



Capital Development Estimate

Project: ANNEX TENANT IMPROVEMENTS PHASE 1

Agency: CLARK PLANETARIUM

Project Manager: RYAN HENRIE

| Description | Estimate | Per SF | Notes |
|--|-------------------|----------------------|--|
| Construction Costs: | | | |
| Facility Cost | \$ 298,609 | \$ 142 | Nexus estimate 9/6/2023 |
| Additional Construction Cost | \$ - | \$ - | Phase 2 is not included |
| Site Cost | \$ - | \$ - | |
| Total Construction Cost w/ Escalation | \$ 298,609 | \$ 142 | |
| Construction Costs without Escalation | \$ 283,509 | | |
| Soft Costs: | | | |
| Property Acquisition | \$ - | | |
| Environmental Engineering Items | \$ - | | |
| Pre-Design (Includes Geotech & Survey) | \$ - | | |
| Design | \$ 58,000 | | Current contract. Some has been paid out. |
| Design Phase Contingency | \$ 8,958 | | Scope changes or items needing design. |
| Furnishings & Equipment | \$ 130,000 | | Estimate from CP based on needed items |
| Information Technology: | \$ 8,958 | | IT work for wireless, data termination, etc. |
| Art (1% of Construction Budget) | \$ - | | |
| Permit & Fees | \$ 5,972 | | Some has already been paid out |
| Testing & Inspections | \$ 5,972 | | There might be inspections required by city |
| Contingency | \$ 44,791 | | Unforeseen items, etc. |
| Moving/Occupancy | \$ - | | |
| Facilities Management PM & Shop Fee | \$ 20,903 | | |
| Commissioning (Envelope & Systems) | \$ 5,972 | | Consider commissioning new HVAC equip. |
| Other Costs (Includes LEED Registration) | \$ - | | |
| Total Soft Costs | \$ 289,527 | \$ 138 | |
| TOTAL PROJECT COST w/ ESCALATION | | | |
| | \$ 588,136 | \$ 280 | |
| Project Information | | | |
| Gross Square Feet | 2,100 | Base Cost Date | 9/21/2023 |
| Net Square Feet | - | Estimated Bid Date | 3/1/2024 |
| Net/Gross Ratio | 0% | Est. Completion Date | 12/31/2024 |
| | | Last Modified Date | 9/21/2023 |
| Escalation Factor | 12.00% | Print Date | 9/21/2023 |