

DISPROPORTIONATE COST ANALYSIS

Construction hard cost (to GC)	\$610,970.80
Areas that do not contain primary functions	
Stairs	(\$ 30,000)
Secondary areas (e.g., storage)	(\$ 50,000)
Accessible Restrooms	(\$ 10,500)
Total (GC) areas containing primary functions	\$520,470.80
Cost (GC) of 1st floor buildout containing prim. func.	\$264,500.00
Cost (GC) of 2nd floor buildout containing prim. func.	\$255,970.80

Owner work¹

Millwork (total)	\$128,620.93
Millwork 2 nd Floor	
Fixed benches	\$ 16,739.13
Service bar	\$ 7,169.34
Millwork 2nd Floor Total	\$ 23,908.47
Kitchens equipment (both floors total)	\$230,891.02
Kitchen 2nd Floor Fixed Equipment	\$ 91,902.00
Cost (Total) 2nd Floor Construction for Areas Containing a Primary Function²	\$371,781.27

Path of Travel to 2 nd Story Areas Contain a Primary Function Disproportionate Cost (20% x \$371,781) Pursuant to 28 CFR 36.403(f)(1) and FS 553.512(1)	<u>\$74,356.25</u>
Req'd Non-VA Path of Travel Accessibility Improvements Modify existing restrooms to be accessible	(\$10,500.00)

Remaining Path of Travel Obligation **\$63,856.25**

Elevator Estimates: \$269,279 (Otis) \$229,269.05 (ThyssenKrupp)

¹ Owner Work is work performed that is not included in the general contractor's estimates

² Note: Total Construction Cost for entire building with no allowed exclusions counted = 970,482, still less than 20%.