HTK ARCHITECTS PA

State of Kansas
Docking Building Renovation

June 1, 2016

Alternatives:			One Story (Sub-Basement - 1st Floor)			Three Story (Sub-Basement - 3rd Floor)			Four Story (Sub-Basement - 4th Floor)			Total Renovation		
Area:			161,233 GSF			271,069 GSF			302,373 GSF			546,812 GSF		
ITEM / DESCRIPTION	UNIT COST	UNITS	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL
DEMOLITION / ABATEMENT					**$6,321,000**			**$5,677,500**			**$5,420,750**			**$4,103,250**
General Building Demolition Costs (Including Crane and Protection)		LS		$3,800,000			$3,100,000			$2,800,000			$1,115,000	
Selective Interior Demolition		LS		$1,250,000			$1,250,000			$1,250,000			$1,250,000	
General Building Abatement		LS		$1,250,000			$1,250,000			$1,250,000			$1,250,000	
Exterior Window Demolition for Remaining Floors	$2.50	SF	8,400	$21,000		15,800	$39,500		16,300	$40,750		20,900	$52,250	
Exterior Curtainwall Demolition for Remaining Floors	$5.00	SF	0	$0		7,600	$38,000		16,000	$80,000		87,200	$436,000	
EXTERIOR SKIN					**$1,359,200**			**$1,902,600**			**$2,613,400**			**$6,734,600**
Limestone Cleaning and Restoration	$8.00	SF	4,800	$38,400		24,900	$199,200		28,700	$229,600		70,700	$565,600	
Install New Storefront Windows	$30.00	SF	8,400	$252,000		15,800	$474,000		16,300	$489,000		20,900	$627,000	
Install New Curtainwall	$56.00	SF		$0		7,600	$425,600		16,000	$896,000		87,200	$4,883,200	
Install New Limestone Parapet Wall	$100.00	SF	4,100	$410,000		1,450	$145,000		3,400	$340,000		0	$0	
Install New Roof	$12.00	SF	54,900	$658,800		54,900	$658,800		54,900	$658,800		54,900	$658,800	
BUILDING ADDITION					**$0**			**$784,000**			**$784,000**			**$0**
New Mechanical Penthouse	$160.00	SF		$0		4,900	$784,000		4,900	$784,000			$0	
				$0			$0			$0			$0	
INTERIOR ARCHITECTURAL RENOVATION					**$2,784,545**			**$6,628,805**			**$7,724,445**			**$16,279,810**
Interior Renovation (Sub-Basement)	$5.00	SF	45,140	$225,700		45,140	$225,700		45,140	$225,700		45,140	$225,700	
Interior Renovation (Basement)	$5.00	SF	72,129	$360,645		72,129	$360,645		72,129	$360,645		72,129	$360,645	
Interiior Renovation (1st Floor)	$50.00	SF	43,964	$2,198,200		43,964	$2,198,200		43,964	$2,198,200		43,964	$2,198,200	
Interiior Renovation (2nd Floor and Above)	$35.00	SF		$0		109,836	$3,844,260		141,140	$4,939,900		385,579	$13,495,265	
				$0			$0			$0			$0	
CONVEYING SYSTEMS					**$380,000**			**$680,000**			**$720,000**			**$2,935,000**
New AC Gearless Elevator (3 stops)	$75,000.00	EA	3	$225,000			$0			$0			$0	
New AC Gearless Elevator (5 stops)	$140,000.00	EA		$0		3	$420,000			$0			$0	
New AC Gearless Elevator (6 stops)	$150,000.00	EA		$0			$0		3	$450,000			$0	
New Traction Elevator (15 stops)	$400,000.00	EA		$0			$0			$0		6	$2,400,000	
New Freight Elevator (3 stops)	$155,000.00	EA	1	$155,000			$0			$0			$0	
New Freight Elevator (5 stops)	$260,000.00	EA		$0		1	$260,000			$0			$0	
New Freight Elevator (6 stops)	$270,000.00	EA		$0			$0		1	$270,000			$0	
New Freight Elevator (15 stops)	$535,000.00	EA		$0			$0			$0		1	$535,000	

