

SHIREMAN

CONSTRUCTION

Examples of **Soft Cost Items**

- Attorney Fees
- Architect's Fees, Reimbursable & Fine Print
- Surveyors' Fees
- Bank Loan Costs
- Loose Equipment
- Data Network Equipment
- Construction Contingencies
- Construction Manager
- Survey & Testing
- Builders Risk Insurance
- Title Insurance
- Printing of Plans & Specs
- Miscellaneous
- Capitalized Interest
- Owners' Liability Insurance
- Plan Review Fees, State & Local
- Staff Training
- If Bond Issue:
 - Underwriter's Fee
 - Issuance Costs & Contingencies:
 - Builder's Risk Insurance
 - Move-in Allowance
 - Local Attorney Fees
 - Financial Advisor Fee
 - Bond Counsel Fee
 - Title Insurance
 - Trustee Fee
 - Bond Printing Costs
 - Miscellaneous
 - Bond Ratings

Examples of **Hard Cost Items**

- General Requirements/General Conditions
- Site work
- Concrete Work
- Masonry Work
- Steel and Miscellaneous Iron
- Rough & Finish Carpentry
- Casework
- Roofing, Insulation, Caulking
- Doors, Windows, Glass
- Interior Finishes
- Specialties
 - Visual Display Boards
 - Toilet Accessories & Partitions
 - Flagpole
 - Signs
 - Lockers
 - Entrance Mats
- Food Service Equipment
- Elevators
- Mechanical
- Electrical

