

FEB 08 2008

COUNCIL TRANSMITTAL

TO: David Everitt *[Signature]* **DATE:** February 7, 2008
Chief of Staff

FROM: Rick Graham, Director *[Signature]*
Public Services Department

*rec 2/7/08
RH*

SUBJECT: The Leonardo – Funding and Project Scope Plan

DOCUMENT TYPE: Briefing

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RECOMMENDATION: That the City Council accept the project Funding and Scope Plan, and project timetable as recommended by the Administration.

BUDGET IMPACT: The City has currently committed \$13.615 million to The Leonardo project in bond proceeds, RDA funds and other general fund appropriations. Contained in this report is a recommendation that the City appropriate as much as \$5.49 million additional dollars to the project subject to other fund raising campaigns that prove to be successful. The City dollars will come from several sources that are described in the body of the report.

BACKGROUND and DISCUSSION: It has been four years and three months since City residents authorized, by election, to fund the renovation of the vacant Main Library Building so that it could become The Leonardo. At the time of the election the projected cost to complete the building renovation was \$10.0 million. The process to create The Leonardo organization, raise operation and exhibit funds, develop a reliable business plan and determine a building design and project scope has been steady, but slow moving. During that same period construction cost estimates have now increased to \$21.9 million to complete the scale of renovation envisioned at the time of the public bond election. City staff, its hired architect and engineering consultants and representatives from The Leonardo have now developed a project scope and funding plan that has the support of the Administration, and when approved by the City Council will allow the project to move rapidly forward.

Included as an attachment to this briefing narrative is a Funding and Project Scope Plan. The FUNDING plan shows that the City currently has \$13.615 million in committed or authorized funds for the project. The plan then identifies, by priority, three (3) SOLID funding options; followed by several SPECULATIVE funding options; followed by LAST-IN options that represent a potential backstop if other options do not fully materialize. The solid options present funding opportunities that, for the very most part, the Administration and City Council can control. The speculative options include donations, grant funding and legislative action that takes the decision making out of the hands of the City, and requires a process that in some cases will take a considerable amount of time and extra expense to complete. The recommended backstop option is controlled by the City if it wishes to add additional general funds to the project. The Administration believes that the City and The Leonardo each have a role to play in securing the extra funding needed to complete the renovation of the building to the level envisioned at the time of the bond election, and that a combination of the solid and speculative funding options will get us to that point.

The PROJECT SCOPE plan is developed in menu form which allows the City to choose a build-out plan based on City priority and funding opportunities. The options are: Basis of Design (BOD), which reflects a full building renovation with new internal systems, building enhancements and finishes; Hybrid, which is a reduced level of renovation of the buildings systems and fewer enhancements and finishes; and the Economy option, which provides for basic life-safety improvements, repair to existing systems and minor finish work. Both the BOD and the Hybrid options allow for The Leonardo's preferred option to build-out the 3rd floor space as funding is raised, and it delivers a Silver LEED building. The difference between the BOD and the Economy option can best be described by the following analogy. The BOD option is like buying a used car that has a factory warranty on its parts, has new tires, a shiny paint job and a refurbished interior. The Economy option is like purchasing an older used car with many more miles, which shows its wear, and has original engine parts without any warranties. The Hybrid option is in the middle. It provides for some new systems with warranties, and allows for the 3rd floor build-out without having to renovate to the BOD level. It should be noted that regardless of which option is chosen, from an exterior view the building will look the same as it is right now. The changes, for the most part are inside the building, and much of the change deals with internal systems replacement and upgrade which will be hidden from the eye.

The estimated fully loaded cost of the three individual options is as follows: BOD, \$21.9 million; Hybrid, \$19.1 million; and Economy, \$16.7 million. Each estimate includes a construction inflation pad through June, 2009.

A funding gap exists between the amount of current funds available for the project and all three project scope options. The gaps are as follows: BOD, \$8.29 million; Hybrid, \$5.49 million; and Economy, \$3.09 million.

In order to move the project along the Administration and City Council must resolve the following outstanding issues:

1. Project Scope
2. Funding Level
3. The City's and The Leonardo's role in closing the funding gap.

With these three issues in mind the Administration makes the following recommendation:

1. The project should be built out to the Basis of Design level. \$21.9 million
2. The City and The Leonardo add additional funds to the project up to the Hybrid scope funding level.
 - The City appropriates the \$1.02 million FEMA reimbursement back into the project.
 - The City creates a CDA and appropriates a reasonable amount of the proceeds into the project.
 - The Leonardo, with support from the City, initiates an aggressive effort to secure naming rights for the facility and applies whatever portion of the proceeds needed to close the funding gap between the extra funds the City has put into the project and the \$19.1 million needed to fund the Hybrid scope.
 - Set the date of June 1, 2008 as the date in which the naming rights funds are in place.
3. If The Leonardo is unsuccessful in selling the naming rights before the due date the City may choose to add extra funds into the project to close the Hybrid funding gap or may choose to fund only the Economy option level.
 - Funds would come from the Last-in, backstop option.
4. Under no circumstance does the City fund the project beyond the Hybrid scope.
5. Based on a successful naming rights campaign, once the Hybrid option funding level is achieved the City will expect The Leonardo to apply the remaining naming rights fund balance to the funding gap between the Hybrid and BOD option so that the BOD build out level is fully achieved. If extra funds are needed to close the gap the City will expect and support The Leonardo in its efforts to raise additional funds from any source including those identified as Speculative, or 2nd Tier funding options.
6. Set the date of June 1, 2008 as the date in which the final scope of work is determined, and begin design development on that same date.

Note: Funding and construction cost figures are estimates and are subject to change. Likewise, the project inflation figure is subject to change based on market conditions and the ability of the City to meet the proposed timeline.

PUBLIC PROCESS: This information has been shared with The Leonardo organization.

The Leonardo
Funding and Project Scope Plan

FUNDING

Current Funding:

- Bond \$10.2 million
- Siesmic/Aesbestos Appropriation \$ 2.5 million
- RDA Grant \$750,000
- Blue Sky Grant \$165,000

- Total Committed Today \$13.615 million

Additional Funding Options: Solid Options Listed by Priority

- Appropriate FEMA Reimbursement \$1.02 million
- Community Development Area ?????
- Naming Rights \$5.0 - \$8.0 million

Second Tier Funding Options: Speculative Options

- Other Government Contributions
 - Salt Lake County \$1.0 - \$2.0 million
 - State \$200,000
- Tax Credits
 - New Market and Historic \$1.0 + 2.0 million (combined)
- Federal Appropriation ?????
- Kresge Foundation \$100,000

Backstop Option: Last-in Option

- Sale of Surplus Property
 - Planetarium \$1.2 million
 - International Center \$3.7 million

PROJECT SCOPE

Options:

- Basis of Design (BOD) \$21.9 million
 - Full build-out; complete renovation
 - Silver LEED
 - Allows 3rd Floor build-out
 - Blue Sky Solar (time sensitive funding)

- Hybrid \$19.1 million
 - Reduced renovation
 - Silver LEED
 - Limited warranties on systems; not all new
 - Allows 3rd Floor build-out
 - Blue Sky Solar (time sensitive funding)

- Economy \$16.7 million
 - Renovation to existing systems
 - Limited warranties on systems
 - Potential Silver LEED
 - No Blue Sky Solar

- 3rd Floor Alternate Build-out \$4.68 million
 - Funded by The Leonardo

SCOPE FUNDING GAP

BOD	Hybrid	Economy
\$21.9 million	\$19.1 million	\$16.7 million
<u>\$13.615 million</u>	<u>\$13.615 million</u>	<u>\$13.615 million</u>
<\$8.29million>	<\$5.49 million>	<\$3.09 million>

THE LEONARDO vs. OTHER CIP PROJECTS

Projects in the Pipeline: (order of magnitude)

- Public Safety Building
- North Temple Light Rail
- Jordan River and Bikeways
- Sports Complex

