



**Destination DC**  
Preliminary Conceptual Project Budget  
Renovation in Place



Project Total RSF:

17,362

BUDGET ITEM	Proposed Budget		Current Costs with Proposed VE		Variance		Invoices Submitted Against TIA 11/23/2015 Amount	Comments
	Amount	\$/rsf	11/23/2015		Amount	\$/rsf		
			Amount	\$/rsf				
<b>Consultants</b>								
Architect								
Basic Services - Design/Construction/CA	\$ 43,405	\$ 2.50	\$ 34,000	\$ 1.96	\$ (9,405)	\$ (0.54)	\$ 46,292	Per HCA's Proposal
Furniture Services	\$ 7,813	\$ 0.45	\$ 7,500	\$ 0.43	\$ (313)	\$ (0.02)	(Invoices 1-6)	Per HCA's Proposal
MEP Engineering								
Basic Services - Design/Construction/CA	\$ 14,237	\$ 0.82	\$ 17,180	\$ 0.99	\$ 2,943	\$ 0.17	Included in HK above	Per GHT's Proposal
Project Management								
Basic Services - Design/Construction/Closeout	\$ 52,086	\$ 3.00	\$ 34,724	\$ 2.00	\$ (17,362)	\$ (1.00)	\$ 19,583	Cresa Project Management
(Invoices 1-3)								
Reimbursable Expenses for all Consultants (est)	\$ 8,228	\$ 0.47	\$ 5,500	\$ 0.32	\$ (2,728)	\$ (0.16)		Estimate - 7% of consulting fees - reduced to current projection
<b>Subtotal Consultants</b>	<b>\$ 125,769</b>	<b>\$ 7.24</b>	<b>\$ 98,904</b>	<b>\$ 5.70</b>	<b>\$ (26,865)</b>	<b>\$ (1.55)</b>	<b>\$ 65,875</b>	
<b>Permits and Expediting Fees</b>								
Permit Expediter	\$ 1,200	\$ 0.07	\$ 1,475	\$ 0.08	\$ 275	\$ 0.02		DC Permit Solutions Proposal - signed
Jurisdictional fees	\$ 8,681	\$ 0.50	\$ 9,874	\$ 0.57	\$ 1,193	\$ 0.07	\$ 9,874	DC Permit Solutions Proposal - signed
(Permit Check)								
<b>Subtotal Permit and Expediting Fees</b>	<b>\$ 9,881</b>	<b>\$ 0.57</b>	<b>\$ 11,349</b>	<b>\$ 0.65</b>	<b>\$ 1,468</b>		<b>\$ 9,874</b>	
<b>Construction</b>								
General Contractor	\$ 520,860	\$ 30.00	\$ 638,355	\$ 36.77	\$ 117,495	\$ 6.77	\$ 232,733	Per Bognet's Final Pricing - Issued 9/14/15
Contingency @ 5%	\$ 26,043	\$ 1.50	\$ 17,147	\$ 0.99	\$ (8,896)	\$ (0.51)	(App #1)	Contingency removed for change orders
Current Actual Change Orders			\$ 8,896	\$ 0.51	\$ 8,896	\$ 0.51		Includes Approved and Potential COs
Building Engineer OT	\$ 5,000	\$ 0.29	\$ 5,000	\$ 0.29	\$ -	\$ -		Bldg Engineer OT for Off Hours work Supervision as needed - estimated
<b>Subtotal Construction</b>	<b>\$ 551,903</b>	<b>\$ 31.79</b>	<b>\$ 669,398</b>	<b>\$ 38.56</b>	<b>\$ 117,495</b>	<b>\$ 6.77</b>	<b>\$ 232,733</b>	
<b>Furniture, Fixtures &amp; Equipment</b>								
Private Offices	\$ -	\$ -	Included					
Systems Furniture Workstations	\$ 144,000	\$ 8.29	Included					
<b>LUMP SUM - workstations and offices</b>			\$ 200,344		\$ 200,344	\$ 11.54	\$ 103,702	installation/delivery
Ancillary furniture (conf, cafe, team room, work room)	\$ 46,000	\$ 2.65	\$ 45,983	\$ 2.65	\$ (17)	\$ (0.00)	(Deposit Invoice)	per WW prop - DDC Vendor Pricing TBD
Reception	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		included above (former value \$7000)
Install/ Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		included above - (former value \$8080)
Guest Chairs								add \$17,656.02
Board Room and Team Room								add \$17,818.89
<b>Subtotal FF&amp;E</b>	<b>\$ 190,000</b>	<b>\$ 10.94</b>	<b>\$ 246,327</b>	<b>\$ 14.19</b>	<b>\$ 56,327</b>	<b>\$ 3.24</b>	<b>\$ 103,702</b>	
<b>IT/AV Cabling and Equipment Costs</b>								
Consulting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cabling	\$ 17,362	\$ 1.00	\$ 47,222	\$ 2.72	\$ 29,860	\$ 1.72		Per DR Proposal
DR Change Orders to date			\$ 2,177					
Phone System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Assumes use existing
Audio Visual	\$ 15,000	\$ 0.86	\$ 26,689	\$ 1.54	\$ 11,689	\$ 0.67		Per DR Proposal
DR Change Orders to date			\$ 1,945					
<b>Equipment Subtotal</b>	<b>\$ 32,362</b>	<b>\$ 1.86</b>	<b>\$ 78,033</b>	<b>\$ 4.49</b>	<b>\$ 45,671</b>	<b>\$ 2.63</b>		
<b>Other</b>								
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Assumes use existing security system
Signage - Interior	\$ -	\$ -	\$ 7,500	\$ 0.43	\$ 7,500	\$ 0.43		new branding placeholder
Artwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Subtotal Other</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,500</b>	<b>\$ 0.43</b>	<b>\$ 7,500</b>	<b>\$ 0.43</b>		
<b>Facilities</b>								
Movers	\$ 10,000	\$ 0.58	\$ 12,469	\$ 0.72	\$ 2,469	\$ 0.14		Per Hoffberger Proposal
<b>Subtotal Facilities</b>	<b>\$ 10,000</b>	<b>\$ 0.58</b>	<b>\$ 12,469</b>	<b>\$ 0.72</b>	<b>\$ 2,469</b>	<b>\$ 0.14</b>		
<b>PROJECT SUBTOTAL</b>	<b>919,915</b>	<b>\$ 52.98</b>	<b>1,123,979</b>	<b>\$ 64.74</b>	<b>204,064</b>	<b>\$ 11.75</b>	<b>412,184</b>	
Project Contingency at 5%	\$ 45,996	\$ 2.65	\$ 20,000	\$ 1.15	\$ (25,996)	\$ (1.50)	(Current Total)	placeholder for unforeseen conditions
<b>TOTAL COSTS</b>	<b>\$ 965,910</b>	<b>\$ 55.63</b>	<b>\$ 1,143,979</b>	<b>\$ 65.89</b>	<b>\$ 178,069</b>	<b>\$ 10.26</b>		
Tenant Improvement Allowance	\$ 1,041,720	\$ 60.00	\$ 1,041,720	\$ 60.00				
<b>GRAND TOTAL</b>	<b>\$ (75,810)</b>	<b>\$ (4.37)</b>	<b>\$ 102,259</b>	<b>\$ 5.89</b>	<b>\$ 178,069</b>	<b>\$ 10.26</b>	<b>\$ 412,184</b>	

