronic Surveillance	\$532,459		\$1.33	
D7050	Detection & Alarm	\$433,855		\$1.08	
D7070	Electronic Monitoring & Control	\$0		\$0.00	
D7090	Electronic Safety & Security Supplementary Controls	\$0		\$0.00	
D80	Integrated Automation		\$628,921		\$1.57
D8010	Integrated Automation Facility Controls	\$628,921		\$1.57	
Subtotal D - Services			\$22,369,192		\$55.84
E10	Equipment		\$0		\$0.00
E1010	Vehicle & Pedestrian Equipment	\$0		\$0.00	
E1030	Commercial Equipment	\$0		\$0.00	
E1040	Institutional Equipment	\$0		\$0.00	
E1060	Residential Equipment	\$0		\$0.00	
E1070	Entertainment & Recreational Equipment	\$0		\$0.00	
E1090	Other Equipment	\$0		\$0.00	
E20	Furnishings		\$383,969		\$0.96
E2010	Fixed Furnishings	\$383,969		\$0.96	
E2050	Movable Furnishings	\$0		\$0.00	
Subtotal E - Equipment			\$383,969		\$0.96
F10	Special Construction		\$0		\$0.00
F1010	Integrated Construction	\$0		\$0.00	
F1020	Special Structures	\$0		\$0.00	
F1030	Special Function Construction	\$0		\$0.00	
F1040	Special Facility Components	\$0		\$0.00	
F1050	Athletic & Recreational Special Construction	\$0		\$0.00	
F1080	Special Instrumentation	\$0		\$0.00	
F20	Facility Remediation		\$0		\$0.00

Below Grade Condo

L3 Unifomat II[®]		Subtotal	Total	Cost / SF	Cost / SF
F2010	Hazardous Materials Remediation	\$0		\$0.00	
F30	Demolition		\$0		\$0.00
F3010	Structure Demolition	\$0		\$0.00	
F3030	Selective Demolition	\$0		\$0.00	
F3050	Structure Moving	\$0		\$0.00	
Subtotal F - Special Construction & Demolition			\$0		\$0.00
TOTAL ESTIMATED DIRECT COST (EDC)			\$66,181,876		\$165.20

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>A10 Foundations</u>				
<i>A1010 Standard Foundations</i>				
				Included in Mat Foundations
<i>A1020 Special Foundations</i>				
Mat foundations	(\$508 / CY)			
Reinforced mat foundation, including formwork, ready mix concrete, finishing	17,167	CY	\$190.00	\$3,261,776
Reinforcement bar, grade 60	4,291,810	LB	\$1.05	\$4,506,401
Concrete pumping	17,167	CY	\$30.00	\$515,017
Thermal control	17,167	CY	\$25.00	\$429,181
				<u>\$8,712,375</u>
<u>A20 Subgrade Enclosures</u>				
<i>A2010 Walls for Subgrade Enclosures</i>				
Retaining walls	(\$59 / SF)			
CIP concrete walls, 12"-32" thick (shotcrete)	34,751	SF	\$52.00	\$1,807,052
Reinforcement at 7LB/SF	243,257	LB	\$1.05	\$255,420
				<u>\$2,062,472</u>
<u>A40 Slabs-On-Grade</u>				
<i>A4010 Standard Slab on Grade</i>				
Floor at lowest level				
CIP concrete slab, 6" thick	132,433	SF	\$7.00	\$927,031
Reinforcement at 2LB/SF	264,866	SF	\$1.05	\$278,109
				<u>\$1,205,140</u>
<i>A4020 Structural Slab on Grade</i>				
				No Work Anticipated

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
A4030 Slab Trenches				
				No Work Anticipated
A4040 Pits and Bases				
Elevator Pits				
Reinforced concrete walls and SOG	20	EA	\$12,000.00	\$240,000
				<u>\$240,000</u>
A4090 Slabs-On-Grade Supplementary Components				
				No Work Anticipated
<u>A60 Water & Gas Mitigation</u>				
A6010 Building Sub drainage				
Fluid applied waterproofing to retaining walls	34,751	SF	\$8.00	\$278,008
Perimeter drainage				
Perforated PVC pipe, including filter fabric, backfill, etc.	981	LF	\$45.00	\$44,145
				<u>\$322,153</u>

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>A6020 Off-Gassing Mitigation</i>				
Methane protection				
Methane barrier, passive system under slab	132,433	SF	\$6.00	\$794,598
Methane barrier, passive system retaining walls	34,751	SF	\$10.25	\$356,198
				<u>\$1,150,796</u>
<u><i>A90 Substructure Related Activities</i></u>				
<i>A9010 Substructure Excavation</i>				
Earthwork				
Mass excavation and haul off of soil, building footprint				Included in Make Ready Package
<i>A9020 Construction Dewatering</i>				
Temporary dewatering - during construction	24	MO	\$15,000.00	\$360,000
Permanent dewatering system				
Twelve-inch thick layer of ¾-inch gravel that is placed upon a layer of filter fabric (Miami 500X or equivalent), and vibrated to a dense state. Subdrain pipes leading to sump areas, provided with automatic pumping units, should drain the gravel layer. The drain lines should consist of perforated pipe, placed with perforations down, in trenches that are at least six inches below the gravel layer. The excavation bottom, as well as the trench bottoms should be lined with filter fabric prior to placing and compacting gravel. The trenches should be spaced approximately 40 feet apart at most, within the interior, and should extend along to the perimeter of the building. Subsequent to the installation of the drainage system, the waterproofing system and building slab may then be placed on the densified gravel. A mud- or rat-slab may be placed over the waterproofing system for protection during placement of rebar and mat slab construction.	132,433	SF	\$15.00	\$1,986,495
				<u>\$2,346,495</u>

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
A9030 Excavation Support				
Shoring				
Solider piles and lagging, design etc.				Included in Make Ready Package
<hr/>				
A9040 Soil Treatment				
				No Work Anticipated
<hr/>				
<u>B10 Superstructure</u>				
B1010 Floor Construction				
Suspended floors				
CIP concrete slabs, 12"-14" thick	261,953	SF	\$30.00	\$7,858,590
Reinforcement at 8LB/SF	2,095,624	SF	\$1.05	\$2,200,405
Parking Ramp	(\$117 / SF)			
CIP concrete slabs, 12"-14" thick	4,000	SF	\$40.00	\$160,000
Reinforcement at 10LB/SF	40,000	SF	\$1.05	\$42,000
CIP concrete walls, 18" thick	4,704	SF	\$50.00	\$235,200
Reinforcement at 6.5LB/SF	30,576	SF	\$1.05	\$32,105
Structural steel at Mezzanine level				
Wide flange steel with metal decking and concrete infill	6,242	SF	\$32.00	\$199,744
Shear walls	(\$82 / SF)			
CIP concrete walls, 18"-36" thick	11,715	SF	\$75.00	\$878,625
Reinforcement at 6.5LB/SF	76,148	SF	\$1.05	\$79,955
Columns and pilasters				
Structural steel, wide flange	12	TN	\$5,000.00	\$62,420
Reinforced concrete column, assumes up to 24"x24"	194	EA	\$1,500.00	\$291,000

Below Grade Condo

L4 Uniforlat II ©	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Metals, supports and connections	400,628	SF	\$1.00	\$400,628
Loading dock ramp and walls, depression premium	6,500	SF	\$20.00	\$130,000
Elevator thickenings	20	EA	\$2,500.00	\$50,000
Curbs	750	LF	\$40.00	\$30,000
Housekeeping pads	2,500	SF	\$35.00	\$87,500
				<u>\$12,738,172</u>
<i>B1020 Roof Construction</i>				
Structural steel				
Supports and connections	400,628	SF	\$0.50	\$200,314
Suspended Roofs at Parking				
	(\$42 / SF)			
CIP concrete slabs, 12"-14" thick	132,433	SF	\$34.00	\$4,502,722
Reinforcement at 8LB/SF	1,059,464	SF	\$1.05	\$1,112,437
				<u>\$5,815,473</u>
<i>B1080 Stairs</i>				
Egress stairs				
Metal pan with concrete fill switchback stairs with railings	7	EA	\$24,000.00	\$168,000
				<u>\$168,000</u>
<u><i>B20 Exterior Vertical Enclosure</i></u>				
<i>B2010 Exterior Walls</i>				
				No Work Anticipated
<i>B2020 Exterior Windows</i>				
				No Work Anticipated

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>B2050 Exterior Doors & Grilles</i>				
Overhead doors				
Coiling metal framed security door	1	EA	\$20,000.00	\$20,000
				<u>\$20,000</u>
<i>B2060 Exterior Louvers & Vents</i>				
				No Work Anticipated
<i>B2070 Exterior Wall Appurtenances</i>				
				No Work Anticipated
<i>B2080 Exterior Wall Specialties</i>				
				No Work Anticipated
<u><i>B30 Exterior Horizontal Enclosure</i></u>				
<i>B3010 Roofing</i>				
				Waterproofing included in site development
<i>B3020 Roof Appurtenances</i>				
				No Work Anticipated
<i>B3040 Traffic Bearing Horizontal Enclosures</i>				
				No Work Anticipated

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>B3060 Horizontal Openings</i>				
				No Work Anticipated
<i>B3080 Overhead Exterior Enclosures</i>				
				No Work Anticipated
<u>C10 Interior Construction</u>				
<i>C1010 Interior Partitions</i>				
Metal stud partitions, sheathing/insulation				
Front of House				
Corridor	3,157	SF	\$19.50	\$61,562
Demising	473	SF	\$19.50	\$9,224
Fire Rated	19,539	SF	\$25.00	\$488,475
Shaft	24,556	SF	\$25.00	\$613,900
Furring	4,913	SF	\$8.00	\$39,304
Back of House				
Corridor	11,550	SF	\$19.50	\$225,225
Typical	4,644	SF	\$19.50	\$90,558
Fire Rated	24,418	SF	\$25.00	\$610,450
Shaft	2,639	SF	\$25.00	\$65,975
Furring	15,193	SF	\$8.00	\$121,544
Caulking and sealants	400,628	SF	\$1.00	\$400,628
Backing and blocking	400,628	SF	\$0.50	\$200,314
				<u>\$2,927,158</u>
<i>C1020 Interior Windows</i>				
Main Lobby				
Aluminum framed storefront	561	SF	\$110.00	\$61,710
				<u>\$61,710</u>

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
C1030 Interior Doors				
Doors, frames and hardware				
Front of House				
HM Single	3	EA	\$2,000.00	\$6,000
HM Double	2	EA	\$4,200.00	\$8,400
SC Double	37	EA	\$4,500.00	\$166,500
SC Single	14	EA	\$2,200.00	\$30,800
Back of House				
HM Single	9	EA	\$2,000.00	\$18,000
HM Double	16	EA	\$4,200.00	\$67,200
SC Double	23	EA	\$4,500.00	\$103,500
SC Single	15	EA	\$2,200.00	\$33,000
General door premiums, FR, PH, etc.	1	LS	\$43,340.00	\$43,340
				<u>\$476,740</u>

C1040 Interior Grilles & Gates

No Work Anticipated

C1060 Raised Floor Construction

No Work Anticipated

C1070 Suspended Ceiling Construction

Front of house				
Resident Circulation	4,430	SF	\$15.00	\$66,450
Resident amenities	4,826	SF	\$15.00	\$72,390
Elevator Lobby	1,150	SF	\$25.00	\$28,750
Resident wine storage/tasting	923	SF	\$35.00	\$32,305
Elevator Lobby at parking	14,727	SF	\$25.00	\$368,175
				<u>\$568,070</u>

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>C1090 Interior Specialties</i>				
Signage				
Code required	400,628	SF	\$0.30	\$120,188
Graphical signage	400,628	SF	\$0.50	\$200,314
Fire extinguishers, wall mounted	50	EA	\$350.00	\$17,500
				<u>\$338,002</u>

C30 Interior Finishes

C3010 Wall Finishes

Front of house				
Resident Circulation	10,788	SF	\$15.00	\$161,820
Resident amenities	3,852	SF	\$75.00	\$288,900
Elevator Lobby	4,740	SF	\$35.00	\$165,900
Resident wine storage/tasting	1,680	SF	\$35.00	\$58,800
Elevator Lobby at parking	31,980	SF	\$35.00	\$1,119,300
Back of house				
MEP rooms	54,960	SF	\$1.50	\$82,440
Circulation	25,728	SF	\$3.00	\$77,184
Residential storage	10,620	SF	\$1.50	\$15,930
Residential mail	5,964	SF	\$3.00	\$17,892
Offices, admin, etc.	3,864	SF	\$3.00	\$11,592
Restrooms	1,368	SF	\$25.00	\$34,200
Storage	1,488	SF	\$3.00	\$4,464
Loading / receiving / trash, etc.	6,948	SF	\$3.00	\$20,844
Site maintenance storage	5,964	SF	\$3.00	\$17,892
				<u>\$2,077,158</u>

C3020 Interior Fabrications

No Work Anticipated

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
C3030 Flooring				
Front of house				
Resident Circulation	4,430	SF	\$20.00	\$88,600
Resident amenities	4,826	SF	\$20.00	\$96,520
Elevator Lobby	1,150	SF	\$35.00	\$40,250
Resident wine storage/tasting	923	SF	\$35.00	\$32,305
Elevator Lobby at parking	14,727	SF	\$35.00	\$515,445
Back of house				
MEP rooms	35,371	SF	\$2.50	\$88,428
Circulation	18,799	SF	\$7.50	\$140,993
Residential storage	12,397	SF	\$5.00	\$61,985
Residential mail	4,412	SF	\$5.00	\$22,060
Offices, admin, etc.	1,842	SF	\$7.50	\$13,815
Restrooms	358	SF	\$18.00	\$6,444
Storage	942	SF	\$5.00	\$4,710
Loading / receiving / trash, etc.	3,742	SF	\$5.00	\$18,710
Site maintenance storage	7,243	SF	\$5.00	\$36,215
Sealed concrete	289,466	SF	\$2.50	\$723,665
				<u>\$1,890,144</u>

C3040 Stair

No Work Anticipated

C3050 Ceiling Finishes

Back of house				
MEP rooms	35,371	SF	\$2.50	\$88,428
Circulation	9,817	SF	\$6.50	\$63,811
Residential storage	12,397	SF	\$6.50	\$80,581
Residential mail	4,412	SF	\$6.50	\$28,678
Offices, admin, etc.	1,842	SF	\$6.50	\$11,973
Restrooms	358	SF	\$15.00	\$5,370
Storage	942	SF	\$2.50	\$2,355
Loading / receiving / trash, etc.	3,742	SF	\$2.50	\$9,355
Site maintenance storage	7,243	SF	\$2.50	\$18,108

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
				<u>\$308,657</u>
<i>C3060 Interior Finish Schedules</i>				
				No Work Anticipated
<hr/>				
<i><u>D10 Conveying</u></i>				
<i>D1010 Vertical Conveying Systems</i>				
Elevators				
MRL traction, passenger, 3,500 lbs	24	STOP	\$50,000.00	\$1,200,000
MRL traction, service	6	STOP	\$55,000.00	\$330,000
Cab finish	8	EA	\$20,000.00	\$160,000
				<u>\$1,690,000</u>
<hr/>				
<i>D1030 Horizontal Conveying Systems</i>				
				No Work Anticipated
<hr/>				
<i>D1050 Material Handling</i>				
				No Work Anticipated
<hr/>				
<i>D1080 Operable Access Systems</i>				
				No Work Anticipated
<hr/>				

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>D20 Plumbing</i>				
<i>D2010 Domestic Water Distribution</i>				
General Plumbing Equipment				
Fuel oil tanks, incl pumps, pipe accessories	1	LS	\$72,000.00	\$72,000
Fuel oil day tank, incl pumps, pipe accessories, 150 gal	1	EA	\$14,400.00	\$14,400
Domestic water booster pump, 560 gpm	4	EA	\$60,360.00	\$241,440
Pressure reducing valve	70	EA	\$3,977.00	\$278,390
Gray water booster pump, 50 gpm	1	EA	\$21,970.00	\$21,970
Water heater heat exchanger, 2400 gph	4	EA	\$43,080.00	\$172,320
Water heater heat exchanger, 4200 gph	2	EA	\$60,220.00	\$120,440
Thermostatic mixing valve station	3	EA	\$35,470.00	\$106,410
HW circ pump, 100 gpm	4	EA	\$8,707.00	\$34,828
Expansion tank, 132 gal	6	EA	\$7,843.00	\$47,058
Water softener system, 2000 gpm	1	EA	\$127,100.00	\$127,100
Brine tank, 10,000 gal	2	EA	\$46,950.00	\$93,900
Sewage ejector, 750 gpm	1	EA	\$36,330.00	\$36,330
Storm water sump pump, 1800 gpm	1	EA	\$29,580.00	\$29,580
Grease interceptor, 5000 gal	2	EA	\$30,980.00	\$61,960
Sand/oil interceptor, 1500 gal	1	EA	\$18,680.00	\$18,680
Sewage holding tank, 10000 gal	4	EA	\$69,760.00	\$279,040
Gray waste holding tank, 10000 gal	1	EA	\$69,760.00	\$69,760
Gray waste water filtration equipment	1	EA	\$96,000.00	\$96,000
Breakwater storage tank connection	1	EA	\$14,400.00	\$14,400
Storm water storage tank connection	1	EA	\$14,400.00	\$14,400
Piping, valves and specialties				
Water distribution, Parking	288,441	SF	\$3.23	\$931,664
Waste distribution, Parking	288,441	SF	\$2.40	\$692,258
				<u>\$3,574,329</u>

D2020 Sanitary Drainage

Fixtures				
Plumbing fixtures/piping allowance, BoH/Circ	80,326	SF	\$19.01	\$1,527,003
Plumbing fixtures/piping allowance, FoH/Circ	25,647	SF	\$10.78	\$276,471
Plumbing fixtures/piping allowance, at kitchens	5,790	SF	\$62.22	\$360,254
				<u>\$2,163,728</u>

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D2030 Building Support Plumbing Systems</i>				
Additional Plumbing requirements	400,628	SF	\$1.00	\$400,628
Test / clean plumbing				
Seismic supports				
				<u>\$400,628</u>
<i>D2050 General Service Compressed Air</i>				
				No Work Anticipated
<i>D2060 Process Support Plumbing Systems</i>				
				No Work Anticipated
<u>D30 HVAC</u>				
<i>D3010 Facility Fuel Systems</i>				
				No Work Anticipated
<i>D3020 Heating Systems</i>				
Hot Water Distribution				
Rough-in at boilers	6	EA	\$16,980.00	\$101,880
Rough-in at heat exchangers	6	EA	\$16,980.00	\$101,880
HHW horizontal distribution, FoH/BoH/Circ	25,647	SF	\$3.23	\$82,839
				<u>\$286,599</u>

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D3030 Cooling Systems</i>				
Condenser Water Piping CW horizontal distribution, FoH/BoH/Circ	25,647	SF	\$2.59	\$66,425
				<u>\$66,425</u>
<i>D3050 Facility HVAC Distribution Systems</i>				
Air Distribution				
Air distribution, parking	288,441	SF	\$4.20	\$1,211,452
Air distribution, BoH, Circ	80,326	SF	\$11.43	\$918,130
Air distribution, FoH, Circ	25,647	SF	\$14.06	\$360,593
Air distribution, kitchen ventilation	5,790	SF	\$27.20	\$157,488
Miscellaneous HVAC				
Testing and inspections, seismic requirements, small tools, etc.	394,414	SF	\$1.00	\$394,414
BIM requirements	394,414	SF	\$1.50	\$591,621
				<u>\$3,633,697</u>
<i>D3060 Ventilation</i>				
Air-Side Equipment				
Air handler, vav, water-cooled dx, hw, Foh/Boh/Circulation	28,000	CFM	\$6.97	\$195,160
Kitchen ventilation equipment	34,740	CFM	\$8.63	\$299,806
Kitchen ventilation equipment, add for pollution control	34,740	CFM	\$10.91	\$379,013
Computer room air conditioner, split dx, 10 ton	1	EA	\$53,840.00	\$53,840
Garage ventilation fans	216,400	CFM	\$1.15	\$248,860
				<u>\$1,176,680</u>
<i>D3070 Special Purpose HVAC Systems</i>				
				No Work Anticipated

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>D40 Fire Protection</u>				
<i>D4010 Fire Suppression</i>				
Wet-pipe sprinklers, parking	288,441	SF	\$3.09	\$891,283
Wet-pipe sprinklers, BoH/Circ	80,326	SF	\$4.03	\$323,715
Wet-pipe sprinklers, FoH/Circ	25,647	SF	\$4.97	\$127,464
				<u>\$1,342,462</u>
<i>D4030 Fire Protection Systems</i>				
Fire pump and accessories	1	EA	\$152,900.00	\$152,900
Jockey pump	1	EA	\$4,893.00	\$4,893
Fire department connection	2	EA	\$3,543.00	\$7,086
Backflow preventer, 6"	1	EA	\$7,649.00	\$7,649
Backflow preventer, 10"	1	EA	\$17,140.00	\$17,140
Fire water storage tank connection	1	EA	\$18,000.00	\$18,000
				<u>\$207,668</u>
<u>D50 Electrical</u>				
<i>D5010 Facility Power Generation</i>				
				No Work Anticipated
<i>D5020 Electrical Service & Distribution</i>				
Service and distribution	394,414	SF	\$1.85	\$729,666
				<u>\$729,666</u>
<i>D5030 General Purpose Electrical Power</i>				
HVAC and equipment	394,414	SF	\$0.75	\$295,811
Convenience power	394,414	SF	\$0.70	\$276,090
EV charge stations	394,414	SF	\$1.25	\$493,018
				<u>\$1,064,918</u>

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>D5040 Lighting</i>				
Lighting and lighting controls	394,414	SF	\$5.25	\$2,070,674
				<u>\$2,070,674</u>
<i>D5080 Miscellaneous Electrical Systems</i>				
Miscellaneous electrical requirements	394,414	SF	\$1.10	\$433,855
				<u>\$433,855</u>
<u><i>D60 Communications</i></u>				
<i>D6010 Data Communications</i>				
Data system	394,414	SF	\$1.00	\$394,414
				<u>\$394,414</u>
<i>D6020 Voice Communications</i>				
Voice system	394,414	SF	\$0.50	\$197,207
				<u>\$197,207</u>
<i>D6030 Audio-Video Communications</i>				
				No Work Anticipated
<i>D6060 Distributed Communications & Monitoring</i>				
Distributed antenna system (non-cellular, public safety only)	394,414	SF	\$2.15	\$847,990
				<u>\$847,990</u>

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D6090 Communications Supplementary Components</i>				
				No Work Anticipated
<hr/>				
<i>D70 Electrical Safety & Security</i>				
<i>D7010 Access Control & Intrusion Detection</i>				
Access control system	394,414	SF	\$1.25	\$493,018
				<u>\$493,018</u>
<i>D7030 Electronic Surveillance</i>				
Video surveillance system	394,414	SF	\$1.35	\$532,459
				<u>\$532,459</u>
<i>D7050 Detection & Alarm</i>				
Fire alarm system	394,414	SF	\$1.10	\$433,855
				<u>\$433,855</u>
<i>D7070 Electronic Monitoring & Control</i>				
				No Work Anticipated
<hr/>				
<i>D7090 Electronic Safety & Security Supplementary Controls</i>				
				No Work Anticipated
<hr/>				

Below Grade Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D80 Integrated Automation

D8010 Integrated Automation Facility Controls

HVAC Controls

DDC controls, general, parking	288,441	SF	\$1.02	\$294,210
DDC controls, general, Boh/Circ	80,326	SF	\$2.73	\$219,291
DDC controls, general, FoH/Circ	25,647	SF	\$3.27	\$83,865
DDC controls, Kitchen ventilation	5,790	SF	\$5.45	\$31,556

\$628,921

E10 Equipment

E1010 Vehicle & Pedestrian Equipment

Parking assist traffic control system				Not Anticipated
Parking pay stations				Not Anticipated
Electric vehicular charging stations				Included in Electrical

E1030 Commercial Equipment

No Work Anticipated

E1040 Institutional Equipment

No Work Anticipated

E1060 Residential Equipment

No Work Anticipated

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>E1070 Entertainment & Recreational Equipment</i>				
				No Work Anticipated
<hr/>				
<i>E1090 Other Equipment</i>				
				No Work Anticipated
<hr/>				
<u><i>E20 Furnishings</i></u>				
<i>E2010 Fixed Furnishings</i>				
Millwork				
FOH areas	25,556	SF	\$10.00	\$255,560
BOH areas	85,606	SF	\$1.50	\$128,409
				<u>\$383,969</u>
<hr/>				
<i>E2020 Movable Furnishings</i>				
				Excluded as part of FF&E
<hr/>				
<u><i>F10 Special Construction</i></u>				
<i>F1010 Integrated Construction</i>				
				No Work Anticipated
<hr/>				
<i>F1020 Special Structures</i>				
				No Work Anticipated
<hr/>				
<i>F1030 Special Function Construction</i>				
				No Work Anticipated
<hr/>				

