May 10, 2022

(b) (6)
Douglas Development Corporation
655 New York Avenue, NW
Suite 830
Washington, DC 20001

Re: Square 669 / 670 Escalation Analysis
Washington, DC

Dear (b) (6)

As requested, this correspondence is intended to follow up with you on our recent discussions regarding escalation at Square 669 / 670. As the project's general contractor, we have performed extensive cost modeling since late 2018. As we have discussed, over the past eight months, the project and our industry have experienced significant price escalation.

As indicated in the attached Design Development budget summary dated March 23, 2022, we have identified approximately (b) (4) (b) (4) in market escalation since our previous budget dated November 22, 2021. Based on our analysis, we estimate the following monthly breakdown:

November 22, 2021 Budget

Escalation November 22, 2021 to March 23, 2022
Through December 22, 2021
Through January 22, 2022
Through February 22, 2022
Through March 23, 2022
Total Escalation November 22, 2021 to March 23, 2022

(b) (4)

We will continue to work with Douglas and the rest of the team to complete preconstruction and establish the GMP. We are available at your convenience to further discuss escalation mitigation strategies. If you have any questions in the interim, please feel free to contact me directly at (301) 272-6810.

Sincerely,

(b) (6)

Senior Vice President

CC: Lee DeLong (Clark Construction)
Julissa Villalta (Clark Construction)
Ken Carlson (Clark Construction)
Cecilia Pignatelli (Clark Construction)

Budget Revision

March 23, 2022

Sitework	(b) (4)
Building Excavation	
Support of Excavation	
Special Foundations	
Structure	
Exterior Skin Envelope	
Interior Skin Envelope	
Exterior Soffits	
Roofing & Waterproofing	
General Building Finishes	
Special Equipment	
Vertical Transportation	
Mechanical System	
Electrical System	
Builder's Risk Insurance	
General Liability Insurance	
General Conditions & Fee	
Construction Subtotal	
Cost per SF	(b) (4)
Gross Area (SF)	
Construction Contingency (3%)	
Construction Budget	
Tenant Improvements ($46 74/sf) **Allowance**	(b) (4)
BSAC ($35/sf) **Allowance**	
Total Construction Budget	

Incorporated Alternates:	(b) (4)
High Atrium Scheme dated 9/18/2020 (Pricing Dated 10/27/20 - Does Not Include ETFE Skylight)	
BG-3 Inclinometer Installation	
BG-6 Tie Downs	
RW-4 Revised Green Roof Area per 12/21/21 Progress Set (50% DD) - Raised Pavers	
MEP-4.5 SWM - Cistern Appendix Underneath Sidewalk (Square 670 - Full Sized)	
Total Incorporated Alternates	
High Atrium Scheme dated 9/18/2020 (Pricing Dated 10/27/20 - Does Not Include ETFE Skylight)	
Add	
Aluminum Frame - Single Pane Interior Glass - Atrium	
Aluminum Frame Curtain Wall & Metal Panel	
Final Clean Glass and Alum	
Atrium Bridge Structure (Includes 6% Escalation per Month from April 2020 to March 2022)	
Atrium Bridge Railings	
Fire Rated Doors	
Atrium Window Washing	
HVAC - Smoke Control	
Deduct	
Ribbon Window w/ Precast	
Total Incorporated Alternates	

Budget Revision Backup

March 23, 2022

		(b) (4) [redacted]
Sitework		
1	Adjusted pavement, pavers and site improvements/amenities quantities per latest plans Added sidewalk pavements at neighboring properties	
2	Added 1436 lf of ductbank per latest plans	
3	Added 560 lf of water/fire service main per latest plans	
4	Added 115 lf of storm water main and 178 lf of sanitary main per latest plans	
Building Excavation		
1	Earthwork market adjustment	
Structure		
1	Added topping slab at SQ669 P1 Bike Storage	
2	ETFE market adjustment	
3	Concrete market adjustment	
Exterior Skin Envelope		
1	Added loading dock door at SQ669	
Interior Skin Envelope		
1	Adjusted atrium glass quantities per latest drawings	
Roofing & Waterproofing		
1	Roofing and waterproofing market adjustment	
General Building Finishes		
1	Added lobby finish quantities (previously 11,729 sf; currently 21,346 sf) in SQ669 and SQ670	
2	Added curved partitions in SQ669 main lobby	
3	Drywall market adjustment	
Special Equipment		
1	Deleted roller shades at atrium perimeter due to high atrium scheme	
Vertical Transportation		
1	Elevator market adjustment	
Mechanical System		
1	Mechanical market adjustment	
Electrical System		
1	Electrical market adjustment	
General Conditions, Fee, Insurance, Construction Contingency		
TOTAL		

Budget Estimate Clarifications

March 24, 2022

(b) (4)

Document List

March 23, 2022

Document	Current Version
Design Development Documents, prepared by HOK Includes: Volume 1, Square 669 & 670, High Atrium Scheme Volume 2, Square 669 & 670, High Atrium Scheme Volume 1, Square 669 & 670, Low Atrium Scheme Volume 2, Square 669 & 670, Low Atrium Scheme Civil & Landscape Documents	**February 14, 2022**
Design Guidelines and Outline Specifications, prepared by HOK	**February 14, 2022**
Schematic Design Documents, prepared by HOK Includes: Warm Lit Shell	**December 18, 2020**

Floor Area Summary

March 23, 2022

	SQ 669						SQ 670					
	Office					Garage	Office				Garage	*Total*
Level	BOH, Core & Shaft	Lobby & Amenity	Atrium Connecting Bridge	Net Office Area	Office Total	B/G Garage & Loading	BOH, Core & Shaft	Lobby & Amenity	Net Office Area	Office Total	B/G Garage & Loading	*Gross Area*
P-2	(b) (4)											
P-1												
1st Floor												
2nd Floor												
3rd Floor												
4th Floor												
5th Floor												
6th Floor												
7th Floor												
8th Floor												
9th Floor												
10th Floor												
11th Floor												
Penthouse												
Totals												

SQ 669 Key Ratios

Number of Parking Spaces	445 spaces
Parking Efficiency	418 sf/space
Skin Area	228,126 sf
Skin Ratio	25%

SQ 670 Key Ratios

Number of Parking Spaces	122 spaces
Parking Efficiency	588 sf/space
Skin Area	139,602 sf
Skin Ratio	38%

Office Key Ratios

SQ 669 Core and Shaft Ratio	8%
SQ 670 Core and Shaft Ratio	9%
Number of Elevators	34 elevators
Office Elevator Ratio	37,515 sf/cab

(b) (4)

