DHARAMETRICS UNIFORMAT ESTIMATE COMPARISON REPORT
Prepared by: Owain Jones - Dharam Consulting
Date: 03/23/2026

PROJECT INFORMATION

Project	GSF	Trade Subtotal	Total Cost	$/GSF (Trade)	$/GSF (Total)
Dwight Street	390,000	$258,005,503	$344,760,098	$661.55	$884.00
1860 Main	312,000	$238,606,200	$289,853,800	$764.76	$929.02
River Front	337,526	$269,343,661	$401,769,564	$797.99	$1,190.34
Liberty Junction	328,790	$240,186,835	$338,077,483	$730.52	$1,028.25

TRADE COSTS BY UNIFORMAT CATEGORY

UniFormat Code	Description	Dwight St. Cost	Dwight St. $/GSF	1860 Main Cost	1860 Main $/GSF	River Front Cost	River Front $/GSF	Liberty Jnct. Cost	Liberty Jnct. $/GSF
A — SUBSTRUCTURE									
A9010	General Earthwork	$7,126,470	$18.27	Incl. in Sitework	$0.00	Incl. in Sitework	$0.00	$10,295,201	$31.31
A9030	Shoring Systems	$2,803,390	$7.19	$2,256,000	$7.23	Incl. in Sitework	$0.00	$992,520	$3.02
A9030	Soil Stabilization	$0	$0.00	$0	$0.00	$0	$0.00	$1,417,930	$4.31
A1010	Deep Foundations / Piles	$4,464,748	$11.45	$1,800,000	$5.77	Incl. in Sitework	$0.00	$0	$0.00
	A — SUBTOTAL	$14,394,608	$36.91	$4,056,000	$13.00	$0	$0.00	$12,705,651	$38.64
B10 — SUPERSTRUCTURE									
B1010	Cast-in-Place Concrete	$9,048,349	$23.20	$14,149,700	$45.35	$10,283,887	$30.47	$10,463,634	$31.82
B1010	Precast Facade	$11,030,912	$28.28	$0	$0.00	$0	$0.00	$8,510,430	$25.88
B1010	Structural Steel	$18,496,534	$47.43	$15,740,000	$50.45	$18,454,500	$54.68	$19,808,659	$60.25
B1010	Misc Metals	$1,835,310	$4.71	$4,502,700	$14.43	$1,658,815	$4.91	$1,492,007	$4.54
B1010	Metal Stairs	$1,353,300	$3.47	Incl. in Misc Metals	$0.00	Incl. in Misc Metals	$0.00	$5,901,600	$17.95
B1010	Masonry	$924,000	$2.37	$5,337,600	$17.11	$3,217,500	$9.53	$2,607,384	$7.93
B1010	Rough Carpentry	$1,029,990	$2.64	$0	$0.00	$1,188,060	$3.52	$954,811	$2.90
	B10 — SUBTOTAL	$43,718,395	$112.10	$39,730,000	$127.34	$34,802,762	$103.11	$49,738,525	$151.27
B20 — EXTERIOR ENCLOSURE (VERTICAL)									
B2010	Insulation	$788,497	$2.02	$261,000	$0.84	$0	$0.00	$675,702	$2.06
B2010	AVB	$110,000	$0.28	$0	$0.00	$0	$0.00	$278,465	$0.85
B2010	Metal Panel Facade	$3,075,000	$7.88	Incl. in Facade	$0.00	Incl. in Envelope	$0.00	$3,423,470	$10.41
B2010	Pre-engineered Exterior Wall Syster	$0	$0.00	$0	$0.00	$0	$0.00	$1,611,000	$4.90
B2020	Windows & Curtainwall / Facade	$19,255,448	$49.37	$32,965,800	$105.66	$26,229,180	$77.71	$12,008,985	$36.52
B2020	Interior Glass & Glazing	$1,180,670	$3.03	$480,700	$1.54	$687,500	$2.04	$1,107,910	$3.37
B2050	Waterproofing	$294,833	$0.76	$1,800,400	$5.77	$874,526	$2.59	$500,835	$1.52
B2050	Joint Sealants	$1,120,219	$2.87	Incl. in Waterproofing	$0.00	$0	$0.00	$1,019,538	$3.10
	B20 — SUBTOTAL	$25,824,667	$66.22	$35,507,900	$113.81	$27,791,206	$82.34	$20,625,905	$62.73
B30 — EXTERIOR ENCLOSURE (HORIZONTAL / ROOFING)									
B3010	Roofing	$3,217,950	$8.25	$2,927,600	$9.38	$2,498,000	$7.40	$3,021,354	$9.19
B3020	Applied Fireproofing	$1,441,800	$3.70	$890,700	$2.85	$1,336,341	$3.96	$1,719,733	$5.23
