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An Economic Analysis
Of the Hawaii Ocean Plaza Project
Hawaii Ocean Plaza项目的经济影响分析

Final Report

最终版报告

Prepared for

委托方：

Hawaii Ocean Plaza, LP

夏威夷海洋广场有限合伙公司

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1. Executive Summary
执行概要

This economic analysis report, utilizing RIMS II, was prepared to evaluate the economic impacts of a specific project located within the state of Hawaii, which is being developed under the sponsorship of the USCIS-approved Advantage America Hawaii Regional Center, LLC. The project involves the construction and operation of a 40-story, approximately 449,815 square foot mixed-use development consisting of a café, three retail spaces, two restaurants, a 200-room hotel, a 207-unit residential condominium, 430 parking spaces for motor vehicles and 261 parking spaces for bicycles located at 1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814. This project will be collectively referred to as the "Hawaii Ocean Plaza Project". 本经济分析报告采用 RIMS II 模型，用于评估 USCIS 批准的 Advantage America Hawaii Regional Center, LLC.在夏威夷州内出资开发的某项目的经济影响。该项目具体指在 1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814 建造和运营占地约 449,815 平方英尺的 40 层高混用型建筑，包括一间咖啡馆，三个零售区，两家餐厅，一家供有 200 间房的酒店，一栋含 207 个单元的住宅公寓。以下统称为"Hawaii Ocean Plaza 项目"。

- The Hawaii Ocean Plaza Project will result in the creation of **2,128.7**total new jobs from the construction and operation of theproject.
  该 Hawaii Ocean Plaza 项目的建造和运营总共将创造 **2,128.7** 个新就业岗位。

- The Hawaii Ocean Plaza Project will increase investment in the region by a one-time amount of**$212,845,606.** This impact analysis finds that theproject will generate significant and positive economic benefits forthe regional economy. 该 Hawaii Ocean Plaza 项目将一次性给所在区域带来 **212,845,606** 美元的投资增长。本影响分析的结果表明该项目将给所在区域带来重大有利经济影响。

- The Hawaii Ocean Plaza Project would result in annual growth in the regional economy by a gain of **$96,341,000**in regional household earnings. 该 Hawaii Ocean Plaza 项目将给所在区域的家庭带来 96,341,000 美元的收入，促进区域经济的年增长率。

- The regional economy will experience increased need for business services of **$20,468,000** annually.
  该项目所在区域的商业服务需求额将每年增长 **20,468,000 美元**。

- The regional economy will experience annual increased demand on utilities of **$3,502,000.**
  该项目所在区域的公共事业需求量将每年增长 **3,502,000 美元**。

- The regional economy will experience an increased demand for maintenance and construction on an annual basis of**$130,531,000**.
  该项目所在区域的维护和建造需求将每年增长 **130,531,000 美元**。

- The regional economy will experience increased demand on new supplier and vendor links with manufacturers of **$16,181,000.**
  该项目所在区域对新供应商-制造商关系的需求将增长 **16,181,000 美元。**

- Based on the combined total financing for the project of $212,845,606 ---which will include**$80,000,000** in EB-5 capital from **160** EB-5 investors---the individual investors in the project will be assigned**13.3** jobs each. The project provides enough jobs to meet or exceed the requirements of the EB-5 program.
  该项目获得的总出资额为 212,845,606 美元，其中包括 **160** 位投资者提供的 **80,000,000 美元**的 EB-5 投资资本，因此各投资者将平均创造 **13.3** 个就业岗位。该项目将创造的就业机会完全满足甚至超出 EB-5 计划的要求。

- The following chart summarizes the annual revenues and the total permanent new jobs for construction and operation of the project. These figures assume that the expenditures/revenues for the project given in the table are met.
  下表总结了建造和运营该项目将创造的年收入和总永久性新就业岗位。制定下表时，假设实际支出/收入为表中所列支出/收入。

Table A. Summary of Employment Projection for the Hawaii Ocean Plaza Project **表 A-对 Hawaii Ocean Plaza 项目将创造的就业岗位的预期**					
Project (with NAICS Code) ***项目（北美产业分类系统（NAICS）代码）*** -	**Projected Expenditure/Revenue** **(in 2013 dollars)** **预期支出/收入（以 2013 年的美元价值计值）** ($ millions) （百万美元）	**RIMS II Final Demand Multiplier** **RIMS II 最终需求乘数**	**Total Number of New Direct Jobs Created** **直接创造的新就业岗位总量**	**Total Number of New Indirect Jobs Created** **间接创造的新就业岗位总量**	**Total Number of New Permanent Jobs Created** **创造的新永久性就业岗位总量**
Residential Building Construction 住宅建筑的建造 (NAICS 2361)	$68.263	12.3961	350.9	495.3	846.2
Non-Residential Building Construction	$60.762	15.3809	523.2	411.4	934.6

非住宅建筑的建造 (NAICS 2362)					
Furniture, Fixtures and Equipment Purchases (NAICS 4232, 4234 and 4236) 家具、固定财产和设备的采购（NAICS 4232、4234 和 4236）	$13.546	6.1007	--	82.6	82.6*
Architectural, Engineering and Related Services 建筑、工程和相关服务（NAICS 5413）	$6.201	14.5322	34.9	55.2	90.1
Traveler Accommodations 旅客膳宿 (NAICS 7211)	$11.839	14.8008	105.0	70.2	175.2
*Indirect jobs only					

*仅间接创造的岗位					
Grand Total: **总计：**					**2,128.7**

Note: Expenditures/Revenues have been reduced to reflect 2013 dollars
备注：支出/收入以 2013 年的美元价值计值。

1-1 Introduction

简介

Wright Johnson, LLC, ("WJ") has been retained byHawaii Ocean Plaza, LP("JCE")to perform an economic assessment of a planned investment in the construction and operation of a project located within the state of Hawaii. The following industry clusters wereanalyzed as part of this project:

夏威夷海洋广场有限合伙公司(“JCE”)计划投资夏威夷州内建造和运营的某项目，因此委托赖特•约翰逊公司(“WJ”)评估该计划投资的经济影响。评估分析涉及作为该项目一部分的以下产业集群：

1. Residential Building Construction – NAICS 2361
   住宅建筑的建造-NAICS 2361
2. Non-Residential Building Construction – NAICS 2362
   非住宅建筑的建造-NAICS 2362
3. Furniture and Home Furnishing Merchant Wholesalers – NAICS 4232
   家装家具的批发-NAICS 4232
4. Professional and Commercial Equipment and Supplies Merchant Wholesalers – NAICS 4234
   专业和商用物资设备的批发–NAICS 4234
5. Household Appliances and Electrical and Electronic Goods Merchant Wholesalers – NAICS 4236
   家用电器与电子电气产品的批发-NAICS 4236
6. Architectural, Engineering and Related Services – NAICS 5413
   建筑、工程和相关服务-NAICS 5413
7. Traveler Accommodations – NAICS 7211
   旅客膳宿-NAICS 7211

Advantage America Hawaii Regional Center, LLC is anapproved EB-5 regional center with a geographic area encompassing the counties of Hawaii, Honolulu, Kalawao, Kaua’i, and Maui, as well as the City of Honolulu within the State of Hawaii. The specific location of the project is economically integrated with and located within the approved regional center and the state of Hawaii and therefore has been defined as the project region. Based on information provided by the developer, WJ performed an analysis for the target industry economic cluster in the proposed project specific geographic area. RIMS II was utilized.

Advantage America Hawaii Regional Center, LLC是已获批的EB-5区域中心，在地理上涵盖夏威夷州内的夏威夷县、檀香山县、卡拉沃县、考爱县、毛伊县和檀香山市。该项目所在

位置位于夏威夷州获批的区域中心内，在经济上与该区域中心紧密相连，因此指定该位置为项目区域。WJ基于开发商提供的信息分析了项目拟用地理区域的目标产业经济集群。分析时使用的模型为RIMS II。

The focus of the study is analyzing the regional impacts of the construction and operation of a 40-story, approximately 449,815 square foot mixed-use development consisting of a café, three retail spaces, two restaurants, a 200-room hotel, a 207-unit residential condominium, 430 parking spaces for motor vehicles and 261 parking spaces for bicycles located at 1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814.
该研究主要分析位于1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814的项目的区域影响。该项目具体指建造和运营占地约449,815平方英尺的40层高混用型建筑，包括一间咖啡馆，三个零售区，两家餐厅，一家供有200间房的酒店，一栋含207个单元的住宅公寓。

WJ used RIMS II to model the total economic impact associated with various levels of site investment and operational employment. To quantify the net economic impact (direct and indirect) of the development, RIMS II modeled the following direct effects:
WJ利用RIMS II模型分析在项目所在位置吸引的各级投资和项目运营涉及的劳务雇佣产生的经济影响。为量化项目开发产生的净经济影响（包括直接和间接经济影响），WJ用RIMS II模型分析了以下各种直接影响：

- Direct effects of construction employment, household earnings and output
  项目对建筑用工、家庭收入和输出的直接影响
- Effects of operational employment, household earnings and output
  项目运营对就业岗位、家庭收入和输出的影响

WJ examined the projectdata provided by the JCE using a multi-industry sector, segregated-region model. Using this model, WJ was able to develop independent forecasts for the proposed use of the project.This segregation of forecasts allowed WJ/RIMS II to capture the total net effects of the proposed target industry. By analyzing the regional developments with different underlying assumptions for the specific industries, WJ established a realistic prediction of a potential outcome.

WJ利用多产业领域、区域隔离模型检查JCE提供的项目数据。使用该模型后，WJ能够单独预测该项目的计划用途。基于该单独预测，WJ能够利用RIMS II分析目标产业的总净影响。WJ基于适用于各不同产业的假设分析区域发展趋势，对潜在收入进行实际预测

批注 [W用1]: 不确定

The RIMS II economic model employed for the economic and job creation impact assessment study, forecasts the economic impact a specific event will generate throughout a determined area – the state of Hawaii. Over time, competitive pressures emerge and then tend to revert back to equilibrium. The process, in that way, depicts the so-called "ripple-effect" impacts economic changes have on a region.

WJ在评估经济和就业岗位创造影响中采用RIMS II经济模型，可预测任何特殊事件将在指定区域-夏威夷州内产生的经济影响。一定时间后，竞争将出现，而后各竞争商的优劣势将互相趋于平衡。该过程表示经济变化对某区域产生的“涟漪效应”。

In this case, the initial economic stimulation reverberates through the economy spreading outward from the site of the new investment and business activity and across the geographic region and the nation. Eventually the new waves of the economic activity are absorbed into the larger economy creating a new level of economic equilibrium. In the long run, the project will materially alter the geographic area by the substantial amount of new investment and related business development activities, including a corresponding higher level of output, taxation, investment, employment and household earnings in the regional economy. This report is intended to demonstrate the increased economic impacts within the geographic region.

就该项目而言，最初的新投资和业务活动产生的经济刺激效应将从初始区域向外扩散至项目涵盖的整个地理区域，甚至是整个国家。最终，更大的经济区域将吸收这些经济活动产生的影响，实现新的经济平衡。长此以往，该项目将通过大量的新投资和相关业务开发活动给所在地理区域带来重大影响，包括增加区域内的输出、税收、投资、就业和家庭收入。本报告旨在说明该项目对所在地理区域的经济带来的有利影响。

The proposed Hawaii Ocean Plaza Project will require a total expenditure of **$212,845,606**to provide for construction for the development;**$80,000,000** of the total investment will be through EB-5 investor funds.

在该Hawaii Ocean Plaza项目中，拟建建筑的总建造成本为**212,845,606美元**，其中**80,000,000美元**为EB-5投资者的出资额。

1-2 Industry Cluster Definitions[1]

产业集群的定义

Non-Residential Building Construction – NAICS code 2362: This industry comprises establishments primarily responsible for the construction (including new work, additions, alterations, maintenance, and repairs) of industrial buildings (except warehouses). The construction of selected additional structures, whose production processes are similar to those for industrial buildings (e.g., incinerators, cement plants, blast furnaces, and similar non-building structures), is included in this industry. Included in this industry are industrial building general contractors, industrial building operative builders, industrial building design-build firms, and industrial building construction management firms.

非住宅建筑的建造-NAICS 2362：该产业包括主要负责建筑（包括新建、增建、改建、维护和维修）工业建筑（不包括仓库）的公司。建筑过程与工业建筑类似的指定附加结构（如焚化炉、水泥厂、鼓风炉和类似非建筑类结构）的建筑也包含在该产业范围内。该产业涉及工业建筑总承包商、运营商、设计公司和建造过程管理公司。

Residential Building Construction – NAICS code 2361: This U.S. industry comprises general contractor establishments primarily responsible for the entire construction of new single-family housing, such as single-family detached houses and town houses or row houses where each housing unit (1) is separated from its neighbors by a ground-to-roof wall and (2) has no housing units constructed above or below; general contractors responsible for the on-site assembly of modular and prefabricated houses. Single-family housing design-build firms and single-family construction management firms acting as general contractors are included in this industry; general contractor establishments primarily responsible for the construction of new multifamily residential housing units (e.g., high-rise, garden, town house apartments, and condominiums

[1] NAICS code definitions provided by the U.S. Census Bureau
NAICS 代码的定义由美国人口调查局提供。

where each unit is not separated from its neighbors by a ground-to-roof wall). Multifamily design-build firms and multifamily housing construction management firms acting as general contractors are included in this industry; establishments primarily engaged in building new homes on land that is owned or controlled by the builder rather than the homebuyer or investor. The land is included with the sale of the home. Establishments in this industry build single and/or multifamily homes. These establishments are often referred to as merchant builders, but are also known as production or for-sale builders; and establishments primarily responsible for the remodeling construction (including additions, alterations, reconstruction, maintenance, and repair work) of houses and other residential buildings, single-family, and multifamily. Included in this industry are remodeling general contractors, for-sale remodelers, remodeling design-build firms, and remodeling project construction management firms.

住宅建筑的建造-NAICS 2361：该美国产业包括（1）主要负责建筑符合以下条件的新单户型住宅（如单户型独立式住宅和多栋联建住宅或排房）的总承包商：（a）住房中的各单元通过四壁与邻居分隔，和（b）住宅中的各单元的上方或下方均无任何建筑；（2）负责现场装配组合式和预制式住宅的总承包商；（3）担任新多户型住宅单元（如高楼、庭院、独立洋房和公寓，其中各单元不通过四壁与邻居分隔）总承包商的单户型住宅设计公司和建筑过程管理公司；（4）担任建筑商（而非购房者或投资者）所有或控制的土地上新住宅的总承包商的多户型设计公司和建造过程管理公司。出售该住宅时，连带出售住宅所在土地。该产业内的公司建造单户型和/或多户型住宅。这些公司通常称为商业建筑商，也称为厂房或待售房建筑方，主要负责住宅和其它居住型建筑（单户型和多户型）的重建（包括增建、修建、重建、维护和维修）。该产业涉及重建工程总承包商、代售房重建商、重建房设计公司和重建项目建造管理公司。

Furniture and Home Furnishings Merchant Wholesalers – NAICS code 4232:This industry comprises establishments primarily engaged in the merchant wholesale distribution of furniture (except hospital beds, medical furniture, and drafting tables). Also, this industry comprises establishments primarily engaged in the merchant wholesale distribution of home furnishings and/or housewares.

家具和家居用品的批发-NAICS 4232：该产业包括主要从事家具批发和分销的公司（不包括病床、医用器具和绘图桌），还包括主要从事家居用品和/或生活物件批发和分销的公司。

Professional and Commercial Equipment and Supplies Merchant Wholesalers– NAICS code 4234: This industry comprises establishments primarily engaged in the merchant wholesale distribution of commercial and related machines and equipment (except photographic equipment and supplies; office equipment; and computers and computer peripheral equipment and software) generally used in facilities and stores.

专业和商用物资设备的批发–NAICS 4234：该产业包括主要从事工厂和商店常用商业及相关机器和设备（不包括照相设备和物料、办公设备、计算机和计算机外围设备和软件）批发和分销的公司。

Household Appliances and Electrical and Electronic Goods Merchant Wholesalers– NAICS code 4236: This industry comprises establishments primarily engaged in the merchant wholesale distribution of electrical construction materials; wiring supplies; electric light fixtures; light bulbs; and/or electrical power equipment for the generation, transmission, distribution, or control of electric energy. Also, this industry comprises establishments primarily engaged in the merchant wholesale distribution of household-type gas and electric appliances (except water heaters and heating stoves (i.e., non-cooking)), room air-conditioners, and/or household-type audio or video equipment.

家用电器与电子电气产品的批发–NAICS 4236：该产业包括主要从事电气工程材料、接线物料、电子照明设备、灯泡和/或产生、传输、分配或控制电能的电气设备批发和分销的公司，还包括家用燃具和电器（不包括热水器和加热炉（非炊具）、室内空调和/或家用音频或视频设备）批发和分销的公司。

Architectural, Engineering, and Related Services – NAICS code 5413: This industry comprises establishments primarily engaged in planning and designing residential, institutional, leisure, commercial, and industrial buildings and structures by applying knowledge of design, construction procedures, zoning regulations, building codes, and building materials. Also, this industry comprises establishments primarily engaged in applying physical laws and principles of

engineering in the design, development, and utilization of machines, materials, instruments, structures, processes, and systems. The assignments undertaken by these establishments may involve any of the following activities: provision of advice, preparation of feasibility studies, preparation of preliminary and final plans and designs, provision of technical services during the construction or installation phase, inspection and evaluation of engineering projects, and related services.

建筑、工程和相关服务-NAICS 5413：该产业包括熟知设计、建造程序、分区条例、建筑规范和建筑材料等方面的知识，主要从事居住、教育、休闲、商业和工业类建筑和结构的规划和设计的公司，还包括主要负责在设计、开发和使用机器、材料、仪器、结构、工艺和系统时应用物理法则和工程原则的公司。这类公司在完成任务时可能需开展任何以下活动：提供建议、准备可行性研究、制定初始和最终计划和设计、在建造或安装阶段提供技术服务、检查和评估工程项目和提供相关服务。

Traveler Accommodations – NAICS code 7211: This industry comprises establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer accommodation services, recreational services, conference rooms and convention services, laundry services, parking, and other services. This industry comprises establishments primarily engaged in providing short-term lodging in hotel facilities with a casino on the premises. The casino on premises includes table-wagering games and may include other gambling activities, such as slot machines and sports betting. These establishments generally offer a range of services and amenities, such as accommodation services, entertainment, valet parking, swimming pools, and conference and convention facilities. This US industry comprises establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by a highly personalized service and inclusion of a full breakfast in the room rate.

旅客膳宿－NAICS 7211：该产业包括主要在酒店、汽车酒店、度假酒店等场所提供短期住宿服务的公司。该产业内的公司可能提供住宿服务、娱乐服务、会议室和会议服务、洗衣服务和其它服务。该产业还包括主要以含赌场的酒店形式提供短期住宿服务的公司，该赌场包括桌式赌博游戏与老虎机和体育博彩等其它赌博活动。该产业内的公司通常提供住

宿、娱乐、代客泊车服务和游泳池和会议室等设施。该美国产业还包括主要以住宿和早餐酒店的形式提供短期住宿服务的公司，这类公司提供短期住宿的场所主要为私人住宅或为此目的改建的小型建筑。住宿和早餐酒店以高度个性化服务为特点，房费内包含早餐费。

1-3 Discussion of County Grouping Selected

关于所选分析用县群的讨论

WJ used the state of Hawaii as the basis of the region used for this analysis. The State of Hawaii is composed of seven main inhabited islands—Hawaii, Maui, Lanai, Molokai, Oahu, Kauai, and Niihau--and several smaller uninhabited islands along with the northwestern Hawaiian Islands. The State consists of five counties.

WJ 选择夏威夷州作为本分析的目标区域。夏威夷州由夏威夷、毛伊、拉奈、莫洛凯、欧胡、考艾和尼豪这七座住人岛屿与西北区夏威夷群岛沿岸的几座较小的无人居住岛屿组成，内设有五个县。

The state of Hawaii is considered one of the most isolated population centers on Earth. It is 2,390 miles from California, 3,850 miles from Japan and 4,900 miles from China.The State of Hawaii functions as an economically intertwined region, which has a high degree of social and economic ties throughout each of the islands.

夏威夷州是地球上公认的最偏远的人口中心，其距加利福尼亚2390英里，距日本3850英里，距中国4900英里。夏威夷州内各岛间的社会和经济联系紧密，使夏威夷州成为内部经济互联区域。

To determine the appropriate size of the study region, Wright Johnson took into account the above information to approximate the regional center's sphere of economic influence. The commuting patterns of workers on each of the islands show an economic interconnectivity between the islands. Due to the fact that Hawaii is made up of islands separated from the mainland by thousands of miles, the whole State of Hawaii was used as the regional center's geographic region.

为正确确定研究区域的大小，赖特．约翰逊基于上述信息大致确定区域中心的经济影响范围。从各岛屿内工作人员的通勤路线可看出各岛屿之间存在经济互联性。鉴于夏威夷由距大陆几千英里的岛屿组成，因此将夏威夷州整体作为区域中心

1-4 Effect of Household Earnings, Demand for Business Services, Utilities, Maintenance and Construction, and New Supplier/Vendor Relationships with Manufacturers

1-4 对家庭收入、商业服务需求、公共事业需求、维护和建造需求及新供应商-制造商关系需求的影响

If the project was to be operating at the stated capacities given in this report, the economic impact as measured by household earnings, demand for business services, utilities, maintenance and repair, and new supplier and vendor relationships is summarized in the chart below.

下表以家庭收入、商务服务需求、公共事业需求、维护和维修工程需求和新供应商关系为例总结了该项目的经济影响，假设该项目的实际支出为上表所列支出。

Summary Measures of Economic Impact for the Project **该项目的经济影响总结**	
Category 类别	
<u>Total Household income from:</u> <u>下列活动产生的总家庭收入：</u>	
Construction 建造	$82,826,000
FF&E Purchases 家具、固定财产和设备的采购	$3,051,000
A&E Costs A&E 成本	$4,508,000
Hotel Operations 酒店运营	$5,956,000

Total the above categories 总计	$96,341,000
Demand (output) for: 对以下项目的需求（输出）：	
Professional and business support services 专业和业务支持服务	$20,468,000
Utilities 公用事业	$3,502,000
Maintenance and repair construction 维护和维修工程	$130,531,000
Supplier/vendor links with manufacturers 供应商-制造商关系	$16,181,000
Total these 4 categories 总计	$170,682,000

Household Earnings (Labor Income)
家庭收入（劳动收入）

The jobs created by the various components of the project will subsequently create new sources of household income. The total household income from the project will be $96.34 million. This income calculation comes from the RIMS II input-output model, which measures the average income per job by industry. The model calculations are based on the types of jobs that will be created within the regional center, with indirect impacts allocated based on the types of commodity inputs required by the businesses that would potentially locate in the regional center.

