

OMNI HOLDING GROUP, LLC - Canada

OMNI HOLDING GROUP, LLC		Total Building Cost for the Design and Build of the Shell, Office & Data Center				
Plus 2N Design/Build, Architecture & Engineering Fees, Total Electrical Cost, Mechanical Sysems Cost, Total Cost Impact of 2N.						
DESIGN BUDGET FOR SHELL / OFFICE / DATA CENTER						
	Quantity	Unit Cost	Cost to Build	Shell/Office/ Data Center		
BUILDING COSTS	Data Center Square Feet	Total Building	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Size of the Building	5-20,000 sq. ft.	133,000	133,000	133,000,s.f.		
Cost to Build a Shell / Office / Data Center		133,000	\$135,545,280			Cost to build \$135,545,280
Shell / Office / Data Center		33,000 for Shell	100,000 sq. ft. Data Center	133,000 Building		
Cost to Design and Build a Data Center.	5 data center at 20,000 s.f. each	33,000 Office Sf. Ft.		\$133,000	\$110,000 000	
SITEWORK & UTILITIES BUILDING SHELL		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Earthwork	133,000	\$ 4.85		\$645,050		
Mass Earthwork & Grading	125,000	\$ 7.00		\$875,000		
Rock Removal - Shell	9,375	\$ 1.00		\$9,375		
Rock Removal - Trench for Shell	9,375	\$ 1.00		\$9,375		
Site Clearing & Silt Control	9,375	\$ 1.00		\$9,375		
SWM facilities	9,375	\$ 1.00		\$9,375		

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UTILITIES						
Storm Water Piping & Structures	42,188	\$ 4.50		\$189,846		
Sanitary Piping & Structures	28,125	\$ 3.25		\$91,406		
Domestic Water	28,125	\$ 3.25		\$91,406		
Temporary Power	9,375	\$ 1.25		\$11,719		
SITE ELECTRICAL AND DUCT BANKS						
Electrical Site	9,375	\$ 1.25		\$7,031		
Site Lighting	7,031	\$ 1.00		\$3,516		
House Telecom Duct bank	4,688	\$ 0.75		\$6,750		
House Power Duct bank	7,500	\$ 0.90		\$1,266		
Site Fiber To Building	2,813	\$ 0.45		\$1,266		
PAVING AND WALLS						
Paving, Site Concrete, Curb & Gutter	37,500	\$ 4.30		\$161,250		
Parking & Temp. Access Roads/Parking Stone Allow.	4,688	\$ 0.75		\$3,516		
Tenant Construction Access	3,750	\$ 0.50		\$1,875		
Site Concrete and Sidewalks	9,375	\$ 2.50		\$23,438		
Survey & Utility Consultants	938	\$ 0.25		\$235		
Landscaping	16,406	\$ 2.00		\$32,812		
Total for the above Total Site Work and					\$2,184,881	
GC Fee			3.00%		\$65,546	
Construction Contingency (General Contractor)			10.00%		\$21,848.81	
Total Site Work and Utilities						\$2,272,276

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SITEWORK & UTILITIES TENANT SPECIFIC		Usable	Amount for Item	Total for Shell & Data Center	Subtotal	Total
Tenant Site Work						
Rock Removal - Tenant	133,000	\$ 0.80		\$106,400		
Remove Unsuitable from Utility Trenches - Tenant	133,000	\$ 0.80		\$106,400		
Equipment Yard Stone Allowance	133,000	\$ 1.00		\$133,000		
Generator Pads	133,000	\$ 3.00		\$399,000		
Water Tank Pad	0	\$ -		\$0		
Site Security						
Fencing - Amstar	1,700	If	\$150	\$255,000		
Fencing - Chain Link	1,700	If	\$25	\$42,500		
Entry Gate	1	ea.	\$35,000	\$35,000		
Video Surveillance System	1	allow	\$300,000	\$300,000		
Tenant Fiber Site Duct Banks						
From point-of entry to site and distribution into building	1		\$500,000	\$500,000		
Tenant MV Power Site Duct banks	1		\$250,000	\$250,000		
MV Power Site Duct banks	1		\$1,000,000	\$1,000,000		
4way 6" Single Feed	1		\$500,000	\$500,000		
GLI/Builder Risk /Gross receipts Tax	1		\$125,000	\$125,000		
Total Site Work and Utilities					\$3,785,112	

