

**Estimated Value of Dinneen Building Usable Structure
1720 Pioneer Ave, Cheyenne, WY
20 March 2013**

Basement Level			
East 1920's Building			
Description	SqFt	Cost per SF	Total
Existing concrete structure (aged) Assumed structurally sound Sprinklered & CO exhaust <i>Design, permit and inspection fees and taxes not included</i> Existing painted walls, ceiling and floor	7,451	\$ 65.00	\$ 484,315
1961 West Addition			
Description	SqFt	Cost per SF	Total
5" CIP Slab (per drawings) CIP Exterior Walls & Ramps Sprinklered & CO exhaust <i>Design, permit and inspection fees and taxes not included</i> Existing painted walls, ceiling and floor	17,425	\$ 65.00	\$ 1,132,625
1st/Main Floor			
East 1920's Building			
Description	SqFt	Cost per SF	Total
Steel Structure - Frame and Roof Only Supporting foundation system Sprinklered infrastructure <i>Design, permit and inspection fees and taxes not included</i>	12,446	\$ 25.00	\$ 311,150
1961 West Addition			
Description	SqFt	Cost per SF	Total
CIP frame and 5" CIP Structural Floor Slab Supporting foundation system Sprinklered infrastructure <i>Design, permit and inspection fees and taxes not included.</i>	17,425	\$ 45.00	\$ 784,125
Roof Deck - 1961 West Addition			
Description	SqFt	Cost per SF	Total
5" CIP Structural Roof Slab	17,425	\$ 8.00	\$ 139,400
Total Estimated Value for Existing Construction*:			\$ 2,851,615
LESS Structural Enhancements estimated for new 3rd Floor, Atrium and Roof:			\$ (837,500)
Construction valuation (excludes Value of property):			\$ 2,014,115

***Exclusions:**

Reduced costs are used for the existing 50+ year structure only and not full replacement value for new construction. Property procurement and existing building envelope (exterior cladding, roofing, doors and windows) and building MEP systems along with design, permit and inspection fees, and taxes are not included in the estimated value for existing construction. Existing on site surface parking and pavement is not included in the estimated value.

Notes:

- New basement parking garage anticipated at \$70 to \$95 per square foot.
- Regional industry averages are \$25,000 to \$30,000 per underground parking stall.
- Surface parking estimated at \$1,800 per stall without landscape islands.