	B30 — SUBTOTAL	$4,659,750	$11.95	$3,818,300	$12.24	$3,834,341	$11.36	$4,741,087	$14.42
	B20/B30 — COMBINED SUBTOTAL	$30,484,417	$78.16	$39,326,200	$126.04	$31,625,547	$93.70	$25,366,992	$77.15
C10 — INTERIOR CONSTRUCTION									
C1020	Doors Frames & Hardware	$5,471,850	$14.03	$2,601,300	$8.34	$3,450,000	$10.22	$4,041,400	$12.29
C1020	OH Doors	$90,000	$0.23	$115,000	$0.37	$500,001	$1.48	$90,000	$0.27
C1010	Drywall	$17,000,797	$43.59	$12,737,400	$40.83	$18,638,341	$55.22	$16,425,449	$49.96
C1030	Finish Carpentry	$10,648,544	$27.30	$0	$0.00	$0	$0.00	$0	$0.00
C1030	DFH Install	$1,222,950	$3.14	$0	$0.00	$0	$0.00	$0	$0.00
C1030	Architectural Millwork / Casework	$1,851,360	$4.75	$13,142,200	$42.12	$11,633,276	$34.47	$9,743,020	$29.63
C1030	Manufactured Casework	$0	$0.00	$0	$0.00	$0	$0.00	$93,250	$0.28
C1090	Specialties	$1,388,660	$3.56	$2,495,500	$8.00	$607,547	$1.80	$726,250	$2.21
C1090	Wall & Door Protection	$468,000	$1.20	$0	$0.00	$0	$0.00	$50,000	$0.15
C1090	Signage	$485,100	$1.24	$409,100	$1.31	$315,000	$0.93	$460,988	$1.40
C1090	Misc. Specialties	$0	$0.00	$100,600	$0.32	$0	$0.00	$0	$0.00
	C10 — SUBTOTAL	$39,850,211	$102.18	$31,500,500	$100.97	$35,144,165	$104.12	$31,537,107	$95.91
C20 — INTERIOR FINISHES									
C2010	Painting & Wallcovering	$4,382,436	$11.24	$1,759,600	$5.64	$1,554,339	$4.61	$1,609,469	$4.90
C2010	Sealers & Coatings	$43,427	$0.11	$0	$0.00	$0	$0.00	$116,740	$0.36
C2010	Acoustical Wall Panels	$0	$0.00	$1,031,900	$3.31	$0	$0.00	$0	$0.00
C2030	Tile	$1,893,276	$4.85	$2,993,200	$9.59	$3,450,500	$10.22	$1,826,010	$5.55
C2030	Resilient Flooring	$1,816,992	$4.66	$933,200	$2.99	$2,387,000	$7.07	$5,093,394	$15.49
C2030	Carpet	$1,273,572	$3.27	Incl. in Floors	$0.00	Incl. in Flooring	$0.00	Incl. in Resilient	$0.00
C2030	Epoxy / Polished Concrete	$0	$0.00	$0	$0.00	$577,000	$1.71	$0	$0.00
C2050	ACT / Acoustical Ceilings	$2,403,140	$6.16	$2,387,900	$7.65	$4,153,955	$12.31	$3,334,816	$10.14
C2050	Specialty Ceilings	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
	C20 — SUBTOTAL	$11,812,843	$30.29	$9,105,800	$29.18	$12,122,794	$35.92	$11,980,429	$36.44
D10 — CONVEYING									
D1010	Elevators & Escalators	$4,014,000	$10.29	$2,628,000	$8.42	$3,987,000	$11.81	$6,010,000	$18.28
	D10 — SUBTOTAL	$4,014,000	$10.29	$2,628,000	$8.42	$3,987,000	$11.81	$6,010,000	$18.28
D20 — PLUMBING									
D2010	Plumbing	$9,746,096	$24.99	$7,885,600	$25.27	$4,894,890	$14.50	$6,382,884	$19.41
	D20 — SUBTOTAL	$9,746,096	$24.99	$7,885,600	$25.27	$4,894,890	$14.50	$6,382,884	$19.41
D30 — HVAC									
D3010	HVAC (Combined)	$42,282,641	$108.42	$37,531,400	$120.29	$0	$0.00	$40,450,020	$123.03
D3010	Mech Equipment - Direct Buy	$0	$0.00	$0	$0.00	$3,574,759	$10.59	$0	$0.00
D3020	HVAC - Airside	$0	$0.00	$0	$0.00	$12,319,699	$36.50	$0	$0.00
D3030	HVAC - Waterside	$0	$0.00	$0	$0.00	$16,876,300	$50.00	$0	$0.00
D3040	ATS / Controls	$0	$0.00	$0	$0.00	$3,375,260	$10.00	$0	$0.00

