

# WS Ryan Renovation

## Breakdown of Fees & Soft Costing

### Construction Cost

**GMP** **\$16,979,874**

**Total GMP Cost** **\$16,979,874**

### Fees

Permit Fees \$50,000  
Architect & Design Fees \$1,103,692  
Survey & Topo \$4,000

**Fee total** **\$1,157,692**

### Construction Soft Costing

HVAC Testing and Balancing \$27,000  
Building Commissioning \$16,000  
Materials testing \$19,785  
Electrical systems commissioning \$3,700  
Construction photos & Documentation \$34,409  
Professional Services Contingency \$125,000  
Asbestos testing and abatement \$150,000  
Moving cost \$20,000  
Fire Sprinkler Review \$14,000  
Life Safety \$10,000  
BDA \$100,000

**Construction Soft Costing** **\$519,894**

**Total Probable Cost** **\$18,657,460**