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008

PROJECT NAME: THE LEONARDO
 LOCATION: SALT LAKE CITY, UT
 ARCHITECT: EWING COLE
 STAGE OF DESIGN: PROGRAMMING

DESCRIPTION	B.O.D. SCOPE ***	HYBRID SCOPE ***	ECONOMY SCOPE ****	ECONOMY SCHEME ONLY - Combined code and life safety are basic function use				
				GENERAL USE CODE/ LIFE SAFETY	BUILDING BASIC FUNCTION	LEED SILVER	RELIABILITY UPGRADES	MINIMUM SCOPE
TOTAL PROJECT COSTS								
1 INTERIOR REMODEL*	\$ 13,006,366	\$ 11,466,900	\$ 9,655,792	\$ 4,199,149	\$ 3,043,979	\$ 452,219	\$ 650,650	\$ 1,209,795
2 ENTRY ADDITION	\$ 360,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 LEED	\$ 301,900	\$ 301,900	\$ 301,900	\$ -	\$ -	\$ 301,900	Req'd in basic function	\$ -
4 SHPO ALLOWANCE	\$ 160,000	\$ 160,000	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -
5 TOTAL CONSTRUCTION COST	\$ 13,818,727	\$ 11,918,800	\$ 10,007,692	\$ 4,199,149	\$ 3,193,979	\$ 754,119	\$ 650,650	\$ 1,209,795
6 INFLATION TO DECEMBER 07*	\$ 1,450,968	\$ 1,251,474	\$ 1,050,808	\$ 440,911	\$ 335,368	\$ 79,183	\$ 68,318	\$ 127,028
7 TOTAL CONSTRUCTION COST TO DEC. 07*	\$ 15,269,693	\$ 13,170,274	\$ 11,058,500	\$ 4,640,060	\$ 3,529,347	\$ 833,302	\$ 718,968	\$ 1,336,823
8 INFLATION JAN 08* TO 30 JUN 09*	\$ 1,727,341	\$ 1,489,850	\$ 1,250,982	\$ 524,894	\$ 399,247	\$ 94,265	\$ 81,331	\$ 151,224
9 TOTAL CONSTRUCTION COST 30 JUN 09*	\$ 16,997,034	\$ 14,660,124	\$ 12,309,461	\$ 5,164,953	\$ 3,928,594	\$ 927,567	\$ 800,299	\$ 1,488,048
10 PROJECT PROGRAMMING EXPENSES 7/2005 THRU 7/2007	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -
11 Demolition Permit	\$ 2,165	\$ 2,165	\$ 10,825	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165	\$ 2,165
12 Plan Check Fees	\$ 49,918	\$ 43,265	\$ 42,684	\$ 16,232	\$ 12,713	\$ 4,169	\$ 3,806	\$ 5,764
13 Building Permit	\$ 76,798	\$ 66,662	\$ 65,668	\$ 24,973	\$ 19,568	\$ 6,413	\$ 5,856	\$ 8,668
14 1% State Permit Fee	\$ 768	\$ 666	\$ 657	\$ 250	\$ 196	\$ 64	\$ 59	\$ 89
15 Impact Fees	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
16 Geotechnical/ Soils Study	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
17 Environmental Studies/Remediation	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -
18 City Engineering Mngmnt Fee 1.5%	\$ 254,956	\$ 219,902	\$ 184,642	\$ 77,474	\$ 58,929	\$ 13,914	\$ 12,004	\$ 22,321
19 Project Delivery System	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ -	\$ -	\$ -	\$ -
20 Architectural design fees	\$ 1,529,733	\$ 1,319,411	\$ 1,230,946	\$ 516,495	\$ 392,859	\$ 92,757	\$ 80,030	\$ 148,805
21 Architectural Reimbursables	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -
22 Enhanced Commissioning	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
23 Accelerate Hazmat & Demo	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -
24 Owner's Construction Contingency	\$ 1,699,703	\$ 1,466,012	\$ 1,588,172	\$ 516,495	\$ 599,289	\$ 139,135	\$ 120,045	\$ 223,207
25 Special Inspections & Testing .75%	\$ 127,478	\$ 109,951	\$ 92,321	\$ 38,737	\$ 29,464	\$ 6,957	\$ 6,002	\$ 11,160
26 Art- NIC 1%	\$ 169,970	\$ 146,801	\$ 123,096	\$ 51,650	\$ 39,288	\$ 9,276	\$ 8,003	\$ 14,880
27 TOTAL BOD PROJECT COST	\$ 21,920,522	\$ 19,046,659	\$ 16,660,470	\$ 7,421,426	\$ 5,073,053	\$ 1,202,416	\$ 1,038,270	\$ 1,925,307
28	\$ -	\$ 2,873,863	\$ 5,280,052	BOD VARIANCE				
29	\$ -	\$ 21,920,522	\$ 21,920,522	TOTAL WITH BOD VARIANCE				
30 LEONARDO FUNDED ALTERNATES	\$ 4,678,131	\$ 4,678,131	\$ 4,678,131	****				
31 ALT #1 CATERING OPT 3RD FLOOR (Changes Bldg Occup?)	\$ 1,634,778	\$ -	\$ -					
32 ALT #2 THIRD FLOOR CLASSROOMS	\$ 2,028,178	\$ -	\$ -					
33 ALT #3 AUDITORIUM RENOVATION	\$ 787,190	\$ -	\$ -					
35 ALT #4 CAFE SEATING AREA FIT OUT	\$ 347,986	\$ -	\$ -					
36	\$ -	\$ -	\$ -					
37 TOTAL LEONARDO FUNDED ALTERNATES	\$ 4,678,131	\$ 4,678,131	\$ 4,678,131					
38 TOTAL PROJECT COST INCLUDING LEO FUNDED ALTERNATES	\$ 26,598,654	\$ 26,598,654	\$ 26,598,654					

Notes:
 40 * ASBESTOS ABATEMENT cost est. IS SUPPLIED BY CITY & SUPPLIED HERE FOR INFORMATION ONLY.
 41 ** ESCALATION IS ESTIMATED UNTIL 30 JUN 09. FUTURE ESCALATION TO BE CALCULATED AT .83% PER MONTH.
 42 *** BOD & HYBRID ARE LEED SILVER
 43 **** ECONOMY SCHEME IS "MARGINALLY" LEED SILVER.
 44 ***** COSTS ILLUSTRATED HERE ARE SUBJECT TO CHANGE IF SCOPE OF WORK OR SCHEDULE IS ALTERED FROM THAT ABOVE PROGRAMMING SCOPE AND SCHEDULE.
 45

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		2/7/2008								
PROJECT NAME: THE LEONARDO		BASIS OF DESIGN PROGRAM										
LOCATION: SALT LAKE CITY, UT		CHANGES										
ARCHITECT: EWING COLE		SF		92127								
STAGE OF DESIGN: PROGRAMMING												
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BID TOTAL	THE HYBRID	MINIMAL SCOPE TOTAL	COMBINED CODE/LIFE SAFETY & AS IS BASIC FUNCTION USE	BUILDING CODE/LIFE SAFETY	BASIC FUNCTION	LEAD	REGULARITY IMPACT	MINIMAL SCOPE
BUILDING COST SUMMARY												
02	SITework & DEMOLITION		\$ 0.34	\$ 768,131	\$ 731,993	\$ 731,993	\$ 522,942	\$ 20,729	\$ 25,000	\$ 43,837	\$ 119,486	
03	CONCRETE		\$ 1.71	\$ 167,344	\$ 88,441	\$ 88,441	\$ 88,441	\$ -	\$ -	\$ -	\$ -	
04	MASONRY		\$ 0.05	\$ 5,000	\$ 39,000	\$ 39,000	\$ 39,000	\$ -	\$ -	\$ -	\$ -	
05	METALS		\$ 2.81	\$ 259,255	\$ 243,255	\$ 243,255	\$ 243,255	\$ -	\$ -	\$ -	\$ -	
06	WOODS & PLASTICS		\$ 4.25	\$ 381,505	\$ 224,544	\$ 224,544	\$ -	\$ 75,000	\$ -	\$ -	\$ -	
07	THERMAL & MOISTURE PROTECTION		\$ 2.79	\$ 257,017	\$ 391,480	\$ 378,400	\$ 40,000	\$ -	\$ -	\$ 171,993	\$ 152,516	
08	DOORS & WINDOWS		\$ 3.78	\$ 348,501	\$ 159,242	\$ 159,242	\$ 143,942	\$ 11,400	\$ -	\$ -	\$ 2,900	
09	FINISHES		\$ 15.97	\$ 1,471,410	\$ 1,000,004	\$ 782,804	\$ 64,798	\$ 483,375	\$ -	\$ -	\$ 234,763	
10	SPECIALTIES		\$ 1.29	\$ 118,598	\$ 174,942	\$ 103,788	\$ 24,270	\$ 42,998	\$ -	\$ -	\$ 32,590	
11	EQUIPMENT		\$ 0.27	\$ 25,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	
12	FURNISHINGS		\$ 1.23	\$ 112,008	\$ 81,554	\$ 61,554	\$ -	\$ 61,554	\$ -	\$ -	\$ -	
13	SPECIAL CONSTRUCTION		\$ 10.72	\$ 987,493	\$ 1,082,693	\$ 1,082,693	\$ 982,693	\$ 25,000	\$ -	\$ -	\$ 75,000	
14	CONVEYING SYSTEM		\$ 1.17	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ -	\$ -	\$ -	\$ -	
15	MECHANICAL		\$ 31.77	\$ 2,928,782	\$ 2,715,828	\$ 1,713,875	\$ 687,226	\$ 578,378	\$ -	\$ 159,304	\$ 311,998	
16	ELECTRICAL		\$ 28.83	\$ 2,637,458	\$ 2,249,350	\$ 1,720,558	\$ 371,919	\$ 1,079,167	\$ -	\$ -	\$ 289,489	
SUBTOTAL				\$ 114,787	\$ 10,571,261	\$ 8,332,883	\$ 7,466,483	\$ 3,289,585	\$ 2,378,189	\$ 3,632,266	\$ 6,003,318	\$ 946,131
GENERAL CONDITIONS				\$ 9%	\$ 951,585	\$ 639,641	\$ 671,892	\$ 295,253	\$ 214,030	\$ 31,797	\$ 45,749	\$ 88,094
OVERHEAD & PROFIT				\$ 4%	\$ 459	\$ 422,971	\$ 372,907	\$ 299,619	\$ 131,223	\$ 95,124	\$ 14,132	\$ 20,333
DES. CONT. & BID PACKAGE INCREASES				\$ 10%	\$ 11,488	\$ 1,057,428	\$ 932,288	\$ 1,119,619	\$ 492,008	\$ 359,716	\$ 82,994	\$ 79,248
TOTALS				\$ 141,718	\$ 13,108,106	\$ 11,148,800	\$ 9,566,792	\$ 4,189,199	\$ 3,043,379	\$ 482,219	\$ 650,550	\$ 1,208,795

