



# PROJECT BUDGET

The project budget is generally composed of the following components:

- **Hard Costs**
  - o General contractor construction cost
  - o Owner costs include:
    - o Furniture, fixtures, and equipment (FF&E)
    - o Operating supplies and equipment (OS&E)
    - o Information Technology (IT)
- **Soft Costs**
  - o Due diligence
  - o Design consultants
  - o Testing & inspections
  - o Hotel brand costs
  - o Project developer
  - o Project contingencies

To develop the construction cost estimate, McCownGordon utilized the project program and space layout as shown in the architectural concept design package and estimated unit cost per square foot for major building components. The square foot unit cost is based on cost databases or past project experience and benchmarked against projects of similar size, scope, location, and complexity. The parking garage, conference center, and parking garage have been priced as separate components.

Garfield has similarly estimated the owner cost and soft costs to complete the project development budget which is summarized below:

<b>Hard Costs</b>	
Construction	\$ 100,000,000
FF&E	\$ 8,182,000
OS&E	\$ 3,889,424
IT	\$ 1,422,960
<b>Total hard costs</b>	<b>\$ 113,494,404</b>

<b>Soft Costs</b>	
Due diligence	\$ 123,837
Design consultants	\$ 5,125,000
Testing & Inspection	\$ 303,785
Hotel Brand	\$ 2,229,557
Development Mgr.	\$ 7,031,267
Contingency	\$ 1,700,000
<b>Total soft costs</b>	<b>\$ 16,513,446</b>

**Total Project Budget \$ 130,007,850**

The project budget has been separated by component and is summarized as follows:

Hotel	\$ 51,000,000
Conference Center	\$ 52,000,000
Parking Garage	\$ 27,000,000
<b>Total Project Budget</b>	<b>\$130,000,000</b>



Jefferson City Hotel & Conv Center	
	(In-Progress)
Hotel Tier	Upper Upscale
Project Location	Jefferson City, MO
Year Opening	Est. 2028
Key Count	204
Gross Square Footage*	208,550
<b>PRICING</b>	<b>Present Value</b>
<b>SUMMARY</b>	<b>Q4/ 2025 Documents</b>
<b>Quarter / Year</b>	
<b>HARD COSTS</b>	
<b>Construction-General Contractor GMP Total</b>	<b>\$ 100,000,000</b>
Preconstruction	\$ 175,000
Hotel & CC Construction	\$ 99,525,000
Model Room Construction	\$ 300,000
DAS - Emergency Responder	
DAS - Cellular	
<b>Owner Furniture / Supplies / Equipment Total</b>	<b>\$ 13,494,404</b>
FF&E	\$ 8,182,020
OS&E	\$ 3,889,424.00
IT	\$ 1,422,960
Kitchen & Laundry	\$ -
	\$ 13,000
<b>Total Hard Costs</b>	<b>\$ 113,494,404</b>
<b>SOFT COSTS (Owner/Brand Items)</b>	
<b>Due Dilligence Total</b>	<b>\$ 123,837</b>
Land	
Bldg Permit Fees (Standard/Expedited) - Hotel & CC	\$ -
Bldg Permit Fees (Standard/Expedited) - Model Room	\$ 10,000
TDLR Review Fees - Hotel & CC	\$ -
TDLR Review Fees - Model Room	\$ -
Survey, Geotech, Environmental Study, Market Study.	\$ 113,837
<b>Design Consultant Fees Total</b>	<b>\$ 5,125,000</b>
Design Consultant Fees & Reimbursables	\$ 4,725,000
Design Consultant Fee Contingency (10%)	\$ 400,000
<b>3rd Party Consultant / Inspections Total</b>	<b>\$ 303,785</b>
3rd Party Material Testing & Inspection	\$ 232,637
3rd Party Building Systems Commissioning Agent	\$ 71,148
Sustainable Consulting / Commissioning Agent	\$ -
<b>Brand Total</b>	<b>\$ 2,229,557</b>
Brand, Technical Service and Construction Review Fees	\$ 250,000
Brand Application Fee	\$ -
Brand Pre-Opening Budget	\$ 1,979,557
<b>Garfield Public/Private As DM / PM Total</b>	<b>\$ 7,031,267</b>
GPP Development Mgr Fees	\$ 5,130,000
GPP Construction Mgr Fees	\$ 524,365
GPP Success Fee (paid at opening)	\$ 640,332
GPP deferred Fee (years 5 thru 11) paid from NOI (\$1.5M)	\$ -
GPP Legal Fees	\$ 474,320
GPP Insurance	\$ 122,250
GPP Reimbursable Expenses	\$ 140,000
<b>Owner Project Contingency Total</b>	<b>\$ 1,700,000</b>
Owner General Contingency	\$ 1,500,000
Owner Temporary Power Contingency	\$ -
Owner DAS - Emergency Responder Contingency	\$ 200,000
Owner DAS - Cellular Contingency	\$ -
<b>Total Soft Costs</b>	<b>\$ 16,513,446</b>
<b>TOTAL PROJECT COSTS (HARD + SOFT)</b>	<b>\$ 130,007,850</b>

\* Gross S.F. value shown does not include any garage, exterior loading dock, exterior patio or pool deck (unless elevated), or sitework SF.

Jefferson City  
**Hotel & Conference Center**  
 Pre-Development Business Plan



**Jefferson City Hotel and Convention Center**

Jefferson City, MO

Conceptual Estimate  
 January 8, 2025

CSI	CSI Description	Parking Garage	\$/SF Parking Garage	Convention Center	\$/SF Convention Center	Hotel	\$/SF Hotel	Totals
01 00 00	General Conditions	730,049	\$ 3.30	1,416,422	\$ 15.98	1,431,118	\$ 12.98	<b>3,577,589</b>
01 45 00	Testing & Inspections - By Owner	0	\$ -	0	\$ -	0	\$ -	<b>0</b>
01 50 00	Division 1 General Requirements	747,432	\$ 3.38	1,450,146	\$ 16.36	1,465,192	\$ 13.29	<b>3,662,770</b>
01 51 00	Division 1 Direct Costs	24,434	\$ 0.11	47,934	\$ 0.54	50,137	\$ 0.45	<b>122,505</b>
01 54 00	Hoisting & Major Equipment	221,300	\$ 1.00	1,067,741	\$ 12.05	1,375,443	\$ 12.48	<b>2,664,484</b>
01 71 00	Surveying and Layout	56,673	\$ 0.26	15,456	\$ 0.17	20,608	\$ 0.19	<b>92,737</b>
02 40 00	Demolition	908,524	\$ 4.11	0	\$ -	0	\$ -	<b>908,524</b>
03 30 00	Concrete Work	2,301,879	\$ 10.40	1,310,889	\$ 14.79	4,014,180	\$ 36.41	<b>7,626,947</b>
03 40 00	Precast Concrete	7,166,275	\$ 32.38	0	\$ -	0	\$ -	<b>7,166,275</b>
04 20 00	Masonry	226,112	\$ 1.02	208,507	\$ 2.35	220,705	\$ 2.00	<b>655,324</b>
05 10 00	Structural Steel & Deck	0	\$ -	3,216,972	\$ 36.29	2,213,117	\$ 20.07	<b>5,430,089</b>
05 50 00	Metal Fabrications	131,093	\$ 0.59	599,490	\$ 6.76	468,987	\$ 4.25	<b>1,199,569</b>
05 70 00	Ornamental Metal	0	\$ -	467,929	\$ 5.28	0	\$ -	<b>467,929</b>
06 10 00	Rough Carpentry	0	\$ -	44,771	\$ 0.51	111,415	\$ 1.01	<b>156,186</b>
06 40 00	Interior Architectural Millwork	0	\$ -	1,927,377	\$ 21.74	580,179	\$ 5.26	<b>2,507,556</b>
06 80 00	Fiberglass Reinforced Panels (FRP)	0	\$ -	47,783	\$ 0.54	0	\$ -	<b>47,783</b>
07 10 00	Waterproofing & Dampproofing	167,740	\$ 0.76	186,824	\$ 2.11	0	\$ -	<b>354,565</b>
07 21 00	Building & Sound Insulation	0	\$ -	127,324	\$ 1.44	115,250	\$ 1.05	<b>242,574</b>
07 24 00	Synthetic Exterior Wall System	0	\$ -	327,308	\$ 3.69	450,976	\$ 4.09	<b>778,284</b>
07 41 00	Metal Roof Panels	0	\$ -	208,823	\$ 2.36	0	\$ -	<b>208,823</b>
07 42 00	Wall Panels	0	\$ -	566,501	\$ 6.39	718,505	\$ 6.52	<b>1,285,006</b>
07 50 00	Roofing	5,556	\$ 0.03	772,350	\$ 8.71	505,121	\$ 4.58	<b>1,283,027</b>
07 60 00	Sheet Metal & Flashing	2,425	\$ 0.01	100,167	\$ 1.13	23,639	\$ 0.21	<b>126,231</b>
07 70 00	Roof Accessories	0	\$ -	261,973	\$ 2.96	0	\$ -	<b>261,973</b>
07 81 00	Sprayed Fireproofing	0	\$ -	322,689	\$ 3.64	0	\$ -	<b>322,689</b>
07 84 00	Firestopping	1,919	\$ 0.01	63,982	\$ 0.72	132,072	\$ 1.20	<b>197,973</b>
07 90 00	Caulking & Sealants	15,293	\$ 0.07	58,203	\$ 0.66	11,141	\$ 0.10	<b>84,638</b>
07 95 00	Expansion Joints	144,912	\$ 0.65	0	\$ -	0	\$ -	<b>144,912</b>
08 10 00	Doors, Frames & Hardware	16,417	\$ 0.07	207,911	\$ 2.35	1,558,677	\$ 14.14	<b>1,783,005</b>
08 30 00	Special Doors	0	\$ -	20,204	\$ 0.23	0	\$ -	<b>20,204</b>
08 40 00	Entrances, Storefronts & Curtain Walls	0	\$ -	1,531,592	\$ 17.28	1,864,970	\$ 16.92	<b>3,396,562</b>
08 80 00	Glass & Glazing - Interior	0	\$ -	0	\$ -	45,459	\$ 0.41	<b>45,459</b>
09 00 00	Interior Finishes	0	\$ -	0	\$ -	384,264	\$ 3.49	<b>384,264</b>
09 20 00	Metal Stud & Drywall	11,470	\$ 0.05	2,653,204	\$ 29.93	3,994,903	\$ 36.23	<b>6,659,577</b>
09 30 00	Tile & Stone	0	\$ -	607,579	\$ 6.85	809,152	\$ 7.34	<b>1,416,731</b>
09 50 00	Acoustical Treatment	9,900	\$ 0.04	199,703	\$ 2.25	0	\$ -	<b>209,603</b>
09 64 00	Wood Flooring	0	\$ -	17,679	\$ 0.20	40,430	\$ 0.37	<b>58,109</b>
09 65 00	Resilient Flooring	2,788	\$ 0.01	42,047	\$ 0.47	745,825	\$ 6.76	<b>790,661</b>
09 68 00	Carpeting	0	\$ -	123,467	\$ 1.39	20,669	\$ 0.19	<b>144,137</b>
09 72 00	Wall Covering - Installation Only	263	\$ 0.00	119,537	\$ 1.35	164,605	\$ 1.49	<b>284,405</b>
09 90 00	Painting	83,515	\$ 0.38	112,313	\$ 1.27	300,065	\$ 2.72	<b>495,893</b>
09 97 00	Special Coatings	443,987	\$ 2.01	35,654	\$ 0.40	10,266	\$ 0.09	<b>489,907</b>
10 14 00	Identifying Devices	98,107	\$ 0.44	19,693	\$ 0.22	84,040	\$ 0.76	<b>201,840</b>
10 20 00	Toilet Partitions & Screens	0	\$ -	73,745	\$ 0.83	16,769	\$ 0.15	<b>90,515</b>
10 21 00	Shower Enclosures	0	\$ -	0	\$ -	308,017	\$ 2.79	<b>308,017</b>

