

# AHMANN LLC

ARCHITECTURAL SERVICES

REGISTERED IN MARYLAND, VIRGINIA, DELAWARE  
AND THE DISTRICT OF COLUMBIA

## INITIAL BUDGET ESTIMATE FOR UNIVERSITY PARK COMMUNITY BUILDING A PROPOSED 4000 S.F. ANNEX TO RIVERDALE PRESBYTERIAN CHURCH REVISED PER DISCUSSIONS WITH PAUL McNAMEE OF VJ ASSOC. 13 JANUARY 2014

### DEMOLITION OF THE EXISTING ANNEX:

PRE DEMO HAZMAT ABATEMENT (Per Aria Environmental):	70,000	70,000
HAZMAT ENGINEERING (Surmised from info provided by Aria Environmental):	30,000	30,000
12,933 S.F. DEMOLITION AND WASTE HANDLING @ \$8.00 to \$12.00/S.F.	103,464	155,196
<b>DEMOLITION SUBTOTAL (RANGE):</b>	<b>203,464</b>	<b>255,196</b>

### NEW BUILDING CONSTRUCTION HARD COST SUMMARY:

An initial estimate of the hard costs for the building expansion is presented here based on the medium and high costs computed by the RSMMeans QuickCost Estimator for the two to three story Town Hall model for a project located in the region of College Park, Maryland. The estimate is intended only as a rough guideline due to the schematic nature of information on the building's intended construction requirements at this time. Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly. With an anticipated constructed area of 4000 square feet, estimated costs for the building construction are tabulated as follows:

BUILDING MATERIALS & LABOR:	922,500	1,153,125
CONTRACTOR'S OVERHEAD & PROFIT:	230,500	288,125
CONTINGENCY FOR LEVEL OF ESTIMATE (15%):	172,950	216,188
<b>NEW BUILDING CONSTRUCTION SUBTOTAL (RANGE):</b>	<b>1,325,950</b>	<b>1,657,438</b>

### ADDITIONAL HARD COSTS SUMMARY:

Following are anticipated hard costs in addition to the direct cost of the building expansion. A more definitive input from professionals in the related disciplines is required for proper estimating of these figures, they are listed here for a general sense of magnitude:

SITWORK:	60,000	70,000
UTILITY WORK:	40,000	50,000
INTERFACE WITH EXISTING BUILDING:	50,000	60,000
LANDSCAPING:	30,000	40,000
CONTRACTOR'S OVERHEAD & PROFIT:	45,000	55,000
CONTINGENCY FOR LEVEL OF ESTIMATE (15%):	33,750	41,250
<b>ADDITIONAL HARD COST SUBTOTAL:</b>	<b>258,750</b>	<b>316,250</b>
<b>TOTAL HARD HARD COST ESTIMATE (RANGE):</b>	<b>1,788,164</b>	<b>2,228,884</b>

INITIAL BUDGET ESTIMATE  
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**SOFT COST SUMMARY:**

Following is a tabulation of the anticipated soft costs related to the project:

SURVEYING, CIVIL ENGINEERING & GEOTECHNICAL (2%):	35,763	44,578
ARCHITECTURAL & ENGINEERING** (11%):	196,698	245,177
PERMIT FEES (3%):	53,645	66,867
PERFORMANCE & PAYMENT BOND (2%):	35,763	44,578
ATTORNEY FEES:	10,000	15,000
LEED CERTIFICATION FEES:	7,500	10,000
LEED MODELING & COMMISSIONING:	15,000	20,000
CONTINGENCY FOR LEVEL OF ESTIMATE (15%):	53,155	66,930
<b>ANTICIPATED SOFT COST SUBTOTAL:</b>	<b>407,524</b>	<b>513,130</b>

**PROJECT BUDGET SUMMARY:**

Following is a tabulation of the anticipated project Budget for the University Park Community Building:

ANTICIPATED HARD COST TOTAL:	1,788,164	2,228,884
ANTICIPATED SOFT COST TOTAL:	407,524	513,130
 SUBTOTAL:	 2,195,688	 2,742,014
CONTINGENCY FOR UNKNOWNNS (15%):	329,353	411,302
 SUBTOTAL:	 2,525,041	 3,153,316
ESCALATION (1 year @ 4%):	101,002	126,133
 <b>ANTICIPATED PROJECT BUDGET:</b>	 <b>2,626,043</b>	 <b>3,279,449</b>

\*\* Following is a list of the anticipated architectural and engineering disciplines required for the project:

Architect  
Structural Engineer  
Mechanical Engineer  
Plumbing Engineer  
Electrical Engineer  
LEED Consultant