CONSTRUCTION CONTROL CORPORATION										2/7/2008	
PROJECT NAME		THE LEONARDO		BASIS OF DESIGN PROGRAM							
LOCATION		SALT LAKE CITY, UT		CHANGES							
ARCHITECT		EMING COLE		SF		92127					
STAGE OF DESIGN		PROGRAMMING									
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BOD TOTAL	THE HYBRID	MINIMAL SCORE TOTAL	COMBINED CODE/LIFE SAFETY	LEAD	RELIABILITY	RELIABILITY	RELIABILITY
02	DEMOLITION & RECONSTRUCTION						CODE/LIFE SAFETY	BASIC FUNCTIONAL	LEAD	RELIABILITY	RELIABILITY
	Demolition										
	Demo Paving at new vehicle access	2112 SF	\$ 1.59	\$ 3,358	\$	\$	\$	\$	\$	\$	\$
	Remove Existing Stairs	1440 SF	\$ 9.65	\$ 13,886	\$ 13,886	\$	\$ 13,886	\$	\$	\$	\$
	Wall Sawcutting 8"	80 LF	\$ 19.65	\$ 1,572	\$ 1,572	\$	\$ 1,572	\$	\$	\$	\$
	Wall Sawcutting 12"	20 LF	\$ 29.65	\$ 593	\$ 593	\$	\$ 593	\$	\$	\$	\$
	Demolish Escalator	2 LS	\$ 25,000.00	\$ 50,000	\$ 50,000	\$	\$ 50,000	\$	\$	\$	\$
	Demo Millwork	569 LF	\$ 8.50	\$ 4,838	\$ 4,838	\$	\$ 4,838	\$	\$	\$	\$
	Demo Interior Ceiling	3728 SF	\$ 3.95	\$ 14,728	\$	\$	\$	\$	\$	\$	\$
	Remove Existing Flooring	49701 SF	\$ 0.45	\$ 22,362	\$	\$	\$	\$	\$	\$	\$
	Remove Existing Lockers	15 LF	\$ 9.65	\$ 145	\$	\$	\$	\$	\$	\$	\$
	Remove Existing Dumpster	1 LS	\$ 5,000.00	\$ 5,000	\$ 5,000	\$	\$ 5,000	\$	\$	\$	\$
	Demo Existing Slagp Stair	60 SF	\$ 7.50	\$ 450	\$	\$	\$	\$	\$	\$	\$
	Demo Escalator Casing	722 SF	\$ 3.00	\$ 2,166	\$ 2,166	\$	\$ 2,166	\$	\$	\$	\$
	Demo Exterior Glazing at Sherwood	2340 SF	\$ 3.95	\$ 9,243	\$ 9,243	\$	\$ 9,243	\$	\$	\$	\$
	Demo Raster at Parking Garage	145 LF	\$ 19.65	\$ 2,848	\$ 2,848	\$	\$ 2,848	\$	\$	\$	\$
	Asbestos Abatement	1 LS	\$ 500.00	\$ 500	\$ 500	\$	\$ 500	\$	\$	\$	\$
	Demo Plumbing Fixtures	24 EA	\$ 85.00	\$ 2,040	\$ 2,040	\$	\$ 2,040	\$	\$	\$	\$
	Demo Staircase Slab	884 SF	\$ 9.65	\$ 8,511	\$ 8,511	\$	\$ 8,511	\$	\$	\$	\$
	Demo Ceiling Cores	4055 SF	\$ 5.65	\$ 22,911	\$ 22,911	\$	\$ 22,911	\$	\$	\$	\$
	Remove Escalator Framing Members	2 EA	\$ 2,890.00	\$ 5,780	\$ 5,780	\$	\$ 5,780	\$	\$	\$	\$
	Demo Scaffolding	88 LF	\$ 0.95	\$ 812	\$ 812	\$	\$ 812	\$	\$	\$	\$
	Demo H & S Vestibule (Temporary Glass)										
	Demo Concrete Wall at stairwell perimeter	60 LF	\$ 19.00	\$ 1,140	\$ 1,140	\$	\$ 1,140	\$	\$	\$	\$
	Spaced Concrete Wall at stairwell perimeter	60 LF	\$ 19.65	\$ 1,179	\$ 1,179	\$	\$ 1,179	\$	\$	\$	\$
	Remove Existing Roof	25984 SF	\$ 0.89	\$ 23,108	\$ 23,108	\$	\$ 23,108	\$	\$	\$	\$
	Electrical Demolition	92127 SF	\$ 0.85	\$ 78,308	\$ 78,308	\$	\$ 78,308	\$	\$	\$	\$
	Mechanical Demolition	92127 SF	\$ 0.45	\$ 41,457	\$ 41,457	\$	\$ 41,457	\$	\$	\$	\$
	Demo Interior Wall	21526 SF	\$ 2.75	\$ 59,202	\$ 59,202	\$	\$ 59,202	\$	\$	\$	\$
	Painting Protection	1 LS	\$ 5,000.00	\$ 5,000	\$ 5,000	\$	\$ 5,000	\$	\$	\$	\$
	Miscellaneous Sawcutting	1 LS	\$ 10,000.00	\$ 10,000	\$ 10,000	\$	\$ 10,000	\$	\$	\$	\$
	Subtotal for Demolition			\$ 649,276	\$ 613,946	\$ 613,946	\$ 443,029	\$ 20,729	\$	\$ 43,037	\$ 109,351
	Earthwork										
	Site Repair	1 LS	\$ 100,000.00	\$ 100,000	\$ 100,000	\$	\$ 100,000	\$	\$	\$	\$
	Subtotal for Earthwork			\$ 100,000	\$ 100,000	\$ 100,000	\$ 76,000	\$	\$ 25,000.00	\$	\$
	Site Concrete										
	Repair Concrete Steps	250 SF	\$ 19.65	\$ 4,913	\$ 4,913	\$ 4,913	\$ 4,913	\$	\$	\$	\$

CONSTRUCTION CONTROL CORPORATION

PROJECT NAME: THE LEONARD
 LOCATION: SALT LAKE CITY, UT
 ARCHITECT: CHANGERS
 STAGE OF DESIGN: PROGRAMMING
 SF 92127

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BOD		THE		MINIMAL SCORE		COMBINED CODE/LIFE SAFETY		INTEGRITY	INTEGRITY	INTEGRITY	INTEGRITY	INTEGRITY	
				TOTAL	HYBRID	TOTAL	TOTAL	GENERAL USE	BUSINESS	LEED	INTEGRITY						INTEGRITY
03	CONCRETE																
	Curb Cut at Vehicle Access	2670 SF	\$ 4.75	\$ 12,683	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675	\$ 11,675
	Pedestrian Walk at Vehicle Access	350 SF	\$ 3.80	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280	\$ 1,280
	Subtotal for Site Concrete			\$ 18,855	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848
	Landscaping, Inc. In site repair																
	TOTAL SITEWORK & DEMOLITION			\$ 18,855	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848	\$ 18,848
04	CONCRETE																
	New Suspended Slab at Infield Planter	200 SF	\$ 89.00	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800	\$ 17,800
	Miscellaneous Concrete Repair	1 Allow	\$ 30,000.00	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
	Floor Patch	92127 SF	\$ 0.19	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504	\$ 17,504
	Floor Infill	1440 SF	\$ 59.00	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960	\$ 84,960
	Repair Floor area at Escalator Demo	120 SF	\$ 59.00	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080	\$ 7,080
	TOTAL CONCRETE			\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344	\$ 157,344
05	MASONRY																
	CMU Infill	1 LS	\$ 5,000.00	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
	TOTAL MASONRY			\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
06	WOOD & PLASTICS																
	WOOD & PLASTICS																
	Carpantry:																
	Wood Planks & Blocking	25000 BF	\$ 3.69	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000
	Fire-Rated Plywood Decking	133238 SF	\$ 1.70	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505	\$ 226,505
	Subtotal for Carpantry			\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499	\$ 320,499
	Millwork:																
	Base Cabinet with Recycled top	103 LF	\$ 245.00	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235	\$ 25,235
	Vanity	0 LF	\$ 115.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Base Cabinet w/ Flinn top	37 LF	\$ 175.00	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475	\$ 6,475
	Tickel Counter	30 LF	\$ 155.00	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650	\$ 4,650
	Solid Surface Counters	41 LF	\$ 135.00	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535	\$ 5,535