Below Grade Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>F1040 Special Facility Components</i>				No Work Anticipated
<i>F1050 Athletic & Recreational Special Construction</i>				No Work Anticipated
<i>F1080 Special Instrumentation</i>				No Work Anticipated
<u><i>F20 Facility Remediation</i></u>				
<i>F2010 Hazardous Materials Remediation</i>				No Work Anticipated
<u><i>F30 Demolition</i></u>				
<i>F3010 Structure Demolition</i>				No Work Anticipated
<i>F3030 Selective Demolition</i>				No Work Anticipated
<i>F3050 Structure Moving</i>				No Work Anticipated

HOTEL

Hotel Development Schedule of Areas & Control Quantities

Schedule of Areas	Keys	Guestroom Area	FOH	BOH	Balconies at 100%	Gross Floor Area (GFA)	Perimeter	Floor to Floor	Gross Wall Area
P1	0	0 SF	27,825 SF	44,452 SF	0 SF	72,277 SF	662 LF	12 LF	7,944 SF
Ground	0	0 SF	0 SF	10,127 SF	0 SF	10,127 SF	721 LF	12 LF	8,652 SF
Mezzanine	0	0 SF	9,048 SF	4,224 SF	0 SF	13,272 SF	138 LF	12 LF	1,656 SF
Level 2	26	14,033 SF	11,119 SF	3,277 SF	6,113 SF	34,568 SF	1,217 LF	12 LF	14,604 SF
Level 3	44	25,229 SF	7,452 SF	1,405 SF	7,201 SF	41,331 SF	1,265 LF	12 LF	15,180 SF
Level 4	44	25,219 SF	5,552 SF	3,375 SF	7,201 SF	41,391 SF	1,265 LF	12 LF	15,180 SF
Level 5	18	12,320 SF	3,046 SF	2,110 SF	4,142 SF	21,636 SF	631 LF	12 LF	7,572 SF
Level 14	0		39,882 SF	1,991 SF		41,873 SF	1,321 LF	12 LF	15,852 SF
Level 15	0		15,328 SF	1,183 SF		16,511 SF	1,150 LF	12 LF	13,800 SF
Totals:	132	76,801 SF	119,252 SF	72,144 SF	24,657 SF	292,986 SF	1,196 Ave LF	108 LF	100,440 SF

Hotel Development

L2 Uniformat II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
A. Substructure	0.00%		\$0		\$0.00
A10 Foundations		\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00	
B. Shell	33.60%		\$45,065,278		\$153.81
B10 Superstructure		\$24,365,730		\$83.16	
B20 Exterior Vertical Enclosure		\$16,508,271		\$56.34	
B30 Exterior Horizontal Enclosure		\$4,191,278		\$14.31	
C. Interiors	18.99%		\$25,469,446		\$86.93
C10 Interior Construction		\$13,215,041		\$45.10	
C20 Interior Finishes		\$12,254,405		\$41.83	
D. Services	35.37%		\$47,450,403		\$161.95
D10 Conveying		\$4,455,000		\$15.21	
D20 Plumbing		\$8,134,596		\$27.76	
D30 HVAC		\$16,030,453		\$54.71	
D40 Fire Protection		\$1,351,573		\$4.61	
D50 Electrical		\$11,028,539		\$37.64	
D60 Communications		\$2,637,733		\$9.00	
D70 Electrical Safety & Security		\$2,780,933		\$9.49	
D80 Integrated Automation		\$1,031,578		\$3.52	
E. Equipment & Furnishings	10.83%		\$14,521,324		\$49.56
E10 Equipment		\$3,063,681		\$10.46	
E20 Furnishings		\$11,457,644		\$39.11	
F. Special Construction & Demolition	1.22%		\$1,632,800		\$5.57
F10 Special Construction		\$1,632,800		\$5.57	
F20 Facility Remediation		\$0		\$0.00	
F30 Demolition		\$0		\$0.00	

TOTAL CONSTRUCTION COST

\$134,139,251

\$458

TOTAL CONSTRUCTION COST PER KEY

\$1,016,206

Hotel Development

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
A10 Foundations		\$0		\$0.00
A1010 Standard Foundations	\$0		\$0.00	
A1020 Special Foundations	\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00
A2010 Walls for Subgrade Enclosures	\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00
A4010 Standard Slabs-On-Grade	\$0		\$0.00	
A4020 Structural Slabs-On-Grade	\$0		\$0.00	
A4030 Slab Trenches	\$0		\$0.00	
A4040 Pits and Bases	\$0		\$0.00	
A4090 Slabs-On-Grade Supplementary Components	\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00
A6010 Building Subdrainage	\$0		\$0.00	
A6020 Off-Gassing Mitigation	\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00
A9010 Substructure Excavation	\$0		\$0.00	
A9020 Construction Dewatering	\$0		\$0.00	
A9030 Excavation Support	\$0		\$0.00	
A9040 Soil Treatment	\$0		\$0.00	
Subtotal A - Substructure		\$0		\$0.00
B10 Superstructure		\$24,365,730		\$83.16
B1010 Floor Construction	\$19,547,898		\$66.72	
B1020 Roof Construction	\$4,429,832		\$15.12	
B1080 Stairs	\$388,000		\$1.32	
B20 Exterior Vertical Enclosures		\$16,508,271		\$56.34
B2010 Exterior Walls	\$3,330,136		\$11.37	
B2020 Exterior Windows	\$5,558,770		\$18.97	
B2050 Exterior Doors & Grilles	\$3,733,400		\$12.74	
B2070 Exterior Louvers & Vents	\$0		\$0.00	
B2080 Exterior Wall Appurtenances	\$3,885,965		\$13.26	
B2090 Exterior Wall Specialties	\$0		\$0.00	
B30 Exterior Horizontal Enclosures		\$4,191,278		\$14.31
B3010 Roofing	\$666,463		\$2.27	
B3020 Roof Appurtenances	\$0		\$0.00	
B3040 Traffic Bearing Horizontal Enclosures	\$1,799,335		\$6.14	
B3060 Horizontal Openings	\$0		\$0.00	
B3080 Overhead Exterior Enclosures	\$1,725,480		\$5.89	
Subtotal B - Shell		\$45,065,278		\$153.81

Hotel Development

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
C10 Interior Construction		\$13,215,041		\$45.10
C1010 Interior Partitions	\$5,743,344		\$19.60	
C1020 Interior Windows	\$0		\$0.00	
C1030 Interior Doors	\$1,882,100		\$6.42	
C1040 Interior Grilles & Gates	\$0		\$0.00	
C1060 Raised Floor Construction	\$0		\$0.00	
C1070 Suspended Ceiling Construction	\$2,997,875		\$10.23	
C1090 Interior Specialties	\$2,591,722		\$8.85	
C20 Interior Finishes		\$12,254,405		\$41.83
C2010 Wall Finishes	\$5,516,158		\$18.83	
C2020 Interior Fabrications	\$0		\$0.00	
C3030 Flooring	\$6,058,810		\$20.68	
C3040 Stair	\$0		\$0.00	
C3050 Ceiling Finishes	\$679,437		\$2.32	
C3060 Interior Finish Schedules	\$0		\$0.00	
Subtotal C - Interiors		\$25,469,446		\$86.93
D10 Conveying		\$4,455,000		\$15.21
D1010 Vertical Conveying Systems	\$4,455,000		\$15.21	
D1030 Horizontal Conveying Systems	\$0		\$0.00	
D1050 Material Handling	\$0		\$0.00	
D1080 Operable Access Systems	\$0		\$0.00	
D20 Plumbing		\$8,134,596		\$27.76
D2010 Domestic Water Distribution	\$801,203		\$2.73	
D2020 Sanitary Drainage	\$7,040,540		\$24.03	
D2030 Building Support Plumbing Systems	\$292,854		\$1.00	
D2050 General Service Compressed Air	\$0		\$0.00	
D2060 Process Support Plumbing Systems	\$0		\$0.00	
D30 HVAC		\$16,030,453		\$54.71
D3010 Facility Fuel Systems	\$0		\$0.00	
D3020 Heating Systems	\$1,148,659		\$3.92	
D3030 Cooling Systems	\$805,535		\$2.75	
D3050 Facility HVAC Distribution Systems	\$6,657,033		\$22.72	
D3060 Ventilation	\$4,003,226		\$13.66	
D3070 Special Purpose HVAC Systems	\$3,416,000		\$11.66	
D40 Fire Protection		\$1,351,573		\$4.61
D4010 Fire Suppression	\$1,351,573		\$4.61	
D4030 Fire Protection Systems	\$0		\$0.00	

Hotel Development

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
D50 Electrical		\$11,028,539		\$37.64
D5010 Facility Power Generation	\$0		\$0.00	
D5020 Electrical Service & Distribution	\$2,974,902		\$10.15	
D5030 General Purpose Electrical Power	\$1,517,976		\$5.18	
D5040 Lighting	\$5,803,196		\$19.81	
D5080 Miscellaneous Electrical Systems	\$732,465		\$2.50	
D60 Communications		\$2,637,733		\$9.00
D6010 Data Communications	\$1,928,514		\$6.58	
D6020 Voice Communications	\$0		\$0.00	
D6030 Audio-Video Communications	\$342,986		\$1.17	
D6060 Distributed Communications & Monitoring	\$366,233		\$1.25	
D6090 Communications Supplementary Components	\$0		\$0.00	
D70 Electronic Safety & Security		\$2,780,933		\$9.49
D7010 Access Control & Intrusion Detection	\$732,465		\$2.50	
D7030 Electronic Surveillance	\$1,318,437		\$4.50	
D7050 Detection & Alarm	\$730,031		\$2.49	
D7070 Electronic Monitoring & Control	\$0		\$0.00	
D7090 Electronic Safety & Security Supplementary Controls	\$0		\$0.00	
D80 Integrated Automation		\$1,031,578		\$3.52
D8010 Integrated Automation Facility Controls	\$1,031,578		\$3.52	
Subtotal D - Services		\$47,450,403		\$161.95
E10 Equipment		\$3,063,681		\$10.46
E1010 Vehicle & Pedestrian Equipment	\$0		\$0.00	
E1030 Commercial Equipment	\$2,232,465		\$7.62	
E1040 Institutional Equipment	\$0		\$0.00	
E1060 Residential Equipment	\$113,400		\$0.39	
E1070 Entertainment & Recreational Equipment	\$717,816		\$2.45	
E1090 Other Equipment	\$0		\$0.00	
E20 Furnishings		\$11,457,644		\$39.11
E2010 Fixed Furnishings	\$2,666,982		\$9.10	
E2050 Movable Furnishings	\$8,790,662		\$30.00	
Subtotal E - Equipment		\$14,521,324		\$49.56
F10 Special Construction		\$1,632,800		\$5.57
F1010 Integrated Construction	\$1,192,800		\$4.07	
F1020 Special Structures	\$300,000		\$1.02	
F1030 Special Function Construction	\$140,000		\$0.48	
F1040 Special Facility Components	\$0		\$0.00	
F1050 Athletic & Recreational Special Construction	\$0		\$0.00	
F1080 Special Instrumentation	\$0		\$0.00	
F20 Facility Remediation		\$0		\$0.00

Hotel Development

L3 Uniformat II[®]		Subtotal	Total	Cost / SF	Cost / SF
F2010	Hazardous Materials Remediation	\$0		\$0.00	
F30	Demolition		\$0		\$0.00
F3010	Structure Demolition	\$0		\$0.00	
F3030	Selective Demolition	\$0		\$0.00	
F3050	Structure Moving	\$0		\$0.00	
Subtotal F - Special Construction & Demolition			\$1,632,800		\$5.57
TOTAL ESTIMATED DIRECT COST (EDC)			\$134,139,251		\$457.84

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<u>A10 Foundations</u>				
<i>A1010 Standard Foundations</i>				No Work Anticipated
<hr/>				
<i>A1020 Special Foundations</i>				No Work Anticipated
<hr/>				
<u>A20 Subgrade Enclosures</u>				
<i>A2010 Walls for Subgrade Enclosures</i>				No Work Anticipated
<hr/>				
<u>A40 Slabs-On-Grade</u>				
<i>A4010 Standard Slab on Grade</i>				No Work Anticipated
<hr/>				
<i>A4020 Structural Slab on Grade</i>				No Work Anticipated
<hr/>				
<i>A4030 Slab Trenches</i>				No Work Anticipated
<hr/>				
<i>A4040 Pits and Bases</i>				No Work Anticipated
<hr/>				

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>A4090 Slabs-On-Grade Supplementary Components</i>				No Work Anticipated
<hr/>				
<u><i>A60 Water & Gas Mitigation</i></u>				
<i>A6010 Building Subdrainage</i>				No Work Anticipated
<hr/>				
<i>A6020 Off-Gassing Mitigation</i>				No Work Anticipated
<hr/>				
<u><i>A90 Substructure Related Activities</i></u>				
<i>A9010 Substructure Excavation</i>				No Work Anticipated
<hr/>				
<i>A9020 Construction Dewatering</i>				No Work Anticipated
<hr/>				
<i>A9030 Excavation Support</i>				No Work Anticipated
<hr/>				
<i>A9040 Soil Treatment</i>				No Work Anticipated
<hr/>				

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<u>B10 Superstructure</u>				
<u>B1010 Floor Construction</u>				
Concrete tower				
Reinforced concrete column, assumes up to 18"x24"	98	EA	\$1,500.00	\$147,000
CIP concrete shear wall, assumes 18"	18,900	SF	\$80.00	\$1,512,000
CIP concrete elevator wall, assumes 18"	8,568	SF	\$75.00	\$642,600
CIP concrete suspended slabs, assumes 8-10" thick PT	279,714	SF	\$30.00	\$8,391,420
CIP concrete suspended slabs, balconies	16,276	SF	\$35.00	\$569,660
Reinforcement to slabs, mild	739,975	SF	\$1.05	\$776,974
Reinforcement to slabs, PT	295,990	SF	\$2.60	\$769,574
Reinforced concrete beams	850	CY	\$1,650.00	\$1,402,500
Structural steel at Mezzanine level				
Wide flange steel with metal decking and concrete infill	13,272	SF	\$32.00	\$424,704
Columns				
Structural steel, wide flange and moment frames	90	TN	\$ 7,500.00	\$675,000
Reinforced concrete column, assumes up to 36" at 8000 psi	120	EA	\$ 2,000.00	\$240,000
Miscellaneous				
Architectural finish to exposed shear walls	1	LS	\$100,000.00	\$100,000
Structural lobby glass wall support steel	39	TN	\$5,000.00	\$195,851
AESS finish to exposed steel	39	TN	\$5,000.00	\$195,851
Terraced decking at main lobby	3,300	SF	\$150.00	\$495,000
Glass bridge at main lobby	1,363	SF	\$300.00	\$408,900
Balcony rail connection, secondary steel	953	LF	\$50.00	\$47,650
Glass sunscreens, secondary steel	2,807	LF	\$100.00	\$280,667
Embeds	4,000	EA	\$40.00	\$160,000
Stud rail including rail and connection	15,000	EA	\$50.00	\$750,000
Loading dock ramp and walls, depression premium	6,500	SF	\$20.00	\$130,000
Metals, supports and connections	292,986	SF	\$2.00	\$585,972
Curbs	450	LF	\$40.00	\$18,000
Metal grating at balcony swith structural steel support	8,381	SF	\$75.00	\$628,575
				<u>\$19,547,898</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>B1020 Roof Construction</i>				
Suspended floors				
CIP concrete PT slabs, assumes 8" thick	41,873	SF	\$32.00	\$1,339,936
Penthouse				
Structural steel with metal decking	2,400	SF	\$35.00	\$84,000
Suspended Roofs				
Wide flange steel with metal decking and concrete infill	7,578	SF	\$32.00	\$242,496
Lobby roof				
Glass roofing system	8,358	SF	\$175.00	\$1,462,650
Structural steel supports, AESS	63	TN	\$10,000.00	\$626,850
Side entry roof				
Structural glass roofing system	1,524	SF	\$175.00	\$266,700
Structural steel supports, AESS	11	TN	\$10,000.00	\$114,300
Ballroom roof				
Steel trussed with metal decking and concrete infill	4,858	SF	\$50.00	\$242,900
Structural steel				
Window washing support steel	10	TN	\$5,000.00	\$50,000
				<u>\$4,429,832</u>
<i>B1080 Stairs</i>				
Feature stairs				
Main lobby	1	LS	\$100,000.00	\$100,000
Egress stairs				
Metal pan with concrete fill switchback stairs with railings	12	EA	\$24,000.00	\$288,000
				<u>\$388,000</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<u>B20 Exterior Vertical Enclosure</u>				
<u>B2010 Exterior Walls</u>				
Non-Structural Metal Framing Exterior wall framing, insulation and air barriers 6" @ 16" O.C.	35,627	SF	\$19.00	\$676,913
Gypsum Board Assemblies Exterior Wall Assemblies Densglas sheathing	35,627	SF	\$3.50	\$124,695
Interior finish to exterior walls Gypsum board taped and sanded	32,903	SF	\$3.00	\$98,709
Applied finishes Metal panels, rain screen	29,061	SF	\$65.00	\$1,888,965
Cement plaster	2,724	SF	\$16.00	\$43,584
Architectural concrete finish	14,948	SF	Included in Structural	
Fascia's bands and trim	113,070	GSF	\$1.00	\$113,070
Feature wall Mechanically fastened stone paneling, travertine	3,842	SF	\$100.00	\$384,200
				<u>\$3,330,136</u>
<u>B2020 Exterior Windows</u>				
Lobby / Meeting Room Entrances Structural glass, point supported	5,803	SF	\$200.00	\$1,160,600
Tower Curtain wall	22,467	SF	\$130.00	\$2,920,710
Curtain wall, point supported at stairs	1,440	SF	\$250.00	\$360,000
Punched window	110	SF	\$115.00	\$12,650
Window wall	9,684	SF	\$90.00	\$871,560
Clearestory	1,555	SF	\$150.00	\$233,250
				<u>\$5,558,770</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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B2050 Exterior Doors & Grilles

Main entry				
Storefront doors	12	EA	\$12,000.00	\$144,000
Level 14				
Storefront doors, single	2	EA	\$5,500.00	\$11,000
Storefront doors, double	20	EA	\$12,000.00	\$240,000
HM doors and frames, single	3	EA	\$2,000.00	\$6,000
Meeting rooms / check in				
Storefront doors	7	EA	\$10,000.00	\$70,000
BOH				
HM doors and frames, single	3	EA	\$2,000.00	\$6,000
HM doors and frames, double	5	EA	\$4,200.00	\$21,000
Overhead doors				
Coiling metal framed security door	1	EA	\$20,000.00	\$20,000
Lift and slide doors				
Sliding glazed doors	21,436	SF	\$150.00	\$3,215,400

\$3,733,400

B2060 Exterior Louvers & Vents

No Work Anticipated

B2070 Exterior Wall Appurtenances

Sunscreens				
Glass sunscreen	16,840	SF	\$140.00	\$2,357,600
Metal Panel sunscreen	747	SF	\$120.00	\$89,640
Balustrades				
Stainless steel guardrail w/ stainless steel rods, 42"	953	LF	\$425.00	\$405,025
Stainless steel guardrail w/ stainless steel rods, 24"	256	LF	\$175.00	\$44,800
Privacy screens				
Glass screen	9,889	SF	\$100.00	\$988,900

\$3,885,965

B2080 Exterior Wall Specialties

No Work Anticipated

B30 Exterior Horizontal Enclosure

Hotel Development

L4 Uniforpat II ©	Quantity	Unit	Unit Cost	Total
B3010 Roofing				
Ballroom Roof				
Standing seam metal roofing, including substrate	4,858	SF	\$20.00	\$97,160
Skylights				
Aluminum framed skylight	182	SF	\$150.00	\$27,300
Membrane roofing system				
Single ply roofing	24,089	SF	\$10.00	\$240,890
Tapered / rigid insulation	24,089	SF	\$8.00	\$192,712
Caulking and sealants	24,089	SF	\$2.00	\$48,178
Sheet metal and flashing	24,089	SF	\$2.50	\$60,223
				<u>\$666,463</u>
B3020 Roof Appurtenances				
				No Work Required
B3040 Traffic Bearing Horizontal Enclosures				
Pool areas				
Pool decking	1,065	SF	\$20.00	\$21,300
Front of house				
Reflecting water	571	SF	\$300.00	\$171,300
Garden areas	1,821	SF	\$65.00	\$118,365
Wood decking at Outdoor dining areas	3,147	SF	\$40.00	\$125,880
Wood decking at Terrace areas	9,653	SF	\$40.00	\$386,120
Wood decking at balconies	16,276	SF	\$40.00	\$651,040
Waterproofing				
Waterproofing at pool decking	1,065	SF	\$10.00	\$10,650
Front of house areas	31,468	SF	\$10.00	\$314,680
				<u>\$1,799,335</u>
B3060 Horizontal Openings				
				No Work Anticipated
B3080 Overhead Exterior Enclosures				
Soffit finish				
Cement plaster finish at balconies	16,276	SF	\$30.00	\$488,280
Metal panel at L15	2,850	SF	\$75.00	\$213,750

Hotel Development

L4 Uniformat II ®	Quantity	Unit	Unit Cost	Total
Porte-cochere	2,133	SF	\$250.00	\$533,250
Meeting Room	600	SF	\$150.00	\$90,000
Level 2 Entry	324	SF	\$150.00	\$48,600
Level 15 Entries	544	SF	\$150.00	\$81,600
Level 15 Garden, freestanding	1,800	SF	\$150.00	\$270,000
				<u>\$1,725,480</u>

C10 Interior Construction

C1010 Interior Partitions

Metal stud partitions, sheathing/insulation

Front of House

Corridor	29,081	SF	\$19.50	\$567,080
Fire Rated	5,038	SF	\$25.00	\$125,950
Typical	5,930	SF	\$19.50	\$115,635
Shaft	26,321	SF	\$25.00	\$658,025
Furring	29,130	SF	\$8.00	\$233,040

Units

Demising	43,668	SF	\$19.50	\$851,526
Furring	11,592	SF	\$8.00	\$92,736

Back of House

Corridor	23,824	SF	\$19.50	\$464,568
Demising	1,271	SF	\$19.50	\$24,781
Typical	2,552	SF	\$19.50	\$49,754
Fire Rated	17,885	SF	\$25.00	\$447,128
Shaft	33,654	SF	\$25.00	\$841,343
Furring	16,570	SF	\$8.00	\$132,562

Premium for level 5 finish

	1	LS	\$300,000.00	\$300,000
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Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Glass walls				
Elevator shafts	1,200	SF	\$150.00	\$180,000
Caulking and sealants	292,986	SF	\$1.00	\$292,986
Backing and blocking	292,986	SF	\$1.25	\$366,233
				<u>\$5,743,344</u>

C1020 Interior Windows

No Work Required

C1030 Interior Doors

Doors, frames and hardware

Front of House

HM Single	69	EA	\$2,000.00	\$138,000
HM Double	6	EA	\$4,200.00	\$25,200
SC Double	20	EA	\$4,500.00	\$90,000
SC Single	151	EA	\$2,200.00	\$332,200
Glazed Double	9	EA	\$7,500.00	\$67,500

Back of House

HM Single	42	EA	\$2,000.00	\$84,000
HM Double	15	EA	\$4,200.00	\$63,000
SC Double	39	EA	\$4,500.00	\$175,500
SC Single	18	EA	\$2,200.00	\$39,600

General door premiums, FR, PH, etc.

