

Winthrop Middle School - Scheme 4

Gross Square Footage	151,100
Residential Square Footage	112,000
Residential Net Square Footage	125,475
Community Center	12,000
Retail / Daycare / Commercial	12,100
Net Rentable Area	137,575
Units	99

	Total Costs	Per Unit	Per NSF	Per GSF	Comments
Hard Costs					
Vertical Construction	\$24,176,000	\$244,202	\$175.73	\$160	Assuming \$160/GSF
Contingency - Hard Costs	\$604,400	\$6,105	\$4	\$4	2.5% of Total Hard Costs
Hard Costs - Total	\$24,780,400	\$250,307	\$180	\$164	
Soft Costs					
Soft Costs	\$4,956,080	\$50,061	\$36	\$33	
Total Soft Costs	\$4,956,080	\$50,061	\$36	\$33	
% of Hard Costs	20.0%				
GRAND TOTAL	\$29,736,480	\$300,368	\$216	\$197	