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION										2/7/2009			
PROJECT NAME		THE LEONARDO		BASIS OF DESIGN PROGRAM									
LOCATION		SALT LAKE CITY, UT		CHANGES									
ARCHITECT		EMWG COLE		SF		97127							
STAGE OF DESIGN		PROGRAMMING											
CSI #	DESCRIPTION	UNIT	CITY	UNIT COST	BOD TOTAL	THE HYBRID	MINIMAL SCOPE TOTAL	GENERAL USE	GENERAL SAFETY	DISINTEGRAL	LESD	REGULARITY	MINIMAL
07	INTERNAL & MOISTURE PROTECTION												
	Coal Room sheathing	40 LF		19.65									
	Mecheloneon Meshwork	1 LS		25,000.00									
	Subtotal for Millwork				25,000	25,000	25,000						20,000
	TOTAL WOOD & PLASTICS				65,408	65,408	65,408						40,000
	R-30 Rigid Insulation	25964 SF		2.25	58,419	58,419	58,419						14,900
	R-19 sprayed in at 3rd floor perimeter	18939 SF		1.35	22,729	89,035	89,035						40,000
	Exterior Wall @ 2nd floor, third of 1st floor					103,359	103,359						11,900
	Sound Bat	58201 SF		0.48	28,772	11,900	11,900						11,900
	Single Ply roof membrane	25964 SF		2.25	58,419	58,419	58,419						14,153
	Tray Garden Repair	SF		45.00	15,000	15,000	15,000						14,153
	Metal Wall Cap (Kymal)	1850 LF		7.65	14,153	14,153	14,153						14,153
	Metal Flashings	3500 SF		6.15	21,525	21,525	21,525						21,525
	Cap at Precast Panels & Misc repair	1 LS		25,000.00	25,000	25,000	25,000						25,000
	Caulking & Sealants	1 LS		15,000.00	15,000	15,000	15,000						15,000
	TOTAL INTERNAL & MOISTURE PROTECTION				257,017	301,469	316,489						11,900
08	DOORS & WINDOWS												
	New Interior Single Wood Doors	38 EA		950.00	36,100	11,400	11,400						11,400
	7x10 Interior Door	17 EA		2,650.00	45,050								
	Double Interior Wood Doors - 4pd ex	11 EA		1,450.00	15,950								
	Sound Door - Single	4 EA		1,450.00	5,800	2,900	2,900						2,900
	Sound Door - Double	2 PR		2,250.00	4,500								
	New Double Aluminum Doors 6x7	6 EA		4,950.00	29,700	7,700	7,700						7,700
	NIS entrance mod 6x10 Aluminum Doors				11,200	11,200	11,200						11,200
	NIS Entrance New Strainers - Tempered	6 EA		1,650.00	9,900	21,718	21,718						21,718
	Exterior Single Aluminum Doors at existing stored												
	Replace glazing at cold exit												
	Ada Sliding Glass Doors	2 EA		5,650.00	11,700								
	New Hardware at existing Door	21 EA		365.00		10,000							10,000
	Re-workmanship exterior Doors	2 EA		350.00	700								
	10x12 Exterior Aluminum Doors	1 PR		4,650.00	4,650								
	Modification at existing entry doors												
	Replace Shower Doors w/ rated doors												
	Horizontal Ceiling Grids	480 SF		31.65	14,550	28,100	28,100						28,100
	Operable Wall	SF		52.00									
	Operable Wall Doors	EA		990.00									
	Overhead Door	EA		2,650.00									
	Interior Ceiling 2nd floor stair enclosure	1004 SF		28.50	28,814	28,814	28,814						28,814

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION										2/7/2009				
PROJECT NAME: THE LEONARDO										BASIS OF DESIGN PROGRAM				
LOCATION: SALT LAKE CITY, UT										CHANGES				
ARCHITECT: EMING COLE										SF				
STAGE OF DESIGN: PROGRAMMING										92122				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BOD		THE		MINIMAL SCOPE		COMBINED CODE/LIFE SAFETY		LEAD	RELIABILITY	RISK
				TOTAL	HYBRID	TOTAL	TOTAL	GENERAL USE	RESIDUAL	GENERAL USE	RESIDUAL			
	New Vestibule Interior Glazing													
	Reglazing of doors with tempered glass	80 SF	\$ 95.00	\$ 7,600										
	Triple Glazed Sound Glazing	3150 SF	\$ 11.00	\$ 34,650										
	Full Height Mirrors	SF	\$ 5.00											
	Operable Window Unit	SF	\$ 9.95											
	Full existing glazing at concrete shearwall													
	Repair Existing Glazing													
	Re-install Glazing at Concrete Shearwall	2340 SF	\$ 16.50	\$ 38,610										
	TOTAL DOORS & WINDOWS			\$ 348,501	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242	\$ 158,242
09	FINISHES													
	G- Metal Stud Interior Partition	52399 SF	\$ 2.45	\$ 128,378										
	G- Metal Stud Furring at exterior Wall	16300 SF	\$ 2.45	\$ 40,131										
	Steelstud at shearwall Gypsum	55 LF	\$ 59.00	\$ 3,245										
	Metal Studwall at Delivery Door	459 SF	\$ 8.95	\$ 3,944										
	Shearwall at mechanical shaft													
	Minimum Code Fit Out													
	Sound Wall Framing	1050 SF	\$ 14.85	\$ 15,383										
	Movable Exhibit Wall	SF	\$ 18.68											
	5/8" Abuse Resistant Gypsum	135254 SF	\$ 1.45	\$ 196,118										
	Tie in new walls at existing	60 EA	\$ 450.00	\$ 27,000										
	Patch and Repair Existing Walls	109558 SF	\$ 0.15	\$ 15,084										
	Frame Ramp into Studs	70 SF	\$ 29.00	\$ 2,030										
	Projector Room Floor & Steel Framing	24 SF	\$ 29.00	\$ 696										
	Suspended Gap Board Ceilings	4734 SF	\$ 3.40	\$ 16,098										
	Gypsum Soffits - 2nd floor sphere luminaires			\$ 13,900										
	Acoustical Spray waller slab	1 LS	\$ 100,000.00	\$ 100,000										
	Shim Patch Existing Ceilings	860 SF	\$ 1.35	\$ 1,161										
	Texture Existing Beams			\$ 55,787										
	Operable Wall Bulkhead	84 LF	\$ 49.00	\$ 4,116										
	New Ceiling Cove with metal at escalator	722 SF	\$ 35.00	\$ 25,270										
	Hand Panel Ceiling	200 SF	\$ 18.65	\$ 3,730										
	Fast Vertical Frame	20978 SF	\$ 10.65	\$ 220,189										
	Patch and Repair 3rd floor ceiling	18300 SF	\$ 1.25	\$ 22,875										
	Acoustic Ceiling	2100 SF	\$ 4.75	\$ 9,975										
	Fabric Wrapend Panels at Soffit	427 SF	\$ 10.95	\$ 4,673										
	Ceramic Floor Tile at Restroom	2234 SF	\$ 8.50	\$ 18,989										
	Ceramic Tile Base	610 LF	\$ 10.00	\$ 6,100										

CONSTRUCTION CONTROL CORPORATION

2/17/2008

PROJECT NAME: THE LEONARDO
 LOCATION: SALT LAKE CITY, UT
 ARCHITECT: CHANGES
 STAGE OF DESIGN: PROGRAMMING

BASIS OF DESIGN PROGRAM
 CHANGES SF 92127

COMBINED CODELIFE SAFETY
 6.4519 BASIC FUNCTION USE
 GENERAL USE
 CODE/LIFE SAFETY 20,054

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BOD		THE		MINIMUM SCORE		COMBINED CODELIFE SAFETY	GENERAL USE	BASIC FUNCTION	LEAD	RESIDUALITY	ANNUAL
				TOTAL	HYBRID	TOTAL	TOTAL								
	Concrete Wall 18 at restrooms	107 SF	\$ 11.00	\$ 1,177	\$ 18,005	\$ 20,094	\$ 20,094	\$ 20,094	\$ 20,054						
	Wall Covering at Cold	720 SF	\$ 11.00	\$ 7,920											
	Quarry Tile Floor	1800 SF	\$ 7.50	\$ 13,500											
	Cold area flooring	932 SF	\$ 9.50	\$ 7,922											
	Cold Base	162 LF	\$ 7.00	\$ 1,134											
	Carpet	2910 SY	\$ 32.00	\$ 90,116	\$ 151,904		\$ 151,904		\$ 151,904						
	Auditorium Carpet	379 SY	\$ 35.00	\$ 13,305	In Aud. Alt.										
	Raised Access Flooring @ Computer Room	168 SF	\$ 14.95	\$ 2,491											
	Raised Access Flooring @ Studio	980 SF	\$ 14.95	\$ 14,357											
	Spurring Stage Floor	720 SF	\$ 15.95	\$ 11,382	In 3rd floor										
	Resilient Flooring-	27,995 SF	\$ 4.00	\$ 111,980	\$ 109,980		\$ 109,980		\$ 109,980						
	Wood Flooring	1621 SF	\$ 32.00	\$ 51,876											
	Wood Base	1850 LF	\$ 1.65	\$ 3,053											
	Grid Floor	3012 SF	\$ 14.65	\$ 44,123	\$ 52,016										
	Rubber Base	12580 LF	\$ 1.45	\$ 18,242	\$ 19,486		\$ 19,486		\$ 19,486						
	Stainless Steel Vahl Paneling	1054 SF	\$ 21.95	\$ 23,038											
	Panel/ Stain Doors & Frames	72 EA	\$ 65.00	\$ 4,680	\$ 3,510		\$ 3,510		\$ 3,510						
	Panel/ Stain Interior Masonry	21 EA	\$ 75.00	\$ 1,575	\$ 2,850		\$ 2,850		\$ 2,850						
	Panel Interior Gyp	3850 SF	\$ 0.46	\$ 1,771	\$ 1,771		\$ 1,771		\$ 1,771						
	Panel Ceiling	132238 SF	\$ 0.42	\$ 55,960	\$ 25,998		\$ 25,998		\$ 25,998						
	Panel Existing Ceiling Beams	8250 SF	\$ 0.48	\$ 3,960	\$ 3,800		\$ 3,800		\$ 3,800						
	Panel Exposed Ceiling	31878 SF	\$ 1.29	\$ 41,123	\$ 41,123		\$ 41,123		\$ 41,123						
	Panel Concrete Shearwall	7954 SF	\$ 0.89	\$ 7,078	\$ 7,078		\$ 7,078		\$ 7,078						
	Seal Interior concrete	SF	\$ 2.75	\$ -	\$ -		\$ -		\$ -						
	TOTAL FINISHES	7954 SF	\$ 0.39	\$ 3,102	\$ 3,102		\$ 3,102		\$ 3,102						
	SPECIALTIES			\$ 1,471,410	\$ 1,003,084		\$ 782,384		\$ 64,708	\$ 483,375					\$ 234,793
	Fire Extinguisher	23 EA	\$ 102.00	\$ 2,346	\$ 2,346		\$ 2,346		\$ -	\$ 2,346					
	Chain Link @ Storage Area	422 LF	\$ 12.85	\$ 5,405	\$ 2,590		\$ 2,590		\$ -	\$ 2,590					\$ 2,590
	Traffic Partitions ADA	6 EA	\$ 850.00	\$ 5,100	\$ 5,100		\$ 5,100		\$ 5,100						
	Traffic Partitions- Standard	15 EA	\$ 750.00	\$ 11,250	\$ 11,250		\$ 11,250		\$ 11,250						
	Traffic Partitions Demos at 2nd & 3rd floor	4 EA	\$ 450.00	\$ 1,800	\$ 7,000		\$ 7,000		\$ 7,000						
	Grab Bars	2 SH	\$ 195.00	\$ 390	\$ 1,170		\$ 1,170		\$ 1,170						
	Restroom Mirrors	60 SF	\$ 12.85	\$ 759	\$ 182		\$ 182		\$ 182						
	Traffic Tees/Dispensers	4 EA	\$ 65.00	\$ 260	\$ 1,950		\$ 1,950		\$ 1,950						
	Paper Towel Dispensers	4 EA	\$ 195.00	\$ 780	\$ -		\$ -		\$ 1,950						
	Electric Hand Dryers	4 EA	\$ 195.00	\$ 780	\$ -		\$ -		\$ 1,950						

