

Education 911 Justice +™

Plus = Positive Stories,
Positive Impact

American Academic
Accreditation Commission Affiliate
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United University™ Institute Collaborative, Flagship Physical Campus/National HQ Schools Resource Center

Conceptual Design Dossier for
2400 East Capitol Street (Center
West Front), Washington, D.C.

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United University
of America



United University™ Institute Collaborative,
Flagship Physical Campus/National HQ
Schools Resource Center

Local Constituencies

The Washington
Metropolitan Area,
also known as the
National Capitol
Region of the District
of Columbia,
Maryland, and Virginia

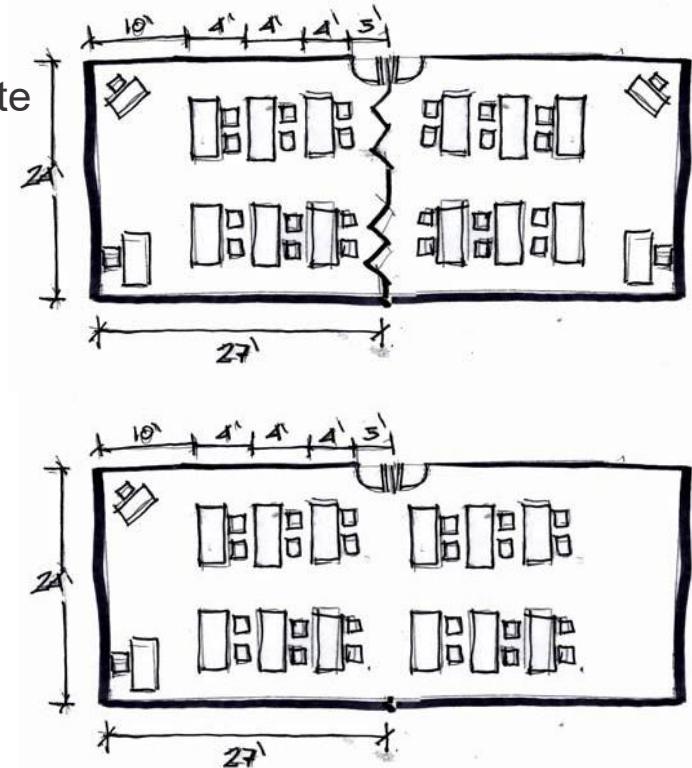


United University™ Institute Collaborative,
Flagship Physical Campus/National HQ
Schools Resource Center

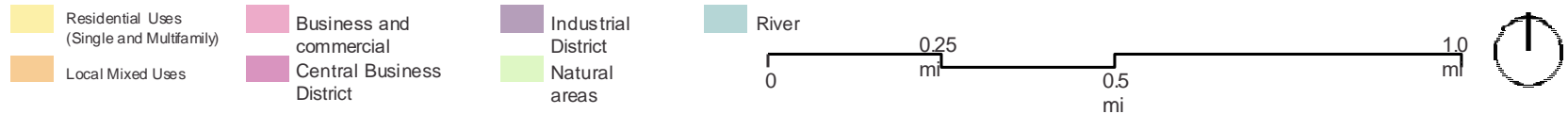
Strategy and Future Vision

United University Institute Project Strategies

1. **Integrated approach.** Conceive the project as part of a future city's plan and vision.
2. Take advantage of the site's **natural features**.
3. Create **collective open places**, as well as introduce water into the site to create collective amenities.
4. Increase **pedestrian connectivity** and provide multiple access points on the site. Locate parking facilities in the rear part of the site behind the buildings (pedestrian-friendly facades).
5. **Phasing.** Conceptualize the project in phases.
6. **Diversifying funding after** site control is obtained.
7. **Flexibility** in the use of the facilities.



Conceptual Design Dossier 6.6 Acre Site, Sample Regional Context – Future Collaborative Vision



**[Urban Context
Future Vision --
Site Aerial Map
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**[Phase Zero
Google Aerial
Map Page
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Phase 1

Students: 300

Faculty: 15

Components:

- Business Department
- Starting Library - PC Lab
- Administration (7-12 offices)
- Parking (75 u)
- Restaurant-Cafeteria

Construction + Operation:

1 to 2 Years

Phase 1

Components 30.140 SF (Indoors)

-Rear off street Parking (75 parking units)