**Change Order Log**

CO #	Date Submitted	Description	Subtotal	Subtotal	Status
			Requested Amount	Approved Amount	
			\$36,596.50	\$8,896.15	
1		5th floor additional carpet to cover damaged floor	\$1,442.70	\$1,442.70	Approved
2		5th floor pantry floor painting	\$1,207.50	\$1,207.50	Approved
3		5th floor carpet pad in open area	\$1,407.00	\$1,407.00	Submitted
4		5th floor paint changes	\$1,634.85	\$1,634.85	Submitted
5		Paint existing windows and trim	\$4,620.00		void
6		Reclaim wood flooring for damaged exposed areas	\$3,869.25		void
7		Additional vinyl flooring	\$1,482.60		void
8		Carpet pad over wood floors - remaining areas	\$6,029.10	\$6,029.10	Approved
9		5th floor carpet extension	\$3,622.50		void
10		Infill office and bulkhead partition above ceiling	\$6,000.00		Estimated - TBD
11		Pantry floor - clear sealer	\$341.25		Submitted
12		Electrical and lighting changes	-\$2,825.00	-\$2,825.00	Approved
13		4th floor - added carpet at boardroom	\$4,147.50		Submitted
14		Relocate millwork and sinks - wellness and shower	\$2,724.75		Submitted
15		Added power tele data - 4th floor offices	\$892.50		Submitted
16					
17					
18					
19					
20					