

# 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 Systems 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		

# OMNI HOLDING GROUP, LLC - Canada

<b>UTILITIES</b>					
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	
<b>SITE ELECTRICAL AND DUCT BANKS</b>					
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	
<b>PAVING AND WALLS</b>					
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	
<b>Total for the above Total Site Work and</b>				<b>\$2,184,881</b>	
<b>GC Fee</b>		<b>3.00%</b>		<b>\$65,546</b>	
<b>Construction Contingency (General Contractor)</b>		<b>10.00%</b>		<b>\$21,848.81</b>	
<b>Total Site Work and Utilities</b>					<b>\$2,272,276</b>

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<b>SITEWORK &amp; UTILITIES TENANT SPECIFIC</b>		<b>Usable</b>	<b>Amount for Item</b>	<b>Total for Shell &amp; Data Center</b>	<b>Subtotal</b>	<b>Total</b>
<b>Tenant Site Work</b>						
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		
<b>Site Security</b>						
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		
<b>Tenant Fiber Site Duct Banks</b>						
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		
<b>Total Site Work and Utilities</b>					<b>\$3,785,112</b>	

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<b>GC Fee</b>			<b>3.00%</b>		<b>\$113,553</b>	
<b>Construction Contingency (General Contractor)</b>			<b>10.00%</b>		<b>\$378,511.20</b>	
<b>Total Site Work and Utilities</b>						<b>\$4,277,177</b>
<b>OFFSITE WORK AND UTILITIES</b>		<b>Usable</b>	<b>Amount for Item</b>	<b>Total for Shell &amp; Data Center</b>	<b>Sub Total</b>	<b>Total</b>
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		
<b>Power Company Data Power Delivery Allowance - 1st Feeder</b>	<b>133,000</b>	<b>\$ 1.00</b>	<b>\$133,000</b>	<b>\$100,000</b>		
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		
<b>Off Site Work and Utilities</b>					<b>\$879,050</b>	
<b>GC Fee</b>			<b>3.00%</b>		<b>\$26,372</b>	
<b>Construction Contingency (General Contractor)</b>			<b>10.00%</b>		<b>\$87,905</b>	
<b>Off Site Work and Utilities</b>						<b>\$993,327</b>

# OMNI HOLDING GROUP, LLC - Canada

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

# OMNI HOLDING GROUP, LLC - Canada

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

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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		
<b>Misc.</b>						
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		
<b>Total Architectural and Engineering</b>					<b>\$2,041,750</b>	
<b>GF Fee</b>			<b>3.00%</b>		<b>\$61,253</b>	
<b>Construction Contingency (General contractor)</b>			<b>10.00%</b>		<b>\$204,175</b>	
<b>Total Architectural and Engineering</b>						<b>\$2,307,178</b>
<b>Permits &amp; Fee</b>		<b>Usable</b>	<b>Amount for Item</b>	<b>Total for Shell &amp; Data Center</b>	<b>Sub Total</b>	<b>Total</b>
SDP Permits, Fees, Bonds	\$150,000	\$ 11.00		\$1,650,000		
<b>Building Permits</b>						
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		
<b>Total Architectural and Engineering</b>					<b>\$2,759,825</b>	
<b>GF Fee</b>			<b>3.00%</b>	<b>\$69,825</b>	<b>\$82,795</b>	
<b>Construction Contingency (General contractor)</b>			<b>10.00%</b>		<b>\$275,983</b>	
<b>Total Architectural and Engineering</b>						<b>\$3,118,602</b>
<b>Development Cost</b>		<b>Usable</b>	<b>Amount for Item</b>	<b>Total for Shell &amp; Data Center</b>	<b>Sub Total</b>	<b>Total</b>
Real Estate Taxes				<b>\$50,000</b>		
Security Bills				<b>\$15,000</b>		
Utility Bills				<b>\$45,000</b>		
Leasing Commissions	\$ 0.07		<b>\$133,000</b>	<b>\$9,310</b>		
<b>Total Architectural and Engineering</b>					<b>\$119,310</b>	
<b>GF Fee</b>			<b>3.00%</b>		<b>\$3,579</b>	
<b>Construction Contingency (General contractor)</b>			<b>10.00%</b>		<b>\$11,931</b>	
<b>Total Architectural and Engineering</b>						<b>\$134,820</b>
<b>Contingency</b>		<b>Usable</b>	<b>Amount for Item</b>	<b>Total for Shell &amp; Data Center</b>	<b>Sub Total</b>	<b>Total</b>
Contingency on Site and Offsite Cost	<b>133,000</b>	\$ 0.03		<b>\$3,990</b>		
Contingency on Hard Cost	<b>133,000</b>	\$ 0.03		<b>\$3,990</b>		
Contingency on MEP	<b>133,000</b>	\$ 0.03		<b>\$3,325</b>		
Contingency on Soft Cost	<b>133,000</b>	\$ 0.03		<b>\$3,990</b>		
<b>Total Contingency</b>					<b>\$15,295</b>	
<b>GF Fee</b>			<b>3.00%</b>		<b>\$459</b>	

# OMNI HOLDING GROUP, LLC - Canada

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

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