Below Grade
Above Grade
Parking and Loading
Office

Structural Area Summary

March 23, 2022

	SQ 669										SQ 670										
	Office						Garage				Office					Garage					
	Concrete Structure			Steel Structure			Concrete Structure				Concrete Structure					Concrete Structure					
Level	Slab on Grade	Supported Slab	Roof and Terrace Slab	Supported Slab - Atrium Bridge	Atrium Skylight	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Slab on Grade	Supported Slab	Roof and Terrace	Exterior Balcony Slab	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Total Structure
P-2	(b) (4)																				
P-1																					
1st Floor																					
2nd Floor																					
3rd Floor																					
4th Floor																					
5th Floor																					
6th Floor																					
7th Floor																					
8th Floor																					
9th Floor																					
10th Floor																					
11th Floor																					
Penthouse																					
Penthouse Roof																					
Totals																					

Sitework Detail Budget

March 23, 2022

SITEWORK	Unit	Quantity	Unit Price	Amount
Site Enablement				
Site Surface Demolition (LOD)				
Site Surface Grading				
Field Engineering, Certified Layout & Survey, Monitoring Existing Structures				
Temporary Traffic Control / Concrete Barriers				
Temporary Site Fencing				
Site Covered Walkway / Overhead Protection - NY Ave, N Capital, P St				
Protect Existing Trees along P Street				
Pavements				
Off-site Road Infrastructure Improvements				
Concrete Entry Drive Aprons				
Concrete Wheel Chair Ramp & Curb Cut				
Concrete Subslab / Underslab For Pavers				
Granite Curb & Brick Gutter				
Concrete Curb & Gutter				
Precast Road Pavers - O St				
Asphalt, Full Depth				
Repair Road - Asphalt Mill & Patch - NY Ave, N Capital, P St				
Scored Concrete Sidewalks				
Brick Pavers				
Precast Pavers				
Granite Belgium Blocks				
Granite Pavers at Building 1&2 Entrance				
Site Utilities				
Off-Site Utility Infrastructure Improvements				
Relocate Existing Utility Line				
Storm Water Main				
Storm Water Manhole				
Sanitary Main				
Sanitary Manhole				
Water/Fire Service Main				
Water Meter				
Wet Taps				
Gas Main and Service				
Temporary Utilities for Trailer **Allowance**				
Site Electrical				
Electrical Vaults				
Electrical Vault Grates				
Telecommunications/Power Duct Bank To Building				
Primary Electrical Service Conductor And Transformer				
Telecom Conductor And Fiber Optic Cable				
Temporary Power to Site **Allowance**				
Temporary Power Consumption **Allowance**				
Site Lighting **Allowance**				
Road Light Fixtures				
Site Improvements & Amenities				
Landscaping - Promenade **Allowance**				
Street Tree Pits				
Bike Racks				
Bollards				
Flag Pole				
Trash Receptacles				
Precast Benches				
Bioretention @ Street Trees				
Site Tree Grates				
Site Misc. Metals				

(b) (4)

[redacted]

Sitework Detail Budget

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Site Signage - Code Compliant				
Site Monumental Sign				
Site Walls				
Site Planter Walls **Allowance**				
SITEWORK TOTAL				

(b) (4)

Building 1 & 2 Below Grade Parking

March 23, 2022

BUILDING EXCAVATION	Unit	Quantity	Unit Price	Amount
Abate Underground Fuel Oil Storage Tanks				(b) (4)
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				

SUPPORT OF EXCAVATION				
Sheeting & Shoring With Tiebacks - North, East, and West Sides				(b) (4)
Sheeting & Shoring With Internal Bracing (Rakers) - South Side				
Dewatering Systems & Water Wells				
Inclinometer Casings				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				

SPECIAL FOUNDATIONS				
Stone Base for Tie Down Rig				(b) (4)
Tie Downs				
Concrete Mat Foundation (4 ft. thick)				
SPECIAL FOUNDATIONS TOTAL				

STRUCTURE BELOW GRADE				
Topping Slab at Egress Stairs, Elevator Lobbies and Bike Storage				(b) (4)
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Cistern Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, Etc.				
Concrete Dumpsters				
Misc. Metals Stairs at P2 Electrical Room				
STRUCT. BELOW GRADE TOTAL				

Building 1 & 2 Below Grade Parking

March 23, 2022

ROOFING & WATERPROOFING	Unit	Quantity	Unit Price	Amount
Waterproofing				
Waterproofing Detailing at Tie Downs				
Foundation Perimeter Drain Tile				
Underslab Drainage				
Horizontal Membrane Waterproofing (Preprufe)				
Vertical Membrane Waterproofing (Preprufe)				
Vertical Membrane Waterproofing at Concrete Walls at Cistern				
Concrete Floor Sealer - Garage Parking Areas				
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock				
Hot Fluid Applied Waterproofing - Plaza Slab				
ROOFING & W.P. TOTAL				

(b) (4)

GENERAL BUILDING FINISHES				
Partitions				
Masonry CMU Partitions				
Gyp. Board Shaft Walls, Rated				
Parking Elevator Lobby Finishes				
Tile Floor				
Tile Base				
Gyp. Board Ceilings - Flat				
Paint Gyp. Board Ceilings				
Wall Tiles				
Window Storefront				
Alum. Frame/Glass Entry Door				
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Rubber Base				
Ceiling Finish				
Garage Plenum Ceilings - ACT Ceiling - Under Occupied Space				
Stick Pin Insulation				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp Divider Railings				
Stair Railings				
Identifying Devices - Code Compliance				
Fire Extinguishers & Cabinets				
Lockers				

(b) (4)

Building 1 & 2 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Final Building Cleaning				(b) (4)
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				
SPECIAL EQUIPMENT				
Division 11 Equipment				(b) (4)
Parking Equipment - Lift Gates				
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
Bike Racks				
SPECIAL EQUIPMENT TOTAL				
VERTICAL TRANSPORTATION				
Passenger Elevator 200 FPM, 3,500 lb Capacity, 2/3/3				(b) (4)
Elevator Cab Interior Finish **Allowance**				
VERTICAL TRANSPORT. TOTAL				
MECHANICAL SYSTEM				
Parking Garage				(b) (4)
Garage HVAC				
Garage Plumbing				
Garage Sprinklers				
MECHANICAL SYSTEM TOTAL				
ELECTRICAL SYSTEM				
Parking Garage				(b) (4)
Garage Electrical				
ELECTRICAL SYSTEM TOTAL				

Building 3 Below Grade Parking

March 23, 2022

BUILDING EXCAVATION	Unit	Quantity	Unit Price	Amount
Abate Underground Fuel Oil Storage Tanks				(b) (4)
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Building Excavation Allocation				
SUPPORT OF EXCAVATION				
Sheeting & Shoring - Tiebacks at East and South Sides				(b) (4)
Sheeting & Shoring- Internal Bracing (Rakers) at North and West Sid				
Premium for Cistern Appendix				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Support of Excavation Allocation				
SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)				(b) (4)
SPECIAL FOUNDATIONS TOTAL				
STRUCTURE BELOW GRADE				
Topping Slab at Mat Slab				(b) (4)
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Cistern Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Garage Entry Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
Misc. Metals Stairs at P2 Electrical Room				
STRUCT. BELOW GRADE TOTAL				