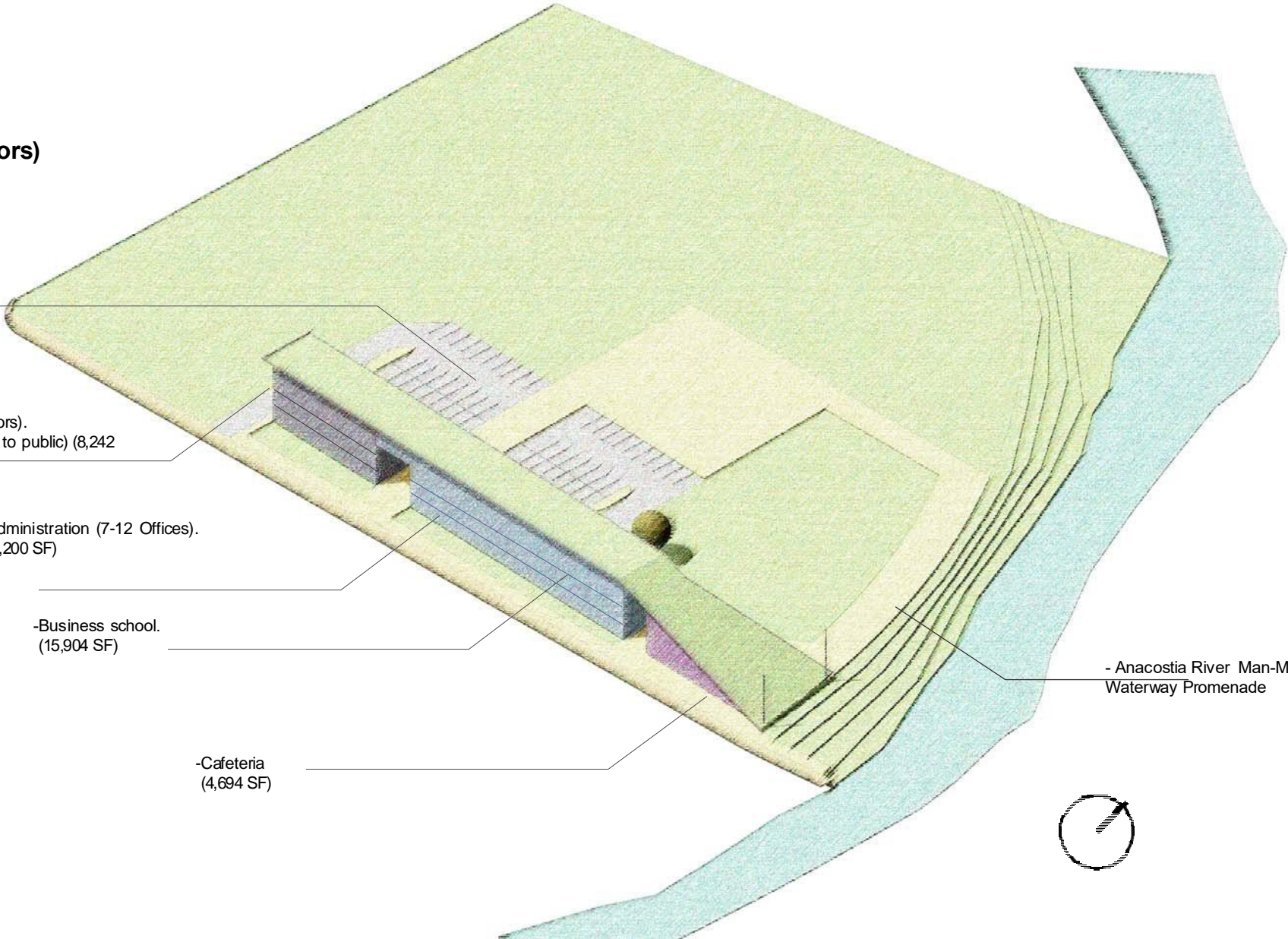
- PC Labs (Upper floors).
-Initial Library (Open to public) (8,242 SF)

-Administration (7-12 Offices).
(1,200 SF)

-Business school.
(15,904 SF)

-Cafeteria
(4,694 SF)

- Anacostia River Man-Made Waterway Promenade



Phase 2

Students: 600

Faculty: 30

General Components:

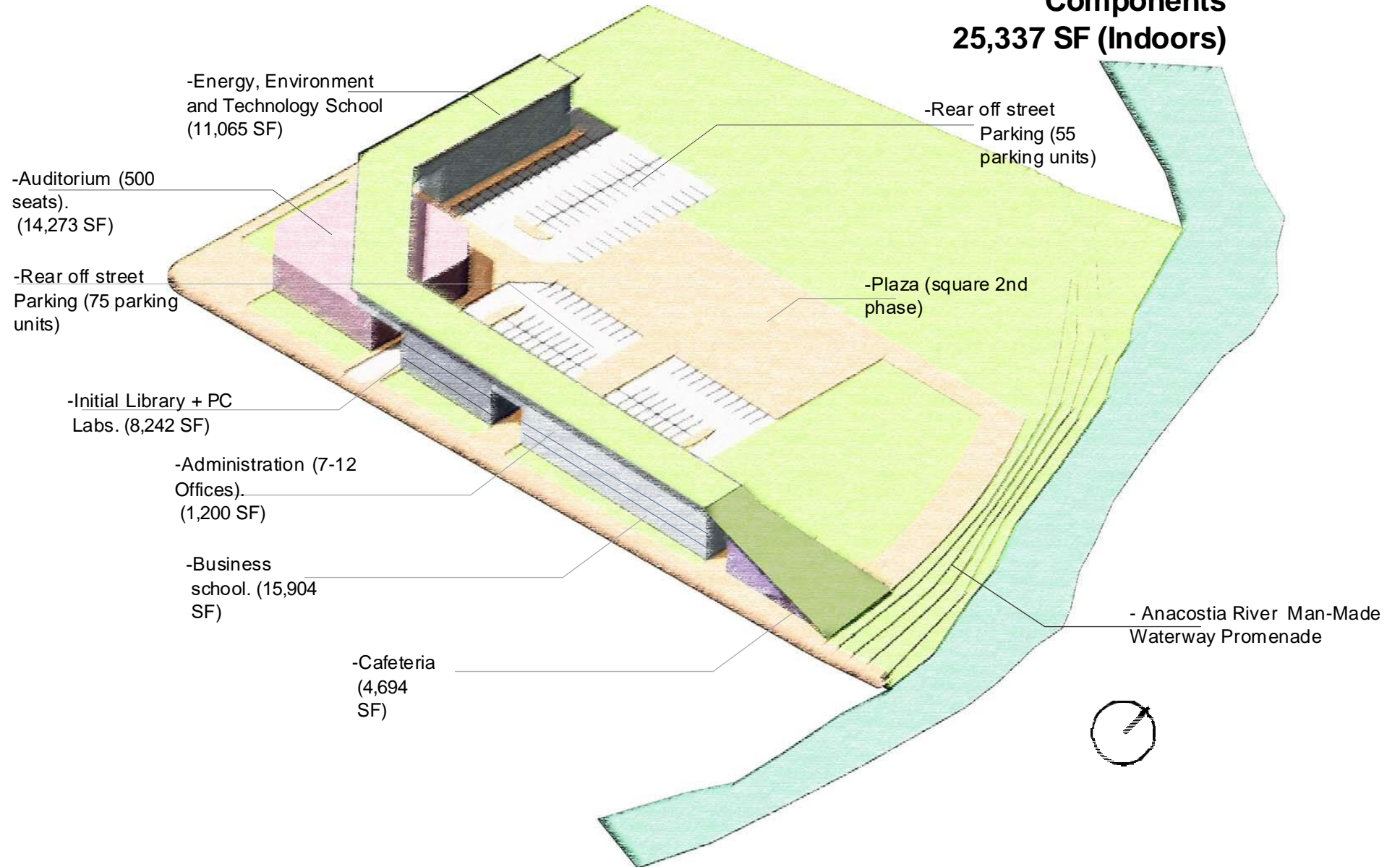
- Energy, Environment, and
Technology Departments
- Auditorium
- Parking, 2nd Phase (55 u)
- Plaza (2nd Phase)

Construction + Operation:

2 to 4 Years

Phase 2

Components
25,337 SF (Indoors)



Phase 3

Students: 750 to 1,000

Faculty: 40

General Components:

- Arts, Health, and Science Department
- New Library/National HQ Schools Resource Center
- Parking, 3rd Phase (20 u)

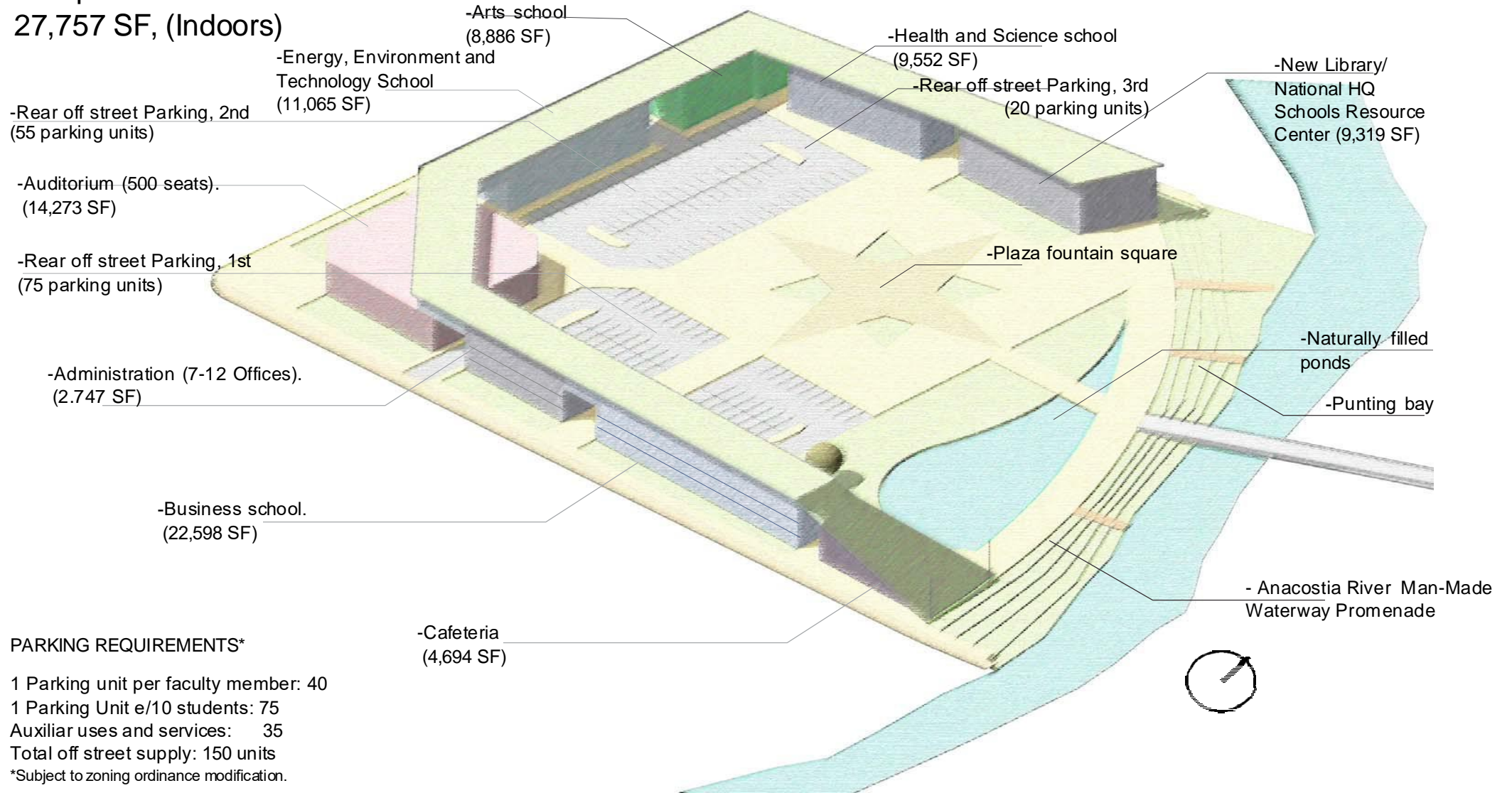
Construction + Operation:

