



PROJECT COST MATRIX

		Construction Budget	Soft Cost	By Owner	Excluded/ Separate Projects
		\$ x 1,000	\$ x 1,000	\$ x 1,000	\$ x 1,000
A. Real estate					
	Land - lease or purchase				Excluded
	Below grade - lease or purchase				Excluded
	Due diligence				Excluded
	Title, closing, other real estate related				Excluded
Total Real Estate Costs					Excluded
B Hard Costs					
Construction costs					
B.1	Renovation of existing	n/a			
B.2	New Construction	X			
B.3	Parking - temporary	n/a			
B.4	Site development/utilities/demolition/Hazmat	X			
B.5	General Conditions	X			
B.6	Insurance & bond	X			
B.7	Building permit	X			
B.8	Contractors overhead & profit or fee	X			
B.9	Contingency for development of design	X			
B.10	GMP Contingency	X			
	sub-total				
B.11	Escalation from today to start of construction	X			
Total hard cost		X			
C. Contingencies					
C.1	Construction Contingency - post award		X		
C.2	Project/Soft Cost Contingency		X		
D Furniture, fixtures & equipment (FF&E)					
Standard and specialty FF&E					
D.1	Data/telecom wiring & head-end equipment	X			
D.2	Exterior & interior signage		X		
D.3	Code required signage	X			
D.4	Ticket office hardware and software		X		
D.5	Standard and specialty FF&E (including design)				
	Security wiring & equipment	X			
	AV Equipment	X			
	Breakroom equipment	X			
	Café equipment	X			
	Compact shelving	X			
	Library books stack	X			
	Retail/Shop display casework		X		
	Loose furniture and furnishings		X		
	Loose storage shelving		X		
	Exhibit lighting		N/A		



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D.6	Exhibit buildout and design			N/A		
	sub-total standard and specialty FF&E					
E Design fees and reimbursable						
E.1	Architect fees - Design			X		
E.2	Architect consultant fees			X		
E.3	Associate architect			X		
E.4	Theater Planner			X		
E.5	Acoustic consultant			X		
E.6	MEP			X		
E.7	Energy modeling			incl with MEP		
E.8	LEED			X		
E.9	Commissioning - 3 rd			X		
E.10	Structure			X		
E.11	Curtainwall			X		
E.12	Vibration consultant				n/a	
E.13	Vertical transportation consultant			X		
E.14	Lighting/daylighting consultant			X		
E.15	AV/IT/Security/Telecom consultant			X		
E.16	Cost consultant			X		
E.17	Kitchen			X		
E.18	Hardware			X		
E.19	Signage - (wayfinding)			X		
E.20	Signage - (donor recognition)			X		
E.21	Specifications			incl. w/ arch fee		
E.22	Code/expeditor			incl. w/ arch fee		
E.23	Landscape architect			X		
E.24	Civil			X		
E.25	Soils/substructure			X		
E.26	Waterproofing			X		
E.27	Hazardous materials			n/a		
	sub-total architect and consultant fees					
E.28	Peer reviews			X		
E.29	Owner's design consultants				n/a	
E.30	Reimbursable			X		
E.31	Miscellaneous			n/a		

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F. Other soft costs					
F.1	Pre-construction services (contractor)		X		
F.2	Geo-tech (design & construction phases)		X		
F.3	Mock-ups (Visual)		X		
F.4	Construction Testing and Inspections		X		
F.5	Special Inspections		X		
F.6	Utility connections	X			
	Transformer		tbd		
	Water/backflow preventer		tbd		
	Sewer		tbd		
	Telecom fiber		tbd		
	Renewal energy		tbd		
F.7	Surveys - property, utility, other		X		
F.8	Presentation models		X		
F.9	Offsite development - minimal		X		
F.11	Legal - owner			staff	
F.12	Project management (Owner)			staff	
F.13	Retail consultant			n/a	
F.14	Owners representative		X		
F.15	Operations business plan			staff	
F.16	In house architect, other specialty consultants			staff	
F.17	Materials handling consultant			tbd	
F.18	Education program consultant			n/a	
F.19	Branding consultant			tbd	
F.20	Fundraising consultant			tbd	
F.21	Publicity & marketing consultant			tbd	
F.22	Accounting			staff	
F.23	Fundraising related costs & reimbursable			staff	
F.24	Miscellaneous reimbursable		X		
F.25	Contingency		X		
Sub-total other soft costs					
G. Pre opening expenses					
G.1	Transitional facilities and operation staff				X
G.2	Transition facilities service agreements				X
G.3	Transitional utilities costs				X
G.4	Early events				X
G.5	Move-in costs				X
G.6	Miscellaneous pre-opening costs				X
G.7	Initial exhibit				X
Total pre opening costs					

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H Owners Contingency					
H.1	Program/Scope Contingency			X	
I. Disruption and start-up costs					
I.1	Offsite mitigation/development			X	
I.2	Admin-move employees out/in				X
I.3	Admin-temporary leasing costs admin				X
I.4	Admin.-temporary storage				X
I.5	Move art out/in				X
I.6	Temporary leasing costs				X
I.7	Keep shop employees employed				n/a
I.8	Keep restaurant related employees employed ?				n/a
I.9	Events department employees				n/a
I.10	Parking - Off-site parking space				n/a
I.11	Parking - Off-site parking shuttles & manpower				n/a
I.12	Employees - shop				n/a
I.13	Employees - restaurant				n/a
Total project costs before lost opportunity cost estimate					
J. Lost opportunity estimate					
J.1	Membership revenue reduction				n/a
J.2	Restaurant net eliminated/reduced				n/a
J.3	Shop net eliminated/reduced				n/a
J.4	Program reduction (may be program detriment but financial benefit)				n/a
K. Other potential costs					
K.1	Public improvements				n/a
K.2	Temporary road(s)				n/a
L. Financing costs					
L.1	Financing costs				tbd
L.2	Insurance				tbd
L.3	Title & recording fees				tbd
L.4	Bond interest				tbd
L.5	Bridge loan interest				tbd
L.6	Financial advisor				tbd
L.7	Legal				tbd
L.8	Loan insurance				tbd
L.9	Underwriting				tbd
L.10	Bank fees				tbd
L.11	Endowment				tbd

Total

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