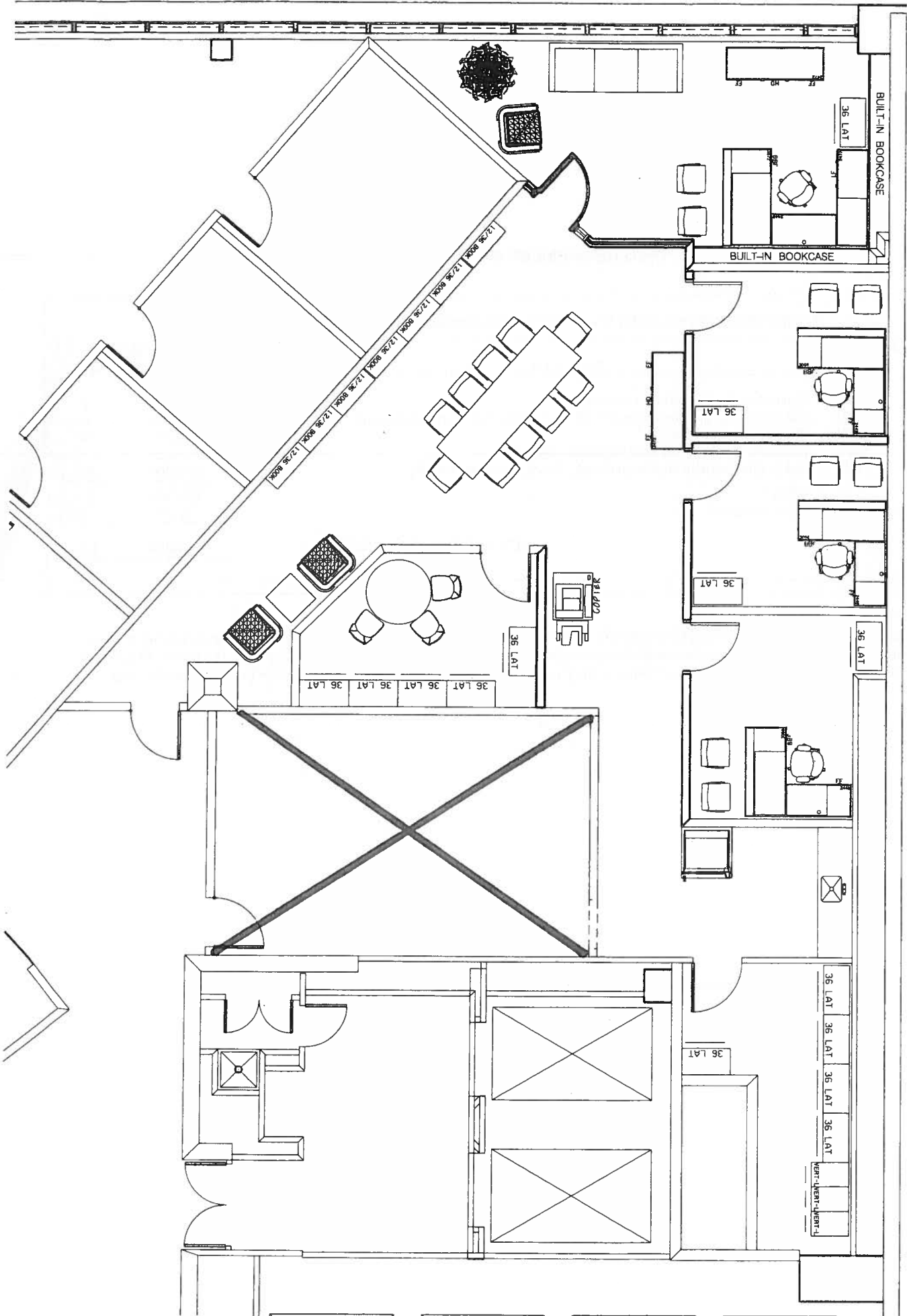


OPTION 1



OHIO RETIREMENT STUDY COUNCIL

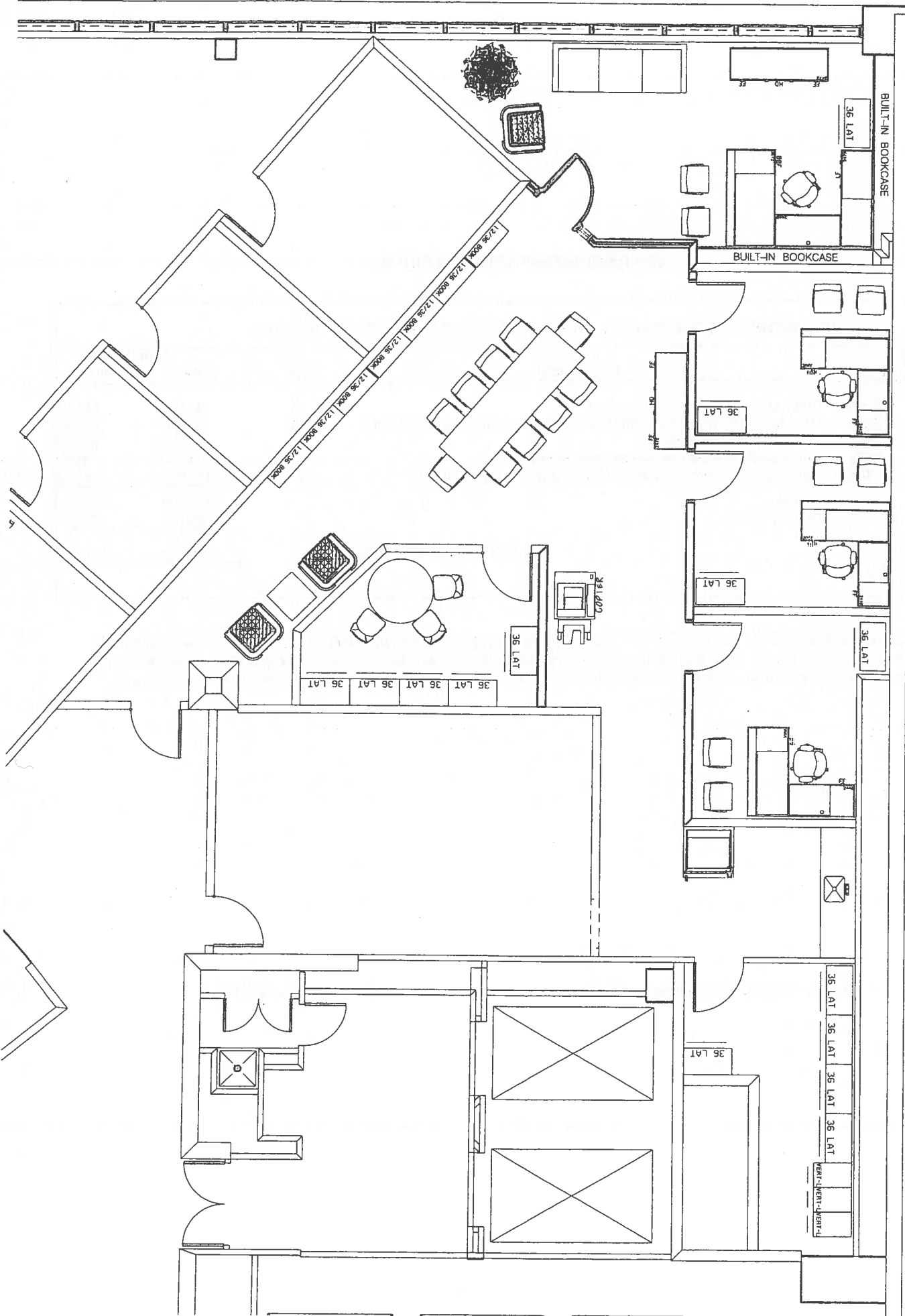
PROJECTED COSTS-BASED ON APPROVED PROPOSAL 00-15-05-04 OPT 1.pdf						
RANGE		CATEGORY	QTY	=	RANGE	
LOW	HIGH				LOW	HIGH
\$200	\$400	Physical move (per person + ancillary)	10		\$2,000	\$4,000
\$200	\$300	Voice/data cost (per person with VOIP, conference room, and equipment)	10		\$2,000	\$3,000
\$890	\$890	OPI Bookcase 36x12x72H	6		\$5,340	\$5,340
\$520	\$520	Industrial Compliance special inspection permit fee	1		\$520	\$520
\$25	\$35	Tenant improvement construction (per square foot- approximate)	700		\$17,500	\$24,500
		Subtotal			\$27,360	\$37,360
		10% contingency			\$2,736	\$3,736
		TOTAL PROJECTED COSTS:			\$30,096	\$41,096

