

## Master Project Budget

XYZ Company  
 Building One Renovation & Consolidation  
 Herndon, VA

<b>Total Current Budget Costs</b>	\$ 10,946,387.93	<b>Date:</b> 8/17/2012	
<b>Total Budget Goal</b>	\$ 11,500,000.00	<b>USF:</b>	149,074
<b>Variance (Budget minus Actual)</b>	\$ 553,612.07	<b>RSF:</b>	166,942

1000 Real Estate/Lease Costs	Total \$	\$/USF	\$/RSF	% of Total Cost	Comments
1110 Real Estate Broker	\$ -				Not in this Budget
1120 Real Estate Advisor	\$ -				Not in this Budget
1140 Municipal Incentives Consultant	\$ -				Not in this Budget
1210 Transaction Attorney	\$ -				Not in this Budget
1220 Land Use and Zoning Council	\$ -				Not in this Budget
1230 Title Insurance	\$ -				Not in this Budget
1240 Settlement Attorney	\$ -				Not in this Budget
1310 Title Search	\$ -				Not in this Budget
1315 Alta Survey	\$ -				Not in this Budget
1320 Geotechnical	\$ -				Not in this Budget
1321 Environmental	\$ -				Not in this Budget
1322 MEP Engineer	\$ -				Not in this Budget
1323 Structural Engineer	\$ -				Not in this Budget
1324 Civil Engineer	\$ -				Not in this Budget
1410 Lease	\$ -				Not in this Budget
1411 Existing Lease	\$ -				Not in this Budget
1412 New Building Lease	\$ -				Not in this Budget
1413 Ground Lease	\$ -				Not in this Budget
1420 Land Purchase	\$ -				Not in this Budget
1430 Infrastructure Improvements	\$ -				Not in this Budget
1480 Property Owners Association	\$ -				Not in this Budget
1481 Road Club Agreement	\$ -				Not in this Budget
1482 Proffers & Covenants	\$ -				Not in this Budget
1483 Deed	\$ -				Not in this Budget
1490 Title Commitment	\$ -				Not in this Budget
1495 Transfer Fees	\$ -				Not in this Budget
1510 Existing Landlord	\$ -				Not in this Budget
1520 New Landlord	\$ -				Not in this Budget
1580 Operating Expenses	\$ -				Not in this Budget
1581 Real Estate Taxes	\$ -				Not in this Budget
1582 Property Owner's Insurance	\$ -				Not in this Budget
1583 Utilities	\$ -				Not in this Budget
1584 Common Area Maintenance	\$ -				Not in this Budget
1000 Real Estate/Lease Subtotal	\$ -	\$ -	\$ -	0.00%	

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### 2000 Soft Costs

2120 Interior Architect Contract	\$ 500,000.00	3.35	3.00	4.57%	
2121 Interior Architect (Reimbursables)	\$ 25,000.00	0.17	0.15	0.23%	
2122 Interior Design Consultant	\$ -				
2123 Alternative Officing/Hoteling Consultant	\$ -				
2130 Structural Engineer	\$ 10,000.00	0.07	0.06	0.09%	Allowance
2132 Interior MEP Engineer	\$ 180,000.00	1.21	1.08	1.64%	
2132r MEP (Reimbursables)	\$ 15,000.00	0.10	0.09	0.14%	
2133 Lighting Consultant	\$ -				In MEP
2134 Signage Consultant	\$ -				Not Required
2135 IT Consultant	\$ 32,220.00	0.22	0.19	0.29%	Allowance
2136 Security Consultant	\$ -				ITT-In house
2137 Fire Protection Consultant	\$ -				Not Required
2138 Acoustical Consultant	\$ 10,000.00	0.07	0.06	0.09%	Allowance
2139 Audio Visual Consultant	\$ -				Allowance
2140 Civil Engineer	\$ 5,000.00	0.03	0.03	0.05%	Allowance
2141 Landscape Architect	\$ -				Not Required
2142 Environmental Engineer	\$ -				Not Required
2143 Geotech Engineer	\$ -				Not Required
2144 Traffic Engineer	\$ -				Not Required
2145 Hygenist	\$ -				Not Required
2149 Furniture Inventory-Specialty Vendor	\$ 10,000.00	0.07	0.06	0.09%	Allowance
2210 Project Manager	\$ 153,800.00	1.03	0.92	1.41%	
2210 Project Manager (3 month extension)					
2211 Project Manager (Reimbursables)	\$ 5,000.00	0.03	0.03	0.05%	
2212 Development Manager	\$ -				Not Required
2213 Owner/Landlord Contract	\$ -				Not Required
2230 Permits & Fees	\$ 11,919.93	0.08	0.07	0.11%	
2231 Site Plan Permit	\$ 500.00	0.00	0.00	0.00%	Allowance
2232 Performance & Payment Bonds	\$ -				In Davis Estimate
2239 Permit Expeditor	\$ 5,000.00	0.03	0.03	0.05%	
2240 Project Legal Fees	\$ -				Not in this Budget
2241 Owner/Landlord's Attorney	\$ -				Not in this Budget
2242 Tenant's Attorney	\$ -				Not in this Budget
2250 Utilities	\$ -				Not Required
2260 Surveyor	\$ -				Not Required
2270 Testing & Inspections	\$ 10,000.00	0.07	0.06	0.09%	Allowance
2271 Materials Testing & Inspections	\$ -				Not Required
2272 Electrical Ground Fault Testing	\$ -				Not Required
2273 County/City Inspections	\$ -				Not Required
2274 Geotechnical Testing	\$ -				Not Required
2275 Environmental Monitoring	\$ -				Not Required
2280 Builder's Risk Insurance	\$ -				Incl in GC Costs
2299 Miscellaneous Soft Costs	\$ -				Not Required
<b>2000 Soft Costs Subtotal</b>	<b>\$ 973,439.93</b>	<b>\$ 6.53</b>	<b>\$ 5.83</b>	<b>8.89%</b>	