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River Front	337,526	$269,343,661	$401,769,564	$797.99	$1,190.34
Liberty Junction	328,790	$240,186,835	$338,077,483	$730.52	$1,028.25

TRADE COSTS BY UNIFORMAT CATEGORY

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D3050	Testing & Balancing	$0	$0.00	$0	$0.00	$1,687,630	$5.00	$0	$0.00
	River Front HVAC TOTAL	$0	$0.00	$0	$0.00	$37,833,648	$112.09	$0	$0.00
	D30 — SUBTOTAL	$42,282,641	$108.42	$37,531,400	$120.29	$37,833,648	$112.09	$40,450,020	$123.03
D40 — FIRE PROTECTION									
D4010	Fire Protection	$3,994,300	$10.24	$3,411,000	$10.93	$5,231,653	$15.50	$3,757,830	$11.43
	D40 — SUBTOTAL	$3,994,300	$10.24	$3,411,000	$10.93	$5,231,653	$15.50	$3,757,830	$11.43
D50 — ELECTRICAL									
D5010	Electrical	$36,622,175	$93.90	$26,883,200	$86.16	$26,435,778	$78.32	$34,326,785	$104.40
D5010	EV Charging	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
D5030	Communications / Tel-Data	$4,693,625	$12.03	$6,060,200	$19.42	$3,496,103	$10.36	$3,205,703	$9.75
D5030	Audiovisual	$2,320,000	$5.95	$0	$0.00	$6,992,206	$20.72	$251,000	$0.76
D5040	Fire Alarm	$0	$0.00	$0	$0.00	$1,942,279	$5.75	$0	$0.00
D5040	Security	$3,626,290	$9.30	Incl. in Low Voltage	$0.00	$5,826,838	$17.26	$2,679,639	$8.15
D5060	Geothermal	$0	$0.00	$0	$0.00	$8,253,000	$24.45	$0	$0.00
	D50 — SUBTOTAL	$47,262,090	$121.18	$32,943,400	$105.58	$52,946,204	$156.86	$40,463,127	$123.06
E10 — EQUIPMENT									
E1010	Facade Maintenance (EBMS)	$212,000	$0.54	$261,000	$0.84	$0	$0.00	$215,600	$0.66
E1010	Parking Equipment	$0	$0.00	$250,000	$0.80	$0	$0.00	$0	$0.00
E1010	Detention Equipment	$0	$0.00	$0	$0.00	$2,750,039	$8.15	$0	$0.00
E1010	Food Service Equipment	$0	$0.00	$0	$0.00	$208,500	$0.62	$0	$0.00
E1090	Misc / Other Equipment	$0	$0.00	$399,800	$1.28	$0	$0.00	$1,647,000	$5.01
E1090	Loading Dock Equipment	$0	$0.00	$0	$0.00	$0	$0.00	$80,000	$0.24
	E10 — SUBTOTAL	$212,000	$0.54	$910,800	$2.92	$2,958,539	$8.77	$1,942,600	$5.91
F10 — FURNISHINGS									
F1010	Window Treatments	$643,605	$1.65	$0	$0.00	$537,500	$1.59	$329,664	$1.00
F1010	Entrance Mats	$136,250	$0.35	$24,000	$0.08	$0	$0.00	$15,000	$0.05
F1020	Furnishings / FFE	$0	$0.00	$3,892,600	$12.48	$5,059,746	$14.99	$0	$0.00
F1030	Manufactured Casework	$0	$0.00	$0	$0.00	$0	$0.00	$93,250	$0.28
	F10 — SUBTOTAL	$779,855	$2.00	$3,916,600	$12.56	$5,597,246	$16.58	$437,914	$1.33
G — SITEWORK									
G1070	Sitework / Earthwork	See Substructure	$0.00	$6,297,600	$20.18	$21,045,908	$62.35	See Substructure	$0.00
G2010	Paving	$230,660	$0.59	$0	$0.00	$0	$0.00	$595,700	$1.81
G2010	Site Concrete	$0	$0.00	$0	$0.00	$0	$0.00	$547,908	$1.67
G2030	Site Furnishings	$179,000	$0.46	$0	$0.00	$0	$0.00	$184,000	$0.56
G2030	Fencing	$0	$0.00	$50,000	$0.16	$0	$0.00	$125,200	$0.38