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION										2172005	
PROJECT NAME		THE LEONARDO		BASIS OF DESIGN PROGRAM							
LOCATION		SALT LAKE CITY, UT		CHANGES		SF		92127			
ARCHITECT		ENING COLE									
STAGE OF DESIGN		PROGRAMMING									
CS#	DESCRIPTION	UNIT QTY	UNIT COST	BOD TOTAL	THE HYBRID	MINIMAL SCORE TOTAL	COMBINED CODE/LIFE SAFETY & AS IS BASIC FUNCTION USE	MINIMAL SCORE	LEAD	RELIABILITY	BASEBALL SCORE
11	EQUIPMENT										
	Company Data Collection System	1 LS	\$ 15,000.00								
	LCD Monitor	EA	\$ 7,500.00								
	LED Projector	EA	\$ 2,500.00								
	Kitchen Exhaust	1 LS	\$ 28,000.00								
	TOTAL EQUIPMENT			\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00				\$ 30,000.00
12	FURNISHINGS										
	Roller Shades 1st Floor	6980 SF	\$ 10.50	\$ 73,295	\$ 55,920	\$ 55,920	\$ 55,920				
	Mechanical Shades 3rd Floor	3174 SF	\$ 10.50	\$ 33,327							
	Reupholster existing head seating	300 EA	\$ 125.00	In add'l							
	Entrance Mat	299 SF	\$ 15.05	\$ 4,103	\$ 5,014	\$ 5,014	\$ 5,014				
	Shower Curtains	21 LF	\$ 29.65	\$ 623							
	TOTAL FURNISHINGS			\$ 113,008	\$ 61,934	\$ 61,934	\$ 61,934				\$ 50,000.00
13	SPECIAL CONSTRUCTION										
	Exterior Fabric Canopy	1 LS	\$ 50,000.00								
	Digital Fountain	1 LS	\$ 100,000.00								
	Trey Garden Repair	1 Aisle	\$ 25,000.00	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000				
	Water Feature at Trey garden (donor)	1 LS	\$ 75,000.00		\$ 75,000	\$ 75,000	\$ 75,000				\$ 75,000.00
	SEISMIC UPGRADE										
	Pipe Cap	40 CY	\$ 365.00	\$ 14,600	\$ 15,400	\$ 15,400	\$ 15,400				
	Microplugs at new footings	136 EA	\$ 900.00	\$ 122,400	\$ 132,000	\$ 132,000	\$ 132,000				
	Core Drilling at existing footings/slab	136 EA	\$ 150.00	\$ 20,400	\$ 20,400	\$ 20,400	\$ 20,400				
	1/8" Concrete Silver Wall Full Height - 5,000 PSI	9,900 SF	\$ 49.95	\$ 491,535	\$ 491,535	\$ 491,535	\$ 491,535				
	Reinforce Pre-cast panels - angle @ 2 floors	1,480 LF	\$ 59.65	\$ 87,089	\$ 87,089	\$ 87,089	\$ 87,089				
	Energy Downis at Existing Beams	5,287 EA	\$ 19.65	\$ 103,483	\$ 103,483	\$ 103,483	\$ 103,483				
	Energy Downis Connection at Foundation Wall	3,960 EA	\$ 19.65	\$ 77,814	\$ 77,814	\$ 77,814	\$ 77,814				
	Energy Downis Connection at Column	1,260 EA	\$ 19.65	\$ 24,563	\$ 24,563	\$ 24,563	\$ 24,563				
	Core Drilling at Floor Pan	1 LS	\$ 5,000.00	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				
	Miscellaneous Scaffolding	1 LS	\$ 5,000.00	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				
	TOTAL SPECIAL CONSTRUCTION			\$ 987,833	\$ 1,082,893	\$ 1,082,893	\$ 1,082,893				\$ 75,000.00

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION										2772008	
PROJECT NAME: THE LEONARDO		BASIS OF DESIGN PROGRAM		BOD TOTAL		THE HYBRID		MINIMAL SCORE TOTAL		CONERVED CODE/LIFE SAFETY & AS IS BASIC FUNCTION USE	
LOCATION: SALT LAKE CITY, UT		CHANGES		TOTAL		TOTAL		TOTAL		GENERAL USE INCLUDING CONSERVATION SAFETY BASIC FUNCTION	
ARCHITECT: EMING COLE		SF		92127						LEAD	
STAGE OF DESIGN: PROGRAMMING										REGULARITY UPDATES	
										MATERIAL SCORE	
CSI #	DESCRIPTION	UNIT	CITY	UNIT COST							
14	CONVEYING SYSTEMS										
	Return Elevators to Normal Operation	1 LS		\$ 108,000.00	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ -	\$ -
	TOTAL CONVEYING SYSTEMS				\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ 108,000	\$ -	\$ -
15	MECHANICAL										
	HVAC										
	Air Handler- 120,000 CFM	1 EA		\$ 474,000.00	\$ 474,000	\$ 474,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Air Handler Fan Upgrade										
	AH Coil Upgrade										
	Recessing Booth Cooling										
	Air Handler-40,000 CFM	1 EA		\$ 158,000.00	\$ 158,000	\$ 158,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Dampers at supply shaft										
	Cooling Tower on Roof w/ coil	1 EA		\$ 60,000.00	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 90,000.00	\$ -
	Repair Existing Ductwork	92127 SF		1.00	\$ 02,127	\$ 02,127	\$ 02,127	\$ 27,038	\$ 27,038	\$ -	\$ 60,000.00
	Chilled Beams	60 EA		\$ 2,650.00	\$ 159,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	New Pumps	6 EA		\$ 7,500.00	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 45,000.00
	New Retacts at at/dw/val penetration	45 EA		\$ 6,000.00	\$ 270,000	\$ 270,000	\$ 135,000	\$ 135,000	\$ -	\$ -	\$ -
	Heat Exchanger	1 LS		\$ 65,000.00	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ -	\$ 65,000.00
	Connected to Plant piping	1 LS		\$ 20,000.00	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Hydronic Piping	92127 SF		2.65	\$ 244,137	\$ 244,137	\$ 244,137	\$ 211,892	\$ 69,924	\$ -	\$ 141,987.71
	Valves	70 EA		\$ 195.00	\$ 13,650	\$ 13,650	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ -
	Smoke Evac System- Smoke detect. In Dw 16										
	New Ductwork	50000 LB		\$ 5.50	\$ 275,000	\$ 275,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -
	Ductliner	35500 SF		\$ 1.45	\$ 51,475	\$ 51,475	\$ 5,148	\$ 5,148	\$ 35,000	\$ -	\$ -
	Temperature Controls	92127 SF		2.95	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 219,723	\$ 24,413.68	\$ -
	Exhaust Fans- Medium	6 EA		\$ 3,650.00	\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900	\$ 21,900	\$ -	\$ -
	Fire Dampers at 3rd floor penetrations	1 LS		\$ 50,000.00	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -
	R&R Registers and Grilles										
	New Registers and Grilles	100 EA		\$ 155.00	\$ 15,500	\$ 15,500	\$ 4,650	\$ 4,650	\$ 15,000	\$ -	\$ -
	Utility Metering										
	Outdoor Air Metering	300 HR		\$ 54.50	\$ 16,350	\$ 16,350	\$ 16,350	\$ 16,350	\$ 16,350	\$ -	\$ -
	Test and Balance										
	HVAC	92127 SF		1.75	\$ 161,222	\$ 161,222	\$ 124,371	\$ 124,371	\$ 384,900	\$ 137,914	\$ 311,988
	Fire Sprinkler- Modifications Only										
	Plumbing:										
	Toilet ADA	11 EA		\$ 720.00	\$ 7,920	\$ 7,920	\$ 2,880	\$ 2,880	\$ 2,880	\$ -	\$ -
	Toilet- Standard >	19 EA		\$ 680.00	\$ 12,920	\$ 12,920	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ -
	Waterless Urinals	10 EA		\$ 1,650.00	\$ 16,500	\$ 16,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 10,000.00	\$ -

