

Proposed New County Office Building
Wright Runstad Cost Increase Crosswalk
September 29, 2004

ATTACHMENT 8

GOAT HILL PROPERTIES

Cost Increase from 6/2/04 Budget to 9/1/04 GMP

6/10 revision to an underground garage under the building		1,700,000
Added two floors		
Shell & Core costs		3,951,000
Tenant Work costs		1,876,000
Moving garage to 6th Avenue scope revisions		1,668,000
Contractor's Escalation		1,764,000 [a]
Bid Guaranteed Maximum Price		
58,834,000 (Shell & Core w/WSST)		
53,800,000 (June 10th Rough Order of Magnitude Budget)		
5,034,000 (Difference)		
(1,764,000) (less Contractors Escalation)		
		3,270,000 [b]
Transfer of Development Rights Purchased (FAR)		886,000
Art Increase (as a percentage)		126,000
Additional Issuance Costs projected		310,000
Financing Costs (as a percentage)		1,244,000
	Subtotal	16,795,000
Delete Vehicle Maintenance Allowance Amount		(2,343,000)
		14,452,000

[a] Note escalation is to be used for buyout, not construction problems, any unused at completion of buyout for both garage and building will be credited to project contingency.
[b] This increased cost includes the increased cost of steel, rebar, aluminum, shoring costs, and additional mezzanine level between loading dock and 1st Floor.