Jefferson City  
**Hotel & Conference Center**  
 Pre-Development Business Plan



**Jefferson City Hotel and Convention Center**

Jefferson City, MO

Conceptual Estimate  
 January 8, 2025

CSI	CSI Description	Parking Garage	\$/SF Parking Garage	Convention Center	\$/SF Convention Center	Hotel	\$/SF Hotel	Totals
10 22 00	Operable Walls	0	\$ -	736,090	\$ 8.30	87,918	\$ 0.80	<b>824,008</b>
10 26 00	Protection Covers	0	\$ -	0	\$ -	63,411	\$ 0.58	<b>63,411</b>
10 28 00	Toilet Accessories	0	\$ -	45,459	\$ 0.51	128,236	\$ 1.16	<b>173,696</b>
10 44 00	Fire Extinguishers & Cabinets	13,105	\$ 0.06	9,016	\$ 0.10	13,087	\$ 0.12	<b>35,208</b>
10 51 00	Lockers	0	\$ -	10,102	\$ 0.11	0	\$ -	<b>10,102</b>
10 80 00	Miscellaneous Specialties	0	\$ -	75,766	\$ 0.85	0	\$ -	<b>75,766</b>
11 12 00	Parking Equipment	50,598	\$ 0.23	0	\$ -	0	\$ -	<b>50,598</b>
11 24 00	Façade Maintenance Equipment	0	\$ -	0	\$ -	99,034	\$ 0.90	<b>99,034</b>
11 40 00	Food Service Equipment	0	\$ -	1,227,405	\$ 13.85	202,042	\$ 1.83	<b>1,429,447</b>
13 11 00	Water Features, Pools & Spas	0	\$ -	324,947	\$ 3.67	0	\$ -	<b>324,947</b>
14 20 00	Elevators	463,663	\$ 2.10	681,255	\$ 7.69	1,175,393	\$ 10.66	<b>2,320,311</b>
21 00 00	Fire Suppression	356,938	\$ 1.61	492,486	\$ 5.56	501,366	\$ 4.55	<b>1,350,790</b>
22 00 00	Plumbing	380,708	\$ 1.72	1,843,165	\$ 20.79	2,363,347	\$ 21.44	<b>4,587,221</b>
23 00 00	Mechanical	111,973	\$ 0.51	4,298,064	\$ 48.49	3,364,726	\$ 30.52	<b>7,774,763</b>
26 00 00	Electrical	866,588	\$ 3.92	4,893,525	\$ 55.21	3,520,707	\$ 31.93	<b>9,280,820</b>
27 00 00	Low Voltage	386,897	\$ 1.75	895,430	\$ 10.10	891,318	\$ 8.08	<b>2,173,646</b>
31 00 00	Site Clearing & Earthwork	539,269	\$ 2.44	0	\$ -	0	\$ -	<b>539,269</b>
31 40 00	Underpinning & Shoring	840,889	\$ 3.80	0	\$ -	0	\$ -	<b>840,889</b>
31 60 00	Foundations	569,934	\$ 2.58	410,635	\$ 4.63	304,061	\$ 2.76	<b>1,284,630</b>
32 12 00	Asphalt/Paving/Striping/Bumpers	44,265	\$ 0.20	0	\$ -	0	\$ -	<b>44,265</b>
32 16 00	Site Concrete	182,109	\$ 0.82	0	\$ -	0	\$ -	<b>182,109</b>
32 90 00	Landscaping & Irrigation	90,852	\$ 0.41	65,664	\$ 0.74	0	\$ -	<b>156,516</b>
33 00 00	Site Utilities	443,758	\$ 2.01	0	\$ -	0	\$ -	<b>443,758</b>
<b>Subtotal</b>		<b>18,859,610</b>	<b>\$ 85.22</b>	<b>36,590,898</b>	<b>\$ 412.81</b>	<b>36,970,547</b>	<b>\$ 335.33</b>	<b>92,421,055</b>
Cost Escalation		0.00%	0	0	0	0	-	0
<b>Subtotal</b>		<b>18,859,610</b>	<b>\$ 85.22</b>	<b>36,590,898</b>	<b>\$ 412.81</b>	<b>36,970,547</b>	<b>\$ 335.33</b>	<b>92,421,055</b>
Performance Bond		0.00%	0	0	0	0	-	0
Building Permit - By Owner		0.00%	0	0	0	0	-	0
Design Contingency		2.50%	471,490	914,772	10.32	924,264	8.38	<b>2,310,526</b>
Construction Contingency		2.00%	386,622	750,113	8.46	757,896	6.87	<b>1,894,632</b>
Contractor's Fee		3.00%	591,532	1,147,674	12.95	1,159,581	10.52	<b>2,898,786</b>
<b>Total Budget Estimate</b>		<b>20,309,254</b>	<b>\$ 91.77</b>	<b>39,403,457</b>	<b>\$ 444.54</b>	<b>39,812,289</b>	<b>\$ 361.11</b>	<b>99,525,000</b>