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008

PROJECT NAME: THE LEONARDO
 LOCATION: SALT LAKE CITY, UT
 ARCHITECT: EWING COLE
 STAGE OF DESIGN: PROGRAMMING
 BASIS OF DESIGN PROGRAM CHANGES SF 92127

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	BID TOTAL		THE HYBRID		MINIMAL SCOPE TOTAL		COMBINED CODE/LIFE SAFETY & AS IS BASIC FUNCTION/USE		LEAD	RELIABILITY UPHOURS	WEEKLY INCOME
				TOTAL	92127	TOTAL	92127	TOTAL	92127	GENERAL USE	SAFETY FUNCTION			
10	SHOWERS	7 EA	\$ 950.00	\$ 6,650	\$ 6,650	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 2,650	\$ 2,650	\$ 3,800		
	Lens	23 EA	\$ 725.00	\$ 16,675	\$ 16,675	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,650	\$ 2,650	\$ 1,500.00		
	Hand faucet at existing fore					\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500			
	2nd floor handicap toilet					\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000			
	One Compartment Sink @ exhibits	4 EA	\$ 500.00	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000			
	Restroom Repair Allowance	1 LS	\$ 25,000.00	\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000			
	Wall Mounted Lens	3 EA	\$ 695.00	\$ 2,085	\$ 2,085	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995	\$ 1,995			
	Thermostatic Mixing Valves	12 EA	\$ 650.00	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800	\$ 7,800			
	Sink Rough-in	5 EA	\$ 295.00	\$ 1,475	\$ 1,475	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325			
	Floor Drains	28 EA	\$ 125.00	\$ 3,500	\$ 3,500	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000			
	Map Sink	3 EA	\$ 680.00	\$ 2,040	\$ 2,040	\$ 2,040	\$ 2,040	\$ 2,040	\$ 2,040	\$ 2,040	\$ 2,040			
	Water Lines	4840 LF	\$ 9.65	\$ 44,778	\$ 44,778	\$ 30,880	\$ 30,880	\$ 30,880	\$ 30,880	\$ 30,880	\$ 30,880			
	Wash/Vent Lines	3109 LF	\$ 14.95	\$ 45,544	\$ 45,544	\$ 31,410	\$ 31,410	\$ 31,410	\$ 31,410	\$ 31,410	\$ 31,410			
	Clean & Flush Lines	1 LS	\$ 1,800.00	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800			
	Subtotal for Plumbing			\$ 180,708	\$ 180,708	\$ 181,790	\$ 181,790	\$ 181,790	\$ 181,790	\$ 181,935	\$ 181,935	\$ 7,448		\$ 10,300
	TOTAL MECHANICAL			\$ 2,520,782	\$ 2,520,782	\$ 2,718,838	\$ 2,718,838	\$ 1,713,975	\$ 1,713,975	\$ 887,228	\$ 887,228	\$ 150,364		\$ 311,000
	ELECTRICAL													
	Service & Distribution	92127 SF	\$ 4.25	\$ 391,540	\$ 391,540	\$ 301,640	\$ 301,640	\$ 184,264	\$ 184,264	\$ 184,264	\$ 184,264			\$ 75,000
	Emergency Distribution	92127 SF	\$ 3.95	\$ 330,264	\$ 330,264	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 122,098	\$ 122,098			\$ 75,000
	Power	92127 SF	\$ 9.00	\$ 829,143	\$ 829,143	\$ 820,143	\$ 820,143	\$ 452,702	\$ 452,702	\$ 452,702	\$ 452,702			\$ 50,000
	Cable Tray (for Power/Tele (4800 LF)	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 30,000
	Lighting- trackheads in exhibit budget	92127 SF	\$ 0.00	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0			\$ 64,489
	Lighting Tracks	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	Telecommunication	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	PA System	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	Fire Alarm	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	Security- Card Access & CCTV	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	PV System Allowance	92127 SF	\$ 3.00	\$ 270,381	\$ 270,381	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 64,489
	New Stage Lighting	1 LS	\$ 150,000.00	\$ 150,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000			\$ 50,000
	New Auditorium Sound Reinforcement	1 LS	\$ 50,000.00	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000			\$ 50,000
	Event Sound System	92127 SF	\$ 2.65	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137	\$ 244,137			\$ 269,489
	TOTAL ELECTRICAL			\$ 2,037,258	\$ 2,037,258	\$ 2,299,340	\$ 2,299,340	\$ 1,720,568	\$ 1,720,568	\$ 371,910	\$ 371,910	\$ 1,079,167		\$ 269,489

PROJECT NAME.....THE LEONARDO ENTRY ADDITION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF 1400
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
02	<u>SITWORK & DEMOLITION</u>			
	Demolition			
	Remove Existing Pavers	1500 SF	\$ 1.35	\$ 2,025
	Sawcutting	1 LS	\$ 1,000.00	\$ 1,000
	Subtotal for Demolition			\$ 3,025
	Earthwork			
	Site Clearing	3000 SF	\$ 2.65	\$ 7,950
	Site Grading	1600 SF	\$ 0.39	\$ 624
	Building Grading	1400 SF	\$ 0.39	\$ 546
	Geofoam under slab	4200 CF	\$ 2.95	\$ 12,390
	Building Excavation	207 CY	\$ 9.00	\$ 1,867
	Backfill & Compaction	207 CY	\$ 15.00	\$ 3,111
	Subtotal for Earthwork			\$ 26,488
	Site Concrete			
	Site Concrete Repair	1 LS	\$ 2,500.00	\$ 2,500
	Subtotal for Site Concrete			\$ 2,500
	Landscaping- Included in remodel			
	TOTAL SITWORK & DEMOLITION			\$ 32,013
03	<u>CONCRETE</u>			
	Continuous Footings	16 CY	\$ 315.00	\$ 5,134
	Spot Footing	15 CY	\$ 350.00	\$ 5,250
	Foundation Wall	660 SF	\$ 19.68	\$ 12,989
	Building Slab	1400 SF	\$ 3.75	\$ 5,250
	TOTAL CONCRETE			\$ 28,623
05	<u>METALS</u>			
	Roof Structure	1400 SF	\$ 19.65	\$ 27,510
	Miscellaneous Steel	2500 LB	\$ 3.20	\$ 8,000

PROJECT ESTIMATE CONSTRUCTION CONTROL CORPORATION 2/7/2008

PROJECT NAME.....THE LEONARDO ENTRY ADDITION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF 1400
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	
	TOTAL METALS			\$ 35,510
06	WOOD & PLASTICS			
	Carpentry:			
	Wood Plates & Blocking	1000 BF	\$ 3.68	\$ 3,680
	Subtotal for Carpentry			\$ 3,680
	Millwork:			
	Subtotal for Millwork			\$ -
	TOTAL WOOD & PLASTICS			\$ 3,680
07	THERMAL & MOISTURE PROTECTION			
	R-30 Rigid Insulation	1400 SF	\$ 2.25	\$ 3,150
	Insulation at exterior studwall	242 SF	\$ 1.35	\$ 327
	Sound Batt	990 SF	\$ 0.46	\$ 455
	Alucobond Metal Wall Panel	242 SF	\$ 45.00	\$ 10,890
	Singly Ply roof membrane	1400 SF	\$ 2.25	\$ 3,150
	Metal Wall Cap (Kynar)	110 LF	\$ 7.65	\$ 842
	Metal Flashings	500 SF	\$ 6.15	\$ 3,075
	Caulking & Sealants	1 LS	\$ 500.00	\$ 500
	TOTAL THERMAL & MOISTURE PROTECTION			\$ 22,389
08	DOORS & WINDOWS			
	Aluminum Entry Doors	2 Pair	\$ 3,650.00	\$ 7,300
	Custom Frit at storefront	1020 SF	\$ 10.00	\$ 10,200
	Aluminum Storefront and Glazing	1020 SF	\$ 34.50	\$ 35,190
	TOTAL DOORS & WINDOWS			\$ 52,690
09	FINISHES			
	Exterior Metal Stud Framing	242 SF	\$ 4.25	\$ 1,029
	6" Interior Metal Stud Framing	990 SF	\$ 2.21	\$ 2,188
	5/8" Gypsum- Abuse Resistant	2222 SF	\$ 1.45	\$ 3,222

PROJECT NAME.....THE LEONARDO
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE 95814
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	4-9-07 CHANGES	
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ADDITIONAL LEED COSTS

SS Option 1H Water Efficient Irrigation	\$	60,000
SS Option 1J Replace fixtures in tier 3		
E&A Credit 1.1 Optimize energy performance	\$	50,000
M&R Building Re-use	\$	25,000
M&R Building Re-use additional levels		
M&R Credit 7 Certified Wood	\$	61,900
IEQ Credit 3 IAQ Management Plan	\$	10,000
IEQ Credit 6.1 Controllability of Systems, Lighting	\$	20,000
IEQ Credit 7.2 Thermal Comfort	\$	50,000
I&DP Credit 1.1 Building as Educational Tool	\$	25,000
I&DP Credit 1.2 Anaerobic Digesters for Kitchen- Eliminated		

