

**FIGURE 3.3.
CAPITAL COST SUMMARY**

	RENOVATION STRATEGY #1		RENOVATION STRATEGY #2	
	BASIC	MODERATE	BASIC	MODERATE
Demolition	\$ 127,000	\$ 170,000	\$ 247,000	\$ 289,000
Substructure	\$ 2,000	\$ 2,000	\$ 126,000	\$ 126,000
Shell	\$ 166,000	\$ 166,000	\$ 1,466,000	\$ 1,466,000
Interiors	\$ 837,000	\$ 892,000	\$ 1,067,000	\$ 1,122,000
MEP, FP	\$ 1,515,000	\$ 1,657,000	\$ 2,130,000	\$ 2,317,000
Site	\$ 167,000	\$ 167,000	\$ 167,000	\$ 167,000
General Conditions	\$ 281,000	\$ 310,000	\$ 525,000	\$ 553,000
Contingency	\$ 141,000	\$ 155,000	\$ 250,000	\$ 280,000
Furnishings	\$ 625,000	\$ 1,111,000	\$ 832,000	\$ 1,318,000
Moving	\$ 122,000	\$ 199,000	\$ 122,000	\$ 199,000
Technology	\$ 294,000	\$ 339,000	\$ 294,000	\$ 339,000
Professional fees & expenses	\$ 455,000	\$ 556,000	\$ 769,000	\$ 882,000
2011 Costs	\$ 4,732,000	\$ 5,767,000	\$ 8,008,000	\$ 9,180,000
\$/SF	\$ 81.52	\$ 99.35	\$ 122.33	\$ 137.94