**Jefferson City Hotel and Convention Center**  
 Jefferson City, MO

Conceptual Estimate  
 January 8, 2025

**Parking Garage**

Current \$/SF	\$91.77
Current Total	<b>\$20,309,254</b>
Gross SF	221,300

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>General Conditions</b>							
	Core & Shell	84.6%	83%	730,049	606,456		
	MEPS	12.4%	16%	730,049	118,905		
	Finishes	3.0%	1%	730,049	4,688		
01 00 00	General Conditions					730,049	3.30
01 45 00	Testing & Inspections - By Owner					0	-
<b>Division 1 General Requirements</b>							
	Core & Shell		83%	747,432	620,896		
	MEPS		16%	747,432	121,736		
	Finishes		1%	747,432	4,800		
01 50 00	Division 1 General Requirements					747,432	3.38
<b>Division 1 Direct Costs</b>							
	Final Cleanup	221,300	SF	0.10	22,395		
	Final Cleanup	101,000	SF	0.02	2,039		
01 51 00	Division 1 Direct Costs					24,434	0.11
<b>Hoisting &amp; Major Equipment</b>							
	General Hoisting	221,300	SF	1.00	221,300		
01 54 00	Hoisting & Major Equipment					221,300	1.00
<b>Surveying and Layout</b>							
	Survey Crew		15 DAYS	2,576.04	38,641		
	Survey Crew		7 DAYS	2,576.04	18,032		
01 71 00	Surveying and Layout					56,673	0.26
<b>Demolition</b>							
	Demolition of Existing Structures		1 LS	908,523.99	908,524		
02 40 00	Demolition					908,524	4.11
<b>Concrete Work</b>							
	Slab On Grade	42,900	SF	12.14	520,956		
	Below Grade Walls	13,352	SF	65.78	878,257		
	Topping Slabs	178,400	SF	5.06	902,666		
03 30 00	Concrete Work					2,301,879	10.40
<b>Precast Concrete</b>							
	Precast Structure	221,300	SF	32.38	7,166,275		
03 40 00	Precast Concrete					7,166,275	32.38
<b>Masonry</b>							
	CMU Walls	7,980	SF	28.33	226,112		
04 20 00	Masonry					226,112	1.02
<b>Metal Fabrications</b>							
	Stairs - W/ Precast	HT 42	RISERS 77	QTY 2	FLOORS 4	- RSR 1,212.25	0
	Elevator Guide Rails					20 EA 909.19	18,184
	Mesh Infill				2 EA	900 SF 45.54	40,984
	Pipe Bollards					45 EA 354.18	15,938
	Undefined Metal Fabrications					221,300 SF 0.25	55,987
05 50 00	Metal Fabrications						131,093 0.59
<b>Waterproofing &amp; Dampproofing</b>							
	Below Grade Waterproofing	13,352	SF	12.14	162,140		
	Elevator Pits	680	SF	8.24	5,600		
07 10 00	Waterproofing & Dampproofing					167,740	0.76
<b>Roofing</b>							
	Membrane Roofing including back of parapets	250	SF	22.22	5,556		
07 50 00	Roofing					5,556	0.03
<b>Sheet Metal &amp; Flashing</b>							
	Parapet Cap	80	LF	30.31	2,425		
07 60 00	Sheet Metal & Flashing					2,425	0.01



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Gross SF	221,300

**Parking Garage**

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Firestopping</b>							
	Top of Wall	190	LF	10.10	1,919		
07 84 00	Firestopping					1,919	0.01
<b>Caulking &amp; Sealants</b>							
	Undefined Caulking	101,000	SF	0.15	15,293		
07 90 00	Caulking & Sealants					15,293	0.07
<b>Expansion Joints</b>							
	Expansion Joints	716	LF	202.39	144,912		
07 95 00	Expansion Joints					144,912	0.65
<b>Doors, Frames &amp; Hardware</b>							
	Un-defined Doors	5	EA	2,525.53	12,628		
	Card Key Entry Hardware Install (All BOH Entry Doors, 50% of BOH Doors and Un-defined D	3	EA	1,263.19	3,790		
08 10 00	Doors, Frames & Hardware					16,417	0.07
<b>Metal Stud &amp; Drywall</b>							
	Shaft Walls	684	SF	14.34	9,812		
	Undefined Walls	137	SF	12.12	1,658		
09 20 00	Metal Stud & Drywall					11,470	0.05
<b>Acoustical Treatment</b>							
	BOH Ceiling	1,400	SF	7.07	9,900		
09 50 00	Acoustical Treatment					9,900	0.04
<b>Resilient Flooring</b>							
	Rubber Base	920	LF	3.03	2,788		
09 65 00	Resilient Flooring					2,788	0.01
<b>Wall Covering - Installation Only</b>							
	FOH Wall Covering	137	SF	1.92	263		
09 72 00	Wall Covering - Installation Only					263	0.00
<b>Painting</b>							
	Paint Walls - FOH	3,360	SF	0.86	2,885		
	Paint Walls - BOH	6,377	SF	0.86	5,476		
	Paint Ceilings - Exposed	2,000	SF	0.81	1,616		
	Paint Spandrels (inside & out)	35,960	SF	2.02	72,780		
	Paint Doors & Frames	5	EA	151.53	758		
09 90 00	Painting					83,515	0.38
<b>Special Coatings</b>							
	Sealed Concrete Flooring	219,750	SF	2.02	443,987		
09 97 00	Special Coatings					443,987	2.01
<b>Identifying Devices</b>							
	Undefined Code Required Signage	695	CAR	35.42	24,616		
	Stairwell Code Required Signage	8	EA	353.57	2,829		
	Building Identification Signage	1	EA	70,662.98	70,663		
10 14 00	Identifying Devices					98,107	0.44
<b>Fire Extinguishers &amp; Cabinets</b>							
	2A:10BC with Semi-Recessed Cabinet	74	EA	177.09	13,105		
10 44 00	Fire Extinguishers & Cabinets					13,105	0.06
<b>Parking Equipment</b>							
	Parking Gates	2	EA	25,298.93	50,598		
11 12 00	Parking Equipment					50,598	0.23
<b>Elevators</b>							
	Passenger Elevators	Capacity	Speed	Stops	Rise		
		3,000	200	5	52		
		2	EA	231,831.27	463,663		
14 20 00	Elevators					463,663	2.10



**Jefferson City Hotel and Convention Center**

Jefferson City, MO

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 January 8, 2025

**Parking Garage**

Current \$/SF	\$91.77
Current Total	<b>\$20,309,254</b>
Gross SF	221,300

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Fire Suppression</b>							
	Fire Sprinkler Systems - Dry Stand Pipes	221,300	SF	0.40	89,578		
	Fire Sprinkler Systems - Dry	132,100	SF	2.02	267,359		
21 00 00	Fire Suppression					356,938	1.61
<b>Plumbing</b>							
	Plumbing Systems - Drainage	221,300	SF	1.72	380,708		
22 00 00	Plumbing					380,708	1.72
<b>Mechanical</b>							
	Mechanical Systems	221,300	SF	0.51	111,973		
23 00 00	Mechanical					111,973	0.51
<b>Electrical</b>							
	Electrical Systems	221,300	SF	2.53	559,865		
	Fire Alarm Systems	221,300	SF	1.01	223,946		
	Electric Car Charging Stations	-	EA	45,426.20	0		
	Landscaping Lighting	18,000	SF	1.51	27,256		
	Site Power & Distribution	500	LF	100.95	50,474		
	Site Signage Connection	1	EA	5,047.36	5,047		
26 00 00	Electrical					866,588	3.92
<b>Low Voltage</b>							
	Low Voltage Systems	221,300	SF	1.52	335,919		
	Low Voltage Systems	101,000	SF	0.50	50,978		
27 00 00	Low Voltage					386,897	1.75
<b>Site Clearing &amp; Earthwork</b>							
	Site Cut & Haul Off	11,000	CY	30.28	333,125		
	Hard Dig Excavation & Haul Off (10% of Cut & Fill quantity)	1,100	CY	30.28	33,313		
	Clear & Grub site area	101,000	SF	1.51	152,935		
	SWPPP						
	Initial Install	2	Acres	1,615.15	3,745		
	Materials	2	Acres	2,018.94	4,681		
	Temporary Roads	15,150	SF	0.76	11,470		
31 00 00	Site Clearing & Earthwork					539,269	2.44
<b>Underpinning &amp; Shoring</b>							
	Support of Excavation	9,800	SF	85.81	840,889		
31 40 00	Underpinning & Shoring					840,889	3.80
<b>Foundations</b>							
	Foundations	25,600	SF	22.26	569,934		
31 60 00	Foundations					569,934	2.58
<b>Asphalt/Paving/Striping/Bumpers</b>							
	Parking Stall Striping	695	EA	30.28	21,047		
	Handicap Stall Striping and Signage (10% of overall parking count)	70	EA	302.84	21,199		
	Directional Striping	8	EA	252.37	2,019		
32 12 00	Asphalt/Paving/Striping/Bumpers					44,265	0.20
<b>Site Concrete</b>							
	Curb & Gutter	1,400	LF	26.25	36,745		
	Sidewalk	18,000	SF	8.08	145,364		
32 16 00	Site Concrete					182,109	0.82
<b>Landscaping &amp; Irrigation</b>							
	Low Density Landscaping	18,000	SF	5.05	90,852		
32 90 00	Landscaping & Irrigation					90,852	0.41