Building 3 Below Grade Parking

March 23, 2022

ROOFING & WATERPROOFING	Unit	Quantity	Unit Price	Amount
Waterproofing				
Foundation Perimeter Drain Tile				
Underslab Drainage				
Horizontal Membrane Waterproofing (Preprufe)				
Vertical Membrane Waterproofing (Preprufe)				
Vertical Waterproofing at Concrete Walls at Cistern				
Concrete Floor Sealer - Garage Parking Areas				
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Doc				
Horizontal Membrane Waterproofing - Plaza Slab				
Concealed Watertight Access Doors at Sidewalk				
ROOFING & W.P. TOTAL				

(b) (4)

GENERAL BUILDING FINISHES				
Partitions				
Masonry CMU Partitions				
Gyp. Board Shaft Walls				
Parking Lobby Finishes				
Tile Floor				
Tile Base				
Gyp. Board Ceilings - Flat				
Paint Gyp. Board Ceilings				
Wall Tiles				
Window Storefront				
Alum. Frame/Glass Entry Door				
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Ceiling Finish				
Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space				
Stick Pin Insulation				
Paint Gyp. Board Ceiling				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp Divider Railings				
Stair Railings				
Identifying Devices - Code Compliance				

(b) (4)

Building 3 Below Grade Parking

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Fire Extinguishers & Cabinets				(b) (4)
Lockers				
Final Building Cleaning				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

SPECIAL EQUIPMENT

Division 11 Equipment				(b) (4)
Parking Equipment - Lift Gates **Allowance**				
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
Bike Racks				
SPECIAL EQUIPMENT TOTAL				

VERTICAL TRANSPORTATION

Passenger Elevator 200 FPM, 3,500 lb capacity, 2/3/3				(b) (4)
Elevator Cab Interior Finish **Allowance**				
VERTICAL TRANSPORT. TOTAL				

MECHANICAL SYSTEM

Parking Garage				(b) (4)
Garage Ventilation				
Garage Drainage				
Garage Sprinklers				
MECHANICAL SYSTEM TOTAL				

ELECTRICAL SYSTEM

Parking Garage				(b) (4)
Garage Electrical				
ELECTRICAL SYSTEM TOTAL				

Building 1 & 2 Office Building

March 23, 2022

STRUCTURE ABOVE GRADE	Unit	Quantity	Unit Price	Amount
Tower Concrete Structure				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Stairs				
Parapet Walls				
Auditorium Structure - Sunken Walls **Allowance**				
Structural Steel Fabrication & Erection - Transfer Girder at Auditorium				
Sprayed Fireproofing - Columns & Beams				
Steel Framing - ETFE Skylight				
Cooling Tower / MEP Equipment Support Steel				
Connecting Bridges Between Buildings 1 and 3				
Bridges Within Atrium				
Structural Steel Fabrication & Erection - Floors & Roof				
Sprayed Fireproofing - Columns & Beams				
Concrete Fill on Metal Deck				
STRUCTURE TOTAL				

(b) (4)

[redacted]

EXTERIOR SKIN ENVELOPE				
Architectural Precast				
Precast				
Masonry and Stone				
Stone Cladding - Mesabi Black Granite				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
CMU (9' High) at PH Mechanical Room				
Paint CMU at PH Mechanical Room				
Rainscreen Materials				
Metal Panels - PH Enclosure				
Metal Panel Framing - North and South Elevations				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
Metals and Railings				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Stainless Steel and Cable Guardrail System - Connecting Bridges				
Doors				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
High Speed Garage Door				
Standard Loading Dock Doors				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Connecting Bridges Between Bldg. 1 and 3				
Glass and Glazing				
Punch Windows - 1st/2nd Floors				
Ribbon Windows - North, East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges Between Buildings 1 and 3				
Curtain Wall & Spandrel - South Elevation				

(b) (4)

[redacted]

Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Recessed Curtain Wall & Spandrel - South Elevation				
Curtain Wall - Main Entry				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Skylight - ETFE at Main Lobby				
Skylight - ETFE at Connecting Bridges Between Building 1 and 3				
Horizontal Aluminum Sunshades				
Vertical Aluminum Sunshades				
Scaffolding in Atrium, Full Height				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Precast				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation at Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Curtainwall Spandrel Pan				
Louvers and Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				

(b) (4)

INTERIOR SKIN ENVELOPE

Metals and Railings				
Atrium Walkway Railings - Glass				
Glass and Glazing				
Aluminum Frame - Single Pane Interior Glass - Atrium				
Steel Supports for Atrium Glazing				
Interior Wall Mock-up & Off-Site Testing				
Window Wall at 11th Floor Connecting Bridge				
Fire Rated Glass/Alum. Doors at Connecting Bridges				
Fire Shutter at L03 Perimeter				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Interior Caulking				
Interior Misc. Metals				
INTERIOR SKIN ENVELOPE TOTAL				

(b) (4)

ROOFING & WATERPROOFING

Roofing				
Hot Fluid Applied Roofing & Insulation				
Ballast Roof (Mechanical Area)				
Extensive Green Roof (3" Growth Media)				
Intensive Green Roof (8" Growth Media)				
Precast Pavers at 11th Floor Terrace				

(b) (4)

Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Precast Roof Walk-Way Pavers				(b) (4)
Roofing Specialties				
Roof Window Washing Davits & Ties				
Atrium Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges Between Buildings 1 and 3				
ROOFING & W.P. TOTAL				

GENERAL BUILDING FINISHES

Partitions				(b) (4)
Masonry CMU Partitions				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers - Warm Lit Shell				
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats - Vestibule				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall Finish				
Premium for Curved Gyp. Board Partitions				
Porcelain Wall Tile				
Wood Wall Paneling				
Premium for Curved Wood Wall Paneling				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk **Allowance**				
Building Directory **Allowance**				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Porcelain Wall Tile				
Metal Transom Panel above Elevator Doors				
Level 1 Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toilet Room Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Quartz Vanity Top				
Mirror Glass				
Connecting Bridges Between Building 1 and 3 Finishes				

Building 1 & 2 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Connecting Bridges at Atrium Finishes				(b) (4) [redacted]
Tenant Improvements				
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toilet Room Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Quartz Vanity Top				
Mirror Glass				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Solid Wood Doors, Frames & Hardware - Toilet Rooms				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office - Warm Lit Shell				
Wall Finish				
Paint Gyp Board Walls				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				
Specialties				
Stair Railings - Core				
Stair Railings - Atrium				
Identifying Devices - Code Compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

Building 1 & 2 Office Building

March 23, 2022

SPECIAL EQUIPMENT	Unit	Quantity	Unit Price	Amount
Division 11 Equipment				
Window Washing Equipment & Staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				(b) (4)