TOAL LEED ADDITIONAL COSTS	\$	301,900
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PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	3RD FLOOR
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TOTAL PROJECT COSTS		
	CATERING AREA RELATED COSTS	\$ 1,059,444
	CLASSROOM AREA RELATED COSTS	\$ 1,400,902

TOTAL THIRD FLOOR CONSTRUCTION COSTS	\$ 1,400,902	\$ 1,059,444
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INFLATION TO Summer 08' 17.5%	\$ 245,158	\$ 185,403
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TOTAL ADDITIONAL CONSTRUCTION COST	1,646,059	1,244,846
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	Demolition Permit	\$ -	\$ -
	Plan Check Fees	\$ 6,214	\$ 5,072
	Building Permit	\$ 9,560	\$ 7,803
	1% State Permit Fee	\$ 96	\$ 78
	Impact Fees	\$ -	\$ -
	Geotechnical/ Soils Study	\$ -	\$ -
	Environmental Studies	\$ -	\$ -
	City Engineering Mngmt Fee 1.5%	24,691	18,673
	Architectural design fees 9%	\$ 148,145	\$ 112,036
	Architectural Reimbursables	\$ -	\$ -
	Enhanced Commissioning		
	Accelerate Hazmat & Demo		
	Owner's Construction Contingency 10%	\$ 164,606	\$ 124,485
	Special Inspections & Testing .75%	\$ 12,345	\$ 9,336
	Art 1%	\$ 16,461	\$ 12,448

TOTAL ADDITIONAL PROJECT COST	\$ 2,028,178	\$ 1,534,778
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ALTERNATE #1 OPERABLE WALL IN CLASSROOM	\$ 35,093.38
ALTERNATE #2 TRASH CHUTE TO B1	\$ 9,040.50
ALTERNATE #3 DISHWASHER IN CATERING AREA	\$ 16,328.25

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	2/7/2008
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PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF 22422
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	CATERING	CLASSROOM
	New Roof Structure at roof garden	1716 SF	\$ 39.00	\$ 66,924	
	Metal Roof Deck	1716 SF	\$ 3.00	\$ 5,148	
	Railing at Fountain	40 LF	\$ 200.00	\$ 8,000	
	Tie into existing roof structure	167 LF	\$ 59.00	\$ 9,853	
	Miscellaneous Metals	5000 LB	\$ 3.60	\$ 18,000	
	TOTAL METALS			\$ 107,925	\$ -
06	<u>WOOD & PLASTICS</u>				
	Carpentry:				
	Wood Plates & Blocking	2000 BF	\$ 3.68		\$ 7,360
	Fire-Rated Plywood Backing	17966 SF	\$ 2.10		\$ 37,729
	Subtotal for Carpentry				\$ 45,089
	Millwork:				
	Vanity	15 LF	\$ 115.00		\$ 1,725
	Base Cabinet w/ Plam top	13 LF	\$ 175.00		\$ 2,275
	Base Cabinet w/ Stainless top	40 LF	\$ 265.00	\$ 10,600	
	Wall Hung cabinet at Catering	40 LF	\$ 155.00	\$ 6,200	
	Subtotal for Millwork				\$ 4,000
	TOTAL WOOD & PLASTICS			\$ 16,800	\$ 49,089
07	<u>THERMAL & MOISTURE PROTECTION</u>				
	Sound Batt	8983 SF	\$ 0.46		\$ 4,132
	Caulking & Sealants	1 LS	\$ 1,500.00		\$ 1,500
	TOTAL THERMAL & MOISTURE PROTECTION				\$ 5,632
08	<u>DOORS & WINDOWS</u>				
	New Interior Single Wood Doors	12 EA	\$ 950.00	\$ 2,850	\$ 11,400
	Operable Wall	460 SF	\$ 52.00	\$ 23,920	
	Operable Wall Doors	1 EA	\$ 990.00	\$ 990	

PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF 22422
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	CATERING	CLASSROOM
	Interior Glazing	240 SF	\$ 30.50	\$ 7,320	
	Clerestory Glazing	720 SF	\$ 34.50	\$ 24,840	
	Double Interior Wood Doors	7 EA	\$ 1,450.00		\$ 10,150
	TOTAL DOORS & WINDOWS			\$ 59,920	\$ 21,550
09	<u>FINISHES</u>				
	6" Metal Stud Interior Partition	8983 SF	\$ 2.21		\$ 19,852
	Tie in new walls at existing	60 EA	\$ 450.00		\$ 27,000
	5/8" Abuse Resistant Gyp	20846 SF	\$ 1.45		\$ 30,227
	Patch and Repair Existing Walls	32592 SF	\$ 0.15		\$ 4,889
	Furr Concrete Columns	2880 SF	\$ 4.65	\$ 13,392	
	Suspended Gyp Board Ceilings	1128 SF	\$ 3.40	\$ 1,986	\$ 1,850
	Operable Wall Bulkhead	84 LF	\$ 49.00	\$ 4,116	
	Ceramic Floor Tile at Restroom	1128 SF	\$ 11.50	\$ 6,716	\$ 6,256
	New Gypsum Soffit with acoustic spray	760 SF	\$ 9.98	\$ 7,585	
	Patch and Repair 3rd floor ceiling	11740 SF	\$ 1.25		\$ 14,675
	New Ceiling at open areas	6560 SF	\$ 9.65	\$ 63,304	
	Washable Acoustic Ceiling	694 SF	\$ 2.95	\$ 2,047	\$ 2,047
	Cramic Tile Base	298 LF	\$ 10.00	\$ 1,160	\$ 1,820
	Ceramic Wall Tile at restrooms	2384 SF	\$ 11.00	\$ 10,208	\$ 16,016
	Quarry Tile at catering	694 SF	\$ 6.95	\$ 4,823	
	Quarry Tile Base	186 LF	\$ 6.00	\$ 1,116	
	Carpet	1800 SY	\$ 32.00	\$ 23,360	\$ 34,240
	Auditorium Carpet	379 SY	\$ 35.00		In aud alt.
	Sprung Stage Floor	720 SF	\$ 15.65		\$ 11,268
	Rubber Base	4250 LF	\$ 1.45		\$ 6,163
	Paint/ Stain Doors & Frames	19 EA	\$ 65.00		\$ 1,235
	Vinyl Wall Covering	3680 SF	\$ 3.75	\$ 13,800	

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	2/7/2008
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PROJECT NAME.....THE LEONARDO THIRD FLOOR CATERING OPTION
 LOCATION.....SALT LAKE CITY, UT
 ARCHITECT.....EWING COLE SF 22422
 STAGE OF DESIGN.....PROGRAMMING

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	CATERING	CLASSROOM
	TOTAL SPECIAL CONSTRUCTION			\$ 10,000	\$ -
14	CONVEYING SYSTEMS				
	TOTAL CONVEYING SYSTEMS				\$ -
15	<u>MECHANICAL</u>				
	HVAC				
	Chilled Beams	27 EA	\$ 2,650.00		\$ 71,550
	Hydronic Piping	22422 SF	\$ 2.65	\$ 19,213	\$ 40,206
	Valves	27 EA	\$ 195.00		\$ 5,265
	New Ductwork	10000 LB	\$ 5.50		\$ 55,000
	Ductliner	7100 SF	\$ 1.45		\$ 10,295
	Temperature Controls	22422 SF	\$ 0.65	\$ 4,713	\$ 9,862
	Exhaust Fans- Medium	2 EA	\$ 3,650.00		\$ 7,300
	Increase Air Handler Size	1 LS	\$ 25,000.00	\$ 25,000	
	Additional Ductwork	190 LF	\$ 59.00	\$ 11,210	
	Catering Rooftop Unit	1 EA	\$ 7,500.00	\$ 7,500	
	New Registers Grilles	33 EA	\$ 155.00		\$ 5,115
	Test and Balance	50 HR	\$ 54.50		\$ 2,725
	HVAC			\$ 43,710	\$ 207,318
	Fire Sprinkler	22422 SF	\$ 3.05	\$ 22,113	\$ 46,275
	Plumbing:				
	Toilets ADA	4 EA	\$ 720.00	\$ 1,440	\$ 1,440
	Toilets- Standard	13 EA	\$ 680.00	\$ 4,760	\$ 4,080
	Showers	2 EA	\$ 950.00		\$ 1,900
	Counter Mounted Lavs	5 EA	\$ 635.00		\$ 3,175
	Plumbing Fixture Rough-in	3 EA	\$ 165.00	\$ 495	
	Kitchen Equipment Connections	1 LS	\$ 5,000.00	\$ 5,000	