该项目的各组成部分将创造新就业岗位，这些就业岗位将成为新的家庭收入来源。预计该项目总共将创造 96,340,000 美元的家庭收入。该收入额依据 RIMS II 输入-输出模型计算得出，用于衡量各种产业内各就业岗位的平均收入。该计算过程以将在区域中心内创造的就业岗位的类型及按区域中心内可能出现的公司所需的商品输入的类型为基础。

Demand for Business Services, Utilities, Maintenance and Construction, and New Supplier/Vendor Relationships Created with Manufacturers
对商业服务、公共事业、维护和建造工程和新供应商 -制造商关系的需求

The total economic impact of the project from the supplier purchases and business relationships for the regional center will create approximately $170.68million in additional economic activity across the region. These supplier purchases are calculated from the indirect increase in output generated by the RIMS II model. It should be noted that some of these supplier industries might potentially locate within the regional center, and their economic output is included in this total.
该项目产生的采购活动和业务关系将对区域中心产生约 170,680,000 美元的经济影响。该影响额依据利用 RIMS II 模型得出的间接输出增长计算得出。应注意的是，某些供应商可能位于区域中心内，计算总经济影响时需考虑这些供应商的经济输出。

The estimate of supplier purchases is based on the commodity data in the RIMS II input-output model. This data specifies the amount and type of commodity input needed to maintain specific types of business operations. The model estimates the supplier purchases based on the types of jobs and number of jobs that will be created within the regional center. In addition, the model allocates the supplier purchases to businesses within the region, based on trade flow data from the U.S. Bureau of Economic Analysis.
采购额基于 RIMS II 输入-输出模型中的商品数据估算。该数据表明了为维持特殊类型的业务运营而需输入的商品的数量和类型。该模型基于将在区域中心内创造的就业岗位的类型和数量估算采购额。此外，该模型基于美国经济分析局公布的贸易流数据将估算的采购额分摊给区域内的各公司。

The regional center will create demand for business services including, professional services, and business services and support services. The impact of this activity totals $20.47 million annually.
区域中心将产生商业服务需求，包括专业服务、业务服务和支持服务。该需求每年产生的影响高达 20,470,000 美元。

Utilities include services such as electricity, natural gas, and water and sewer facilities. The economic impact on utility services totals$3.50 million.
公用事业包括供电、供气与供水和排水服务。对公用事业服务的需求产生的总经济影响达 3,500,000 美元。

Maintenance and repair services include some building and construction activity on existing buildings. The regional center would create an economic impact of $130.53 million within these sectors in the region. Because most of the construction activity is either upfront during building construction or integrated into repair and maintenance services, the economic impact for construction sectors is minimal on an ongoing basis.
维护和维修服务包括对现有建筑的增建和改建。区域中心内的这些领域将产生 130,530,000 美元的经济影响。大多数建造活动的费用提前支付或属维修和维护服务，因此建造业的经济影响是持续的，且较小。

New supplier/vendor relationships with manufacturers would create an economic impact of$16.18 million. These activities include purchases of locally manufactured goods plus purchased materials for construction, plus any locally produced materials used in food services.
新供应商-制造商关系产生的经济影响达 16,180,000 美元，所涉及的活动包括采购本地制造的建造用商品和外购物料与本地生产的食物业用物料。

2. Methods & Assumptions
方法和假设

2-1 Assumptions
假设

For the project, WJ examined the economic effects of site development and operations. WJ systematically reviewed each set of assumptions used to properly customize the sector outputs that make up the set matrices. In the following assumptions, WJ applied specific sector data resulting in a very detailed, realistic and logical range of likely outcomes.
WJ从现场开发和运营两方面评估了该项目的经济影响，系统性审核了自定义组成矩阵的各领域输出时分别使用的假设集。在下列假设中，WJ使用了领域特有数据，获得了详尽的、可实现的且有逻辑的潜在成果范围。

The tables within this analysis show the expected spending as well as increases in employment and household earnings for ongoing operations.
本分析报告中的各表格列举了持续运营该项目将产生的支出与将创造的就业岗位和家庭收入的预估值。

The definition of “direct jobs” through RIMS II used in this report should not be confused with the concept of “direct job” creation measurable by Forms I-9, payroll records or other similar documentation as set forth in 8 C.F.R. § 204.6(j)(4)(i)(A). That section contemplates individually identifiable “direct hire” type jobs created which can individually identify the actual employees of the Job Creating Enterprise (JCE), most often in the non-regional center context.
本报告中使用的利用RIMS II模型得出的“直接就业岗位”与可用I-9表、工资簿或美国联邦法规第8篇第204.6(j)(4)(i)(A)条规定的其它类似文件衡量的“直接就业岗位”不同。该条款针对可单独确定的“直接雇佣”类就业岗位，这些岗位可分别确定就业岗位创造企业(JCE)（通常指非区域中心内的企业）内的实际就业岗位。

批注 [W用2]: 不确定

When economists use the term “direct” jobs in the context of an econometric methodology such

as RIMS II, what is meant are jobs created directly by revenues (which in the EB-5 Immigrant Investor Program results from an immigrant investor's investment). For example, where a regional center-based new commercial enterprise comprised of immigrant investors renovates a building it purchases, the employees of the various unaffiliated tenants of that building would be considered "direct" jobs in the context of an econometric report. However, as noted in USCIS' stated EB-5 policy, those jobs are not "direct" in the sense set forth in 8 C.F.R. § 204.6(j)(4)(i)(A) where the new commercial enterprise is itself the employer that can provide Form I-9 or other similar documentation on its own employees. The tenants' employees are not "direct" employees of the regional center-based new commercial enterprise, nor may they be counted for other job creation credit calculations "unless" the tenant jobs were not pre-existent somewhere else, and merely were existing jobs transferred to the new tenant location from a prior location where they had existed.

经济学家在经济计量学方法论（如RIMS II）中使用的"直接"就业岗位指因收入增加（在EB-5投资移民计划中来源于移民投资者的投资）创造的就业岗位。例如，若区域中心内由移民投资者组成的某新商业企业整修其购买的某建筑，该建筑内各独立租户的员工将在经济计量学报告中视为"直接"就业岗位上的员工，但依据USCIS发布的EB-5政策，若该新商业企业本身是雇主，且可代表其员工提交I-9表或其它类似文件，则这些就业岗位不是美国联邦法规第8篇第204.6(j)(4)(i)(A)条规定的"直接"就业岗位，租户的员工不是在区域中心内的新商业企业的"直接"员工，也不得计入创造出的其它就业岗位，"除非"租户的就业岗位在之前未在任何其它地方存在，仅是从租户之前所在地点转移到新地点的现有就业岗位。

To be clear, this report does in fact also set forth the number of EB-5 "direct" jobs that are likely to be created by the JCE within its expanded production capacity as a result of the expansion project, and that by the point of filing to remove conditions by way of the form I-829 process, the JCE will be fully compliant with 8 C.F.R. § 204.6(j)(4)(iii) in providing probative evidence for the proof of "direct" EB-5 job creation. In addition, and within the context of regulations which apply particularly to regional centers, for calculation of the resultant and newly induced and indirect job creation, is not Forms I-9, payroll records or similar documentation that will be the needed to meet the USCIS' preponderance of evidence standard, but rather "reasonable methodologies" such as used for this report.

为免生疑问，本报告说明了因扩张导致的JCE生产力上升创造的EB-5“直接”就业岗位数量。提交I-829表后，JCE将完全符合美国联邦法规第8篇第204.6(j)(4)(iii)条的要求，视为已提交证据证明“直接”创造的EB-5就业岗位。此外，依据专用于区域中心的法规，计算新诱发的间接就业岗位时，提交I-9表、工资簿或类似文件无法满足USCIS的证据优势，而需使用“合理方法论”。

2-2 Simulation Inputs

模拟输入

The data used includes an estimated construction timeline and development costs provided by the JCE.
所用数据包括 JCE 提供的预计施工进度计划和开发成本。

Information from the business plan for the proposed industry cluster was provided by the JCE and such information within the plan was evaluated and then incorporated into this analysis for area specific background and demographic purposes.
拟用产业集群的业务计划由 JCE 提供，WJ 在评估该计划中的信息后将这些信息并入本报告，展示区域背景和人口统计信息。

Based on the data provided and corroborated, inputs were created for use in the RIMS II system to model the economic impact of the operation phase of the project. The relevant information and data used to develop the model inputs of the project was provided by the JCE.
WJ 基于获得的且已证实的数据创建 RIMS II 系统中使用的输入，构建该项目运营阶段经济影响的模型。确定该项目输入模型时使用的相关信息和数据由 JCE 提供。

A summary of the project follows:
以下为项目总结：

Hawaii Ocean Plaza Project– A 40-story, approximately 449,815 square foot mixed-use development consisting of a café, three retail spaces, two restaurants, a 200-room hotel, a 207-unit residential condominium, 430 parking spaces for motor vehicles and 261 parking spaces for bicycles located at 1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814. The total investment into the project will be $212,845,606 and the EB-5 investment is projected to be $80.0 million. The remaining $132,845,606 will come from private equity and senior debt.
Hawaii Ocean Plaza 项目－在 1362-1374 Kapiolani Blvd Honolulu, Hawaii 96814 建造和运营占地约 449,815 平方英尺的 40 层高混用型建筑，包括一间咖啡馆，三个零售区，两家餐厅，一家供有 200 间房的酒店，一栋含 207 个单元的住宅公寓。该项目的总投资将高达 212,845,606 美元，其中预计有 80,000,000 美元来自于 EB-5 投资者，剩下的 132,845,606 美元为私人股本和优先债务。

Hawaii Ocean Plaza Development Cost			
Land	$	23,000,000	
Total Acquisition cost			**23,000,000**
Underground Parking Construction		7,911,302	
Retail Construction		1,959,465	
Restaurant Construction		1,746,101	
Residential Parking Construction		20,870,810	
Hotel Construction		37,388,502	
Condominium Construction		78,502,200	
Total Construction Hard Costs			**148,378,380**
Underground Parking FF&E		184,752	
Retail FF&E		66,354	
Restaurant FF&E		50,869	
Residential Parking FF&E		50,869	
Hotel FF&E		6,822,405	
Condominium FF&E		7,318,775	
Total FF&E Costs			**14,494,022**
Underground Parking A&E		579,563	
Retail A&E		180,490	
Restaurant A&E		96,204	
Residential Parking A&E		96,204	
Hotel A&E		1,659,365	
Condominium A&E		3,961,379	
Total A&E Costs			**6,573,203**
Fees		3,900,000	
Total Soft Costs			**3,900,000**
Interest		8,000,000	
Total Financing Cost			**8,000,000**
Salse Commission		2,000,000	
Management		2,500,000	
Contingency		4,000,000	
Total Pre-Opening Costs			**8,500,000**
TOTAL DEVELOPMENT COST			**$ 212,845,606**

Hawaii Ocean Plaza 开发成本		
地块	$ 23,000,000	
总购置成本		23,000,000
地下停车场	7,911,302	
零售区建筑	1,959,465	
餐厅	1,746,101	
住宅区停车场	20,870,810	
酒店建筑	37,388,502	
公寓建筑	78,502,200	
总建造硬成本		148,378,380
地下停车场 FF&E	184,752	
零售区 FF&E	66,354	
饭店 FF&E	50,869	
住宅区停车场 FF&E	50,869	
酒店 FF&E	6,822,405	
公寓 FF&E	7,318,775	
总 FF&E 成本		14,494,022
地下停车场 A&E	579,563	
零售区 A&E	180,490	
饭店 A&E	96,204	
住宅区停车场 A&E	96,204	
酒店 A&E	1,659,365	
公寓 A&E	3,961,379	
总 A&E 成本		6,573,203
费用	3,900,000	
总软成本		3,900,000
利息	8,000,000	
总融资成本		8,000,000
销售佣金	2,000,000	
管理费	2,500,000	
应急费用	4,000,000	
筹备成本总计		8,500,000
总开发成本		$ 212,845,606

Construction
建造

Construction (both residential and non-residential) will last approximately 32 months and the total hard construction costs for this project will be $148,378,380 (in current dollars). This amount is made up of $78,502,200 in residential construction costs and $69,876,180 in non-

residential construction costs[2]. The current RIMS II multipliers are from 2013 therefore we must deflate the expenditures to 2013 dollars.
该项目的建造（居住型和非居住型建筑）过程约持续 32 个月，总硬性成本将达 148,378,380 美元（按当前美元计值），其中居住型建筑的成本占 78,502,200 美元，非居住型建筑的成本占 69,876,180 美元 [2]。当前的 RIMS II 乘数来源于 2013 年，因此须用 2013 年的美元价值表示支出。

According to the Turner Construction Building Cost Index, the cost index in 2013 was 864 versus the 3rd Quarter 2016 cost index of 995[3]. Therefore, the construction costs for this location will need to be further reduced to reflect 2013 dollars.
2013 年的特纳建筑成本指数为 864，2016 年第 3 季度的特纳建筑成本指数为 995[3]， 因此，需进一步折算该位置的建筑成本，以反映 2013 年的美元价值。

[2]Residential construction consists of Condominium Construction. Non-Residential construction consists of Underground Parking Construction, Retail Construction, Restaurant Construction, Residential Parking Construction, and Hotel Construction
住房建造包括公寓建造。非住房建造包括地下停车场、零售区、餐馆、住宅区停车场和酒店的建造。
[3]www.turnerconstruction.com/content/files/CostIndex2016Qrtr3.pdf

Quarter	Index	△%
3rd Quarter 2016	995	1.22
2nd Quarter 2016	983	1.34
1st Quarter 2016	970	1.15
4th Quarter 2015	959	1.05

Year	Average Index	△%
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

ost-index

Turner

季度	指数	△%
2016 年第三季度	995	1.22
2016 年第二季度	983	1.34
2016 年第一季度	970	1.15
2015 年第四季度	959	1.05

年份	平均指数	△%
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3

特纳建筑成本指数由在全国范围内考虑的以下因素确定：劳动率和生产率，材料价格和市场的竞争条件。

DST-指数 特纳

To convert this figure to 2013 dollars we use the3rd Quarter 2016 cost index of 995 and divide it by the 2013 cost index of 864. This gives us a figure of 995/864 = 1.15. To convert the construction expenditure in current dollars to 2013 dollars, the expenditure is divided by 1.15.
将该数据以 2013 年的美元价值表示时，用 2016 年的成本指数 995 处以 2013 年的成本指数 864，即 995/864=1.15，然后将以当前美元价值表示的建筑支出除以 1.15，即可将支出转换为以 2013 年的美元价值的表示的支出。

Residential Construction Expenditure Current Dollars vs. 2013 Dollars 当前美元价值表示的住房建筑支出 vs.以 2013 年的美元价值的表示的住房建筑支出		
Current Dollars 当前美元		2013 Dollars 2013 年的美元
$78,502,200		$68,262,783

Non-Residential Construction Expenditure Current Dollars vs. 2013 Dollars

以当前美元价值表示的非住房建筑支出 vs.以 2013 年的美元价值的表示的非住房建筑支出		
Current Dollars 当前美元		2013 Dollars 2013 年的美元
$69,876,180		$60,761,896

Construction employment was derived through expenditure modeling based upon detailed construction cost figures supplied by the JCE. Verification at the I-829 stage of the EB-5 process would be receipts, tax documents, and other expense records.
建造时创造的就业岗位基于 JCE 提供的详细建筑成本通过支出模型推算。EB-5 流程中的 I-829 阶段将验证收据、税收文件和其它费用记录。

Furniture, Fixtures and Equipment Purchases (EB-5 Eligible Soft Costs)
家具、固定财产和设备的采购（合格的 EB-5 软成本）
The total expenditure for FF&E purchases will be $14,494,022 (in current dollars).
家具、固定财产和设备的总采购支出为 14,494,022 美元（以当前美元价值表示）。

To convert this figure to 2013 dollars we use the average 2016 Producer Price Index (PPI) for merchant wholesalers, which is 133.7 and divide it by the 2013PPI of 125.4. This gives us a figure of 133.7/125.4 = 1.07. To convert the $14,494,022in current dollars to 2013 dollars, the expenditure is divided by 1.07, to yield $13,545,815.
将该数据转换为 2013 年的美元价值表示的数据时，用 2016 年的批发商生产物价指数(PPI)133.7 除以 2013 年的 PPI125.4，即 133.7/125.4=1.07，然后将以当前美元价值表示的 14,494,022 美元除以 1.07，得到 13,545,815 美元。

Furniture, Fixtures and Equipment Purchases Current Dollars vs. 2013 Dollars 以当前美元价值表示的家具、固定财产和设备的采购支出 vs.以 2013 年的美元价值的表示的家具、固定财产和设备的采购支出		
Current Dollars 当前美元		2013 Dollars 2013 年的美元
$14,494,022		$13,545,815

Expenditure into the wholesale trade industry that was used as input to the RIMS II model was taken from the business plan provided by JCE.Verification at the I-829 stage of the EB-5 process would be verification of expenditure based upon receipts, tax documents, and other expense records.
RIMS II 模型中使用的在批发产业中的支出来源于 JCE 提供的业务计划。EB-5 流程中的 I-829 阶段将依据收据、税收文件和其它费用记录验证支出。

Architectural, Engineering and Related Services (EB-5 Eligible Soft Costs)
建筑、工程和相关服务（合格的 EB-5 软成本）
The total EB-5 eligible architectural and engineering services costs of this project will be $6,573,203 (in current dollars).

本项目涉及的合格的 EB-5 建筑服务和工程服务成本为 6,573,203 美元（以当前美元表示）。

To convert this figure to 2013 dollars we use the average 2016 Producer Price Index (PPI) for architectural, engineering and related services, which is 158.8 and divide it by the 2013 PPI of 149.9. This gives us a figure of 158.8/149.9 = 1.06. To convert the $6,573,203in current dollars to 2013 dollars, the expenditure is divided by 1.06, to yield $6,201,135.
将该数据转换为 2013 年的美元价值表示的数据时，用 2016 年的建筑业生产物价指数(PPI)158.8 除以 2013 年的 PPI 149.9，即 158.8/149.9=1.06，然后将以当前美元价值表示的 6,573,203 美元除以 1.06，得到 6,201,135 美元。

Architectural, Engineering and Related Services Expenditure Current Dollars vs. 2013 Dollars 以当前美元价值表示的建筑、工程和相关服务支出 vs.以 2013 年的美元价值表示的建筑、工程和相关服务支出		
Current Dollars 当前美元		2013 Dollars 2013 年的美元
$6,573,203		$6,201,135

Expenditure into the architectural and engineering industry that was used as input to the RIMS II model was taken from the business plan provided by the JCE.Verification at the I-829 stage of the EB-5 process would be verification of expenditure based upon receipts, tax documents, and other expense records.
RIMS II 模型中使用的建筑和工程支出来源于 JCE 提供的业务计划。EB-5 流程中的 I-829 阶段将依据收据、税收文件和其它费用记录验证支出。

Hotel Operations
酒店运营
The total annual revenue of the hotel will be $13,259,802 (in current dollars) by the firstyear of operations.
项目运营的第一年，酒店运营业的总年收入将为 13,259,802 美元（以当前美元价值表示）。

Hotel Operations - Five Year Financial Projection					
REVENUES	**FY 1**	**FY 2**	**FY 3**	**FY 4**	**FY 5**
Gross Revenues					
Room Revenue	$ 8,761,809	$ 10,817,048	$ 11,490,571	$ 12,239,471	$ 12,966,038
Food & Beverage Revenue	3,676,160	4,538,469	4,821,056	5,135,270	5,440,113
Other Revenue	821,834	1,014,610	1,077,784	1,148,029	1,216,179
TOTAL REVENUE	**$ 13,259,802**	**$ 16,370,126**	**$ 17,389,411**	**$ 18,522,770**	**$ 19,622,330**
EXPENSES	**FY 1**	**FY 2**	**FY 3**	**FY 4**	**FY 5**
Departmental Expenses					
Rooms	2,368,609	2,924,209	3,106,284	3,308,737	3,505,152
Food & Beverage	2,754,669	3,400,826	3,612,578	3,848,029	4,076,458
Other Operated Depts & Rentals	420,231	518,804	551,107	587,026	621,873
TOTAL UNDISTRIBUTED EXPENSES	5,543,509	6,843,838	7,269,970	7,743,792	8,203,483
Departmental Profit	**7,716,293**	**9,526,288**	**10,119,442**	**10,778,979**	**11,418,847**
Undistributed Operating Expenses					
Administrative and General	1,056,364	1,304,153	1,385,356	1,475,647	1,563,246
Advertising and Marketing	875,147	1,080,428	1,147,701	1,222,503	1,295,074
Franchise Fees	137,018	169,158	179,691	191,402	202,764
Energy and Utilities	455,253	562,041	597,036	635,948	673,700
Repairs and Maintenance	561,332	693,002	736,152	784,131	830,679
TOTAL UNDISTRIBUTED EXPENSES	3,085,114	3,808,783	4,045,936	4,309,631	4,565,462
Gross Operating Profit	**4,631,179**	**5,717,505**	**6,073,505**	**6,469,348**	**6,853,385**
Management Fees	371,274	458,364	486,904	518,638	549,425
Income Before Fixed Charges	**4,259,905**	**5,259,142**	**5,586,602**	**5,950,710**	**6,303,959**
Select Expenses					
Property Taxes	424,314	523,844	556,461	592,729	627,915
Insurance Costs	150,278	185,528	197,080	209,925	222,386
Reserves	229,837	283,749	301,416	321,061	340,120
TOTAL SELECT EXPENSES	804,428	993,121	1,054,958	1,123,715	1,190,421
Income After Fixed Charges	**$ 3,455,477**	**$ 4,266,021**	**$ 4,531,644**	**$ 4,826,995**	**$ 5,113,538**

酒店运营-五个财政年度财务预测

收入	FY1	FY2	FY3	FY4	FY5
收入总额					
客房收入	$ 8,761,809	$ 10,817,048	$ 11,490,571	$ 12,239,471	$ 12,966,038
食品&饮料收入	3,676,160	4,538,469	4,821,056	5,135,270	5,440,113
其他收入	821,834	1,014,610	1,077,784	1,148,029	1,216,179
总收入	$ 13,259,802	$ 16,370,126	$ 17,389,411	$ 18,522,770	$ 19,622,330
开支	FY1	FY2	FY3	FY4	FY5
分部开支					
客房	2,368,609	2,924,209	3,106,284	3,308,737	3,505,152
食品&饮料	2,754,669	3,400,826	3,612,578	3,848,029	4,076,458
其他经营的部门和零售	420,231	518,804	551,107	587,026	621,873
未分配费用总计	5,543,509	6,843,838	7,269,970	7,743,792	8,203,483
分部利润	7,716,293	9,526,288	10,119,442	10,778,979	11,418,847

未分配经营费用					
行政和常规	1,056,364	1,304,153	1,385,356	1,475,647	1,563,246
广告和营销	875,147	1,080,428	1,147,701	1,222,503	1,295,074
特许经营费	137,018	169,158	179,691	191,402	202,764
能源和公用事业	455,253	562,041	597,036	635,948	673,700
维修和维护	561,332	693,002	736,152	784,131	830,679
未分配费用总计	3,085,114	3,808,783	4,045,936	4,309,631	4,565,462
总营业利润	4,631,179	5,717,505	6,073,505	6,469,348	6,853,385
管理费	371,274	458,364	486,904	518,638	549,425
固定支出前的收入	4,259,905	5,259,142	5,586,602	5,950,710	6,303,959
选择性费用					
财产税	424,314	523,844	556,461	592,729	627,915
保险费	150,278	185,528	197,080	209,925	222,386
准备金	229,837	283,749	301,416	321,061	340,120
选择性费用总计	804,428	993,121	1,054,958	1,123,715	1,190,421
固定支出后的收入	$ 3,455,477	$ 4,266,021	$ 4,531,644	$ 4,826,995	$ 5,113,538

To convert this figure to 2013 dollars we use the average 2016 Consumer Price Index (CPI) for lodging away from home, which is 330.523 and divide it by the 2013 CPI of 294.836. This gives us a figure of 330.523/294.836 = 1.12. To convert the $13,259,802in current dollars to 2013 dollars, the revenue is divided by 1.12, to yield $11,839,109.
将该数据转换为 2013 年的美元价值表示的数据时，用 2016 年在外寄宿相关的平均消费者物价指数(CPI)330.523 除以 2013 年的 CPI 294.836，即 330.523/294.836=1.12，然后将以当前美元价值表示的 13,259,802 美元除以 1.12，得到 11,839,109 美元。

Hotel RevenueCurrent Dollars vs. 2013 Dollars 当前美元价值表示的酒店运营业收入 vs.以 2013 年的美元价值的表示的酒店运营业收入		
Current Dollars 当前美元		2013 Dollars 2013 年的美元
$13,259,802		$11,839,109

Revenueinto the accommodations industry that was used as input to the RIMS II model was taken from the business plan provided byJCE.Verification at the I-829 stage of the EB-5 process would be tax returns and other financial statements.
RIMS II 模型中使用的膳宿产业收入来源于 JCE 提供的业务计划。EB-5 流程中的 I-829 阶段将验证纳税申报表和其它财务报表。

2-3 RIMS II Final Demand and Employment Multipliers
2-3 RIMS II 最终需求和就业乘数

Shown in the chart below are the actual RIMS II final demand and employment multipliers used in the project for this analysis specific for the counties within the regional center.
下表列举了本项目影响分析中就区域中心内各县实际使用的 RIMS II 最终需求和就业乘数。

INDUSTRY	Multiplier					
	Final Demand				Direct Effect	
	Output/1/ (dollars)	Earnings/2/ (dollars)	Employment/3/ (jobs)	Value-added/4/ (dollars)	Earnings/5/ (dollars)	Employment/6/ (jobs)
2332C0 Nonresidential structures	1.8278	0.7387	15.3809	1.0805	1.4973	1.7862
2334B0 Residential structures	1.8484	0.5558	12.3961	0.9488	1.8318	2.4115
420000 Wholesale trade	1.7287	0.5472	11.6797	1.1170	1.6994	2.0935
541300 Architectural, engineering, and related services	1.9979	0.7270	14.5322	1.1189	1.8007	2.5812
721000 Accommodation	1.7156	0.5031	14.8008	1.0583	1.7631	1.6690

产业	乘数					
	最终需求				直接影响	
	输出 /1/(美元)	收入 /2/(美元)	就业 /4/(岗位)	增值 /4/(美元)	收入 /5/(美元)	就业 /6/(岗位)
2332C0 非住宅建筑	1.8278	0.7387	15.3809	1.0805	1.4973	1.7862
2334B0 住宅建筑	1.8484	0.5558	12.3961	0.9488	1.8318	2.4115
420000 批发贸易	1.7287	0.5472	11.6797	1.1170	1.6994	2.0935
541300 建筑、工程和相关服务	1.9979	0.7270	14.5322	1.1189	1.8007	2.5812
721000 膳宿	1.7156	0.5031	14.8008	1.0583	1.7631	1.6690

Region Definition: Hawaii

*Includes Government enterprises.
1. Each entry in column 1 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
2. Each entry in column 2 represents the total dollar change in earnings of households employed by all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
3. Each entry in column 3 represents the total change in number of jobs that occurs in all industries for each additional 1 million dollars of output delivered to final demand by the industry corresponding to the entry. Because the employment multipliers are based on 2013 data, the output delivered to final demand should be in 2013 dollars.
4. Each entry in column 4 represents the total dollar change in value added that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
5. Each entry in column 5 represents the total dollar change in earnings of households employed by all industries for each additional dollar of earnings paid directly to households employed by the industry corresponding to the entry.
6. Each entry in column 6 represents the total change in number of jobs in all industries for each additional job in the industry corresponding to the entry.
NOTE.--Multipliers are based on the 2007 Benchmark Input-Output Table for the Nation and 2013 regional data. Industry List A identifies the industries corresponding to the entries.
SOURCE.--Regional Input-Output Modeling System (RIMS II), Regional Product Division, Bureau of Economic Analysis.