3 to 6 Years

Phase 3

Components

27,757 SF, (Indoors)



PARKING REQUIREMENTS*

1 Parking unit per faculty member: 40

1 Parking Unit e/10 students: 75

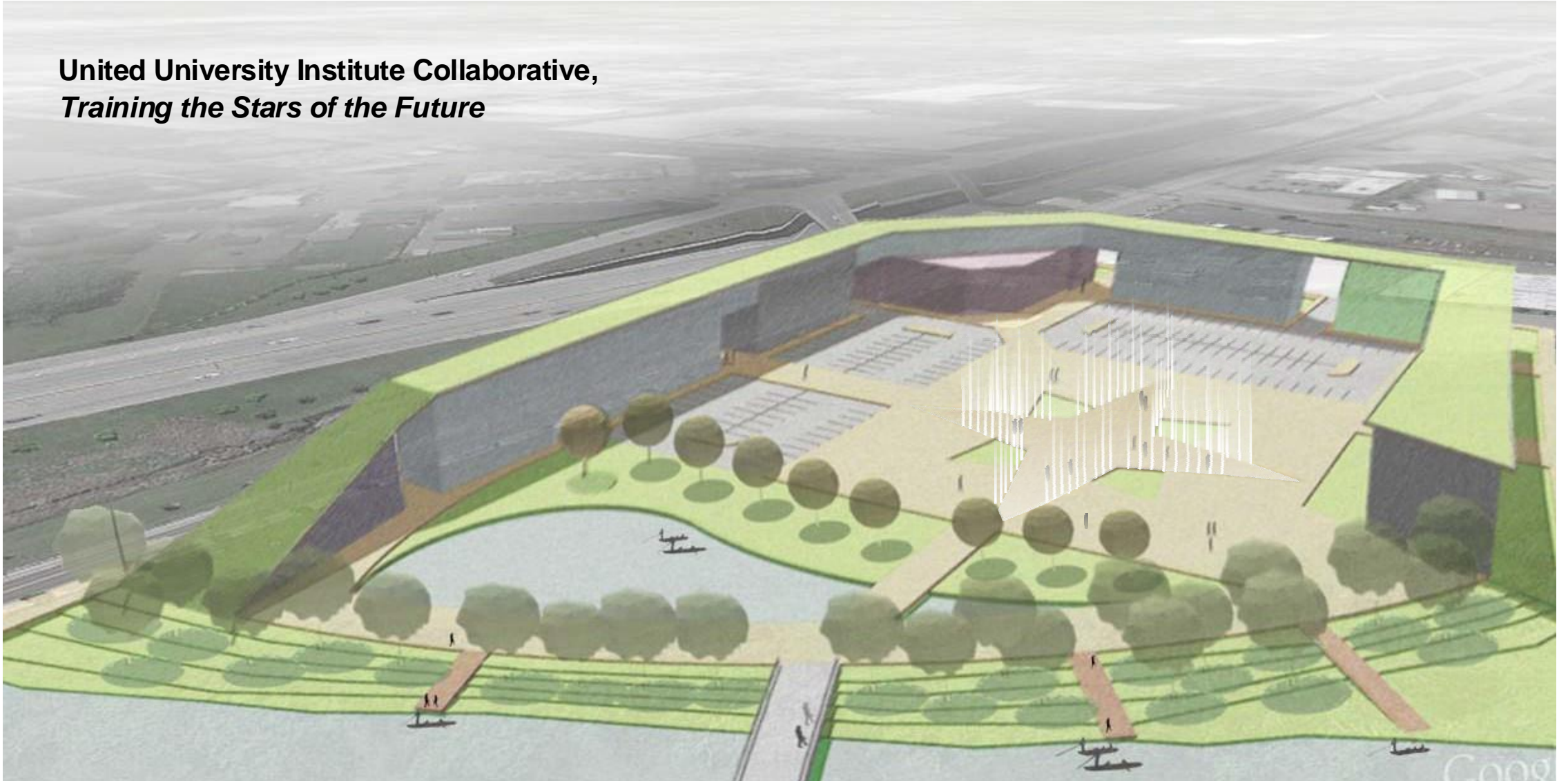
Auxiliar uses and services: 35

Total off street supply: 150 units

*Subject to zoning ordinance modification.

