HENSEL PHELPS
Plan. Build. Manage.

**Emeryville Medical Office Building**
**Financial Status Report**

**Answer Sheet**

Updated: 02/07/17

| Estimate Summary | | | | Buyout Summary | | | Total |
|---|---|---|---|---|---|---|---|
| A | B | C | | D | E | F | G |
| DIV | Description | Design Development Budget 76,500 SF | | Buyout Complete? | Subcontractor | Final GMP | Projected Gains / Losses |
| | | $/SF | Amount | (Y/N) | Name | Amount | Amount |
| | **DESIGN** | | | | | | |
| 00 | Site Survey, Geotechnical Report | 3.49 | $ 266,668 | Y | Hensel Phelps | $ 266,668 | $ - |
| 00 | Schematic Design Development | 8.48 | $ 648,636 | Y | Hensel Phelps | $ 648,636 | $ - |
| 00 | Design Development | 8.48 | $ 648,636 | Y | Hensel Phelps | $ 648,636 | $ - |
| 00 | Construction Documents | 11.31 | $ 864,848 | Y | Hensel Phelps | $ 864,848 | $ - |
| 00 | Construction Administration | 10.46 | $ 800,344 | Y | Hensel Phelps | $ 800,344 | $ - |
| | **Subtotal - DESIGN** | **42.21** | **$ 3,229,132** | | | **$ 3,229,132** | **$ -** |
| | **PRECONSTRUCTION SERVICES** | | | | | | |
| 00 | Schedule Development | 1.19 | $ 91,200 | Y | Hensel Phelps | $ 91,200 | $ - |
| 00 | Estimate Development | 1.40 | $ 107,200 | Y | Hensel Phelps | $ 107,200 | $ - |
| 00 | Pre-Con General Conditions | 0.65 | $ 50,000 | Y | Hensel Phelps | $ 50,000 | $ - |
| 00 | Field Investigation (laser scan) | 0.48 | $ - | Y | Hensel Phelps | $ 36,595 | $ (36,595) |
| | **Subtotal - PRE CON** | **3.25** | **$ 248,400** | | | **$ 284,995** | **$ (36,595)** |
| | **GC** | | | | | | |
| 01 | General Conditions | 39.22 | $ 3,000,000 | Y | Hensel Phelps | $ 3,238,320 | $ (238,320) |
| | **Subtotal - GC** | **39.22** | **$ 3,000,000** | | | **$ 3,238,320** | **$ (238,320)** |
| | **BUILDING & SITE** | | | | | | |
| 02 | Selective Demolition | 2.59 | $ 198,240 | Y | Wreck it Ralph | $ 182,193 | $ 16,047 |
| 03 | Concrete & Reinforcing | 6.32 | $ 483,099 | Y | Hensel Phelps | $ 372,820 | $ 110,279 |
| 03 | Concrete Mockup Allowance | 0.26 | $ 20,000 | Y | Hensel Phelps | $ 20,000 | $ - |
| 05 | Steel, Metal Deck, Stairs | 12.22 | $ 935,065 | Y | Perfection Erection | $ 861,833 | $ 73,232 |
| 05 | Metal Support Assemblies | 2.29 | $ 175,000 | Y | Trust the Strut | $ 58,300 | $ 116,700 |
| 05 | Architectural Woodwork | 12.37 | $ 946,623 | Y | AMD | $ 1,049,560 | $ (102,937) |
| 07 | Roofing | 0.88 | $ 67,100 | Y | No Drips Roofing | $ 75,750 | $ (8,650) |
| 08 | Doors, Frames, Hardware | 28.75 | $ 2,199,638 | Y | Argyle Doors | $ 1,545,268 | $ 654,370 |
| 08 | Interior Glazing | 3.28 | $ 251,000 | Y | Looking Glass, Inc | $ 395,199 | $ (144,199) |
| 08 | Interior Mock-up Allowance | 0.26 | $ 20,000 | N | TBD | $ 55,000 | $ (35,000) |
| 09 | Drywall / Framing | 26.14 | $ 2,000,000 | N | TBD | $ 1,810,188 | $ 189,812 |
| 09 | Insulation Allowance | 1.05 | $ 80,000 | N | TBD | $ 80,000 | $ - |
| 09 | Tile | 4.46 | $ 341,565 | Y | Stone Hard | $ 230,121 | $ 111,444 |
| 09 | Acoustical Ceiling | 13.07 | $ 1,000,000 | Y | Ad In | $ 1,110,720 | $ (110,720) |
| 09 | Carpet, Resilient, Fluid Applied Flooring | 13.63 | $ 1,042,528 | Y | Christian Brothers | $ 859,027 | $ 183,501 |
| 09 | Floor Leveling Allowance | 0.98 | $ 75,000 | Y | Christian Brothers | $ 75,000 | $ - |
| 09 | Solid Surface Panels | 4.39 | $ 335,965 | Y | Desert Streams, Inc. | $ 193,438 | $ 142,527 |
| 09 | Paint & Wall Covering | 6.82 | $ 521,395 | Y | Desert Streams, Inc. | $ 385,222 | $ 136,173 |
| 09 | Final Cleaning | 2.15 | $ 164,700 | Y | Mr. Belvedere | $ 119,755 | $ 44,945 |
| 10 | Signage - Interior | 3.39 | $ 259,145 | Y | Marco Polo Signs | $ 213,644 | $ 45,501 |
| 10 | Building Specialties | 8.50 | $ 650,000 | Y | Nothing So Special Here | $ 308,446 | $ 341,554 |
| 11 | Healthcare Equipment Install | 2.94 | $ 225,000 | Y | Acme Health Supplies | $ 258,144 | $ (33,144) |
| 11 | ENT Microscope - Vibration Pads | 0.02 | $ 1,500 | N | TBD | $ 1,489 | $ 11 |
| 11 | MRI Crane & Rigging | 0.20 | $ 15,000 | Y | Perfection Erection | $ 30,000 | $ (15,000) |
| 12 | Window Shades | 2.53 | $ 193,475 | Y | Peak-A-Boo Shades | $ 276,484 | $ (83,009) |
| 13 | Lead Shielding | 1.11 | $ 85,000 | Y | RF. LLC | $ 130,316 | $ (45,316) |
| 14 | Elevator | 1.67 | $ 127,389 | Y | That'll Be Extra, Inc. | $ 197,389 | $ (70,000) |
| 21 | Fire Protection | 4.89 | $ 374,100 | Y | A-1 Steak Sauce | $ 374,202 | $ (102) |
| 22 | Plumbing & Med Gas | 55.13 | $ 4,217,697 | Y | Mario Bros. Plumping | $ 4,224,059 | $ (6,362) |
| 23 | HVAC | 109.70 | $ 8,392,000 | Y | Tin Knockers & Assoc. | $ 8,481,500 | $ (89,500) |
| 26 | Electrical & Low Voltage Infrastructure | 68.92 | $ 5,272,191 | Y | Cash Valley Electric | $ 5,280,953 | $ (8,762) |
| 26 | Temp Lighting Allowance | 0.33 | $ 25,000 | Y | Cash Valley Electric | $ 25,000 | $ - |
| 26 | Low Voltage Wiring | 0.20 | $ 15,000 | Y | Cash Valley Electric | $ 20,000 | $ (5,000) |
| 32 | Signage - Exterior | 1.76 | $ 135,000 | Y | Priax Signs | $ 42,854 | $ 92,146 |
| 32 | Canopy & Site Modifications | 3.66 | $ 279,660 | Y | Landscapes R Us | $ 279,660 | $ - |
| 33 | Site Utilities | 4.78 | $ 365,849 | Y | Bali Construction | $ 385,498 | $ (19,649) |