G2040	Landscape / Hardscape	$1,511,215	$3.87	$8,010,200	$25.67	$7,670,389	$22.73	$1,845,422	$5.61
G4010	Civil Utilities	$2,169,425	$5.56	$1,251,500	$4.01	Incl. in Sitework	$0.00	$2,168,120	$6.59
	G — SUBTOTAL	$4,090,300	$10.48	$15,609,300	$50.02	$28,716,297	$85.08	$5,466,350	$16.62
Z1 — GENERAL CONDITIONS & TEMPORARY WORKS									
Z1010	LEED Platinum Staffing	$722,400	$1.85	$0	$0.00	$0	$0.00	$0	$0.00
Z1010	Temp Conditions / Weather	$96,000	$0.25	$913,500	$2.93	$3,500,000	$10.37	$2,000,000	$6.08
Z1010	Temporary Hoist	$0	$0.00	$1,861,000	$5.96	$928,770	$2.75	$0	$0.00
Z1010	Final Cleaning	$0	$0.00	$425,400	$1.36	$323,046	$0.96	$0	$0.00
Z1010	Project Requirements	$0	$0.00	$661,100	$2.12	$0	$0.00	$0	$0.00
Z1010	General Work	$0	$0.00	$0	$0.00	$0	$0.00	$544,906	$1.66
Z1010	Site Services	$0	$0.00	$0	$0.00	$6,730,000	$19.94	$0	$0.00
	Z1 — SUBTOTAL	$818,400	$2.10	$3,861,000	$12.37	$11,481,816	$34.02	$2,544,906	$7.74
TRADE COSTS SUBTOTAL									
	TRADE SUBTOTAL	$258,005,503	$661.55	$238,606,200	$764.76	$269,343,661	$797.99	$240,186,835	$730.52
Z2 — INDIRECT COSTS / MARKUPS / CONTINGENCIES									
Z2010	General Conditions	$14,978,088	$38.41	$14,492,800	$46.45	Incl. in Total Indirects	$0.00	$13,822,220	$42.04
Z2020	General Requirements	$10,411,426	$26.70	$8,695,600	$27.87	Incl. in Total Indirects	$0.00	$12,615,305	$38.37
Z2030	Estimating / Design Contingency	$12,900,275	$33.08	$0 (By Owner)	$0.00	Incl. in Total Indirects	$0.00	$24,018,683	$73.05
Z2040	Construction Contingency	$14,814,765	$37.99	$7,158,300	$22.94	Incl. in Total Indirects	$0.00	$8,488,923	$25.82
Z2060	Tariffs	$3,204,434	$8.22	$0	$0.00	$0	$0.00	$5,548,316	$16.87
Z2070	Subguard / SDI / Bonds	$4,854,717	$12.45	$3,686,400	$11.82	Incl. in Total Indirects	$0.00	$4,244,461	$12.91
Z2080	Builders Risk Insurance	$0	$0.00	$0 (Excluded)	$0.00	Incl. in Total Indirects	$0.00	$0 (Excluded)	$0.00
Z2080	General Liability Insurance	$4,599,035	$11.79	$10,144,900	$32.52	Incl. in Total Indirects	$0.00	$4,509,890	$13.72
Z2090	Building Permits	$0	$0.00	$0 (Excluded)	$0.00	$0	$0.00	$0 (Excluded)	$0.00
Z2090	P&P Bonds	$0	$0.00	$0 (Excluded)	$0.00	$0	$0.00	$0 (Excluded)	$0.00
Z2100	Fee	$11,658,554	$29.89	$7,069,600	$22.66	Incl. in Total Indirects	$0.00	$11,432,572	$34.77
	River Front Total Indirects (Lump)	$0	$0.00	$0	$0.00	$132,425,903	$392.34	$0	$0.00
	Z2 — INDIRECT SUBTOTAL	$77,421,294	$222.45	$51,247,600	$164.26	$132,425,903	$392.34	$84,680,370	$297.73
GRAND TOTAL									
	GRAND TOTAL	$335,426,797	$884.00	$289,853,800	$929.02	$401,769,564	$1,190.34	$324,867,205	$1,028.25
	SUMMARY SHEET ANALYSIS	**$363,217,108**		**$328,200,000**		**$409,058,334**		**$340,559,000**	
	VAR - PARKING VALUE	**($27,790,311)**		**($38,346,200)**		**($7,288,770)**		**($15,691,795)**	