区域定义：夏威夷

*包括政府企业
1. 列 1 中的每一个条目表示该条目对应产业的最终需求的额外美元输出在所有产业中发生的总美元变化。

2. 列 2 中的每一个条目表示所有产业就该条目对应产业向最终需求输出的额外美元产生的家庭收入的总美元变化。
3. 列 3 中的每一个条目表示该条目对应产业向最终需求输出的没 1 百万额外美元在所有行业中发生的总就业岗位数量的变化。
4. 列 4 中的每一个条目表示所有产业就该条目对应产业向最终需求输出的额外美元产生的增值总美元变化。
5. 列 4 中的每一个条目表示所有产业就该条目对应产业直接支付的家庭收入的额外美元所产生的家庭收入总美元变化。
6. 列 4 中的每一个条目表示所有产业就该条目对应产业的各额外岗位所产生的总就业岗位数量的变化。
注-乘数基于 2007 年国家基准投入产出表和 2003 年区域数据。产业列表 A 标识与条目相对应的产业。

2-4 Calculation of Employment Results Using Final Demand Multiplier
利用最终需求乘数计算创造出的就业岗位

Residential Construction
住宅建造
Looking first at residential construction (NAICS code 2361), the final demand multiplier is 12.3961 and the employment multiplier is 2.4115. The final demand multiplier is used to determine the total number of jobs produced based on the expenditures for residential construction of the project, which is shown in Table A of this report. This figure is $68.263 million (in 2013 dollars). Therefore if all the jobs were counted, there would be $68.263 times 12.3961, or 846.2 jobs. This figure includes direct and indirect jobs.
首先分析住宅建造产业（NAICS 代码为 2361），最终需求乘数为 12.3961，就业乘数为 2.4115。最终需求乘数用于依据本报告表 A 列举的住宅建造支出确定将创造的就业岗位总量。住宅建造支出为 68,263,000 美元（以 2013 年的美元价值表示），因此，将创造的就业岗位总量为 68.263 乘以 12.3961，即 846.2 个就业岗位，包括直接和间接就业岗位。

Project construction is scheduled to take 32 months therefore we can count direct jobs from the construction expenditure.
项目建造计划历时 32 个月，因此可依据建造支出计算直接就业岗位。

The employment multiplier is 2.4115, which means that for every 1 direct job, there are 2.4115 total jobs. Hence for every 1 direct job, there are 1.4115 indirect jobs. If there are a total of 846.2 jobs if all categories are counted, then based on this multiplier there are 350.9 direct jobs and 495.3 indirect jobs. This is the figure shown in Table A.
就业乘数为 2.4115，也就是说每直接创造 1 个就业岗位，将总共产生 2.4115 个就业岗位，因此每直接创造 1 个就业岗位，将间接创造 1.4115 个就业岗位。若总就业岗位为 846.2 个，则依据该就业乘数可得出，直接就业岗位为 350.9 个，间接就业岗位为 495.3 个。具体如表 A 所示。

Non-Residential Construction

非住宅建造
For non-residential construction (NAICS code 2362), the final demand multiplier is 15.3809 and the employment multiplier is 1.7862. The final demand multiplier is used to determine the total number of jobs produced based on the expenditures for non-residential construction of the project, which is shown in Table A of this report. This figure is $60.762 million (in 2013 dollars). Therefore if all the jobs were counted, there would be $60.762 times 15.3809, or 934.6 jobs. This figure includes direct and indirect jobs.
对于非住宅建造产业而言（NAICS 代码为 2362），最终需求乘数为 15.3809，就业乘数为 1.7862。最终需求乘数用于依据本报告表 A 列举的非住宅建造支出确定将创造的就业岗位总量。非住宅建造支出为 60,762,000 美元（以 2013 年的美元价值表示），因此，将创造的就业岗位总量为 60.762 乘以 15.3809，即 934.6 个就业岗位，包括直接和间接就业岗位。

Project construction is scheduled to take 32 months therefore we can count direct jobs from the construction expenditure.
项目建造计划历时 32 个月，因此可依据建造支出计算直接就业岗位。

The employment multiplier is 1.7862, which means that for every 1 direct job, there are 1.7862 total jobs. Hence for every 1 direct job, there are 0.7862 indirect jobs. If there are a total of 934.6 jobs if all categories are counted, then based on this multiplier there are 532.2 direct jobs and 411.4 indirect jobs. This is the figure shown in Table A.
就业乘数为 1.7862，也就是说每直接创造 1 个就业岗位，将总共产生 1.7862 个就业岗位，因此每直接创造 1 个就业岗位，将间接创造 0.7862 个就业岗位。若总就业岗位为 934.6 个，则依据该就业乘数可得出，直接就业岗位为 532.2 个，间接就业岗位为 411.4 个。具体如表 A 所示。

Furniture, Fixtures and Equipment Purchases
家具、固定财产和设备的采购
For NAICS codes 4232, 4234 and 4236 (Furniture and Home Furnishings Merchant Wholesalers, Professional and Commercial Equipment and Suppliers Merchant Wholesalers and Household Appliances and Electrical and Electronic Goods Merchant Wholesalers), the final demand multiplier is 11.6797 and the employment multiplier is 2.0935. The final demand multiplier is used to determine the total number of jobs produced based on the purchases of FF&E for the project, which is shown in Table A of this report. This figure is $13.546 million (in 2013 dollars). Therefore if all the jobs were counted, there would be $13.546 times 11.6797, or 158.2 jobs. This figure includes direct and indirect jobs.
对于 NAICS 代码为 4232、4234 和 4236 的产业（家装家具批发、专业和商用物资设备的批发、家用电器与电子电气产品的批发）而言，最终需求乘数为 11.6797，就业乘数为 2.0935。最终需求乘数用于依据本报告表 A 列举的家具、固定财产和设备的采购支出确定将创造的就业岗位总量。家具、固定财产和设备的采购支出为 13,546,000 美元（以 2013 年的美元价值表示），因此，将创造的就业岗位总量为 13.546 乘以 11.6797，即 158.2 个就业岗位，包括直接和间接就业岗位。

FF&E purchases are a one-time event therefore we can only count indirect jobs from the purchases. The employment multiplier of 11.6797must be reduced (or have the direct effects taken out) to reflect indirect impacts only.
家具、固定财产和设备的采购是一次性事件，因此仅可依据采购支出计算间接就业岗位。须降低就业乘数 11.6797（或从其中扣除直接影响），以仅反应间接影响。

The final demand multiplier of 11.6797is divided by the employment multiplier 2.0935 to yield 5.5790. This figure reflects the direct effects only therefore we then subtract 5.5790 from 11.6797, which gives us the indirect final demand multiplier of 6.1007.
最终需求乘数 11.6797 除以就业乘数 2.0935，得到 5.5790。该数据仅反应直接影响，将 11.6797 减去 5.5790，即得到间接最终需求乘数 6.1007。

The indirect multiplier of 6.1007 is then multiplied by the expenditure of $13.546 to produce a total number of indirect jobs of 82.6. This is the figure shown in Table A.
将间接乘数 6.1007 乘以支出 13.546 美元，即可得到间接就业岗位的总量，为 82.6。具体如表 A 所示。

Architectural, Engineering and Related Services
建筑、工程和相关服务
For NAICS code 5413 (Architectural, Engineering and Related Services), the final demand multiplier is 14.5322 and the employment multiplier is 2.5812. The final demand multiplier is used to determine the total number of jobs produced based on the architectural and engineering services for the project, which is shown in Table A of this report. This figure is $6.201 million (in 2013 dollars). Therefore if all the jobs were counted, there would be $6.201 times 14.5322, or 90.1 jobs. This figure includes direct and indirect jobs.
对于 NAICS 代码为 5413 的产业（建筑、工程和相关服务业），最终需求乘数为 14.5322，就业乘数为 2.5812。最终需求乘数用于依据本报告表 A 列举的建筑和工程服务支出确定将创造的就业岗位总量。建筑和工程服务支出为 6,201,000 美元（以 2013 年的美元价值表示），因此，将创造的就业岗位总量为 6.201 乘以 14.5322，即 90.1 个就业岗位，包括直接和间接就业岗位。

Architectural and engineering services will last over two years therefore we can count direct jobs from the expenditure.
建筑和工程服务将持续两年，因此可以依据支出计算直接就业岗位。

The employment multiplier is 2.5812, which means that for every 1 direct job, there are 2.5812 total jobs. Hence for every 1 direct job, there are 1.5812 indirect jobs. If there are a total of 90.1 jobs if all categories are counted, then based on this multiplier there are 34.9 direct jobs and 55.2 indirect jobs. This is the figure shown in Table A.
就业乘数为 2.5812，也就是说每直接创造 1 个就业岗位，将总共产生 2.5812 个就业岗位，因此每直接创造 1 个就业岗位，将间接创造 1.5812 个就业岗位。若总就业岗位为 90.1 个，则依据该就业乘数可得出，直接就业岗位为 34.9 个，间接就业岗位为 55.2 个。具体如表 A 所示。

Hotel Operations

酒店运营
For the Hotel Operations (NAICS code 7211), the final demand multiplier is 14.8008 and the employment multiplier is 1.6690. The final demand multiplier is used to determine the total number of jobs produced based on the revenue for NAICS code 7211, which is shown in Table A of this report. This figure is $11.839 million (in 2013 dollars). Therefore if all the jobs were counted, there would be $11.839 times 14.8008, or 175.2jobs. This figure includes direct and indirect jobs.
对于酒店运营业而言（NAICS 代码为 7211），最终需求乘数为 14.8008，就业乘数为 1.6690。最终需求乘数用于依据本报告表 A 列举的 NAICS 代码为 7211 的产业的收入确定将创造的就业岗位总量。NAICS 代码为 7211 的产业的收入为 11,839,000 美元（以 2013 年的美元价值表示），因此，将创造的就业岗位总量为 11.839 乘以 14.8008，即 175.2 个就业岗位，包括直接和间接就业岗位。

The employment multiplier is 1.6690, which means that for every 1 direct job, there are 1.6690 total jobs. Hence for every 1 direct job, there are 0.6690 indirect jobs. If there are a total of 175.2 jobs if all categories are counted, then based on this multiplier there are 105.0 direct jobs and 70.2 indirect jobs. This is the figure shown in Table A.
就业乘数为 1.6690，也就是说每直接创造 1 个就业岗位，将总共产生 1.6690 个就业岗位，因此每直接创造 1 个就业岗位，将间接创造 0.6690 个就业岗位。若总就业岗位为 175.2 个，则依据该就业乘数可得出，直接就业岗位为 105.0 个，间接就业岗位为 70.2 个。具体如表 A 所示。

2-5Guidelines and Methodology for Construction Employment Creation
项目建造期创造的就业岗位量的计算指南和方法

USCIS guidelines state that direct construction jobs lasting less than two years should not be counted for the purpose of determining EB-5 job count. However, the indirect jobs can be counted. The method used to determine indirect employment creation is capital expenditure to determine direct and indirect job creation and then to subtract the direct jobs.
依据 USCIS 指南的规定，计算 EB-5 就业岗位时不应包含持续时间短于两年的直接建造期就业岗位，但可包含间接就业岗位。确定所创作的间接就业岗位时，先用资本支出计算出直接和间接就业岗位总量，然后从其中减去直接就业岗位。

The projectwill include32 months of construction. Therefore, direct construction jobs willbe included in the total census.
该项目的建造期为 32 个月，因此，最终计算就业岗位时，包含直接就业岗位。

Also, the number of construction jobs must be based upon the capital expended on the “hard costs” of construction and the EB-5 eligible cost of furniture, fixtures and equipment purchases and architectural and engineering costs. Other soft costs, such as other fees and permitting are not included. These jobs are calculated as indirect effects within the RIMS II model and to use these costs would be double counting.
此外，计算建造期间创造的就业岗位量时，须依据建造期间“硬性成本”上的资本支出、合格的 EB-5 家具、固定财产和设备采购支出与建筑和工程成本，不应考虑其他费用和津贴

等软成本。这些成本创造的就业岗位作为 RIMS II 模型中的间接影响，因此如考虑这些成本，将导致重复计算。

For this analysis the developer has provided WJ with final estimates of all expenditures of the hotel. Of the **$212,845,606**in total capital expenditure, **$148,378,380** will be spent on hard costs for the development and**$21,067,225**for EB-5 eligible soft costs (all in current dollars) for the project.
为方便分析，开发商向 WJ 提供了酒店所有相关支出的最终估算额。在 **212,845,606 美元**的总资本支出中，**148,378,380 美元**为开发花费的硬性成本，**21,067,225 美元**为合格的 EB-5 软成本（均以当前美元价值表示）。

The economic impact calculations in this report are based on the RIMS II final demand multipliers. The numbers in the following tables are calculated by multiplying expenditures or revenue by the RIMS II multipliers for the region, for example: the hard construction costs by the RIMS II construction multipliers.
本报告中的经济影响基于 RIMS II 最终需求乘数计算。下表所列数据为支出或收入乘以相应 RIMS II 乘数得到的结果，如硬性建造成本应乘以 RIMS II 建造乘数。

2-6Economic Impacts of the Hawaii Ocean Plaza Project
Hawaii Ocean Plaza 项目的经济影响

Residential Construction:
住宅建造：
The residential hard construction costs are expected to be $68.263million (2013 dollars).
预计住宅建造领域的硬性成本为 68,263,000 美元（以 2013 年的美元价值表示）。

The RIMS II final demand multiplierfor residential construction is 12.3961. When multiplied by $68.263 million (2013 dollars) that creates 846.2 new jobs.
住宅建造业的 RIMS II 最终需求乘数为 12.3961，将该数据乘以 68.263，即可得出住宅建造业将创造 846.2 个新就业岗位。
Table 2-1 and 2-2 show the economic impact of the construction expenditures for the 20 major industrial classifications in the RIMS II input/output model. Please note that in these and succeeding tables, output and earnings are given in thousands of dollars.
表 2-1 和 2-2 列举了建造支出对 RIMS II 输入/输出模型中的前 20 大产业类别产生的经济影响。请知悉：在以下各表格中，输出和收入的单位均为 1,000 美元。

Table 2-1. Increase in Employment, Output, and Earnings for $68.263 Million (2013 Dollars) Residential Construction Expenditures
表 2-1：68,263,000 美元（以 2013 年的美元表示）的住宅建造支出导致的就业、输出和收入的增长

Industry group 产业群	Employment 就业岗位	Output 输出	Earnings 收入
Agriculture, forestry, fishing 农业、林业、渔业	4.2	334	102

Mining 矿业	4.2	1126	191
Utilities 公用事业	2.0	1413	218
Construction 建筑	354.6	68877	20923
Durable Goods Manufacturing 耐用品的制造	18.8	4048	826
Non Durable Goods Manufacturing 非耐用品的制造	10.2	4178	669
Wholesale trade 批发业	16.3	2922	942
Retail trade 零售业	155.2	10772	3823
Transportation and warehousing 运输和仓储	15.8	2164	696
Information 信息	7.4	2184	423
Finance and insurance 金融和保险	17.5	3147	771
Real estate and rental and leasing 房地产出租和租赁	50.0	8355	1345
Professional, scientific, services 专业服务和科学服务	26.0	3454	1509
Management of companies 公司管理	4.3	812	341
Administrative and waste management 行政管理和废物管理	26.8	1741	751
Educational services 教育服务	11.7	642	307
Health care and social assistance 医疗保健和社会援助	47.7	4935	2266
Arts, entertainment, and recreation 艺术、娱乐和休闲	8.5	437	137
Accommodation 膳宿	5.7	642	184
Food services and drinking places 餐饮服务	29.4	1686	560
Other services 其它服务	25.7	2300	908
Households 居家	4.3	0	55
Total	846.2	126171	37947

批注 [W用3]: 不确定

总计

Table 2-1 shows that there will be a total of 846.2 new jobs created from theresidential construction of the project. Total output will increase by$126.17 million, while total household earnings would increase by $37.95 million. Table 2-2 shows that output per new worker for the construction sector would be about $194,200, with average annual earnings of $59,000. For all new workers, the corresponding figures are $149,100 and $44,800.
依据表 2-1 可得出，该项目涉及的住宅建造总共将创造 846.2 个就业岗位，总输出将增长 126,170,000 美元，总家庭收入将增长 37,950,000 美元。表 2-2 显示，在建造业的工作人员人均输出约为 194,200 美元，年均收入为 59,000 美元。就新就业岗位上的工作人员而言，人均输出和年均收入分别为 149,100 美元和 44,800 美元。

Table 2-2. Output and Earnings Per New Worker for $68.263 Million (2013 Dollars) Residential Construction Expenditures
表 2-2：68,263,000 美元（以 2013 年的美元表示）的住宅建造支出导致的新就业岗位上工作人员的人均输出和收入

Industry group 产业群	Employment 就业岗位	Output/Employee 输出/员工	Earnings/Employee 收入/员工
Agriculture, forestry, fishing 农业、林业、渔业	4.2	80.5	24.6
Mining 矿业	4.2	271.4	46.1
Utilities 公用事业	2.0	697.0	107.7
Construction 建造	354.6	194.2	59.0
Durable Goods Manufacturing 耐用品的制造	18.8	215.2	43.9
Non Durable Goods Manufacturing 非耐用品的制造	10.2	215.2	43.9
Wholesale trade 批发业	16.3	411.6	65.9
Retail trade 零售业	155.2	69.4	24.6
Transportation and warehousing 运输和仓储	15.8	137.0	44.1
Information 信息	7.4	294.1	57.0
Finance and insurance 金融和保险	17.5	180.2	44.2
Real estate and rental and leasing 房地产出租和租赁	50.0	167.0	26.9
Professional, scientific, services 专业服务和科学服务	26.0	132.9	58.0

Management of companies 公司管理	4.3	190.7	80.1
Administrative and waste management 行政管理和废物管理	26.8	64.9	28.0
Educational services 教育服务	11.7	54.8	26.2
Health care and social assistance 医疗保健和社会援助	47.7	103.6	47.6
Arts, entertainment, and recreation 艺术、娱乐和休闲	8.5	51.4	16.1
Accommodation 膳宿	5.7	112.7	32.4
Food services and drinking places 餐饮服务	29.4	57.3	19.0
Other services 其它服务	25.7	89.5	35.3
Households 居家	4.3	0.0	12.7
Total 总计	846.2	149.1	44.8

Non-Residential Construction:
非住宅建造：
The non-residential hard construction costs are expected to be $60.762million (2013 dollars).
预计非住宅建造领域的硬性成本为 60,762,000 美元（以 2013 年的美元价值表示）

The RIMS II final demand multiplierfor non-residential construction is 15.3809. When multiplied by $60.762 million (2013 dollars) that creates 934.6new jobs.
非住宅建造业的 RIMS II 最终需求乘数为 15.3809，将该数据乘以 60.762，即可得出非住宅建造业将创造 934.6 个新就业岗位。

Table 2-3 and 2-4 show the economic impact of the construction expenditures for the 20 major industrial classifications in the RIMS II input/output model. Please note that in these and succeeding tables, output and earnings are given in thousands of dollars.
表 2-3 和 2-4 列举了建造支出对 RIMS II 输入/输出模型中的前 20 大产业类别产生的经济影响。请知悉：在以下各表格中，输出和收入的单位均为 1,000 美元。

Table 2-3. Increase in Employment, Output, and Earnings for $60.762 Million (2013 Dollars) Non-Residential Construction Expenditures
表 2-3：60,762,000 美元（以 2013 年的美元表示）的住宅建造支出导致的就业岗位、输出和收入的增长

Industry group 产业群	Employment 就业岗位	Output 输出	Earnings 收入
Agriculture, forestry, fishing	3.3	255	79

农业、林业、渔业			
Mining 矿业	0.9	237	43
Utilities 公用事业	2.0	1416	219
Construction 建造	526.8	61357	30174
Durable Goods Manufacturing 耐用品的制造	15.0	3002	644
Non Durable Goods Manufacturing 非耐用品的制造	9.7	3785	608
Wholesale trade 批发业	15.7	2807	905
Retail trade 零售业	74.2	5365	1944
Transportation and warehousing 运输和仓储	13.7	1871	602
Information 信息	7.1	2157	407
Finance and insurance 金融和保险	17.3	3178	766
Real estate and rental and leasing 房地产出租和租赁	52.8	8883	1434
Professional, scientific, services 专业服务和科学服务	20.2	2595	1148
Management of companies 公司管理	3.6	681	286
Administrative and waste management 行政管理和废物管理	23.1	1501	644
Educational services 教育服务	13.4	741	346
Health care and social assistance 医疗保健和社会援助	55.7	5754	2649
Arts, entertainment, and recreation 艺术、娱乐和休闲	9.0	462	146
Accommodation 膳宿	6.3	711	201
Food services and drinking places 餐饮服务	32.7	1865	620
Other services 其它服务	27.0	2437	948
Households 居家	5.1	0	67

Total 总计	934.6	111061	44879

Table 2-3 shows that there will be a total of 934.6 new jobs created from the non-residential construction of the project. Total output will increase by$111.06 million, while total household earnings would increase by $44.88 million. Table 2-4 shows that output per new worker for the construction sector would be about $116,500, with average annual earnings of $57,300. For all new workers, the corresponding figures are $118,800 and $48,000.
依据表 2-3 可得出，该项目涉及的非住宅建造总共将创造 934.6 个就业岗位，总输出将增长 111,060,000 美元，总家庭收入将增长 44,880,000 美元。表 2-4 显示，非住宅建造创造的新就业岗位上的工作人员的人均输出约为 116,500 美元，年均收入为 57,300 美元。就新就业岗位上的工作人员而言，人均输出和年均收入分别为 118,800 美元和 48,000 美元。

Table 2-4. Output and Earnings Per New Worker for $60.762 Million (2013 Dollars) Non-Residential Construction Expenditures
表 2-4：60,762,000 美元（以 2013 年的美元表示）的非住宅建造支出导致的新就业岗位上工作人员的人均输出和收入

Industry group 产业群	Employment 就业岗位	Output/Employee 输出/员工	Earnings/Employee 收入/员工
Agriculture, forestry, fishing 农业、林业、渔业	3.3	76.9	23.8
Mining 矿业	0.9	276.6	49.6
Utilities 公用事业	2.0	697.6	107.8
Construction 建造	526.8	116.5	57.3
Durable Goods Manufacturing 耐用品的制造	15.0	199.8	42.9
Non Durable Goods Manufacturing 非耐用品的制造	9.7	199.8	42.9
Wholesale trade 批发业	15.7	389.6	62.5
Retail trade 零售业	74.2	72.3	26.2
Transportation and warehousing 运输和仓储	13.7	136.2	43.8
Information 信息	7.1	304.2	57.4
Finance and insurance 金融和保险	17.3	183.4	44.2
Real estate and rental and leasing 房地产出租和租赁	52.8	168.3	27.2
Professional, scientific, services	20.2	128.5	56.9

专业服务和科学服务			
Management of companies 公司管理	3.6	190.5	79.9
Administrative and waste management 行政管理和废物管理	23.1	65.0	27.9
Educational services 教育服务	13.4	55.3	25.8
Health care and social assistance 医疗保健和社会援助	55.7	103.4	47.6
Arts, entertainment, and recreation 艺术、娱乐和休闲	9.0	51.1	16.1
Accommodation 膳宿	6.3	112.9	31.9
Food services and drinking places 餐饮服务	32.7	57.1	19.0
Other services 其它服务	27.0	90.1	35.1
Households 居家	5.1	0.0	13.1
Total 总计	934.6	118.8	48.0

Furniture, Fixtures and Equipment Purchases (EB-5 eligible soft costs):
家具、固定财产和设备的采购（合格的 EB-5 软成本）：
The FF&E purchases are expected to be$13.546 million (2013 dollars).
预计家具、固定财产和设备的采购支出为 13,546,000 美元（以 2013 年的美元价值表示）。

The RIMS II final demandmultiplier (indirect impacts only) for wholesale trade is 6.1007. When multiplied by$13.546 million (2013 dollars), that creates 82.6 new jobs.
批发业的 RIMS II 最终需求乘数为 6.1007，将该数据乘以 13.546，即可得出批发业将创造 82.6 个新就业岗位。

Table 2-5 and 2-6 show the economic impact of the expenditures for the 20 major industrial classifications in the RIMS II input/output model. Please note that in these and succeeding tables, output and earnings are given in thousands of dollars.
表 2-5 和 2-6 列举了家具、固定财产和设备的采购支出对 RIMS II 输入/输出模型中的前 20 大产业类别产生的经济影响。请知悉：在以下各表格中，输出和收入的单位均为 1,000 美元。

Table 2-5. Increase in Employment, Output, and Earnings for $13.546 Million (2013 Dollars) FF&E Purchases, Indirect Jobs Only
表 2-5：13,546,000 美元（以 2013 年的美元表示）的家具、固定财产和设备的采购支出导