Closet doors, SC	132	EA	\$2,000.00	\$264,000
Shower doors, glass	132	EA	\$3,200.00	\$422,400
Entry lock at units, CFCI	132	EA	\$600.00	\$79,200

\$1,882,100

C1040 Interior Grilles & Gates

No Work Anticipated

C1060 Raised Floor Construction

No Work Anticipated

C1070 Suspended Ceiling Construction

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Gypsum board ceilings through out unit	58,830	SF	\$10.00	\$588,300
Soffit drops	1,480	SF	\$25.00	\$37,000
Food and Beverage Outlets				
Feature ceiling to 3 meal restaurant	3,385	SF	\$35.00	\$118,475
Feature ceiling to roof top bar	3,065	SF	\$35.00	\$107,275
Feature ceiling to Chinese Restaurant	2,275	SF	\$35.00	\$79,625
Dropped ceiling to VIP Dining / Private Dining	5,260	SF	\$35.00	\$184,100
Guestroom Circulation				
Dropped ceiling through out floor	9,180	SF	\$10.00	\$91,800
Dropped ceiling to elevator lobbies, 4 floors	2,600	SF	\$10.00	\$26,000
Soffit drop	16	LOC	\$5,000.00	\$80,000
Recreational Facilities				
Dropped ceiling to Spa	7,675	SF	\$30.00	\$230,250
Dropped ceiling to Fitness	7,450	SF	\$30.00	\$223,500
Meeting Rooms				
Coffered ceiling to ballroom	5,725	SF	\$60.00	\$343,500
Coffered ceiling to meeting rooms	3,680	SF	\$60.00	\$220,800
Dropped Ceiling to Pre-Function	1,760	SF	\$30.00	\$52,800
Dropped Ceiling to VIP	580	SF	\$30.00	\$17,400
Retail (Assumed Owner Fit Out)				
Dropped Ceiling to boutique shops	2,555	SF	\$15.00	\$38,325
Dropped Ceiling to retail circulation	3,660	SF	\$15.00	\$54,900
Lobby				
Feature ceiling to lobby / lobby circulation	3,800	SF	\$75.00	\$285,000
Dropped Ceiling to elevator lobby	3,695	SF	\$35.00	\$129,325
Dropped ceiling to restrooms	2,475	SF	\$20.00	\$49,500
Dropped ceiling to screening room, acoustical	800	SF	\$50.00	\$40,000
				<u>\$2,997,875</u>

Hotel Development

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
C1090 Interior Specialties				
Hotel Guestrooms				
Bathroom Specialties				
Bathroom mirrors, CFCI	2,296	SF	\$45.00	\$103,320
Towel bars	282	EA	\$150.00	\$42,300
Coat hook	151	EA	\$21.35	\$3,224
Toilet paper dispenser	133	EA	\$60.50	\$8,047
Curved shower rod - Queen rooms	23	EA	\$125.00	\$2,875
Guestroom Specialties				
Install wall safe, OFCI	131	EA	\$125.00	\$16,375
Guestroom Circulation				
Miscellaneous				
Fire extinguisher cabinets, allow 4 per guestroom floor	16	EA	\$400.00	\$6,400
Housekeeping rooms	4	RM	\$500.00	\$2,000
Meeting Rooms				
Miscellaneous specialties / Finish Carpentry to meeting areas	11,745	SF	\$10.00	\$117,450
Retail (Assumed Owner Fit Out)				
Miscellaneous specialties / Finish Carpentry	6,215	SF	\$10.00	\$62,150
Lobby				
Restroom specialties	6	RM	\$2,500.00	\$15,000
Miscellaneous specialties / Finish Carpentry	19,765	SF	\$12.79	\$252,740
Interior Planting	2,752	SF	\$30.00	\$82,560
Water Feature at Lobby	150	SF	\$400.00	\$60,000
Food and Beverage Outlets				
Miscellaneous specialties / Finish Carpentry	13,985	SF	\$25.00	\$349,625
Signage				
Graphical and decorative wayfinding (FF&E)	292,986	SF	\$4.00	\$1,171,944
Code related signage	131	EA	\$100.00	\$13,100

Hotel Development

L4 Uniformat II ©	Quantity	Unit	Unit Cost	Total
Back of House				
General specialties / Finish Carpentry to kitchens	11,185	SF	\$5.00	\$55,925
General specialties / Finish Carpentry to staff break areas	4,780	SF	\$15.00	\$71,700
General specialties / Finish Carpentry to administrative areas	6,560	SF	\$10.00	\$65,600
General specialties / Finish Carpentry to engineering	4,290	SF	\$5.00	\$21,450
General specialties / Finish Carpentry to cloak room	1,190	SF	\$20.00	\$23,800
General specialties / Finish Carpentry to storage	3,030	SF	\$5.00	\$15,150
General specialties / Finish Carpentry to back of house circulation	11,595	SF	\$2.50	\$28,988
General specialties / Finish Carpentry to MEP / Trash Rooms	13,855	SF	No Works Assumed	
				<u>\$2,591,722</u>

C30 Interior Finishes

C3010 Wall Finishes

Hotel Guestrooms

Cementitious backerboard at tiled walls	26,652	SF	\$4.00	\$106,608
Ceramic tile to showers	6,912	SF	\$40.00	\$276,480
Stone tile tub surround	2,460	SF	\$60.00	\$147,600
Ceramic tile to bathrooms	16,960	SF	\$40.00	\$678,400
Ceramic tile to powder room	320	SF	\$40.00	\$12,800
VWC, CFCI	88,460	SF	\$12.00	\$1,061,520

Guestroom Circulation

Hard surface to elevator lobbies	4,480	SF	\$35.00	\$156,800
VWC, CFCI	18,360	SF	\$12.00	\$220,320
Paint walls to Back of House rooms	22,560	SF	\$1.20	\$27,072

Recreational Facilities

Premium wall finishes to Spa	7,675	SF	\$75.00	\$575,625
Fitness	7,450	SF	\$45.00	\$335,250

Meeting Rooms

Allowance for VWC to ballroom and operable partitions, CFCI	5,725	SF	\$20.00	\$114,500
Allowance for VWC to meeting rooms / Prefunction, CFCI	5,440	SF	\$20.00	\$108,800
Premium wall finishes to VIP room	580	SF	\$100.00	\$58,000

Retail (Assumed Owner Fit Out)

Painted drywall to retail outlets	2,555	SF	\$2.00	\$5,110
Premium wall finishes to retail circulation	3,660	SF	\$20.00	\$73,200

Hotel Development

L4 Unifomat II ®	Quantity	Unit	Unit Cost	Total
Lobby				
Mechanically fastened stone paneling	4,222	SF	\$100.00	\$422,240
Wall tile to restrooms	2,475	SF	\$25.00	\$61,875
Premium wall finishes to lobby	4,500	SF	\$75.00	\$337,500
VWC to screening room, CFCI	800	SF	\$25.00	\$20,000
Food and Beverage Outlets				
Premium wall finishes to 3 meal restaurant	3,385	SF	\$30.00	\$101,550
Premium wall finishes to roof top bar	3,065	SF	\$30.00	\$91,950
Premium wall finishes to Chinese Restaurant	2,275	SF	\$30.00	\$68,250
Wood walls to VIP Dining / Private Dining	5,260	SF	\$30.00	\$157,800
Back of House				
Wall tile and paint to kitchens	11,185	SF	\$8.00	\$89,480
Wall tile to lockers, paint walls to staff break areas	4,780	SF	\$10.00	\$47,800
Paint walls to administrative areas	6,560	SF	\$4.00	\$26,240
Paint to walls to engineering	4,290	SF	\$4.00	\$17,160
Paint to walls to cloak room	1,190	SF	\$4.00	\$4,760
Paint to walls to storage	3,030	SF	\$2.00	\$6,060
Paint to back of house circulation	11,595	SF	\$4.00	\$46,380
Paint to walls to MEP / Trash Rooms	13,855	SF	\$2.00	\$27,710
Paint to loading dock	15,659	SF	\$2.00	\$31,318
				<u>\$5,516,158</u>

C3020 Interior Fabrications

Included in Specialties

C3030 Flooring

Hotel Guestrooms				
Thresholds				
Marble threshold at entry and bathroom door	837	LF	\$55.00	\$46,035
Floors				
Marble flooring to bathrooms	4,341	SF	\$50.00	\$217,050
Marble flooring to showers	1,080	SF	\$50.00	\$54,000
Marble flooring to powder room	24	SF	\$50.00	\$1,200
Wood/carpet flooring to remaining areas	53,385	SF	\$30.00	\$1,601,550
Base				
Wood base, 6"	11,461	LF	\$18.00	\$206,298
Ceramic tile base	1,984	LF	\$12.00	\$23,808

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Waterproofing				
Waterproofing under tile floors	5,445	SF	\$10.00	\$54,450
Miscellaneous				
Presidential suite complete finishes	1	KEY	\$200,000.00	\$200,000
Premium for ADA rooms	5	KEY	\$5,000.00	\$25,000
Premium for upgraded finishes to suites and Jnr Suites	18	KEY	\$10,000.00	\$180,000
Guestroom Circulation				
Floors				
Hard surface to elevator lobbies	2,600	SF	\$50.00	\$130,000
Graphic carpet to corridor, CFCI	9,180	SF	\$10.00	\$91,800
Sealed concrete to back of house	10,355	SF	\$1.50	\$15,533
Base				
Wood base, 6"	2,295	LF	\$12.00	\$27,540
Rubber base to BoH	2,819	LF	\$3.00	\$8,457
Recreational Facilities				
Premium flooring to Spa	7,675	SF	\$50.00	\$383,750
Rubber flooring to fitness Tile to lockers	7,450	SF	\$15.00	\$111,750
Meeting Rooms				
Carpet and based to Grand Ballroom, CFCI	5,725	SF	\$15.00	\$85,875
Carpet and based to meeting rooms, CFCI	3,680	SF	\$10.00	\$36,800
Carpet and based to Pre-Function, CFCI	1,760	SF	\$10.00	\$17,600
Carpet and based to VIP, CFCI	580	SF	\$12.00	\$6,960
Retail (Assumed Owner Fit Out)				
Hard flooring to retail and circulation	6,215	SF	\$45.00	\$279,675
Lobby				
Hard flooring and base to lobby / lobby circulation	10,215	SF	\$75.00	\$766,125
Hard flooring and base to lobby entry	2,580	SF	\$75.00	\$193,500
Hard flooring and base to elevator lobby	3,695	SF	\$75.00	\$277,125
Tile flooring and base restrooms	2,475	SF	\$30.00	\$74,250
Carpet to screening room, CFCI	800	SF	\$10.00	\$8,000
Food and Beverage Outlets				
Wood floors to 3 meal restaurant	3,385	SF	\$40.00	\$135,400
Wood floors to roof top bar	3,065	SF	\$40.00	\$122,600
Wood floors to Chinese Restaurant	2,275	SF	\$40.00	\$91,000
Wood floors to VIP Dining / Private Dining	5,260	SF	\$40.00	\$210,400

Hotel Development

L4 Uniformat II ©	Quantity	Unit	Unit Cost	Total
Back of House				
Sealed concrete to MEP / Trash Rooms	13,855	SF	\$1.75	\$24,246
Quarry floor tile to kitchens	11,185	SF	\$16.00	\$178,960
Carpet to administrative areas, CFCI	6,560	SF	\$6.00	\$39,360
Sealed concrete to engineering	4,290	SF	\$1.75	\$7,508
Sealed concrete to storage	3,030	SF	\$1.75	\$5,303
VCT to house circulation	11,595	SF	\$4.50	\$52,178
Floor tile to lockers, VCT to staff break areas	4,780	SF	\$8.00	\$38,240
Sealed concrete to cloak room	1,190	SF	\$1.75	\$2,083
Sealed concrete to loading dock	15,659	SF	\$1.75	\$27,403
				<u>\$6,058,810</u>

C3040 Stair

Included with Stairs

C3050 Ceiling Finishes

Hotel Guestrooms				
Paint gypsum board ceilings	58,830	SF	\$3.00	\$176,490
Guestroom Circulation				
Paint gypsum board ceilings	11,780	SF	\$3.00	\$35,340
Skim coat to back of house areas	10,355	SF	\$3.00	\$31,065
Recreational Facilities				
Paint dropped ceiling to Spa	7,675	SF	\$5.00	\$38,375
Paint dropped ceiling to Fitness	7,450	SF	\$5.00	\$37,250
Meeting Rooms				
Paint to dropped ceilings	11,745	SF	\$5.00	\$58,725
Retail (Assumed Owner Fit Out)				
Paint to dropped ceilings	6,215	SF	\$2.00	\$12,430
Lobby				
Paint to dropped ceilings	3,800	SF	\$5.00	\$19,000

Hotel Development

L4 Uniformat II ©	Quantity	Unit	Unit Cost	Total
Food and Beverage Outlets				
Paint dropped ceiling to 3 meal restaurant	3,385	SF	\$1.50	\$5,078
Paint dropped ceiling to roof top bar	3,065	SF	\$1.50	\$4,598
Paint dropped ceiling to Chinese Restaurant	2,275	SF	\$1.50	\$3,413
Paint dropped ceiling to VIP Dining / Private Dining	5,260	SF	\$1.50	\$7,890
Back of House				
Exposed ceiling to MEP / Trash Rooms	13,855	SF	No Works Assumed	
Washable ACT to kitchens	11,185	SF	\$8.00	\$89,480
ACT to administrative areas, OFCI	6,560	SF	\$4.75	\$31,160
Exposed ceiling to engineering	4,290	SF	No Works Assumed	
Sealed concrete to storage	3,030	SF	\$4.75	\$14,393
ACT to house circulation	11,595	SF	\$4.75	\$55,076
ACT to staff break areas	4,780	SF	\$4.75	\$22,705
ACT to cloak room	1,190	SF	\$4.75	\$5,653
Paint to loading dock	15,659	SF	\$2.00	\$31,318
				<u>\$679,437</u>

C3060 Interior Finish Schedules

Included in Finishes

D10 Conveying

D1010 Vertical Conveying Systems

Elevators				
MRL traction, passenger	34	STOP	\$50,000.00	\$1,700,000
MRL traction, service	37	STOP	\$55,000.00	\$2,035,000
Cab finish, passenger	12	EA	\$20,000.00	\$240,000
MRL traction, passenger, Glass	4	STOP	\$120,000.00	\$480,000
				<u>\$4,455,000</u>

D1030 Horizontal Conveying Systems

No Work Anticipated

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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D1050 Material Handling

No Work Anticipated

D1080 Operable Access Systems

No Work Anticipated

D20 Plumbing

D2010 Domestic Water Distribution

Domestic Water, unit risers

1-1/4" pipe, cu type L, in bldg	360	LF	\$32.62	\$11,732
1-1/2" pipe, cu type L, in bldg	1,079	LF	\$34.73	\$37,474
2" pipe, cu type L, in bldg	1,079	LF	\$35.61	\$38,423
2-1/2" pipe, cu type L, in bldg	1,079	LF	\$46.81	\$50,508
3" pipe, cu type L, in bldg	1,079	LF	\$54.08	\$58,352
4" pipe, cu type L, in bldg	719	LF	\$79.10	\$56,899
6" pipe, cu type L, in bldg	719	LF	\$177.70	\$127,826
Pipe insulation, 1-1/4" pipe	360	LF	\$9.78	\$3,518
Pipe insulation, 1-1/2" pipe	719	LF	\$9.92	\$7,136
Pipe insulation, 2" pipe	719	LF	\$10.56	\$7,596
Pipe insulation, 2-1/2" pipe	719	LF	\$11.22	\$8,071
Pipe insulation, 3" pipe	719	LF	\$11.82	\$8,503
Pipe insulation, 4" pipe	360	LF	\$14.08	\$5,064
Pipe insulation, 6" pipe	360	LF	\$21.33	\$7,672

Waste / Vent, unit risers

3" pipe, ci, no-hub, in bldg	2,158	LF	\$39.62	\$85,500
4" pipe, ci, no-hub, in bldg	5,395	LF	\$48.05	\$259,230
6" pipe, ci, no-hub, in bldg	400	LF	\$69.25	\$27,700

\$801,203

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>D2020 Sanitary Drainage</i>				
Sanitary Fixtures				
Hotel unit, 1 bay	116	EA	\$30,613	\$3,551,056
Hotel unit, 2 bay	13	EA	\$36,342	\$472,451
Hotel unit, 3 bay	2	EA	\$59,945	\$119,891
Hotel unit, Presidential suite	1	EA	\$75,540	\$75,540
Plumbing fixtures/piping allowance, BoH/Circ	72,144	SF	\$19.01	\$1,371,457
Plumbing fixtures/piping allowance, FoH/Circ	116,052	SF	\$10.78	\$1,251,041
Plumbing fixtures/piping allowance, at kitchens	3,200	SF	\$62.22	\$199,104
				<u>\$7,040,540</u>
<i>D2030 Building Support Plumbing Systems</i>				
General plumbing requirements	292,854	SF	\$1.00	\$292,854
Test / clean plumbing				
Start-up/check-out				
Commissioning assistance only				
Access panels				
Piping identification				
Penetrations and firestopping				
Seismic supports				
BIM support				
				<u>\$292,854</u>
<i>D2050 General Service Compressed Air</i>				
				No Work Anticipated
<i>D2060 Process Support Plumbing Systems</i>				
				No Work Anticipated
<u>D30 HVAC</u>				
<i>D3010 Facility Fuel Systems</i>				
				No Work Anticipated
<i>D3020 Heating Systems</i>				
Heating Hot Water Equipment				
Hot water boiler, gas fired, condensing, modular	28,333	MBH	\$32.76	\$928,200

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Boiler flue, ss, 24"	300	LF	\$290.80	\$87,240
HW pump, end suction, 25 hp, 400 gpm	3	EA	\$11,100.00	\$33,300
HW pump, to DHW heat exchangers	2	EA	\$11,100.00	\$22,200
VFD to HW pump, 25 hp	3	EA	\$7,433.00	\$22,299
HW expansion tank	1	EA	\$18,540.00	\$18,540
HW air separator	1	EA	\$23,580.00	\$23,580
HW chemical treatment	1	LS	\$13,300.00	\$13,300
				<u>\$1,148,659</u>

D3030 Cooling Systems

Chilled Water Equipment

Chiller, water cooled, 3 x 250 ton	700	TN	\$639.50	\$447,650
CHW pump, 25 hp, 500 gpm	3	EA	\$11,100.00	\$33,300
VFD to CHW pump, 25 hp	3	EA	\$7,369.00	\$22,107
CHW expansion tank	1	EA	\$11,590.00	\$11,590
CHW air separator	1	EA	\$14,480.00	\$14,480
CHW chemical treatment	1	LS	\$7,940.00	\$7,940

Condenser Water Equipment

Cooling tower, open	700	TN	\$258.40	\$180,880
CW pump, 15 hp, 625 gpm	3	EA	\$7,956.00	\$23,868
Side stream filter	1	EA	\$42,480.00	\$42,480
CW chemical treatment	1	LS	\$21,240.00	\$21,240

\$805,535

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
D3050 Facility HVAC Distribution Systems				
Condenser Water Piping				
Condenser piping to chiller, 8"	3	EA	\$11,080.00	\$33,240
Condenser rough-in at pump, 8"	3	EA	\$9,360.00	\$28,080
Cooling tower rough-in, 8"	4	EA	\$16,340.00	\$65,360
8" pipe, blk steel, schd 40, welded	300	LF	\$128.90	\$38,670
12" pipe, blk steel, schd 40, welded	1,600	LF	\$216.40	\$346,240
Chilled Water Distribution				
CHW pump connect, weld, end suct, 8"	3	EA	\$13,120.00	\$39,360
Chiller connect, weld, 8"	3	EA	\$12,140.00	\$36,420
1-1/2" pipe, cu type L, in bldg	650	LF	\$34.73	\$22,575
2" pipe, cu type L, in bldg	650	LF	\$42.32	\$27,508
2-1/2" pipe, blk steel, schd 40, welded	650	LF	\$67.80	\$44,070
3" pipe, blk steel, schd 40, welded	650	LF	\$76.25	\$49,563
4" pipe, blk steel, schd 40, welded	650	LF	\$92.46	\$60,099
6" pipe, blk steel, schd 40, welded	500	LF	\$116.90	\$58,450
8" pipe, blk steel, schd 40, welded	500	LF	\$153.00	\$76,500
CHW horizontal distribution, FoH/BoH/Circ	199,850	SF	\$3.84	\$767,422
Pipe insulation, 1-1/2" pipe	650	LF	\$10.91	\$7,092
Pipe insulation, 2" pipe	650	LF	\$11.61	\$7,547
Pipe insulation, 2-1/2" pipe	650	LF	\$12.34	\$8,021
Pipe insulation, 3" pipe	650	LF	\$13.01	\$8,457
Pipe insulation, 4" pipe	650	LF	\$15.48	\$10,062
Pipe insulation, 6" pipe	500	LF	\$23.46	\$11,730
Pipe insulation, 8" pipe	500	LF	\$31.09	\$15,545
Hot Water Distribution				
3" pipe, blk steel, schd 40, welded	2,125	LF	\$76.25	\$162,031
4" pipe, blk steel, schd 40, welded	2,125	LF	\$92.46	\$196,478
Pipe insulation, 3" pipe	2,125	LF	\$13.01	\$27,646
Pipe insulation, 4" pipe	2,125	LF	\$15.48	\$32,895
HHW horizontal distribution, FoH/BoH/Circ	191,396	SF	\$5.93	\$1,134,978
Air Distribution				
Air distribution, BoH, Circ	72,144	SF	\$11.43	\$824,606
Air distribution, FoH, Circ	119,252	SF	\$14.06	\$1,676,683
Air distribution, kitchen ventilation	3,200	SF	\$15.37	\$49,184
Air distribution, unit exhaust risers	18,929	LB	\$10.82	\$204,815

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Additional mechanical requirements	292,854	SF	\$2.00	\$585,708
Test / balance HVAC				
Start-up/check-out				
Commissioning assistance only				
Pressure testing (piping)				
Hoisting and rigging				
Penetrations and firestopping				
Seismic bracing				
Access doors				
BIM Modeling and MEP Coordination				
				<u>\$6,657,033</u>
<i>D3060 Ventilation</i>				
Air-Side Equipment				
Air handler, vav, chw, hw, Foh/Boh/Circulation	191,396	CFM	\$6.63	\$1,268,955
Kitchen ventilation equipment, Chinese kitchen	12,800	CFM	\$8.63	\$110,464
Kitchen ventilation equipment	9,600	CFM	\$8.63	\$82,848
General exhaust	18,285	CFM	\$1.40	\$25,600
Unit exhaust	10,050	CFM	\$1.40	\$14,070
Air distribution, BoH, Circ	72,144	SF	\$11.43	\$824,606
Air distribution, FoH, Circ	119,252	SF	\$14.06	\$1,676,683
				<u>\$4,003,226</u>
<i>D3070 Special Purpose HVAC Systems</i>				
HVAC at units				
Hotel thermostats and infrastrure	132	EA	\$2,500.00	\$330,000
hotel unit, 1 bay	116	EA	\$20,000	\$2,320,000
hotel unit, 2 bay	13	EA	\$42,000	\$546,000
hotel unit, 3 bay	2	EA	\$65,000	\$130,000
hotel unit, Presidential suite	1	EA	\$90,000	\$90,000
				<u>\$3,416,000</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<u>D40 Fire Protection</u>				
<i>D4010 Fire Suppression</i>				
Fire Sprinklers				
Wet-pipe sprinklers, BoH/Circ	72,144	SF	\$4.03	\$290,740
Wet-pipe sprinklers, FoH/Circ	119,252	SF	\$4.97	\$592,682
Wet-pipe sprinklers, units	76,801	SF	\$4.50	\$345,605
Wet-pipe sprinklers, balconies	24,657	SF	\$4.97	\$122,545
				<u>\$1,351,573</u>
<i>D4030 Fire Protection Systems</i>				
				Included above
<u>D50 Electrical</u>				
<i>D5010 Facility Power Generation</i>				
				No Work Anticipated
<i>D5020 Electrical Service & Distribution</i>				
Service and distribution				
Service and distribution consists of new switchboards, transformers, bus duct and distribution panel boards installed as a vertical stacked application in designated electrical closets to serve the respective floor. Each hotel unit will have designated home runs for lighting, mechanical, and convenience power to the nearest electrical room. Diesel generators will be designated per building to serve as emergency power for lighting egress, fire alarm, and critical building equipment.	292,986	SF	\$7.00	\$2,050,902
Units				
Service and distribution				
All panelboards for the hotel units reside in the electrical room on each hotel floor.	132	EA	\$7,000.00	\$924,000
				<u>\$2,974,902</u>

Hotel Development

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>D5030 General Purpose Electrical Power</i>				
HVAC and equipment				
HVAC and equipment consists of branch, conduit, wire, and connections to mechanical and plumbing equipment provided by the HVAC and plumbing contractor. A local disconnecting means to service the equipment will be provided by the electrical contractor	292,986	SF	\$1.35	\$395,531
Convenience power				
Convenience power consists of general purpose receptacles, conduit, and wire throughout the core of the building as well as for each hotel unit to service as general use and maintenance	292,986	SF	\$1.25	\$366,233
Units				
HVAC and equipment				
1-Bay	88	EA	\$1,634.00	\$143,792
1-Bay Queen	23	EA	\$1,634.00	\$37,582
Junior Suite	3	EA	\$1,634.00	\$4,902
Corner	2	EA	\$1,634.00	\$3,268
2-Bay	13	EA	\$1,634.00	\$21,242
3-Bay	2	EA	\$1,634.00	\$3,268
Presidential	1	EA	\$1,634.00	\$1,634
Convenience power				
1-Bay	88	EA	\$3,514.00	\$309,232
1-Bay Queen	23	EA	\$3,514.00	\$80,822
Junior Suite	3	EA	\$6,390.00	\$19,170
Corner	2	EA	\$4,032.00	\$8,064
2-Bay	13	EA	\$6,670.00	\$86,710
3-Bay	2	EA	\$11,018.00	\$22,036
Presidential	1	EA	\$14,490.00	\$14,490
				<u>\$1,517,976</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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D5040 Lighting

Lighting and lighting controls

Lighting and lighting controls consists of LED fixtures and lighting controls, including daylight harvesting, throughout the front of house service areas and back of house service areas.

292,986 SF \$6.00 \$1,757,916

Decorative lighting at main lobby, ballroom, etc.

1 LS \$1,000,000.00 \$1,000,000

Units

Lighting and lighting controls (House)

1-Bay 88 EA \$15,060.00 \$1,325,280

1-Bay Queen 23 EA \$13,350.00 \$307,050

Junior Suite 3 EA \$27,390.00 \$82,170

Corner 2 EA \$17,280.00 \$34,560

2-Bay 13 EA \$28,590.00 \$371,670

3-Bay 2 EA \$47,220.00 \$94,440

Presidential 1 EA \$62,100.00 \$62,100

Decorative lighting, including floor lamps, desk lamps, etc. 76,801 SF \$10.00 \$768,010

\$5,803,196

D5080 Miscellaneous Electrical Systems

General electrical requirements

292,986 SF \$2.50 \$732,465

Miscellaneous electrical requirements consists of equipment rentals, shop drawings, small tools, miscellaneous materials such as materials not common to an installed assembly, temporary construction power / lighting, and any related subcontractors not common to an installed assembly such as commissioning, testing, and certification of lighting / distribution system, as well as any related costs for construction such as permits, SCAQMD permit, etc.