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GC Fee			3.00%		\$113,553	
Construction Contingency (General Contractor)			10.00%		\$378,511.20	
Total Site Work and Utilities						\$4,277,177
OFFSITE WORK AND UTILITIES		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Utility Extension Allow San Sewer	133,000	\$ 1.50	\$199,500	\$199,500		
Water Line Extension	133,000	\$ 1.00	\$133,000	\$133,000		
Power Company House Power	133,000	\$ 1.00	\$133,000	\$100,000		
Power Company Data Power Delivery Allowance - 1st Feeder	133,000	\$ 1.00	\$133,000	\$100,000		
Utility Connections Sanitation Water Fire	133,000	\$ 1.00	\$133,000	\$100,000		
Utility - House Commons	133,000	\$ 0.25	\$33,250	\$100,000		
Entrance Surety	133,000	\$ 0.25	\$33,250	\$100,000		
Communication Co Services	133,000	\$ 0.35	\$46,550	\$46,550		
Off Site Work and Utilities					\$879,050	
GC Fee			3.00%		\$26,372	
Construction Contingency (General Contractor)			10.00%		\$87,905	
Off Site Work and Utilities						\$993,327

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Shell Building	-	Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Shell Building						
Offices and NOC	33,000	s.f.	\$61	\$2,013,000		
Data Hall	100,000	s.f.	\$61	\$6,100,000		
Electrical Shell	40,000	s.f.	\$61	\$2,440,000		
Roof Screen Walls 260x5 by 2 sides'	2,600	s.f.	\$30	\$78,000		
Yard Screen Walls 250x12	3,000	s.f.	\$30	\$90,000		
GLI/Builder Risk /Gross receipts Tax			included			
Total Shell Costs					\$10,721,000	
GC Fee			3.00%		\$321,630	
Construction Contingency (General Contractor)			10.00%		\$1,072,100	
Total Shell Costs						\$12,114,730
		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Total Fit Out Budgets						
Shell	133,000	\$ 60.00		\$1,000,000		
Office and NOC	1000	\$ 50.00		\$50,000		
Data Hall	100000	\$ 45.00		\$4,500,000		
Electrical Shell	40000	\$ 25.00		\$1,000,000		
GLI/Builders Risk/Gross Receipts Tax			included			
Total Fit Out					\$6,550,000	

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GF Fee			3.00%		\$196,500	
Construction Contingency (General contractor)			10.00%		\$655,000	
Total Fit Out						\$7,401,500
MEP Data Fit	MW	Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
MEP Range is between 20 MW	20					
MEP Equipment (MW)						
Mechanical Installation	20		\$5,000,000	\$5,000,000.00		
Electrical Installation	20		\$15,000,000	\$15,000,000.00		
GLI/Builders Risk/Gross Receipts Tax						
Total MEP Data Fit					\$20,000,000	
GF Fee			3.00%		\$600,000	
Construction Contingency (General contractor)			10.00%		\$2,000,000	
Total MEP Data Fit						\$22,600,000
Architect and Engineering	MW	Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Shell	\$133,000	\$ 10.00	\$1,330,000	\$1,330,000		
Fit Out Design						
Office and NOC	\$500,000	\$ 0.05		\$25,000		
Data Hall	\$1,000,000	\$ 0.05		\$50,000		
Electrical Shell	\$1,000,000	\$ 0.05		\$50,000		
MEP	\$1,000,000	\$ 0.03		\$25,000		