**Jefferson City Hotel and Convention Center**

Jefferson City, MO  
 Conceptual Estimate  
 January 8, 2025  
 Parking Garage

Current \$/SF	\$91.77
Current Total	<b>\$20,309,254</b>
Gross SF	221,300

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Site Utilities</b>							
	Sand / Oil Interceptor	765	GAL	50.60	38,707		
	Fire Water	450	LF	151.42	68,139		
	Gate Valves	1	EA	5,047.36	5,047		
	Fire Hydrants	2	EA	5,047.36	10,095		
	Domestic Water	300	LF	151.42	45,426		
	Domestic Sewer Main - 24" SDR (10' deep avg)	300	LF	136.28	40,884		
	Man Holes - 10' Deep	2	EA	12,113.65	24,227		
	Sewer Lateral to Building	2	EA	25,236.78	50,474		
	Grease Interceptors	500	GAL	20.19	10,095		
	Storm Drain Main - 48" RCP	200	LF	353.31	70,663		
	Storm Drain Laterals - 24" RCP	350	LF	126.18	44,164		
	Catch Basins - 32" dia.	2	EA	6,561.56	13,123		
	Gas Line - 4"	150	LF	151.42	22,713		
33 00 00	Site Utilities					443,758	2.01
	<b>Subtotal</b>					18,859,610	85.22
	Cost Escalation			0.00%		0	-
	Performance Bond			0.00%		0	-
	Building Permit - By Owner			0.00%		0	-
	Design Contingency			2.50%		471,490	2.13
	Construction Contingency			2.00%		386,622	1.75
	Contractor's Fee			3.00%		591,532	2.67
	<b>Total Budget Estimate</b>					<b>20,309,254</b>	<b>91.77</b>





**Jefferson City Hotel and Convention Center**

Jefferson City, MO  
 Conceptual Estimate  
 January 8, 2025

Current \$/SF	\$444.54
Current Total	<b>\$39,403,457</b>
Gross SF	88,638

**Convention Center**

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF		
<b>General Conditions</b>									
	Core & Shell	40.9%	47%	1,416,422	660,994				
	MEPS	36.7%	35%	1,416,422	499,336				
	FOH	16.1%	13%	1,416,422	189,879				
	BOH	5.3%	5%	1,416,422	66,213				
01 00 00	General Conditions					1,416,422	15.98		
01 45 00	Testing & Inspections - By Owner					0	-		
<b>Division 1 General Requirements</b>									
	Core & Shell		47%	1,450,146	676,732				
	MEPS		35%	1,450,146	511,225				
	FOH		13%	1,450,146	194,400				
	BOH		5%	1,450,146	67,790				
01 50 00	Division 1 General Requirements					1,450,146	16.36		
<b>Division 1 Direct Costs</b>									
	Final Cleanup - FOH Areas	61,655	SF	0.61	37,371				
	Final Cleanup - BOH Areas	26,142	SF	0.40	10,564				
01 51 00	Division 1 Direct Costs					47,934	0.54		
<b>Hoisting &amp; Major Equipment</b>									
	General Hoisting	88,638	SF	6.52	577,753				
	Tower Crane	88,638	SF	5.53	489,988				
01 54 00	Hoisting & Major Equipment					1,067,741	12.05		
<b>Surveying and Layout</b>									
	Survey Crew	6	DAYS	2,576.04	15,456				
01 71 00	Surveying and Layout					15,456	0.17		
<b>Concrete Work</b>									
	Slab on Grade	56,670	SF	12.12	686,983				
	Slab on Metal Deck	33,100	SF	11.11	367,817				
	Structural Concrete - Within Tower Footprint	3,900	SF	65.66	256,088				
03 30 00	Concrete Work					1,310,889	14.79		
<b>Masonry</b>									
	CMU	6,880	SF	30.31	208,507				
04 20 00	Masonry					208,507	2.35		
<b>Structural Steel &amp; Deck</b>									
	Floor Structural Steel (14.5lbs/sf)	496	33,100	SF	288	TONS	4,596.46	1,323,641	
	Roof Structural Steel (10lbs/sf)	1,480	34,752	SF	209	TONS	4,596.46	958,416	
	Metal Deck				70,984	SF	10.35	735,015	
	Porte Cochere Roof Structural Steel (18lbs/sf)		3,132	SF	34	TONS	5,909.73	199,900	
05 10 00	Structural Steel & Deck					3,216,972	36.29		
<b>Metal Fabrications</b>									
	Stairs	HT	RISERS	QTY	FLOORS				
		18	33	3	1	99	RSR	1,212.25	120,013
	Elevator Guide Rails					16	EA	909.19	14,547
	Operable Partition Support					330	LF	353.57	116,679
	Pipe Bollards					6	EA	353.57	2,121
	Façade Support					38	TN	5,556.16	211,815
	Undefined Metal Fabrications					88,638	SF	1.52	134,314
05 50 00	Metal Fabrications							599,490	6.76
<b>Ornamental Metal</b>									
	Ornamental Railings					72	LF	732.40	52,733
	Balcony Railings					100	LF	732.40	73,240
	Balcony Railings - Level 5					340	LF	530.36	180,322
	Grand Stair					32	RSR	5,051.05	161,634
05 70 00	Ornamental Metal							467,929	5.28
<b>Rough Carpentry</b>									
	Undefined Rough Carpentry					88,638	SF	0.51	44,771
06 10 00	Rough Carpentry							44,771	0.51



**Jefferson City Hotel and Convention Center**

Jefferson City, MO  
 Conceptual Estimate  
 January 8, 2025

Current \$/SF	\$444.54
Current Total	<b>\$39,403,457</b>
Gross SF	88,638

**Convention Center**

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Interior Architectural Millwork</b>							
	Ballrooms and Meeting Rooms	29,650	SF	25.26	748,818		
	Prefunction	12,100	SF	10.10	122,235		
	Signature Restaurant	2,500	SF	151.53	378,829		
	Lobby / Lounge	4,980	SF	50.51	251,542		
	<b>FOH</b>						
	Wood Wall Panels	5,741	SF	45.46	260,965		
	Wood Ceiling Panels	996	SF	45.46	45,278		
	<b>BOH</b>						
	BOH Support Space	7,900	SF	15.15	119,710		
06 40 00	Interior Architectural Millwork					1,927,377	21.74
<b>Fiberglass Reinforced Panels (FRP)</b>							
	FRP at Walls	11,825	SF	4.04	47,783		
06 80 00	Fiberglass Reinforced Panels (FRP)					47,783	0.54
<b>Waterproofing &amp; Dampproofing</b>							
	Weather Barrier	12,095	SF	5.05	61,092		
	Exterior Waterproofing	4,000	SF	7.58	30,306		
	Elevator Pits	2,690	SF	8.24	22,155		
	Balconies / Elevated Decks	3,765	SF	15.30	57,622		
	Balcony Waterproofing	950	SF	16.47	15,648		
07 10 00	Waterproofing & Dampproofing					186,824	2.11
<b>Building &amp; Sound Insulation</b>							
	Exterior Wall Insulation	16,947	SF	3.54	59,920		
	Interior Wall Insulation	88,963	SF	0.76	67,404		
07 21 00	Building & Sound Insulation					127,324	1.44
<b>Synthetic Exterior Wall System</b>							
	EIFS Façade	7,200	SF	45.46	327,308		
07 24 00	Synthetic Exterior Wall System					327,308	3.69
<b>Metal Roof Panels</b>							
	Porte Cochere Roof	3,758	SF	55.56	208,823		
07 41 00	Metal Roof Panels					208,823	2.36
<b>Wall Panels</b>							
	Metal Ceiling Panels	4,852	SF	50.51	245,077		
	Metal Wall Panel Façade	4,895	SF	65.66	321,424		
07 42 00	Wall Panels					566,501	6.39
<b>Roofing</b>							
	Membrane Roofing including back of parapets	34,752	SF	22.22	772,350		
07 50 00	Roofing					772,350	8.71
<b>Sheet Metal &amp; Flashing</b>							
	Parapet Cap	1,377	LF	30.31	41,732		
07 60 00	Sheet Metal & Flashing					100,167	1.13
<b>Roof Accessories</b>							
	Pedestal Paver System - Pool Deck	3,765	SF	55.56	209,189		
	Pedestal Paver System	950	SF	55.56	52,783		
07 70 00	Roof Accessories					261,973	2.96
<b>Sprayed Fireproofing</b>							
	Fireproofing of Structural Steel	70,984	SF	4.55	322,689		
07 81 00	Sprayed Fireproofing					322,689	3.64
<b>Firestopping</b>							
	Top of Wall	3,636	LF	10.10	36,731		
	Edge of Slab Fire stopping	2,075	LF	13.13	27,250		
07 84 00	Firestopping					63,982	0.72
<b>Caulking &amp; Sealants</b>							
	Undefined Caulking	88,638	SF	0.66	58,203		
07 90 00	Caulking & Sealants					58,203	0.66