\$732,465

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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D60 Communications

D6010 Data Communications

Telephone and data system

Telephone and data system consists of a vertical stacked application of IDF/MDF closets to serve the respective floor. Devices are installed with a conduit stubs to an accessible ceiling space and j-hook pathway to the nearest IDF/MDF closet. Cabling from each device to nearest IDF/MDF closet to follow the installed j-hook pathway. Buildout of each IDF/MDF includes horizontal and vertical cable management through ladder racks and equipment rack cable managers. Cables to terminate on patch panels and patched over to owner provided network switches and active equipment. Wall fields are provided in each IDF/MDF for fire alarm panels/terminal cabinets, security panels/terminal cabinets, distributed antenna panels/terminal cabinets, and other related low voltage system equipment. A vertical backbone of copper and fiber to be installed to support voice and data management. Utility to provide connection for service within MPOE

292,986 SF \$4.00 \$1,171,944

Units

Telephone and data system

1-Bay	88	EA	\$5,020.00	\$441,760
1-Bay Queen	23	EA	\$4,450.00	\$102,350
Junior Suite	3	EA	\$9,130.00	\$27,390
Corner	2	EA	\$5,760.00	\$11,520
2-Bay	13	EA	\$9,530.00	\$123,890
3-Bay	2	EA	\$14,480.00	\$28,960
Presidential	1	EA	\$20,700.00	\$20,700

\$1,928,514

D6020 Voice Communications

Included in D6010

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>D6030 Audio-Video Communications</i>				
Core and shell Audio visual system consists of speakers throughout the public spaces for music entertainment. Speakers and cabling to be installed via a j-hook pathway to the nearest IDF/MDF closet.	292,986	SF	\$1.00	\$292,986
Units Audio-video-information center, touch pad control, speakers and display (Presidential Suite Only)	1	EA	\$50,000.00	\$50,000
				<u>\$342,986</u>
<i>D6060 Distributed Communications & Monitoring</i>				
Core and shell Distributed antenna system consists of a radio antennas, head end equipment, and cable to serve as a public safety 800 MHz first responder system within the building.	292,986	SF	\$1.25	\$366,233
Units Distributed antenna system				
1-Bay				Not Required
1-Bay Queen				Not Required
Junior Suite				Not Required
Corner				Not Required
2-Bay				Not Required
3-Bay				Not Required
Presidential				Not Required
				<u>\$366,233</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>D6090 Communications Supplementary Components</i>				
Core and shell				Not Required
Units				
King guestrooms				Not Required
King suites				Not Required
Executive suites				Not Required
<hr/>				
<i>D70 Electrical Safety & Security</i>				
<i>D7010 Access Control & Intrusion Detection</i>				
Core and shell	292,986	SF	\$2.50	\$732,465
<p>Access control system consists of monitored exterior door locations for secure access of the building. Card readers and request to exits will allow for entry and exiting of the building. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway</p>				
				<u>\$732,465</u>
<hr/>				
<i>D7030 Electronic Surveillance</i>				
Core and shell	292,986	SF	\$4.50	\$1,318,437
<p>Video surveillance consists of monitored locations of entries, exits, and elevators. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway.</p>				
				<u>\$1,318,437</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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D7050 Detection & Alarm

Core and shell	292,986	SF	\$1.30	\$380,882
Fire alarm system consists of addressable and programmable devices throughout the core of the building as well as for each residential unit. Fire alarm system to utilize a conduit and fire alarm cable backbone infrastructure with flexible fire alarm cable to each residential unit.				

Units

Fire alarm system				
1-Bay	88	EA	\$2,309.00	\$203,192
1-Bay Queen	23	EA	\$2,047.00	\$47,081
Junior Suite	3	EA	\$4,199.00	\$12,597
Corner	2	EA	\$2,649.00	\$5,298
2-Bay	13	EA	\$4,383.00	\$56,979
3-Bay	2	EA	\$7,240.00	\$14,480
Presidential	1	EA	\$9,522.00	\$9,522

\$730,031

D7070 Electronic Monitoring & Control

Core and shell				Included in D7070
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D7090 Electronic Safety & Security Supplementary Controls

Core and shell				Included in D7070
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Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
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D80 Integrated Automation

D8010 Integrated Automation Facility Controls

HVAC Controls

DDC controls, chiller	3	EA	\$18,170.00	\$54,510
DDC controls, cooling tower cell	4	EA	\$18,170.00	\$72,680
DDC controls, boiler	10	EA	\$14,530.00	\$145,300
DDC controls, heat exchanger	2	EA	\$16,350.00	\$32,700
DDC controls, pump	3	EA	\$5,451.00	\$16,353
DDC controls, pump with vfd	8	EA	\$7,267.00	\$58,136
DDC controls, general exhaust fan	19	EA	\$1,363.00	\$25,747
DDC controls, flow meter	4	EA	\$5,451.00	\$21,804
DDC controls, general, Boh/Circ	72,144	SF	\$2.73	\$196,953
DDC controls, general, FoH/Circ	119,252	SF	\$3.27	\$389,954
DDC controls, Kitchen ventilation	3,200	SF	\$5.45	\$17,440

\$1,031,578

E10 Equipment

E1010 Vehicle & Pedestrian Equipment

Not Applicable

E1030 Commercial Equipment

Back of house (FF&E)

Industrial washers and dyers	292,986	SF	\$1.00	\$292,986
Back of house/Storage equipment	292,986	SF	\$1.50	\$439,479

Restaurant (FF&E)

Food service equipment	1	LS	\$1,500,000	\$1,500,000
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\$2,232,465

E1040 Institutional Equipment

Not Applicable

E1060 Residential Equipment

General equipment

Lockers	24	EA	\$600.00	\$14,400
Safes and minifridges	132	EA	\$750.00	\$99,000

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
				<u>\$113,400</u>
<i>E1070 Entertainment & Recreational Equipment</i>				
A/V equipment				
Projection screens (office/conference)	292,986	SF	\$0.25	\$73,247
Information kiosks	292,986	SF	\$1.00	\$292,986
Supports for monitors & projectors	292,986	SF	\$0.50	\$146,493
Operable partition				
Folding acoustically rated operable partitions	292,986	SF	\$0.70	\$205,090
				<u>\$717,816</u>
<i>E1090 Other Equipment</i>				
				Not Applicable
<u>E20 Furnishings</u>				
<i>E2010 Fixed Furnishings</i>				
Window Covering				
Blinds/window shades, guestrooms	132	EA	\$3,500.00	\$462,000
Blinds/window shades, building	292,986	SF	\$0.25	\$73,247
Hotel Guestrooms				
Vanity				
Install new vanity counter- master bathroom	1,128	SF	\$250.00	\$282,000
Install new vanity counter- Powder Room	12	SF	\$250.00	\$3,000
Finish Carpentry				
Bathroom vanity cabinets	564	LF	\$175.00	\$98,700
Powder room vanity cabinets	6	LF	\$175.00	\$1,050
Closet shelf and pole	765	LF	\$85.00	\$65,025
Wood crown				Excluded
Wood valance	2,159	LF	\$25.00	\$53,975
Refreshment center	310	LF	\$250.00	\$77,500
Guestroom Circulation				
Finish Carpentry				
Chair rail to corridor	2,295	LF	\$8.00	\$18,360
Recreational Facilities				
Miscellaneous specialties / Finish Carpentry to Spa	7,675	SF	\$75.00	\$575,625

Hotel Development

L4 Uniformat II ©	Quantity	Unit	Unit Cost	Total
Miscellaneous specialties / Finish Carpentry to Fitness	7,450	SF	\$50.00	\$372,500
Meeting Rooms				
Operable partition to Grand Ballroom	1,400	SF	\$85.00	\$119,000
Retail (Assumed Owner Fit Out)				
Built in shelving and displays	1	LS	\$75,000.00	\$75,000
Retail displays	1	LS	\$125,000.00	\$125,000
Lobby				
Registration desk / pods	1	LS	\$200,000.00	\$200,000
Food and Beverage Outlets				
Front bar	30	LF	\$1,500.00	\$45,000
Back bar	20	LF	\$1,000.00	\$20,000
				<u>\$2,666,982</u>

E2020 Movable Furnishings

Guestroom FF&E				
Headboards, wardrobe, chairs & tables, sofa, etc.	132	EA	\$30,000.00	\$3,960,000
FOH FF&E				
Spa equipment, Karaoke equipment, bar equipment, restaurant tables/chairs	119,252	SF	\$25.00	\$2,981,300
Artwork	119,252	SF	\$8.50	\$1,013,642
BOH FF&E				
Loose shelving, janitorial equipment, etc.	72,144	SF	\$5.00	\$360,720
OS&E				Excluded, HOE Budget
Hotel Garden				
Hotel outdoor garden				Excluded, HOE Budget
Independent Office and Staff cafeteria				
All independent office area and hotel staff cafeteria including but not limited to: underground hotel office, hotel staff cafeteria, fire control room, front office, and administrative room				Excluded, HOE Budget
Ballroom				
Ballroom dining tables and chairs, and IBM desks				Excluded, HOE Budget
Ballroom				
Ballroom wardrobe room racks and shelves				Excluded, HOE Budget

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
Luggage Room Luggage room office furniture and shelves				Excluded, HOE Budget
Beauty salon Beauty salon barber chair and shampoo recliner				Excluded, HOE Budget
Spa Spa massage table and chair				Excluded, HOE Budget
Children Center All furniture except reception table and chair, waiting area sofa, coffee table and corner table				Excluded, HOE Budget
Staff Dorm and Locker Room all furniture in staff dorm and locker room				Excluded, HOE Budget
Conference Room Tables and chairs in boardroom, business center conference room, and executive lounge conference room	1	LS	\$250,000.00	\$250,000
Other conference rooms excluding above				Excluded, HOE Budget
Swimming Pool Pool sun loungers				Excluded, HOE Budget
Wedding shop and open banquet office Wedding shop and open banquet office	1	LS	\$75,000.00	\$75,000
Leased Area Tenant furniture in leased area				Excluded, HOE Budget
Presidential Suites Furniture in Presidential suites	1	LS	\$150,000.00	\$150,000
				<u>\$8,790,662</u>

Hotel Development

L4 Unifomat II ©	Quantity	Unit	Unit Cost	Total
<i>F10 Special Construction</i>				
<i>F1010 Integrated Construction</i>				
Rooftop pools				
FOH infinity pools, finish	3,976	SF	\$60.00	\$238,560
FOH infinity pools, MEP	3,976	SF	\$150.00	\$596,400
FOH infinity pools, Structure	3,976	SF	\$90.00	\$357,840
				<u>\$1,192,800</u>
<i>F1020 Special Structures</i>				
Prefabricated structures				
Cabanas, including power/data, fans, etc.	10	EA	\$30,000.00	\$300,000
				<u>\$300,000</u>
<i>F1030 Special Function Construction</i>				
Special Construction				
Saunas	1	EA	\$75,000.00	\$75,000
Steam rooms	1	EA	\$65,000.00	\$65,000
				<u>\$140,000</u>
<i>F1040 Special Facility Components</i>				
				No Work Anticipated
<i>F1050 Athletic & Recreational Special Construction</i>				
				No Work Anticipated
<i>F1080 Special Instrumentation</i>				
				No Work Anticipated

Hotel Development

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>F20 Facility Remediation</u>				
<i>F2010 Hazardous Materials Remediation</i>			No Work Anticipated	
<hr/>				
<u>F30 Demolition</u>				
<i>F3010 Structure Demolition</i>			No Work Anticipated	
<hr/>				
<i>F3030 Selective Demolition</i>			No Work Anticipated	
<hr/>				
<i>F3050 Structure Moving</i>			No Work Anticipated	
<hr/>				

South Tower - Condo

South Tower - Condo Schedule of Areas & Control Quantities

Schedule of Areas	Units Per Floor	Unit Area	BOH	FOH	Balconies at 100%	Gross Floor Area (GFA)	Perimeter	Floor to Floor	Gross Wall Area
Ground	0	0 SF	1,162 SF	7,246 SF	0 SF	8,408 SF	662 LF	20 LF	13,240 SF
Level 2	0	0 SF	0 SF	0 SF	0 SF	0 SF		12 LF	0 SF
Level 3	0	0 SF	0 SF	0 SF	0 SF	0 SF		12 LF	0 SF
Level 4	0	0 SF	0 SF	0 SF	0 SF	0 SF		12 LF	0 SF
Level 5	9	15,901 SF	1,358 SF	1,388 SF	3,048 SF	21,695 SF	651 LF	12 LF	7,812 SF
Level 6	16	37,765 SF	2,545 SF	4,249 SF	2,165 SF	46,724 SF	1,257 LF	12 LF	15,078 SF
Level 7	12	38,335 SF	2,388 SF	3,549 SF	2,165 SF	46,437 SF	1,257 LF	12 LF	15,078 SF
Level 8	12	35,434 SF	3,230 SF	3,707 SF	2,190 SF	44,561 SF	1,257 LF	12 LF	15,078 SF
Level 9	8	36,391 SF	3,172 SF	2,836 SF	2,159 SF	44,558 SF	1,257 LF	12 LF	15,078 SF
Level 10	11	38,252 SF	3,172 SF	2,836 SF	2,198 SF	46,458 SF	1,257 LF	12 LF	15,078 SF
Level 11	10	35,434 SF	3,230 SF	3,707 SF	2,468 SF	44,839 SF	1,257 LF	12 LF	15,078 SF
Level 12	7	36,391 SF	3,172 SF	2,836 SF	2,159 SF	44,558 SF	1,257 LF	12 LF	15,078 SF
Level 13	7	37,558 SF	3,267 SF	3,451 SF	2,272 SF	46,548 SF	1,257 LF	17 LF	21,361 SF
Level 14	0	0 SF	0 SF	0 SF	0 SF	0 SF	0 LF	0 LF	0 SF
Level 15	0	0 SF	0 SF	0 SF	0 SF	0 SF	0 LF	0 LF	0 SF
Totals:	92 EA	311,461 SF	26,696 SF	35,805 SF	20,824 SF	394,786 SF	1,137 Ave LF	169 LF	147,959 SF

Control Quantities	Qty	Unit	Ratio to Gross Area	
Number of Levels	10	EA	108.696	
Number of Units	92	EA	1000	BOH areas 2,000 SF
Gross Floor Area	394,786	GSF	1.000	
Assignable Floor Area	311,461	NSF	1.000	
Program Specific			0.000	
Units	311,461	SF	0.789	Total Finished Gross Wall Area 149,959 SF
FOH Spaces	35,805	SF	0.091	
BOH Spaces	26,696	SF	0.068	
Enclosed Area	394,786	SF	1.000	
Balcony Area	20,824	SF	0.053	
Footprint Area	8,408	SF	0.027	
Footprint Perimeter	662	LF	0.025	
Gross Wall Area (skin)	149,959	GWA	0.380	
Retaining Wall Area	-	SF	0.000	
Glazing Area (skin)	-	SF	0.000	
Total Roof Area	-		0.000	
Total Volume	4,776,188	CF	12.098	
Finished Area	394,786	SF	1.000	
Shelled Area	-	SF	0.000	

South Tower - Condo

L2 Unifomat II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
A. Substructure	0.00%		\$0		\$0.00
A10 Foundations		\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00	
B. Shell	33.89%		\$59,501,066		\$150.72
B10 Superstructure		\$29,983,002		\$75.95	
B20 Exterior Vertical Enclosure		\$25,759,815		\$65.25	
B30 Exterior Horizontal Enclosure		\$3,758,250		\$9.52	
C. Interiors	24.27%		\$42,612,349		\$107.94
C10 Interior Construction		\$21,743,111		\$55.08	
C20 Interior Finishes		\$20,869,238		\$52.86	
D. Services	34.93%		\$61,314,985		\$155.31
D10 Conveying		\$5,930,282		\$15.02	
D20 Plumbing		\$12,018,821		\$30.44	
D30 HVAC		\$13,581,726		\$34.40	
D40 Fire Protection		\$1,790,606		\$4.54	
D50 Electrical		\$15,492,908		\$39.24	
D60 Communications		\$7,231,515		\$18.32	
D70 Electrical Safety & Security		\$4,569,498		\$11.57	
D80 Integrated Automation		\$699,630		\$1.77	
E. Equipment & Furnishings	6.39%		\$11,213,385		\$28.40
E10 Equipment		\$5,124,780		\$12.98	
E20 Furnishings		\$6,088,605		\$15.42	
F. Special Construction & Demolition	0.52%		\$920,000		\$2.33
F10 Special Construction		\$920,000		\$2.33	
F20 Facility Remediation		\$0		\$0.00	
F30 Demolition		\$0		\$0.00	

TOTAL CONSTRUCTION COST

\$175,561,785

\$445

South Tower - Condo

Uniformat II [®]	Subtotal	Total	Cost / SF	Cost / SF
A10 Foundations		\$0		\$0.00
A1010 Standard Foundations	\$0		\$0.00	
A1020 Special Foundations	\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00
A2010 Walls for Subgrade Enclosures	\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00
A4010 Standard Slabs-On-Grade	\$0		\$0.00	
A4020 Structural Slabs-On-Grade	\$0		\$0.00	
A4030 Slab Trenches	\$0		\$0.00	
A4040 Pits and Bases	\$0		\$0.00	
A4090 Slabs-On-Grade Supplementary Components	\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00
A6010 Building Subdrainage	\$0		\$0.00	
A6020 Off-Gassing Mitigation	\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00
A9010 Substructure Excavation	\$0		\$0.00	
A9020 Construction Dewatering	\$0		\$0.00	
A9030 Excavation Support	\$0		\$0.00	
A9040 Soil Treatment	\$0		\$0.00	
Subtotal A - Substructure		\$0		\$0.00
B10 Superstructure		\$29,983,002		\$75.95
B1010 Floor Construction	\$29,089,615		\$73.68	
B1020 Roof Construction	\$0		\$0.00	
B1080 Stairs	\$893,387		\$2.26	
B20 Exterior Vertical Enclosures		\$25,759,815		\$65.25
B2010 Exterior Walls	\$3,135,040		\$7.94	
B2020 Exterior Windows	\$7,513,690		\$19.03	
B2050 Exterior Doors & Grilles	\$6,296,600		\$15.95	
B2070 Exterior Louvers & Vents	\$0		\$0.00	
B2080 Exterior Wall Appurtenances	\$8,814,485		\$22.33	
B2090 Exterior Wall Specialties	\$0		\$0.00	
B30 Exterior Horizontal Enclosures		\$3,758,250		\$9.52
B3010 Roofing	\$0		\$0.00	
B3020 Roof Appurtenances	\$0		\$0.00	
B3040 Traffic Bearing Horizontal Enclosures	\$735,000		\$1.86	
B3060 Horizontal Openings	\$0		\$0.00	
B3080 Overhead Exterior Enclosures	\$3,023,250		\$7.66	
Subtotal B - Shell		\$59,501,066		\$150.72

South Tower - Condo

Uniformat II[®]	Subtotal	Total	Cost / SF	Cost / SF
C10 Interior Construction		\$21,743,111		\$55.08
C1010 Interior Partitions	\$10,314,606		\$26.13	
C1020 Interior Windows	\$0		\$0.00	
C1030 Interior Doors	\$5,295,390		\$13.41	
C1040 Interior Grilles & Gates	\$0		\$0.00	
C1060 Raised Floor Construction	\$0		\$0.00	
C1070 Suspended Ceiling Construction	\$2,807,650		\$7.11	
C1090 Interior Specialties	\$3,325,465		\$8.42	
C20 Interior Finishes		\$20,869,238		\$52.86
C2010 Wall Finishes	\$5,742,588		\$14.55	
C2020 Interior Fabrications	\$0		\$0.00	
C3030 Flooring	\$14,620,130		\$37.03	
C3040 Stair	\$0		\$0.00	
C3050 Ceiling Finishes	\$506,520		\$1.28	
C3060 Interior Finish Schedules	\$0		\$0.00	
Subtotal C - Interiors		\$42,612,349		\$107.94
D10 Conveying		\$5,930,282		\$15.02
D1010 Vertical Conveying Systems	\$5,820,000		\$14.74	
D1030 Horizontal Conveying Systems	\$0		\$0.00	
D1050 Material Handling	\$110,282		\$0.28	
D1080 Operable Access Systems	\$0		\$0.00	
D20 Plumbing		\$12,018,821		\$30.44
D2010 Domestic Water Distribution	\$2,617,829		\$6.63	
D2020 Sanitary Drainage	\$7,130,973		\$18.06	
D2030 Building Support Plumbing Systems	\$2,270,020		\$5.75	
D2050 General Service Compressed Air	\$0		\$0.00	
D2060 Process Support Plumbing Systems	\$0		\$0.00	
D30 HVAC		\$13,581,726		\$34.40
D3010 Facility Fuel Systems	\$0		\$0.00	
D3020 Heating Systems	\$1,912,357		\$4.84	
D3030 Cooling Systems	\$1,404,473		\$3.56	
D3050 Facility HVAC Distribution Systems	\$2,115,839		\$5.36	
D3060 Ventilation	\$1,110,382		\$2.81	
D3070 Special Purpose HVAC Systems	\$7,038,674		\$17.83	
D40 Fire Protection		\$1,790,606		\$4.54
D4010 Fire Suppression	\$1,790,606		\$4.54	
D4030 Fire Protection Systems	\$0		\$0.00	

South Tower - Condo

Uniformat II[®]	Subtotal	Total	Cost / SF	Cost / SF
D50 Electrical		\$15,492,908		\$39.24
D5010 Facility Power Generation	\$0		\$0.00	
D5020 Electrical Service & Distribution	\$4,895,860		\$12.40	
D5030 General Purpose Electrical Power	\$2,752,198		\$6.97	
D5040 Lighting	\$6,857,885		\$17.37	
D5080 Miscellaneous Electrical Systems	\$986,965		\$2.50	
D60 Communications		\$7,231,515		\$18.32
D6010 Data Communications	\$3,405,943		\$8.63	
D6020 Voice Communications	\$0		\$0.00	
D6030 Audio-Video Communications	\$3,233,393		\$8.19	
D6060 Distributed Communications & Monitoring	\$592,179		\$1.50	
D6090 Communications Supplementary Components	\$0		\$0.00	
D70 Electronic Safety & Security		\$4,569,498		\$11.57
D7010 Access Control & Intrusion Detection	\$986,965		\$2.50	
D7030 Electronic Surveillance	\$1,776,537		\$4.50	
D7050 Detection & Alarm	\$1,805,996		\$4.57	
D7070 Electronic Monitoring & Control	\$0		\$0.00	
D7090 Electronic Safety & Security Supplementary Contro	\$0		\$0.00	
D80 Integrated Automation		\$699,630		\$1.77
D8010 Integrated Automation Facility Controls	\$699,630		\$1.77	
Subtotal D - Services		\$61,314,985		\$155.31
E10 Equipment		\$5,124,780		\$12.98
E1010 Vehicle & Pedestrian Equipment	\$0		\$0.00	
E1030 Commercial Equipment	\$1,200,000		\$3.04	
E1040 Institutional Equipment	\$0		\$0.00	
E1060 Residential Equipment	\$3,924,780		\$9.94	
E1070 Entertainment & Recreational Equipment	\$0		\$0.00	
E1090 Other Equipment	\$0		\$0.00	
E20 Furnishings		\$6,088,605		\$15.42
E2010 Fixed Furnishings	\$5,060,000		\$12.82	
E2050 Movable Furnishings	\$1,028,605		\$2.61	
Subtotal E - Equipment		\$11,213,385		\$28.40
F10 Special Construction		\$920,000		\$2.33
F1010 Integrated Construction	\$0		\$0.00	
F1020 Special Structures	\$920,000		\$2.33	
F1030 Special Function Construction	\$0		\$0.00	
F1040 Special Facility Components	\$0		\$0.00	
F1050 Athletic & Recreational Special Construction	\$0		\$0.00	
F1080 Special Instrumentation	\$0		\$0.00	
F20 Facility Remediation		\$0		\$0.00

South Tower - Condo

Uniformat II[®]	Subtotal	Total	Cost / SF	Cost / SF
F2010 Hazardous Materials Remediation	\$0		\$0.00	
F30 Demolition		\$0		\$0.00
F3010 Structure Demolition	\$0		\$0.00	
F3030 Selective Demolition	\$0		\$0.00	
F3050 Structure Moving	\$0		\$0.00	
Subtotal F - Special Construction & Demolition		\$920,000		\$2.33
TOTAL ESTIMATED DIRECT COST		\$175,561,785		\$444.70

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>A10 Foundations</u>				
A1010 Standard Foundations				Included with Parking
<hr/>				
A1020 Special Foundations				Included with Parking
<hr/>				
<u>A20 Subgrade Enclosures</u>				
A2010 Walls for Subgrade Enclosures				Included with Parking
<hr/>				
<u>A40 Slabs-On-Grade</u>				
A4010 Standard Slab on Grade				Included with Parking
<hr/>				
A4020 Structural Slab on Grade				Included with Parking
<hr/>				
A4030 Slab Trenches				Included with Parking
<hr/>				
A4040 Pits and Bases				Included with Parking
<hr/>				