Note: The information used to develop the projected costs is based on recent projects in which the Office of Real Estate and Planning, Planning and Design Section has been involved. These cost assumptions are intended to be used for internal planning purposes. The Office of Real Estate and Planning does not guarantee the accuracy or certainty of the cost projections. Any changes to the proposal can impact the project costs.

RENT CALCULATOR - APPROXIMATE COSTS

	Occ Sq Ft	Bldg Floor	Fir Mult	Bldg Mult	BOMA Sq Ft	Rental Rate *	Sub-total Annual Rent	non-GRF	Annual Rent	Quarterly Rent
Rhodes	1,843.000	3	2	1.42979	1.15930	3,054.875	11.65	100.00%	\$ 35,589.29	\$ 8,897.32
2nd floor	1,843.000					3,054.875			\$ 35,589.29	\$ 8,897.32

OPTION 1A



OHIO RETIREMENT STUDY COUNCIL

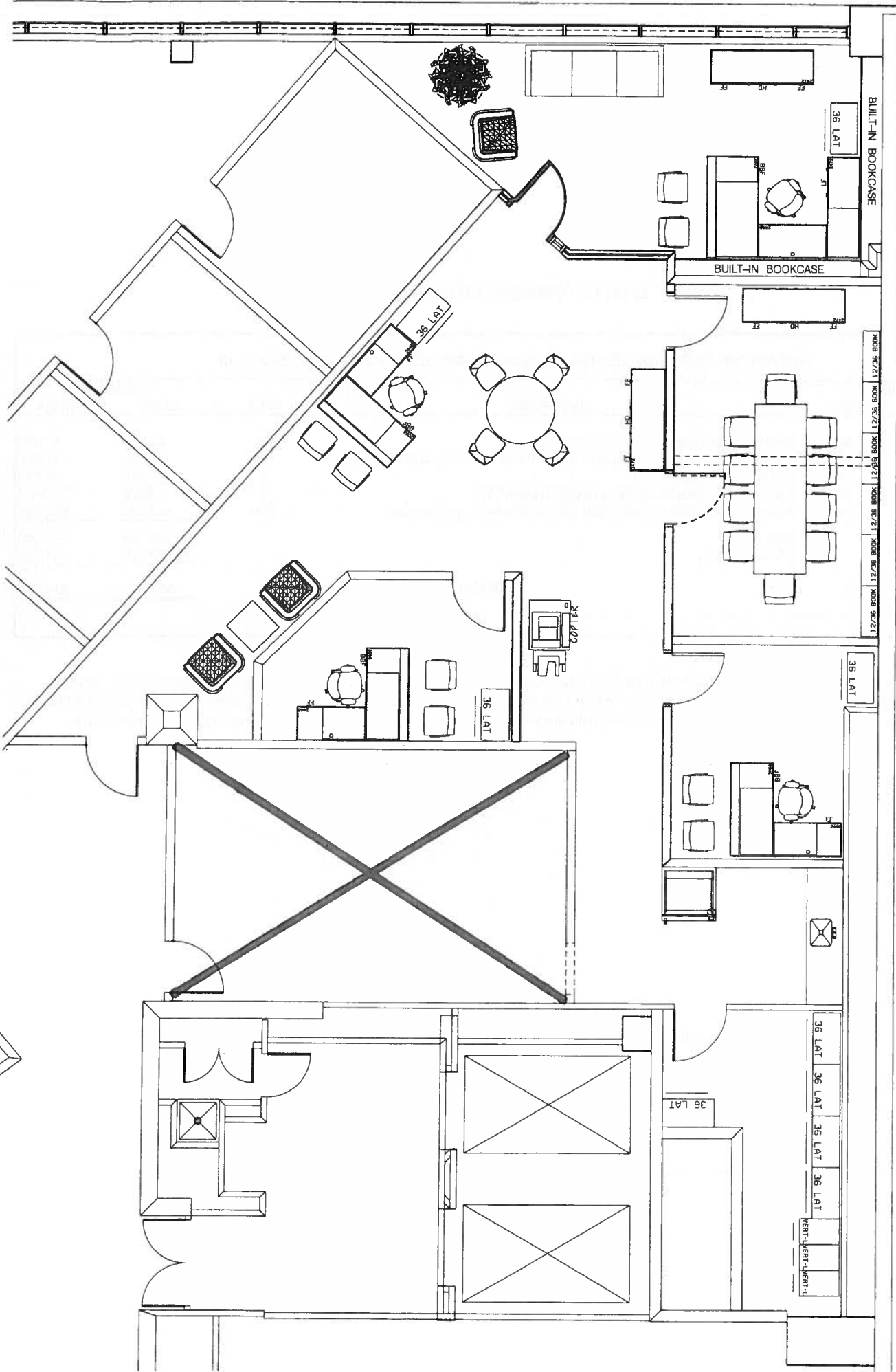
PROJECTED COSTS-BASED ON APPROVED PROPOSAL 00-16-05-04 OPT 1.pdf						
RANGE		CATEGORY	QTY	=	RANGE	
LOW	HIGH				LOW	HIGH
\$200	\$400	Physical move (per person + ancillary)	10		\$2,000	\$4,000
\$200	\$300	Voice/data cost (per person with VOIP, conference room, and equipment)	10		\$2,000	\$3,000
\$890	\$890	OPI Bookcase 36x12x72H	6		\$5,340	\$5,340
\$520	\$520	Industrial Compliance special inspection permit fee	1		\$520	\$520
\$25	\$35	Tenant improvement construction (per square foot- approximate)	700		\$17,500	\$24,500
		Subtotal			\$27,360	\$37,360
		10% contingency			\$2,736	\$3,736
		TOTAL PROJECTED COSTS:			\$30,096	\$41,096