VERTICAL TRANSPORTATION				
Passenger Elevator 350 FPM, 4,000 lb. capacity, 18/11/11				
Passenger Elevator 350 FPM, 4,000 lb. capacity, 2/12/12				
Service Elevator 350 FPM, 4,000 lb. capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				(b) (4)

MECHANICAL SYSTEM				
Building Shell & Core				
HVAC				
Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)				
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)				
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)				
DDC controls				
Fuel Oil Tank, Pump & Piping				
Atrium Smoke Exhaust Fans				
Plumbing				
Rainwater Filter System				
Plumbing Fixtures				
Sprinkler (Light Hazard) 1 Head per 225 sf				
Building Tenant Improvements				
MECHANICAL SYSTEM TOTAL				(b) (4)

Building 1 & 2 Office Building

March 23, 2022

ELECTRICAL SYSTEM	Unit	Quantity	Unit Price	Amount
Building Shell & Core				(b) (4)
Electrical System				
Power Distribution Equipment				
Emergency Generator & Transfer Switch				
Fire Alarm System				
Lighting Fixtures - 2x4 LED, 1 per 80 sf				
Audio / Visual Conduit / Infrastructure				
Telecom Conduit / Infrastructure				
Security Conduit / Infrastructure				
Audio / Visual Wiring & Equipment				
Telecom / Data Wiring & Equipment				
Security System Wiring & Equipment				
Site Lighting And Services				
Building Tenant Improvements				
Solar Panels				
ELECTRICAL SYSTEM TOTAL				

Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Allocation from Building 3 Below Grade				(b) (4)
BUILDING EXCAVATION TOTAL				
SUPPORT OF EXCAVATION				
Allocation from Building 3 Below Grade				(b) (4)
SUPPORT OF EXCAVATION TOTAL				
STRUCTURE ABOVE GRADE				
Tower Concrete Structure				(b) (4)
Concrete Foundation Wall				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Balcony Slab				
Concrete Stairs				
Parapet Walls				
Cooling Tower / MEP Equipment Support Steel				
Connecting Bridges Between Buildings 1 and 3				
STRUCTURE TOTAL				
EXTERIOR SKIN ENVELOPE				
Architectural Precast				(b) (4)
Precast				
Masonry and Stone				
Stone Cladding - Mesabi Black Granite				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
Rainscreen Materials				
Metal Panels - PH Enclosure				
Metal Panels - Metal Framing				
Metal Panels - West Elevation Along Balconies				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
Metals and Railings				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Terrace Railings - Glass - Penthouse				
Balcony Railings - Glass				
Stainless Steel and Cable Guardrail System - Connecting Bridges				

Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Doors				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
High Speed Garage Door				
Standard Loading Dock Door				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Penthouse Terrace				
Alum. Frame/Glass Entry Door - Connecting Bridges Between Bldg 1 and 3				
Glass and Glazing				
Punch Windows - 1st/2nd Floors				
Window Wall - Penthouse				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges Between Building 1 and 3				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Horizontal Aluminum Sunshades (18")				
Vertical Aluminum Sunshades (12")				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panel				
Perimeter Gyp. Board, Metal Stud & Insulation - Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation - Curtain Wall Metal Panels				
Penthouse Trellis				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				(b) (4) [redacted]

(b) (4) [redacted]

ROOFING & WATERPROOFING

Roofing				
Vertical Bentonite Waterproofing				
Hot Fluid Applied Roofing & Insulation				
Ballast Roof (Mechanical Area)				
Extensive Green Roof (3" Growth Media)				
Intensive Green Roof (8" Growth Media)				
Precast Pavers at 11th Floor Terrace				
Precast Roof Walk-Way Pavers				
Decorative Precast Paver at PH Outdoor Seating				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges Between Buildings 1 and 3				
ROOFING & W.P. TOTAL				(b) (4) [redacted]

Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
GENERAL BUILDING FINISHES				
Partitions				
Masonry CMU Partitions - At Loading Dock				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers				
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall Finish				
Wood Wall Paneling				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk **Allowance**				
Building Directory **Allowance**				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Porcelain Wall Tile				
Metal Transom Panel Above Elevator Doors				
Tenant Improvements				
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toilet Room Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Quartz Vanity Top				
Mirror Glass				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office - Warm Lit Shell				
Wall Finish				
Paint Gyp Board Walls				

(b) (4) [redacted]

(b) (4) [redacted]

Building 3 Office Building

March 23, 2022

	Unit	Quantity	Unit Price	Amount
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Solid Wood Doors, Frames & Hardware - Toilet Rooms				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				
Specialties				
Stair Railings - Core				
Identifying Devices - Code Compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

SPECIAL EQUIPMENT

Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				

(b) (4)

VERTICAL TRANSPORTATION

Passenger Elevator 350 FPM, 4,000 lb capacity, 6/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 5,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				

(b) (4)

Building 3 Office Building

March 23, 2022

MECHANICAL SYSTEM	Unit	Quantity	Unit Price	Amount
Building Shell & Core				(b) (4)
HVAC				
Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)				
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)				
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)				
DDC controls				
Fuel Oil Tank, Pump & Piping				
Plumbing				
Rainwater Filter System				
Plumbing Fixtures				
Sprinkler (Light Hazard) 1 Head per 225 sf				
Building Tenant Improvements				
MECHANICAL SYSTEM TOTAL				

ELECTRICAL SYSTEM				
Building Shell & Core				(b) (4)
Electrical System				
Power Distribution Equipment				
Emergency Generator & Transfer Switch				
Fire Alarm System				
Lighting Fixtures - 2x4 LED, 1 per 80 sf				
Audio / Visual Conduit / Infrastructure				
Telecom Conduit / Infrastructure				
Security Conduit / Infrastructure				
Audio / Visual Wiring & Equipment				
Telecom / Data Wiring & Equipment				
Security System Wiring & Equipment				
Site Lighting And Services				
Building Tenant Improvements				
Solar Panels				
ELECTRICAL SYSTEM TOTAL				

Total Project Summary

November 22, 2021

	Buildings 1 & 2			Building 3		
	Sitework	Below Grade Parking	Office	Below Grade Parking	Office	Total
Sitework	[redacted]					
Building Excavation						
Support of Excavation						
Special Foundations						
Structure						
Exterior Skin Envelope						
Interior Skin Envelope						
Exterior Soffits						
Roofing & Waterproofing						
General Building Finishes						
Special Equipment						
Vertical Transportation						
Mechanical System						
Electrical System						
Builder's Risk Insurance						
General Liability Insurance						
General Conditions & Fee						
Construction Subtotal						
Cost per SF						
Gross Area (SF)		186,200 sf	905,300 sf	71,200 sf	369,400 sf	1,274,700 sf
Cost per Parking Space		[redacted]				
Number of Parking Spaces		445 spaces		121 spaces		
Construction Contingency (3%)	[redacted]					
Construction Budget						
Tenant Improvements ($46.74/sf) **Allowance**		[redacted]				
BSAC ($35/sf) **Allowance**						
Total Construction Budget	[redacted]					

