



PROJECT DATA

SITE DATA	Width of site		feet	
	Depth of site		feet	
	Total site area		sq. ft.	Obtain information from property survey
	Floor Area Ration (FAR)			
	Allowable zoning SF			Obtain information from municipality
SQUARE FOOTAGES	Building			
	Basement		sq. ft.	
	1st Floor		sq. ft.	
	2nd Floor		sq. ft.	
	Building Gross	0	sq. ft.	
	Site			
	Paving: Concrete		sq. ft.	
	Paving: Bituminous		sq. ft.	
	Landscape area	0	sq. ft.	
	Site Gross	0	sq. ft.	
	Total Area	0	sq. ft.	

SITE ACQUISITION COSTS

	QUANTITY	UNIT	\$/UNIT	ACTUAL COST	COMMENTS
ACQUISITION COSTS	Purchase price primary parcel		sq. ft.	\$0.00	\$0
	Purchase price alternate parcel			\$0.00	\$0
	Attorney			\$0.00	\$0
	Broker fee			\$0.00	\$0
	Closing costs		lump sum	\$0.00	\$0
	Total Acquisition Costs				\$0

ESTIMATED HARD COSTS

	QUANTITY	UNIT	\$/UNIT	ESTIMATED COST	COMMENTS
CONSTRUCTION	Construction Cost		sq. ft.	\$0	
	Site work		sq. ft.	\$0	paving, curbing, lighting, landscape
	Signage, exterior	1	lump sum	\$0	
	Construction Contingency (10%)	1	10%	\$0	for unforeseen conditions
DEMO	Demolition of existing				
	HazMat abatement	1	lump sum	\$0	if required
BONDS	Performance Bonds	1		\$0	
	Payment Bonds	1		\$0	
LOW VOLTAGE	Security		lump sum	\$0	
	Data and telecom wiring		each	\$0	
	Phones		each	\$0	
	Phone equipment		each	\$0	
	Computers		each	\$0	
	Audio visual		lump sum	\$0	
	Teleconferencing		lump sum	\$0	
	Point of Sale equipment				
FF&E	Furniture: Office		person	\$0	
	Furniture: Other		seat	\$0	
	Equipment, office		lump sum	\$0	copy/print, shred, fax, etc.
	Equipment, Other		lump sum	\$0	
	Furniture: Outdoor		table	\$0	
ESTIMATED HARD COSTS				\$0	

ESTIMATED SOFT COSTS		QUANTITY	UNIT	\$/UNIT	ESTIMATED COST	COMMENTS
DESIGN - ARCHITECT	Architect	1			\$0	fixed fee or % of construction cost not including Demolition, Bonds, Low Voltage and FF&E
	Structural Engineer					
	Mechanical Engineering					
	Plumbing Engineering					
	Electrical Engineering					
	Landscape Architect					
	Civil Engineer					
	Coordinate Demo, Bonds, Low Voltage, FF&E	1			\$0	fixed fee or % of construction cost for Demolition, Bonds, Low Voltage and FF&E
	Reimbursable expenses	1	%		\$0	% of fee
DESIGN - OTHER	Kitchen planning consultant		%		\$0	fixed fee or % of construction cost
	LEED Documentation		%		\$0	fixed fee or % of construction cost
	Geotechnical engineer		lump sum		\$0	To be paid directly by Owner
	Zoning/code consultant		lump sum		\$0	If required
	Surveyor		lump sum		\$0	To be paid directly by Owner
	Interior Designer					If required
TESTING, CERTIFICATION PERMITS, INSPECT	Soil borings				\$0	As recommended by structural engineer
	Other Testing				\$0	
	Environmental study				\$0	
	LEED Registration				\$0	
	LEED Certification (Review Fees)				\$0	
	Commissioning		SqFt		\$0	
	Energy Modeling		SqFt		\$0	
	Building Permit fees & inspections				\$0	
	Health Permit fees & inspections				\$0	
	Special inspections		lump sum		\$0	
	Xcel Energy Rebates				\$0	
FUND-RAISING	Fundraiser		years		\$0	
	Proposal Preparation (architect, etc.)				\$0	
	Other expenses		years		\$0	
LEGAL	Attorney - building purchase		lump sum		\$0	
	Attorney - remodeling		lump sum		\$0	
TAXES AND FEES	Appraisal		lump sum		\$0	
	Title report & insurance					
	Mortgage recording tax					
	Deed Tax					
	RE taxes during construction		year		\$0	
	Bank fees & inspections		months		\$0	
	Builder's risk insurance		allownce		\$0	
OTHER EXPENSE	Interim property management				\$0	
	Advertising & reimbursables				\$0	
	Moving		lump sum		\$0	
	Misc. expenses				\$0	
ESTIMATED SOFT COSTS					\$0	

SUMMARY

Estimated Acquisition + Hard +Soft	\$0
Value of Existing Building	
Other Equity	\$0
Estimated Project Budget	\$0