Note: The information used to develop the projected costs is based on recent projects in which the Office of Real Estate and Planning, Planning and Design Section has been involved. These cost assumptions are intended to be used for internal planning purposes. The Office of Real Estate and Planning does not guarantee the accuracy or certainty of the cost projections. Any changes to the proposal can impact the project costs.

RENT CALCULATOR - APPROXIMATE COSTS

	Occ Sq Ft	Bldg Floor	Fir Mult	Bldg Mult	BOMA Sq Ft	Rental Rate	Sub-total Annual Rent	non-GRF	Annual Rent	Quarterly Rent
Rhodes	2,200.000	3	2	1.42979	1.15930	3,646.622	11.65	100.00%	\$ 42,483.15	\$ 10,620.79
2nd floor (w/ conf rm)	2,200.000				3,646.622				\$ 42,483.15	\$ 10,620.79

OPTION 2



OHIO RETIREMENT STUDY COUNCIL

PROJECTED COSTS-BASED ON APPROVED PROPOSAL 00-15-05-04 OPT 2.pdf						
RANGE		CATEGORY	QTY	=	RANGE	
LOW	HIGH				LOW	HIGH
\$200	\$400	Physical move (per person + ancillary)	10		\$2,000	\$4,000
\$200	\$300	Voice/data cost (per person with VOIP, conference room, and equipment)	10		\$2,000	\$3,000
\$890	\$890	OPI Bookcase 36x12x72H	6		\$5,340	\$5,340
\$520	\$520	Industrial Compliance special inspection permit fee	1		\$520	\$520
\$25	\$35	Tenant improvement construction (per square foot- approximate)	900		\$22,500	\$31,500
		Subtotal			\$32,360	\$44,360
		10% contingency			\$3,236	\$4,436
		TOTAL PROJECTED COSTS:			\$35,596	\$48,796

Note: The information used to develop the projected costs is based on recent projects in which the Office of Real Estate and Planning, Planning and Design Section has been involved. These cost assumptions are intended to be used for internal planning purposes. The Office of Real Estate and Planning does not guarantee the accuracy or certainty of the cost projections. Any changes to the proposal can impact the project costs.