Alternates

1 Carry Progressive Collapse Premiums with BSAC Allowance
2 Add Hot Water Reheat
3 Add Critical Infrastructure per Exhibit B - 28-hour Fuel Oil Tank, UPS, Additional 750 kW Generator
4 Add DAS Backbone
5 Add Above Ceiling Distribution of Power for Devices in TI Area
6 Add Above Ceiling Conduit Rough-In for A/V, Telecom., CATV, Data, and Security
7 Add Laminated Glass
8 Add Parking Control Equipment
9 Add Contaminated Soil Removal Premium
10 Provide Two Electrical Rooms ilo one Electrical Rooms

[redacted]

Budget Revision

November 22, 2021

	Previous 1/28/21 Budget	Remove Connecting Bridges Alternate	Adjusted Previous 1/28/21 Budget	Current 11/22/21 Budget	Difference
Sitework	(b)(4)				
Building Excavation					
Support of Excavation					
Special Foundations					
Structure					
Exterior Skin Envelope					
Interior Skin Envelope					
Exterior Soffits					
Roofing & Waterproofing					
General Building Finishes					
Special Equipment					
Vertical Transportation					
Mechanical System					
Electrical System					
Builder's Risk Insurance					
General Liability Insurance					
General Conditions & Fee					
Construction Subtotal					
Cost per SF					
Gross Area (SF)					
Construction Contingency (3%)					
Construction Budget					
Tenant Improvements ($46.74/sf) **Allowance**					
BSAC ($35/sf) **Allowance**					
Total Construction Budget					

Budget Estimate Clarifications

November 22, 2021

(b) (4)

[redacted]

(b) (4)

Document List

November 22, 2021

Document	Current Version
Schematic Design Documents, prepared by HOK Includes: Volume 1 Volume 2 Warm Lit Shell	**December 18, 2020**
Design Guidelines and Outline Specifications, prepared by HOK	**December 18, 2020**

Floor Area Summary
November 22, 2021

	SQ 669						SQ 670					
	Office					Garage	Office				Garage	*Total*
Level	BOH, Core & Shaft	Lobby & Amenity	Atrium Connecting Bridge	Net Office Area	Office Total	B/G Garage & Loading	BOH, Core & Shaft	Lobby & Amenity	Net Office Area	Office Total	B/G Garage & Loading	*Gross Area*
P-2												
P-1												
1st Floor	7,584	16,652		56,961								
2nd Floor	4,470			76,375								
3rd Floor	3,950			76,895								
4th Floor	3,950			76,895								
5th Floor	3,950			76,895								
6th Floor	3,950			76,895								
7th Floor	3,950			76,895								
8th Floor	3,950			76,895								
9th Floor	3,950			76,895								
10th Floor	3,950			76,895								
11th Floor	3,950			76,895								
Penthouse	6,330	9,295										
	53,934	**25,947**	**0**	**825,391**								
Totals	**53,900**	**25,900**	**0**	**825,400**								

(b) (4)

SQ 669 Key Ratios

Number of Parking Spaces	445 spaces
Parking Efficiency	418 sf/space
Skin Area	242,473 sf
Skin Ratio	27%

SQ 670 Key Ratios

Number of Parking	121 spaces
Parking Efficiency	588 sf/space
Skin Area	17,415 sf
Skin Ratio	5%

Office Key Ratios

SQ 669 Core and Shaft Ratio	9%
SQ 670 Core and Shaft Ratio	11%
Number of Elevators	34 elevators
Office Elevator Ratio	37,491 sf/cab

Below Grade	(b) (4)
Above Grade	
Parking and Loading	
Office	

Structural Area Summary
November 22, 2021

	SQ 669										SQ 670										
	Office						Garage				Office					Garage					
	Concrete Structure			Steel Structure			Concrete Structure				Concrete Structure					Concrete Structure					
Level	Slab on Grade	Supported Slab	Roof and Terrace Slab	Supported Slab - Atrium Bridge	Atrium Skylight	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Slab on Grade	Supported Slab	Roof and Terrace	Exterior Balcony Slab	Total Structure	Slab on Grade	Supported Slab	Plaza & Arcade Slab	Total Structure	Total Structure
P-2																					
P-1																					
1st Floor																					
2nd Floor																					
3rd Floor																					
4th Floor																					
5th Floor																					
6th Floor																					
7th Floor																					
8th Floor																					
9th Floor																					
10th Floor																					
11th Floor																					
Penthouse																					
Penthouse Roof																					
Totals																					

(b) (4)

(b) (4)

Sitework Detail Budget

November 22, 2021

SITEWORK	Unit	Quantity	Unit Price	Amount
Site Enablement				
Site Surface Demolition (LOD)				
Field Engineering, Certified Layout & Survey, Monitoring Existing Structures				
Temporary Traffic Control / Concrete Barriers				
Temporary Site Fencing				
Site Covered Walkway / Overhead Protection - NY Ave, N Capital, P St				
Protect Existing Trees along P Street				
Pavements				
Off-site Road Infrastructure Improvements				
Concrete Entry Drive Aprons				
Concrete Wheel Chair Ramp & Curb Cut				
Concrete Subslab / Underslab For Pavers				
Granite Curb & Brick Gutter				
Concrete Curb & Gutter				
Precast Road Pavers - O St and Promenade				
Repair Road - Asphalt Mill & Patch - NY Ave, N Capital, P St				
Scored Concrete Sidewalks				
Brick Pavers				
Precast Pavers				
Granite Belgium Blocks				
Granite Pavers at Building 1&2 Entrance				
Site Utilities				
Off-site Utility Infrastructure Improvements				
Electrical Vaults				
Electrical Vault Grates				
Telecommunications/Power Duct Bank To Building **Allowance**				
Site Utilities **Allowance**				
Relocate Existing Utility Line				
Temporary Utilities for Trailer **Allowance**				
Site Electrical				
Primary Electrical Service Conductor And Transformer				
Telecom Conductor And Fiber Optic Cable				
Temporary Power to Site **Allowance**				
Temporary Power Consumption **Allowance**				
Site Lighting **Allowance**				
Road Light Fixtures				

(b) (4)

[redacted]

Sitework Detail Budget

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Site Improvements & Amenities				
Landscaping - Promenade **Allowance**				
Street Tree Pits				
Bike Racks				
Bollards				
Flag Pole				
Precast Benches				
Bioretention @ Street Trees				
Site Tree Grates				
Site Misc. Metals				
Site Signage - Code Compliant				
Site Monumental Sign				
Site Walls				
Site Planter Walls **Allowance**				
SITEWORK TOTAL				

(b) (4)