Phase 3

**United University Institute Collaborative,
*Training the Stars of the Future***



North East - South West aerial perspective of the United University Institute Collaborative Flagship Campus/National HQ Schools Resource Center and its proposed landmark, "The Star of the Future."



Phase 3

Education 911 Justice +™
**Plus = Positive Stories, Positive Impact,
Nationwide and in the Neighborhood**



Pedestrian perspective of Man-Made Promenade Waterway, Pond, Fountain, and internal open spaces. The Health, Science Schools, and New Library/National HQ Schools Resource Center are in the back.

Phase 3

United University Institute Collaborative:
Strengthening the Mind, Body, and Will in the Pursuit of Excellence



View of future active learning students punting.

ANNEX

Construction Costs

United University Institute Collaborative/National HQ – Cost of Construction Per Phases Estimate

Property Location: Washington, D.C.

Phase: 1

Approximate Parcel Size: 490' x 600' =

289,344 Square Feet / 6.6 Acres

Cost Modifier (AA): 103.9

Development Data (User Input)	Total Areas (S-F)	Number of Units	Development Description
Business School Class. (Low Rise 1 to 4 Stories)	15,904	17 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Arts School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Health and Science School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Administrative Offices (Low Rise 1 to 4 Stories)	1,200		Areas include interior spaces* + walls +windows+ circulation spaces
Auditorium (Minimum 30,000 SF)	0		Areas include interior spaces* + walls +windows+ circulation spaces
Initial Library + Computer Labs	8,242		Areas include interior spaces* + walls +windows+ circulation spaces
Retail Stores (Individual)			
Cafeteria	4,694		Areas include interior spaces* + walls +windows+ circulation spaces
Greenspace (Landscaping)	52,663		
Hard Scape (Landscaping)	39,887		
Parking Decks (Over 150,000 SF Total Area / Above Grade)	27,199		
Parking Decks (Over 150,000 SF Total Area / Below Grade)			
Total Development Area	149,789 SF		
Floor Area Ratio	52%		

*CM: Classroom module for 10 to 12 students

CM's are flexible and can be attached for larger Classroom demands

<u>Base Cost of Construction Estimate</u>	<u>Base Cost / SF</u>	<u>Base Cost</u>	<u>Upgrade % Applied</u>	<u>Total Base Cost</u>	<u>Cost / SF Dev. Type</u>	<u>Cost / SF Total</u>
Business School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 1,615,751	1.00	\$ 1,615,751	\$ 101.60	\$ 10.79
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Arts School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Health and Science School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Administrative Offices (Low Rise 1 to 4 Stories)	\$97.78	\$ 121,916	1.00	\$ 121,916	\$ 101.60	\$ 0.81
Auditorium (Minimum 30,000 SF)	\$189.71	\$ -	1.00	\$ -	NA	\$ -
Initial Library + Computer Labs	\$97.78	\$ 837,379	1.00	\$ 837,379	\$ 101.60	\$ 5.59
Retail Stores (Individual)	\$88.45	\$ -	1.00	\$ -	NA	\$ -
Cafeteria	\$172.02	\$ 839,024	1.00	\$ 839,024	\$ 178.73	\$ 5.60
Greenspace (Landscaping)	\$3.23	\$ 176,901	1.00	\$ 176,901	\$ 3.36	\$ 1.18
Hard Scape (Landscaping)	\$9.09	\$ 376,667	1.00	\$ 376,667	\$ 9.44	\$ 2.51
Parking Decks (Over 150,000 SF Total Area / Above Grade)	\$49.41	\$ 1,396,325	1.00	\$ 1,396,325	\$ 51.34	\$ 9.32
Parking Decks (Over 150,000 SF Total Area / Below Grade)	\$63.01	\$ -	1.00	\$ -	NA	\$ -
Base Construction Cost Estimate		\$ 5,363,963		\$ 5,363,963		\$ 35.81

