



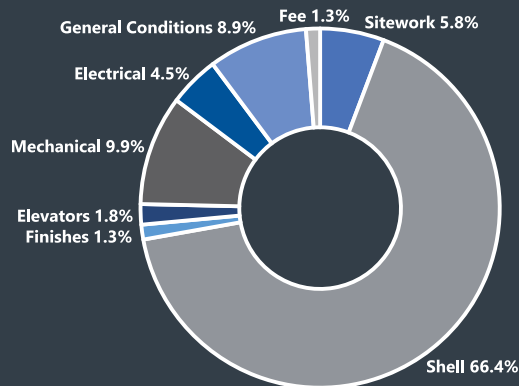
REP PHOTO

OFFICE BUILDING CORE AND SHELL

Santa Clara County, California

- Size:** 4-Story, 213,000 SFG, Building Only
- Site:** N/A; Existing Building Pad and Parking
- Labor:** Union
- Delivery:** General Contractor Under GMP Contract
- Risk:** No Bonding or Subcontractor Default
- Mitigant:** Insurance
- Schedule:** 22 months

COST DISTRIBUTION



CONSTRUCTION COST CASE STUDY

Case study costs were derived from a project Partner Engineering and Science, Inc. monitored on behalf of a lending institution or investor.

OUTLINE SPECIFICATIONS

- Site:** Building related excavation, grading, site utilities, landscaping, and hardscape
- Foundation:** Reinforced concrete mat on engineered compacted fill
- Superstructure:** Structural steel frame
- Façade:** Aluminum and glass curtain wall
- Roof:** Fully adhered single-ply
- Interior Finishes:** Core and shell
- Elevators:** Three, 4-stop gearless traction elevators
- Sprinkler:** 100% wet pipe system
- Plumbing:** Roof drainage system and capped utilities
- HVAC:** 530-ton chilled water system with cooling towers and central air handlers
- Electrical:** 4,000-amp, 480-volt, 3-phase, 4-wire main switchboard

DIRECT COST SYNOPSIS

TRADE	ROUNDED COST	COST/SF
Site Work	\$4,909,000	\$23.05
Concrete	\$25,460,000	119.53
Masonry	\$808,000	3.79
Metals	\$12,926,000	60.69
Carpentry / Drywall	\$2,442,000	11.46
Thermal / Moisture Protection	\$4,156,000	19.51
Doors / Windows	\$10,591,000	49.72
Finishes	\$764,000	3.59
Specialties	\$308,000	1.45
Equipment	\$369,000	1.73
Furnishings	\$0	0.00
Special Construction	\$0	0.00
Elevators	\$1,567,000	7.36
Fire Protection	\$1,475,000	6.92
Plumbing	\$2,944,000	13.82
HVAC	\$4,020,000	18.87
Electrical	\$3,878,000	18.21
SUBTOTAL	\$76,617,000	\$359.70
General Conditions	\$7,628,000	\$35.81
Fee	1,076,000	5.05
TOTAL COST	\$85,321,000	\$400.57

Robert W. Barone, R.A., LEED AP
rbarone@partneresi.com | 914-222-8007

(800) 419-4923 | www.PARTNEResi.com