**Jefferson City Hotel and Convention Center**

Jefferson City, MO  
 Conceptual Estimate  
 January 8, 2025

Current \$/SF	\$444.54
Current Total	<b>\$39,403,457</b>
Gross SF	88,638

**Convention Center**

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Doors, Frames &amp; Hardware</b>							
	FOH Elevator Lobby Doors	1	PR	5,051.05	5,051		
	Stairwell Doors	4	EA	2,728.50	10,914		
	FOH Doors	15	EA	2,525.53	37,883		
	BOH Doors	10	EA	2,525.53	25,255		
	HM Exterior Doors - Singles	5	EA	3,535.74	17,679		
	Meeting Room Doors - Pairs	5	PR	10,102.10	50,511		
	Un-defined Doors	17	EA	2,525.53	42,934		
	Card Key Entry Hardware Install (All BOH Entry Doors, 50% of BOH Doors and Un-defined D	14	EA	1,263.19	17,685		
08 10 00	Doors, Frames & Hardware					207,911	2.35
<b>Special Doors</b>							
	OH Doors at Loading Dock	1	EA	20,204.20	20,204		
08 30 00	Special Doors					20,204	0.23
<b>Entrances, Storefronts &amp; Curtain Walls</b>							
	Storefront	5,499	SF	75.77	416,636		
	Curtainwall - 15' Spans at Conf. w/ Steel Support Midspan	9,750	SF	95.97	935,707		
	Revolving Door	1	EA	20,204.20	20,204		
	Single Doors	2	EA	10,102.10	20,204		
	Entry Doors	5	PR	18,183.78	90,919		
	Custom Door Pulls	24	EA	1,515.32	36,368		
	Final Clean - Exterior Glass	15,250	CSF	0.76	11,554		
08 40 00	Entrances, Storefronts & Curtain Walls					1,531,592	17.28
<b>Metal Stud &amp; Drywall</b>							
	Demising / Corridor Walls	66,816	SF	16.16	1,079,971		
	Exterior Framing and Sheathing	12,095	SF	25.26	305,462		
	Shaft Walls	12,960	SF	14.34	185,911		
	Hard Lid Ceilings	42,834	SF	20.20	865,427		
	Soffits - 4 stiff	10,400	SF	10.10	105,062		
	Undefined Walls	9,187	SF	12.12	111,371		
09 20 00	Metal Stud & Drywall					2,653,204	29.93
<b>Tile &amp; Stone</b>							
	FOH Areas						
	Tile Floor	12,505	SF	30.31	378,980		
	Tile Walls	4,484	SF	32.33	144,953		
	BOH Areas						
	Quarry Tile Floor	3,000	SF	25.26	75,766		
	Quarry Tile Base	312	LF	25.26	7,880		
09 30 00	Tile & Stone					607,579	6.85
<b>Acoustical Treatment</b>							
	BOH Ceiling	3,205	SF	7.07	22,664		
	Kitchen / Wet Area Ceilings	3,000	SF	9.09	27,276		
09 50 00	Acoustical Treatment					199,703	2.25
<b>Wood Flooring</b>							
	Wood Floors	500	SF	35.36	17,679		
09 64 00	Wood Flooring					17,679	0.20
<b>Resilient Flooring</b>							
	Rubber Base	3,930	LF	3.03	11,910		
	Johnsonite Base	3,729	LF	8.08	30,137		
09 65 00	Resilient Flooring					42,047	0.47
09 66 00	Terrazzo					0	-
<b>Carpeting</b>							
	FOH Areas - Install Only	45,650	SF	5,072	231,526		
	BOH Areas	8,495	SF	944	7,999,000		
09 68 00	Carpeting					123,467	1.39



**Jefferson City Hotel and Convention Center**

Jefferson City, MO  
 Conceptual Estimate  
 January 8, 2025

Current \$/SF	\$444.54
Current Total	<b>\$39,403,457</b>
Gross SF	88,638

**Convention Center**

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF			
<b>Wall Covering - Installation Only</b>										
	FOH Wall Covering	62,279	SF	1.92	119,537					
09 72 00	Wall Covering - Installation Only					119,537	1.35			
<b>Painting</b>										
	Paint Walls - FOH	20,474	SF	0.86	17,581					
	Paint Walls - BOH	15,427	SF	0.86	13,247					
	Paint Ceilings	53,234	SF	0.91	48,400					
	Paint Ceilings - Exposed	22,937	SF	0.81	18,537					
	Paint Doors	63	EA	151.53	9,546					
	Paint Stairs	99	RSRS	50.53	5,002					
09 90 00	Painting					112,313	1.27			
<b>Special Coatings</b>										
	Sealed Concrete Flooring	17,647	SF	2.02	35,654					
09 97 00	Special Coatings					35,654	0.40			
<b>Identifying Devices</b>										
	Undefined Code Required Signage	88,638	SF	0.15	13,431					
	Luminous Striping at Stair Treads	396	LF	13.13	5,201					
	Stairwell Code Required Signage	3	EA	353.57	1,061					
10 14 00	Identifying Devices					19,693	0.22			
<b>Toilet Partitions &amp; Screens</b>										
	FOH - ADA Stalls	5	EA	2,020.42	10,102					
	FOH - Stalls	25	EA	1,818.38	45,459					
	FOH - Urinal Screens	13	EA	909.19	11,819					
	BOH - ADA Stalls	1	EA	1,515.32	1,515					
	BOH - Stalls	4	EA	1,212.25	4,849					
10 20 00	Toilet Partitions & Screens					73,745	0.83			
<b>Operable Walls</b>										
	Operable Walls	170	LF	18	HGT	3,060	SF	65.66	200,931	
	Operable Walls	326	LF	25	HGT	8,150	SF	65.66	535,159	
10 22 00	Operable Walls								736,090	8.30
<b>Toilet Accessories</b>										
	FOH - per stall	43	EA	1,010.21	43,439					
	BOH - per stall	5	EA	404.08	2,020					
10 28 00	Toilet Accessories								45,459	0.51
<b>Fire Extinguishers &amp; Cabinets</b>										
	2A:10BC with Semi-Recessed Cabinet - FOH	21	EA	353.57	7,425					
	2A:10BC - BOH	9	EA	176.79	1,591					
10 44 00	Fire Extinguishers & Cabinets								9,016	0.10
<b>Lockers</b>										
	Employee Lockers - 2 high cubes	20	EA	505.11	10,102					
10 51 00	Lockers								10,102	0.11
<b>Miscellaneous Specialties</b>										
	Lift at Service Entrance	1	LS	30,306.30	30,306					
	Dock Levelers & Bumpers	3	EA	15,153.15	45,459					
10 80 00	Miscellaneous Specialties								75,766	0.85
<b>Food Service Equipment</b>										
	Kitchens	3,000	SF	272.76	818,270					
	Cold Storage Space	3,000	SF	136.38	409,135					
11 40 00	Food Service Equipment								1,227,405	13.85
<b>Water Features, Pools &amp; Spas</b>										
	Pool - Level 5	1	LS	323,267.20	323,267					
	Balcony Area Drainage	950	SF	1.77	1,679					
13 11 00	Water Features, Pools & Spas								324,947	3.67



