

## Executive Summary

June 7th, 2010

Total gross floor area (s.f.) 10,821

\$/SF \$

<b>Total Building Construction</b>	<b>\$229</b>	<b>\$2,481,472</b>
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Site Preparation		\$11,000
Site Paving, Structures & Landscaping		\$46,000
Utilities on Site		\$48,000
<b>Total Site Construction</b>		<b>\$105,000</b>

<b>Subtotal Direct Construction Cost</b>	<b>\$239</b>	<b>\$2,586,472</b>
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Location Factor		Included in Unit Rates
Remoteness Factor	9.00%	\$22 \$232,782
Federal Wage Rate		Included in Unit Rates
Factor Arizona Contractor's Tax	6.80%	\$16 \$175,880
Contingency for Development of Design	15.00%	\$36 \$387,971

<b>Total Direct Construction Cost</b>	<b>\$313</b>	<b>\$3,383,105</b>
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Standard General Conditions		\$426,500
Government General Conditions		\$168,500
Historic Preservation Factor		Included in Unit Rates

<b>Subtotal Net Construction Cost</b>	<b>\$368</b>	<b>\$3,978,105</b>
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Overhead and Profit	5.00%	\$198,905
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<b>Estimate Net Construction Cost</b>	<b>\$386</b>	<b>\$4,177,010</b>
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Contracting Method Adjustment (Best Value)	5.00%	\$19 \$208,851
Escalation to Midpoint (October 2011)	4.00%	\$15 \$167,080
Bond and Insurance		Included in General Conditions

<b>TOTAL ESTIMATE OF BASE CONSTRUCTION</b>	<b>\$421</b>	<b>\$4,552,941</b>
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<i>Exhibit Design, Fabrication &amp; Exhibit Audiovisual</i>		\$207 \$ 2,234,640
<i>Exhibit Design Fee</i>	25%	\$ 558,660
<i>subtotal</i>		\$258 \$ 2,793,300

<b>Total Building cost with Exhibits</b>	<b>\$679</b>	<b>\$7,346,241</b>
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### Soft Costs

Design fees - % of base construction cost	25%	\$1,138,235
Owner Contingency	10%	\$455,294

HazMat Survey and Abatement (based on per square foot cost of Abatement estimate performed on the Power House in 2007, 20,000 s.f. floorplate plus 20% Escalation)

12.00 \$155,822

Photovoltaic: 25 kilowatt array with standard 125 watt panels. Estimate is based on average unit cost of \$4.21/watt per May 2010 "Solar Buzz Retail Module Price Index" and installation cost @ 50% of panel cost, 9% remoteness factor and 6.8% sales tax

\$180,000

Future paved patio 2750 sf

10.00

\$27,500

Future paved patio Pise Wall 105 lf

200.00

\$21,000

**TOTAL**

**\$9,324,093**

Exclusions

Owner Construction insurance/Builders Risk

Utility Connection Charges

Testing and Inspection Fees

FF&E

Assessments, taxes, finance, legal and development charges