ITEM / DESCRIPTION	UNIT COST	UNITS	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL	QUANTITY	COST	SUBTOTAL
MEP RENOVATION					**$5,445,080**			**$10,991,798**			**$12,572,650**			**$24,916,819**
Heating Ventilating and Air Conditioning	$20.00	SF	43,964	$879,280		153,800	$3,076,000		185,104	$3,702,080		429,543	$8,590,860	
Plumbing	$7.00	SF	43,964	$307,748		153,800	$1,076,600		185,104	$1,295,728		429,543	$3,006,801	
Lighting	$7.00	SF	43,964	$307,748		153,800	$1,076,600		185,104	$1,295,728		429,543	$3,006,801	
Power Distribution and Convenience Power	$6.00	SF	43,964	$263,784		153,800	$922,800		185,104	$1,110,624		429,543	$2,577,258	
Fire Protection Sprinkler	$3.00	SF	43,964	$131,892		153,800	$461,400		185,104	$555,312		429,543	$1,288,629	
Fire Alarm with mass notification	$3.00	SF	43,964	$131,892		153,800	$461,400		185,104	$555,312		429,543	$1,288,629	
Data	$3.00	SF	43,964	$131,892		153,800	$461,400		185,104	$555,312		429,543	$1,288,629	
Security	$1.50	SF	43,964	$65,946		153,800	$230,700		185,104	$277,656		429,543	$644,315	
MEP cost per Sq Ft.	$50.50	SF		**$2,220,182**			**$7,766,900**			**$9,347,752**			**$21,691,922**	
Sub Basement / Basement														
Heating Ventilating and Air Conditioning	$8.00	SF	117,269	$938,152		117,269	$938,152		117,269	$938,152		117,269	$938,152	
Plumbing	$2.00	SF	117,269	$234,538		117,269	$234,538		117,269	$234,538		117,269	$234,538	
Lighting	$6.00	SF	117,269	$703,614		117,269	$703,614		117,269	$703,614		117,269	$703,614	
Power Distribution and Convenience Power	$4.00	SF	117,269	$469,076		117,269	$469,076		117,269	$469,076		117,269	$469,076	
Fire Protection Sprinkler	$2.50	SF	117,269	$293,173		117,269	$293,173		117,269	$293,173		117,269	$293,173	
Fire Alarm with mass notification	$2.50	SF	117,269	$293,173		117,269	$293,173		117,269	$293,173		117,269	$293,173	
Data	$1.50	SF	117,269	$175,904		117,269	$175,904		117,269	$175,904		117,269	$175,904	
Security	$1.00	SF	117,269	$117,269		117,269	$117,269		117,269	$117,269		117,269	$117,269	
MEP cost per Sq Ft.	$27.50	SF		**$3,224,898**			**$3,224,898**			**$3,224,898**			**$3,224,898**	
CENTRAL PLANT UPGRADES					**$4,850,000**			**$4,850,000**			**$4,850,000**			**$4,850,000**
Boiler Room Replacement	$3,150,000.00	LS		$3,150,000			$3,150,000		1	$3,150,000			$3,150,000	
Chiller Room, Remove (3) chilllers install (2) new chillers	$1,500,000.00	LS		$1,500,000			$1,500,000		2	$1,500,000			$1,500,000	
Recondition Existing Cooling Tower	$200,000.00	LS		$200,000			$200,000		3	$200,000			$200,000	
SITEWORK					**$200,000**			**$200,000**			**$200,000**			**$200,000**
Repairs required due to construction activities	$200,000.00	LS		$200,000			$200,000		1	$200,000			$200,000	
SUBTOTAL					**$21,339,825**			**$31,714,703**			**$34,885,245**			**$60,019,479**
ADDITIONAL CONSTRUCTION RELATED COSTS					**$5,046,698**			**$7,500,273**			**$8,250,081**			**$14,194,127**
Subcontractor Taxes	8.00%			$23,047,010			$34,251,879			$37,676,064			$64,821,037	
General Conditions	7.00%			$24,660,301			$36,649,510			$40,313,389			$69,358,510	
Contractor's Overhead and Proffit	7.00%			$26,386,522			$39,214,976			$43,135,326			$74,213,606	
SUBTOTAL CONSTRUCTION COST					**$26,386,522**			**$39,214,976**			**$43,135,326**			**$74,213,606**
MISCELANEOUS SOFT COSTS					**$2,242,854**			**$3,333,273**			**$3,666,503**			**$6,308,156**
Design Fees	7.50%			$1,978,989			$2,941,123			$3,235,149			$5,566,020	
Special Inspections and Testing	1.00%			$263,865			$392,150			$431,353			$742,136	
SUBTOTAL					**$28,629,377**			**$42,548,249**			**$46,801,828**			**$80,521,762**
PROJECT CONTINGENCY	**5.00%**				**$1,431,469**			**$2,127,412**			**$2,340,091**			**$4,026,088**
TOTAL PROBABLE PROJECT COST					**$30,060,846**			**$44,675,661**			**$49,141,920**			**$84,547,850**

Notes:

Does not include any potential seismic upgrades to the building.
Assumes the State of Kansas will provide a location for the disposal of the building rubble within 15 miles of the site.
Does not include FF&E for tenant occupancy.
Does not include any tenant relocation costs.