

AHMANN LLC

ARCHITECTURAL SERVICES

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

INITIAL BUDGET ESTIMATE FOR UNIVERSITY PARK COMMUNITY BUILDING A PROPOSED 8000 S.F. ANNEX TO RIVERDALE PRESBYTERIAN CHURCH REVISED PER DISCUSSIONS WITH PAUL McNAMEE OF VJ ASSOC. 08 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
DEMOLITION SUBTOTAL (RANGE):	203,464	255,196

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 RSMean's 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 8000 square feet, estimated costs for the building construction are tabulated as follows:

BUILDING MATERIALS & LABOR:	1,276,500	1,595,625
CONTRACTOR'S OVERHEAD & PROFIT:	319,000	398,750
CONTINGENCY FOR LEVEL OF ESTIMATE (15%):	239,325	299,156
NEW BUILDING CONSTRUCTION SUBTOTAL (RANGE):	1,834,825	2,293,531

ADDITIONAL HARD COSTS SUMMARY:

Following are anticipated hard costs in addition to the direct cost of the building expansion. 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
ADDITIONAL HARD COST SUBTOTAL:	258,750	316,250

TOTAL HARD HARD COST ESTIMATE (RANGE):	2,297,039	2,864,977
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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%):	45,941	57,300
ARCHITECTURAL & ENGINEERING** (10%):	229,704	286,498
PERMIT FEES (3%):	68,911	85,949
ATTORNEY FEES:	15,000	20,000
LEED CERTIFICATION FEES:	10,000	15,000
LEED MODELING & COMMISSIONING:	20,000	30,000
CONTINGENCY FOR LEVEL OF ESTIMATE (15%):	58,433	74,212
ANTICIPATED SOFT COST SUBTOTAL:	447,989	568,959

PROJECT BUDGET SUMMARY:

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

ANTICIPATED HARD COST TOTAL:	2,297,039	2,864,977
ANTICIPATED SOFT COST TOTAL:	447,989	568,959
SUBTOTAL:	2,745,028	3,433,936
CONTINGENCY FOR UNKNOWNNS (15%):	411,754	515,090
SUBTOTAL:	3,156,782	3,949,026
ESCALATION (1 year @ 4%):	126,271	157,961
ANTICIPATED PROJECT BUDGET:	3,283,053	4,106,987

** 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