Final Cost of Construction Estimate

Total Base Cost of Construction Estimate		\$	5,363,963	\$	35.81	per SF Total
Demolition, Site Work and Underground Utility Work (\$8.35 / SF of Parcel)		\$	313,826	\$	2.10	per SF Total
Retaining Wall Along East Side of Site	Enter \$0 If Not Required By Development Type =====>	\$	-	\$	-	per SF Total
Floodplain Construction Cost Adjustment @ 4.5%		\$	241,378			
Subtotal - Hard Construction Costs		\$	5,919,168	\$	39.52	per SF Total
Construction Project Management Fees (2.75% of Total Construction Costs)		\$	162,777	\$	1.09	per SF Total
Initial Site Survey		\$	7,500	\$	0.05	per SF Total
Soil Boring / Foundation Analysis		\$	57,000	\$	0.38	per SF Total
Architectural / Engineering Fees (7.5% of Total Construction Costs)		\$	443,938	\$	2.96	per SF Total
Permit Fees (Subject to City Schedule Modification)		\$	36,246	\$	0.24	per SF Total
Plan Review Fees (Subject to City Schedule Modification)		\$	14,498	\$	0.10	per SF Total
Subtotal - Soft Construction Costs		\$	721,959	\$	4.82	per SF Total
Total Project Hard and Soft Construction Costs		\$	6,641,127	\$	44.34	per SF Total
	0.00%	\$	-	\$	-	per SF Total
Total Project Hard and Soft Construction Costs w/ Contingency		\$	6,641,127	\$	44.34	per SF Total

United University Institute Collaborative/National HQ – Cost of Construction Per Phases Estimate

Property Location: Washington, D.C.

Phase: 2

Approximate Parcel Size: 490' x 600' =

289,344 Square Feet / 6.6 Acres

Cost Modifier (AA): 103.9

Development Data (User Input)	Total Areas (S-F)	Number of Units	Development Description
Business School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	11,065	12 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Arts School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Health and Science School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Administrative Offices (Low Rise 1 to 4 Stories)	0		Areas include interior spaces* + walls +windows+ circulation spaces
Auditorium (Minimum 30,000 SF)	14,273		Areas include interior spaces* + walls +windows+ circulation spaces
Initial Library	0		Areas include interior spaces* + walls +windows+ circulation spaces
Retail Stores (Individual)			
Cafeteria	0		Areas include interior spaces* + walls +windows+ circulation spaces
Greenspace (Landscaping)	22,981		
Hard Scape (Landscaping)	25,981		
Parking Decks (Over 150,000 SF Total Area / Above Grade)	19,270		
Parking Decks (Over 150,000 SF Total Area / Below Grade)			
Total Development Area	93,569 SF		*CM: Classroom module for 10 to 12 students
Floor Area Ratio	32%		CM's are flexible and can be attached for larger Classroom demands

<u>Base Cost of Construction Estimate</u>	<u>Base Cost / SF</u>	<u>Base Cost</u>	<u>Upgrade % Applied</u>	<u>Total Base Cost</u>	<u>Cost / SF Dev. Type</u>	<u>Cost / SF Total</u>
Business School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	\$97.78	\$ 1,124,125	1.00	\$ 1,124,125	\$ 101.60	\$ 12.01
Arts School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Health and Science School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Administrative Offices (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Auditorium (Minimum 30,000 SF)	\$189.71	\$ 2,813,234	1.00	\$ 2,813,234	\$ 197.11	\$ 30.07
Initial Library	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Retail Stores (Individual)	\$88.45	\$ -	1.00	\$ -	NA	\$ -
Cafeteria	\$172.02	\$ -	1.00	\$ -	NA	\$ -
Greenspace (Landscaping)	\$3.23	\$ 77,195	1.00	\$ 77,195	\$ 3.36	\$ 0.83
Hard Scape (Landscaping)	\$9.09	\$ 245,350	1.00	\$ 245,350	\$ 9.44	\$ 2.62
Parking Decks (Over 150,000 SF Total Area / Above Grade)	\$49.41	\$ 989,279	1.00	\$ 989,279	\$ 51.34	\$ 10.57
Parking Decks (Over 150,000 SF Total Area / Below Grade)	\$63.01	\$ -	1.00	\$ -	NA	\$ -
Base Construction Cost Estimate		\$ 5,249,183		\$ 5,249,183		\$ 56.10

Final Cost of Construction Estimate

Total Base Cost of Construction Estimate		\$	5,249,183	\$	56.10	per SF Total
Demolition, Site Work and Underground Utility Work (\$8.35 / SF of Parcel)		\$	313,826	\$	3.35	per SF Total
Retaining Wall Along East Side of Site	Enter \$0 If Not Required By Development Type =====>	\$	-	\$	-	per SF Total
Floodplain Construction Cost Adjustment @ 4.5%		\$	236,213			
Subtotal - Hard Construction Costs		\$	5,799,223	\$	61.98	per SF Total
Construction Project Management Fees (2.75% of Total Construction Costs)		\$	159,479	\$	1.70	per SF Total
Initial Site Survey		\$	-	\$	-	per SF Total
Soil Boring / Foundation Analysis		\$	-	\$	-	per SF Total
Architectural / Engineering Fees (7.5% of Total Construction Costs)		\$	434,942	\$	4.65	per SF Total
Permit Fees (Subject to City Schedule Modification)		\$	35,526	\$	0.38	per SF Total
Plan Review Fees (Subject to City Schedule Modification)		\$	14,211	\$	0.15	per SF Total
Subtotal - Soft Construction Costs		\$	644,157	\$	6.88	per SF Total
Total Project Hard and Soft Construction Costs		\$	6,443,380	\$	68.86	per SF Total
		\$	-	\$	-	per SF Total
Total Project Hard and Soft Construction Costs w/ Contingency	0.00%	\$	6,443,380	\$	68.86	per SF Total

United University Institute Collaborative/National HQ – Cost of Construction Per Phases Estimate

Property Location: Washington, D.C.