**Jefferson City Hotel and Convention Center**  
 Jefferson City, MO

Conceptual Estimate  
 January 8, 2025

**Convention Center**

Current \$/SF	\$444.54
Current Total	<b>\$39,403,457</b>
Gross SF	88,638

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF		
<b>Elevators</b>									
	Capacity	Speed	Stops	Rise					
	3,000	350	3	48					
	Passenger Elevators				2	EA	208,858.90	417,718	
	Passenger Cab Allowance				2	EA	30,000.00	60,000	
	Service Elevator	4,000	200	2	48	1	EA	203,537.11	203,537
14 20 00	Elevators						681,255	7.69	
<b>Fire Suppression</b>									
	Fire Sprinkler Systems				88,638	SF	5.56	492,486	
21 00 00	Fire Suppression						492,486	5.56	
<b>Plumbing</b>									
	Plumbing Systems								
	Drain Waste Vent				88,638	SF	7.32	649,187	
	Hot & Cold Supply				88,638	SF	9.14	810,364	
	Insulation				88,638	SF	1.77	156,700	
	Finish / Fixtures				88,638	SF	1.57	138,792	
	Gas Piping				88,638	SF	0.20	17,909	
	Roof Drains				34,752	SF	2.02	70,214	
22 00 00	Plumbing						1,843,165	20.79	
<b>Mechanical</b>									
	Mechanical Systems								
	Mechanical Equipment				88,638	SF	26.16	2,319,164	
	Ductwork				88,638	SF	5.81	514,872	
	Mechanical Piping				88,638	SF	8.03	711,867	
	Insulation / TAB / Controls				88,638	SF	6.31	559,644	
	Grilles, Registers, Diffusers				88,638	SF	2.17	192,517	
23 00 00	Mechanical						4,298,064	48.49	
<b>Electrical</b>									
	Electrical Systems								
	Power Distribution				88,638	SF	18.69	1,656,545	
	Electrical Systems - Build Out				88,638	SF	25.26	2,238,575	
	Temporary Power & Lighting				88,638	SF	1.01	89,543	
	Fire Alarm Systems				88,638	SF	3.18	282,060	
	Light Fixtures (material only, excludes FF&E fixtures)				88,638	SF	7.07	626,801	
26 00 00	Electrical						4,893,525	55.21	
<b>Low Voltage</b>									
	Low Voltage Systems								
	Low Voltage Systems				88,638	SF	10.10	895,430	
27 00 00	Low Voltage						895,430	10.10	
<b>Foundations</b>									
	Foundations				27,099	SF	15.15	410,635	
31 60 00	Foundations						410,635	4.63	
<b>Landscaping &amp; Irrigation</b>									
	Pool Deck Landscaping				6,500	SF	10.10	65,664	
32 90 00	Landscaping & Irrigation						65,664	0.74	
<b>Subtotal</b>							36,590,898	412.81	
Cost Escalation				0.00%		0	-		
Performance Bond				0.00%		0	-		
Building Permit - By Owner				0.00%		0	-		
Design Contingency				2.50%		914,772	10.32		
Construction Contingency				2.00%		750,113	8.46		
Contractor's Fee				3.00%		1,147,674	12.95		
<b>Total Budget Estimate</b>							<b>39,403,457</b>	<b>444.54</b>	



**Jefferson City Hotel and Convention Center**  
 Jefferson City, MO

Conceptual Estimate  
 January 8, 2025

Current \$/SF	\$361.11
Current Total	<b>\$39,812,289</b>
Gross SF	110,251

**Hotel** Total Keys 203

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>General Conditions</b>							
	Core & Shell	47.0%	48%	1,431,118	693,785		
	MEPS	31.0%	28%	1,431,118	401,531		
	Guestrooms	16.7%	17%	1,431,118	242,914		
	FOH	4.3%	5%	1,431,118	69,749		
	BOH	1.0%	2%	1,431,118	23,140		
01 00 00	General Conditions					1,431,118	12.98
01 45 00	Testing & Inspections - By Owner					0	-
<b>Division 1 General Requirements</b>							
	Core & Shell		48%	1,465,192	710,303		
	MEPS		28%	1,465,192	411,091		
	Guestrooms		17%	1,465,192	248,698		
	FOH		5%	1,465,192	71,409		
	BOH		2%	1,465,192	23,690		
01 50 00	Division 1 General Requirements					1,465,192	13.29
<b>Division 1 Direct Costs</b>							
	Final Cleanup	110,251	SF	0.45	50,137		
01 51 00	Division 1 Direct Costs					50,137	0.45
<b>Hoisting &amp; Major Equipment</b>							
	General Hoisting	110,251	SF	6.24	688,095		
	Tower Crane	124,340	SF	5.53	687,348		
01 54 00	Hoisting & Major Equipment					1,375,443	12.48
<b>Surveying and Layout</b>							
	Survey Crew		8 DAYS	2,576.04	20,608		
01 71 00	Surveying and Layout					20,608	0.19
<b>Concrete Work</b>							
	Slab on Metal Deck	54,750	SF	9.10	497,951		
	Structural Concrete	69,590	SF	50.53	3,516,229		
03 30 00	Concrete Work					4,014,180	36.41
<b>Masonry</b>							
	CMU Core Walls	7,800	SF	28.30	220,705		
04 20 00	Masonry					220,705	2.00
<b>Structural Steel &amp; Deck</b>							
	Cold Formed Steel Structure w/ Decking	-	SF	54,750	40.42	2,213,117	
05 10 00	Structural Steel & Deck					2,213,117	20.07
<b>Metal Fabrications</b>							
	Stairs	72	RISERS	131	QTY	FLOORS	
	Stairs	72	131	1	8		
	Elevator Pit Ladders			2	EA		
	Elevator Sump Pit grates			2	EA		
	Elevator Guide Rails			64	EA		
	Elevator Screen	80	SF	2	EA		
	Vanity Supports			2	EA		
	Undefined Metal Fabrications	110,251	SF	0.76	83,561		
05 50 00	Metal Fabrications					468,987	4.25
<b>Rough Carpentry</b>							
	Undefined Rough Carpentry	110,251	SF	1.01	111,415		
06 10 00	Rough Carpentry					111,415	1.01



**Jefferson City Hotel and Convention Center**

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Current \$/SF	\$361.11
Current Total	<b>\$39,812,289</b>
Gross SF	110,251

**Hotel** Total Keys 203

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Interior Architectural Millwork</b>							
	Elevator Lobbies	1,120	SF	15.16	16,977		
	Corridors	12,020	SF	15.16	182,203		
	BOH	10,321	SF	5.05	52,150		
	Guestrooms						
	King	190	Keys				
	Door Casings	68	LF	9.35	120,772		
	Valance	14	LF	35.37	90,723		
	1.5 Bay Suite	11	Keys				
	Door Casings	136	LF	9.35	13,984		
	Valance	20	LF	35.37	7,879		
	2 Bay Suite	1	Keys				
	Door Casings	136	LF	9.35	1,271		
	Valance	27	LF	35.37	955		
	Crown Molding	174	LF	15.16	2,638		
	4 Bay/Presidential	1	Keys				
	Vanity - Main Bath	5	LF	1,212.67	6,063		
	Closet Rod & Shelf	8	LF	151.58	1,213		
	Door Casings	238	LF	9.35	2,225		
	Valance	54	LF	35.37	1,910		
	Crown Molding	186	LF	15.16	2,819		
	Guestroom Feature Millwork	1,512	SF	50.53	76,398		
6 40 00	Interior Architectural Millwork					580,179	5.26
<b>Building &amp; Sound Insulation</b>							
	Exterior Wall Insulation	11,475	SF	3.54	40,573		
	Demising / Corridor Walls	71,509	SF	0.76	54,197		
	Guestrooms						
	King	190	Keys				
	Bathroom Walls	120	SF	0.76	17,281		
	1.5 Bay Suite	11	Keys				
	Bathroom & Bedroom Walls	280	SF	0.76	2,334		
	2 Bay Suite	1	Keys				
	Bathroom & Bedroom Walls	600	SF	0.76	455		
	4 Bay/Presidential	1	Keys				
	Bathroom & Bedroom Walls	542	SF	0.76	411		
7 21 00	Building & Sound Insulation					115,250	1.05
<b>Synthetic Exterior Wall System</b>							
	EIFS Façade	9,920	SF	45.46	450,976		
7 24 00	Synthetic Exterior Wall System					450,976	4.09
<b>Wall Panels</b>							
	Metal Soffit Panels	3,000	SF	55.58	166,742		
	Metal Wall Panel Façade	8,400	SF	65.69	551,763		
7 42 00	Wall Panels					718,505	6.52
<b>Roofing</b>							
	Membrane Roofing including back of parapets	22,728	SF	22.22	505,121		
7 50 00	Roofing					505,121	4.58
<b>Sheet Metal &amp; Flashing</b>							
	Parapet Cap	780	LF	30.31	23,639		
7 60 00	Sheet Metal & Flashing					23,639	0.21
<b>Firestopping</b>							
	Top of Wall	9,426	LF	10.10	95,222		
	Edge of Slab Fire stopping	2,805	LF	13.14	36,850		
7 84 00	Firestopping					132,072	1.20
<b>Caulking &amp; Sealants</b>							
	Undefined Caulking	110,251	SF	0.10	11,141		
7 90 00	Caulking & Sealants					11,141	0.10



