

Facility Improvement Cost Analysis **Central Attendance Area** **Option 1B**

Studio Z Architects

June 28, 2007

Addition(s) to Warren Area Elementary Center

Includes New Addition(s) w/ 8 new classrooms and related support areas

Existing Building - Square Footage	0 SF	New building - requires no renovation
New Additions - Square Footage	10,000 SF	
Total Square Footage	10,000 SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$1,450,000
Building Const. Costs - Partial Renovation	\$35.00 / SF	\$0
Average Building Construction Cost	\$145.00 / SF	\$1,450,000
Contingency - (10%)		\$145,000
Furnishings & Equipment (FFE) - (5%)		\$72,500
Soft Costs - A/E & Legal Fees, Financing Costs, etc. - (15%)		\$217,500
TOTAL PROJECT COSTS	\$188.50 / SF	\$1,885,000