USE **$6,007,000**

Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks				(b) (4)
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
			USE	**$2,359,000**
SUPPORT OF EXCAVATION				
Sheeting & Shoring With Tiebacks - North, East, and West Sides				(b) (4)
Sheeting & Shoring With Internal Bracing (Rakers) - South Side				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
			USE	**$2,504,000**
SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)				(b) (4)
SPECIAL FOUNDATIONS TOTAL				
			USE	**$6,323,000**
STRUCTURE BELOW GRADE				
Topping Slab on Mat				(b) (4)
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Supported Slab				

Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Concrete Plaza Slab				
Topping Slab at Ramp and Loading Dock				
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
STRUCT. BELOW GRADE TOTAL				

(b) (4)

USE $5,441,000

ROOFING & WATERPROOFING

Waterproofing

Foundation Perimeter Drain Tile	
Underslab Drainage	
Horizontal Membrane Waterproofing (Preprufe)	
Vertical Membrane Waterproofing (Preprufe)	
Concrete Floor Sealer - Garage Parking Areas	
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock	
Hot Fluid Applied Waterproofing - Plaza Slab	
ROOFING & W.P. TOTAL	

(b) (4)

USE $1,851,000

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions	
Gyp. Board Shaft Walls, Rated	

Parking Elevator Lobby Finishes

Tile Floor	
Tile Base	
Gyp. Board Ceilings - Flat	
Paint Gyp. Board Ceilings	
Wall Tiles	
Window Storefront	
Alum. frame/Glass entry door	

(b) (4)

Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Paint / Seal Concrete Floor				
Ceiling Finish				
Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space				
Paint Gyp. Board Ceiling				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp divider railings				
Stair Railings				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Lockers				
Final Building Cleaning				
Temporary sheds, chutes, enclosures, dust control, protect existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

[redacted]

USE $1,954,000

Building 1 & 2 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
SPECIAL EQUIPMENT				
Division 11 Equipment				
Parking Equipment - Lift Gates				
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
SPECIAL EQUIPMENT TOTAL				
			USE	**$50,000**

(b) (4)

VERTICAL TRANSPORTATION				
Passenger Elevator 200 FPM, 3,500 lb Capacity, 2/3/3				
Elevator Cab Interior Finish Allowance				
VERTICAL TRANSPORT. TOTAL				
			USE	**$350,000**

(b) (4)

MECHANICAL SYSTEM				
Parking Garage				
Garage HVAC				
Garage Plumbing				
Garage Sprinklers				
MECHANICAL SYSTEM TOTAL				
			USE	**$1,443,000**

(b) (4)

ELECTRICAL SYSTEM				
Parking Garage				
Garage Electrical				
ELECTRICAL SYSTEM TOTAL				
			USE	**$1,024,000**

(b) (4)

Building 1 & 2 Office Building

November 22, 2021

STRUCTURE ABOVE GRADE	Unit	Quantity	Unit Price	Amount
Tower Concrete Structure				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Stairs				
Parapet Walls				
Auditorium Structure - Sunken Walls **Allowance**				
Structural Steel Fabrication & Erection - Transfer Girder at Auditorium				
Tons of Structural Steel				
Pounds Of Structural Steel Per Area				
Sprayed Fireproofing - Columns & Beams				
Steel Framing - ETFE Skylight				
Cooling Tower / MEP Equipment Support Steel				
Bridges Within Building 1 Atrium				
STRUCTURE TOTAL				

(b) (4)

[redacted]

USE $37,685,000

EXTERIOR SKIN ENVELOPE
Architectural Precast
Precast
Masonry and Stone
Stone Cladding - Virginia Mist or Jet Mist
CMU Backup at Stone / Masonry
CMU at Loading Dock and Garage Entry Ramp
Rainscreen Materials
Metal Panels - Mechanical Screen Wall
Metal Panel Framing - North and South Elevations
Metal Panels - Cornice at Recessed Curtainwall
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall
Metal Panels - Interior Column Cap at Ribbon Window
Metals and Railings
Ornamental Metals - Fins at Ribbon Window
Decorative Metal Grills
Stainless Steel and Cable Guardrail System - Connecting Bridges
Doors
Hollow Metal Doors, Frames & Hardware - Exterior
Coiling & Overhead Doors
Glass Entry Door - Main Lobby Vestibule
Alum. Frame/Glass Entry Door - Connecting Bridges

(b) (4)

[redacted]

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Glass and Glazing				
Aluminum Frame Storefront - 1st Floor				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Curtain Wall - Main Entry				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Skylight - ETFE at Main Lobby				
Skylight - ETFE at Connecting Bridges				
Horizontal Aluminum Sunshades				
Vertical Aluminum Sunshades				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Precast				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation at Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at Curtainwall Spandrel Panel				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				

(b) (4)

[redacted]

USE $30,395,000

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
INTERIOR SKIN ENVELOPE				
Metals and Railings				
Atrium Walkway Railings - Glass				
Glass and Glazing				
Aluminum Frame - Single Pane Interior Glass - Atrium				
Steel Supports for Atrium Glazing				
Interior Wall Mock-up & Off-Site Testing				
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Interior Caulking				
Interior Misc. Metals				
INTERIOR SKIN ENVELOPE TOTAL				
			USE	**$831,000**

(b) (4)

	Unit	Quantity	Unit Price	Amount
ROOFING & WATERPROOFING				
Roofing				
Hot Fluid Applied Roofing & Insulation				
Ballast Roof				
Extensive Green Roof				
Precast Roof Walk-way Paver				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges				
ROOFING & W.P. TOTAL				
			USE	**$3,945,000**

(b) (4)

	Unit	Quantity	Unit Price	Amount
GENERAL BUILDING FINISHES				
Partitions				
Masonry CMU Partitions - at Loading Dock				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers				

(b) (4)

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats - Vestibule				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall finish				
Stone Wall Tile				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk **Allowance**				
Building Directory **Allowance**				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Stone Wall Tile				
Metal Transom Panel above Elevator Doors				
Level 1 Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Connecting Bridges Finishes				
Tenant Improvements	**ls**			**Exclude**

(b) (4)

[redacted]

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office				
Wall Finish				
Paint Gyp Board Walls				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				

(b) (4)

[redacted]

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Specialties				
Stair Railings - Core				
Stair Railings - Atrium				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

USE $17,343,000

SPECIAL EQUIPMENT

Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades - Mecho Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				

(b) (4)

USE $690,000

VERTICAL TRANSPORTATION

Passenger Elevator 350 FPM, 4,000 lb capacity, 18/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 4,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				

(b) (4)

USE $7,773,000

Building 1 & 2 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
MECHANICAL SYSTEM				
Building Shell & Core				
HVAC				
Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)				
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)				
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)				
DDC controls				
Fuel Oil Tank, Pump & Piping				
Plumbing				
Rainwater Filter System				
Plumbing Fixtures				
Sprinkler (Light Hazard) 1 Head per 225 sf				
Building Tenant Improvements				
MECHANICAL SYSTEM TOTAL				[redacted]
			USE	**$52,191,000**
ELECTRICAL SYSTEM				
Building Shell & Core				
Electrical System				
Power Distribution Equipment				
Emergency Generator & Transfer Switch				
Fire Alarm System				
Lighting Fixtures - 2x4 LED, 1 per 80 sf				
Audio / Visual Conduit / Infrastructure				
Telecom Conduit / Infrastructure				
Security Conduit / Infrastructure				
Audio / Visual Wiring & Equipment				
Telecom / Data Wiring & Equipment				
Security System Wiring & Equipment				
Site Lighting And Services				
Building Tenant Improvements				
ELECTRICAL SYSTEM TOTAL				[redacted]
			USE	**$27,204,000**

