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PRICING

When this project was originally budgeted during the master plan phase the Atlanta market was experiencing a boom in construction. The planned construction of 2 new stadiums had been announced and the overall construction climate looked very promising. At that time the market was trending towards a 3-4% per year escalation. Our escalation model projected a 24% overall escalation to 2020. It was assumed that once the stadiums were completed in late 2017 the market would settle to a steady rate of 4%. That has not been the case. The high-rise housing boom, especially within the I-285 ring has grown rapidly in the past 24 months and does not appear to be slowing down. The reworking of I-75 North of I-285 to include new elevated toll lanes has added more stress to an already overloaded concrete market.

The shortage of subcontractors in the mechanical, electrical and plumbing markets is driving labor costs up as well.

Concrete parking structures were on average \$25-\$30 per square foot in 2014. Today the structures are in excess of \$60 per square foot due to the high demand for concrete and the overloaded subcontractor market. Metromont Materials recently stated their precast plant was booked out to the end of the year.

The primary components of most buildings are structure and MEP. Most of these trades have double or tripled in cost. This level of escalation far exceeded our projections.

GENERAL

- Estimating Practices: Costing Services Group, Inc. follows strict guidelines for all quantity take-off described in the 9th Edition Standard Estimating Practice published by the American Society of Professional Estimators (ASPE).
- Purpose and use of estimate: This estimate is intended to reflect the fair (open) market value for the scope of work defined in the design documents. The estimates assumes receiving bids from a minimum of (5) qualified general contractors. The estimate is an opinion of probable cost. The estimator cannot and does not guarantee the bids, proposals or actual construction costs will not vary from any estimate or study. Pricing in the estimate is current (2nd Quarter 2018) and escalated to 2020.

BUILDING FOUNDATIONS AND SLAB ON GRADE

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- We allowed for some deep foundations using caissons and caps with perimeter wall footings and a 5" Slab on Grade. An allowance for some building excavation is included should unsuitable soils or minor rock excavation be discovered.

STRUCTURAL SYSTEM

- A post-tension concrete frame structure is assumed. We assumed a 35'x35' structural grid. Some steel framing for the penthouse and entry canopy is included along with an allowance for miscellaneous metals for brick ledges, imbeds weld plates etc.
The bridge connector to the main hospital is assumed to be a steel framed structure and the total cost of the bridge includes the renovation/modification of the area within the hospital where bridge will connect.

ROOFING SYSTEM

- A TPO roof is assume over the main building. A waterproof traffic coating is assumed for any area of the parking structure that is directly exposed to weather or is over occupied space.

EXTERIOR WALL

- It is assumed the main building will be clad in several materials. An allowance of 40% of the wall area will be masonry veneer and 60% will be a metal panel. The exterior wall construction will be combination of metal stud framing and CMU with rigid and non-rigid insulation as appropriate.
- The parking structure is assumed to be clad to appear as part of the overall building and not appear as a parking deck. We have allowed a 50/50% mix of glass fiber reinforced concrete panels (GFRC) and architectural screen panels. The screen panels will allow free air ventilation of the structure with minimal mechanical ventilation required.

EXTERIOR DOORS AND OPENINGS

- The overall building exterior fenestration will be comprised of a mix of curtain wall (30%) and storefront (25%). Exterior doors are a combination of hollow metal doors and storefront.

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INTERIOR DOORS AND OPENINGS

- Pricing includes stain grade birch veneer solid core doors with standard hardware for core elements such as toilet rooms and utility closets. Some interior areas will have storefront doors and assemblies. Shielded doors are included as appropriated for specific areas.

INTERIOR PARTITIONS

- The estimate includes interior drywall partitions for core elements only. A limited amount of CMU partitions are included for some rated shafts. Lead lined drywall is included for appropriate areas.

WALL FINISHES

- Painting is the primary finish throughout and is priced as a three (3) coat application. Ceramic tile is provided on the restroom walls. An allowance is included for special finishes in the lobby area. Wall protection is included for assumed high abuse areas.

FLOOR FINISHES AND BASE

- Carpet is provided in office areas and conference rooms. Four-inch (4") Type TS rubber base is provided except where ceramic base is assumed. Restrooms and janitors closets have ceramic tile floors with ceramic cove base. Vinyl composition tile is provided in storage rooms, corridors and utility areas with seamless flooring in exam and procedure rooms. Sealed concrete is in mechanical rooms, stairwells, data closets, electrical rooms, and other utility areas. A special flooring allowance is provided for lobbies and other corridor accent areas

CEILINGS AND SOFFITS

- The general ceiling finish throughout most areas is a 2 x 2 acoustical ceiling in a suspended metal grid. Tegular ceiling tile are to be used in about 30% of the facility. A drywall ceiling is provided in certain areas. An allowance is provided for special ceiling treatment at the atrium and other corridor accent areas.

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STAIRS AND RAILINGS

- Metal pan stairs are provided in each stair tower. Wall railings and free standing metal picket rails are included. Wall railings and free standing metal picket rails are included.

ACCESSORIES AND SPECIALTIES

- A signage allowance is included for safety and identification purposes and for exterior building identification. Toilet partitions are assumed to be phenolic. Toilet accessories are assumed to be stainless steel and include ADA required items. Allowances are made for other specialties and miscellaneous accessories such as expansion joint cover assemblies and janitor mop racks and shelving.

FIXED EQUIPMENT

- Allowances are provided for food service, loading dock and limited detention equipment. No medical equipment is include in the cost estimate

CASEWORK AND MILLWORK

- Plastic laminate-faced cabinets with melamine interiors and solid surface tops are assumed at all areas where cabinetry is needed.

LOOSE EQUIPMENT AND FURNISHINGS

- Horizontal metal blinds are included at window areas.

MECHANICAL CONVEYANCE

- Hospital size and rated traction elevators are assumed at all locations. One elevator will service all floors plus provide access to the roof for mechanical equipment repairs. An allowance for a pneumatic tube system has been included to connect the main hospital to the new.

PLUMBING

- The estimate includes Type L copper supply piping and no-hub cast iron sanitary piping. Allowances for medical gas piping have been included. An

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allowance is included for kitchen and equipment hookups. Water closets are assumed to be floor mounted with standard flush valves.

FIRE PROTECTION

- A wet head sprinkler system is assumed for the main building and a pre-action, dry-type system is assumed for the parking structure.

HVAC, ELECTRICAL POWER, LIGHTING & SPECIAL SYSTEMS

- No specific design information is available at this early phase of design. CSG assumed cost per square foot for these disciplines based on projects of similar scope and function.

SITE DEVELOPMENT

- Allowances for reworking the pedestrian areas around Jesse Hill/Gilmer/Piedmont intersections is included. A storm water drainage allowance is provided

SITE UTILITIES

- Site utilities are all present on campus in the vicinity of the project. Extensions will be made from the project site to the nearest connection point for each utility.