




RENSCH PROFESSIONAL OFFICE BUILDING

Council Bluffs, IA

Closure Document #1 / August 29, 2016



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SECTION 1 / EXECUTIVE SUMMARY

Site Costs	\$ 249,415
Building Costs	\$ 617,500
Dental Build Out Costs	\$ 252,800
Building Permit	\$ 8,000
General Conditions	\$ 175,000
Job Services	\$ 22,800
Fee	\$ 40,000
Total Building & Site Costs	\$ 1,365,582

Suggested Owner Contingency	\$ 60,000
Design Costs	\$ 136,000
3 rd Party Testing	\$ 20,000
Land Costs	TBD
Financing Costs	TBD
Closing Costs	TBD
Owner Equipment & Hookups	TBD
Furnishings	TBD
Blinds	TBD

SECTION 3 / CLARIFICATIONS

General /Overall

- Gross area – 6,000 GSF Structural steel building.
- Professional Office – 3,000 GSF interior build out.
- Tenant Improvement Space – 3,000 GSF warm shell.
- Assumed Spring 2017 construction start.

A - Substructure

- Trenched foundations with integral column foundations.
- Interior isolated column foundations.
- Structural stoop foundations and slabs at front bay entrances and back bay exits.
- 4" Slab on grade with 4" granular fill and vapor barrier.

B - Shell

- Structural steel frame with steel trusses.
- 15' tall 6" metal stud exterior walls.
- TPO mechanically attached roof with roof drains & scuppers.
- Masonry brick exterior skin comprises 50% of the exterior walls.
- EIFS exterior skin comprises 25% of the exterior walls.
- Aluminum storefront windows comprises 25% of the exterior walls.
- Cast stone sills below all aluminum windows.
- Painted hollow metal back doors for emergency exiting. 1 door per 1,500 SF.
- Two pairs of aluminum doors for the professional office (vestibule layout).
- Two additional pairs of aluminum doors to each tenant space.
- One roof hatch.

C - Interiors

- Two 1 hour rated walls to underside of roof deck separating professional office and tenant spaces.
- No interior finishes in tenant improvement area.
- Interior walls comprised of 3 5/8" studs, insulation and 1-layer drywall each side, to above grid.
- Painted hollow metal doors at office, storage room, 4 restrooms, storage room and main corridor.
- Painted drywall entrances into breakroom, sanitization area and hygienist offices.

- Hygienist offices include 12 LF of base cabinets and wall cabinets with solid surface tops and hand wash sink.
- Dentist room include 15 LF of base cabinets and wall cabinets with solid surface tops and hand wash sink.
- Reception includes 20 LF of base cabinets and 12 LF wall cabinets with solid surface top.
- Sterilization room includes 16 LF of base cabinets & wall cabinets with solid surface top.
- Custom front reception desk.
- Breakroom includes 8 LF of base cabinets and wall cabinets with solid surface top.
- All casework custom plastic laminate.
- Shelving at storage room.
- Walk off carpet at entry vestibule.
- Carpet tile at main corridors, dental office, and part of reception area.
- Luxury vinyl wood plank tiles at exam rooms, sterilization room and break room.
- Tile floor and 5' wainscot at restrooms.
- Rubber millwork base.
- Mirrors at each restroom.
- Partitions and toilet accessories at public restrooms.
- Painted wall finishes.
- Acoustical tegular ceiling tile ceilings at 9-10' tall.
- Rough blocking for casework, equipment and specialties.

D - Services

- Fire protection to the building. Includes light coverage in tenant spaces and full coverage in dental office.
- Plumbing includes;
 - Hand sink at each exam room
 - Plaster trap sink at sterilization room
 - 2 customer restrooms with 2 each toilets and lavatories
 - 1 private dental restroom with single toilet and lavatory
 - 1 private employee restroom with single toilet and lavatory
 - Breakroom sink & dishwasher hookup
 - Plumbing to each of 7 exam chairs
 - Interior sanitary sewer service
 - Domestic water
- HVAC
 - 4 air handler units.
 - Programmable thermostats at professional office.
 - Air distribution to professional office.
- Electrical
 - Service
 - Lighting and distribution
 - Equipment rough in
 - Connections to mechanical units
 - Site parking lighting

E – Equipment & Furnishings

- Equipment, installation and hook ups by Owner.

G – Building Sitework

- Assume site is balanced and can cut and move soil onsite.
- Landscaping allowance.
- Irrigation allowance.
- Standard grey concrete.
- 6" concrete parking lot, striping and signage for 34 spots.
- 4" Sidewalk from back doors to front.
- 4" Sidewalk along entire front of the building.
- 4" Sidewalk down Franklin Avenue to connect to existing.
- Retention pond for site storm water retention.
- Site utilities assumed sized appropriately and accessible from Franklin Ave.

General Conditions, Insurance/Job Services, Fee, Contingency

- Project General Conditions
- General Liability and Job Services
- Owner Contingency
- Building Permit
- Construction Fee

SECTION 4 / EXCLUDED – OWNER ITEMS

- Dental Equipment procurement, installation, hookups
- Medical gas piping (assumes carted med gas)
- Interior furnishings or decoration
- Window blinds
- Moving/relocation costs
- Third party testing
- Weather conditions
- Dewatering
- Retaining wall
- Moving existing hill
- Fencing
- Surcharge
- Deep Foundations
- Tenant Improvement finishes
- Site signage
- Building signage
- Capital facility fees
- Liquidated damages
- All utility fees, assessments and back-charges
- Meters for utility services provided by utilities
- Pest control
- Design/Architect Fees
- Land cost
- Performance & Payment bonds
- Special permits or environment permits
- Material price escalation due to market volatility
- LEED or commissioning costs
- Security system

SECTION 5 / ALLOWANCES

- Landscaping \$ 25,000
- Irrigation \$ 5,000

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