RENT CALCULATOR - APPROXIMATE COSTS

	Occ Sq Ft	Bldg Floor	Fir Mult	Bldg Mult	BOMA Sq Ft	Rental Rate *	Sub-total Annual Rent	non-GRF	Annual Rent	Quarterly Rent	
Rhodes	1,843.000	3	2	1.42979	1.15930	3,054.875	11.65	\$ 35,589.29	100.00%	\$ 35,589.29	\$ 8,897.32
2nd floor	1,843.000				3,054.875			\$ 35,589.29		\$ 35,589.29	\$ 8,897.32
					3,054.875					\$ 35,589.29	\$ 8,897.32

**OHIO RETIREMENT STUDY COUCL
RHODES BUILDING
PROJECTED TIMELINE / COORDINATION SCHEDULE**

WHO	PROJECT TASK	DURATION	TARGET DATE
INFORMATION GATHERING (6 WEEKS)			
ORSC	Complete space planning survey form and provide table of organization		
ORSC	REP create a space program of requirements from information gathered		
	* REP completes site evaluation of existing conditions in project area		
DESIGN PROPOSALS (2 WEEKS)			
ORSC	Tour proposed space		
ORSC	REP prepare design proposals and review with ORSC for final approval (includes 2 revisions)		11/13/2015
ORSC	* REP prepare projected timeline and duration, and projected cost estimates until such are approved by ORSC	2 WEEKS	
PERFORMANCE PLANS & PRELIMINARY ESTIMATES (3 WEEKS)			
ORSC	** REP prepare performance plans, share plans with OPF, and review final plans with ORSC for final approval	1 WEEK	11/13/2015
	* Prepare and send drawing and RFQ to move vendor and obtain estimate	2 WEEKS	
ORSC	** ORSC reviews and approves estimates to proceed with project	1 WEEK	11/20/2015
PERMITS, ESTIMATES & PURCHASE ORDERS (8 WEEKS)			
	Email approved performance plans to Industrial Compliance for review and special inspection permit	1 WEEK	11/27/2015
ORSC	REP schedule and conduct scope meeting with OPF, DAS OIT or IT partner, contractor, and ORSC	1 WEEK	12/4/2015
	Provide final estimate based on permitted performance plans and documents provided by REP	2 WEEKS	12/18/2015
	* Send performance plans to DAS OIT or IT partner to obtain estimates	3-4 WEEKS	
	* Prepare and send RFQ and furniture plan to move vendors for estimates	2-3 WEEKS	
ORSC	** Prepare Purchase Order for tenant improvement construction costs	3 WEEKS	1/8/2016
ORSC	* Prepare Purchase Order to voice/data vendor	1-2 WEEKS	
ORSC	* Prepare Purchase Order for move vendor	1-2 WEEKS	
CONSTRUCTION & MOVE-IN (8 WEEKS)			
	Prepare Purchase Order for Job Order Contracting construction costs	3 WEEKS	1/29/2016
ORSC	* Schedule and conduct coordination meeting and determine project schedule with OPF, DAS OIT or IT partner, state entity, and vendors	1-2 WEEKS	
	* Prepare Purchase Order for Job Order Contracting construction costs	2-3 WEEKS	
	Estimated construction duration (actual duration confirmed at coordination meeting)	4 WEEKS	2/26/2016
ORSC	* REP schedule voice/data installation with vendor - coordinate with OPF	1-2 WEEKS	
ORSC	* Conduct walk through with each vendor and create punch list	1-5 DAYS	
ORSC	Move staff into completed space through move vendor	1 DAY	2/26/2016
ORSC	* REP schedule and conduct walk through of project for completion and receive approvals	1 WEEK	3/4/2016
TOTAL PROJECTED DURATION			
	Total estimated duration to project completion	17 WEEKS	
	Department of Administrative Services, Office of Real Estate and Planning		
	Department of Administrative Services, Office of Properties and Facilities		
	Ohio Retirement Study Council		

* Items can happen at same time ** time can be reduced based on ORSC response time