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Abate Underground Fuel Oil Storage Tanks				(b) (4)
Abate Contaminated Soils				
Building Cut & Haul				
Foundation, Footing & Pit Excavation				
BUILDING EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Building Excavation Allocation				
			USE	**$523,000**
SUPPORT OF EXCAVATION				
Sheeting & Shoring - Tiebacks at East and South Sides				(b) (4)
Sheeting & Shoring- Internal Bracing (Rakers) at North and West Sides				
Dewatering Systems & Water Wells				
Railroad Insurance Required By WMATA				
SUPPORT OF EXCAVATION TOTAL				
Budget Allocation to Building 3 Office				
Support of Excavation Allocation				
			USE	**$896,000**
SPECIAL FOUNDATIONS				
Concrete Mat Foundation (4 ft. thick)				(b) (4)
SPECIAL FOUNDATIONS TOTAL				
			USE	**$2,433,000**
STRUCTURE BELOW GRADE				
Topping Slab at Mat Slab				(b) (4)
Concrete Foundation Wall				
Concrete Barrier & Interior Misc. Walls				
Concrete Shear Walls				
Concrete Supported Slab				
Concrete Plaza Slab				
Topping Slab at Garage Entry Ramp and Loading Dock				

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Concrete CIP Stairs				
Concrete Misc. Fills, Curbs, Pads, etc.				
Concrete Dumpsters				
STRUCT. BELOW GRADE TOTAL				

(b) (4)

USE $2,129,000

ROOFING & WATERPROOFING

Waterproofing

Foundation Perimeter Drain Tile
Underslab Drainage
Horizontal Membrane Waterproofing (Preprufe)
Vertical Membrane Waterproofing (Preprufe)
Concrete Floor Sealer - Garage Parking Areas
Traffic Bearing Waterproofing - Garage Entry Ramp and Loading Dock
Horizontal Membrane Waterproofing - Plaza Slab
ROOFING & W.P. TOTAL

(b) (4)

USE $663,000

GENERAL BUILDING FINISHES

Partitions

Masonry CMU Partitions
Gyp. Board Shaft Walls

Parking Lobby Finishes

Tile Floor
Tile Base
Gyp. Board Ceilings - Flat
Paint Gyp. Board Ceilings
Wall Tiles
Window storefront
Alum. frame/Glass entry door

(b) (4)

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Remaining Garage Finishes				
Floor Finish				
Parking Space Markings				
Paint / Seal Concrete Floor				
Ceiling Finish				
Garage Plenum Ceilings - Gyp Board Ceiling - Under Occupied Space				
Paint Gyp. Board Ceiling				
Paint Exposed Structure / Ceiling				
Wall Finish				
Paint Gyp Board Walls				
Paint CMU Walls				
Paint Exposed Structure Walls & Columns				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Specialties				
Ramp divider railings				
Stair Railings				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Lockers				
Final Building Cleaning				
Temporary sheds, chutes, enclosures, dust control, protect existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

[redacted]

USE **$934,000**

Building 3 Below Grade Parking

November 22, 2021

	Unit	Quantity	Unit Price	Amount
SPECIAL EQUIPMENT				
Division 11 Equipment				
Parking Equipment - Lift Gates **Allowance**				
Waste Handling Equipment/Trash Compactor				
Loading Dock Equipment				
SPECIAL EQUIPMENT TOTAL				(b) (4)
			USE	**$50,000**
VERTICAL TRANSPORTATION				
Passenger Elevator 200 FPM, 3,500 lb capacity, 2/3/3				
Elevator Cab Interior Finish Allowance				
VERTICAL TRANSPORT. TOTAL				(b) (4)
			USE	**$350,000**
MECHANICAL SYSTEM				
Parking Garage				
Garage Ventilation				
Garage Drainage				
Garage Sprinklers				
MECHANICAL SYSTEM TOTAL				(b) (4)
			USE	**$552,000**
ELECTRICAL SYSTEM				
Parking Garage				
Garage Electrical				
ELECTRICAL SYSTEM TOTAL				(b) (4)
			USE	**$392,000**

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
BUILDING EXCAVATION				
Allocation from Building 3 Below Grade				
BUILDING EXCAVATION TOTAL				
SUPPORT OF EXCAVATION				
Allocation from Building 3 Below Grade				
SUPPORT OF EXCAVATION TOTAL				
STRUCTURE ABOVE GRADE				
Tower Concrete Structure				
Concrete Foundation Wall				
Concrete Shear Walls				
Concrete Supported Slab - Ground Level Transfer				
Concrete Supported Slab				
Concrete Roof Slab				
Concrete Balcony Slab				
Concrete Stairs				
Parapet Walls				
Cooling Tower / MEP Equipment Support Steel				
Connecting Bridges Between Buildings 1 and 3				
STRUCTURE TOTAL				

(b) (4)

[redacted]

USE $15,456,000

Building 3 Office Building

November 22, 2021

EXTERIOR SKIN ENVELOPE	Unit	Quantity	Unit Price	Amount
Architectural Precast				
Precast				
Masonry and Stone				
Face Brick Veneer				
CMU Backup at Stone / Masonry				
CMU at Loading Dock and Garage Entry Ramp				
Rainscreen Materials				
Metal Panels - Mechanical Screen Wall				
Metal Panels - Metal Framing				
Metal Panels - West Elevation along Balconies				
Metal Panels - Cornice at Recessed Curtainwall				
Metal Panels - Aluminum Coping at 11th Floor Recessed Curtainwall				
Metal Panels - Interior Column Cap at Ribbon Window				
Metals and Railings				
Ornamental Metals - Fins at Ribbon Window				
Decorative Metal Grills				
Terrace Railings - Glass - Penthouse				
Balcony Railings - Glass				
Stainless Steel and Cable Guardrail System - Connecting Bridges				
Doors				
Hollow Metal Doors, Frames & Hardware - Exterior				
Coiling & Overhead Doors				
Glass Entry Door - Main Lobby Vestibule				
Alum. Frame/Glass Entry Door - Penthouse Terrace				
Alum. Frame/Glass Entry Door - Connecting Bridges				
Glass and Glazing				
Aluminum Frame Storefront - 1st Floor				
Aluminum Frame Storefront - Penthouse				
Ribbon Windows - East & West Elevation				
Curtain Wall & Spandrel - Connecting Bridges				
Curtain Wall & Spandrel - North & South Elevation				
Recessed Curtain Wall & Spandrel - North & South Elevation				
Vestibule Structural Glazing - Main Entry				
Vestibule Glass Roof				
Exterior Wall Performance Mock-up & Off-Site Testing				
Exterior Wall Visual Mock-up				
Horizontal Aluminum Sunshades (18")				
Vertical Aluminum Sunshades (12")				