致的就业岗位（仅间接就业岗位）、输出和收入的增长			
Industry group 产业群	Employment 就业岗位	Output 输出	Earnings 收入
Agriculture, forestry, fishing 农业、林业、渔业	0.3	18	6
Mining 矿业	0.0	2	1
Utilities 公用事业	0.2	127	19
Construction 建造	0.4	59	20
Durable Goods Manufacturing 耐用品的制造	0.1	18	4
Non Durable Goods Manufacturing 非耐用品的制造	0.9	214	36
Wholesale trade 批发业	40.7	5887	1851
Retail trade 零售业	5.7	339	120
Transportation and warehousing 运输和仓储	2.9	284	104
Information 信息	1.2	253	54
Finance and insurance 金融和保险	2.2	333	80
Real estate and rental and leasing 房地产出租和租赁	6.1	819	128
Professional, scientific, services 专业服务和科学服务	2.6	223	99
Management of companies 公司管理	1.3	195	80
Administrative and waste management 行政管理和废物管理	4.1	200	88
Educational services 教育服务	1.2	53	25
Health care and social assistance 医疗保健和社会援助	4.8	399	179
Arts, entertainment, and recreation 艺术、娱乐和休闲	0.9	38	12
Accommodation 膳宿	0.6	53	14
Food services and drinking places 餐饮服务	3.1	143	46
Other services	2.9	211	81

其它服务 Households 居家	0.4	0	4
Total 总计	82.6	9867	3051

Table 2-5 shows that there will be a total of 82.6 new jobs created from the FF&E purchases related to the construction of the project. Total output will increase by$9.87 million, while total household earnings would increase by $3.05 million. Table 2-6 shows that output per new worker for the wholesale trade sector would be about $231,700, with average annual earnings of $39,200. For all new workers, the corresponding figures are $119,400 and $36,900.
依据表 2-5 可得出，该项目涉及的家具、固定财产和设备的采购支出总共将创造 82.6 个就业岗位，总输出将增长 9,870,000 美元，总家庭收入将增长 3,050,000 美元。表 2-6 显示，批发业创造的新就业岗位上的工作人员的人均输出约为 231,700 美元，年均收入为 39,200 美元。就新就业岗位上的工作人员而言，人均输出和年均收入分别为 119,400 美元和 36,900 美元。

Table 2-6. Output and Earnings Per New Worker for $13.546 Million (2013 Dollars) FF&E Purchases, Indirect Jobs Only
表 2-6：13,546,000 美元（以 2013 年的美元表示）的家具、固定财产和设备的采购支出导致的新就业岗位上工作人员的人均输出和收入

Industry group 产业群	Employment 就业岗位	Output/Employee 输出/员工	Earnings/Employee 收入/员工
Agriculture, forestry, fishing 农业、林业、渔业	0.3	63.4	19.4
Mining 矿业	0.0	201.7	65.7
Utilities 公用事业	0.2	568.6	85.0
Construction 建造	0.4	134.3	44.1
Durable Goods Manufacturing 耐用品的制造	0.1	118.5	26.1
Non Durable Goods Manufacturing 非耐用品的制造	0.9	118.5	26.1
Wholesale trade 批发业	40.7	231.7	39.2
Retail trade 零售业	5.7	59.3	21.1
Transportation and warehousing 运输和仓储	2.9	99.3	36.4
Information 信息	1.2	207.5	43.8

Finance and insurance 金融和保险	2.2	153.4	36.7
Real estate and rental and leasing 房地产出租和租赁	6.1	133.6	20.8
Professional, scientific, services 专业服务和科学服务	2.6	85.6	38.1
Management of companies 公司管理	1.3	153.8	63.4
Administrative and waste management 行政管理和废物管理	4.1	49.3	21.7
Educational services 教育服务	1.2	44.4	20.5
Health care and social assistance 医疗保健和社会援助	4.8	83.4	37.4
Arts, entertainment, and recreation 艺术、娱乐和休闲	0.9	41.2	12.8
Accommodation 膳宿	0.6	91.1	25.1
Food services and drinking places 餐饮服务	3.1	46.0	14.9
Other services 其它服务	2.9	73.8	28.3
Households 居家	0.4	0.0	10.2
Total 总计	82.6	119.4	36.9

Architectural, Engineering and Related Services:
建筑、工程和相关服务：
The architectural and engineering services costs are expected to be $6.201 million (2013 dollars).
预计建筑和工程服务的成本为 6,201,000 美元（以 2013 年的美元价值表示）。

The RIMS II final demand multiplierfor architectural and engineering services is 14.5322. When multiplied by $6.201 million (2013 dollars), that creates 90.1 new jobs.
建筑和工程服务业的 RIMS II 最终需求乘数为 14.5322，将该数据乘以 6.201，即可得出建筑和工程服务业将创造 90.1 个新就业岗位。

Table 2-7 and 2-8 show the economic impact of the architectural and engineering expenditures for the 20 major industrial classifications in the RIMS II input/output model. Please note that in these and succeeding tables, output and earnings are given in thousands of dollars.
表 2-7 和 2-8 列举了建筑和工程服务支出对 RIMS II 输入/输出模型中的前 20 大产业类别产生的经济影响。请知悉：在以下各表格中，输出和收入的单位均为 1,000 美元。

Table 2-7. Increase in Employment, Output, and Earnings for $6.201 Million (2013 Dollars) Architectural and Engineering Services
表 2-7：6,201,000 美元（以 2013 年的美元表示）的建筑和工程服务支出导致的就业岗位、输出和收入的增长

Industry group 产业群	Employment 就业岗位	Output 输出	Earnings 收入
Agriculture, forestry, fishing 农业、林业、渔业	0.3	24	7
Mining 矿业	0.0	11	2
Utilities 公用事业	0.2	148	23
Construction 建造	0.5	77	26
Durable Goods Manufacturing 耐用品的制造	0.3	62	13
Non Durable Goods Manufacturing 非耐用品的制造	0.9	273	46
Wholesale trade 批发业	1.0	185	60
Retail trade 零售业	6.6	479	174
Transportation and warehousing 运输和仓储	1.7	216	73
Information 信息	1.0	295	58
Finance and insurance 金融和保险	2.6	503	120
Real estate and rental and leasing 房地产出租和租赁	6.5	1070	170
Professional, scientific, services 专业服务和科学服务	42.6	7122	2913
Management of companies 公司管理	0.6	115	48
Administrative and waste management 行政管理和废物管理	7.5	424	211
Educational services 教育服务	1.4	78	37
Health care and social assistance 医疗保健和社会援助	5.6	575	265
Arts, entertainment, and recreation 艺术、娱乐和休闲	1.1	59	19
Accommodation 膳宿	0.9	107	30

Food services and drinking places 餐饮服务	5.2	295	100
Other services 其它服务	3.1	272	108
Households 居家	0.5	0	6
Total 总计	90.1	12390	4508

Table 2-7 shows that there will be a total of 90.1 new jobs created from the architectural and engineering services related to the development. Total output will rise about $12.39 million, while total household earnings would increase by about $4.51 million. Table 2-8 shows that output per new worker for the professional and scientific services sector would be about $167,200, with average annual earnings of about $68,400. For all new workers, the corresponding figures are $137,500 and $50,000.
依据表 2-7 可得出，该项目开发相关的建筑和工程服务总共将创造 90.1 个就业岗位，总输出将增长 12,390,000 美元，总家庭收入将增长 4,510,000 美元。表 2-8 显示，专业和科学服务领域创造的新就业岗位上的工作人员的人均输出约为 167,200 美元，年均收入为 68,400 美元。就新就业岗位上的工作人员而言，人均输出和年均收入分别为 137,500 美元和 50,000 美元。

Table 2-8. Output and Earnings Per New Worker for $6.201 Million (2013 Dollars) Architectural and Engineering Services
表 2-8：6,201,000 美元（以 2013 年的美元表示）的建筑和工程服务支出导致的新就业岗位上工作人员的人均输出和收入

Industry group 产业群	Employment 就业岗位	Output/Employee 输出/员工	Earnings/Employee 收入/员工
Agriculture, forestry, fishing 农业、林业、渔业	0.3	74.1	22.8
Mining 矿业	0.0	283.3	50.0
Utilities 公用事业	0.2	700.0	108.8
Construction 建造	0.5	166.2	56.3
Durable Goods Manufacturing 耐用品的制造	0.3	194.2	40.8
Non Durable Goods Manufacturing 非耐用品的制造	0.9	194.2	40.8
Wholesale trade 批发业	1.0	304.6	51.1
Retail trade 零售业	6.6	73.0	26.5

Transportation and warehousing 运输和仓储	1.7	128.5	43.2
Information 信息	1.0	291.0	56.8
Finance and insurance 金融和保险	2.6	192.5	46.0
Real estate and rental and leasing 房地产出租和租赁	6.5	165.5	26.3
Professional, scientific, services 专业服务和科学服务	42.6	167.2	68.4
Management of companies 公司管理	0.6	191.0	80.1
Administrative and waste management 行政管理和废物管理	7.5	56.5	28.2
Educational services 教育服务	1.4	55.9	26.4
Health care and social assistance 医疗保健和社会援助	5.6	103.3	47.5
Arts, entertainment, and recreation 艺术、娱乐和休闲	1.1	51.4	16.2
Accommodation 膳宿	0.9	112.9	32.2
Food services and drinking places 餐饮服务	5.2	57.1	19.3
Other services 其它服务	3.1	88.7	35.2
Households 居家	0.5	0.0	12.1
Total 总计	90.1	137.5	50.0

Hotel Operations:
酒店运营：
The revenue from the hotel is expected to be $11.839million (2013 dollars) by the first year of operation.
项目运营的第一年，预计酒店业的收入为 11,839,000 美元（以 2013 年的美元价值表示）。

The RIMS II final demand multiplier for accommodation is 14.8008. When multiplied by $11.839 million (2013 dollars), that creates 175.2 new jobs.
膳宿业的 RIMS II 最终需求乘数为 14.8008，将该数据乘以 11.839，即可得出膳宿业将创造 175.2 个新就业岗位。

Table 2-9 and 2-10 show the economic impact of the operations for the 20 major industrial classifications in the RIMS II input/output model. Please note that in these and succeeding tables, output and earnings are given in thousands of dollars.
表 2-9 和 2-10 列举了酒店运营对 RIMS II 输入/输出模型中的前 20 大产业类别产生的经济影响。请知悉：在以下各表格中，输出和收入的单位均为 1,000 美元。

Table 2-9. Increase in Employment, Output, and Earnings for Hotel Operations
表 2-9：酒店运营导致的就业岗位、输出和收入的增长

Industry group 产业群	Employment 就业岗位	Output 输出	Earnings 收入
Agriculture, forestry, fishing 农业、林业、渔业	0.5	43	12
Mining 矿业	0.0	5	1
Utilities 公用事业	0.6	399	62
Construction 建造	1.0	160	54
Durable Goods Manufacturing 耐用品的制造	0.2	37	8
Non Durable Goods Manufacturing 非耐用品的制造	1.9	565	95
Wholesale trade 批发业	1.6	282	91
Retail trade 零售业	10.3	745	270
Transportation and warehousing 运输和仓储	2.6	324	125
Information 信息	2.1	511	116
Finance and insurance 金融和保险	3.3	612	150
Real estate and rental and leasing 房地产出租和租赁	9.3	1533	243
Professional, scientific, services 专业服务和科学服务	4.5	516	237
Management of companies 公司管理	2.0	382	161
Administrative and waste management 行政管理和废物管理	7.5	508	207
Educational services 教育服务	1.9	104	49
Health care and social assistance 医疗保健和社会援助	7.4	761	350

Arts, entertainment, and recreation 艺术、娱乐和休闲	1.9	99	31
Accommodation 膳宿	106.2	11981	3419
Food services and drinking places 餐饮服务	5.2	311	99
Other services 其它服务	4.6	432	167
Households 居家	0.7	0	8
Total 总计	175.2	20311	5956

Table 2-9 shows that there will be a total of 175.2 new jobs created from the operation of the hotel. Total output will increase by$20.31 million, while total household earnings would increase by $5.96 million. Table 2-10 shows that output per new worker for the accommodation sector would be about $112,800, with average annual earnings of $32,200. For all new workers, the corresponding figures are $115,900 and $34,000.
依据表 2-9 可得出，酒店运营总共将创造 175.2 个就业岗位，总输出将增长 20,310,000 美元，总家庭收入将增长 5,960,000 美元。表 2-10 显示，膳宿业创造的新就业岗位上的工作人员的人均输出约为 112,800 美元，年均收入为 32,200 美元。就新就业岗位上的工作人员而言，人均输出和年均收入分别为 115,900 美元和 34,000 美元。

Table 2-10. Output and Earnings Per New Worker for Hotel Operations
表 2-10：酒店运营创造的就业岗位上的工作人员的人均输出和收入

Industry group 产业群	Employment 就业岗位	Output/Employee 输出/员工	Earnings/Employee 收入/员工
Agriculture, forestry, fishing 农业、林业、渔业	0.5	82.9	23.0
Mining 矿业	0.0	285.7	71.4
Utilities 公用事业	0.6	702.1	108.3
Construction 建造	1.0	165.4	56.4
Durable Goods Manufacturing 耐用品的制造	0.2	146.9	33.2
Non Durable Goods Manufacturing 非耐用品的制造	1.9	146.9	33.2
Wholesale trade 批发业	1.6	289.6	48.6
Retail trade 零售业	10.3	72.5	26.3

Transportation and warehousing 运输和仓储	2.6	126.7	49.0
Information 信息	2.1	244.1	55.4
Finance and insurance 金融和保险	3.3	185.2	45.5
Real estate and rental and leasing 房地产出租和租赁	9.3	165.7	26.2
Professional, scientific, services 专业服务和科学服务	4.5	115.4	52.9
Management of companies 公司管理	2.0	190.9	80.4
Administrative and waste management 行政管理和废物管理	7.5	67.9	27.7
Educational services 教育服务	1.9	55.8	26.0
Health care and social assistance 医疗保健和社会援助	7.4	103.4	47.6
Arts, entertainment, and recreation 艺术、娱乐和休闲	1.9	51.9	16.1
Accommodation 膳宿	106.2	112.8	32.2
Food services and drinking places 餐饮服务	5.2	59.5	19.0
Other services 其它服务	4.6	93.1	36.0
Households 居家	0.7	0.0	12.3
Total 总计	175.2	115.9	34.0

2-7Verification of Inputs
输入核实

Development Costs:
开发成本：

Underground Parking Construction is the cost of the construction of building substructure, shell, interiors, services, general contractor overhead/fees and construction contingency. This cost is based on an RSMeans estimate for a 3-story, 90,000 SF underground parking garage.
地下停车场建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用以及施工期间发生的意外开支。该项成本根据 RSMeans 有关 3 层地下停车场（面积：90,000 平方英尺）的造价估算确定。

Underground Parking FF&E includes the cost of purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the parking garage. This cost is based on an RSMeans estimate for a 3-story, 90,000 SF underground parking garage.
地下停车场 FF&E 包括建设停车场期间采购固定装置、设备、指示牌、机械等项目时发生的费用。该项成本根据 RSMeans 有关 3 层地下停车场（面积：90,000 平方英尺）的造价估算确定。

Underground Parking A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 8.0% of building construction subtotal, shown to be an

industry standard based on an RSMeans estimate for a 3-story, 90,000 SF underground parking garage.
地下停车场 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 3 层地下停车场（面积：90,000 平方英尺）的造价估算确定，预计占地下停车场建设成本的 8.0%，符合行业标准。

RSMeans data from GORDIAN

Square Foot Cost Estimate Report		Date:	11/29/2016
Estimate Name:	181-3 underground parking		
Building Type:	Garage, Underground Parking with Reinforced Concrete / R/Conc. Frame		
Location:	HONOLULU, HI		
Story Count:	3		
Story Height (L.F.):	10		
Floor Area (S.F.):	90000		
Labor Type:	STD		
Basement Included:	No		
Data Release:	Year 2016		
Cost Per Square Foot:	$113.14		
Building Cost:	$10,182,206.06		

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

** Stories entered is outside the range recommended by RSMeans.

		% of Total	Cost Per S.F.	Cost
A Substructure		**20.80%**	**16.74**	**1,506,589.75**
A1010	**Standard Foundations**		**8.67**	**780,312.85**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF,		0.62	56,118.70
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' -		0.08	6,810.85
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' -		0.08	7,109.15
	Foundation dampproofing, asphalt with fibers, 1/8" thick, 8' high		7.89	710,274.15
A1030	**Slab on Grade**		**3.42**	**307,611.90**
	Slab on grade, 5" thick, light industrial, reinforced		3.42	307,611.90
A2010	**Basement Excavation**		**4.65**	**418,665.00**
	Excavate and fill, 30,000 SF, 16' deep, sand, gravel, or common earth, off site		4.65	418,665.00
B Shell		**60.03%**	**48.32**	**4,349,076.07**
B1010	**Floor Construction**		**25.29**	**2,276,141.76**
	Cast-in-place concrete column, 28", square, tied, minimum reinforcing,		3.27	294,197.76
	Cast-in-place concrete beam and slab, 9" slab, one way, 26" column, 35'x35'		22.02	1,981,944.00
B1020	**Roof Construction**		**11.01**	**990,972.00**
	Roof, concrete, beam and slab, 35'x35' bay, 40 PSF superimposed load, 26"		11.01	990,972.00
B2010	**Exterior Walls**		**9.31**	**838,278.45**
	Concrete wall, reinforced, 8' high, 8" thick, plain finish, 4000 PSI		9.31	838,278.45
B2030	**Exterior Doors**		**0.26**	**23,613.76**
	Door, aluminum & glass, with transom, black finish, double door, hardware,		0.21	18,500.63
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0"		0.06	5,113.13
B3010	**Roof Coverings**		**2.45**	**220,070.10**
	Traffic deck waterproofing coating		2.45	220,070.10
C Interiors		**2.54%**	**2.04**	**183,888.12**
C1010	**Partitions**		**1.29**	**115,741.53**
	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish		0.31	27,993.31
	8" concrete block partition includes grouting & reinforcing steel bars		0.97	87,748.22
C1020	**Interior Doors**		**0.14**	**12,376.83**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-		0.14	12,376.83
C2010	**Stair Construction**		**0.47**	**42,006.83**
	Stairs, CIP concrete, w/landing, 16 risers, with nosing		0.47	42,006.83
C3010	**Wall Finishes**		**0.15**	**13,762.93**
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats		0.15	13,762.93

D Services		**16.63%**	**13.39**	**1,204,978.00**
D1010	**Elevators and Lifts**		**2.64**	**237,948.38**
	1.00-Hydraulic, passenger elevator, 3500 lb, 2 floors, 100 FPM		0.87	78,416.00
	Hydraulic passenger elevator, 2500 lb., 2 floor, 125 FPM		1.77	159,532.38
D2010	**Plumbing Fixtures**		**0.06**	**5,380.19**
	Water closet, vitreous china, bowl only with flush valve, floor mount		0.03	2,562.18
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.03	2,818.01
D2020	**Domestic Water Distribution**		**0.16**	**14,047.70**
	Electric water heater, commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH		0.16	14,047.70
D2040	**Rain Water Drainage**		**1.27**	**114,470.02**
	Roof drain, steel galv sch 40 threaded, 3" diam piping, 10' high		1.04	93,791.26
	Roof drain, steel galv sch 40 threaded, 3" diam piping, for each additional		0.23	20,678.76
D3050	**Terminal & Package Units**		**0.18**	**15,820.56**
	16000 CFM, 5 HP vane axial fan		0.18	15,820.56
D4010	**Sprinklers**		**4.49**	**403,780.95**
	Dry pipe sprinkler systems, steel, ordinary hazard, 1 floor, 50,000 SF		2.59	232,841.25
	Dry pipe sprinkler systems, steel, ordinary hazard, each additional floor,		1.90	170,939.70
D4020	**Standpipes**		**0.17**	**15,089.66**
	Dry standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.13	11,337.44
	Dry standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional		0.04	3,752.22
D5010	**Electrical Service/Distribution**		**0.15**	**13,737.84**
	Overhead service installation, includes breakers, metering, 20' conduit &		0.03	3,120.57
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		0.05	4,631.85
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208		0.07	5,985.42
D5020	**Lighting and Branch Wiring**		**3.99**	**359,316.63**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF		2.26	203,612.40
	Miscellaneous power, to .5 watts		0.11	10,115.28
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5		1.62	145,588.95
D5030	**Communications and Security**		**0.21**	**18,628.02**
	Communication and alarm systems, fire detection, addressable, 12		0.14	12,610.15
	Fire alarm command center, addressable without voice, excl. wire & conduit		0.07	6,017.87
D5090	**Other Electrical Systems**		**0.08**	**6,758.05**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline		0.08	6,758.05
SubTotal		**100%**	**$80.49**	**$7,244,531.94**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	20.12	$1,811,132.99
Construction Contingency		5.00%	4.02	$362,226.60
Total Hard Construction Costs			**$104.64**	**$9,417,891.52**
E Equipment & Furnishings			**2.05**	**184,751.98**
E1030	**Vehicular Equipment**		**0.42**	**37,475.35**
	way		0.12	10,937.16
	Architectural equipment, parking equipment, booth for attendant, economy		0.08	7,200.00
	Architectural equipment, parking equipment, ticket printer/dispenser, rate		0.21	19,338.19
E1090	**Other Equipment**		**1.64**	**147,276.63**
	1.00-Parking control equipment, parking control software, multi-function		1.21	108,780.00
	x 10" x 6' - 0", Includes 2 dowels per each		0.42	37,881.27
	posts		0.01	615.36
F Other Costs			**6.44**	**$579,562.56**
Architectural Fees		8.00%	6.44	$579,562.56
Total Building Cost			**$113.14**	**$10,182,206.06**

RSMeans 数据　平方英尺成本估算报告　　日期：　2016 年 11 月 29 日

估算名称	181-3 地下停车场
建筑类型：	地下停车场，钢混框架结构
坐落：	HONOLULU，HI
层数：	3
层高（LF）：	10
面积（SF）：	90,000
劳动类型：	STD
是否含地下室：	否
数据发布：	2016 年
成本/平方英尺：	113.14 美元
建筑成本：	$ 10,182,206.06

		占总成本%	成本/平方英尺	成本
A 底层结构		20.80%	16.74	1,506,589.75
A1010	标准地基		8.67	780,312.85
	条基、钢混、负荷 11.1KLF、土壤承载力 6KSF		0.62	56,118.70
	扩基、3000PSI 混凝土，负荷 50K、土壤承载力 6KSF、3’		0.08	6,810.85
	扩基、3000PSI 混凝土，负荷 75K、土壤承载力 6KSF、4’		0.08	7,109.15
	地基防潮、沥青纤维、厚度 1/8”、8’高		7.89	710,274.15
A1030	板坯		3.42	307,611.09
	板坯、厚度 5”、轻工业、加固		3.42	307,611.90
A2010	地下室挖掘		4.65	418,665.00
	挖掘和填充、30,000SF、16’深、沙地、碎石或共用接地、封闭式		4.65	418,665.00
B 外壳		60.03%	48.32	4,349,076.07
B1010	楼面结构		25.29	2,276,141.76
	现浇混凝土柱、28’’、方形、最小加固		3.27	294,197.76
	现浇混凝土梁和板、9’’板、单向、26’’柱、35’×35’		22.02	1,981,944.00
B1020	屋顶结构		11.01	990,972.00
	屋顶、混凝土、梁和板、35’×35’跨度、40PSF 超载负荷、26’’		11.01	990,972.00
B2010	外墙		9.31	838,278.45
	混凝土墙、加固、8’高、厚度 8’’、布		9.31	838,278.45

	纹装饰、4000PSI		
B2030	户外门	0.26	23,613.76
	门、铝&玻璃、带横梁、黑色抛光、双开门、五金器具	0.21	18,500.63
	门、钢 18、空心金属、带框的门、无标签、3'-0" x 7'-0"	0.06	5,113.13
B3010	屋顶覆盖	2.45	220,070.10
	通行板防水涂料	2.45	220,070.10
C 内饰	2.54%	2.04	183,888.12
C1010	分区隔板	1.29	115,741.53
	混凝土块分区隔板、重量轻、中空、无表面	0.31	27,993.31
	8''混凝土块分区隔断，包括灌浆和钢筋	0.97	87,748.22
C1020	室内门	0.14	12,376.83
	门、单扇、钢架结构、空心金属、商业等级钢、可滑动、3''	0.14	12,376.83
C2010	楼梯	0.47	42,006.83
	楼梯、CIP 混凝土、w/landing、16 阶、带护沿	0.47	42,006.83
C3010	墙面装饰	0.15	13,762.93
	喷漆、砖石或混凝土、乳胶，手绘，底漆&2 层涂料	0.15	13,762.93
D 服务费	16.63%	13.39	1,204,978.00
D1010	电梯	2.64	237,948.38
	1.00 油压机、客梯、3500Ib、2 层、100FPM	0.87	78,416.00
	液压客梯、2500Ib、2 层、125FPM	1.77	159,532.38
D2010	厨、浴间设备	0.06	5,380.19
	抽水马桶、玻璃瓷、带冲洗阀、落地式安装	0.03	2,562.18
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.03	2,818.01
D2020	生活用水供给	0.16	14,047.70
	电热水器、commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH	0.16	14,047.70
D2040	雨水排放	1.27	114,470.02
	屋顶排水沟、钢筋 40 螺纹，3''直径管道、10'高	1.04	93,791.26
	屋顶排水沟、钢筋 40 螺纹，3''直径	0.23	20,678.76

