

ADDITIONAL PROJECT COSTS & ESCALATION CALCULATOR

INPUTS		
Construction Costs		Direct expenses related to the physical building process, including materials, labor, equipment, and contractor fees.
Midpoint of Construction		See table below for guidance
Estimate Date		Enter the date the estimate was created. (Defaults to Today)

ESTIMATE ADDITIONS				
Add	Category	%	Amount	Notes
	Architect/Engineer Services			Design and oversight by licensed professionals.
	ACM Abatement			Hazardous material testing and abatement
	Material Testing			Quality testing of construction materials.
	Plan Review & Permits			State fees for review and building permits.
	Technology & Utilities			Power, networking, and utility infrastructure.
	Contingency			Allowance for unforeseen project costs.
	SUBTOTAL			
	Project Escalation			Escalation calculated to anticipated mid-point of construction.
	TOTAL PROJECT COST			

Midpoint of Construction Guidance			
Project Size / Type	Procurement + Design Time	Construction Duration	Estimated Midpoint After Funding
Small (< \$150K)	6–9 months	2–4 months	10–12 months
Small / Moderate (\$150K – \$500K)	8–12 months	4–6 months	14–17 months
Medium (\$500K – \$2M)	10–14 months	6–9 months	16–20 months
Large (\$2M – \$10M)	12–18 months	9–12 months	18–24 months
Major (> \$10M)	15–24 months	12–24+ months	24–36+ months
Roofing / Exterior / Seasonal	6–10 months	3–6 months	10–12 months (spring)