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Civil Engineering Site Mapping	\$150,000	\$ 1.25		\$187,500		
Misc.	\$150,000	\$ 0.60		\$90,000		
Geothermal	\$150,000	\$ 0.24		\$36,000		
Exterior Code Signage	\$150,000	\$ 0.05		\$7,500		
Misc.						
Material Testing & Inspection	\$150,000	\$ 1.00	\$150,000	\$150,000		
Site Building, Quality, Safety, Roofing	\$150,000	\$ 0.10	\$15,000	\$15,000		
Surveyor ALTA	\$150,000	\$ 0.14	\$20,250	\$20,250		
Wetlands JD and Permits	\$150,000	\$ 0.17	\$25,500	\$25,500		
Reimbursable	\$150,000	\$ 0.20	\$30,000	\$30,000		
Total Architectural and Engineering					\$2,041,750	
GF Fee			3.00%		\$61,253	
Construction Contingency (General contractor)			10.00%		\$204,175	
Total Architectural and Engineering						\$2,307,178
Permits & Fee		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
SDP Permits, Fees, Bonds	\$150,000	\$ 11.00		\$1,650,000		
Building Permits						
Shell	\$150,000	\$ 2.00		\$300,000		
Interiors	\$150,000	\$ 0.50		\$75,000		
Data Fit Out	\$133,000	\$ 5.00		\$665,000		

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Fire and Resource	\$133,000	\$ 0.53		\$69,825		
Total Architectural and Engineering					\$2,759,825	
GF Fee			3.00%	\$69,825	\$82,795	
Construction Contingency (General contractor)			10.00%		\$275,983	
Total Architectural and Engineering						\$3,118,602
Development Cost		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Real Estate Taxes				\$50,000		
Security Bills				\$15,000		
Utility Bills				\$45,000		
Leasing Commissions		\$ 0.07	\$133,000	\$9,310		
Total Architectural and Engineering					\$119,310	
GF Fee			3.00%		\$3,579	
Construction Contingency (General contractor)			10.00%		\$11,931	
Total Architectural and Engineering						\$134,820
Contingency		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Contingency on Site and Offsite Cost	133,000	\$ 0.03		\$3,990		
Contingency on Hard Cost	133,000	\$ 0.03		\$3,990		
Contingency on MEP	133,000	\$ 0.03		\$3,325		
Contingency on Soft Cost	133,000	\$ 0.03		\$3,990		
Total Contingency					\$15,295	
GF Fee			3.00%		\$459	

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Construction Contingency (General contractor)			10.00%		\$1,530	
Total Contingency						\$17,283
Development Management		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Developer Fee Shell	133,000	\$ 0.05		\$6,650		
Developer Fee MEP	133,000	\$ 0.10		\$13,300		
Total Development Management					\$19,950	
GF Fee			3.00%		\$599	
Construction Contingency (General contractor)			10.00%		\$1,995	
Total Development Management						\$22,544
		Usable	Amount for Item	Total for Shell & Data Center	Sub Total	Total
Total Development Cost	133,000	sf	\$532	\$70,756,000		
Cost Per Square Foot	20	MW	\$10,000	\$200,000		
Cost per Megawatt	Included	Included	Included	Included		
All components in a 2N Electrical Systems						
Utility & Service Entrance	Included	Included	Included	Included		
Medium - Voltage Distribution (2N)	Included	Included	Included	Included		
Low - Voltage Distribution (2N)	Included	Included	Included	Included		
UPS Systems (2N)	Included	Included	Included	Included		
Battery Energy Storage (2N)	Included	Included	Included	Included		
Generator Plant (2N)	Included	Included	Included	Included		
Automatic Transfer & Paralleling (2N)	Included	Included	Included	Included		
Power Distribution Units (PDUs) (2N)	Included	Included	Included	Included		
Rack-Level Power (2N)	Included	Included	Included	Included		
Monitoring, Controls & Safety	Included	Included	Included	Included		
Total Development Management					\$70,956,000	

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GF Fee			3.00%		\$2,128,680	
Construction Contingency (General contractor)			10.00%		\$7,095,600	
Total Development Management						\$80,180,280
Total Development Budget for the 133,000 sf. ft. for Shell / Office / Data Centers						\$135,545,280