	管道、10’高用于额外装置			
D3050	端口区&密封区		0.18	15,820.56
	16000 CFM, 5 HP vane axial fan		0.18	15,820.56
D4010	洒水装置		4.49	403,780.95
	干管喷水灭火系统、钢、普通危险、1 层、50,000SF		2.59	232,841.25
	干管喷水灭火系统、钢、普通危险、各额外楼层		1.90	170,939.70
D4020	立管		0.17	15,089.66
	干立管、III 类、钢、黑色、sch 40、4’’直径管道、1 层		0.13	11,337.44
	干立管、III 类、钢、黑色、sch 40、4’’直径管道、额外层		0.04	3,752.22
D5010	电气服务/配电		0.15	13,737.84
	高架服务装置、包括断路器、测量表、20’导管&		0.03	3,120.57
	供电器 600V、包括 RGS conduit and XHHW wire, 200 A		0.05	4,631.85
	配电装置，包括配电盘、面板&断路器、120/208		0.07	5,985.42
D5020	照明和分支布线		3.99	359,316.63
	插座板、box、导管、电线、2.5/1000SF、3 瓦/SF		2.26	203,612.40
	杂项电源、5 瓦		0.00	10,115.28
	荧光灯夹具安装在天花板上、8 瓦/SF、20FC、5		1.62	145,588.95
D5030	通讯和安保		0.21	18,628.02
	通讯和警报系统、火灾探测、可寻址、12		0.14	12,610.15
	火灾报警指挥中心、无声音可寻址，不含电线和导管		0.07	6,017.87
D5090	其他电子系统		0.08	6,758.05
	发电机设备、W/电池、充电器、消声器和转换开关、汽油		0.08	6,758.05
小计		100%	$ 80.49	$ 7,244,531.94
承包商费用（一般条件，间接费用，利润）		25.00%	20.12	$ 1,811,132.99
建筑应急		5.00%	4.02	$ 362,226.60
总硬建设成本			$ 104.64	$ 9,417,891.52
E 设备&家具			2.05	184,751.98
E1030	车用设备		0.42	37,475.35

	道路		0.12	10,937.16
	建筑设备、停车设备、服务台、经济		0.08	7,200.00
	建筑设备、停车设备、票据打印机/自动售票机、价格		0.21	19,338.19
E1090	其他设备		1.64	147,276.63
	1.00-停车控制设备、停车控制软件、多功能		1.21	108,780.00
	x 10" x 6' - 0", includes 2 dowels per each		0.42	37,881.27
	邮箱		0.01	615.36
F 其他成本			6.344	$ 579,562.56
建筑费用		8.00%	6.44	$ 5799,562.56
总建筑成本			$ 113.14	$ 10,182,206.06

Retail Constructionis the cost of the construction of building shell, interiors, services, general contractor overhead/fees and construction contingency. This cost is based on an RSMeans estimate for a 1-story, 17,186 SF retail building.
零售空间建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用以及施工期间发生的意外开支。该项成本根据 RSMeans 有关 1 层零售空间（面积：17,186 平方英尺）的造价估算确定。

Retail FF&E includes the cost of purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the retail building. This cost is based on an RSMeans estimate for a 1-story, 17,186 SF retail building.
零售空间 FF&E 包括建设零售空间期间采购固定装置、设备、指示牌、机械等项目时发生的费用。该项成本根据 RSMeans 有关 1 层零售空间（面积：17,186 平方英尺）的造价估算确定。

Retail A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 8.0% of building construction subtotal, shown to be an industry standard based on an RSMeans estimate for a 1-story, 17,186 SF retail building.
零售空间 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 1 层零售空间（面积：17,186 平方英尺）的造价估算确定，预计占零售空间建设成本的 8.0%，符合行业标准。

RSMeans data from GORDIAN

Square Foot Cost Estimate Report — **Date:** 11/29/2016

Estimate Name:	**181-3 retail**
Building Type:	**Store, Retail with Stone Veneer / Steel Frame**
Location:	**HONOLULU, HI**
Story Count:	**1**
Story Height (L.F.):	**14**
Floor Area (S.F.):	**17186**
Labor Type:	**STD**
Basement Included:	**No**
Data Release:	**Year 2016**
Cost Per Square Foot:	**$185.02**
Building Cost:	**$3,179,804.43**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**10.59%**	**13.90**	**238,839.53**
A1010	**Standard Foundations**		2.21	37,917.30
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF,		1.78	30,610.20
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' -		0.43	7,307.10
A1030	**Slab on Grade**		7.68	131,939.33
	Slab on grade, 4" thick, non industrial, reinforced		7.68	131,939.33
A2010	**Basement Excavation**		0.40	6,791.91
	Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on site		0.40	6,791.91
A2020	**Basement Walls**		3.62	62,190.99
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		3.62	62,190.99
B Shell		**47.14%**	**61.88**	**1,063,448.08**
B1020	**Roof Construction**		20.48	351,908.96
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing		9.02	155,087.50
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 20"		11.45	196,821.46
B2010	**Exterior Walls**		29.02	498,757.20
	Stone wall, Indiana limestone, sawn finish, 2" thick, 10' high, metal stud		29.02	498,757.20
B2020	**Exterior Windows**		2.16	37,115.19
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no		0.17	2,854.46
	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear		1.99	34,260.73
B2030	**Exterior Doors**		2.28	39,240.95
	Door, aluminum & glass, with transom, black finish, hardware, 3'-0" x 10'-0"		1.93	33,138.58
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0"		0.36	6,102.37
B3010	**Roof Coverings**		7.86	135,121.62
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		2.20	37,854.74
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive		3.99	68,569.73
	Roof edges, aluminum, duranodic, .050" thick, 6" face		1.16	19,956.29
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		0.51	8,740.86
B3020	**Roof Openings**		0.08	1,304.16
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel,		0.08	1,304.16
C Interiors		**14.57%**	**19.13**	**328,791.59**
C1010	**Partitions**		1.79	30,834.78
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC		0.98	16,781.50
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		0.49	8,463.17
	Add for the following: taping and finishing		0.33	5,590.11
C1020	**Interior Doors**		2.58	44,314.22
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-		2.58	44,314.22
C1030	**Fittings**		0.25	4,330.20
	Toilet partitions, cubicles, ceiling hung, stainless steel		0.25	4,330.20
C3010	**Wall Finishes**		1.12	19,214.88
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		0.34	5,921.28
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		0.43	7,380.07
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		0.34	5,913.53
C3020	**Floor Finishes**		3.68	63,241.04
	Vinyl, composition tile, maximum		3.68	63,241.04
C3030	**Ceiling Finishes**		9.71	166,856.47
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar &		9.71	166,856.47

D Services		**27.70%**	**36.37**	**625,044.50**
D2010	**Plumbing Fixtures**		**1.97**	**33,838.70**
	Water closet, vitreous china, tank type, 2 piece close coupled		0.38	6,564.49
	Urinal, vitreous china, wall hung		0.09	1,470.68
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.35	6,033.00
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.89	15,267.61
	Water cooler, electric, wall hung, dual height, 14.3 GPH		0.26	4,502.92
D2020	**Domestic Water Distribution**		**1.50**	**25,789.20**
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH		1.50	25,789.20
D2040	**Rain Water Drainage**		**1.40**	**24,076.04**
	Roof drain, CI, soil,single hub, 4" diam, 10' high		1.28	22,063.28
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add		0.12	2,012.76
D3050	**Terminal & Package Units**		**9.16**	**157,442.67**
	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17		9.16	157,442.67
D4010	**Sprinklers**		**4.93**	**84,665.97**
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		4.93	84,665.97
D4020	**Standpipes**		**1.19**	**20,385.23**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		1.19	20,385.23
D5010	**Electrical Service/Distribution**		**1.48**	**25,378.91**
	Overhead service installation, includes breakers, metering, 20' conduit &		0.40	6,934.60
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		0.30	5,143.38
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208		0.77	13,300.93
D5020	**Lighting and Branch Wiring**		**12.82**	**220,242.37**
	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF		3.38	58,118.93
	Miscellaneous power, 1.5 watts		0.48	8,233.30
	Central air conditioning power, 4 watts		0.98	16,897.10
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10		7.97	136,993.04
D5030	**Communications and Security**		**1.93**	**33,225.41**
	Communication and alarm systems, fire detection, addressable, 25		1.10	18,861.08
	Fire alarm command center, addressable without voice, excl. wire & conduit		0.84	14,364.33
SubTotal		**100%**	**$131.28**	**$2,256,123.70**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	32.82	$564,030.93
Construction Contingency		5.00%	6.56	$112,806.19
Total Hard Construction Costs			**$170.66**	**$2,932,960.81**
E Equipment & Furnishings			**3.86**	**66,353.72**
E1090	**Other Equipment**		**3.86**	**66,353.72**
	sealed beam light, 25 W, 6 V each		1.54	26,550.60
	68.00-Detection system, smoke detector, duct type, excl. wires & conduit		2.32	39,803.12
F Other Costs			**10.50**	**$180,489.90**
Architectural Fees		8.00%	10.50	$180,489.90
Total Building Cost			**$185.02**	**$3,179,804.43**

RSMeans 数据　平方英尺成本估算报告　　日期：　2016 年 11 月 29 日

估算名称	181-3 零售业
建筑类型：	商店、带石料砌面/钢架的零售业
坐落：	HONOLULU，HI
层数：	1
层高（LF）：	14
面积（SF）：	17,186
劳动类型：	STD
是否含地下室：	否
数据发布：	2016 年
成本/平方英尺：	185.02 美元
建筑成本：	$ 3,179,804.43

		占总成本%	成本/平方英尺	成本
A 底层结构		10.59%	13.93	238,839.53
A1010	标准地基		2.21	37,917.30
	条基、钢混、负荷 11.1KLF、土壤承载力 6KSF		1.78	30,610.20
	扩基、3000PSI 混凝土，负荷 100K、土壤承载力 6KSF、4’		0.43	7,307.10
A1030	板坯		7.68	131,939.33
	板坯、厚度 4”、非工业、加固		7.68	131,939.33
A2010	地下室挖掘		0.40	6,791.91
	挖掘和填充、10,000SF、4’深、砂砾石或共用接地、建筑原地		0.40	6,791.91
A2020	地下室墙面		3.62	62,190.99
	基础墙、CIP、墙高 4’、 , direct chute, .148 CY/LF, 7.2 PLF, 12"		3.62	62,190.99
B 外壳		47.14%	61.88	1,063,448.08
B1020	屋顶结构		20.48	351,908.96
	屋顶、钢梁、横梁、1.5’’ 22 ga 金属板、柱和轴承		9.02	155,087.50
	屋顶、钢梁、横梁、1.5’’ 22 ga 金属板、25’×25’通道、20’’		11.45	196,821.46
B2010	外墙		29.02	498,757.20
	石墙、, Indiana limestone, sawn finish, 、厚度 2’’、 10’高、金属立筋		29.02	498,757.20
B2030	户外门		2.28	39,240.95
	门、铝&玻璃、带横梁、黑色抛光、		1.93	33,138.58

	双开门、五金器具 3'-0" x 10'-0"			
	门、钢 18、空心金属、带框的门、无标签、 3'-0" x 7'-0"		0.36	6,102.37
B3010	屋顶覆盖		7.86	135,121.62
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		2.20	37,854.74
	绝缘、坚硬、屋顶板、挤塑聚苯乙烯、40PSI 压缩力		3.99	68,569.73
	Roof edges, aluminum, duranodic, .050" thick, 6" face		1.16	199,958.29
	挡石片、铝、挤压、4''光面、厚度.050''		0.51	8,740.86
B3020	灌顶开口		0.08	1,304.16
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel,		0.08	1,304.16
C 内饰		14.57%	19.13	328,791.59
C1010	分区隔板		1.79	30,834.78
	金属块分区隔板、5/8''耐火石膏板面、无底部、 3 -5/8" @ 24" OC		0.98	16,781.50
	石膏板、仅一面、外模板、防火、5/8''		0.49	8,463.17
	自攻螺钉和装饰		0.33	5,590.11
C1020	室内门		2.58	44,314.22
	门、单扇、钢架结构、空心金属、商业等级钢、可滑动、3''		2.58	44,314.22
C1030	配件		0.25	4,330.20
	卫生间隔板、隔间、吊顶、不锈钢		0.25	4,330.20
C3010	墙面装饰		1.12	19,214.88
	喷漆、内部石灰和干式墙、墙面&天花板、滚压、底漆		0.34	5,921.28
	喷漆、内部石灰和干式墙、墙面&天花板、滚压、底漆		0.43	7,380.07
	瓷砖、水泥、 4-1/4" x 4-1/4"		0.34	5,913.53
C3020	地面修饰		3.68	63,241.04
	Vinyl, composition tile, maximum		3.68	63,241.04
C3030	顶棚装修		9.71	166,856.47
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar &		9.71	166,856.47

D 服务费		27.70%	36.37	625,044.50
D2010	厨、浴间设备		1.97	33,838.70
	抽水马桶、玻璃瓷、箱式、2 块强耦合		0.38	6,584.49
	小便池、玻璃瓷、墙挂式		0.09	1,470.68
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.35	6,033.00
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.89	15,267.61
	饮水机、电动、墙挂式、dual height, 14.3 GPH		0.26	4,502.92
D2020	生活用水供给		1.50	25,789.20
	燃气热水器、commercial, 100< F rise, 500 MBH input, 480 GPH		1.50	25,789.20
D2040	雨水排放		1.40	24,076.04
	屋顶排水沟、CI、单片、4’’直径、10’高		1.28	22,083.28
	屋顶排水沟、CI、单片、4’’直径管道、10’高用于额外每英尺增加		0.12	2,012.76
D3050	端口区&密封区		9.16	157,442.67
	屋顶、单区、空调、百货公司、10,000SF、29.17		9.16	157,442.67
D4010	洒水装置		4.93	84,665.97
	湿管喷水灭火系统、钢、普通危险、1 层、10,000SF		4.93	84,665.97
D4020	立管		1.19	20,385.23
	湿立管、III 类、钢、黑色、sch 40、4’’直径管道、1 层		1.19	20,385.23
D5010	电气服务/配电		1.48	25,378.91
	高架服务装置、包括断路器、测量表、20’导管&		0.40	6,934.60
	供电器 600V、包括 RGS 导管和 XHHW 线、400A		0.30	5,143.38
	配电装置，包括配电盘、面板&断路器、120/208		0.77	13,300.93
D5020	照明和分支布线		12.82	220,242.37
	插座板、box、导管、电线、8/1000SF、9 瓦/SF		3.38	58,118.93
	杂项电源、1.5 瓦		0.48	8,233.30
	中央空调电源、4 瓦		0.98	16,897.10
	荧光灯夹具安装在天花板上、1.6 瓦/SF、40FC、10		7.97	136,993.04
D5030	通讯和安保		1.93	33,225.41

	通讯和警报系统、火灾探测、可寻址、25		1.10	18,861.08
	火灾报警指挥中心、无声音可寻址，不含电线和导管		0.84	14,364.33
小计		100%	$ 131.28	$ 2,256,123.70
承包商费用（一般条件，间接费用，利润）		25.00%	32.82	$ 564,030.93
建筑应急		5.00%	6.56	$ 112,806.19
总硬建设成本			$ 170.66	$ 2,932,960.81
E 设备&家具			3.86	66,353.72
E1090	其他设备		3.86	66,353.72
	密封束光灯，25W、每个 6V		1.54	26,550.60
	68.00-探测系统、烟雾报警器、管道式，不包括电线&导管		2.32	39,803.12
F 其他成本			10.50	$ 180,489.90
建筑费用		8.00%	10.50	$ 180,489.90
总建筑成本			$ 185.02	$ 3,179,804.43

Restaurant Constructionis the cost of the construction of building shell, interiors, services, general contractor overhead/fees and construction contingency. This cost is based on an RSMeans estimate for a 1-story, 6,921 SF restaurant building.
饭店建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用以及施工期间发生的意外开支。该项成本根据 RSMeans 有关 1 层饭店空间（面积：6,921 平方英尺）的造价估算确定。

Restaurant FF&E includes the cost of purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the restaurant building. This cost is based on an RSMeans estimate for a 1-story, 6,921 SF restaurant building.
饭店 FF&E 包括建设饭店空间期间采购固定装置、设备、指示牌、机械等项目时发生的费用。该项成本根据 RSMeans 有关 1 层饭店空间（面积：6,921 平方英尺）的造价估算确定。

Restaurant A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 7.0% of building construction subtotal, shown to be an industry standard based on an RSMeans estimate for a 1-story, 6,921 SF restaurant building.
饭店 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 1 层饭店空间（面积：6,921 平方英尺）的造价估算确定，预计占饭店空间建设成本的 7.0%，符合行业标准。

C Interiors		**13.62%**	**27.05**	**187,225.54**
C1010	**Partitions**		**3.27**	**22,655.32**
	Metal partition, 3/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC		1.87	12,973.56
	Metal partition, 3/8" water resistant gypsum board face, no base layer, 3-		0.49	3,360.38
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		0.55	3,803.66
	Add for the following: taping and finishing		0.36	2,513.72
C1020	**Interior Doors**		**2.89**	**20,012.93**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core		2.89	20,012.93
C1030	**Fittings**		**1.17**	**8,080.34**
	Toilet partitions, cubicles, ceiling hung, plastic laminate		1.17	8,080.34
C3010	**Wall Finishes**		**2.87**	**19,836.63**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		0.74	5,087.08
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		0.48	3,318.62
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		1.65	11,430.93
C3020	**Floor Finishes**		**11.40**	**78,896.44**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		4.68	32,405.91
	Tile, quarry tile, mud set, minimum		3.10	21,423.70
	Tile, quarry tile, mud set, maximum		3.62	25,064.83
C3030	**Ceiling Finishes**		**5.45**	**37,743.88**
	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured		5.45	37,743.88
D Services		**42.72%**	**84.83**	**587,092.53**
D2010	**Plumbing Fixtures**		**8.89**	**61,495.11**
	Water closet, vitreous china, bowl only with flush valve, wall hung		3.16	21,868.73
	Urinal, vitreous china, wall hung		0.59	4,071.42
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		1.40	9,718.23
	Kitchen sink w/trim, countertop, stainless steel, 44" x 22" triple bowl		2.60	18,016.57
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.71	4,918.76
	Water cooler, electric, wall hung, dual height, 14.3 GPH		0.42	2,901.40
D2020	**Domestic Water Distribution**		**5.16**	**35,697.41**
	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 480 GPH		5.16	35,697.41
D3050	**Terminal & Package Units**		**39.44**	**272,947.50**
	Rooftop, multizone, air conditioner, restaurants, 3,000 SF, 15.00 ton		32.66	226,037.65
	Commercial kitchen exhaust/make-up air system, rooftop, gas, 2000 CFM		6.78	46,909.85
D4010	**Sprinklers**		**9.47**	**65,531.35**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 2000 SF		7.50	51,876.27
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF		1.97	13,655.08
D4020	**Standpipes**		**2.28**	**15,761.98**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		2.28	15,761.98
D5010	**Electrical Service/Distribution**		**3.82**	**26,407.58**
	Overhead service installation, includes breakers, metering, 20' conduit &		1.00	6,934.60
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		0.89	6,172.05
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V,		1.92	13,300.93
D5020	**Lighting and Branch Wiring**		**11.65**	**80,601.70**
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 watts per SF		3.63	25,143.51
	Miscellaneous power, 1.8 watts		0.55	3,806.14
	Central air conditioning power, 6 watts		1.09	7,517.11
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10		6.38	44,134.94
D5030	**Communications and Security**		**4.14**	**28,649.90**
	Communication and alarm systems, fire detection, addressable, 12 detectors,		2.80	19,394.41
	Fire alarm command center, addressable without voice, excl. wire & conduit		1.34	9,255.49
SubTotal		**100%**	**$198.57**	**$1,374,337.12**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	49.64	$343,584.28
Construction Contingency		5.00%	9.93	$68,716.86
Total Hard Construction Costs			**$258.15**	**$1,786,638.26**

RSMeans data from GORDIAN

Square Foot Cost Estimate Report — **Date:** 11/29/2016

Estimate Name:	181-3 restaurant
Building Type:	Restaurant with Stone Veneer / Steel Frame
Location:	HONOLULU, HI
Story Count:	1
Story Height (L.F.):	12
Floor Area (S.F.):	6921
Labor Type:	STD
Basement Included:	No
Data Release:	Year 2016
Cost Per Square Foot:	$279.40
Building Cost:	$1,933,710.36

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**9.95%**	**19.76**	**136,741.00**
A1010	**Standard Foundations**		5.65	39,117.51
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF,		2.82	19,499.83
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' -		2.83	19,617.68
A1030	**Slab on Grade**		7.68	53,133.49
	Slab on grade, 4" thick, non industrial, reinforced		7.68	53,133.49
A2010	**Basement Excavation**		0.70	4,872.04
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site		0.70	4,872.04
A2020	**Basement Walls**		5.72	39,617.96
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		5.72	39,617.96
B Shell		**33.71%**	**66.94**	**463,278.05**
B1020	**Roof Construction**		13.86	95,907.48
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 20"		11.45	79,262.27
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 20"		2.41	16,645.21
B2010	**Exterior Walls**		32.41	224,277.75
	Stone wall, Indiana limestone, sawn finish, 2" thick, 10' high, metal stud		32.41	224,277.75
B2020	**Exterior Windows**		5.16	35,713.80
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no		1.13	7,793.14
	Glazing panel, plate glass, 1/4" thick, tempered		4.03	27,920.66
B2030	**Exterior Doors**		7.82	54,103.39
	Door, aluminum & glass, without transom, full vision, double door, hardware,		5.22	36,153.57
	Door, aluminum & glass, with transom, non-standard, double door,		2.03	14,017.83
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0"		0.57	3,931.99
B3010	**Roof Coverings**		6.55	45,304.39
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		2.20	15,244.54
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive		3.99	27,613.82
	Gutters, box, aluminum, .027" thick, 5", enameled finish		0.29	2,018.83
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		0.06	427.2
B3020	**Roof Openings**		1.15	7,971.24
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel,		0.52	3,610.43
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		0.63	4,360.81

E Equipment & Furnishings			**7.35**	**50,868.51**
E1090	**Other Equipment**		**7.35**	**50,868.51**
	1.00-Cooler, commercial kitchen equipment, reach-in, beverage, 6' long		0.59	4,066.30
	1.00-Freezers, commercial kitchen equipment, reach-in, 44 C.F.		0.92	6,397.30
	1.00-Coffee urn, commercial kitchen equipment, twin, 6 gallon		0.45	3,133.90
	1.00-Broiler, commercial kitchen equipment, without oven, standard		0.61	4,221.70
	1.00-Range, commercial kitchen equipment, restaurant type, 6 burners & 1		0.49	3,418.80
	1.00-Food warmer, commercial kitchen equipment, counter, 1.2KW		0.12	797.72
	1.00-Ice cube maker, commercial kitchen equipment, 50 lbs per day		0.30	2,072.00
	1.00-Dishwasher, commercial kitchen equipment, 10 to 12 racks per hour		0.64	4,428.90
	1.00-Restaurant furniture, bar, built-in, front bar		0.07	450.66
	maximum		0.20	1,367.52
	refrigeration, doors & floors, excl. partitions		0.03	210.31
	sealed beam light, 25 W, 6 V each		2.93	20,303.40
F Other Costs			**13.90**	**$96,203.60**
Architectural Fees		7.00%	13.90	$96,203.60
Total Building Cost			**$279.40**	**$1,933,710.36**

RSMeans 数据　平方英尺成本估算报告　　日期：　2016 年 11 月 29 日

估算名称	181-3 餐厅
建筑类型：	带石料砌面/钢架的餐厅
坐落：	HONOLULU，HI
层数：	1
层高（LF）：	12
面积（SF）：	6,921
劳动类型：	STD
是否含地下室：	否
数据发布：	2016 年
成本/平方英尺：	279.40 美元
建筑成本：	$ 1,933,710.36

		占总成本%	成本/平方英尺	成本
A 底层结构		9.95%	19.76	136,741.00
A1010	标准地基		5.65	39,117.51
	条基、钢混、负荷 11.1KLF、土壤承载力 6KSF		2.82	19,499.83
	扩基、3000PSI 混凝土，负荷 100K、土壤承载力 6KSF、4’		2.83	19,617.68
A1030	板坯		7.68	53,133.49
	板坯、厚度 4”、非工业、加固		7.68	53,133.49
A2010	地下室挖掘		0.70	4,872.04
	挖掘和填充、4,000SF、4’深、砂砾石或共用接地、建筑原地		0.70	4,872.04
A2020	地下室墙面		5.72	39,617.96
	基础墙、CIP、墙高 4’、 , direct chute, .148 CY/LF, 7.2 PLF, 12"		5.72	39,617.96
B 外壳		33.71%	66.94	463,278.05
B1020	屋顶结构		13.86	95,907.48
	屋顶、钢梁、横梁、1.5’’ 22 ga 金属板、柱体、25’×25’通道、20’’		11.45	79,262.27
	屋顶、钢梁、横梁、1.5’’ 22 ga 金属板、柱体、25’×25’通道、20’’		2.41	16,645.21
B2010	外墙		32.41	224,277.75
	石墙、 , Indiana limestone, sawn finish, 、厚度 2’’、 10’高、金属立筋		32.41	224,277.75
B2030	户外门		7.82	54,103.39
	门、铝&玻璃、带横梁、完整视觉、双开门、五金器具		5.22	36,153.57
	门、铝&玻璃、带横梁、非标门、双		2.03	14,017.83