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**total** Total Keys 203

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Doors, Frames &amp; Hardware</b>							
	FOH Elevator Lobby Doors	3	PR	5,062.78	15,158		
	Stairwell Doors	8	EA	2,728.50	21,828		
	FOH Doors	3	EA	2,525.53	7,577		
	Un-defined Doors	2	EA	2,525.53	5,051		
	Guestrooms						
	King		190	Keys			
	Entry Door	1	190	EA	2,779.03	528,015	
	Bathroom Door	1	190	EA	2,021.11	384,011	
	1.5 Bay Suite		11	Keys			
	Entry Door	1	11	EA	2,779.03	30,569	
	Bedroom Door	1	11	EA	2,021.11	22,232	
	Bathroom Door	1	11	EA	2,021.11	22,232	
	WC Door	1	11	EA	1,010.56	11,116	
	2 Bay Suite		1	Keys			
	Entry Door	1	1	EA	2,779.03	2,779	
	Bedroom Door	1	1	EA	2,021.11	2,021	
	Bathroom Door	2	2	EA	2,021.11	4,042	
	4 Bay/Presidential		1	Keys			
	Entry Door	1	1	EA	2,779.03	2,779	
	Bathroom Door	3	3	EA	2,021.11	6,063	
	WC Door	1	1	EA	1,010.56	1,011	
	Closet Door	2	2	EA	757.92	1,516	
	Communicating Doors (30% of all keys)		61	Sets	3,840.11	234,247	
	Card Key Entry Hardware		203	EA	1,263.19	256,429	
08 10 00	Doors, Frames & Hardware					1,558,677	14.14
<b>Entrances, Storefronts &amp; Curtain Walls</b>							
	Curtainwall - Podium Levels (01-03)	9,030	SF	96.00	866,905		
	Exterior Glazing	11,812	SF	80.84	954,902		
	Single Doors	2	EA	10,102.10	20,204		
	Entry Doors	1	PR	18,183.78	18,184		
	Final Clean - Exterior Glass	11,812	CSF	0.40	4,775		
08 40 00	Entrances, Storefronts & Curtain Walls					1,864,970	16.92
<b>Glass &amp; Glazing - Interior</b>							
	Interior Storefront	600	SF	75.77	45,459		
08 80 00	Glass & Glazing - Interior					45,459	0.41
<b>Interior Finishes</b>							
	Rooftop Lounge - Bar Area	2,535	SF	151.58	384,264		
09 00 00	Interior Finishes					384,264	3.49
<b>Metal Stud &amp; Drywall</b>							
	Exterior Framing and Sheathing	18,320	SF	15.16	277,707		
	Corridor Walls	66,380	SF	14.15	939,130		
	Demising Walls - Levels 1-3	22,960	SF	12.13	278,428		
	Demising Walls - Levels 4-7	21,280	SF	12.13	258,056		
	Demising Walls (Drywall/Finish) - Levels 4-7	21,280	SF	7.07	150,532		
	Shaft Walls	5,129	SF	12.83	65,819		
	Interior Partitions	2,100	SF	11.92	25,042		
	Elevator Lobby Soffits - 4 st/lf	1,216	SF	18.19	22,119		
	Hard Lid Ceilings	17,311	SF	10.11	174,937		
	Soffits at Corridors	11,490	SF	13.85	159,191		
	Guestrooms						
	King		190	Keys			
	Interior Partitions	150	28,500	SF	11.92	339,850	
	Drywall on Exterior Wall	54	10,260	SF	3.54	36,289	
	Shaft Wall	110	20,900	SF	12.83	268,232	
	Hard Lid Ceiling	150	28,500	SF	10.11	288,008	
	Hard Lid Ceiling	228	43,320	SF	10.11	437,773	
	Soffit	14	2,565	LF	13.85	35,537	
	1.5 Bay Suite		11	Keys			
	Interior Partitions	403	4,433	SF	11.92	52,862	
	Drywall on Exterior Wall	81	891	SF	3.54	3,151	
	Shaft Wall	110	1,210	SF	12.83	15,529	
	Hard Lid Ceiling	245	2,698	SF	10.11	27,262	
	Hard Lid Ceiling	322	3,539	SF	1.67	5,901	
	Soffit	20	223	LF	13.85	3,086	
	2 Bay Suite		1	Keys			
	Interior Partitions	644	644	SF	11.92	7,673	





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**total** Total Keys 203

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
	Drywall on Exterior Wall	108	SF	3.54	382		
	Shaft Wall	150	SF	12.83	1,925		
	Hard Lid Ceiling	373	SF	10.11	3,769		
	Hard Lid Ceiling	383	SF	10.11	3,870		
	Soffit	27	LF	13.85	374		
	4 Bay/Presidential		1 Keys				
	Interior Partitions	1,400	SF	11.92	16,694		
	Drywall on Exterior Wall	216	SF	3.54	764		
	Shaft Wall	190	SF	12.83	2,438		
	Hard Lid Ceiling	802	SF	10.11	8,105		
	Hard Lid Ceiling	710	SF	10.11	7,175		
	Soffit	54	LF	13.85	748		
	Tub Deck Framing	1	EA	750.00	750		
	4 Bay/Presidential		1 Keys	75,791.68	75,792		
09 20 00	Metal Stud & Drywall					3,994,903	36.23
	<b>Tile &amp; Stone</b>						
	FOH Tile Floor	3,739	SF	25.26	94,462		
	FOH Tile Base	272	LF	25.26	6,872		
	FOH Tile Walls	760	SF	25.26	19,201		
	Guestrooms						
	King	\$ 3,294	\$/Key	190	Keys		
	Bath Tile Floor	62	SF	22.23	1,378		
	Bath Tile Base	35	LF	22.23	778		
	Shower Walls	84	SF	8.08	679		
	Shower Curb	5	LF	35.37	177		
	Shower Niche	1	EA	252.64	253		
	Thresholds	1	LF	29.31	29		
	1.5 Bay Suite	\$ 3,811	\$/Key	11	Keys		
	Bath Tile Floor	62	SF	22.23	1,378		
	Bath Tile Base	35	LF	22.23	778		
	Water Proofing	146	SF	3.54	518		
	Shower Walls	84	SF	8.08	679		
	Shower Curb	5	LF	35.37	177		
	Shower Niche	1	EA	252.64	253		
	Thresholds	1	LF	29.31	29		
	2 Bay Suite	\$ 5,397	\$/Key	1	Keys		
	Bath Tile Floor	62	SF	22.23	1,378		
	Bath Tile Base	35	LF	22.23	778		
	Water Proofing	186	SF	3.54	658		
	Shower Walls	84	SF	8.08	679		
	Shower Curb	5	LF	35.37	177		
	Shower Niche	1	EA	252.64	253		
	Thresholds	1	LF	29.31	29		
	Powder Room Tile Floor	40	SF	22.23	889		
	Powder Room Tile Base	25	LF	22.23	556		
	4 Bay/Presidential	\$ 15,363	\$/Key	1	Keys		
	Bath Tile Floor	157	SF	22.23	3,490		
	Bath Tile Base	75	LF	22.23	1,667		
	Bath Tile Wall	100	SF	22.23	2,223		
	Water Proofing	374	SF	3.54	1,323		
	Shower Floor	33	SF	8.08	267		
	Shower Walls	144	SF	8.08	1,164		
	Shower Curb	19	LF	35.37	672		
	Shower Bench	1	EA	454.75	455		
	Shower Niche	1	EA	252.64	253		
	Tub Deck	17	SF	50.53	859		
	Thresholds	1	LF	29.31	29		
	Vanity	13	SF	121.27	1,516		
	Powder Room Tile Floor	40	SF	22.23	889		
	Powder Room Tile Base	25	LF	22.23	556		
09 30 00	Tile & Stone					809,152	7.34
	<b>Wood Flooring</b>						
	Guestrooms						
	4 Bay/Presidential		1 Keys				
	Guestroom Wood flooring	1,282	SF	28.00	35,896		
	Sound Underlayment	1,282	SF	3.54	4,534		
09 64 00	Wood Flooring					40,430	0.37



