



TENANT IMPROVEMENTS COST SUMMARY (TICS)

HUD Buffalo for LNY25549		ABOA SF=	15,357
Agency: HUD & IG (Insp Gen)		TIA PER ABOA SF= \$	49.54
March 10, 2021	Location: Buffalo, NY	TOTAL TIA \$	760,786
RU Factor 1.15		RSF=	17,660
Masterformat CSI	System Elements	TI*	SHELL**
Div 1	General Requirements	\$ -	\$ -
Div 2	Site work & Demolition	\$ -	\$ -
Div 3	Concrete	\$ -	\$ -
Div 4	Foundations / Masonry	\$ -	\$ -
Div 5	Metals	\$ -	\$ -
Div 6	Woods & Plastics	\$ -	\$ -
Div 7	Thermal & Moisture	\$ -	\$ -
Div 8	Doors & Windows	\$ -	\$ -
Div 9	Finishes	\$ -	\$ -
Div 10	Specialties	\$ -	\$ -
Div 11	Equipment	\$ -	\$ -
Div 12	Furnishings	\$ -	\$ -
Div 13	Special Construction	\$ -	\$ -
Div 15	General Construction	\$ -	\$ -
Div 21	Fire Suppression	\$ -	\$ -
Div 22	Plumbing	\$ -	\$ -
Div 23	HVAC	\$ -	\$ -
Div 26.1	Electrical	\$ -	\$ -
Div 26.2	Lighting	\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems	\$ -	\$ -
Div 28.1	Electrical safety & Security	\$ -	\$ -
Div 28.2	Security	\$ -	\$ -
Div 32	Exterior	\$ -	\$ -
Subtotal	Trade Costs	\$ -	\$ -
Subtotal	General Contractor Fee Percent	\$ -	\$ -
Subtotal	Construction Costs	\$ -	\$ -
Subtotal	Architectural & Engineering Fees (\$100,633 as of 2/25/21) lump sum	\$ 100,632.66	\$ -
Subtotal	Other Lessor Costs Established Under the Lease	\$ -	\$ -
Subtotal	Lessor's Costs:	\$ 100,632.66	\$ -
Total	Lessor's Project Management Fee Percent	\$ 3,522.14	\$ -
Total	Price to Government:	\$ 104,154.80	\$ -
	Cost per ABOA SF	\$ 6.78	\$ -
	Cost per RSF	\$ 5.90	\$ -
Notes: * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.			

GSA notes:

- 1- Per Lessor, 3 GC's are bidding
- 2- At least 3 sub bidders for all work items - Lessor to confirm this now & throughout the bidding
- 3- Lessor to have each GC fill out the TICS, as required per the Lease
- 4- GSA is happy to have pre-bid mtgs with GC's, to help get the TICS filled out acceptably the 1st time
- 5- All Shell costs must be included, even if the TICS form does not have them listed
- 6- Low GC bidder shall provide all their sub bids for review by the Govt
- 7- Lessor can remove the AE & Lessor PM fees from the TICS they provide to the GCs