Phase: 3

Cost Modifier (AA): 103.9

Development Data (User Input)	Total Areas (S-F)	Number of Units	Development Description
Business School Class. (Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	0	0 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Arts School Class. (Low Rise 1 to 4 Stories)	8,886	6 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Health and Science School Class. (Low Rise 1 to 4 Stories)	9,552	9 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Administrative Offices (Low Rise 1 to 4 Stories)	0		Areas include interior spaces* + walls +windows+ circulation spaces
Auditorium (Minimum 30,000 SF)	0		Areas include interior spaces* + walls +windows+ circulation spaces
New Library	9,319		Areas include interior spaces* + walls +windows+ circulation spaces
Retail Stores (Individual)	0		
Cafeteria	0		Areas include interior spaces* + walls +windows+ circulation spaces
Greenspace (Landscaping)	55,269		
Hard Scape (Landscaping)	50,282		
Parking Decks (Over 150,000 SF Total Area / Above Grade)	6,814		
Parking Decks (Over 150,000 SF Total Area / Below Grade)	0		
Total Development Area	140,123 SF		*CM: Classroom module for 10 to 12 students
Floor Area Ratio	48%		CM's are flexible and can be attached for larger Classroom demands

<u>Base Cost of Construction Estimate</u>	<u>Base Cost / SF</u>	<u>Base Cost</u>	<u>Upgrade % Applied</u>	<u>Total Base Cost</u>	<u>Cost / SF Dev. Type</u>	<u>Cost / SF Total</u>
Business School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Energy, Engineering and Technology School Class.(Low Rise 1 t	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Arts School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 902,787	1.00	\$ 902,787	\$ 101.60	\$ 6.44
Health and Science School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 970,450	1.00	\$ 970,450	\$ 101.60	\$ 6.93
Administrative Offices (Low Rise 1 to 4 Stories)	\$97.78	\$ -	1.00	\$ -	NA	\$ -
Auditorium (Minimum 30,000 SF)	\$189.71	\$ -	1.00	\$ -	NA	\$ -
New Library	\$97.78	\$ 946,807	1.00	\$ 946,807	\$ 101.60	\$ 6.76
Retail Stores (Individual)	\$88.45	\$ -	1.00	\$ -	NA	\$ -
Cafeteria	\$172.02	\$ -	1.00	\$ -	NA	\$ -
Greenspace (Landscaping)	\$3.23	\$ 185,654	1.00	\$ 185,654	\$ 3.36	\$ 1.32
Hard Scape (Landscaping)	\$9.09	\$ 474,839	1.00	\$ 474,839	\$ 9.44	\$ 3.39
Parking Decks (Over 150,000 SF Total Area / Above Grade)	\$49.41	\$ 349,821	1.00	\$ 349,821	\$ 51.34	\$ 2.50
Parking Decks (Over 150,000 SF Total Area / Below Grade)	\$63.01	\$ -	1.00	\$ -	NA	\$ -
Base Construction Cost Estimate		\$ 3,830,357		\$ 3,830,357		\$ 27.34

Final Cost of Construction Estimate

Total Base Cost of Construction Estimate		\$	3,830,357	\$	27.34	per SF Total
Demolition, Site Work and Underground Utility Work (\$8.35 / SF of Parcel)		\$	313,826	\$	2.24	per SF Total
Retaining Wall Along East Side of Site	Enter \$0 If Not Required By Development Type =====>	\$	-	\$	-	per SF Total
Floodplain Construction Cost Adjustment @ 4.5%		\$	172,366			
Subtotal - Hard Construction Costs		\$	4,316,550	\$	30.81	per SF Total
Construction Project Management Fees (2.75% of Total Construction Costs)		\$	118,705	\$	0.85	per SF Total
Initial Site Survey		\$	-	\$	-	per SF Total
Soil Boring / Foundation Analysis		\$	-	\$	-	per SF Total
Architectural / Engineering Fees (7.5% of Total Construction Costs)		\$	323,741	\$	2.31	per SF Total
Permit Fees (Subject to City Schedule Modification)		\$	26,630	\$	0.19	per SF Total
Plan Review Fees (Subject to City Schedule Modification)		\$	10,652	\$	0.08	per SF Total
Subtotal - Soft Construction Costs		\$	479,729	\$	3.42	per SF Total
Total Project Hard and Soft Construction Costs		\$	4,796,278	\$	34.23	per SF Total
	0.00%	\$	-	\$	-	per SF Total
Total Project Hard and Soft Construction Costs w/ Contingency		\$	4,796,278	\$	34.23	per SF Total

United University Institute Collaborative/National HQ – Cost of Construction Per Phases Estimate

Property Location: Washington, D.C.