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CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>total</b>							
					Total Keys	203	
<b>Resilient Flooring</b>							
	Johnsonite Base	4,409	LF	8.08	35,632		
	VCT	5,240	SF	5.05	26,468		
	Rubber Base	2,294	LF	3.03	6,952		
	Fitness Room Flooring	1,300	SF	25.26	32,832		
	Guestrooms						
	King		190	Keys			
	Luxury Vinyl Tile	316	60,040	SF	7.58	455,053	
	Base	83	15,770	LF	8.08	127,492	
	1.5 Bay Suite		11	Keys			
	Luxury Vinyl Tile	505	5,555	SF	7.58	42,102	
	Base	129	1,414	LF	8.08	11,427	
	2 Bay Suite	32	1	Keys			
	Luxury Vinyl Tile	654	654	SF	7.58	4,957	
	Base	64	174	LF	8.08	1,407	
	4 Bay/Presidential		1	Keys			
	Base	22	186	LF	8.08	1,504	
09 65 00	Resilient Flooring					745,825	6.76
<b>Carpeting</b>							
	FOH Carpet - Install Only	12,272	SF	1.364	SY	15.16	20,669
09 68 00	Carpeting					20,669	0.19
<b>Wall Covering - Installation Only</b>							
	FOH Walls	29,828	SF	0.91		27,129	
	Guestrooms						
	King		190	Keys			
	Guestroom Wall	580	110,105	SF	1.01	111,267	
	1.5 Bay Suite		11	Keys			
	Guestroom Wall	1,760	19,355	SF	1.01	19,559	
	2 Bay Suite		1	Keys			
	Guestroom Wall	2,375	2,375	SF	1.01	2,400	
	4 Bay/Presidential		1	Keys			
	Guestroom Wall	4,206	4,206	SF	1.01	4,250	
09 72 00	Wall Covering - Installation Only					164,605	1.49
<b>Painting</b>							
	Paint Ceilings	30,017	SF	1.11		33,367	
	Paint BOH Walls	15,577	SF	0.96		14,954	
	Paint Ceilings - Exposed	10,321	SF	0.86		8,865	
	Paint Doors & Frames	19	EA	151.58		2,880	
	Paint Stairs	262	RSRS	50.53		13,238	
	Guestrooms						
	King		190	Keys			
	Paint Doors & Frames	2	380	EA	151.58	57,602	
	Paint Walls	580	110,105	SF	0.66	72,324	
	Paint Ceilings	392	74,385	SF	0.86	63,895	
	1.5 Bay Suite		11	Keys			
	Paint Doors & Frames	4	44	EA	151.58	6,670	
	Paint Walls	1,760	19,355	SF	0.66	12,713	
	Paint Ceilings	587	6,460	SF	0.86	5,549	
	2 Bay Suite		1	Keys			
	Paint Doors & Frames	4	4	EA	151.58	606	
	Paint Walls	2,375	2,375	SF	0.66	1,560	
	Paint Ceilings	783	783	SF	0.86	673	
	4 Bay/Presidential		1	Keys			
	Paint Doors & Frames	7	7	EA	151.58	1,061	
	Paint Walls	4,206	4,206	SF	0.66	2,763	
	Paint Ceilings	1,566	1,566	SF	0.86	1,345	
09 90 00	Painting					300,065	2.72
<b>Special Coatings</b>							
	Sealed Concrete	5,081	SF	2.02		10,266	
09 97 00	Special Coatings					10,266	0.09
<b>Identifying Devices</b>							
	Undefined Code Required Signage	203	Keys	318.33		64,620	
	Luminous Striping at Stair Treads - Code Required	1,048	LF	13.13		13,763	
	Stairwell Code Required Signage - Code Required	16	EA	353.57		5,657	
0 14 00	Identifying Devices					84,040	0.76



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CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Hotel</b>						Total Keys	203
<b>Toilet Partitions &amp; Screens</b>							
	Public / BOH Restrooms						
	FOH - ADA Stalls	2	EA	2,020.42	4,041		
	FOH - Stalls	6	EA	1,818.38	10,910		
	FOH - Urinal Screens	2	EA	909.19	1,818		
0 20 00	Toilet Partitions & Screens					16,769	0.15
<b>Shower Enclosures</b>							
	Guestrooms						
	King	190	Keys				
	Shower Door	\$ 1,516	\$/Key	30 SF	5,700 SF	50.53	288,008
	1.5 Bay Suite	11	Keys				
	Shower Door	\$ 1,516	\$/Key	30 SF	330 SF	50.53	16,674
	2 Bay Suite	1	Keys				
	Shower Door	\$ 1,516	\$/Key	30 SF	30 SF	50.53	1,516
	4 Bay/Presidential	1	Keys				
	Shower Door	\$ 1,819	\$/Key	36 SF	36 SF	50.53	1,819
0 21 00	Shower Enclosures					308,017	2.79
<b>Operable Walls</b>							
	Operable Walls at Level 5	290	SF	303.17	87,918		
0 22 00	Operable Walls					87,918	0.80
<b>Protection Covers</b>							
	Corner Guards	434	EA	35.37	15,350		
	BOH Wall Protection	1,903	SF	25.26	48,061		
0 26 00	Protection Covers					63,411	0.58
<b>Toilet Accessories</b>							
	Guestrooms						
	King	\$ 536	\$/Key		190 Keys		
	Robe Hook	Powder & Bath	1	2	380 EA	50.53	19,201
	Towel Bar			1	190 EA	202.11	38,401
	Toilet Paper holder			1	190 EA	96.00	18,241
	Soap Dish / Dispenser			1	190 EA	136.43	25,921
	1.5 Bay Suite	\$ 536	\$/Key		11 Keys		
	Robe Hook	Powder & Bath	1	2	22 EA	50.53	1,112
	Towel Bar			1	11 EA	202.11	2,223
	Toilet Paper holder			1	11 EA	96.00	1,056
	Soap Dish / Dispenser			1	11 EA	136.43	1,501
	2 Bay Suite	\$ 1,071	\$/Key		1 Keys		
	Robe Hook	Powder & Bath	2	4	4 EA	50.53	202
	Towel Bar			2	2 EA	202.11	404
	Toilet Paper holder			2	2 EA	96.00	192
	Soap Dish / Dispenser			2	2 EA	136.43	273
	4 Bay/Presidential	\$ 1,071	\$/Key		1 Keys		
	Robe Hook	Powder & Bath	2	4	4 EA	50.53	202
	Towel Bar			2	2 EA	202.11	404
	Toilet Paper holder			2	2 EA	96.00	192
	Soap Dish / Dispenser			2	2 EA	136.43	273
	ADA Room Accessories (5% of total key count)				11 Keys	757.92	8,337
	Public / BOH Restrooms				10 EA	1,010.21	10,102
0 28 00	Toilet Accessories					128,236	1.16
<b>Fire Extinguishers &amp; Cabinets</b>							
	2A:10BC with Semi-Recessed Cabinet	37	EA	353.69	13,087		
0 44 00	Fire Extinguishers & Cabinets					13,087	0.12
<b>Facade Maintenance Equipment</b>							
	Platform	1	EA	20,211.11	20,211		
	Davit System	22	EA	3,536.94	78,823		
1 24 00	Facade Maintenance Equipment					99,034	0.90
<b>Food Service Equipment</b>							
	FOH Bars (1 stations)	1	EA	202,042.00	202,042		
1 40 00	Food Service Equipment					202,042	1.83



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**Hotel** Total Keys 203

CSI	Description	Qty	Unit	Unit Cost	Extension	Total	Cost Per SF
<b>Elevators</b>							
	Capacity	Speed	Stops	Rise			
	Passenger Elevators	3,500	350	8	90	4 EA	278,690.00
	Passenger Cab Allowance					4 EA	15,158.34
	<b>4 20 00 Elevators</b>						<b>1,175,393</b>
	<b>Cost Per SF</b>						<b>10.66</b>
<b>Fire Suppression</b>							
	Fire Sprinkler Systems	110,251	SF	4.55	501,366		
	<b>1 00 00 Fire Suppression</b>					<b>501,366</b>	<b>4.55</b>
<b>Plumbing</b>							
	Plumbing Systems - Includes Soft Water	110,251	SF				
	Drain Waste Vent	110,251	SF	6.92	763,191		
	Hot & Cold Supply	110,251	SF	7.63	841,182		
	Insulation	110,251	SF	2.58	284,108		
	Finish / Fixtures	110,251	SF	3.89	428,947		
	Roof Drains	22,728	SF	2.02	45,920		
	<b>2 00 00 Plumbing</b>					<b>2,363,347</b>	<b>21.44</b>
<b>Mechanical</b>							
	Mechanical Systems						
	Mechanical Equipment	110,251	SF	10.06	1,108,577		
	Ductwork	110,251	SF	7.53	830,040		
	Mechanical Piping	110,251	SF	5.86	646,206		
	Insulation / TAB / Controls / Commissioning Assistance	110,251	SF	5.05	557,074		
	Grilles, Registers, Diffusers	110,251	SF	2.02	222,830		
	<b>3 00 00 Mechanical</b>					<b>3,364,726</b>	<b>30.52</b>
<b>Electrical</b>							
	Electrical Systems						
	Power Distribution	110,251	SF	11.62	1,281,270		
	Electrical Systems - Build Out	110,251	SF	11.62	1,281,270		
	Temporary Power & Lighting	110,251	SF	1.52	167,122		
	Fire Alarm Systems	110,251	SF	4.04	445,659		
	Light Fixtures (material only, excludes FF&E fixtures)	110,251	SF	3.13	345,386		
	<b>6 00 00 Electrical</b>					<b>3,520,707</b>	<b>31.93</b>
<b>Low Voltage</b>							
	Low Voltage Systems	110,251	SF				
	Low Voltage Systems	110,251	SF	8.08	891,318		
	<b>7 00 00 Low Voltage</b>					<b>891,318</b>	<b>8.08</b>
<b>Foundations</b>							
	Foundations	20,059	SF	15.16	304,061		
	<b>1 60 00 Foundations</b>					<b>304,061</b>	<b>2.76</b>
	<b>Subtotal</b>					<b>36,970,547</b>	<b>335.33</b>
	Cost Escalation			0.00%		0	-
	Performance Bond			0.00%		0	-
	Building Permit - By Owner			0.00%		0	-
	Design Contingency			2.50%		924,264	8.38
	Construction Contingency			2.00%		757,896	6.87
	Contractor's Fee			3.00%		1,159,581	10.52
	<b>Total Budget Estimate</b>					<b>39,812,289</b>	<b>361.11</b>