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### 3000 Hard Costs

3100 Construction Costs	\$ 8,571,457.00	57.50	51.34	78.30% Final Bid
Current Change Orders	\$ 112,561.00	0.76	0.67	1.03%
	\$ -			
<b>Note: Contingency allowance = \$781,436 included in construction cost</b>	\$ -			Allowance
3104 Site Work & Surface Parking	\$ -			Not Required
3105 Parking Structure	\$ -			Not Required
3106 Landscaping	\$ -			Not Required
3107 Electronic Security System-Installation only	\$ 125,000.00	0.84	0.75	1.14% ITT Budget ITT Budget-updated
3108 Voice, Data Cabling and Cable Tray	\$ 600,000.00	4.02	3.59	5.48% 3.31.05
3109 Food Service Equipment	\$ -			Not Required
3110 Building Signage	\$ 40,000.00	0.27	0.24	0.37% ITT Budget
3115 Asbestos Abatement	\$ -			Not Required
3120 Specialty Spaces	\$ -			Not Required
3150 Utilities During Construction	\$ -			Incl in GC Costs
3151 Natural Gas	\$ -			Not Required
3152 Electrical Service	\$ -			Not Required
3153 Water & Sewer	\$ -			Not Required
3154 Telephone	\$ -			Not in this Budget
3155 Fiberoptic	\$ -			Not in this Budget
3156 Cable Television	\$ 5,000.00	0.03	0.03	0.05% Allowance
3200 Owner Contingency	\$ 518,930.00	3.48	3.11	4.74% 5% of Hard Costs
<b>3000 Hard Costs Subtotal</b>	<b>\$ 9,972,948.00</b>	<b>\$ 66.90</b>	<b>\$ 59.74</b>	<b>91.11%</b>

### 4000 Fixtures, Furnishings & Equipment

4110 Furniture	\$ -			Not in this Budget
4111 Systems Furniture	\$ -			Not in this Budget
4112 Private Office Furniture	\$ -			Not in this Budget
4113 Conference Room Furniture	\$ -			Not in this Budget
4114 Common Area Furniture	\$ -			Not in this Budget
4115 Supplemental Furniture	\$ -			Not in this Budget
4116 Furniture Refurbishment	\$ -			Not in this Budget
4117 Furniture Procurement	\$ -			Not in this Budget
4118 Reuse Management	\$ -			Not in this Budget
4130 Furnishings	\$ -			Not in this Budget
4131 Interior Signage	\$ -			Not in this Budget
4132 Artwork	\$ -			Not in this Budget
4133 Interior Plantings	\$ -			Not in this Budget
4150 Equipment	\$ -			Not in this Budget
4151 Audio Visual Systems	\$ -			Not in this Budget
4152 Telephone Equipment	\$ -			Not in this Budget
4153 Data Network Equipment	\$ -			Not in this Budget
<b>4000 Fixtures, Furnishings &amp; Equipment Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>

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<b>5000 Relocation</b>				
5110 Relocation Management	\$ -			Not in this Budget
5111 Relocation Checklist/Schedule	\$ -			Not in this Budget
5112 Move Coordination	\$ -			Not in this Budget
5118 Temporary Signage	\$ -			Not in this Budget
5119 Miscellaneous Relocation Expenses	\$ -			Not in this Budget
5120 Moving Contractor	\$ -			Not in this Budget
5121 Promotions & Events	\$ -			Not in this Budget
<b>5000 Relocation Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
<b>6000 Financing</b>				
6103 Letter of Credit	\$ -			Not in this Budget
6110 Construction/Interim Financing	\$ -			Not in this Budget
6119 Carry Costs	\$ -			Not in this Budget
6120 Permanent Financing	\$ -			Not in this Budget
6121 Mortgage Broker	\$ -			Not in this Budget
<b>6000 Financing Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
<b>Total Current Budget Costs</b>	<b>\$ 10,946,387.93</b>	<b>\$ 73.43</b>	<b>\$ 65.57</b>	<b>100%</b>
<b>7000 Scope Reduction</b>				
7110	\$ -			
7120	\$ -			
7130	\$ -			
7140 TBD	\$ -			
7150 TBD	\$ -			
7160 TBD	\$ -			
7170 TBD	\$ -			
7180 TBD	\$ -			
7190	\$ -			
<b>7000 Scope Reduction Totals Required</b>	<b>\$ -</b>	<b>(\$ .00)</b>	<b>(\$ .00)</b>	<b>0.00%</b>
<b>Total Budget Goal</b>	<b>\$ 11,500,000.00</b>	<b>\$ 73.43</b>	<b>\$ 65.57</b>	<b>100%</b>
<b>Variance (Budget minus Actual)</b>	<b>\$ 553,612.07</b>			