

THE 203 SCHEMATIC DESIGN CONSTRUCTION COST ALLOCATION MATRIX

11/12/2020

	Town	WCOM	County	Shared Bldg	Site Site	Parking
Percent of Space	42.62%	1.76%	55.62%			
# of cars	42	2	73	36		
Cars In Excess of LUO	20					
portion of shared parking	15.34	0.63	20.02			
Shared Costs				12,215,600	1,320,312	6,257,581
Dedicated	2,361,939	144,554	2,574,547			
Shared	5,206,289	214,995	6,794,317			
Site	562,717	23,237	734,358			
Parking	2,797,580	95,260	3,364,741			
TOTAL CONSTRUCTION COST*	\$10,928,525	\$478,046	\$13,467,962			
% of Base Cost	43.93%	1.92%	54.14%			

NOTES:

Construction Costs The construction costs are for all base construction costs. This does not include furniture, AV equipment, specialized performance space seating and equipment, IT fiber, parking management system, rooftop photo voltaic panels, land acquisition, and soft costs.

Dedicated: The construction costs associated with the building out of dedicated tenant areas.

Shared: The construction costs associated with shared areas of the builing. This includes structure, building envelope, central utilities, stairs, elevators, risers, common lobby, cirtulation spaces, etc. Shared costs are allocated to tenants on a prorated basis based on percentage of net area in the building.

Site: The construction costs associated with site including street utilities, hardscape, landscape, site lighting lighting, etc. Shared costs are allocated to tenants on a prorated basis based on percentage of net area in the building.

Parking: The construction costs associated with the parking structure allocated on the spaces required by each tenant. The costs of shared parking spaces are allocated to tenants on a prorated basis based on percentage of net area in the building. Spaces above and beyond the LUO required parking spaces is allocated to the Town of Carrboro as a Town decision to include the additional parking.

Subject to Change As the design progresses and plans are modified, there may be small adjustments to the percent of net space allocated to each tenant.