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>A4090 Slabs-On-Grade Supplementary Components</i>				
				Included with Parking
<hr/>				
<u><i>A60 Water & Gas Mitigation</i></u>				
<i>A6010 Building Subdrainage</i>				
				Included with Parking
<hr/>				
<i>A6020 Off-Gassing Mitigation</i>				
				No Work Anticipated
<hr/>				
<u><i>A90 Substructure Related Activities</i></u>				
<i>A9010 Substructure Excavation</i>				
				Included with Parking
<hr/>				
<i>A9020 Construction Dewatering</i>				
				Included with Parking
<hr/>				
<i>A9030 Excavation Support</i>				
				Included with Parking
<hr/>				
<i>A9040 Soil Treatment</i>				
				No Work Anticipated
<hr/>				

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>B10 Superstructure</u>				
<u>B1010 Floor Construction</u>				
Shear walls				
Reinforced concrete shear walls, up to 24" thick	24,300	SF	\$80.00	\$1,944,000
Reinforced elevator concrete core walls, up to 18" thick	11,016	SF	\$75.00	\$826,200
Columns				
Reinforced concrete shear walls, up to 36" thick	2,100	CY	\$2,000.00	\$4,200,000
Suspended Floors				
Reinforced concrete post tensioned slab, 8.5" thick	386,378	SF	\$30.00	\$11,591,340
Reinforced concrete post tensioned slab, 8.5" thick (Balconies)	14,700	SF	\$35.00	\$514,500
Beams				
Reinforced concrete beams	3,000	CY	\$1,650.00	\$4,950,000
Corbels / Hanging walls				
Reinforced concrete corbels and walls	1	LS	\$250,000.00	\$250,000
Miscellaneous				
Architectural finish at exposed shear walls	1	LS	\$350,000.00	\$350,000
Balcony rail connection	4,923	LF	\$50.00	\$246,150
Terracotta/glass sunscreens, secondary steel connections	6,893	LF	\$100.00	\$689,267
Embeds	12,000	EA	\$40.00	\$480,000
Stud rail including rail and connection	25,000	EA	\$50.00	\$1,250,000
Curbs	2,500	LF	\$40.00	\$100,000
Deadman foundations	200	CY	\$250.00	\$50,000
Mud slab, 4" thick	90	SF	\$50.00	\$4,500
Metals, bolts and connections	394,786	SF	\$3.00	\$1,184,358
Metal grating at balcony with structural steel support	6,124	SF	\$75.00	\$459,300
				<u>\$29,089,615</u>

B1020 Roof Construction

Suspended floors Included with Hotel

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>B1080 Stairs</i>				
Egress stairs				
Metal pan staircase including handrails and landings	17	FLT	\$19,617.40	\$333,496
Metal pan staircase including handrails, intestinal floor connection	33	FLT	\$16,966.40	\$559,891
				<u>\$893,387</u>
<i>B20 Exterior Vertical Enclosure</i>				
<i>B2010 Exterior Walls</i>				
Non-Structural Metal Framing				
Exterior wall framing, insulation and air barriers 6" @ 16" O.C.	33,043	SF	\$19.00	\$627,817
Gypsum Board Assemblies				
Exterior Wall Assemblies				
Densglas sheathing	33,043	SF	\$3.50	\$115,651
Interior finish to exterior walls				
Gypsum board taped and sanded	33,043	SF	\$3.00	\$99,129
Applied finishes				
Metal panels, rain screen	33,043	SF	\$65.00	\$2,147,795
Fascia's bands and trim	144,648	GWA	\$1.00	\$144,648
Architectural concrete finish	15,489	SF	Included with Structural	
				<u>\$3,135,040</u>
<i>B2020 Exterior Windows</i>				
Glazing systems				
Aluminum framed glazing systems				
Structural glass, point supported	5,383	SF	\$200.00	\$1,076,600
Curtain wall	27,286	SF	\$130.00	\$3,547,180
Curtain wall, point supported at Stairs	2,304	SF	\$250.00	\$576,000
Window Wall	25,199	SF	\$90.00	\$2,267,910
Punched windows	400	SF	\$115.00	\$46,000
				<u>\$7,513,690</u>

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
B2050 Exterior Doors & Grilles				
Exterior doors and windows				
Aluminum framed, tempered glass door				
Single	4	EA	\$5,600.00	\$22,400
Double	4	EA	\$10,000.00	\$40,000
Hollow metal doors in hollow metal frame, including hardware and paint finish				
Single	7	EA	\$2,000.00	\$14,000
Residential units				
Sliding glazed doors	35,544	SF	\$175.00	\$6,220,200
				<u>\$6,296,600</u>

B2060 Exterior Louvers & Vents

No Work Required

B2070 Exterior Wall Appurtenances

Sunscreens				
Terracotta sunscreens	19,584	SF	\$185.00	\$3,623,040
Glass sunscreens	18,604	SF	\$140.00	\$2,604,560
Metal panel sunscreens	3,168	SF	\$120.00	\$380,160
Balustrades				
Stainless steel guardrail w/ stainless steel rods, West	4,923	LF	\$425.00	\$2,092,275
Stainless steel guardrail w/ stainless steel rods, East	654	LF	\$175.00	\$114,450
				<u>\$8,814,485</u>

B2080 Exterior Wall Specialties

No Work Anticipated

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>B30 Exterior Horizontal Enclosure</u>				
B3010 Roofing				
				Included with Hotel
<hr/>				
B3020 Roof Appurtenances				
				Included with Hotel
<hr/>				
B3040 Traffic Bearing Horizontal Enclosures				
Balconies				
Waterproofing and wood decking	14,700	SF	\$50.00	\$735,000
				<u>\$735,000</u>
<hr/>				
B3060 Horizontal Openings				
				No Work Anticipated
<hr/>				
B3080 Overhead Exterior Enclosures				
Soffit finish				
Cement plaster finish at balconies	26,555	SF	\$30.00	\$796,650
Metal panel at Level 2	23,896	SF	\$75.00	\$1,792,200
Entrance canopy	2,172	SF	\$200.00	\$434,400
				<u>\$3,023,250</u>

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>C10 Interior Construction</u>				
C1010 Interior Partitions				
Concrete masonry unit Reinforced CMU wall, 8" thick	60,000	SF	\$28.00	\$1,680,000
Metal stud partitions, sheathing/insulation				
Corridor	96,000	SF	\$19.50	\$1,872,000
Demising	42,000	SF	\$19.50	\$819,000
Shaft / fire rated	16,000	SF	\$25.00	\$400,000
Furring	30,000	SF	\$8.00	\$240,000
Units	99,360	SF	\$26.00	\$2,583,360
Premium for level 5 finish	1	LS	\$500,000.00	\$500,000
Security mesh at demising and corridor wall	258,972	SF	\$4.00	\$1,035,888
Caulking and sealants	394,786	SF	\$1.00	\$394,786
Backing and blocking	394,786	SF	\$2.00	\$789,572
				<u>\$10,314,606</u>

C1020 Interior Windows

No Work Required

C1030 Interior Doors

Doors, frames and hardware				
HM Single	140	EA	\$2,000.00	\$280,000
HM Double	110	EA	\$4,200.00	\$462,000
SC Double	12	EA	\$8,700.00	\$104,400
SC Single	460	EA	\$4,600.00	\$2,116,000
Glazed Double	15	EA	\$7,500.00	\$112,500
Unit entry Doors	92	EA	\$5,000.00	\$460,000
General door premiums, FR, PH, etc.	1	LS	\$353,490.00	\$353,490
Closet doors	276	EA	\$2,500.00	\$690,000
Shower doors	204	EA	\$3,000.00	\$612,000
Won doors	7	EA	\$15,000.00	\$105,000
				<u>\$5,295,390</u>

C1040 Interior Grilles & Gates

No Work Anticipated

C1060 Raised Floor Construction

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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No Work Anticipated

C1070 Suspended Ceiling Construction

South Tower Residents				
1 Bedroom (Hardlid)	13	EA	\$13,597.69	\$176,770
2 Bedroom (Hardlid)	39	EA	\$24,592.05	\$959,090
3 Bedroom (Hardlid)	8	EA	\$35,578.75	\$284,630
3 Bedroom duplex (Hardlid)	16	EA	\$38,512.50	\$616,200
4 Bedroom (Hardlid)	16	EA	\$48,185.00	\$770,960

\$2,807,650

C1090 Interior Specialties

Specialties	92	Units	\$18,000.00	\$1,656,000
Toilet and shower accessories				
Towel bar, towel ring, tissue holder, robe hook				
Mr steam towel warmer				
Medicine cabinet				
Frameless mirror				
Railings				
Interior metal railings	1,950	LF	\$350.00	\$682,500
Signage				
Graphical and decorative wayfinding (FF&E)	394,786	SF	\$2.00	\$789,572
Code and directional	394,786	SF	\$0.50	\$197,393

\$3,325,465

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>C30 Interior Finishes</i>				
<i>C3010 Wall Finishes</i>				
South Tower Residents				
1 Bedroom (Paint, stone at restrooms)	13	EA	\$22,486.15	\$292,320
2 Bedroom (Paint, stone at restrooms)	39	EA	\$31,838.77	\$1,241,712
3 Bedroom (Paint, stone at restrooms)	8	EA	\$42,984.00	\$343,872
3 Bedroom duplex (Paint, stone at restrooms)	16	EA	\$64,863.00	\$1,037,808
4 Bedroom (Paint, Stone tile restrooms)	16	EA	\$55,134.00	\$882,144
South Tower FoH				
Elevator Lobby	24,708	SF	\$35.00	\$864,780
South Building Lobby 1 (50% walls glazed)	2,400	SF	\$35.00	\$84,000
South Building Lobby 2 (50% walls glazed)	2,544	SF	\$35.00	\$89,040
Resident Circulation	75,576	SF	\$12.00	\$906,912
				<u>\$5,742,588</u>

C3020 Interior Fabrications

Included in Specialties

C3030 Flooring

South Tower Residents				
1 Bedroom (wood/stone)	13	EA	\$65,268.92	\$848,496
2 Bedroom (wood/stone)	39	EA	\$118,041.85	\$4,603,632
3 Bedroom (wood/stone)	8	EA	\$170,778.00	\$1,366,224
3 Bedroom duplex (wood/stone)	16	EA	\$184,860.00	\$2,957,760
4 Bedroom (wood/stone)	16	EA	\$231,288.00	\$3,700,608
South Tower FoH				
Elevator Lobby	7,929	SF	\$70.00	\$555,030
South Building Lobby 1	2,409	SF	\$70.00	\$168,630
South Building Lobby 2	2,427	SF	\$70.00	\$169,890
Resident Circulation	12,493	SF	\$20.00	\$249,860
				<u>\$14,620,130</u>

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
C3040 Stair				
				Included with Stairs
C3050 Ceiling Finishes				
South Tower FoH				
Elevator Lobby	7,929	SF	\$25.00	\$198,225
South Building Lobby 1	2,409	SF	\$25.00	\$60,225
South Building Lobby 2	2,427	SF	\$25.00	\$60,675
Resident Circulation	12,493	SF	\$15.00	\$187,395
				<u>\$506,520</u>
C3060 Interior Finish Schedules				
				Included with Stairs
<u>D10 Conveying</u>				
D1010 Vertical Conveying Systems				
Elevators				
MRL traction, passenger	67	EA	\$50,000.00	\$3,350,000
MRL traction, service	42	EA	\$55,000.00	\$2,310,000
Cab finish	8	EA	\$20,000.00	\$160,000
				<u>\$5,820,000</u>
D1030 Horizontal Conveying Systems				
				No Work Anticipated
D1050 Material Handling				
Trash chute	2	LOC	\$55,140.80	\$110,282
				<u>\$110,282</u>
D1080 Operable Access Systems				
				No Work Anticipated

South Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>D20 Plumbing</i>				
<i>D2010 Domestic Water Distribution</i>				
Domestic Water, unit risers				
1-1/4" pipe, cu type L, in bldg	1,252	LF	\$32.62	\$40,851
1-1/2" pipe, cu type L, in bldg	3,757	LF	\$34.73	\$130,481
2" pipe, cu type L, in bldg	3,757	LF	\$35.61	\$133,787
2-1/2" pipe, cu type L, in bldg	3,757	LF	\$46.81	\$175,865
3" pipe, cu type L, in bldg	3,757	LF	\$54.08	\$203,179
4" pipe, cu type L, in bldg	2,505	LF	\$79.10	\$198,119
6" pipe, cu type L, in bldg	2,505	LF	\$177.70	\$445,079
Pipe insulation, 1-1/4" pipe	1,252	LF	\$9.78	\$12,248
Pipe insulation, 1-1/2" pipe	2,505	LF	\$9.92	\$24,846
Pipe insulation, 2" pipe	2,505	LF	\$10.56	\$26,449
Pipe insulation, 2-1/2" pipe	2,505	LF	\$11.22	\$28,102
Pipe insulation, 3" pipe	2,505	LF	\$11.82	\$29,605
Pipe insulation, 4" pipe	1,252	LF	\$14.08	\$17,633
Pipe insulation, 6" pipe	1,252	LF	\$21.33	\$26,712
Waste / Vent, unit risers				
3" pipe, ci, no-hub, in bldg	3,757	LF	\$39.62	\$148,852
4" pipe, ci, no-hub, in bldg	18,785	LF	\$48.05	\$902,619
6" pipe, ci, no-hub, in bldg	450	LF	\$69.25	\$31,163
8" pipe, ci, no-hub, in bldg	180	LF	\$104.40	\$18,792
Vent through roof, 3"	36	EA	\$321.70	\$11,581
Vent through roof, 4"	32	EA	\$355.50	\$11,376
Vent through roof, 6"	1	EA	\$489.00	\$489
				<u>\$2,617,829</u>

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D2020 Sanitary Drainage</i>				
Sanitary Fixtures				
Plumbing fixtures/piping allowance, BoH/Circ	26,696	SF	\$19.01	\$507,491
Plumbing fixtures/piping allowance, FoH/Circ	34,182	SF	\$10.78	\$368,482
Plumbing at units				
Condo unit, 1 bedroom	19	EA	\$45,000	\$855,000
Condo unit, 2 bedroom	33	EA	\$60,000	\$1,980,000
Condo unit, 3 bedroom	29	EA	\$80,000	\$2,320,000
Condo unit, 4 bedroom	11	EA	\$100,000	\$1,100,000
				<u>\$7,130,973</u>
<i>D2030 Building Support Plumbing Systems</i>				
Roof Drainage	394,786	SF	\$2.50	\$986,965
Gas piping	394,786	SF	\$1.75	\$690,876
General Plumbing requirements	394,786	SF	\$1.50	\$592,179
Test / clean plumbing				
Start-up/check-out				
Commissioning assistance only				
Access panels				
Piping identification				
Penetrations and firestopping				
Seismic supports				
BIM support				
				<u>\$2,270,020</u>
<i>D2050 General Service Compressed Air</i>				
				No Work Anticipated
<i>D2060 Process Support Plumbing Systems</i>				
				No Work Anticipated

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D30 HVAC

D3010 Facility Fuel Systems

No Work Anticipated

D3020 Heating Systems

Heating Hot Water Equipment

Hot water boiler, gas fired, condensing, modular	17,000	MBH	\$32.76	\$556,920
Boiler flue, ss, 24"	300	LF	\$290.80	\$87,240
HW pump, end suction, 25 hp, 400 gpm	3	EA	\$11,100.00	\$33,300
HW pump, to DHW heat exchangers	2	EA	\$11,100.00	\$22,200
VFD to HW pump, 25 hp	3	EA	\$7,433.00	\$22,299
HW expansion tank	1	EA	\$18,540.00	\$18,540
HW air separator	1	EA	\$23,580.00	\$23,580
HW chemical treatment	1	LS	\$13,300.00	\$13,300

Hot Water Distribution

HHW horizontal distribution, FoH/BoH/Circ	191,396	SF	\$5.93	\$1,134,978
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\$1,912,357

D3030 Cooling Systems

Condenser Water Equipment

Cooling tower, closed circuit	1,400	EA	\$431.30	\$603,820
CW pump, 60 hp, 1680 gpm	3	EA	\$30,620.00	\$91,860

Condenser Water Piping

Condenser rough-in at pump, 12"	3	EA	\$12,980.00	\$38,940
Cooling tower rough-in, 6"	9	EA	\$8,875.00	\$79,875
CW horizontal distribution, FoH/BoH/Circ	34,182	SF	\$2.59	\$88,531
3" pipe, blk steel, schd 40, welded	50	LF	\$64.32	\$3,216
4" pipe, blk steel, schd 40, welded	100	LF	\$77.97	\$7,797
6" pipe, blk steel, schd 40, welded	350	LF	\$98.59	\$34,507
8" pipe, blk steel, schd 40, welded	675	LF	\$128.90	\$87,008
10" pipe, blk steel, schd 40, welded	400	LF	\$177.50	\$71,000
12" pipe, blk steel, schd 40, welded	400	LF	\$216.40	\$86,560
14" pipe, blk steel, schd 40, welded	400	LF	\$249.00	\$99,600
16" pipe, blk steel, schd 40, welded	400	LF	\$279.40	\$111,760

\$1,404,473

D3050 Facility HVAC Distribution Systems

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Air-Side Equipment				
Air handler, vav, water-cooled dx, hw, Foh/Boh/Circulation	36,000	CFM	\$6.97	\$250,920
DOAH air handler, vav, water-cooled dx, hw, to units	59,200	CFM	\$10.90	\$645,280
Radiant floor heating/cooling	6,098	SF	\$14.04	\$85,616
General exhaust	6,836	CFM	\$1.40	\$9,571
Unit exhaust	59,200	CFM	\$1.40	\$82,880
Stair pressure, smoke control fans	180,000	CFM	\$1.40	\$252,000
General HVAC requirements	394,786	SF	\$2.00	\$789,572
				<u>\$2,115,839</u>

D3060 Ventilation

Air Distribution				
Air distribution, BoH, Circ	26,696	SF	\$11.43	\$305,135
Air distribution, FoH, Circ	35,805	SF	\$14.06	\$503,418
Air distribution, unit OA/exhaust risers	24,862	LB	\$12.14	\$301,829
				<u>\$1,110,382</u>

D3070 Special Purpose HVAC Systems

HVAC at units				
Condo unit, 1 bedroom	19	EA	\$39,878	\$757,678
Condo unit, 2 bedroom	33	EA	\$69,814	\$2,303,871
Condo unit, 3 bedroom	29	EA	\$91,253	\$2,646,342
Condo unit, 4 bedroom	11	EA	\$120,980	\$1,330,783
				<u>\$7,038,674</u>

D40 Fire Protection

D4010 Fire Suppression

Wet-pipe sprinklers, BoH/Circ	26,696	SF	\$4.03	\$107,585
Wet-pipe sprinklers, FoH/Circ	35,805	SF	\$4.97	\$177,951
Wet-pipe sprinklers, units	311,461	SF	\$4.50	\$1,401,575
Wet-pipe sprinklers, balconies	20,824	SF	\$4.97	\$103,495
				<u>\$1,790,606</u>

D4030 Fire Protection Systems

No Work Anticipated

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D50 Electrical</i>				
<i>D5010 Facility Power Generation</i>				
				No Work Anticipated
<i>D5020 Electrical Service & Distribution</i>				
Building core and shell				
Service and distribution consists of new switchboards, transformers, bus duct and distribution panel boards installed as a vertical stacked application in designated electrical closets to serve the respective floor. Each residential unit consists of a branch panel board, feeder conduit and wire to the nearest electrical closet. Diesel generators will be designated per building to serve as emergency power for lighting egress, fire alarm, and critical building equipment	394,786	SF	\$10.00	\$3,947,860
Building units				
Service and distribution				
1 bedroom	13	EA	\$9,000.00	\$117,000
2 bedroom	39	EA	\$9,000.00	\$351,000
3 bedroom	8	EA	\$12,000.00	\$96,000
3 bedroom duplex	16	EA	\$12,000.00	\$192,000
4 bedroom	16	EA	\$12,000.00	\$192,000
				<u>\$4,895,860</u>

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D5030 General Purpose Electrical Power</i>				
HVAC and equipment				
HVAC and equipment consists of branch, conduit, wire, and connections to mechanical and plumbing equipment provided by the HVAC and plumbing contractor. A local disconnecting means to service the equipment will be provided by the electrical contractor.	394,786	SF	\$1.25	\$493,483
Convenience power				
Convenience power consists of general purpose receptacles, conduit, and wire throughout the core of the building as well as for each residential unit to service as general use and maintenance.	394,786	SF	\$1.45	\$572,440
Building units				
HVAC and equipment				
1 bedroom	13	EA	\$3,450.00	\$44,850
2 bedroom	39	EA	\$6,395.00	\$249,405
3 bedroom	8	EA	\$8,795.00	\$70,360
3 bedroom duplex	16	EA	\$10,125.00	\$162,000
4 bedroom	16	EA	\$11,000.00	\$176,000
Convenience power				
1 bedroom	13	EA	\$4,830.00	\$62,790
2 bedroom	39	EA	\$8,953.00	\$349,167
3 bedroom	8	EA	\$12,313.00	\$98,504
3 bedroom duplex	16	EA	\$14,175.00	\$226,800
4 bedroom	16	EA	\$15,400.00	\$246,400
				<u>\$2,752,198</u>

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
D5040 Lighting				
Lighting and lighting controls				
Lighting and lighting controls consists of LED fixtures and lighting controls throughout the front of house service areas and fluorescent fixtures and lighting controls throughout the back of house service areas.	394,786	SF	\$2.50	\$986,965
Premium for main lobby	2	LS	\$125,000.00	\$250,000
Building units, LED				
Lighting and lighting controls				
1 bedroom	13	EA	\$27,600.00	\$358,800
2 bedroom	39	EA	\$51,160.00	\$1,995,240
3 bedroom	8	EA	\$70,360.00	\$562,880
3 bedroom duplex	16	EA	\$81,000.00	\$1,296,000
4 bedroom	16	EA	\$88,000.00	\$1,408,000
				<u>\$6,857,885</u>

D5080 Miscellaneous Electrical Systems

General electrical requirements	394,786	SF	\$2.50	\$986,965
Miscellaneous electrical requirements consists of equipment rentals, shop drawings, small tools, miscellaneous materials such as materials not common to an installed assembly, temporary construction power / lighting, and any related subcontractors not common to an installed assembly such as commissioning, testing, and certification of lighting / distribution system, as well as any related costs for construction such as permits, SCAQMD permit, etc.				
				<u>\$986,965</u>

South Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<u>D60 Communications</u>				
D6010 Data Communications				
Building core and shell				
Telephone and data system consists of a vertical stacked application of IDF/MDF closets to serve the respective floor. Devices are installed with a conduit stubs to an accessible ceiling space and j-hook pathway to the nearest IDF/MDF closet. Cabling from each device to nearest IDF/MDF closet to follow the installed j-hook pathway. Buildout of each IDF/MDF includes horizontal and vertical cable management through ladder racks and equipment rack cable managers. Cables to terminate on patch panels and patched over to owner provided network switches and active equipment. Wall fields are provided in each IDF/MDF for fire alarm panels/terminal cabinets, security panels/terminal cabinets, distributed antenna panels/terminal cabinets, and other related low voltage system equipment. A vertical backbone of copper and fiber to be installed to support voice and data management. Utility to provide connection for service within MPOE.	394,786	SF	\$4.00	\$1,579,144
Units				
Telephone and data, end unit				
1 bedroom	13	EA	\$3,139.50	\$40,814
2 bedroom	39	EA	\$5,819.45	\$226,959
3 bedroom	8	EA	\$8,003.45	\$64,028
3 bedroom duplex	16	EA	\$9,213.75	\$147,420
4 bedroom	16	EA	\$10,010.00	\$160,160
Conduit and cable				
1 bedroom	13	EA	\$5,830.50	\$75,797
2 bedroom	39	EA	\$10,807.55	\$421,494
3 bedroom	8	EA	\$14,863.55	\$118,908
3 bedroom duplex	16	EA	\$17,111.25	\$273,780
4 bedroom	16	EA	\$18,590.00	\$297,440
				<u>\$3,405,943</u>

D6020 Voice Communications

Included in D6010

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
D6030 Audio-Video Communications				
Building core and shell				
Audio visual system consists of speakers throughout the public spaces for music entertainment. Speakers and cabling to be installed via a j-hook pathway to the nearest IDF/MDF closet.	394,786	SF	\$0.50	\$197,393
Units				
Audio visual (residential information center, touch pad control, speakers and display)				
Infrastructure	92	EA	\$10,000.00	\$920,000
Audio speaker system	92	EA	\$6,500.00	\$598,000
Smart home control panel (Crestron or equal)	92	EA	\$4,500.00	\$414,000
Home control center system (Crestron or equal)	92	EA	\$12,000.00	\$1,104,000
				<u>\$3,233,393</u>
D6060 Distributed Communications & Monitoring				
Building core and shell				
Distributed antenna system consists of a radio antennas, head end equipment, and cable to serve as a public safety 800 MHz first responder system within the building.	394,786	SF	\$1.50	\$592,179
				<u>\$592,179</u>
D6090 Communications Supplementary Components				
				No Work Anticipated