(b) (4)

[redacted]

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Backup and Miscellaneous				
Final Clean Glass and Alum.				
Exterior Wall Air Block & Weather Barrier - CMU & Metal Panel				
Perimeter Gyp. Board, Metal Stud & Insulation - Metal Panels				
Perimeter Gyp. Board, Metal Stud & Insulation at CMU				
Perimeter Gyp. Board, Metal Stud & Insulation - Curtain Wall Metal Panels				
Penthouse Trellis				
Louvers And Vents				
Entry Canopy				
Window Blind Pocket - Gyp. Board / Aluminum				
Exterior Building Signage - Tenant Monumental				
Exterior Wall Flashings				
Exterior Caulking				
Exterior Misc. Metals				
EXTERIOR SKIN ENVELOPE TOTAL				

(b) (4)

USE $16,399,000

ROOFING & WATERPROOFING

Roofing				
Vertical Benonite Waterproofing				
Hot Fluid Applied Roofing & Insulation				
Ballast				
Extensive Green Roof				
Precast Roof Walk-way Paver				
Decorative Precast Paver at PH Outdoor Seating				
Roofing Specialties				
Roof Window Washing Davits & Ties				
Precast Pavers - Connecting Bridges				
ROOFING & W.P. TOTAL				

(b) (4)

USE $1,843,000

Building 3 Office Building

November 22, 2021

GENERAL BUILDING FINISHES	Unit	Quantity	Unit Price	Amount
Partitions				
Masonry CMU Partitions - At Loading Dock				
Gyp. Board Shaft Walls				
Gyp. Board Demising Partitions				
Gyp. Board & Strip Furring				
Gyp. Board Interior Column Covers				
Main Lobby Finishes				
Floor Finish				
Terrazzo Flooring - Main Entry Lobby				
Entrance Recessed Mats				
Ceiling Finish				
Lobby Gyp. Board Ceilings				
Lobby Gyp Board Light Cove				
Paint Gyp. Board Ceilings				
Glass Panel Ceiling at Vestibule				
Wall finish				
Stone Wall Tile				
Metal Transom Panel above Garage Shuttle Elevator Doors				
Specialties				
Reception / Security Entry Desk **Allowance**				
Building Directory **Allowance**				
Level 1 Elevator Lobby Finishes				
Terrazzo Flooring - Main Entry Lobby				
Lobby Gyp. Board Ceilings				
Paint Gyp. Board Ceilings				
Stone Wall Tile				
Metal Transom Panel above Elevator Doors				
Connecting Bridges Finishes				
Tenant Improvements				

(b) (4)

[redacted]

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Toilet Room Finishes				
Ceramic Tile Floor				
Ceramic Tile Base				
Marble Threshold				
Gyp. Board Ceilings - Flat				
Toiletroom Light Cove & Grill				
Paint Gyp. Board Ceilings				
Ceramic Tile Walls				
Stone Vanity Top				
Mirror Glass				
Remaining Building Finishes				
Floor Finish				
Resilient / VCT Flooring				
Resilient Base				
Ceiling Finish				
Gyp. Board Ceilings - Core/Shaft				
Paint Gyp. Board Ceilings - Core/Shaft				
ACT Ceilings - Net Office				
Wall Finish				
Paint Gyp Board Walls				
Doors, Frames & Hardware				
Hollow Metal Doors, Frames & Hardware				
Toilet Accessories				
Stainless Steel Toilet Partitions				
Urinal Screen				
Bathroom Accessory Package				
Janitor's Closet Items				

(b) (4)

[redacted]

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
Specialties				
Stair Railings - Core				
Identifying Devices - code compliance				
Fire Extinguishers & Cabinets				
Final Building Cleaning				
Manlift & Material Hoist For Construction				
Temporary Sheds, Chutes, Enclosures, Dust Control, Protect Existing				
Rough Carpentry				
Interior Caulking				
Interior Misc. Metals				
GEN. BUILD. FINISH TOTAL				

(b) (4)

USE $7,920,000

SPECIAL EQUIPMENT

Division 11 Equipment				
Window Washing Equipment & staging				
Audio-Visual Equipment				
Food Service Equipment				
Division 12 Furnishings				
Window Shades - Mecho Shades				
System Furniture				
Interior Landscaping				
Interior Planters				
SPECIAL EQUIPMENT TOTAL				

(b) (4)

USE $426,000

VERTICAL TRANSPORTATION

Passenger Elevator 350 FPM, 4,000 lb capacity, 6/11/11				
Passenger Elevator 350 FPM, 4,000 lb capacity, 2/12/12				
Service Elevator 350 FPM, 5,000 lb capacity, 1/14/14				
Elevator Cab Interior Finish Allowance				
Temporary Elevator Operator				
Elevator Cab Temporary Protection				
VERTICAL TRANSPORT. TOTAL				

(b) (4)

USE $3,473,000

Building 3 Office Building

November 22, 2021

	Unit	Quantity	Unit Price	Amount
MECHANICAL SYSTEM				
Building Shell & Core				
HVAC	sf			
Major Equipment (Cooling Tower, Chiller, Boiler, AHUs, Fans)	ls			
Sheetmetal (Riser, Horizontal Primary Duct Loop, Ductwork downstream of VAV/FPTU, RGD Installation)	ls			
Terminal Boxes (2-pipe & 2-pipe w/ electric reheat)	ls			
DDC controls	ls			
Fuel Oil Tank, Pump & Piping	ls			
Plumbing	sf			
Rainwater Filter System	ls			
Plumbing Fixtures	ls			
Sprinkler (Light Hazard) 1 Head per 225 sf	sf			
Building Tenant Improvements	sf			
MECHANICAL SYSTEM TOTAL	**sf**			

(b) (4)

[redacted]

USE $21,296,000

ELECTRICAL SYSTEM				
Building Shell & Core				
Electrical System	sf			
Power Distribution Equipment	ls			
Emergency Generator & Transfer Switch	ls			
Fire Alarm System	ls			
Lighting Fixtures - 2x4 LED, 1 per 80 sf	ls			
Audio / Visual Conduit / Infrastructure	ls			
Telecom Conduit / Infrastructure	ls			
Security Conduit / Infrastructure	ls			
Audio / Visual Wiring & Equipment	sf			
Telecom / Data Wiring & Equipment	sf			
Security System Wiring & Equipment	ls			
Site Lighting And Services	ls			
Building Tenant Improvements	sf			
ELECTRICAL SYSTEM TOTAL	**sf**			

(b) (4)

[redacted]

USE $11,100,000