	开门、		
	门、钢 18、空心金属、带框的门、无标签、3'-0" x 7'-0"	0.57	3,931.99
B3010	屋顶覆盖	6.55	45,304.39
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	2.20	15,244.54
	绝缘、坚硬、屋顶板、挤塑聚苯乙烯、40PSI 压缩力	3.99	27,613.82
	水槽、箱、铝、厚度.027''、5''、表层瓷漆	0.29	2,018.83
	落水管、铝、矩形，2''×3''、浮雕光面、厚度.020''	0.06	427.2
B3020	灌顶开口	1.15	7,971.24
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel,	0.52	3,610.43
	排烟口、未标记、镀锌、2'-6" x 3'、不包括手摇绞车操作员	0.63	4,360.81
C 内饰	13.62%	27.06	187,225.54
C1010	分区隔板	3.27	22,655.32
	金属块分区隔板、5/8''耐火石膏板面、无底部、3-5/8" @ 24" OC	1.87	12,975.56
	金属块分区隔板、5/8''防水石膏板面、无底层、3-	0.49	3,360.38
	石膏板、仅一面、外模板、防火、5/8''	0.55	3,805.66
	自攻螺钉和装饰	0.36	2,513.72
C1020	室内门	2.89	20,012.93
	门、单扇、木制框架、3'-0" x 7'-0" x 1-3/8"、桦木、中空心	2.89	20,012.93
C1030	配件	1.17	8,080.34
	卫生间隔板、隔间、吊顶、层压塑料	1.17	8,080.34
C3010	墙面装饰	2.87	19,836.63
	喷漆、内部石灰和干式墙、墙面&天花板、滚压、底漆	0.74	3,087.08
	喷漆、内部石灰和干式墙、墙面&天花板、滚压、底漆	0.48	3,318.62
	瓷砖、水泥、4-1/4" x 4-1/4"	1.65	11,430.93
C3020	地面修饰	11.40	78,896.44
	块式地毯、尼龙、熔接	4.68	32,405.91

	18" x 18" or 24" x 24", 35 oz			
	地砖、方砖、泥砖、最小化		3.10	21,425.70
	地砖、方砖、泥砖、最大化		3.62	25,064.83
C3030	顶棚装修		5.45	37,743.88
	石膏天花板、5/8’’耐火石膏板、上漆和花纹		5.45	37,743.88
D 服务费		42.72%	84.83	587,092.53
D2010	厨、浴间设备		8.89	61,495.11
	抽水马桶、玻璃瓷、带冲洗阀、墙挂式		3.16	21,868.73
	小便池、玻璃瓷、墙挂式		0.59	4,071.42
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		1.40	9,718.23
	厨房水槽 w/整理，工作台面、不锈钢、44’’×22’’三重洗碗槽		2.60	18,016.57
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.71	4,918.57
	饮水机、电动、墙挂式、		0.42	2,901.40
	dual height, 14.3 GPH			
D2020	生活用水供给		5.16	35,697.41
	燃气热水器、		5.16	35,697.41
	commercial, 100< F rise, 500 MBH input, 480 GPH			
D3050	端口区&密封区		39.44	272,947.50
	屋顶、多区、空调、餐厅、3,000SF、15.00T		32.66	226,037.65
	商用厨房排气/空气补充系统、屋顶、气体、2000CFM		6.78	46,909.85
D4010	洒水装置		9.47	65,531.35
	湿管喷水灭火系统、钢、低危险、1层、2,000SF		7.50	51,876.27
	湿管喷水灭火系统、钢、普通危险、1 层、1,000SF		1.97	13,655.08
D4020	立管		2.28	15,761.98
	湿立管、III 类、钢、黑色、sch 40、4’’直径管道、1 层		2.28	15,761.98
D5010	电气服务/配电		3.82	26,407.58
	高架服务装置、包括断路器、测量表、20’导管&		1.00	6,934.60
	供电器 600V、包括 RGS 导管和 XHHW 线、400A		0.89	6,172.05
	配电装置，包括配电盘、面板&断路器、120/208 V		1.92	13,300.93
D5020	照明和分支布线		11.65	80,601.70
	插座板、箱、导管、电线、10/1000SF、1.2 瓦/SF		3.63	25,143.51

	杂项电源、1.8 瓦		0.55	3,806.14
	中央空调电源、6 瓦		1.09	7,517.11
	荧光灯夹具安装在天花板上、1.6 瓦/SF、40FC、10		6.38	44,134.94
D5030	通讯和安保		4.14	28,649.90
	通讯和警报系统、火灾探测、可寻址、12 探测器		2.80	19,394.41
	火灾报警指挥中心、无声音可寻址，不含电线和导管		1.34	9,255.49
小计		100%	$ 198.57	$ 1,374,337.12
承包商费用（一般条件，间接费用，利润）		25.00%	49.64	$ 343,584.28
建筑应急		5.00%	9.93	$ 68,716.86
总硬建设成本			$ 258.15	$ 1,786,716.26
E 设备&家具			7.35	50,868.51
E1090	其他设备		7.35	50,868.51
	1.00-冷却器，商用厨房设备、		0.59	4,066.30
	1.00-冰箱、商用厨房设备、44C.F.		0.92	6,397.30
	1.00-咖啡壶、商用厨房设备、成对、6 加仑		0.45	3,133.90
	1.00-烤炉、商用厨房设备、无烤箱、标准		0.61	4,221.70
	1.00-炉灶、商用厨房设备、餐厅类、6 个炉子&1		0.49	3,418.80
	1.00-保温盒、商用厨房设备、台面、1.2KW		0.12	797.72
	1.00-制方块冰机、商用厨房设备、50lbs/天		0.30	2,072.00
	1.00-洗碗机、商用厨房设备、10-12 货架/小时		0.64	4,428.90
	1.00-餐厅家具、台面、内置、前台		0.07	450.66
	最大程度		0.20	1,367.52
	制冷、门和底板、不包括隔板		0.03	210.31
	密封束光灯，25W、每个 6V		2.93	20,303.40
F 其他成本			13.90	$ 96,203.60
建筑费用		7.00%	13.90	$ 96,203.60
总建筑成本			$ 279.40	$ 1,933,710.36

Residential Parking Constructionis the cost of the construction of building shell, interiors, services, general contractor overhead/fees and construction contingency. This cost is based on an RSMeans estimate for a 7-story, 185,893 SF parking garage (note this estimate includes 5,893 SF of parking included on the 1st floor).
住宅区停车场建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用以及施工期间发生的意外开支。该项成本根据 RSMeans 有关 7 层停车场（面积：185,893 平方英尺）的造价估算（注意：含 1 楼的停车场，5,893 平方英尺）确定。

Residential Parking FF&Eincludes the cost of purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the restaurant building. This cost is based on an RSMeans estimate for a 7-story, 185,893 SF parking garage (note this estimate includes 5,893 SF of parking included on the 1st floor).
住宅区停车场 FF&E 包括建设住宅区停车场期间采购固定装置、设备、指示牌、机械等项目时发生的费用。该项成本根据 RSMeans 有关 7 层停车场（面积：185,893 平方英尺）的造价估算（注意：含 1 楼的停车场，5,893 平方英尺）确定。

Residential Parking A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 6.0% of building construction subtotal, shown to be an industry standard based on an RSMeans estimate for a 7-story, 185,893 SF parking garage (note this estimate includes 5,893 SF of parking included on the 1st floor).
住宅区停车场 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 7 层停车场（面积：185,893 平方英尺）的造价估算（注意：含 1 楼的停车场，5,893 平方英尺）确定，预计占住宅区停车场建设成本的 6.0%，符合行业标准。

RSMeans data from GORDIAN

Square Foot Cost Estimate Report		Date:	11/29/2016
Estimate Name:	181-3 residential parking		
Building Type:	Garage, Parking with Precast Concrete / Steel Frame		
Location:	HONOLULU, HI		
Story Count:	7		
Story Height (L.F.):	10		
Floor Area (S.F.):	185893		
Labor Type:	STD		
Basement Included:	No		
Data Release:	Year 2016		
Cost Per Square Foot:	$123.36		
Building Cost:	$22,931,657.44		

Costs are derived from a building model with basic components.

Square difference and market conditions can cause costs to vary significantly.

** Story height is outside the range recommended by RSMeans.

		% of Total	Cost Per S.F.	Cost
A Substructure		**4.73%**	**4.24**	**788,057.29**
A1010	**Standard Foundations**		0.57	106,865.50
	Strip footing, concrete, reinforced, load 18.4 KLF, soil bearing capacity 6 KSF,		0.38	71,065.23
	Spread footings, 3000 PSI concrete, load 125K, soil bearing capacity 6 KSF, 5' -		0.14	26,920.90
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' -		0.05	8,879.37
A1030	**Slab on Grade**		1.46	272,198.61
	Slab on grade, 6" thick, light industrial, non reinforced		1.46	272,198.61
A2010	**Basement Excavation**		0.03	5,903.43
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site		0.03	5,903.43
A2020	**Basement Walls**		2.17	403,089.75
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		2.17	403,089.75
B Shell		**68.36%**	**61.27**	**11,389,940.67**
B1010	**Floor Construction**		43.85	8,151,457.17
	Steel column, W14, 300 KIPS, 10' unsupported height, 61 PLF		0.40	74,879.11
	Steel column, W12, 600 KIPS, 10' unsupported height, 120 PLF		0.76	141,357.53
	Steel column, W14, 800 KIPS, 10' unsupported height, 145 PLF		0.91	169,483.01
	Steel column, W14, 1000 KIPS, 10' unsupported height, 176 PLF		1.10	204,000.65
	Floor, composite concrete slab on fireproofed W beam, 4" slab, 35'x40' bay,		40.68	7,561,796.87
B2010	**Exterior Walls**		17.42	3,238,483.50
	Exterior wall, precast concrete, flat, 8" thick, 4' x 8', white face, low rise		17.42	3,238,483.50
C Interiors		**11.80%**	**10.58**	**1,966,322.96**
C1010	**Partitions**		1.65	306,637.23
	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish		0.44	81,647.16
	8" concrete block partition includes grouting & reinforcing steel bars		1.21	224,990.07
C1020	**Interior Doors**		0.17	30,942.08
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-		0.17	30,942.08
C2010	**Stair Construction**		1.69	314,042.25
	Stairs, steel, cement filled metal pan & picket rail, 12 risers, with landing		1.69	314,042.25
C3010	**Wall Finishes**		0.15	28,026.32
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats		0.15	28,026.32
C3020	**Floor Finishes**		6.92	1,286,675.08
	Traffic deck waterproofing coating		6.92	1,286,675.08

D Services		**15.10%**	**13.54**	**2,516,345.95**
D1010	**Elevators and Lifts**		**3.46**	**642,772.46**
	1.00-Traction geared elevators, passenger, 5000 lb, 5 floors, 200 FPM		1.03	191,464.00
	Hydraulic passenger elevator, 3500 lb., five floors, 10' story height, 125 FPM		2.43	451,308.46
D2010	**Plumbing Fixtures**		**0.04**	**7,663.91**
	Water closet, vitreous china, bowl only with flush valve, floor mount		0.02	3,649.75
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.02	4,014.16
D2020	**Domestic Water Distribution**		**0.11**	**20,010.48**
	Electric water heater, commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH		0.11	20,010.48
D2040	**Rain Water Drainage**		**1.49**	**277,822.94**
	Roof drain, steel galv sch 40 threaded, 3" diam piping, 10' high		0.48	88,858.08
	Roof drain, steel galv sch 40 threaded, 3" diam piping, for each additional		0.38	70,528.00
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high		0.36	67,533.71
	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional		0.27	50,903.15
D4010	**Sprinklers**		**4.47**	**830,416.38**
	Dry pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		1.12	208,822.90
	Dry pipe sprinkler systems, steel, ordinary hazard, each additional floor,		3.34	621,593.48
D4020	**Standpipes**		**0.08**	**14,636.84**
	Dry standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.03	6,298.58
	Dry standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional		0.04	8,338.26
D5010	**Electrical Service/Distribution**		**0.22**	**40,809.03**
	Overhead service installation, includes breakers, metering, 20' conduit &		0.04	6,934.60
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		0.11	20,573.50
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208		0.07	13,300.93
D5020	**Lighting and Branch Wiring**		**3.68**	**683,469.59**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF		1.81	336,445.51
	Miscellaneous power, to .5 watts		0.19	34,821.48
	Motor installation, three phase, 200 V, 15 HP motor size		0.04	7,966.40
	Motor feeder systems, three phase, feed to 200 V 15 HP, 230 V 15 HP, 460 V		0.02	3,525.46
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5		1.62	300,710.74
D5030	**Communications and Security**		**0.14**	**26,535.00**
	Communication and alarm systems, fire detection, addressable, 12		0.10	17,962.74
	Fire alarm command center, addressable without voice, excl. wire & conduit		0.05	8,572.26
D5090	**Other Electrical Systems**		**0.07**	**13,018.35**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline		0.07	13,018.35
SubTotal		**100%**	**$89.63**	**$16,660,666.87**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	22.41	$4,165,166.72
Construction Contingency		5.00%	4.48	$833,033.34
Total Hard Construction Costs			**$116.51**	**$21,658,866.93**
E Equipment & Furnishings			**1.47**	**273,150.50**
E1030	**Vehicular Equipment**		**1.26**	**234,966.91**
	Architectural equipment, parking equipment, automatic gates, 8 FT arm, 1		0.17	31,159.26
	Architectural equipment, parking equipment, booth for attendant, deluxe		0.80	148,714.40
	Architectural equipment, parking equipment, ticket printer/dispenser, rate		0.30	55,093.25
E1090	**Other Equipment**		**0.21**	**38,183.59**
	posts		0.01	1,230.72
	1.00-Parking gates, barrier gate with programmable controller		0.02	4,377.10
	x 10" x 6' - 0", includes 2 dowels per each		0.18	32,575.77
F Other Costs			**5.38**	**$999,640.01**
Architectural Fees		6.00%	5.38	$999,640.01
Total Building Cost			**$123.36**	**$22,931,657.44**

RSMeans 数据　平方英尺成本估算报告　　日期：　2016 年 11 月 29 日

估算名称	181-3 住宅区停车场
建筑类型：	带预制混凝土/钢框架的车库、停车场
坐落：	HONOLULU，HI
层数：	7
层高（LF）：	10
面积（SF）：	185,893
劳动类型：	STD
是否含地下室：	否
数据发布：	2016 年
成本/平方英尺：	123.36 美元
建筑成本：	$ 22,931,657.44

		占总成本%	成本/平方英尺	成本
A 底层结构		4.73%	4.24	788,057.29
A1010	标准地基		0.57	106,865.50
	条基、钢混、负荷 18.4KLF、土壤承载力 6KSF		0.35	71,065.23
	扩基、3000PSI 混凝土，负荷 125K、土壤承载力 6KSF、5’		0.14	26,920.90
	扩基、3000PSI 混凝土，负荷 200K、土壤承载力 6KSF、6’		0.05	8,879.37
A1030	板坯		1.46	272,198.61
	板坯、厚度 6”、轻工业、未加固		1.46	272,198.61
A2010	地下室挖掘		0.03	5,903.43
	挖掘和填充、30,000SF、4’深、砂砾石或共用接地、建筑原地		0.03	5,903.43
A2020	地下室墙面		2.17	403,089.75
	基础墙、CIP、墙高 4’、		2.17	403,089.75
	, direct chute, .148 CY/LF, 7.2 PLF, 12"			
B 外壳		68.36%	61.27	11,389,940.67
B1020	楼面构造		43.85	8,151,457.17
	钢柱、W14、300 KIPS、10’无支高度、61 PLF		0.40	74,879.11
	钢柱、W12、600 KIPS、10’无支高度、120 PLF		0.76	141,357.53
	钢柱、W14、800 KIPS、10’无支高度、145 PLF		0.91	169,483.01
	钢柱、W14、1000 KIPS、10’无支高度、176 PLF		1.10	204,000.65
	地板，复合混凝土板在防火 W 梁		40.68	7,561,736.87

	上，4’’板、35’×40’通道			
B2010	外墙		17.42	3,238,483.50
	外墙、预制混凝土、平面、厚度 8’’、 4’× 8’、白面、低层		17.42	3,238,483.50
C 内饰		11.80%	10.58	1,966,322.96
C1010	分区隔板		1.65	306,637.23
	混凝土块（CMU）隔板、轻、中空、厚度 8’’、无修饰		0.44	81,647.16
	8’’ 混凝土块（CMU）隔板，包括灌浆&增强钢筋		1.21	224,990.07
C1020	室内门		0.17	30,942.08
	门、单扇、钢框架、中空金属、商业等级钢、可滑动、3’		0.17	30,942.08
C2010	楼梯		1.69	314,042.25
	楼梯、钢、水泥填充金属台&木扶、12 阶、带楼梯平台		1.69	314,042.25
C3010	墙面装饰		0.15	28,026.32
	喷漆、石砌/混凝土、乳胶、手绘、底漆&2 层涂料		0.15	28,026.32
C3020	地面修饰		6.92	1,286,675.08
	通行板防水涂料		6.92	1,286,675.08
D 服务费		15.10%	13.54	2,516,345.95
D1010	电梯		3.46	642,772.46
	1.00-牵引电梯、客梯、5000 Ib、5 层、200 FPM		1.03	191,464.00
	液压客梯、3500 Ib、5 层、10’层高、125 FPM		2.43	451,308.46
D2010	厨、浴间设备		0.04	7,663.91
	抽水马桶、玻璃瓷、带冲洗阀、落地式安装		0.02	3,649.75
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.02	4,014.16
D2020	生活用水供给		0.11	20,010.48
	电热水器、 commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH		0.11	20,010.48
D2040	雨水排放		1.49	277,822.94
	屋顶排水沟、钢筋 40 螺纹，3’’直径管道、10’高		0.48	88,858.08
	屋顶排水沟、钢筋 40 螺纹，3’’直径		0.38	70,528.00

	管道、10’高用于额外装置			
	屋顶排水沟、钢筋 40 螺纹，4’’直径管道、10’高		0.36	67,533.71
	屋顶排水沟、钢筋 40 螺纹，4’’直径管道、10’高用于额外装置		0.27	50,903.15
D4010	洒水装置		4.47	830,416.38
	干管喷水灭火系统、钢、普通危险、1 层、10,000SF		1.12	208,822.90
	干管喷水灭火系统、钢、普通危险、各额外楼层		3.34	621,593.48
D4020	立管		0.08	14,636.84
	干立管、III 类、钢、黑色、sch 40、4’’直径管道、1 层		0.03	6,298.58
	干立管、III 类、钢、黑色、sch 40、4’’直径管道、额外层		0.04	8,338.26
D5010	电气服务/配电		0.22	40,809.03
	高架服务装置、包括断路器、测量表、20’导管&		0.04	6,934.60
	供电器 600V、包括 RGS 导管和 XHHW 电线、400A		0.11	20,573.50
	配电装置，包括配电盘、面板&断路器、120/208		0.07	13,300.93
D5020	照明和分支布线		3.68	683,469.59
	插座板、箱、导管、电线、2.5/1000SF、3 瓦/SF		1.81	336,445.51
	杂项电源、5 瓦		0.19	34,821.48
	电机安装、三相、200V、功率 15HP		0.04	7,966.40
	供电系统、三相、200V 15HP、230V 15HP、460V		0.02	3,525.46
	荧光灯夹具安装在天花板上、0.8 瓦/SF、20FC、5		1.62	300,710.74
D5030	通讯和安保		0.14	26,535.00
	通讯和警报系统、火灾探测、可寻址、12		0.10	17,962.74
	火灾报警指挥中心、无声音可寻址，不含电线和导管		0.05	8,572.26
D5090	其他电子系统		0.07	13,018.35
	发电机设备、W/电池、充电器、消声器和转换开关、汽油		0.07	13,018.35
小计		100%	$ 89.63	$ 16,660,666.87
承包商费用（一般条件，间接费用，利润）		25.00%	22.41	$ 4,165,166.72

建筑应急		5.00%	4.48	$ 833,033.34
总硬建设成本			$ 116.51	$ 21,658,866.93
E 设备&家具			1.47	273,150.50
E1030	车用设备		1.26	234,966.91
	建筑设备、停车设备、自动门、8FT 横杆、1		0.17	31,159.26
	建筑设备、停车设备、服务台、deluxe		0.80	148,714.40
	建筑设备、停车设备、票据打印机/自动售票机、价格		0.30	55,093.25
E1090	其他设备		0.21	38,183.59
	邮箱		0.01	1,230.72
	1.00-停车场拦门、带调节器的路闸		0.02	4,377.10
	x 10" x 6' - 0", includes 2 dowels per each		0.18	32,575.77
F 其他成本			5.38	$ 999,640.01
建筑费用		6.00%	5.38	$ 999,640.01
总建筑成本			$ 123.36	$ 22,931,657.44

Hotel Constructionis the cost of the construction of building shell, interiors, services, general contractor overhead/fees, construction contingency, guest room improvements, and features improvements. This cost is based on an RSMeans estimate for a 9-story, 129,496 SF Hotel as well as a hotel-specific interior hotel construction estimate calculated using the 2016 Hotel Cost Estimating Guide published by HVS.
酒店建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用、施工期间发生的意外开支、客房改进成本以及功能改善成本。该项成本根据 RSMeans 有关 9 层酒店（面积：129,496 平方英尺）的造价估算以及按照 HVS 发布的《2016 年酒店造价估算指南》计算得出的内饰造价估算确定。

The following table summarizes cost estimates considered for Hotel construction costs:
下表概述了确定酒店建设成本时考虑在内的造价估算：

Hotel Construction Estimates		
Activity	Cost Estimate	Cost Per SF
Building: Shell	$ 6,107,365	$47.16
Building: Interiors	$ 5,922,850	$45.74
Building: Services	$ 12,777,995	$98.67
Total Building Construction	**$ 24,808,210**	**$191.58**
A&E	$ 1,659,365	$12.81
GC Overhead/Fees	$ 6,914,021	$53.39
Construction Contingency	$ 1,382,804	$10.68
Guest Room Improvements	$ 2,377,986	$18.36
Features Improvements	$ 1,905,481	$14.71

酒店建设预算

活动	成本预估	成本/平方英尺
建筑：外壳	$ 6,107,365	$ 47.16
建筑：内饰	$ 5,922,850	$ 45.74
建筑：服务费	$ 12,777,995	$ 98.67
总建筑建造成本	$ 24,808,210	$ 191.58
A&E	$ 1,659,365	$ 12.81
总承包商日常开支/费用	$ 6,914,021	$ 53.39
建筑应急	$ 1,382,804	$ 10.68
客房改进	$ 2,377,986	$ 18.36
功能改进	$ 1,905,481	$ 14.71

Hotel FF&Eincludes the cost of guest room FF&E, features FF&E, as well as the purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the restaurant building. This cost is based on an RSMeans estimate for a 9-story, 129,496 SF Hotel as well as a hotel-specific hotel FF&E estimate calculated using the 2016 Hotel Cost Estimating Guide published by HVS.
酒店 FF&E 包括客房和各项功能的 FF&E 成本以及建设酒店期间采购固定装置、设备、指示牌、机械等项目时发生的费用。该项成本根据 RSMeans 有关 9 层酒店（面积：129,496 平方英尺）的造价估算以及按照 HVS 发布的《2016 年酒店造价估算指南》计算得出的内饰造价估算确定。

The following table summarizes cost estimates considered for Hotel FF&E costs:
下表概述了确定酒店 FF&E 成本时考虑在内的造价估算：

Hotel FF&E Estimates		
Activity	Cost Estimate	Cost Per SF
Construction FF&E	$ 740,380	$5.72
Guest Room FF&E	$ 4,327,582	$33.42
Features FF&E	$ 1,754,443	$13.55
Total FF&E	**$ 6,822,405**	**$52.68**

酒店 FF&E 造价估算

活动	成本预估	成本/平方英尺
建筑 FF&E	$ 740,380	$ 5.72
客房 FF&E	$ 4,327,582	$ 33.42
功能 FF&E	$ 1,754,443	$ 13.55
FF&E 总计	$ 6,822,405	$ 52.68

Hotel A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 6.0% of building construction subtotal, shown to be an industry standard based on an RSMeans estimate for a 9-story, 129,496 SF Hotel.
酒店 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 9 层酒店（面积：129,496 平方英尺）的造价估算确定，预计占酒店建设成本的 6.0%，符合行业标准。

RSMeans data from GORDIAN

Square Foot Cost Estimate Report — Date: 11/29/2016

Estimate Name:	181-3 hotel
Building Type:	Hotel, 8-24 Story with Precast Concrete Panel / Reinforced Concrete
Location:	HONOLULU, HI
Story Count:	9
Story Height (L.F.):	10
Floor Area (S.F.):	129496
Labor Type:	STD
Basement Included:	No
Data Release:	Year 2016
Cost Per Square Foot:	$296.17
Building Cost:	$38,352,655.45

Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**10.30%**	**21.99**	**2,847,675.33**
A1010	**Standard Foundations**		**1.20**	**155,166.64**
	Pile caps, 12 piles, 11' - 6" x 8' - 6" x 49", 40 ton capacity, 19" column size,		0.41	53,145.16
	Pile caps, 14 piles, 11' - 6" x 10' - 9" x 55", 80 ton capacity, 29"column size,		0.79	102,021.48
A1020	**Special Foundations**		**19.52**	**2,527,993.84**
	Steel H piles, 100' long, 800K load, end bearing, 12 pile cluster		18.68	2,419,099.81
	Grade beam, 30" span, 52" deep, 14" wide, 12 KLF load		0.84	108,894.03
A1030	**Slab on Grade**		**0.85**	**110,462.10**
	Slab on grade, 4" thick, non industrial, reinforced		0.85	110,462.10
A2010	**Basement Excavation**		**0.02**	**3,198.55**
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site		0.02	3,198.55
A2020	**Basement Walls**		**0.39**	**51,054.20**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		0.39	51,054.20
B Shell		**22.08%**	**47.16**	**6,107,964.91**
B1010	**Floor Construction**		**24.95**	**3,230,347.14**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K		1.09	141,727.14
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K		1.50	194,792.14
	Cast-in-place concrete column, 20", square, tied, minimum reinforcing, 500K		2.02	261,548.28
	Cast-in-place concrete beam and slab, 7.5" slab, two way, 12" column,		20.33	2,632,279.58
B1020	**Roof Construction**		**2.20**	**284,907.03**
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 20"		2.20	284,907.03
B2010	**Exterior Walls**		**16.12**	**2,086,938.08**
	Exterior wall, precast concrete, flat, 8" thick, 10' x 10', white face, 2" rigid		16.12	2,086,938.08
B2020	**Exterior Windows**		**2.62**	**339,774.21**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"		2.62	339,774.21
B2030	**Exterior Doors**		**0.34**	**44,306.19**
	Door, aluminum & glass, without transom, narrow stile, with panic		0.09	12,221.26
	Door, aluminum & glass, without transom, narrow stile, double door,		0.18	23,910.49
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0"		0.06	8,174.44
B3010	**Roof Coverings**		**0.87**	**113,267.32**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		0.24	31,692.71
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive		0.44	57,407.88
	Roof edges, aluminum, duranodic, .050" thick, 6" face		0.12	14,893.31
	Flashing, aluminum, no backing sides, .019"		0.02	2,750.15
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		0.05	6,523.27
B3020	**Roof Openings**		**0.06**	**7,824.94**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel,		0.06	7,824.94

C Interiors		**21.42%**	**45.74**	**5,922,849.68**
C1010	**Partitions**		**7.65**	**990,765.83**
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		1.17	150,926.15
	Metal partition, 5/8" fire rated gypsum board face, no base,3 -5/8" @ 24" OC		6.00	776,383.43
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		0.30	38,214.65
	Add for the following: taping and finishing		0.19	25,241.60
C1020	**Interior Doors**		**17.19**	**2,226,042.00**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-		17.19	2,226,042.00
C2010	**Stair Construction**		**2.63**	**340,949.88**
	Stairs, steel, cement filled metal pan & picket rail, 16 risers, with landing		2.63	340,949.88
C3010	**Wall Finishes**		**5.56**	**720,127.98**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		1.63	211,516.12
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		0.26	33,324.01
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		3.67	475,287.85
C3020	**Floor Finishes**		**7.25**	**938,753.67**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		5.35	692,952.78
	Vinyl, composition tile, maximum		0.37	47,651.94
	Tile, ceramic natural clay		1.53	198,148.95
C3030	**Ceiling Finishes**		**5.45**	**706,210.32**
	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured		5.45	706,210.32
D Services		**46.26%**	**98.67**	**12,777,995.31**
D1010	**Elevators and Lifts**		**10.28**	**1,331,462.11**
	1.00-Traction gearless elevators, passenger, 5000 lb, 10 floors, 200 FPM		3.37	436,280.00
	Traction geared freight, 4000 lb., 15 floors, 10' story height, 200FPM		1.37	177,372.83
	Traction, geared passenger, 3500 lb,15 floors, 10' story height, 2 car group,		5.54	717,809.28
D2010	**Plumbing Fixtures**		**18.59**	**2,407,662.68**
	Water closet, vitreous china, bowl only with flush valve, wall hung		7.90	1,022,942.32
	Urinal, vitreous china, wall hung		0.08	10,580.36
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		3.51	454,584.38
	Kitchen sink w/trim, countertop, stainless steel, 33" x 22" double bowl		0.04	5,406.54
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"		0.23	30,026.89
	Bathtub, recessed, PE on CI, mat bottom, 5' long		6.60	854,984.39
	Shower, stall, baked enamel, terrazzo receptor, 36" square		0.16	20,833.42
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.06	8,304.38
D2020	**Domestic Water Distribution**		**23.56**	**3,051,223.12**
	Electric water heater, commercial, 100< F rise, 1000 gal, 480 KW 1970 GPH		23.37	3,025,990.60
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH		0.19	25,232.52
D2040	**Rain Water Drainage**		**0.54**	**70,465.69**
	Roof drain, CI, soil,single hub, 5" diam, 10' high		0.05	5,946.97
	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add		0.50	64,518.72
D3010	**Energy Supply**		**2.77**	**358,770.61**
	Commercial building heating system, fin tube radiation, forced hot water,		2.77	358,770.61
D3030	**Cooling Generating Systems**		**14.56**	**1,885,002.05**
	Packaged chiller, water cooled, with fan coil unit, medical centers, 60,000		14.56	1,885,002.05
D4010	**Sprinklers**		**4.20**	**544,387.34**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 50,000 SF		2.09	270,171.26
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 50,000		2.07	267,429.70
	Standard High Rise Accessory Package 16 story		0.05	6,786.38
D4020	**Standpipes**		**4.40**	**570,387.43**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		0.11	13,991.01
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional		4.03	521,511.47
	Fire pump, electric, with controller, 5" pump, 100 HP, 1000 GPM		0.24	31,218.45
	Fire pump, electric, for jockey pump system, add		0.03	3,666.50
D5010	**Electrical Service/Distribution**		**3.79**	**491,528.93**
	Underground service installation, includes excavation, backfill, and		0.96	124,822.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A		0.02	2,225.23
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		0.04	5,146.50
	Feeder installation 600 V, including RGS conduit and XHHW wire, 2000 A		1.75	226,638.40
	Switchgear installation, incl switchboard, panels & circuit breaker, 277/480		1.02	132,696.80
D5020	**Lighting and Branch Wiring**		**10.62**	**1,375,041.10**
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 W per SF, with		4.42	572,846.07
	Wall switches, 5.0 per 1000 SF		1.56	202,002.11
	Miscellaneous power, to .5 watts		0.19	24,257.19
	Central air conditioning power, 4 watts		0.92	119,484.15
	Motor installation, three phase, 460 V, 15 HP motor size		0.23	29,908.25
	Motor feeder systems, three phase, feed to 200 V 5 HP, 230 V 7.5 HP, 460 V		0.05	6,767.95
	Motor connections, three phase, 200/230/460/575 V, up to 5 HP		0.00	152.17
	Motor connections, three phase, 200/230/460/575 V, up to 100 HP		0.01	963.51
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5		3.24	418,959.70
D5030	**Communications and Security**		**4.99**	**646,048.01**
	Communication and alarm systems, fire detection, addressable, 100		2.28	294,872.65
	Fire alarm command center, addressable with voice, excl. wire & conduit		0.09	11,563.52
	Communication and alarm systems, includes outlets, boxes, conduit and		1.21	156,106.89
	Communication and alarm systems, includes outlets, boxes, conduit and		0.86	111,657.98
	Internet wiring, 2 data/voice outlets per 1000 S.F.		0.55	71,846.97
D5090	**Other Electrical Systems**		**0.36**	**46,216.24**
	Generator sets, w/battery, charger, muffler and transfer switch, diesel		0.36	46,216.24
SubTotal		**100%**	**$213.57**	**$27,656,085.23**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	53.39	$6,914,021.31
Construction Contingency		5.00%	10.68	$1,382,804.26
Total Hard Construction Costs			**$277.64**	**$35,952,910.80**

E Equipment & Furnishings			5.72	740,379.54
E1090	Other Equipment		5.72	740,379.54
	9.00-Directory boards, building directory, aluminum black felt panels, 2		0.16	21,212.10
	1.00-Folders, blankets and sheets, king-size with automatic stacker		0.59	76,146.00
	1.00-Ironers, institutional, single roll, 110"		0.31	40,011.20
	2.00-Laundry equipment, combination washer/extractor, 125 lb. capacity		0.59	76,064.00
	256.00-Emergency lighting units, nickel cadmium battery operated, twin		1.54	199,910.40
	1.00-T.V. systems, VHF reception & distribution, 12 outlets		0.00	299.82
	18.00-Sound system, speaker, ceiling or wall, excl rough-in wires, cables &		0.03	4,452.84
	1.00-Sound system, amplifier, 250 W, excl rough-in wires, cables & conduits		0.02	2,508.00
	9.00-Closed circuit television system (CCTV), surveillance, one station		0.15	18,881.10
	512.00-Detection system, smoke detector, duct type, excl. wires & conduit		2.31	299,694.08
F Other Costs			12.81	$1,659,365.11
Architectural Fees		6.00%	12.81	$1,659,365.11
Total Building Cost			$296.17	$38,352,655.45

HVS 2016 Cost Estimating Guide -Upper-upscale Hotel Improvements			200 rooms
Guest Room Improvements			
Guest Room	$	1,321,062	
Guest Bathroom		1,056,924	
Total Guest Room Improvements	**$**	**2,377,986**	
Features Improvements			**Specifications**
Corridor		139,356	
Lobby		1,245,804	*16,648 SF for lobby*
Public Restroom		132,954	
Dining		127,146	*1,737 SF for restaurant*
Kitchen		18,484	*760 SF for kitchen*
Meeting Room		171,249	*2,548 SF for prefunction and meeting rooms*
Exercise Facility		36,169	*539 SF for Fitness Portion*
Outdoor Pool		34,319	
Total Features Improvements	**$**	**1,905,481**	
TOTAL IMPROVEMENTS	**$**	**4,283,467**	

HVS2016 成本估算指南-高档酒店改进　　200 个房间

客房改进		
客房	$ 1,321,062	
客卫	1,056,924	
客房改进总计	$ 2,377,986	
功能改进		规格
走廊	139,356	
大厅	1,245,804	大厅 16,648 平方英尺
公共厕所	132,954	
餐厅	127,146	餐厅 1,737 平方英尺
厨房	18,484	厨房 760 平方英尺
会议室	171,249	前厅和会议室 2,548 平方英尺
运动设施	36,169	健身区 539 平方英尺
露天游泳池	34,319	
功能改进总计	$ 1,905,481	
改进总计	$ 4,283,467	

HVS 2016 Cost Estimating Guide - Upper-Upscale Hotel FF&E			
Guest Room FF&E			
Guest Room	$	2,779,922	
Guest Bathroom		1,547,660	
Total Guest Room FF&E	**$**	**4,327,582**	
Features FF&E			**Specifications**
Corridor		247,032	
Lobby		945,957	*16,648 SF for lobby*
Public Restroom		160,934	
Dining		122,894	*1,737 SF for restaurant*
Kitchen		31,234	*760 SF for kitchen*
Meeting Room		106,662	*2,548 SF for prefunction and meeting rooms*
Exercise Facility		44,911	*539 SF for Fitness Portion*
Outdoor Pool		94,818	
Total Features FF&E	**$**	**1,754,443**	
TOTAL FF&E	**$**	**6,082,025**	
		200	rooms

HVS2016 成本估算指南-高档酒店 FF&E

客房 FF&E	
客房	$ 2,779,922
客卫	1,547,660
客房 FF&E 总计	$ 4,327,582

功能 FF&E		规格
走廊	247,032	
大厅	945,957	大厅 16,648 平方英尺
公共厕所	160,934	
餐厅	122,894	餐厅 1,737 平方英尺
厨房	31,234,	厨房 760 平方英尺
会议室	106,662	前厅和会议室 2,548 平方英尺
运动设施	44,911	健身区 539 平方英尺
露天游泳池	94,818	
功能 FF&E 总计	$ 1,754,443	
FF&E 总计	$ 6,082,025	

200 个房间

Condominium Constructionis the cost of the construction of building shell, interiors, services, general contractor overhead/fees, and construction contingency. This cost is based on an RSMeans estimate for a 24-story, 291,173 SF Condominium building.
公寓楼建设指建筑物底层结构和外壳的建设成本、内饰成本、服务费、总承包商日常开支/费用以及施工期间发生的意外开支。该项成本根据 RSMeans 有关 24 层公寓楼（面积：291,173 平方英尺）的造价估算确定。

Condominium FF&Eincludes the cost purchasing of fixtures, equipment, signage, machinery, etc. to be included within the construction of the condominium building. This cost is based on an RSMeans estimate for a 24-story, 291,173 SF Condominium building.
公寓楼 FF＆E 包括共管式公寓建筑建造期间购买固定财产、设备、标识和机械等的费用。该成本是 RSMean 基于对一个 24 层，291,173 平方英尺的共管式公寓建筑的估计。

Condominium A&E includes all costs incurred from the use of architect and engineering professionals. This cost is estimated at 6.0% of building construction subtotal, shown to be an industry standard based on an RSMeans estimate for a 24-story, 291,173 SF Condominium building.
公寓楼 A&E 包括聘请建筑和工程专家提供服务时发生的所有费用。该项成本根据 RSMeans 有关 24 层公寓楼（面积：291,173 平方英尺）的造价估算确定，预计占公寓楼建设成本的 6.0%，符合行业标准。

RSMeans data from GORDIAN

Square Foot Cost Estimate Report	Date: 11/29/2016
Estimate Name:	181-3 residential
Building Type:	Apartment, 8-24 Story with Precast Concrete Panel / Reinforced Concrete
Location:	HONOLULU, HI
Story Count:	24
Story Height (L.F.):	10.5
Floor Area (S.F.):	291173
Labor Type:	STD
Basement Included:	No
Data Release:	Year 2016
Cost Per Square Foot:	$330.51
Building Cost:	$97,130,024.11

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**11.10%**	**36.17**	**7,327,670.10**
A1010	**Standard Foundations**		1.37	398,450.57
	Pile caps, 12 piles, 11' - 6" x 8' - 6" x 49", 40 ton capacity, 19" column size,		0.72	208,605.37
	Pile caps, 14 piles, 11' - 6" x 10' - 9" x 55", 80 ton capacity, 29"column size,		0.65	189,845.20
A1020	**Special Foundations**		23.20	6,755,273.01
	Steel H piles, 100' long, 800K load, end bearing, 12 pile cluster		22.59	6,576,935.40
	Grade beam, 30' span, 52" deep, 14" wide, 12 KLF load		0.61	178,337.61
A1030	**Slab on Grade**		0.32	93,140.66
	Slab on grade, 4" thick, non industrial, reinforced		0.32	93,140.66
A2010	**Basement Excavation**		0.02	4,794.65
	Excavate and fill, 100,000 SF, 4' deep, sand, gravel, or common earth, on site		0.02	4,794.65
A2020	**Basement Walls**		0.26	76,011.21
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		0.26	76,011.21
B Shell		**28.51%**	**94.64**	**18,822,872.34**
B1010	**Floor Construction**		24.54	7,145,859.89
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K		0.62	181,227.93
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K		0.86	249,082.69
	Cast-in-place concrete column, 20", square, tied, minimum reinforcing, 500K		1.15	334,444.45
	Cast-in-place concrete beam and slab, 7.5" slab, two way, 12" column,		21.92	6,381,104.82
B1020	**Roof Construction**		0.83	240,231.07
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 20"		0.83	240,231.07
B2010	**Exterior Walls**		32.87	9,569,879.83
	Exterior wall, precast concrete, flat, 8" thick, 10' x 10', white face, 2" rigid		32.87	9,569,879.83
B2020	**Exterior Windows**		5.76	1,677,204.14
	Windows, aluminum, sliding, standard glass, 5' x 3'		5.76	1,677,204.14
B2030	**Exterior Doors**		0.26	74,993.32
	Door, aluminum & glass, without transom, wide stile, hardware, 3'-0" x 7'-0"		0.12	36,282.97
	Door, aluminum & glass, without transom, non-standard, double door,		0.13	38,710.35
B3010	**Roof Coverings**		0.39	114,707.09
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		0.09	26,723.01
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive		0.17	48,405.81
	Roof edges, aluminum, duranodic, .050" thick, 6" face		0.08	24,391.03
	Flashing, aluminum, no backing sides, .019"		0.02	4,503.97
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		0.04	10,683.27

C Interiors		**22.83%**	**51.77**	**15,074,604.64**
C1010	**Partitions**		**16.47**	**4,794,661.79**
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish		3.93	1,145,336.28
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening		6.12	1,780,532.21
	Furring 1 side only, steel channels, 3/4", 16" OC		2.03	589,735.39
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 1/2"		0.80	232,385.75
	Add for the following: taping and finishing		0.52	151,978.33
	1/2" fire rated gypsum board, taped & finished, painted on metal furring		3.07	894,693.83
C1020	**Interior Doors**		**9.24**	**2,691,675.28**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core		1.56	455,211.50
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core		7.68	2,236,463.78
C1030	**Fittings**		**5.62**	**1,637,314.16**
	Cabinets, residential, base, hardwood, 1 top drawer & 1 door below x 24" W		3.12	907,070.22
	Cabinets, residential, wall, two doors x 48" wide		2.11	615,675.98
	Cabinets, residential, counter top-laminated plastic, stock, economy		0.39	114,567.96
C2010	**Stair Construction**		**4.54**	**1,321,979.19**
	Stairs, steel, cement filled metal pan & picket rail, 12 risers, with landing		4.54	1,321,979.19
C3010	**Wall Finishes**		**3.21**	**935,935.43**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer		2.18	635,366.57
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		1.03	300,568.86
C3020	**Floor Finishes**		**6.76**	**1,969,483.89**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz		3.12	908,459.38
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		1.67	486,909.68
	Vinyl, composition tile, maximum		0.44	128,575.01
	Tile, ceramic natural clay		1.53	445,539.82
C3030	**Ceiling Finishes**		**5.92**	**1,723,554.90**
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured		5.92	1,723,554.90
D Services		**37.56%**	**85.17**	**24,797,827.05**
D1010	**Elevators and Lifts**		**15.26**	**4,443,455.04**
	1.00-Traction gearless elevators, passenger, 5000 lb, 10 floors, 200 FPM		1.50	436,280.00
	Traction, geared passenger, 3500 lb,15 floors, 10' story height, 2 car group,		13.76	4,007,175.04
D2010	**Plumbing Fixtures**		**6.55**	**1,907,346.39**
	Kitchen sink w/trim, countertop, PE on CI, 24" x 21", single bowl		1.27	370,440.67
	Laundry sink w/trim, PE on CI, black iron frame, 24" x 20", single compt		0.15	43,372.57
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard		0.32	92,293.31
	Bathroom, three fixture, 2 wall plumbing, lavatory, water closet & bathtub,		4.81	1,401,239.84
D2020	**Domestic Water Distribution**		**7.79**	**2,267,784.85**
	Electric water heater, commercial, 100< F rise, 50 gallon tank, 9 KW 37 GPH		7.79	2,267,784.85
D2040	**Rain Water Drainage**		**0.26**	**75,532.96**
	Roof drain, DWV PVC, 4" diam, diam, 10' high		0.05	14,832.05
	Roof drain, DWV PVC, 4" diam, for each additional foot add		0.21	60,700.91
D3010	**Energy Supply**		**8.22**	**2,394,402.93**
	Apartment building heating system, fin tube radiation, forced hot water,		8.22	2,394,402.93
D3030	**Cooling Generating Systems**		**9.86**	**2,870,837.66**
	Packaged chiller, air cooled, with fan coil unit, medical centers, 40,000 SF,		9.86	2,870,837.66
D4010	**Sprinklers**		**2.99**	**870,623.69**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		0.25	73,146.50
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000		2.57	749,622.62
	Standard High Rise Accessory Package 16 story		0.16	47,854.77
D4020	**Standpipes**		**0.95**	**277,979.45**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		0.83	243,094.50
	Fire pump, electric, with controller, 5" pump, 100 HP, 1000 GPM		0.11	31,218.45
	Fire pump, electric, for jockey pump system, add		0.01	3,666.50
D5010	**Electrical Service/Distribution**		**1.15**	**335,419.20**
	Underground service installation, includes excavation, backfill, and		0.43	124,823.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 2000 A		0.39	113,319.20
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208		0.33	97,278.00
D5020	**Lighting and Branch Wiring**		**28.46**	**8,287,189.68**
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 W per SF, with		4.34	1,262,794.01
	Wall switches, 2.5 per 1000 SF		0.74	215,034.17
	Miscellaneous power, 2 watts		0.66	190,898.84
	Central air conditioning power, 3 watts		0.74	216,714.24
	Motor installation, three phase, 460 V, 15 HP motor size		0.04	11,963.30
	Motor feeder systems, three phase, feed to 200 V 5 HP, 230 V 7.5 HP, 460 V		0.02	5,414.96
	Incandescent fixtures recess mounted, type A, 1 watt per SF, 8 FC, 6 fixtures		2.95	859,577.64
D5030	**Communications and Security**		**3.67**	**1,067,255.20**
	Communication and alarm systems, fire detection, addressable, 100		1.11	322,068.62
	Fire alarm command center, addressable with voice, excl. wire & conduit		0.05	13,394.45
	Communication and alarm systems, includes outlets, boxes, conduit and		1.43	415,424.25
	Communication and alarm systems, includes outlets, boxes, conduit and		0.42	122,509.55
	Internet wiring, 2 data/voice outlets per 1000 S.F.		0.67	193,858.33
SubTotal		**100%**	**$226.75**	**$66,022,977.13**
Contractor Fees (General Conditions,Overhead,Profit)		25.00%	56.69	$16,505,744.28
Construction Contingency		5.00%	11.34	$3,301,148.86
Total Hard Construction Costs			**$294.77**	**$85,829,870.27**

E Equipment & Furnishings			**25.14**	**7,338,775.21**
E1090	**Other Equipment**		**25.14**	**7,338,775.21**
	Architectural equipment, appliances, range, 30" free standing, 1 oven, gas,		1.07	310,209.95
	Architectural equipment, appliances, dish washer, built-in, 2 cycles,		0.68	198,761.84
	207.00-Oven, residential appliances, double, self cleaning, 1 conventional, 1		2.49	723,775.50
	207.00-Countertop cook tops, residential appliances, standard, 4 burner,		1.55	450,349.20
	207.00-Refrigerator, residential appliances, with ice maker, 18 C.F.,		1.55	450,349.20
	207.00-Dishwasher, residential appliances, built-in, 7 cycles, maximum		1.47	428,904.00
	207.00-Compactor, residential size, 4 to 1 compaction, maximum		1.09	316,316.70
	207.00-Garbage disposal, residential appliances, sink type, maximum		0.30	86,853.06
	207.00-Range hood, residential appliances, vented, 2 speed, 30" wide,		1.01	294,871.50
	207.00-Laundry equipment, washer, residential, 4 cycle, average		0.90	262,703.70
	207.00-Laundry equipment, dryers, gas-fired residential, 16 lb capacity,		0.73	213,379.74
	207.00-Unit kitchen, combination range, refrigerator and sink, average, 72"		2.06	600,465.60
	207.00-Unit kitchen, combination range, refrigerator, sink, microwave, and		4.95	1,442,189.70
	26.00-Electric traction passenger elevator, base unit, standard finish, for		0.97	282,828.00
	644.00-Emergency lighting units, nickel cadmium battery operated, twin		1.73	502,899.60
	1288.00-Detection system, smoke detector, duct type, excl. wires & conduit		2.59	753,917.92
F Other Costs			**13.60**	**$3,961,378.63**
Architectural Fees		**6.00%**	**13.60**	**$3,961,378.63**
Total Building Cost			**$323.51**	**$87,130,024.11**

Hotel Operations
酒店运营

The following pro forma is a summary of revenue and expense projections for the first five fiscal years ("FY") of business operations, which are expected to commence upon completion of construction activities:

酒店预计将在施工活动结束后开始商业运营，关于酒店在前五个财政年度（简称"FY"）内实现的营业收益以及发生的营业支出，下表对相关预测进行了概述：

Hotel Operations - Five Year Financial Projection					
REVENUES	**FY 1**	**FY 2**	**FY 3**	**FY 4**	**FY 5**
Gross Revenues					
Room Revenue	$ 8,761,809	$ 10,817,048	$ 11,490,571	$ 12,239,471	$ 12,966,038
Food & Beverage Revenue	3,676,160	4,538,469	4,821,056	5,135,270	5,440,113
Other Revenue	821,834	1,014,610	1,077,784	1,148,029	1,216,179
TOTAL REVENUE	**$ 13,259,802**	**$ 16,370,126**	**$ 17,389,411**	**$ 18,522,770**	**$ 19,622,330**
EXPENSES	**FY 1**	**FY 2**	**FY 3**	**FY 4**	**FY 5**
Departmental Expenses					
Rooms	2,368,609	2,924,209	3,106,284	3,308,737	3,505,152
Food & Beverage	2,754,669	3,400,826	3,612,578	3,848,029	4,076,458
Other Operated Depts & Rentals	420,231	518,804	551,107	587,026	621,873
TOTAL UNDISTRIBUTED EXPENSES	5,543,509	6,843,838	7,269,970	7,743,792	8,203,483
Departmental Profit	**7,716,293**	**9,526,288**	**10,119,442**	**10,778,979**	**11,418,847**
Undistributed Operating Expenses					
Administrative and General	1,056,364	1,304,153	1,385,356	1,475,647	1,563,246
Advertising and Marketing	875,147	1,080,428	1,147,701	1,222,503	1,295,074
Franchise Fees	137,018	169,158	179,691	191,402	202,764
Energy and Utilities	455,253	562,041	597,036	635,948	673,700
Repairs and Maintenance	561,332	693,002	736,152	784,131	830,679
TOTAL UNDISTRIBUTED EXPENSES	3,085,114	3,808,783	4,045,936	4,309,631	4,565,462
Gross Operating Profit	**4,631,179**	**5,717,505**	**6,073,505**	**6,469,348**	**6,853,385**
Management Fees	371,274	458,364	486,904	518,638	549,425
Income Before Fixed Charges	**4,259,905**	**5,259,142**	**5,586,602**	**5,950,710**	**6,303,959**
Select Expenses					
Property Taxes	424,314	523,844	556,461	592,729	627,915
Insurance Costs	150,278	185,528	197,080	209,925	222,386
Reserves	229,837	283,749	301,416	321,061	340,120
TOTAL SELECT EXPENSES	804,428	993,121	1,054,958	1,123,715	1,190,421
Income After Fixed Charges	**$ 3,455,477**	**$ 4,266,021**	**$ 4,531,644**	**$ 4,826,995**	**$ 5,113,538**

酒店运营-五个财政年度财务预测

收入	FY1	FY2	FY3	FY4	FY5
收入总额					
客房收入	$ 8,761,809	$ 10,817,048	$ 11,490,571	$ 12,239,471	$ 12,966,038
食品&饮料收入	3,676,160	4,538,469	4,821,056	5,135,270	5,440,113
其他收入	821,834	1,014,610	1,077,784	1,148,029	1,216,179
总收入	$ 13,259,802	$ 16,370,126	$ 17,389,411	$ 18,522,770	$ 19,622,330
开支	FY1	FY2	FY3	FY4	FY5
分部开支					
客房	2,368,609	2,924,209	3,106,284	3,308,737	3,505,152

食品&饮料	2,754,669	3,400,826	3,612,578	3,848,029	4,076,458
其他经营的部门和出租	420,231	518,804	551,107	587,026	621,873
未分配费用总计	5,543,509	6,843,838	7,269,970	7,743,792	8,203,483
分部利润	7,716,293	9,526,288	10,119,442	10,778,979	11,418,847
未分配经营费用					
行政和常规	1,056,364	1,304,153	1,385,356	1,475,647	1,563,246
广告和营销	875,147	1,080,428	1,147,701	1,222,503	1,295,074
特许经营费	137,018	169,158	179,691	191,402	202,764
能源和公用事业	455,253	562,041	597,036	635,948	673,700
维修和维护	561,332	693,002	736,152	784,131	830,679
未分配费用总计	3,085,114	3,808,783	4,045,936	4,309,631	4,565,462
总营业利润	4,631,179	5,717,505	6,073,505	6,469,348	6,853,385
管理费	371,274	458,364	486,904	518,638	549,425
固定支出前的收入	4,259,905	5,259,142	5,586,602	5,950,710	6,303,959
选择性费用					
财产税	424,314	523,844	556,461	592,729	627,915
保险费	150,278	185,528	197,080	209,925	222,386
准备金	229,837	283,749	301,416	321,061	340,120
选择性费用总计	804,428	993,121	1,054,958	1,123,715	1,190,421
固定支出后的收入	$ 3,455,477	$ 4,266,021	$ 4,531,644	$ 4,826,995	$ 5,113,538

Room Revenue is derived by multiplying the average daily rate ("ADR") by the number of rooms the hotel has to offer, the number of operating days in the year, and the occupancy rate. The following table summarizes the assumptions for hotel operations and room revenue:
客房收益按照下述方式确定：每日平均房价（简称"ADR"）乘以酒店客房数量，乘以当年营业天数，再乘以入住率。关于酒店的客房收益，下表对相关假设条件进行了概述：

ASSUMPTIONS	Number of Rooms				
General	200				
Operational (Average)	*FY 1*	*FY 2*	*FY 3*	*FY 4*	*FY 5*
Occupancy	65.1%	76.5%	78.3%	80.2%	82.0%
ADR	$164.57	$193.61	$200.97	$208.61	$216.53
Operating Days	365	365	365	366	365

假设	房间数量				
总共	200				
运营（平均）	FY1	FY2	FY3	FY4	FY5
入住率	65.1%	76.5%	78.3%	80.2%	82.0%
ADR	$ 164.57	$ 193.61	$ 200.97	$ 208.61	$ 216.53
营业天数	365	365	365	365	365

Occupancy Rate and ADR for FY2, the target for stabilization, is based on an average of STR's 2015 Host Almanac ratios-to-sales for a Pacific, Urban, Upper-Upscale Hotel as follows:
FY2 的入住率和 ADR 基于 STR《2015Host Almanac》中关于太平洋地区的酒店、城市以及城市地区的酒店以及超高档酒店提供的对销售额平均比率确定，属于稳定期间的目标，具体情况如下

STR 2015 HOST Almanac (Performance Statistics)				
	Pacific	Urban	Upper-Upscale	AVERAGE
# of rooms	336	388	402	375
ADR	$205.50	$201.45	$173.89	$193.61
Occupancy	79.2%	76.0%	74.4%	76.5%

STR 2015 年历（绩效统计）

	太平洋地区	城市	高级	平均
房间数	336	388	402	375
ADR	$ 205.50	$ 201.45	$ 173.89	$ 193.61
入住率	79.2%	76.0%	74.4%	76.5%

Occupancy and ADR for FY1 is discounted to 85% for a more conservative estimate during the ramp up year. The average annual growth rates for occupancy of 2.3% and ADR of 3.8% were applied to FY3 through FY5 (Aucello).

FY1属于起步年，因此对入住率和ADR的估计更为保守，分别下降了15%。入住率和ADR的年均增长率分别为2.3%和3.8%，适用于FY3至FY5（Aucello）。

ADR expectations are reasonable and conservative in comparison to the average published rate of the nearest comparable hotels. The following table summarizes hotel rates of the nearest comparable hotels published November 2016 by Google Search (STR Global):
通过与最近的几家同类酒店发布的平均房价进行对比可以发现，酒店的ADR预期是合理、保守的。关于最近的几家同类酒店在2016年11月份发布的房价，下表进行了概述，数据来源：谷歌搜索：（STR Global）：

AVERAGE PUBLISHED RATE - 11/30/2016	
Hotel	**Daily Rate**
Sheraton Hotel Waikiki	$225
Hilton Honolulu Hawaiian Village	$211
Outrigger Reef Waikiki Beach Resort	$219
Instinct Hotels The Surfjack & Swim Club	$237
The 'Okina, Autograph Collection	$256
Outrigger Waikiki Beach Resort	$239
Sheraton Hotel Princess Kaiulani	$184
Moana Surfrider, A Westin Resort	$269
Hyatt Regency Waikiki Resort & Spa	$269
Hilton Waikiki Beach	$219
Marriott Waikiki Beach Resort & Spa	$199
AVERAGE	**$230**

2016 年 11 月 30 日公布的均价

酒店	每日价格
威基基喜来登酒店	$ 225
希尔顿火奴鲁鲁夏威夷度假村	$ 211
奥特里格礁威基基海滩度假酒店	$ 219
Instinct Hotels The Surfjack & Swim Club	$ 237
The ‘Okina, Autograph Collection	$ 256
奥特里格威基基海滩度假村	$ 239
Sheraton Hotel Princess Kaiulani	$ 184
Moana Surfrider,一家威斯汀酒店	$ 269
威基基凯悦度假酒店	$ 269
威基基海滩希尔顿酒店	$ 219
威基基万豪温泉度假酒店	$ 199
平均	$ 230

The proposed new upper-upscale hotel ADR estimations are conservative compared to current rates; therefore, they will likely be conservative and reasonable upon opening after two years of construction given the annual ADR growth discussed previously.
通过与当前的房价进行对比可以发现，本项目拟议新建的超高档酒店对ADR的估计偏保守；因此，由于酒店建设将持续两年的时间，考虑到前文讨论的ADR年增长率，酒店开业时的ADR很可能是保守和合理的。

3. About RIMS II Final Demand Methodology
关于 RMIS II 最终需求方法

The following material has been condensed from the RIMS II User Handbook
以下为《RIMS II 用户手册》的浓缩内容：

Introduction and General Comments
简介与一般评述

Effective planning for public- and private-sector projects and programs at the State and local levels requires a systematic analysis of the economic impacts of these projects and programs on affected regions. In turn, systematic analysis of economic impacts must account for the inter-industry relationships within regions because these relationships largely determine how regional economies are likely to respond to project and program changes. Thus, regional input-output (I-O) multipliers, which account for inter-industry relationships within regions, are useful tools for conducting regional economic impact analysis.
对于公共部门和私营部门的项目和计划，如果想要在国家和地方层面上有效实现规划，需要系统分析这些项目和计划对相关区域的经济影响。反过来，对项目和计划的经济影响进行系统分析时必须解释说明区域内部不同产业之间的关系，这是因为，产业之间的关系在很大程度上决定了区域经济可能会对项目和计划变化做出的反应。因此，考虑到区域投入-产出（下称“I-O”）乘数专门用来解释说明区域内部不同产业之间的关系，开展区域经济影响分析时，使用区域 I-O 乘数会有所帮助。
In the 1970s, the Bureau of Economic Analysis (BEA) developed a method for estimating regional I-O multipliers known as RIMS (Regional Industrial Multiplier System), which was based on the work of Garnick and Drake. In the 1980s, BEA completed an enhancement of RIMS, known as RIMS II (Regional Input-Output Modeling System), and published a handbook for RIMS II users. In 1992, BEA published a second edition of the handbook in which the multipliers were based on more recent data and improved methodology. In 1997, BEA published a **third edition of the handbook** that provides more detail on the use of the multipliers and the data sources and methods for estimating them.
为估算区域 I-O 乘数，二十世纪七十年代，美国经济分析局（下称“BEA”）在 Garnick 和 Drake 的工作基础上，成功开发了一项名为“RIMS（区域产业乘数系统）”的方法。到二十世纪八十年代，BEA 对 RIMS 完成了强化，即，“RIMS II（区域投入-产出模型系统）”，并出版了 RIMS II 用户手册。1992 年，BEA 出版了《RIMS II 用户手册》的第二版，该版本基于更新的数据和改进的技术提供了 I-O 乘数。1997 年，BEA 出版了《RIMS II 用户手册》的**第三版**，该版本提供了有关 I-O 乘数使用方法的更多详情并提供了估算 I-O 乘数所需的数据源和方法。
RIMS II is based on an accounting framework called an I-O table. For each industry, an I-O table shows the industrial distribution of inputs purchased and outputs sold. A typical I-O table in RIMS II is derived mainly from two data sources: BEA's national **I-O table**, which shows the input and output structure of nearly 500 U.S. industries, and BEA's regional economic accounts, which are used to adjust the national I-O table to show a region's industrial structure and trading patterns.

RIMS II 建立在 I-O 表（核算框架）的基础之上。关于各个产业，I-O 表显示了所购投入以及所售产出的产业分布。通常而言，RIMS II 内含的 I-O 表主要由两项数据源来驱动：一个是 BEA 开发的国家 **I-O 表**，它显示了美国近 500 个行业的投入-产出结构，另一个是 BEA 开发的区域经济账目，用来调整上述 I-O 表，然后显示相关区域的产业结构和贸易模式。

Using RIMS II for impact analysis has several advantages. RIMS II multipliers can be estimated for any region composed of one or more counties and for any industry, or group of industries, in the national I-O table. The accessibility of the main data sources for RIMS II keeps the cost of estimating regional multipliers relatively low. Empirical tests show that estimates based on relatively expensive surveys and RIMS II-based estimates are similar in magnitude.

使用 RIMS II 进行经济影响分析存在多项优势。任何区域（无论是包含一个还是多个郡）以及任何产业或产业群都可以使用国家 I-O 表估算 RIMS II 乘数。由于 RIMS II 可以获得所需的主要数据源，这使得估算区域乘数的成本相对较低。实证研究表明，以花费相对较高的调查作为基础的估算和基于 RIMS II 的估算具有相似的量级。

BEA's RIMS multipliers can be a cost-effective way for analysts to estimate the economic impacts of changes in a regional economy. However, it is important to keep in mind that, like all economic impact models, RIMS provides approximate order-of-magnitude estimates of impacts. RIMS multipliers are best suited for estimating the impacts of small changes on a regional economy. For some applications, users may want to supplement RIMS estimates with information they gather from the region undergoing the potential change. To use the multipliers for impact analysis effectively, users must provide geographically and industrially detailed information on the initial changes in output, earnings, or employment that are associated with the project or program under study. The multipliers can then be used to estimate the total impact of the project or program on regional output, earnings, and employment.

对于分析师而言，使用 BEA 开发的 RIMS 乘数评估相关变化对区域经济造成的影响可能具有较高的成本效益。但需要注意的是，就像所有的经济影响模型一样，RIMS 只能对相关经济影响提供大致的数量级评估。RIMS 乘数最适合用来评估小幅变化对区域经济造成的影响。部分情况下，用户可能希望使用他们从经历变化的区域内自行收集的信息补充 RIMS 评估。为使用 RIMS 乘数进行有效的影响分析，关于与拟议项目或计划有关的产出、收益或就业机会发生的初始变化，用户必须详细提供相关地理信息和产业信息。然后，用户可使用 RIMS 乘数评估相关项目或计划对区域产出、收益以及就业机会造成的整体影响。

RIMS II is widely used in both the public and private sector. In the public sector, for example, the Department of Defense uses RIMS II to estimate the regional impacts of military base closings. State transportation departments use RIMS II to estimate the regional impacts of airport construction and expansion. In the private-sector, analysts and consultants use RIMS II to estimate the regional impacts of a variety of projects, such as the development of shopping malls and sports stadiums.

无论是在公共部门还是私营部门，RIMS II 的应用都非常广泛。例如，在公共部门，美国国防部使用 RIMS II 评估关闭军事基地造成的区域影响。各州的运输部门使用 RIMS II 评估机场施工和扩建造成的区域影响。在私营部门，分析师和咨询师使用 RIMS II 评估各种项目造成的区域影响，比如，商场开发项目、体育馆项目等。

RIMS II Methodology

RIMS II 方法

RIMS II uses BEA's benchmark and annual I-O tables for the nation. Since a particular region may not contain all the industries found at the national level, some direct input requirements cannot be supplied by that region's industries. Input requirements that are not produced in a study region are identified using BEA's regional economic accounts.
RIMS II 使用 BEA 为整个国家制定的基准以及年度 I-O 表。由于特定区域内存在的行业可能与全国范围内存在的行业不尽相同，该区域的行业可能无法提供部分直接输入要求。对于研究区域未能提供的输入要求，可以使用 BEA 开发的区域经济账目进行识别。
The RIMS II method for estimating regional I-O multipliers can be viewed as a three-step process. In the first step, the producer portion of the national I-O table is made region-specific by using six-digit NAICS location quotients (LQs). The LQs estimate the extent to which input requirements are supplied by firms within the region. RIMS II uses LQs based on two types of data: BEA's personal income data (by place of residence) are used to calculate LQs in the service industries; and BEA's wage-and-salary data (by place of work) are used to calculate LQs in the non-service industries.
第一步，相关区域使用对应的 NAICS 区位商（六位）（下称“LQ”）填写国家 I-O 表的“生产者”部分。LQ 用来评估相关区域的企业应在何等范围内提供输入要求。RIMS II 会结合两类数据使用 LQ：BEA 提供的个人收入数据（按居住地提供）用来计算服务行业的 LQ；BEA 提供的工资-薪金数据（按工作地提供）用来计算非服务行业的 LQ。
作为一项用来估算区域 I-O 乘数的方法，RIMS II 可以看作是一项三步流程。
In the second step, the household row and the household column from the national I-O table are made region-specific. The household row coefficients, which are derived from the value-added row of the national I-O table, are adjusted to reflect regional earnings leakages resulting from individuals working in the region but residing outside the region. The household column coefficients, which are based on the personal consumption expenditure column of the national I-O table, are adjusted to account for regional consumption leakages stemming from personal taxes and savings. In the last step, the Leontief inversion approach is used to estimate multipliers. This inversion approach produces output, earnings, and employment multipliers, which can be used to trace the impacts of changes in final demand on and indirectly affected industries.
第二步，相关区域根据自己的具体情况填写国家 I-O 表中的“家庭”行和“家庭”列。“家庭”行的系数来自国家 I-O 表的“增值”行，可以通过调整来反映相关区域的收益额因工作地在本区域内而居住地在本区域外的人员出现的外流。“家庭”列的系数基于国家 I-O 表的“个人消费支出”列确定，可以通过调整来说明相关区域的消费额因个人纳税义务和储蓄出现的外流。最后一步，使用里昂惕夫反演法估算乘数。利用上述反演法得出的产出、收益以及就业机会乘数可以用来追踪最终需求所发生的变化对间接受影响的行业存在的影响。
Accuracy of RIMS II
RIMS II 的准确度
Empirical evidence suggests that RIMS II commonly yields multipliers that are not substantially different in magnitude from those generated by regional I-O models based on relatively expensive surveys. For example, a comparison of 224 industry-specific multipliers from survey-based tables for Texas, Washington, and West Virginia indicates that the RIMS II average multipliers overestimate the average multipliers from the survey-based tables by approximately 5 percent. For the majority of individual industry-specific multipliers within these states, the difference between RIMS II and survey-based multipliers is less than 10 percent. In addition, RIMS II and survey multipliers show statistically similar distributions of affected industries.

经验证据表明，RIMS II 通常产生的乘数与在基于相对昂贵的调查的区域 I-O 模型产生的乘数之间没有实质性的不同。例如，德克萨斯州、华盛顿和西弗吉尼亚的基于调查的表格的 224 个行业特定乘数的比较表明，RIMS II 平均乘数高估了基于调查的表格的平均乘数约 5%。对于这些州内大多数个别行业特定的系数，RIMS II 和基于调查的乘数之间的差异小于 10%。此外，RIMS II 和调查乘数显示受影响行业的统计上相似的分布。

Advantages of RIMS II
RIMS II 的优势
There are numerous advantages to using RIMS II. First, the accessibility of the main data sources makes it possible to estimate regional multipliers without conducting relatively expensive surveys. Second, the level of industrial detail used in RIMS II helps avoid aggregation errors, which often occur when industries are combined. Third, RIMS II multipliers can be compared across areas because they are based on a consistent set of estimating procedures nationwide. Fourth, RIMS II multipliers are updated to reflect the most recent local-area wage-and-salary and personal income data.
使用 RIMS II 优势众多。首先，主要数据源的可访问性使得在不进行相对昂贵的调查的情况下可以估计区域乘数。第二，RIMS II 中使用的行业细节水平有助于避免在行业合并时通常发生的聚合错误。第三，RIMS II 乘数可以在不同领域进行比较，因为它们是基于一套全国一致的估计程序。第四，更新 RIMS II 乘数，用来反映当前当地工资薪水及个人收入数据。

Overview of Different Multipliers
不同乘数概述
RIMS II provides users with five types of multipliers: final demand multipliers for output, for earnings, and for employment; and direct-effect multipliers for earnings and for employment. These multipliers measure the economic impact of a change in final demand, in earnings, or in employment on a region's economy.
RIMS II 为用户提供五类乘数：产出、收入和就业的最终需求乘数；和收入和就业的直接效应乘数。这些乘数衡量最终需求、收入或就业对区域经济变化的经济影响。
The final demand multipliers for output are the basic multipliers from which all other RIMS II multipliers are derived. In this table, each column entry indicates the change in output in each row industry that results from a $1 change in final demand in the column industry. The impact on each row industry is calculated by multiplying the final demand change in the column industry by the multiplier for each row. The total impact on regional output is calculated by multiplying the final demand change in the column industry by the sum of all the multipliers for each row except the household row.
用于输出的最终需求乘数是导出所有其他 RIMS II 乘法器的基本乘数。在此表中，每列条目指示每行行业的输出变化，此变化是由于行业中最终需求的 1 美元变化导致的。通过将列行业中的最终需求变化乘以每行的乘数来计算对每个行行业的影响。对区域产出的总影响是通过将列行业中的最终需求变化乘以除家庭行以外各行的所有乘数的总和来计算的。
RIMS II provides two types of multipliers for estimating the impacts of changes on earnings: final demand multipliers and direct effect multipliers. These multipliers are derived from the table of final demand output multipliers.
RIMS II 提供两类乘数来估计变化对收入的影响：最终需求乘数和直接效应乘数。这些乘数从最终需求输出乘数表中导出。

The final demand multipliers for earnings can be used if data on final demand changes are available. In the final demand earnings multiplier table, each column entry indicates the change in earnings in each row industry that results from a $1 change in final demand in the column industry. The impact on each row industry is calculated by multiplying the final demand change in the column industry by the multipliers for each row. The total impact on regional earnings is calculated by multiplying the final demand change in the column industry by the sum of the multipliers for each row.
如果有关于最终需求变化的数据可用，则可使用。在最终需求收入乘数表中，每列条目指示每行行业的收入变化，此变化是由于列行业最终需求的 1 美元变化所导致的。通过将列行业中的最终需求变化乘以每行的乘数来计算对各行业的影响。对区域收入的总影响是通过将列行业的最终需求变化乘以每行的乘数之和来计算得来。

Employment Multipliers
就业乘数
RIMS II provides two types of multipliers for estimating the impacts of changes on employment: final demand multipliers and direct effect multipliers. These multipliers are derived from the table of final demand output multipliers.
RIMS II 提供两类乘数来估计变化对就业的影响：最终需求乘数和直接效应乘数。这些乘数从最终需求输出乘数表中导出。
The final demand multipliers for employment can be used if the data on final demand changes are available. In the final demand employment multiplier table, each column entry indicates the change in employment in each row industry that results from a $1 million change in final demand in the column industry. The impact on each row industry is calculated by multiplying the final demand change in the column industry by the multiplier for each row. The total impact on regional employment is calculated by multiplying the final demand change in the column industry by the sum of the multipliers for each row.
如果有关最终需求变化的数据可用，则可用就业的最终需求乘数。在最终需求就业乘数表中，每列条目表示每个行业的就业变化，这是由于列行业最终需求改变了 100 万美元。通过将列行业中的最终需求变化乘以每列的乘数来计算对每行行业的影响。对区域就业的总体影响是通过将列行业的最终需求变化乘以每列的乘数之和来计算的。
The direct effect multipliers for employment can be used if the data on the initial changes in employment by industry are available. In the direct effect employment multiplier table, each entry indicates the total change in employment in the region that results from a change of one job in the row industry. The total impact on regional employment is calculated by multiplying the initial change in employment in the row industry by the multiplier for the row.
若有行业就业初始变化的数据可用，则可使用就业的直接效应乘数。在直接效应就业乘数表中，每个条目表表示由于行业中一个工作的变化而导致的该地区就业的总变化。用每行行业的就业初始变化乘以该行的乘数，计算对区域就业的总体影响。

Choosing a Multiplier
选择乘数
The choice of multiplier for estimating the impact of a project on output, earnings, and employment depends on the availability of estimates of the initial changes in final demand, earnings, and employment. If the estimates of the initial changes in all three measures are available, the RIMS II user can select any of the RIMS II multipliers. In theory, all the impact estimates should be consistent. If the available estimates are limited to initial changes in final

demand, the user can select a final demand multiplier for impact estimation. If the available estimates are limited to initial changes in earnings or employment, the user can select a direct effect multiplier.
用于估计项目对产出、收入和就业的影响的乘数的选择取决于对最终需求、收入和就业的初始变化的估计的可用性。若三个测量中的初始变化的估计均可用，则 RIMS II 用户可以选择任何 RIMS II 乘法器。理论上，所有影响估计应该一致。若可用估计仅限于最终需求中的初始变化，则用户可选择用于影响估计的最终需求乘数。若可用估计仅限于收入或就业的初始变化，则用户可选择直接效应乘数。
The EB-5 regulations provide that "jobs created indirectly" by a regional center- affiliated business may be credited to foreign investors who made a qualifying investment in the business. To show this job creation, "reasonable" methodologies may be used. 8 CFR§203.0(m)(7). The RIMS II input/output model has been recognized by the USCIS as an acceptable methodology for showing job creation resulting from a regional center- affiliated investment project.
EB-5 法规规定：由区域中心附属企业"间接创造的就业机会"可以贷记给在企业中进行合法资格投资的外国投资者。为了显示创造的此类工作，可以使用"合理"方法。8 CFR§203.0(m)(7)。RIMS II 输入/输出模型已经 USCIS 认可，成为用于显示由区域中心附属投资项目创造的新增岗位的可接受方法。