



# Comparative Development Estimates

## General Western Aero Hanger Restoration Feasibility Study

May 20, 2023

DEVELOPMENT BUDGET		COST EXTENSIONS						
		Document & Demo	Repair / Restore In Place		Repair / Restore Elsewhere		Consolidate In Place	
			Hanger 248	Hanger 249	Hanger 248	Hanger 249	Site	Hanger 249
1.0	<b>LAND RELATED COSTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.0	<b>ARCHITECTURE, ENGINEERING &amp; CONSULTANTS</b>	\$ 41,273	\$ 147,982	\$ 113,009	\$ 466,933	\$ 347,959	\$ 115,403	\$ 113,009
3.0	<b>FEES &amp; PERMITS</b>	\$ 7,913	\$ 77,852	\$ 59,453	\$ 118,460	\$ 88,276	\$ 13,160	\$ 59,453
4.0	<b>CONSTRUCTION COSTS:</b>							
4.1	General Requirements	\$44,500	144,915	110,667	387,852	289,027	\$8,668	110,667
4.2	Demolition, Off-Site, Site Work & Utilities	214,948	52,534	40,119	335,602	250,091	468,724	40,119
4.3	Concrete	-	78,518	59,962	465,891	59,131	-	59,962
4.4	Masonry	-	-	-	-	-	-	-
4.5	Metals	-	7,435	5,678	19,457	14,499	-	5,678
4.6	Wood & Plastic	-	84,519	64,545	196,052	146,098	-	64,545
4.7	Thermal & Moisture Protection	-	78,113	59,653	224,450	167,260	-	59,653
4.8	Doors & Windows	-	14,102	10,770	63,226	47,116	-	10,770
4.9	Finishes	-	2,276	1,738	36,564	27,247	3,621	1,738
4.10	Specialties	-	359	274	1,700	1,267	374	274
4.11	Equipment	-	-	-	-	-	-	-
4.12	Furnishings	-	-	-	-	-	-	-
4.13	Special Construction	-	196,923	150,384	319,826	238,335	-	150,384
4.14	Conveying Systems	-	-	-	-	-	-	-
4.15	Mechanical Systems	1,148	35,017	26,741	78,944	58,829	2,198	26,741
4.16	Electrical Systems	1,303	44,961	34,335	97,103	72,361	1,772	34,335
	<b>Subtotal Direct Cost</b>	\$ 261,899	\$ 739,674	\$ 564,866	\$ 2,226,667	\$ 1,371,263	\$ 485,355	\$ 564,866
	Contractor's Fee @ 8%	20,952	59,174	45,189	178,133	109,701	38,828	45,189
	Estimating Contingency @ 15%	42,428	119,827	91,508	360,720	222,145	78,628	91,508
	<b>Total Construction Costs</b>	\$ 325,278	\$ 918,675	\$ 701,563	\$ 2,765,521	\$ 1,703,109	\$ 602,811	\$ 701,563
	Per Gross Building Square Foot							
5.0	<b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.0	<b>FINANCE COSTS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.0	<b>DEVELOPMENT CONTINGENCY</b>	\$18,723	\$ 57,225	\$ 43,701	\$ 167,546	\$ 124,855	\$36,569	\$ 43,701
	<b>TOTAL DEVELOPMENT COST</b>	\$ 393,187	\$ 1,201,735	\$ 917,727	\$ 3,518,460	\$ 2,264,199	\$ 767,942	\$ 917,727
	Per Square Foot	\$ 40.96	\$ 250.36	\$ 191.19	\$ 733.01	\$ 471.71	\$ 159.99	\$ 191.19
	<b>SCENARIO TOTALS</b>	\$ 393,187	\$ 2,119,462	\$ 1,685,669	\$ 5,782,659	\$ 3,662,853	\$ 1,185,669	\$ 1,685,669
	Per Square Foot	\$ 40.96	\$ 220.78	\$ 159.99	\$ 602.36	\$ 351.18	\$ 159.99	\$ 159.99