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>D70 Electrical Safety & Security</u>				
<u>D7010 Access Control & Intrusion Detection</u>				
Building core and shell				
Access control system consists of monitored exterior door locations for secure access of the building. Card readers and request to exits will allow for entry and exiting of the building. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway.	394,786	SF	\$2.50	\$986,965
Condo unit door hardware included with doors				included with doors
				<u>\$986,965</u>
<u>D7030 Electronic Surveillance</u>				
Building core and shell				
Video surveillance consists of monitored locations of entries, exits, and elevators. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway.	394,786	SF	\$4.50	\$1,776,537
				<u>\$1,776,537</u>
<u>D7050 Detection & Alarm</u>				
Building core and shell				
Fire alarm system consists of addressable and programmable devices throughout the core of the building as well as for each residential unit. Fire alarm system to utilize a conduit and fire alarm cable backbone infrastructure with flexible fire alarm cable to each residential unit.	394,786	SF	\$1.30	\$513,222
Fire alarm system				
1 bedroom	13	EA	\$6,348.00	\$82,524
2 bedroom	39	EA	\$11,766.00	\$458,874
3 bedroom	8	EA	\$16,182.00	\$129,456
3 bedroom duplex	16	EA	\$18,630.00	\$298,080
4 bedroom	16	EA	\$20,240.00	\$323,840
				<u>\$1,805,996</u>

South Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
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D7070 Electronic Monitoring & Control

Included in D7050

D7090 Electronic Safety & Security Supplementary Controls

Included in D7050

D80 Integrated Automation

D8010 Integrated Automation Facility Controls

HVAC Controls

DDC controls, cooling tower cell	9	EA	\$18,170.00	\$163,530
DDC controls, boiler	5	EA	\$14,530.00	\$72,650
DDC controls, heat exchanger	6	EA	\$16,350.00	\$98,100
DDC controls, pump	3	EA	\$5,451.00	\$16,353
DDC controls, pump wth vfd	5	EA	\$7,267.00	\$36,335
DDC controls, general exhaust fan	44	EA	\$1,363.00	\$60,005
DDC controls, flow meter	4	EA	\$5,451.00	\$21,804
DDC controls, controls workstation	1	EA	\$40,890.00	\$40,890
DDC controls, general, Boh/Circ	26,696	SF	\$2.73	\$72,880
DDC controls, general, FoH/Circ	35,805	SF	\$3.27	\$117,082

\$699,630

E10 Equipment

E1010 Vehicle & Pedestrian Equipment

No Work Anticipated

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>E1030 Commercial Equipment</i>				
Maintenance equipment				
Boom roof car and track system including articulating non-powered platforms	1	EA	\$1,200,000.00	\$1,200,000
				<u>\$1,200,000</u>
<i>E1040 Institutional Equipment</i>				
				No Work Anticipated
<i>E1060 Residential Equipment</i>				
Residential appliances, CFCI, High End			(\$25,600/Unit)	
Range	92	EA	\$4,000.00	\$368,000
Microwave	92	EA	\$750.00	\$69,000
Range Hood	92	EA	\$4,000.00	\$368,000
Wine cooler	92	EA	\$1,500.00	\$138,000
Wall oven	92	EA	\$4,000.00	\$368,000
Dishwasher	92	EA	\$2,000.00	\$184,000
Refrigerator	92	EA	\$6,000.00	\$552,000
Garbage disposal	92	EA	\$350.00	\$32,200
Washer/dryer combo	92	EA	\$3,000.00	\$276,000
Window Covering				
Window shades	52,485	SF	\$28.00	\$1,469,580
General equipment				
Floor entry mats	2	LOC	\$50,000.00	\$100,000
				<u>\$3,924,780</u>
<i>E1070 Entertainment & Recreational Equipment</i>				
				No Work Anticipated
<i>E1090 Other Equipment</i>				
				No Work Anticipated
<u>E20 Furnishings</u>				
<i>E2010 Fixed Furnishings</i>				
Millwork				
Custom millwork package, kitchen/closet and vanity	92	EA	\$55,000.00	\$5,060,000

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
				<u>\$5,060,000</u>
<i>E2020 Movable Furnishings</i>				
FOH FF&E				
Lobby and feature area loose furniture	35,805	SF	\$10.00	\$358,050
Artwork	35,805	SF	\$15.00	\$537,075
BOH FF&E				
Loose shelving, janitorial equipment, etc.	26,696	SF	\$5.00	\$133,480
				<u>\$1,028,605</u>
<i>F10 Special Construction</i>				
<i>F1010 Integrated Construction</i>				
				No Work Anticipated
<i>F1020 Special Structures</i>				
Fireplaces	92	EA	\$10,000.00	\$920,000
				<u>\$920,000</u>
<i>F1030 Special Function Construction</i>				
<i>F1040 Special Facility Components</i>				
				No Work Anticipated
<i>F1050 Athletic & Recreational Special Construction</i>				
				No Work Anticipated
<i>F1080 Special Instrumentation</i>				
				No Work Anticipated

South Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>F20 Facility Remediation</u>				
<i>F2010 Hazardous Materials Remediation</i>				
			No Work Anticipated	
<u>F30 Demolition</u>				
<i>F3010 Structure Demolition</i>				
			No Work Anticipated	
<i>F3030 Selective Demolition</i>				
			No Work Anticipated	
<i>F3050 Structure Moving</i>				
			No Work Anticipated	

North Tower - Condo

North Tower - Condo Schedule of Areas & Control Quantities

Schedule of Areas	Units per Floor	Unit Area	BOH	FOH	Balconies at 100%	Gross Floor Area (GFA)	Perimeter	Floor to Floor	Gross Wall Area
Ground	4	6,171 SF	0 SF	14,431 SF	2,811 SF	23,417 SF	826 LF	20 LF	16,520 SF
Level 2	0	7,176 SF	422 SF	1,739 SF	925 SF	10,262 SF	816 LF	12 LF	9,792 SF
Level 3	15	30,881 SF	1,654 SF	3,012 SF	1,690 SF	37,252 SF	990 LF	12 LF	11,880 SF
Level 4	14	30,760 SF	1,687 SF	3,124 SF	1,800 SF	37,385 SF	990 LF	12 LF	11,874 SF
Level 5	14	30,675 SF	1,968 SF	3,050 SF	1,800 SF	37,507 SF	990 LF	12 LF	11,874 SF
Level 6	6	29,736 SF	2,007 SF	2,060 SF	1,645 SF	35,454 SF	990 LF	12 LF	11,874 SF
Level 7	10	31,517 SF	1,880 SF	2,188 SF	1,718 SF	37,313 SF	990 LF	12 LF	11,874 SF
Level 8	10	28,984 SF	1,728 SF	3,160 SF	1,800 SF	35,682 SF	990 LF	12 LF	11,874 SF
Level 9	6	29,657 SF	1,692 SF	2,516 SF	1,665 SF	35,536 SF	990 LF	12 LF	11,874 SF
Level 10	7	20,240 SF	1,365 SF	2,947 SF	11,641 SF	36,200 SF	950 LF	12 LF	11,400 SF
Level 11	5	18,626 SF	1,391 SF	1,935 SF	874 SF	22,831 SF	840 LF	12 LF	10,080 SF
Level 12	3	17,828 SF	1,055 SF	1,154 SF	4,606 SF	24,646 SF	664 LF	12 LF	7,968 SF
Level 13	2	15,634 SF	615 SF	806 SF	5,255 SF	22,312 SF	704 LF	17 LF	11,968 SF
Totals:	96	297,885 SF	17,464 SF	42,122 SF	38,230 SF	395,797 SF	902 Ave LF	169 LF	150,852 SF

Control Quantities	Qty	Unit	Ratio to Gross Area	Additional Finish To Exterior Wall
Number of Levels	13	EA	0.033	Elevator overruns 4,180 SF
Number of Units	96	EA	1000	BOH areas 2,500 SF
Gross Floor Area	395,797	GSF	1.000	Low Walls at Roof 1,464 SF
Net Assignable Floor Area	297,885	NSF	1.000	Parapets 1,860 SF
Program Specific		SF	0.000	
Units	297,885	SF	0.753	Total Finished Gross Wall Area 160,856 SF
FOH Spaces	42,122	SF	0.141	
BOH Spaces	17,464	SF	0.044	
Enclosed Area	395,797	SF	1.000	
Balcony Area	38,230	SF	0.097	
Footprint Area	23,417	SF	0.079	
Footprint Perimeter	826	LF	0.047	
Gross Wall Area (skin)	160,856	GWA	0.406	
Retaining Wall Area	-	SF	0.000	*included with garage
Glazing Area (skin)		SF		*does not include doors
Roof Area (flat)	35,682	SF	0.090	
Total Roof Area	35,682	SF	0.090	
Total Volume	4,539,743	CF	11.470	
Finished Area	395,797	SF	1.000	
Shelled Area	-	SF	0.000	

North Tower - Condo

L2 Uniforamt II[®]	% of ECC	Subtotal	Total	Cost / SF	Cost / SF
A. Substructure	0.00%		\$0		\$0.00
A10 Foundations		\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00	
B. Shell	35.46%		\$62,370,499		\$157.58
B10 Superstructure		\$31,886,824		\$80.56	
B20 Exterior Vertical Enclosure		\$24,700,116		\$62.41	
B30 Exterior Horizontal Enclosure		\$5,783,560		\$14.61	
C. Interiors	23.52%		\$41,365,073		\$104.51
C10 Interior Construction		\$21,114,031		\$53.35	
C20 Interior Finishes		\$20,251,042		\$51.17	
D. Services	33.10%		\$58,215,819		\$147.09
D10 Conveying		\$5,325,000		\$13.45	
D20 Plumbing		\$11,752,199		\$29.69	
D30 HVAC		\$10,805,386		\$27.30	
D40 Fire Protection		\$1,860,037		\$4.70	
D50 Electrical		\$15,546,035		\$39.28	
D60 Communications		\$8,070,389		\$20.39	
D70 Electrical Safety & Security		\$4,598,281		\$11.62	
D80 Integrated Automation		\$258,492		\$0.65	
E. Equipment & Furnishings	7.08%		\$12,458,270		\$31.48
E10 Equipment		\$5,529,360		\$13.97	
E20 Furnishings		\$6,928,910		\$17.51	
F. Special Construction & Demolition	0.85%		\$1,486,500		\$3.76
F10 Special Construction		\$1,486,500		\$3.76	
F20 Facility Remediation		\$0		\$0.00	
F30 Demolition		\$0		\$0.00	
Z. Indirect Markups	0.00%		\$0		\$0.00
Design / Estimating Contingency	0.00%	\$0		\$0.00	
Escalation to Midpoint of Construction	0.00%	\$0		\$0.00	
General Conditions	0.00%	\$0		\$0.00	
General Requirements	0.00%	\$0		\$0.00	
Construction Contingency	0.00%	\$0		\$0.00	
Contractor's Bonds	0.00%	\$0		\$0.00	
General Liability Insurance	0.00%	\$0		\$0.00	
Contractor's OH&P	0.00%	\$0		\$0.00	

TOTAL ESTIMATED CONSTRUCTION COST (ECC)			\$175,896,161		\$444
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North Tower - Condo

L3 Uniformat II[®]	Subtotal	Total	Cost / SF	Cost / SF
A10 Foundations		\$0		\$0.00
A1010 Standard Foundations	\$0		\$0.00	
A1020 Special Foundations	\$0		\$0.00	
A20 Subgrade Enclosures		\$0		\$0.00
A2010 Walls for Subgrade Enclosures	\$0		\$0.00	
A40 Slabs-On-Grade		\$0		\$0.00
A4010 Standard Slabs-On-Grade	\$0		\$0.00	
A4020 Structural Slabs-On-Grade	\$0		\$0.00	
A4030 Slab Trenches	\$0		\$0.00	
A4040 Pits and Bases	\$0		\$0.00	
A4090 Slabs-On-Grade Supplementary Components	\$0		\$0.00	
A60 Water & Gas Mitigation		\$0		\$0.00
A6010 Building Subdrainage	\$0		\$0.00	
A6020 Off-Gassing Mitigation	\$0		\$0.00	
A90 Substructure Related Activities		\$0		\$0.00
A9010 Substructure Excavation	\$0		\$0.00	
A9020 Construction Dewatering	\$0		\$0.00	
A9030 Excavation Support	\$0		\$0.00	
A9040 Soil Treatment	\$0		\$0.00	
Subtotal A - Substructure		\$0		\$0.00
B10 Superstructure		\$31,886,824		\$80.56
B1010 Floor Construction	\$29,181,288		\$73.73	
B1020 Roof Construction	\$1,489,536		\$3.76	
B1080 Stairs	\$1,216,000		\$3.07	
B20 Exterior Vertical Enclosures		\$24,700,116		\$62.41
B2010 Exterior Walls	\$3,905,171		\$9.87	
B2020 Exterior Windows	\$7,488,415		\$18.92	
B2050 Exterior Doors & Grilles	\$5,605,475		\$14.16	
B2070 Exterior Louvers & Vents	\$0		\$0.00	
B2080 Exterior Wall Appurtenances	\$7,701,055		\$19.46	
B2090 Exterior Wall Specialties	\$0		\$0.00	
B30 Exterior Horizontal Enclosures		\$5,783,560		\$14.61
B3010 Roofing	\$614,550		\$1.55	
B3020 Roof Appurtenances	\$0		\$0.00	
B3040 Traffic Bearing Horizontal Enclosures	\$1,826,310		\$4.61	
B3060 Horizontal Openings	\$0		\$0.00	
B3080 Overhead Exterior Enclosures	\$3,342,700		\$8.45	
Subtotal B - Shell		\$62,370,499		\$157.58

North Tower - Condo

L3 Unifomat II[®]	Subtotal	Total	Cost / SF	Cost / SF
C10 Interior Construction		\$21,114,031		\$53.35
C1010 Interior Partitions	\$9,318,429		\$23.54	
C1020 Interior Windows	\$0		\$0.00	
C1030 Interior Doors	\$5,554,200		\$14.03	
C1040 Interior Grilles & Gates	\$0		\$0.00	
C1060 Raised Floor Construction	\$0		\$0.00	
C1070 Suspended Ceiling Construction	\$2,767,910		\$6.99	
C1090 Interior Specialties	\$3,473,493		\$8.78	
C20 Interior Finishes		\$20,251,042		\$51.17
C2010 Wall Finishes	\$5,446,512		\$13.76	
C2020 Interior Fabrications	\$0		\$0.00	
C3030 Flooring	\$14,358,150		\$36.28	
C3040 Stair	\$0		\$0.00	
C3050 Ceiling Finishes	\$446,380		\$1.13	
C3060 Interior Finish Schedules	\$0		\$0.00	
Subtotal C - Interiors		\$41,365,073		\$104.51
D10 Conveying		\$5,325,000		\$13.45
D1010 Vertical Conveying Systems	\$5,325,000		\$13.45	
D1030 Horizontal Conveying Systems	\$0		\$0.00	
D1050 Material Handling	\$0		\$0.00	
D1080 Operable Access Systems	\$0		\$0.00	
D20 Plumbing		\$11,752,199		\$29.69
D2010 Domestic Water Distribution	\$2,303,140		\$5.82	
D2020 Sanitary Drainage	\$7,371,125		\$18.62	
D2030 Building Support Plumbing Systems	\$2,077,934		\$5.25	
D2050 General Service Compressed Air	\$0		\$0.00	
D2060 Process Support Plumbing Systems	\$0		\$0.00	
D30 HVAC		\$10,805,386		\$27.30
D3010 Facility Fuel Systems	\$0		\$0.00	
D3020 Heating Systems	\$249,576		\$0.63	
D3030 Cooling Systems	\$295,042		\$0.75	
D3050 Facility HVAC Distribution Systems	\$1,938,684		\$4.90	
D3060 Ventilation	\$1,034,019		\$2.61	
D3070 Special Purpose HVAC Systems	\$7,288,064		\$18.41	
D40 Fire Protection		\$1,860,037		\$4.70
D4010 Fire Suppression	\$1,860,037		\$4.70	
D4030 Fire Protection Systems	\$0		\$0.00	

North Tower - Condo

L3 Unifomat II®	Subtotal	Total	Cost / SF	Cost / SF
D50 Electrical		\$15,546,035		\$39.28
D5010 Facility Power Generation	\$0		\$0.00	
D5020 Electrical Service & Distribution	\$4,950,970		\$12.51	
D5030 General Purpose Electrical Power	\$2,781,520		\$7.03	
D5040 Lighting	\$6,824,053		\$17.24	
D5080 Miscellaneous Electrical Systems	\$989,493		\$2.50	
D60 Communications		\$8,070,389		\$20.39
D6010 Data Communications	\$3,438,795		\$8.69	
D6020 Voice Communications	\$0		\$0.00	
D6030 Audio-Video Communications	\$4,037,899		\$10.20	
D6060 Distributed Communications & Monitoring	\$593,696		\$1.50	
D6090 Communications Supplementary Components	\$0		\$0.00	
D70 Electronic Safety & Security		\$4,598,281		\$11.62
D7010 Access Control & Intrusion Detection	\$989,493		\$2.50	
D7030 Electronic Surveillance	\$1,781,087		\$4.50	
D7050 Detection & Alarm	\$1,827,702		\$4.62	
D7070 Electronic Monitoring & Control	\$0		\$0.00	
D7090 Electronic Safety & Security Supplementary Controls	\$0		\$0.00	
D80 Integrated Automation		\$258,492		\$0.65
D8010 Integrated Automation Facility Controls	\$258,492		\$0.65	
Subtotal D - Services		\$58,215,819		\$147.09
E10 Equipment		\$5,529,360		\$13.97
E1010 Vehicle & Pedestrian Equipment	\$0		\$0.00	
E1030 Commercial Equipment	\$1,320,000		\$3.34	
E1040 Institutional Equipment	\$0		\$0.00	
E1060 Residential Equipment	\$4,209,360		\$10.64	
E1070 Entertainment & Recreational Equipment	\$0		\$0.00	
E1090 Other Equipment	\$0		\$0.00	
E20 Furnishings		\$6,928,910		\$17.51
E2010 Fixed Furnishings	\$5,280,000		\$13.34	
E2050 Movable Furnishings	\$1,648,910		\$4.17	
Subtotal E - Equipment		\$12,458,270		\$31.48
F10 Special Construction		\$1,486,500		\$3.76
F1010 Integrated Construction	\$526,500		\$1.33	
F1020 Special Structures	\$960,000		\$2.43	
F1030 Special Function Construction	\$0		\$0.00	
F1040 Special Facility Components	\$0		\$0.00	
F1050 Athletic & Recreational Special Construction	\$0		\$0.00	
F1080 Special Instrumentation	\$0		\$0.00	
F20 Facility Remediation		\$0		\$0.00

North Tower - Condo

L3 Uniformat II[®]	Subtotal	Total	Cost / SF	Cost / SF
F2010 Hazardous Materials Remediation	\$0		\$0.00	

North Tower - Condo

L3 Uniformat II [®]		Subtotal	Total	Cost / SF	Cost / SF
F30	Demolition		\$0		\$0.00
F3010	Structure Demolition	\$0		\$0.00	
F3030	Selective Demolition	\$0		\$0.00	
F3050	Structure Moving	\$0		\$0.00	
Subtotal F - Special Construction & Demolition			\$1,486,500		\$3.76
TOTAL ESTIMATED DIRECT COST (EDC)			\$175,896,161		\$444.41

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>A10 Foundations</u>				
A1010 Standard Foundations				No Work Anticipated
<hr/>				
A1020 Special Foundations				No Work Anticipated
<hr/>				
<u>A20 Subgrade Enclosures</u>				
A2010 Walls for Subgrade Enclosures				No Work Anticipated
<hr/>				
<u>A40 Slabs-On-Grade</u>				
A4010 Standard Slab on Grade				No Work Anticipated
<hr/>				
A4020 Structural Slab on Grade				No Work Anticipated
<hr/>				
A4030 Slab Trenches				No Work Anticipated
<hr/>				
A4040 Pits and Bases				No Work Anticipated
<hr/>				
A4090 Slabs-On-Grade Supplementary Components				No Work Anticipated
<hr/>				
<u>A60 Water & Gas Mitigation</u>				
A6010 Building Subdrainage				No Work Anticipated
<hr/>				

North Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>A6020 Off-Gassing Mitigation</i>				No Work Anticipated
<hr/>				
<u><i>A90 Substructure Related Activities</i></u>				
<i>A9010 Substructure Excavation</i>				No Work Anticipated
<hr/>				
<i>A9020 Construction Dewatering</i>				No Work Anticipated
<hr/>				
<i>A9030 Excavation Support</i>				No Work Anticipated
<hr/>				
<i>A9040 Soil Treatment</i>				No Work Anticipated
<hr/>				

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>B10 Superstructure</u>				
<u>B1010 Floor Construction</u>				
Shear walls				
Reinforced concrete shear walls, up to 24" thick	28,392	SF	\$80.00	\$2,271,360
Reinforced elevator concrete core walls, up to 18" thick	18,252	SF	\$75.00	\$1,368,900
Columns				
Reinforced concrete shear walls, up to 24" thick	2,500	CY	\$1,500.00	\$3,750,000
Load bearing walls				
Reinforced concrete walls, up to 24" thick	16,000	SF	\$72.00	\$1,152,000
Suspended Floors				
Reinforced concrete post tensioned slab, 8.5" thick	372,380	SF	\$30.00	\$11,171,400
Reinforced concrete post tensioned slab, 8.5" thick (Balconies)	36,102	SF	\$35.00	\$1,263,570
Beams				
Reinforced concrete beams	2,000	CY	\$1,650.00	\$3,300,000
Corbels / Hanging walls				
Reinforced concrete corbels and walls	1	LS	\$250,000.00	\$250,000
Miscellaneous				
Architectural finish at exposed shear walls	1	LS	\$350,000.00	\$350,000
Balcony rail connection	4,067	LF	\$50.00	\$203,350
Terracotta/glass/metal sunscreens, secondary connections	5,992	LF	\$100.00	\$599,217
Embeds	16,000	EA	\$50.00	\$800,000
Stud rail including rail and connection	40,000	EA	\$30.00	\$1,200,000
Curbs	2,500	LF	\$40.00	\$100,000
Deadman foundations	200	CY	\$250.00	\$50,000
Mud slab, 4" thick	90	SF	\$50.00	\$4,500
Metals, bolts and connections	395,797	SF	\$3.00	\$1,187,391
Metal grating at balcony swith structural steel support	2,128	SF	\$75.00	\$159,600
				<u>\$29,181,288</u>

B1020 Roof Construction

Suspended floors				
Reinforced concrete post tensioned slab, 8.5" thick	46,548	SF	\$32.00	\$1,489,536
				<u>\$1,489,536</u>

B1080 Stairs

Egress stairs				
Metal pan staircase including handrails and landings	13	FLT	\$24,000.00	\$312,000

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Metal pan staircase including handrails, intestinal floor connection	25	FLT	\$24,000.00	\$600,000
Metal pan staircase and railings at units	19	EA	\$16,000.00	\$304,000
				<u>\$1,216,000</u>

B20 Exterior Vertical Enclosure

B2010 Exterior Walls

Non-Structural Metal Framing Exterior wall framing, insulation and air barriers 6" @ 16" O.C.	46,933	SF	\$19.00	\$891,727
Gypsum Board Assemblies Exterior Wall Assemblies Densglas sheathing	46,933	SF	\$3.50	\$164,266
Interior finish to exterior walls Gypsum board taped and sanded	46,933	SF	\$3.00	\$140,799
Applied finishes Metal panels, rainscreen	36,749	SF	\$65.00	\$2,388,685
Cement plaster	10,184	SF	\$16.00	\$162,944
Architectural concrete finish	18,269	SF	Included with Structural	
Fascia's bands and trim	156,750	GWA	\$1.00	\$156,750
				<u>\$3,905,171</u>

B2020 Exterior Windows

Glazing systems Aluminum framed glazing systems Structural glass, point supported	4,847	SF	\$200.00	\$969,400
Curtain wall	23,701	SF	\$130.00	\$3,081,130
Curtain wall, point supported at Stairs	3,744	SF	\$250.00	\$936,000
Window Wall	25,569	SF	\$90.00	\$2,301,210
Punched windows	1,745	SF	\$115.00	\$200,675
				<u>\$7,488,415</u>

B2050 Exterior Doors & Grilles

Exterior doors and windows Aluminum framed, tempered glass door Single	4	EA	\$5,600.00	\$22,400
Double	4	EA	\$10,000.00	\$40,000
Hollow metal doors in hollow metal frame, including hardware and paint finish Single	7	EA	\$2,000.00	\$14,000
Double	1	EA	\$3,800.00	\$3,800

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Residential units				
Sliding glazed doors	31,573	SF	\$175.00	\$5,525,275
				<u>\$5,605,475</u>

