



The following is information on the cost of office tenant improvements in the Bay Area. The information was provided by:



Location	Technology Company Redwood City	Technology Company Redwood City	Technology Company Redwood City	Software Company Mountain View	Software Company Mountain View	Technology Company San Jose	Technology Company San Jose	Equinix Arques Sunnyvale	Med-Tech Company Santa Clara	Educational Facility Santa Clara	Technology Company San Mateo	Software Company San Jose	Technology Company San Jose	Technology Company San Jose	Average
**Usable SF** (not Rentable SF)	164,086	19,215	38,430	162,000	46,000	95,667	76,648	65,363	55,718	89,410	199,338	96,000	119,757	79,785	93,387
Year of Completion	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016	2016
Full TI, Partial TI or Refresh	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Full TI	Partial TI	Partial TI
Warm Shell or Cold Shell	Warm	Warm	Warm	Cold	Warm	Partial Cold	Cold	Warm	Warm	Warm	Warm	Warm	Warm	Warm	Warm
Cafeteria or Kitchen	Yes	No	No	No	No	No	No	No	No	No	Yes	Partial Café	No	No	
EBC	Yes	No	No	No	No	No	No	Yes	No	No	No	No	No	No	
Lab Space	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Interior Stairs	No	No	No	Yes	Yes	No	No	No	No	No	Yes	No	No	No	
DIVISION	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	
	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	<u>COST</u>	
1000 General Conditions (Management)	4.60	2.01	2.33	3.78	2.25	3.37	4.22	3.43	2.44	3.78	3.43	2.34	2.22	2.31	3.04
1000 General Conditions (Site Reqmnts)	3.21	1.68	2.12	3.01	2.01	2.14	2.52	2.97	1.96	2.94	2.37	1.87	1.96	2.10	2.35
2000 Site Requirements and Demolition	3.32	2.31	2.22	3.69	2.57	2.66	4.68	2.44	3.42	3.42	2.22	2.45	2.81	2.81	2.93
3000 Concrete	0.88	0.75	0.26	1.75	0.52	0.58	0.83	0.12	0.31	1.66	0.45	0.20	0.66	0.73	0.69
4000 Masonry	0.00	0.76	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
5000 Metals	4.83	3.74	2.64	2.21	3.12	0.19	3.13	1.41	2.41	4.03	3.34	1.75	0.02	0.04	2.35
6000 Rough carpentry	1.45	1.12	0.98	1.78	1.78	2.37	4.28	1.32	1.53	3.64	1.85	1.20	0.17	0.23	1.69
6400 Millwork	19.73	5.32	7.33	19.58	7.12	14.35	16.03	11.66	10.75	18.56	16.75	9.27	12.93	11.68	12.93
7000 Thermal and Moisture Protection	1.85	0.76	0.59	1.69	0.66	0.83	0.69	1.21	2.09	2.31	0.73	0.50	0.23	0.36	1.04
8000 Doors, Frames and Hardware	3.12	1.18	1.93	2.58	1.43	4.70	5.08	2.46	2.91	3.35	3.37	2.00	3.75	3.96	2.99
8800 Glass and Glazing	3.55	1.88	2.75	2.65	1.96	2.65	5.84	2.53	3.08	2.83	3.06	2.30	0.26	0.57	2.57
9250 Drywall, Framing and Taping	21.33	9.21	11.16	23.68	10.33	11.09	21.32	18.79	15.32	24.41	18.72	11.50	9.31	10.26	15.46
9300 Ceramic Tile and Stone	0.77	0.73	0.21	1.67	0.35	1.05	2.78	1.11	1.78	3.80	2.66	1.00	0.78	0.83	1.39
9500 Acoustical Ceilings	8.13	7.03	6.83	10.75	6.34	1.70	7.05	6.84	8.94	8.86	9.31	5.55	2.29	3.41	6.65
9600 Floor Coverings	7.88	6.53	6.01	9.42	6.82	6.81	7.10	7.67	7.87	7.44	8.18	6.75	3.76	3.92	6.87
9700 Wall Coverings and Acoustical	3.41	1.98	1.32	5.31	2.94	0.52	0.31	3.23	3.13	3.85	3.87	2.00	1.73	1.82	2.53
9900 Paint	2.97	2.77	2.45	3.12	2.85	3.10	3.15	3.12	3.22	3.02	4.92	2.30	2.81	3.02	3.06
10000 Specialties	0.78	0.21	0.11	0.49	0.11	0.68	1.64	0.55	0.65	0.88	1.01	0.25	0.11	0.08	0.54
11000 Equipment	1.35	0.78	0.32	1.22	0.63	0.68	0.85	0.83	0.32	1.13	0.85	0.50	0.55	0.63	0.76
11130 Audio-Visual Equipment (Owner)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11400 Food Service Equipment (Kitchen)	14.61	1.42	2.11	3.31	1.75	0.00	0.00	0.79	0.00	0.00	4.89	1.77	0.00	0.00	2.19
11410 Appliances (Breakrooms)	1.68	0.45	0.24	0.29	0.29	0.57	0.72	0.29	0.79	0.87	0.84	0.65	0.56	0.61	0.63
12000 Furnishings & Window Coverings	1.12	1.38	1.45	2.75	1.45	1.74	1.83	2.75	2.02	3.31	3.65	1.30	1.04	1.40	1.94
13000 Special Construction	0.00	0.21	0.00	1.33	0.37	0.00	0.00	1.33	0.00	0.97	0.77	0.15	0.00	0.00	0.37
13700 Security (Owner)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14000 Conveying Systems	0.00	0.00	0.00	0.00	0.11	0.00	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
15300 Fire Sprinkler	2.88	2.42	2.68	3.05	2.16	2.30	3.31	2.97	2.56	3.14	2.95	2.10	1.21	1.32	2.50
15400 Plumbing	3.98	2.01	2.37	4.18	1.65	4.30	8.47	3.79	3.41	4.02	3.73	2.25	1.44	1.49	3.36
15800 HVAC and Controls	25.56	16.23	16.74	31.85	15.74	32.76	42.84	30.12	14.27	29.11	28.25	15.25	9.76	10.31	22.77
16000 Electrical	45.73	32.71	31.96	47.22	33.42	37.58	46.62	42.64	36.22	44.85	48.50	41.25	22.37	22.94	38.14
16000 Fire Alarm	2.69	1.98	1.95	3.32	1.95	1.92	1.89	2.86	2.05	3.12	2.75	1.75	2.03	2.15	2.32
16000 Data and Communications (Owner)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee, Insurance & Misc.	3.86	3.54	3.52	3.86	3.77	3.73	5.33	3.86	3.45	3.78	3.56	3.91	2.93	2.86	3.71
Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Project Cost	\$195.27	\$113.10	\$114.58	\$200.99	\$116.45	\$144.37	\$203.36	\$163.09	\$136.90	\$193.08	\$186.98	\$124.11	\$87.69	\$91.84	\$147.99
Escalation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Title 24 Revisions	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Total Project Value	\$195.27	\$113.10	\$114.58	\$200.99	\$116.45	\$144.37	\$203.36	\$163.09	\$136.90	\$193.08	\$186.98	\$124.11	\$87.69	\$91.84	