

Silicon Valley Project Costs - Benchmark Comparisons

Description	Tech Company (San Jose, CA)		Tech Company (Santa Clara, CA)		Tech Company (Santa Clara, CA)		Tech Company (San Jose, CA)		Tech Company (San Jose, CA)		AVERAGE	
	RSF		RSF		RSF		RSF		RSF		RSF	
Scope Of Work		84,273		223,839		140,000		19,000		305,773		154,577
Soft Costs												
Architectural Fees	\$ 4.83	\$ 406,938	\$ 3.68	\$ 822,830	\$ 6.11	\$ 856,050	\$ 5.50	\$ 104,420	\$ 4.47	\$ 1,368,262		
MEP Fees	\$ 2.33	\$ 196,500	\$ 1.32	\$ 295,755	\$ 2.15	\$ 300,905	\$ 1.35	\$ 25,555	\$ 1.86	\$ 569,903		
Commissioning/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
CM/Owners Representative Fees	\$ 2.40	\$ 202,255	\$ 1.19	\$ 267,035	\$ 1.35	\$ 189,607	\$ -	\$ -	\$ -	\$ -		
Project Management Fees	\$ 1.79	\$ 150,498	\$ 2.10	\$ 470,313	\$ 7.49	\$ 1,048,544	\$ 13.04	\$ 247,673	\$ 2.16	\$ 661,526		
Soft Costs Total	\$ 11.35	\$ 956,191	\$ 8.29	\$ 1,855,933	\$ 17.11	\$ 2,395,106	\$ 19.88	\$ 377,648	\$ 8.50	\$ 2,599,691	\$ 13.02	\$ 1,636,914
TI Construction / Hard Costs												
Tenant Interiors	\$ 197.04	\$ 16,605,566	\$ 161.04	\$ 36,046,743	\$ 128.98	\$ 18,057,829	\$ 118.40	\$ 2,249,691	\$ 124.03	\$ 37,925,461		
Signage	\$ 2.47	\$ 208,451	\$ -	\$ -	\$ 1.20	\$ 167,666	\$ 0.79	\$ 15,000	\$ -	\$ -		
Security Equipment	\$ -	\$ -	\$ 2.28	\$ 510,460	\$ -	\$ -	\$ 1.41	\$ 26,800	\$ 2.84	\$ 867,453		
Construction Total	\$ 199.52	\$ 16,814,017	\$ 163.32	\$ 36,557,203	\$ 130.18	\$ 18,225,495	\$ 120.60	\$ 2,291,491	\$ 126.87	\$ 38,792,914	\$ 148.10	\$ 22,536,224
Owner FF&E												
Furniture	\$ 12.70	\$ 1,070,526	\$ 16.90	\$ 3,782,348	\$ 26.24	\$ 3,673,108	\$ 21.18	\$ 402,422	\$ 6.95	\$ 2,124,465		
IT	\$ 18.99	\$ 1,600,000	\$ 18.40	\$ 4,117,563	\$ 15.12	\$ 2,116,967	\$ 10.49	\$ 199,340	\$ 15.88	\$ 4,856,091		
AV	\$ 15.43	\$ 1,300,000	\$ 8.29	\$ 1,855,831	\$ 6.21	\$ 869,810	\$ -	\$ -	\$ 13.91	\$ 4,252,318		
Move/Relocation	\$ 1.19	\$ 100,000	\$ 1.12	\$ 250,563	\$ 0.89	\$ 124,646	\$ -	\$ -	\$ -	\$ -		
Owner FF & E Total	\$ 48.30	\$ 4,070,526	\$ 44.70	\$ 10,006,305	\$ 48.46	\$ 6,784,531	\$ 31.67	\$ 601,762	\$ 36.74	\$ 11,232,874	\$ 41.97	\$ 6,539,200
Contingency (Owner)												
Project Design Phase Contingency	\$ 1.19	\$ 100,000	\$ -	\$ -	\$ 0.36	\$ 50,000	\$ 0.55	\$ 10,400	\$ -	\$ -		
Construction Contingency	\$ 5.93	\$ 500,000	\$ -	\$ -	\$ 8.57	\$ 1,200,000	\$ 5.92	\$ 112,484	\$ -	\$ -		
Other Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Contingency (Owner) Total	\$ 7.12	\$ 600,000	\$ -	\$ -	\$ 8.93	\$ 1,250,000	\$ 6.47	\$ 122,884	\$ -	\$ -	\$ 4.50	\$ 394,577
Total Project Cost												
	\$ 266.29	\$ 22,440,734	\$ 216.31	\$ 48,419,441	\$ 204.68	\$ 28,655,132	\$ 178.62	\$ 3,393,785	\$ 172.11	\$ 52,625,479	\$ 201.24	\$ 31,106,914
	\$ 266.29		\$ 216.31		\$ 204.68		\$ 178.62		\$ 172.11		\$ 201.24	