B2060 Exterior Louvers & Vents

B2070 Exterior Wall Appurtenances

Sunscreens				
Terracotta sunscreens	20,829	SF	\$185.00	\$3,853,365
Glass sunscreens	10,266	SF	\$140.00	\$1,437,240
Metal panel sunscreens	1,927	SF	\$120.00	\$231,240
Linear metal sunscreens	2,931	SF	\$85.00	\$249,135
Balustrades				
Stainless steel guardrail w/ stainless steel rods, West	4,067	LF	\$425.00	\$1,728,475
Stainless steel guardrail w/ stainless steel rods, East	1,152	LF	\$175.00	\$201,600
				<u>\$7,701,055</u>

B2080 Exterior Wall Specialties

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>B30 Exterior Horizontal Enclosure</u>				
B3010 Roofing				
Membrane roofing system				
Single ply roofing	20,000	SF	\$10.00	\$200,000
Tapered / rigid insulation	20,000	SF	\$8.00	\$160,000
Caulking and sealants	20,000	SF	\$2.00	\$40,000
Sheet metal and flashing	20,000	SF	\$2.50	\$50,000
 Green roofing system	 3,291	 SF	 \$50.00	 \$164,550
				<u>\$614,550</u>
B3020 Roof Appurtenances				
				No Work Anticipated
B3040 Traffic Bearing Horizontal Enclosures				
Pool areas				
Pool decking with waterproofing	707	SF	\$30.00	\$21,210
Balconies				
Waterproofing and wood decking	36,102	SF	\$50.00	\$1,805,100
				<u>\$1,826,310</u>
B3060 Horizontal Openings				
				No Work Anticipated

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>B3080 Overhead Exterior Enclosures</i>				
Soffit finish				
Cement plaster finish at balconies	38,230	SF	\$30.00	\$1,146,900
Metal panel at Level 2	22,962	SF	\$75.00	\$1,722,150
Canopies				
Main entrance	1,448	SF	\$200.00	\$289,600
Decorative canopy at L13, freestanding	1,227	SF	\$150.00	\$184,050
				<u>\$3,342,700</u>

C10 Interior Construction

C1010 Interior Partitions

Concrete masonry unit				
Reinforced CMU wall, 8" thick	40,000	SF	\$28.00	\$1,120,000
Metal stud partitions, sheathing/insulation				
Corridor	90,000	SF	\$19.50	\$1,755,000
Demising	48,000	SF	\$19.50	\$936,000
Shaft / fire rated	12,000	SF	\$25.00	\$300,000
Furring	18,000	SF	\$8.00	\$144,000
Units	74,880	SF	\$26.00	\$1,946,880
Premium for level 5 finish	1	LS	\$500,000.00	\$500,000
Security mesh at demising and corridor wall	258,972	SF	\$4.00	\$1,035,888
Caulking and sealants	395,797	SF	\$1.50	\$593,696
Backing and blocking	394,786	SF	\$2.50	\$986,965
				<u>\$9,318,429</u>

C1020 Interior Windows

No Work Anticipated

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
C1030 Interior Doors				
Doors, frames and hardware				
HM Single	90	EA	\$2,000.00	\$180,000
HM Double	56	EA	\$4,200.00	\$235,200
SC Double	6	EA	\$8,700.00	\$52,200
SC Single	576	EA	\$4,600.00	\$2,649,600
Glazed Double	2	EA	\$7,500.00	\$15,000
Unit entry Doors	96	EA	\$5,000.00	\$480,000
General door premiums, FR, PH, etc.	1	LS	\$361,200.00	\$361,200
Closet doors	288	EA	\$2,500.00	\$720,000
Shower doors	222	EA	\$3,000.00	\$666,000
Won doors	13	EA	\$15,000.00	\$195,000
				<u>\$5,554,200</u>
C1040 Interior Grilles & Gates				
				No Work Anticipated
C1060 Raised Floor Construction				
				No Work Anticipated
C1070 Suspended Ceiling Construction				
North Tower Residents				
1 Bedroom (Hardlid)	24	EA	\$13,615.83	\$326,780
2 Bedroom (Hardlid)	25	EA	\$24,750.40	\$618,760
3 Bedroom (Hardlid)	17	EA	\$34,584.71	\$587,940
3 Bedroom duplex (Hardlid)	16	EA	\$37,875.00	\$606,000
4 Bedroom (Hardlid)	5	EA	\$36,590.00	\$182,950
Townhouse 2 Bedroom (Hardlid)	3	EA	\$21,706.67	\$65,120
Townhouse 4 Bedroom (Hardlid)	1	EA	\$46,840.00	\$46,840
Penthouse Simplex (Hardlid)	3	EA	\$71,413.33	\$214,240
Penthouse Duplex (Hardlid)	2	EA	\$59,640.00	\$119,280
				<u>\$2,767,910</u>

North Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>C1090 Interior Specialties</i>				
Specialties	96	Units	\$18,000.00	\$1,728,000
Toilet and shower accessories				
Towel bar, towel ring, tissue holder, robe hook				
Mr steam towel warmer				
Medicine cabinet				
Frameless mirror				
Interior railings				
Metal railing at atrium	2,160	LF	\$350.00	\$756,000
Signage				
Graphical and decorative wayfinding (FF&E)	395,797	SF	\$2.00	\$791,594
Code and directional	395,797	SF	\$0.50	\$197,899
				<hr/>
				<u>\$3,473,493</u>

C30 Interior Finishes

C3010 Wall Finishes

Residents				
1 Bedroom (Paint, stone at restrooms)	24	EA	\$22,986.00	\$551,664
2 Bedroom (Paint, stone at restrooms)	25	EA	\$31,898.88	\$797,472
3 Bedroom (Paint, stone at restrooms)	17	EA	\$41,167.06	\$699,840
3 Bedroom duplex (Paint, stone at restrooms)	16	EA	\$58,806.00	\$940,896
4 Bedroom (Paint, stone at restrooms)	5	EA	\$39,744.00	\$198,720
Townhouse 2 Bedroom (Paint, stone at restrooms)	3	EA	\$43,824.00	\$131,472
Townhouse 4 Bedroom (Paint, stone at restrooms)	1	EA	\$68,688.00	\$68,688
Penthouse Simplex (Paint, stone at restrooms)	3	EA	\$106,632.00	\$319,896
Penthouse Duplex (Paint, stone at restrooms)	2	EA	\$123,552.00	\$247,104

North Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
Front of house				
North Building Lobby 1 (50% walls glazed)	2,904	SF	\$50.00	\$145,200
North Building Lobby 2 (50% walls glazed)	2,988	SF	\$50.00	\$149,400
Resident Circulation	67,800	SF	\$12.00	\$813,600
Elevator Lobby	7,920	SF	\$35.00	\$277,200
Residential lounge / food prep	2,496	SF	\$15.00	\$37,440
Restrooms	1,848	SF	\$35.00	\$64,680
North Tower BoH				
MEP rooms	2,160	SF	\$1.50	\$3,240
				<u>\$5,446,512</u>

C3020 Interior Fabrications

No Work Anticipated

C3030 Flooring

North Tower Residents				
1 Bedroom (Wood/Stone)	24	EA	\$65,356.00	\$1,568,544
2 Bedroom (Wood/Stone)	25	EA	\$118,801.92	\$2,970,048
3 Bedroom (Wood/Stone)	17	EA	\$166,006.59	\$2,822,112
3 Bedroom duplex (Wood/Stone)	16	EA	\$181,800.00	\$2,908,800
4 Bedroom (Wood/Stone)	5	EA	\$175,632.00	\$878,160
Townhouse 2 Bedroom (Wood/Stone)	3	EA	\$104,192.00	\$312,576
Townhouse 4 Bedroom (Wood/Stone)	1	EA	\$224,832.00	\$224,832
Penthouse Simplex (Wood/Stone)	3	EA	\$385,632.00	\$1,156,896
Penthouse Duplex (Wood/Stone)	2	EA	\$322,056.00	\$644,112
Front of house				
North Building Lobby 1	2,432	SF	\$70.00	\$170,240
North Building Lobby 2	2,524	SF	\$70.00	\$176,680
Resident Circulation	11,258	SF	\$20.00	\$225,160
Elevator Lobby	1,740	SF	\$70.00	\$121,800
Residential lounge / food prep	2,150	SF	\$20.00	\$43,000
Restrooms	520	SF	\$35.00	\$18,200
Function room 1	1,648	SF	\$70.00	\$115,360
North Tower BoH				
MEP rooms	652	SF	\$2.50	\$1,630
				<u>\$14,358,150</u>

C3040 Stair

Included with Stairs

C3050 Ceiling Finishes

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
North Tower FoH				
North Building Lobby 1	2,432	SF	\$25.00	\$60,800
North Building Lobby 2	2,524	SF	\$25.00	\$63,100
Resident Circulation	11,258	SF	\$15.00	\$168,870
Elevator Lobby	1,740	SF	\$25.00	\$43,500
Residential lounge / food prep	2,150	SF	\$20.00	\$43,000
Restrooms	520	SF	\$15.00	\$7,800
Function room 1	1,648	SF	\$35.00	\$57,680
Back of house				
MEP rooms	652	SF	\$2.50	\$1,630
				<u>\$446,380</u>

C3060 Interior Finish Schedules

No Work Anticipated

D10 Conveying

D1010 Vertical Conveying Systems

Elevators				
MRL traction, passenger, 3,500 lbs., 2 EA	78	EA	\$50,000.00	\$3,900,000
MRL traction, services, 3,500 lbs., 1 EA	23	EA	\$55,000.00	\$1,265,000
Cab finish	8	EA	\$20,000.00	\$160,000
				<u>\$5,325,000</u>

D1030 Horizontal Conveying Systems

No Work Anticipated

D1050 Material Handling

No Work Anticipated

D1080 Operable Access Systems

No Work Anticipated

North Tower - Condo

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>D20 Plumbing</i>				
<i>D2010 Domestic Water Distribution</i>				
Domestic Water, unit risers				
1-1/4" pipe, cu type L, in bldg	1,109	LF	\$32.62	\$36,186
1-1/2" pipe, cu type L, in bldg	3,328	LF	\$34.73	\$115,581
2" pipe, cu type L, in bldg	3,328	LF	\$35.61	\$118,510
2-1/2" pipe, cu type L, in bldg	3,328	LF	\$46.81	\$155,784
3" pipe, cu type L, in bldg	3,328	LF	\$54.08	\$179,978
4" pipe, cu type L, in bldg	2,219	LF	\$79.10	\$175,497
6" pipe, cu type L, in bldg	2,219	LF	\$177.70	\$394,257
Pipe insulation, 1-1/4" pipe	1,109	LF	\$9.78	\$10,849
Pipe insulation, 1-1/2" pipe	2,219	LF	\$9.92	\$22,009
Pipe insulation, 2" pipe	2,219	LF	\$10.56	\$23,429
Pipe insulation, 2-1/2" pipe	2,219	LF	\$11.22	\$24,893
Pipe insulation, 3" pipe	2,219	LF	\$11.82	\$26,225
Pipe insulation, 4" pipe	1,109	LF	\$14.08	\$15,619
Pipe insulation, 6" pipe	1,109	LF	\$21.33	\$23,662
Waste / Vent, unit risers				
3" pipe, ci, no-hub, in bldg	3,328	LF	\$39.62	\$131,855
4" pipe, ci, no-hub, in bldg	16,640	LF	\$48.05	\$799,552
6" pipe, ci, no-hub, in bldg	410	LF	\$69.25	\$28,393
Vent through roof, 3"	56	EA	\$321.70	\$18,015
Vent through roof, 4"	8	EA	\$355.50	\$2,844
				<u>\$2,303,140</u>

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D2020 Sanitary Drainage</i>				
Sanitary Fixtures				
Plumbing fixtures/piping allowance, BoH/Circ	17,750	SF	\$19.01	\$337,428
Plumbing fixtures/piping allowance, FoH/Circ	42,087	SF	\$10.78	\$453,698
Plumbing at units				
Condo unit, 1 bedroom	26	EA	\$45,000	\$1,170,000
Condo unit, 2 bedroom	27	EA	\$60,000	\$1,620,000
Condo unit, 3 bedroom	33	EA	\$80,000	\$2,640,000
Condo unit, 4 bedroom	5	EA	\$100,000	\$500,000
Penthouse unit	5	EA	\$130,000.00	\$650,000
				<u>\$7,371,125</u>
<i>D2030 Building Support Plumbing Systems</i>				
Roof Drainage	395,797	SF	\$2.00	\$791,594
Gas piping	395,797	SF	\$1.75	\$692,645
Additional Plumbing requirements	395,797	SF	\$1.50	\$593,696
Test / clean plumbing				
Start-up/check-out				
Commissioning assistance only				
Access panels				
Piping identification				
Penetrations and firestopping				
Seismic supports				
BIM support				
				<u>\$2,077,934</u>
<i>D2050 General Service Compressed Air</i>				
				No Work Anticipated
<i>D2060 Process Support Plumbing Systems</i>				
				No Work Anticipated

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>D30 HVAC</u>				
<i>D3010 Facility Fuel Systems</i>				
				No Work Anticipated
<hr/>				
<i>D3020 Heating Systems</i>				
Hot Water Distribution				
HHW horizontal distribution, FoH/BoH/Circ	42,087	SF	\$5.93	\$249,576
				<hr/>
				<u>\$249,576</u>
<i>D3030 Cooling Systems</i>				
Condenser Water Piping				
CW horizontal distribution, FoH/BoH/Circ	42,087	SF	\$2.59	\$109,005
3" pipe, blk steel, schd 40, welded	50	LF	\$64.32	\$3,216
4" pipe, blk steel, schd 40, welded	125	LF	\$77.97	\$9,746
6" pipe, blk steel, schd 40, welded	275	LF	\$98.59	\$27,112
8" pipe, blk steel, schd 40, welded	375	LF	\$128.90	\$48,338
10" pipe, blk steel, schd 40, welded	550	LF	\$177.50	\$97,625
				<hr/>
				<u>\$295,042</u>

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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D3050 Facility HVAC Distribution Systems

Air-Side Equipment

Air handler, vav, water-cooled dx, hw, Foh/Boh/Circulation	44,000	CFM	\$6.97	\$306,680
DOAH air handler, vav, water-cooled dx, hw, to units	47,275	CFM	\$10.90	\$515,298
Radiant floor heating/cooling	5,637	SF	\$14.04	\$79,143
General exhaust	8,417	CFM	\$1.40	\$11,784
Unit exhaust	47,275	CFM	\$1.40	\$66,185
Stair pressure, smoke control fans	120,000	CFM	\$1.40	\$168,000

Additional mechanical requirements

Test / balance HVAC	395,797	SF	\$2.00	\$791,594
Start-up/check-out				
Commissioning assistance only				
Seismic bracing				
Hoisting and rigging				
Penetrations and firestopping				
Access doors				
BIM Modeling and MEP Coordination				

\$1,938,684

D3060 Ventilation

Air Distribution

Air distribution, BoH, Circ	18,096	SF	\$11.43	\$206,837
Air distribution, FoH, Circ	42,122	SF	\$14.06	\$592,235
Air distribution, unit OA/exhaust risers	19,353	LB	\$12.14	\$234,946

\$1,034,019

D3070 Special Purpose HVAC Systems

HVAC at units

Condo unit, 1 bedroom	26	EA	\$39,878	\$1,036,823
Condo unit, 2 bedroom	27	EA	\$69,814	\$1,884,985
Condo unit, 3 bedroom	33	EA	\$91,253	\$3,011,354
Condo unit, 4 bedroom	5	EA	\$120,980	\$604,901
Penthouse	5	EA	\$150,000	\$750,000

\$7,288,064

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>D40 Fire Protection</u>				
<i>D4010 Fire Suppression</i>				
Wet-pipe sprinklers, BoH/Circ	18,096	SF	\$4.03	\$72,927
Wet-pipe sprinklers, FoH/Circ	42,122	SF	\$4.97	\$209,346
Wet-pipe sprinklers, units	250,607	SF	\$4.50	\$1,127,732
Wet-pipe sprinklers, Penthouses	47,278	SF	\$5.50	\$260,029
Wet-pipe sprinklers, balconies	38,230	SF	\$4.97	\$190,003
				<u>\$1,860,037</u>
<i>D4030 Fire Protection Systems</i>				
				Included in D4010
<u>D50 Electrical</u>				
<i>D5010 Facility Power Generation</i>				
				No Work Required
<i>D5020 Electrical Service & Distribution</i>				
Building core and shell				
Service and distribution consists of new switchboards, transformers, bus duct and distribution panel boards installed as a vertical stacked application in designated electrical closets to serve the respective floor. Each residential unit consists of a branch panel board, feeder conduit and wire to the nearest electrical closet. Diesel generators will be designated per building to serve as emergency power for lighting egress, fire alarm, and critical building equipment	395,797	SF	\$10.00	\$3,957,970

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Building units				
Service and distribution				
1 bedroom	26	EA	\$9,000.00	\$234,000
2 bedroom	24	EA	\$9,000.00	\$216,000
Townhouse	3	EA	\$9,000.00	\$27,000
3 bedroom	17	EA	\$12,000.00	\$204,000
3 bedroom duplex	16	EA	\$12,000.00	\$192,000
4 bedroom	5	EA	\$12,000.00	\$60,000
Penthouse simplex	3	EA	\$12,000.00	\$36,000
Penthouse duplex	2	EA	\$12,000.00	\$24,000
				<u>\$4,950,970</u>

D5030 General Purpose Electrical Power

HVAC and equipment				
HVAC and equipment consists of branch, conduit, wire, and connections to mechanical and plumbing equipment provided by the HVAC and plumbing contractor. A local disconnecting means to service the equipment will be provided by the electrical contractor.	395,797	SF	\$1.25	\$494,746
Convenience power				
Convenience power consists of general purpose receptacles, conduit, and wire throughout the core of the building as well as for each residential unit to service as general use and maintenance.	395,797	SF	\$1.45	\$573,906

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Building units				
HVAC and equipment				
1 bedroom	26	EA	\$3,450.00	\$89,700
2 bedroom	24	EA	\$6,395.00	\$153,480
Townhouse	3	EA	\$10,125.00	\$30,375
3 bedroom	17	EA	\$8,795.00	\$149,515
3 bedroom duplex	16	EA	\$10,125.00	\$162,000
4 bedroom	5	EA	\$11,000.00	\$55,000
Penthouse simplex	3	EA	\$13,875.00	\$41,625
Penthouse duplex	2	EA	\$16,000.00	\$32,000
Convenience power				
1 bedroom	26	EA	\$4,830.00	\$125,580
2 bedroom	24	EA	\$8,953.00	\$214,872
Townhouse	3	EA	\$14,175.00	\$42,525
3 bedroom	17	EA	\$12,313.00	\$209,321
3 bedroom duplex	16	EA	\$14,175.00	\$226,800
4 bedroom	5	EA	\$15,400.00	\$77,000
Penthouse simplex	3	EA	\$19,425.00	\$58,275
Penthouse duplex	2	EA	\$22,400.00	\$44,800
				<u>\$2,781,520</u>

D5040 Lighting

Lighting and lighting controls				
Lighting and lighting controls consists of LED fixtures and lighting controls throughout the front of house service areas and fluorescent fixtures and lighting controls throughout the back of house service areas.	395,797	SF	\$2.50	\$989,493
Premium for main lobby	1	LS	\$125,000.00	\$125,000
Building units, LED				
Lighting and lighting controls				
1 bedroom	26	EA	\$27,600.00	\$717,600
2 bedroom	24	EA	\$51,160.00	\$1,227,840
Townhouse	3	EA	\$81,000.00	\$243,000
3 bedroom	17	EA	\$70,360.00	\$1,196,120
3 bedroom duplex	16	EA	\$81,000.00	\$1,296,000
4 bedroom	5	EA	\$88,000.00	\$440,000
Penthouse simplex	3	EA	\$111,000.00	\$333,000
Penthouse duplex	2	EA	\$128,000.00	\$256,000
				<u>\$6,824,053</u>

North Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>D5080 Miscellaneous Electrical Systems</i>				
General electrical requirements	395,797	SF	\$2.50	\$989,493
<p>Miscellaneous electrical requirements consists of equipment rentals, shop drawings, small tools, miscellaneous materials such as materials not common to an installed assembly, temporary construction power / lighting, and any related subcontractors not common to an installed assembly such as commissioning, testing, and certification of lighting / distribution system, as well as any related costs for construction such as permits, SCAQMD permit, etc.</p>				
				<u>\$989,493</u>

D60 Communications

D6010 Data Communications

Building core and shell	395,797	SF	\$4.00	\$1,583,188
<p>Telephone and data system consists of a vertical stacked application of IDF/MDF closets to serve the respective floor. Devices are installed with a conduit stubs to an accessible ceiling space and j-hook pathway to the nearest IDF/MDF closet. Cabling from each device to nearest IDF/MDF closet to follow the installed j-hook pathway. Buildout of each IDF/MDF includes horizontal and vertical cable management through ladder racks and equipment rack cable managers. Cables to terminate on patch panels and patched over to owner provided network switches and active equipment. Wall fields are provided in each IDF/MDF for fire alarm panels/terminal cabinets, security panels/terminal cabinets, distributed antenna panels/terminal cabinets, and other related low voltage system equipment. A vertical backbone of copper and fiber to be installed to support voice and data management. Utility to provide connection for service within MPOE.</p>				

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Units				
Telephone and data, end unit				
1 bedroom	26	EA	\$3,139.50	\$81,627
2 bedroom	24	EA	\$5,819.45	\$139,667
Townhouse	3	EA	\$9,213.75	\$27,641
3 bedroom	17	EA	\$8,003.45	\$136,059
3 bedroom duplex	16	EA	\$9,213.75	\$147,420
4 bedroom	5	EA	\$10,010.00	\$50,050
Penthouse simplex	3	EA	\$12,626.25	\$37,879
Penthouse duplex	2	EA	\$14,560.00	\$29,120
Conduit and cable				
1 bedroom	26	EA	\$5,830.50	\$151,593
2 bedroom	24	EA	\$10,807.55	\$259,381
Townhouse	3	EA	\$17,111.25	\$51,334
3 bedroom	17	EA	\$14,863.55	\$252,680
3 bedroom duplex	16	EA	\$17,111.25	\$273,780
4 bedroom	5	EA	\$18,590.00	\$92,950
Penthouse simplex	3	EA	\$23,448.75	\$70,346
Penthouse duplex	2	EA	\$27,040.00	\$54,080

\$3,438,795

D6020 Voice Communications

Included in D6010

D6030 Audio-Video Communications

Building core and shell

Audio visual system consists of speakers throughout the public spaces for music entertainment. Speakers and cabling to be installed via a j-hook pathway to the nearest IDF/MDF closet.	395,797	SF	\$0.50	\$197,899
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Units

Audio visual (residential information center, touch pad control, speakers and display)

Infrastructure	96	EA	\$14,000.00	\$1,344,000
Audio speaker system	96	EA	\$7,500.00	\$720,000
Smart home control panel (Crestron or equal)	96	EA	\$5,500.00	\$528,000
Home control center system (Crestron or equal)	96	EA	\$13,000.00	\$1,248,000

\$4,037,899

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D6060 Distributed Communications & Monitoring</i>				
Building core and shell Distributed antenna system consists of a radio antennas, head end equipment, and cable to serve as a public safety 800 MHz first responder system within the building.	395,797	SF	\$1.50	\$593,696
				<u>\$593,696</u>
<i>D6090 Communications Supplementary Components</i>				
				Include above
<i>D70 Electrical Safety & Security</i>				
<i>D7010 Access Control & Intrusion Detection</i>				
Building core and shell Access control system consists of monitored exterior door locations for secure access of the building. Card readers and request to exits will allow for entry and exiting of the building. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway.	395,797	SF	\$2.50	\$989,493
				<u>\$989,493</u>
<i>D7030 Electronic Surveillance</i>				
Building core and shell Video surveillance consists of monitored locations of entries, exits, and elevators. Conduits will be stubbed into an accessible ceiling space and j-hook pathway to the nearest IDF/MDF location. Cabling from each device to the nearest IDF/MDF closet to follow the installed j-hook pathway.	395,797	SF	\$4.50	\$1,781,087
				<u>\$1,781,087</u>

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>D7050 Detection & Alarm</i>				
Building core and shell				
Fire alarm system consists of addressable and programmable devices throughout the core of the building as well as for each residential unit. Fire alarm system to utilize a conduit and fire alarm cable backbone infrastructure with flexible fire alarm cable to each residential unit.	395,797	SF	\$1.30	\$514,536
Fire alarm system				
1 bedroom	26	EA	\$6,348.00	\$165,048
2 bedroom	24	EA	\$11,766.00	\$282,384
Townhouse	3	EA	\$18,630.00	\$55,890
3 bedroom	17	EA	\$16,182.00	\$275,094
3 bedroom duplex	16	EA	\$18,630.00	\$298,080
4 bedroom	5	EA	\$20,240.00	\$101,200
Penthouse simplex	3	EA	\$25,530.00	\$76,590
Penthouse duplex	2	EA	\$29,440.00	\$58,880
				<u>\$1,827,702</u>
<i>D7070 Electronic Monitoring & Control</i>				
				Include above
<i>D7090 Electronic Safety & Security Supplementary Controls</i>				
				Include above
<u><i>D80 Integrated Automation</i></u>				
<i>D8010 Integrated Automation Facility Controls</i>				
HVAC Controls				
DDC controls, general exhaust fan	37	EA	\$1,363.00	\$50,606
DDC controls, flow meter	4	EA	\$5,451.00	\$21,804
DDC controls, general, Boh/Circ	17,750	SF	\$2.73	\$48,458
DDC controls, general, FoH/Circ	42,087	SF	\$3.27	\$137,624
				<u>\$258,492</u>
<u><i>E10 Equipment</i></u>				
<i>E1010 Vehicle & Pedestrian Equipment</i>				