**HENSEL PHELPS**
Plan. Build. Manage.

**Emeryville Medical Office Building**
**Financial Status Report**

**Answer Sheet**

Updated: 02/07/17

| Estimate Summary | | | | Buyout Summary | | | Total |
|---|---|---|---|---|---|---|---|
| A | B | C | | D | E | F | G |
| DIV | Description | Design Development Budget 76,500 SF | | Buyout Complete? | Subcontractor | Final GMP | Projected Gains / Losses |
| | | $/SF | Amount | (Y/N) | Name | Amount | Amount |
| | **Subtotal - BUILDING & SITE** | **411.63** | **$ 31,489,924** | | | **$ 30,009,032** | **$ 1,480,892** |
| | **PERMITS & FEES** | | | | | | |
| 90 | Plan Check and Permit Fees | 3.89 | $ 297,913 | Y | Owner | $ 297,913 | $ - |
| 90 | Encroachment Permit | 0.56 | $ 42,615 | Y | Owner | $ 42,615 | $ - |
| | **Subtotal - PERMITS** | **4.45** | **$ 340,528** | **-** | **-** | **$ 340,528** | **$ -** |
| | **CONTINGENCY / RESERVES** | % | | | | | |
| 90 | Design | 3.00% | $ 954,914 | Y | Hensel Phelps | $ 954,914 | $ - |
| 90 | Buyout | 5.00% | $ 1,591,523 | Y | Hensel Phelps | $ 1,591,523 | $ - |
| 90 | Construction | 5.00% | $ 1,591,523 | Y | Hensel Phelps | $ 1,591,523 | $ - |
| | **Subtotal - CONTINGENCY** | **54.09** | **$ 4,137,959** | **-** | **-** | **$ 4,137,959** | **$ -** |
| | **INSURANCE & BONDS** | % | | | | | |
| 90 | Builder's Risk | 0.50% | $ 190,137 | Y | Owner | $ 190,137 | $ - |
| 90 | GL Insurance | 0.53% | $ 233,591 | Y | Hensel Phelps | $ 233,591 | $ - |
| 90 | Bond | 0.62% | $ 271,028 | Y | Hensel Phelps | $ 271,028 | $ - |
| 90 | DIC (if needed) | 0.00% | $ - | Y | Hensel Phelps | $ 88,818 | $ (88,818) |
| | **Subtotal - BOND & INSURANCE** | **9.08** | **$ 694,756** | **-** | **-** | **$ 783,574** | **$ (88,818)** |
| | **FEES** | % | | | | | |
| 90 | Contractor's Fee | 5.00% | $ 2,157,035 | Y | Hensel Phelps | $ 2,157,035 | $ - |
| | **Subtotal - FEES** | **28.20** | **$ 2,157,035** | **-** | **-** | **$ 2,157,035** | **$ -** |
| | **TOTAL CONSTRUCTION COST** | **592.13** | **$ 45,297,734** | **-** | **-** | **$ 42,023,540** | **$ 1,117,159** |