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		2/7/2008	
PROJECT NAME.....THE LEONARDO THIRD FLOOR ALTERNATES					
LOCATION.....SALT LAKE CITY, UT					
ARCHITECT.....EWING COLE SF 22422					
STAGE OF DESIGN.....PROGRAMMING					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	CLASSROOM	
ALTERNATE # 1 OPERABLE WALL IN CLASSROOM					
	Operable Wall	720 SF	\$ 52.00	\$ 37,440	
	Operable Wall Bulkhead	84 LF	\$ 49.00	\$ 4,116	
	Eliminated 6" Metal Stud Framing	-720 SF	\$ 2.21	\$ (1,591)	
	Eliminated Abuse Resistant Gyp	-2880 SF	\$ 1.45	\$ (4,176)	
	Eliminated Plywood Backing	-2880 SF	\$ 2.10	\$ (6,048)	
	Eliminated Paint Interior Gyp	-2880 SF	\$ 0.42	\$ (1,210)	
SUBTOTAL				28,531	
GENERAL CONDITIONS		9%		2,568	
OVERHEAD & PROFIT		4%		1,141	
DESIGN CONTINGENCY		10%		2,853	
TOTAL ALTERNATE #1				\$ 35,093	
ALTERNATE #2 TRASH CHUTE					
	Trash Chute in Dumbwaiter shaft	3 Floor	\$ 2,450.00	\$ 7,350	
SUBTOTAL				7,350	
GENERAL CONDITIONS		9%		662	
OVERHEAD & PROFIT		4%		294	
DESIGN CONTINGENCY		10%		735	
TOTAL ALTERNATE #2				\$ 9,041	
ALTERNATE # 3 DISHWASHER					
	SS Dishwasher (semi auto 38-50 racks/hr)	1 EA	\$ 8,625.00	\$ 8,625	
	Dishwasher Hood	1 EA	\$ 700.00	\$ 700	
	Exhaust to soffit	1 LS	\$ 3,950.00	\$ 3,950	
SUBTOTAL				13,275	
GENERAL CONDITIONS		9%		1,195	
OVERHEAD & PROFIT		4%		531	
DESIGN CONTINGENCY		10%		1,328	
TOTAL ALTERNATE #3				\$ 16,328	

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		2/7/2008	
PROJECT NAME.....THE LEONARDO					
LOCATION.....SALT LAKE CITY, UTAH					
ARCHITECT.....EWING COLE					
STAGE OF DESIGN.....PROGRAMMING					
UNI #	DESCRIPTION	UNIT QTY	UNIT COST		
ALTERNATE #3 AUDITORIUM RENOVATION					
	Auditorium Carpet	379 SY	\$ 35.00	\$	13,261
	New Stage Floor Structure	336 SF	\$ 39.00	\$	13,104
	New Stage Stairs	60 SF	\$ 29.65	\$	1,779
	HVAC Upgrade	3,410 SF	\$ 14.50	\$	49,445
	Electrical- Power	3,410 SF	\$ 1.35	\$	4,604
	Electrical- Lighting	3,410 SF	\$ 6.95	\$	23,700
	New Stage Lighting	1 LS	\$ 150,000.00	\$	150,000
	Special Systems	3,410 SF	\$ 0.85	\$	2,899
	Sound	3,410 SF	\$ 0.90	\$	3,069
	Reupholster existing fixed seating	300 EA	\$ 125.00	\$	37,500
	New Auditorium Sound Reinforcement	1 LS	\$ 50,000.00	\$	50,000
	Auditorium Finish Repair	3,410 SF	\$ 9.65	\$	32,907
SUBTOTAL					382,267
	GENERAL CONDITIONS	6%		\$	22,936
	OVERHEAD & PROFIT	4%			15,291
	DESIGN CONTINGENCY	15%			57,340
	INFLATION SINCE JANUARY 06'	20%			76,453
	INFLATION TO SUMMER 07'	17.5%			66,897
TOTAL CONSTRUCTION COST					621,183
	Plan Check Fees			\$	3,052
	Building Permit			\$	4,695
	1% State Permit Fee			\$	47
	City Engineering Mngmt Fee	1.5%	1.5%	\$	9,318
	Architectural design fees	9%	9%	\$	55,906
	Owner's Construction Contingency	10%	10%	\$	62,118
	Special Inspections & Testing	.75%	0.75%	\$	4,659
	Art	1%	1%	\$	6,212
TOTAL COST ALTERNATE #3				\$ 224.98	\$ 767,190

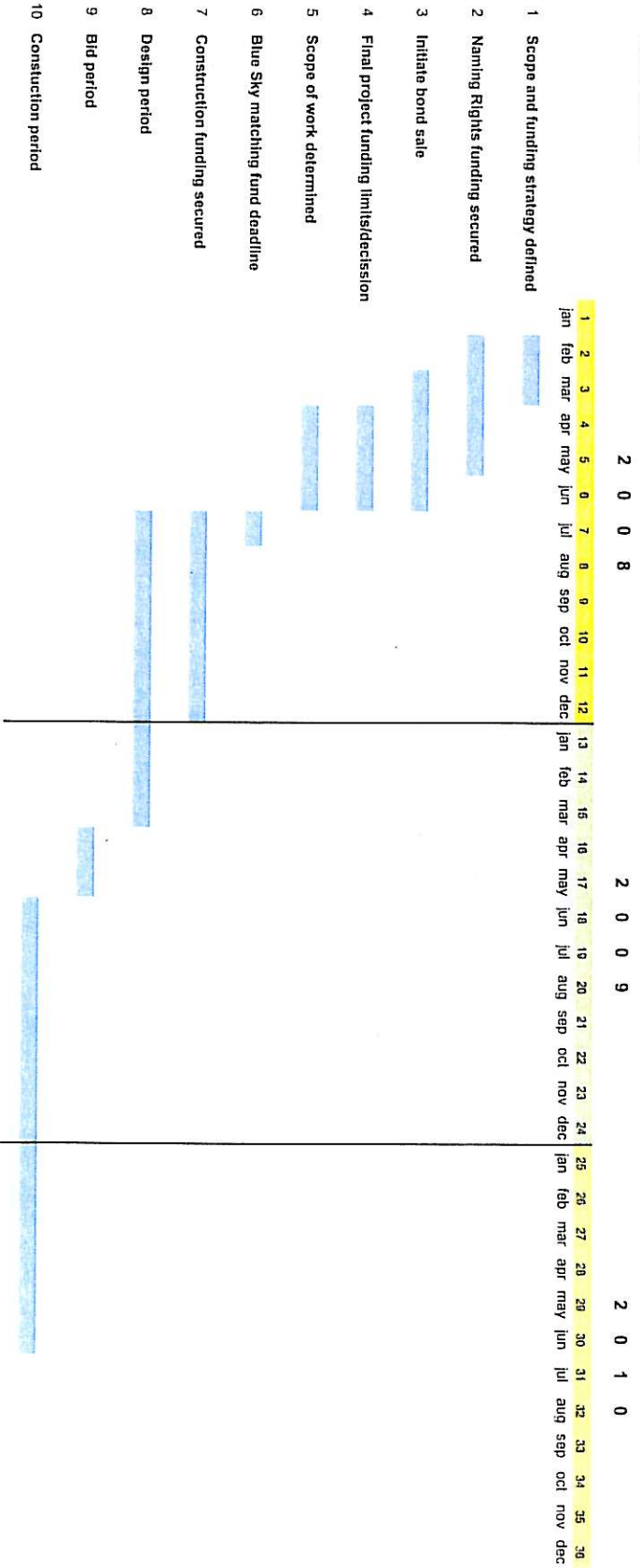
PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	2/7/2008
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PROJECT NAME.....THE LEONARDO
 LOCATION.....SALT LAKE CITY, UTAH
 ARCHITECT.....EWING COLE
 STAGE OF DESIGN.....PROGRAMMING

UNI #	DESCRIPTION	UNIT QTY	UNIT COST	
ALTERNATE #4 CAFÉ SEATING AREA FIT OUT				
	Café Seating Carpet Tiles	300 SY	\$ 35.50	\$ 10,650
	Café' Seating Ceiling	2,700 SF	\$ 8.95	\$ 24,165
	Café Seating Wall Assemblies	2,700 SF	\$ 12.65	\$ 34,155
	Fixed Casework	1 LS	\$ 3,500.00	\$ 3,500
	Interior Doors	8 EA	\$ 950.00	\$ 7,600
	FF&E	1 Allow	\$ 20,000.00	\$ 20,000
	New Plumbing	2,700 SF	\$ 2.90	\$ 7,830
	HVAC	2,700 SF	\$ 11.00	\$ 29,700
	Electrical- Power	2,700 SF	\$ 1.35	\$ 3,645
	Electrical- Lighting	2,700 SF	\$ 10.00	\$ 27,000
	Special Systems	2,700 SF	\$ 0.85	\$ 2,295
	Sound	2,700 SF	\$ 0.90	\$ 2,430
SUBTOTAL				172,970
	GENERAL CONDITIONS	6%		\$ 10,378
	OVERHEAD & PROFIT	4%		6,919
	DESIGN CONTINGENCY	15%		25,946
	INFLATION SINCE JANUARY 06'	20%		34,594
	INFLATION TO SUMMER 07'	17.5%		30,270
TOTAL CONSTRUCTION COST				281,076
	Plan Check Fees			\$ 1,711
	Building Permit			\$ 2,633
	1% State Permit Fee			\$ 26
	City Engineering Mngmt Fee	1.5%	1.5%	\$ 4,216
	Architectural design fees	9%	9%	\$ 25,297
	Owner's Construction Contingency	10%	10%	\$ 28,108
	Special Inspections & Testing	.75%	0.75%	\$ 2,108
	Art	1%	1%	\$ 2,811
TOTAL COST ALTERNATE #4			\$ 128.88	\$ 347,986

Proposed Schedule for THE LEONARDO BOD, HYBRID & ECONOMY SCHEMES

DRAFT 07 Feb 08



This schedule is complementary to the Cost and Scope document for the BOD, Hybrid and Economy scope/cost schemes dated 07 Feb 08. Changes to either document will effect the cost and or schedule.

G.V. Smith