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
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No Work Required

E1030 Commercial Equipment

Maintenance equipment				
Boom roof cars and track system including articulating non-powered platforms	1	EA	\$1,200,000.00	\$1,200,000
Trash chute	2	LOC	\$60,000.00	\$120,000
				<u>\$1,320,000</u>

E1040 Institutional Equipment

No Work Required

E1060 Residential Equipment

Residential appliances, CFCI, High End			(\$25,600/Unit)	
Range	96	EA	\$4,000.00	\$384,000
Microwave	96	EA	\$750.00	\$72,000
Range Hood	96	EA	\$4,000.00	\$384,000
Wine cooler	96	EA	\$1,500.00	\$144,000
Wall oven	96	EA	\$4,000.00	\$384,000
Dishwasher	96	EA	\$2,000.00	\$192,000
Refrigerator	96	EA	\$6,000.00	\$576,000
Garbage disposal	96	EA	\$350.00	\$33,600
Washer/dryer combo	96	EA	\$3,000.00	\$288,000
Window Covering				
Window shades	82,588	SF	\$20.00	\$1,651,760
General equipment				
Floor entry mats	2	LOC	\$50,000.00	\$100,000
				<u>\$4,209,360</u>

E1070 Entertainment & Recreational Equipment

No Work Required

E1090 Other Equipment

No Work Required

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>E20 Furnishings</u>				
<u>E2010 Fixed Furnishings</u>				
Millwork Custom millwork package, kitchen/closet and vanity	96	EA	\$55,000.00	\$5,280,000
				<u>\$5,280,000</u>
<u>E2020 Movable Furnishings</u>				
FOH FF&E Lobby and feature area loose furniture	42,122	SF	\$20.00	\$842,440
Artwork	42,122	SF	\$15.00	\$631,830
BOH FF&E Loose shelving, janitorial equipment, etc.	17,464	SF	\$10.00	\$174,640
<u>F10 Special Construction</u>				
<u>F1010 Integrated Construction</u>				
Rooftop pools Penthouse infinity pools, finish	1,755	SF	\$60.00	\$105,300
Penthouse infinity pools, MEP	1,755	SF	\$150.00	\$263,250
Penthouse infinity pools, Structure	1,755	SF	\$90.00	\$157,950
				<u>\$526,500</u>
<u>F1020 Special Structures</u>				
Fireplaces	96	EA	\$10,000.00	\$960,000
				<u>\$960,000</u>
<u>F1030 Special Function Construction</u>				
				No Work Required
<u>F1040 Special Facility Components</u>				
				No Work Required

North Tower - Condo

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>F1050 Athletic & Recreational Special Construction</i>				No Work Required
<hr/>				
<i>F1080 Special Instrumentation</i>				No Work Required
<hr/>				
<i><u>F20 Facility Remediation</u></i>				
<i>F2010 Hazardous Materials Remediation</i>				No Work Required
<hr/>				

North Tower - Condo

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<u>F30 Demolition</u>				
<i>F3010 Structure Demolition</i>				No Work Required
<hr/>				
<i>F3030 Selective Demolition</i>				No Work Required
<hr/>				
<i>F3050 Structure Moving</i>				No Work Required
<hr/>				

On-Site Development

Site Development

L2 Uniformat II ©		Subtotal	Total	Cost / SF	Cost / SF
G. Site Development	100.00%		\$42,388,450		\$135.48
G10 Site Preparations		\$14,479,721		\$46.28	
G20 Site Improvements		\$21,738,953		\$69.48	
G30 Site Liquid & Gas Utilities		\$1,899,344		\$6.07	
G40 Site Electrical Utilities		\$4,120,433		\$13.17	
G50 Site Communications		\$150,000		\$0.48	
G90 Miscellaneous Site Construction		\$0		\$0.00	
Z. Indirect Markups	0.00%		\$0		\$0.00
Design / Estimating Contingency	0.00%	\$0		\$0.00	
Escalation to Midpoint of Construction	0.00%	\$0		\$0.00	
General Conditions	0.00%	\$0		\$0.00	
General Requirements	0.00%	\$0		\$0.00	
Construction Contingency	0.00%	\$0		\$0.00	
Contractor's Bonds	0.00%	\$0		\$0.00	
General Liability Insurance	0.00%	\$0		\$0.00	
Contractor's OH&P	0.00%	\$0		\$0.00	
TOTAL ESTIMATED CONSTRUCTION COST			\$42,388,450		\$135.48

Total Area: 312,871 SF
Finished Area: 256,229 SF

Site Development

L3 Uniformat II [®]		Subtotal	Total	Cost / SF	Cost / SF
G10	Site Preparations		\$14,479,721		\$46.28
G1010	Site Clearing	\$0		\$0.00	
G1020	Site Elements Demolition	\$75,000		\$0.24	
G1030	Site Elements Relocations	\$0		\$0.00	
G1050	Site Remediation	\$0		\$0.00	
G1070	Site Earthwork	\$14,404,721		\$46.04	
G20	Site Improvements		\$21,738,953		\$69.48
G2010	Roadways	\$1,429,582		\$4.57	
G2020	Parking Lots	\$1,236,456		\$3.95	
G2030	Pedestrian Plazas & Walkways	\$4,645,716		\$14.85	
G2040	Airfields	\$0		\$0.00	
G2050	Athletic, Recreational & Playfield Areas	\$0		\$0.00	
G2060	Site Development	\$10,192,471		\$32.58	
G2080	Landscaping	\$4,234,728		\$13.54	
G30	Site Liquid & Gas Utilities		\$1,899,344		\$6.07
G3010	Water Utilities	\$450,000		\$1.44	
G3020	Sanitary Sewerage Utilities	\$300,000		\$0.96	
G3040	Storm Draining Systems	\$1,134,344		\$3.63	
G3050	Site Energy Distribution	\$0		\$0.00	
G3060	Site Fuel Distribution	\$0		\$0.00	
G3070	Liquid & Gas Site Utilities Supplementary Components	\$15,000		\$0.05	
G3090	Other Site Mechanical Utilities	\$0		\$0.00	
G40	Site Electrical Utilities		\$4,120,433		\$13.17
G4010	Electrical Distribution Systems	\$1,617,465		\$5.17	
G4020	Site Lighting	\$2,502,968		\$8.00	
G50	Site Communications		\$150,000		\$0.48
G5010	Site Communications Systems	\$150,000		\$0.48	
G90	Miscellaneous Site Construction		\$0		\$0.00
G9010	Tunnels	\$0		\$0.00	
TOTAL ESTIMATED DIRECT COSTS			<u>\$42,388,450</u>		\$135.48

Site Development Unifomat Detail

L4 Unifomat II [®]	Quantity	Unit	Unit Cost	Total
<u>G10 Site Preparation</u>				
G1010 Site Clearing				
				No Work Required
<hr/>				
G1020 Site Elements Demolition				
Building demolition				No Work Required
Specific demolition				
Remove existing retaining walls	1	LS	\$75,000.00	\$75,000
				<u>\$75,000</u>
<hr/>				
G1030 Site Elements Relocations				
				No Work Required
<hr/>				
G1050 Site Remediation				
				No Work Required
<hr/>				

Site Development Unifomat Detail

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
G1070 Site Earthwork				
Mass excavation				
Excavate additional scope to cover new underground parking requirements	168,009	CY	\$12.00	\$2,016,106
Haul-off/ export soils	184,810	CY	\$27.00	\$4,989,863
Shoring systems				
Testing / monitoring of existing shoring systems	1	LS	\$50,000.00	\$50,000
New shoring systems	50,756	SF	\$70.00	\$3,552,920
Soil import/ waterproofing				
Planting soil infill	22,120	CY	\$50.00	\$1,106,000
Structural soil	2,824	CY	\$40.00	\$112,960
Aquatic soil	676	SF	\$40.00	\$27,040
Light weight fill/ expanded polystyrene foam	100,000	SF	\$5.00	\$500,000
Waterproofing to podium	256,229	SF	\$8.00	\$2,049,832
				<u>\$14,404,721</u>

G20 Site Improvements

G2010 Roadways

Private Entry Drive				
Curb 6"	1,045	LF	\$16.25	\$16,981
Curb 0"	181	LF	\$14.75	\$2,670
Stone curbs	749	LF	\$100.00	\$74,900
Sidewalk	2,031	SF	\$16.00	\$32,496
Ramp	433	SF	\$40.00	\$17,320
Loading Dock	239	SF	\$45.00	\$10,755
Concrete pavers, including sub base	28,994	SF	\$30.00	\$869,820
Decorative paving at drop off, stone	6,744	SF	\$60.00	\$404,640
				<u>\$1,429,582</u>

Site Development Unifomat Detail

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>G2020 Parking Lots</i>				
Hotel Drop Off & Pick Up				
Curb 6"	153	LF	\$16.25	\$2,486
Stone curbs	334	LF	\$100.00	\$33,400
Stone paving at drop off	12,346	SF	\$75.00	\$925,950
Stone paving at sidewalk	4,577	SF	\$60.00	\$274,620
				<u>\$1,236,456</u>
<i>G2030 Pedestrian Plazas & Walkways</i>				
Public Garden				
Paving				
Stairs	290	SF	\$48.00	\$13,920
Sidewalk	7,561	SF	\$16.00	\$120,976
Ramp	245	SF	\$35.00	\$8,575
Hotel Garden				
Paving				
Sidewalk, stone with sub-slab	20,588	SF	\$60.00	\$1,235,280
Wood decking, Bar	1,535	SF	\$35.00	\$53,725
Residential Garden				
Stone Paving				
Stairs	215	SF	\$48.00	\$10,320
Sidewalk	53,382	SF	\$60.00	\$3,202,920
				<u>\$4,645,716</u>
<i>G2040 Airfields</i>				No Work Required
<i>G2050 Athletic, Recreational & Playfield Areas</i>				No Work Required

Site Development Unifomat Detail

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
G2040 Site Development				
Culvert retaining wall				
Reinforced concrete retaining wall, 12" thick	960	SF	\$75.00	\$72,000
CMU retaining wall at Property line				
CMU retaining wall including reinforcement	12,900	SF	\$35.00	\$451,500
Concrete footing, including reinforcement	956	CY	\$550.00	\$525,556
PVC drainage pipe	1,075	LF	\$48.00	\$51,600
Excavation, backfill and haul off	7,565	CY	\$50.00	\$378,241
Above grade plaster	6,450	SF	\$30.00	\$193,500
Below grade waterproofing Type 3	6,450	SF	\$8.00	\$51,600
Public Garden				
Concrete retaining Wall	1,591	LF	\$190.00	\$302,290
Seatwalls	150	LF	\$245.00	\$36,750
Water Feature	2,263	SF	\$70.00	\$158,410
Water Feature, MEP	2,263	SF	\$175.00	\$396,025
Water Feature, structure	2,263	SF	\$105.00	\$237,615
Trelis	240	SF	\$150.00	\$36,000
Concrete benches	8	EA	\$2,150.00	\$17,200
Drop Off & Pick Up				
Water Feature	708	SF	\$150.00	\$106,200
Water Feature, MEP	708	SF	\$750.00	\$531,000
Water Feature, structure	708	SF	\$600.00	\$424,800
Hotel Garden				
Water Feature	760	SF	\$70.00	\$53,200
Water Feature, MEP	760	SF	\$175.00	\$133,000
Water Feature, structure	760	SF	\$105.00	\$79,800
Trelis	522	SF	\$150.00	\$78,300
Canopy, Bar	325	EA	\$210.00	\$68,250
Concrete benches	8	EA	\$2,150.00	\$17,200
Residential Garden				
Water Feature, finishes	3,957	SF	\$70.00	\$276,990
Water Feature, MEP	3,957	SF	\$175.00	\$692,475
Water Feature, structure	3,957	SF	\$105.00	\$415,485
Trelis	4,351	SF	\$150.00	\$652,650
Amenity building, steel framed with glass walls (S)	1,664	SF	\$419.90	\$698,720
Amenity building, steel framed with glass walls (MEP)	1,664	SF	\$220.00	\$366,080
Amenity building, steel framed with glass walls (Façade only)	1	LS	\$932,000.00	\$932,000
Site furnishings				
Loose tables, chairs, fire pits, etc.	256,229	SF	\$4.00	\$1,024,916
Signage				
Code required and wayfinding	256,229	SF	\$0.30	\$76,869
Marquee	1	LS	\$200,000.00	\$200,000

Site Development Uniformat Detail

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
Security				
Access control booth	2	EA	\$50,000.00	\$100,000
Fencing and gates				
Decorative fencing and gates	600	LF	\$350.00	\$210,000
Handrails and guardrails				
	450	LF	\$325.00	\$146,250
				<u>\$10,192,471</u>
G2050 Landscaping				
Private Entry Drive				
Shrubbery/Groundcover	9,870	SF	\$15.00	\$148,050
Lawn	9,870	SF	\$3.00	\$29,610
Trees, small	9	EA	\$850.00	\$7,650
Trees, medium	1	EA	\$2,500.00	\$2,500
Trees, large	9	EA	\$25,000.00	\$225,000
Trees, x-large	1	EA	\$35,000.00	\$35,000
Trees, Canary Island Pines	19	EA	\$10,000.00	\$190,000
Irrigation	19,740	SF	\$4.00	\$78,960
Public Garden				
Shrubbery/Groundcover	16,577	SF	\$15.00	\$248,648
Lawn	17,708	SF	\$2.25	\$39,843
Trees, small	11	EA	\$850.00	\$9,350
Trees, medium	17	EA	\$2,500.00	\$42,500
Trees, large	33	EA	\$25,000.00	\$825,000
Trees, Queen Palms	6	EA	\$15,000.00	\$90,000
Decorative finishes to retaining walls, greenscreen including drip irrigation	9,600	SF	\$25.00	\$240,000
Irrigation	34,285	SF	\$4.00	\$137,138
Drop Off & Pick Up				
Shrubbery/Groundcover	216	SF	\$15.00	\$3,233
Lawn	216	SF	\$3.00	\$647
Irrigation	431	SF	\$4.00	\$1,724

Site Development Uniformat Detail

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
Hotel Garden				
Shrubbery/Groundcover	9,672	SF	\$25.00	\$241,800
Lawn	9,672	SF	\$3.00	\$29,016
Trees, small	9	EA	\$850.00	\$7,650
Trees, large	15	EA	\$25,000.00	\$375,000
Trees, x-large	4	EA	\$45,000.00	\$180,000
Trees, Queen Palms	8	EA	\$15,000.00	\$120,000
Irrigation	19,344	SF	\$4.00	\$77,376
Residential Garden				
Shrubbery/Groundcover	16,194	SF	\$25.00	\$404,850
Lawn	16,194	SF	\$3.00	\$48,582
Trees, small	13	EA	\$850.00	\$11,050
Trees, medium	20	EA	\$2,500.00	\$50,000
Trees, large	4	EA	\$25,000.00	\$100,000
Trees, Queen Palms	7	EA	\$15,000.00	\$105,000
Irrigation	32,388	SF	\$4.00	\$129,552
				<u>\$4,234,728</u>

G30 Site Liquid & Gas Utilities

G3010 Water Utilities

Domestic & Fire water	1	LS	\$450,000.00	\$450,000
Underground piping including trenching and backfill Compound water meter, 8" max flow 2000 GPM Fire Service, 8" for sprinklers, 1000 GPM Fire Service, 10" for hydrants, 2250 GPM Fire hydrant Connection to existing Thrust block				
				<u>\$450,000</u>

Site Development Unifomat Detail

L4 Unifomat II [®]	Quantity	Unit	Unit Cost	Total
G3020 Sanitary Sewerage Utilities				
Sanitary sewer	1	LS	\$300,000.00	\$300,000
Underground piping including trenching and backfill				
Manhole				
Connection to existing manhole				
Building/ house connection, 12"				
Building plumbing connection				
				<u>\$300,000</u>
G3040 Storm Draining Systems				
Storm drainage	1	LS	\$750,000.00	\$750,000
Underground piping including trenching and backfill				
Catch basin				
Manhole				
Curb opening at catch basin				
Concrete collar				
Storm drain outlet, 15"				
Building drainage connection				
Catch basin connection, monolithic				
Junction structure				
Connect to existing PVC pipe				
Connect to existing 72" RCP				
Connect to existing 24" RCP				
Branch distribution at podium level	256,229	SF	\$1.50	\$384,344
				<u>\$1,134,344</u>
G3050 Site Energy Distribution				
				Not Applicable
G3060 Site Fuel Distribution				
				Included in Make Ready

Site Development Uniformat Detail

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<i>G3070 Liquid & Gas Site Utilities Supplementary Components</i>				
Gas				
Underground gas connections to main POC from street	2	LOC	\$7,500.00	\$15,000
				<u>\$15,000</u>
<i>G3090 Other Site Mechanical Utilities</i>				
				Not Applicable
<i>G40 Site Electrical Utilities</i>				
<i>G4010 Electrical Distribution</i>				
Early work				
Intercept and extend conduits to new vault locations	1	LS	\$75,000.00	\$75,000
Install new utility vaults	1	LS	\$225,000.00	\$225,000
Excavation and backfill for conduits and utility vaults	1	LS	\$150,000.00	\$150,000
Relocate traffic signals	1	LS	\$300,000.00	\$300,000
Main scope				
Secondary conduits to main switchboard	200	LF	\$1,500.00	\$300,000
Excavation, compaction, backfill and concrete encasement	200	LF	\$350.00	\$70,000
Site equipment connections and convenience power	312,871	SF	\$0.65	\$203,366
Temporary power, lighting, and crane connection	312,871	SF	\$0.52	\$162,693
Equipment rentals, sealing / caulking of underground building penetrations, 3D CAD and shop drawings, counterpoise grounding system	312,871	SF	\$0.42	\$131,406
				<u>\$1,617,465</u>

Site Development Unifomat Detail

L4 Unifomat II[®]	Quantity	Unit	Unit Cost	Total
<i>G4020 Site Lighting</i>				
Decorative LED site lighting, building uplighting, landscape lighting, pathway lighting, handrail lighting, branch wiring and conduit	312,871	SF	\$6.00	\$1,877,226
Decorative pole lighting	312,871	SF	\$2.00	\$625,742
				<u>\$2,502,968</u>
<u><i>G50 Site Communications</i></u>				
<i>G5010 Site Communications Systems</i>				
New conduits from communications vault to MPOE	200	LF	\$400.00	\$80,000
Excavation, compaction, backfill and concrete encasement	200	LF	\$350.00	\$70,000
				<u>\$150,000</u>
<u><i>G90 Miscellaneous Site Construction</i></u>				
<i>G9010 Tunnels</i>				
				Not Applicable

Off-Site Development (B-Permit)

Off-Site Development (B-Permit)

L2 Uniformat II [®]		Subtotal	Total	Cost / SF	Cost / SF
G. Site Development	100.00%		\$1,528,830		\$168.35
G10 Site Preparations		\$97,703		\$10.76	
G20 Site Improvements		\$931,128		\$102.54	
G30 Site Liquid & Gas Utilities		\$150,000		\$16.52	
G40 Site Electrical Utilities		\$150,000		\$16.52	
G50 Site Communications		\$200,000		\$22.02	
G90 Miscellaneous Site Construction		\$0		\$0.00	

TOTAL ESTIMATED CONSTRUCTION COST			<u>\$1,528,830</u>	\$168.35
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Total Area: 9,081 SF
 Finished Area: 9,081 SF

Off-Site Development (B-Permit)

L3 Unifomat II [®]		Subtotal	Total	Cost / SF	Cost / SF
G10	Site Preparations		\$97,703		\$10.76
G1010	Site Clearing	\$0		\$0.00	
G1020	Site Elements Demolition	\$0		\$0.00	
G1030	Site Elements Relocations	\$75,000		\$8.26	
G1050	Site Remediation	\$0		\$0.00	
G1070	Site Earthwork	\$22,703		\$2.50	
G20	Site Improvements		\$931,128		\$102.54
G2010	Roadways	\$570,000		\$62.77	
G2020	Parking Lots	\$0		\$0.00	
G2030	Pedestrian Plazas & Walkways	\$91,729		\$10.10	
G2040	Airfields	\$0		\$0.00	
G2050	Athletic, Recreational & Playfield Areas	\$0		\$0.00	
G2060	Site Development	\$0		\$0.00	
G2080	Landscaping	\$269,399		\$29.67	
G30	Site Liquid & Gas Utilities		\$150,000		\$16.52
G3010	Water Utilities	\$50,000		\$5.51	
G3020	Sanitary Sewerage Utilities	\$50,000		\$5.51	
G3040	Storm Draining Systems	\$50,000		\$5.51	
G3050	Site Energy Distribution	\$0		\$0.00	
G3060	Site Fuel Distribution	\$0		\$0.00	
G3070	Liquid & Gas Site Utilities Supplementary Component	\$0		\$0.00	
G3090	Other Site Mechanical Utilities	\$0		\$0.00	
G40	Site Electrical Utilities		\$150,000		\$16.52
G4010	Electrical Distribution Systems	\$0		\$0.00	
G4020	Site Lighting	\$150,000		\$16.52	
G50	Site Communications		\$200,000		\$22.02
G5010	Site Communications Systems	\$200,000		\$22.02	
G90	Miscellaneous Site Construction		\$0		\$0.00
G9010	Tunnels	\$0		\$0.00	
TOTAL ESTIMATED DIRECT COSTS			<u>\$1,528,830</u>		\$168.35

Off-Site Development (B-Permit) Uniformat Detail

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<u>G10 Site Preparation</u>				
<i>G1010 Site Clearing</i>				No Work Required
<hr/>				
<i>G1020 Site Elements Demolition</i>				No Work Required
<hr/>				
<i>G1030 Site Elements Relocations</i>				
Existing utility relocations	1	LS	\$75,000.00	\$75,000
				<u>\$75,000</u>
<hr/>				
<i>G1050 Site Remediation</i>				No Work Required
<hr/>				
<i>G1070 Site Earthwork</i>				
General site grading	9,081	SF	\$2.50	\$22,703
				<u>\$22,703</u>

Off-Site Development (B-Permit) Uniformat Detail

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<u>G20 Site Improvements</u>				
G2010 Roadways				
Patch and repairs Resurfacing to Merv Way, scope to include new top layer	38,000	SF	\$15.00	\$570,000
				<u>\$570,000</u>
G2020 Parking Lots				
				No Work Required
G2030 Pedestrian Plazas & Walkways				
Main plaza Decorative paving, scope to include colored concrete, brick and concrete pavers	1,816	SF	\$45.00	\$81,729
Perimeter Concrete drive aprons with curbs	1	LS	\$10,000.00	\$10,000
				<u>\$91,729</u>
G2040 Airfields				
				No Work Required
G2050 Athletic, Recreational & Playfield Areas				
				No Work Required

Off-Site Development (B-Permit) Uniformat Detail

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>G2040 Site Development</i>				
				No Work Required
<hr/>				
<i>G2050 Landscaping</i>				
Landscaping				
Shrubs and groundcover	7,265	SF	\$15.00	\$108,972
Irrigation	7,265	SF	\$3.50	\$25,427
Trees	9	EA	\$15,000.00	\$135,000
				<hr/>
				<u>\$269,399</u>
<u><i>G30 Site Liquid & Gas Utilities</i></u>				
<i>G3010 Water Utilities</i>				
Establish point of connection in street	1	LS	\$50,000.00	\$50,000
				<hr/>
				<u>\$50,000</u>

Off-Site Development (B-Permit) Uniformat Detail

L4 Uniformat II[®]	Quantity	Unit	Unit Cost	Total
<i>G3020 Sanitary Sewerage Utilities</i>				
Establish point of connection in street	1	LS	\$50,000.00	\$50,000
				<u>\$50,000</u>
<i>G3040 Storm Draining Systems</i>				
Establish point of connection in street	1	LS	\$50,000.00	\$50,000
				<u>\$50,000</u>
<i>G3050 Site Energy Distribution</i>				
				No Work Required
<i>G3060 Site Fuel Distribution</i>				
				No Work Required
<i>G3070 Liquid & Gas Site Utilities Supplementary Components</i>				
				Not Required
<i>G3090 Other Site Mechanical Utilities</i>				
				Not Required

Off-Site Development (B-Permit) Uniformat Detail

L4 Uniformat II [®]	Quantity	Unit	Unit Cost	Total
<u>G40 Site Electrical Utilities</u>				
<i>G4010 Electrical Distribution</i>				
				Not Required
<i>G4020 Site Lighting</i>				
Site lighting, decorative pole	15	EA	\$10,000.00	\$150,000
				<u>\$150,000</u>
<u>G50 Site Communications</u>				
<i>G5010 Site Communications Systems</i>				
Traffic signal, new	1	EA	\$200,000.00	\$200,000
				<u>\$200,000</u>
<u>G90 Miscellaneous Site Construction</u>				
<i>G9010 Tunnels</i>				
				N/A