Phase 1,2,3

Approximate Parcel Size: 490' x 600' = 289,344 Square Feet / 6.6 Acres

Cost Modifier (AA): 103.9

Development Data (User Input)	Total Areas (S-F)	Number of Units/ School	Development Description
Business School Class. (Low Rise 1 to 4 Stories)	22,598	24 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Energy, Engeneering and Technology School Class.(Low Rise 1 to 4 Stories)	11,065	12 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Arts School Class. (Low Rise 1 to 4 Stories)	8,886	6 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Health and Science School Class. (Low Rise 1 to 4 Stories)	9,552	9 CM*	Areas include interior spaces* + walls +windows+ circulation spaces
Administrative Offices (Low Rise 1 to 4 Stories)	2,747		Areas include interior spaces* + walls +windows+ circulation spaces
Audirorium (Minimum 30,000 SF)	14,273		Areas include interior spaces* + walls +windows+ circulation spaces
New Library	9,319		Areas include interior spaces* + walls +windows+ circulation spaces
Retail Stores (Individual)			
Cafeteria	4,694		Areas include interior spaces* + walls +windows+ circulation spaces
Greenspace (Landscaping)	130,914		
Hard Scape (Landscaping)	116,150		
Parking Decks (Over 150,000 SF Total Area / Above Grade)	53,284		
Parking Decks (Over 150,000 SF Total Area / Below Grade)			
Total Development Area	383,482 SF		
Floor Area Ratio	133%		

*CM: Classroom module for 10 to 12 students

CM's are flexible and can be attached for larger Classroom demands

<u>Base Cost of Construction Estimate</u>	<u>Base Cost / SF</u>	<u>Base Cost</u>	<u>Upgrade % Applied</u>	<u>Total Base Cost</u>	<u>Cost / SF Dev. Type</u>	<u>Cost / SF Total</u>
Business School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 2,295,919	1.00	\$ 2,295,919	\$ 101.60	\$ 5.99
Energy, Engineering and Technology School Class.(Low Rise 1 to 4 Stories)	\$97.78	\$ 1,124,125	1.00	\$ 1,124,125	\$ 101.60	\$ 2.93
Arts School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 902,787	1.00	\$ 902,787	\$ 101.60	\$ 2.35
Health and Science School Class. (Low Rise 1 to 4 Stories)	\$97.78	\$ 970,450	1.00	\$ 970,450	\$ 101.60	\$ 2.53
Administrative Offices (Low Rise 1 to 4 Stories)	\$97.78	\$ 279,126	1.00	\$ 279,126	\$ 101.60	\$ 0.73
Auditorium (Minimum 30,000 SF)	\$189.71	\$ 2,813,234	1.00	\$ 2,813,234	\$ 197.11	\$ 7.34
New Library	\$97.78	\$ 946,807	1.00	\$ 946,807	\$ 101.60	\$ 2.47
Retail Stores (Individual)	\$88.45	\$ -	1.00	\$ -	NA	\$ -
Cafeteria	\$172.02	\$ 839,024	1.00	\$ 839,024	\$ 178.73	\$ 2.19
Greenspace (Landscaping)	\$3.23	\$ 439,750	1.00	\$ 439,750	\$ 3.36	\$ 1.15
Hard Scape (Landscaping)	\$9.09	\$ 1,096,856	1.00	\$ 1,096,856	\$ 9.44	\$ 2.86
Parking Decks (Over 150,000 SF Total Area / Above Grade)	\$49.41	\$ 2,735,431	1.00	\$ 2,735,431	\$ 51.34	\$ 7.13
Parking Decks (Over 150,000 SF Total Area / Below Grade)	\$63.01	\$ -	1.00	\$ -	NA	\$ -
Base Construction Cost Estimate		\$ 14,443,509		\$ 14,443,509		\$ 37.66

Final Cost of Construction Estimate

Total Base Cost of Construction Estimate		\$	14,443,509	\$	37.66	per SF Total
Demolition, Site Work and Underground Utility Work (\$8.35 / SF of Parcel)		\$	313,826	\$	0.82	per SF Total
Retaining Wall Along East Side of Site	Enter \$0 If Not Required By Development Type =====>	\$	-	\$	-	per SF Total
Floodplain Construction Cost Adjustment @ 4.5%		\$	649,958			
Subtotal - Hard Construction Costs		\$	15,407,293	\$	40.18	per SF Total
Construction Project Management Fees (2.75% of Total Construction Costs)		\$	423,701	\$	1.10	per SF Total
Initial Site Survey		\$	7,500	\$	0.02	per SF Total
Soil Boring / Foundation Analysis		\$	57,000	\$	0.15	per SF Total
Architectural / Engineering Fees (7.5% of Total Construction Costs)		\$	1,155,547	\$	3.01	per SF Total
Permit Fees (According to the city's Schedule)		\$	93,175	\$	0.24	per SF Total
Plan Review Fees (Subject to City Schedule Modification)		\$	37,270	\$	0.10	per SF Total
Subtotal - Soft Construction Costs		\$	1,774,192	\$	4.63	per SF Total
Total Project Hard and Soft Construction Costs		\$	17,181,486	\$	44.80	per SF Total
		\$	-	\$	-	per SF Total
Total Project Hard and Soft Construction Costs w/ Contingency	0.00%	\$	17,181,486	\$	44.80	per SF Total