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SUMMARY $/GSF BY UNIFORMAT LEVEL 1

UniFormat Category	Description	Dwight St. $/GSF	1860 Main $/GSF	River Front $/GSF	Liberty Jnct. $/GSF
A	Substructure	$36.91	$13.00	Incl. in Sitework	$38.64
B10	Superstructure	$112.10	$127.34	$103.11	$151.27
B20/B30	Exterior Enclosure	$78.16	$126.04	$93.70	$77.15
C10	Interior Construction	$102.18	$100.97	$104.12	$95.91
C20	Interior Finishes	$30.29	$29.18	$35.92	$36.44
D10	Conveying	$10.29	$8.42	$11.81	$18.28
D20	Plumbing	$24.99	$25.27	$14.50	$19.41
D30	HVAC	$108.42	$120.29	$112.09	$123.03
D40	Fire Protection	$10.24	$10.93	$15.50	$11.43
D50	Electrical / Comms / Security	$121.18	$105.58	$156.86	$123.06
E	Equipment	$0.54	$2.92	$8.77	$5.91
F	Furnishings	$2.00	$12.56	$16.58	$1.33
G	Sitework	$10.48	$50.02	$85.08	$16.62
Z1	Gen. Conditions / Temp	$2.10	$12.37	$34.02	$7.74
Z2	Indirects / Markups	$222.45	$164.26	$392.34	$297.73
	TOTAL	$884.00	$929.02	$1,190.34	$1,028.25

TOP VARIANCE DRIVERS

Rank	Category	Variance Range ($/GSF)	Key Driver
1	Indirects & Markups	$164.26 - $392.34	River Front indirects at 49% of total; 1860 Main excludes escalation/design contingency (by owner)
2	Exterior Enclosure / Facade	$77.15 - $126.04	1860 Main full curtainwall vs Liberty Junction precast + metal panel hybrid
3	MEP Systems	$262.07 - $298.95	River Front highest due to geothermal ($24.45/GSF) and high AV/security scope
4	Sitework	$10.48 - $85.08	River Front bundles earthwork into sitework; very different site conditions
5	Superstructure	$103.11 - $151.27	Liberty Junction highest: steel at $60.25/GSF and stairs at $17.95/GSF