

Memorandum



Date: November 5, 2018

To: Gary Hartfield
Division Director
Small Business Development (SBD)
Internal Services Department

From: Michael Spring
Senior Advisor, Office of the Mayor
Director, Department of Cultural Affairs

A handwritten signature in blue ink, appearing to read "Michael Spring", with a large, stylized flourish at the end.

Subject: 1-story Addition and Renovation: Joseph Caleb Auditorium (Caleb)

RECOMMENDATION

The Department of Cultural Affairs (CUA) is requesting that the subject project be reviewed by SBD for Community Small Business Enterprise (CSBE) measures, in order to proceed with the advertisement and subsequent bidding of the construction contract. CUA recommends that a 20% CSBE goal be established for this contract.

BACKGROUND

Located at 5400 NW 22nd Avenue in Miami the Joseph Caleb Auditorium (Caleb) is a 962-seat theater housed in a free-standing building that is part of the Joseph Caleb Center and has been the gathering place in the Liberty City community for the performing arts for more than 39 years. Caleb has featured concerts, community forums, movie screenings, and productions by community arts organizations throughout the year. This project includes a new 4,300 square-foot 1-story addition and renovation to the back of house area at the Auditorium. The project is fully designed and has received a Government Facilities review and approval. The permit documents have been submitted for a dryrun review and approval at the Miami-Dade County building department. CUA is currently drafting the invitation to bid language and plans to put this project out to bid as soon as possible. Once awarded the project has a 488 calendar day completion timeline.

The approximately 4,300 square foot back-of-house one-story addition to the theater will create additional dressing rooms, restrooms and showers, storage space, offices, an expanded green room, laundry facilities, a technical staff break room, and an expanded loading area directly adjacent to the main stage of the auditorium. On site driveway improvements to the approach of the new loading dock area will provide a more direct access for trucks to reach the facility and increase show load-in and out productivity. Work includes the addition of railings and acoustically absorptive panels within the auditorium.

As part of the Architecture & Engineering team this project has both theatrical and acoustical consultants in order to maintain the integrity of the specialized requirements that are associated with a performing

arts auditorium. These include, but are not limited to; isolating HVAC and electrical equipment to eliminate or mitigate noise transmission, procuring specialty equipment and installing it properly, ensuring safety and functionality above the stage, and coordinating with multiple entities. The General Contractor selected must demonstrate experience as a prime contractor responsible for the construction of at least two (2) cultural or performance facilities of comparable size and complexity within the past ten (10) years. Contractor must be a LEED® Accredited Professional (AP) or have a LEED®AP Consultant on staff during the entire construction phase who can demonstrate experience as the primary LEED Coordinator in the construction of at least one (1) completed, Silver LEED-certified facility, or one (1) facility under construction, which is registered with the United States Green Building Council (USGBC) to pursue Silver LEED Certification. In addition, bidders will be required to include in their bid submissions general information regarding the company's management and operations, financial resources, bonding capacity, and a history of commenced and completed projects in order to support said requirements. Any and all documentation submitted to support these requirements will be subject to verification by County staff.

CUA has broken down the work in the construction documents to include a base bid (which is detailed in the spreadsheet below and described in the work scope above); Alternate A (front of house lobby improvements) and Alternate B (removal of fountains and improvements to exterior canopy). Based on our last cost estimate from our architectural and engineering team we anticipate that we will only be able to award the base bid scope of work as such we recommend that only the base bid work be included in the recommendation.

The project's construction budget (exclusive of contingency) is \$1,535,113.00 which contains mostly GOB funds and a \$500,000.00 state of FL Cultural Facilities Grant. See breakdown of trades below:

Construction Estimate based on A&E team (attached)			
1	General Conditions	\$125,336.00	8.16%
2	Existing Conditions	\$48,563.00	3.16%
3	Concrete	\$165,778.00	10.80%
4	Masonry	\$73,434.00	4.78%
5	Metals	\$35,164.00	2.29%
6	Wood and Plastic	\$35,100.00	2.29%
7	Thermal and Moisture	\$85,364.00	5.56%
8	Doors and Windows	\$83,970.00	5.47%
9	Finishes	\$161,290.00	10.51%
10	Specialties	\$23,710.00	1.54%
11	Equipment	\$6,400.00	0.42%
12	Fire Suppression	\$19,224.00	1.25%
13	Plumbing	\$42,921.00	2.80%
14	HVAC	\$208,160.00	13.56%
15	Electrical	\$139,212.00	9.07%
16	Communication	\$12,370.00	0.81%
17	Safety and Security	\$8,120.00	0.53%
18	Earthwork	\$5,156.00	0.34%

19	Exterior Improvements	\$68,059.00	4.43%
20	Utilities	\$31,360.00	2.04%
21	Bonds and Insurance	\$34,467.00	2.25%
22	OH&P	\$91,855.00	5.98%
23	Sustainability	\$30,100.00	1.96%
	Construction Cost	\$1,535,113.00	100.00%

If additional information is required, please contact Lisa D'Andrea-Thompson, Construction Projects Manager, at (305) 375-5736.

c: Michael Spring, Senior Advisor, Office of the Mayor
Project File

Miami-Dade County

Three Cultural Facilities

CUA/ISD Project No. A12-CUA-02

Based on 90% Construction Documents

April 7, 2017

Summary of Estimated Probable Construction Costs

AHCAC		TOTAL EST. COST
Basic scope: (excludes ADD Alt's)	HVAC system upgrades and related interior improvements Roofing system repairs and upgrades Courtyard upgrades Exterior Paint	\$1,519,000
Add Alternate A:	Parking Lot Pavement Resurfacing and Drainage Retrofit	\$111,000
Add Alternate B:	Second floor space over workshop and related improvements First floor interior layout revisions	\$337,000
Add Alternate C:	Interior layout revisions, finish upgrades, and interior paint	\$636,000
TOTAL AHCAC		\$2,603,000

Caleb		TOTAL EST. COST
Basic Scope: (excludes ADD Alt's)	Back of House expansion and loading area access improvements. Auditorium improvements: aisle railings, acoustical absorption at rear wall; sealing of penetration between stage house and audience chamber	\$1,794,000
Add Alternate A:	Front of House improvements: lobby finishes, restroom upgrades, acoustical doors into auditorium, concession upgrades	\$821,000
Add Alternate B:	Removal of fountains and improvements to exterior front canopy	\$261,000
TOTAL CALEB		\$2,876,000

MDCA		TOTAL EST. COST
Basic scope: (excludes ADD Alt's)	HVAC System upgrades and controls; Electrical system upgrades; hot water heater(s); sprinkler system repairs and upgrades; corrections required by recertification inspection; parking lot lighting upgrades; replacement of emergency doors; and rigging system, aisle railing, access ladder, and guardrails for gridiron	\$3,629,000
Add Alternate A:	Front of house improvements: lobby, restroom, and concession upgrades; S/L/L entrances to auditorium	\$1,369,000
Add Alternate B:	Roofing System Replacement - Entire Facility	\$591,000
Add Alternate C:	Exterior building cleaning and paint	\$166,000
TOTAL MDCA		\$5,755,000

Total Project Estimated Cost - Basic Scope	\$6,942,000
Total Project Estimated Cost - Basis Scope and Add Alternates	\$11,234,000

Estimated Range of Construction Cost (Incl. Alternates)	\$11.0M - \$11.5 M
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Estimates include: Contractor markups, Estimate Contingency (5%), Sustainability (2%), Escalation (3%), and Owner's Contingency (8%).

Estimate Qualification: Atkins estimate of probable construction cost for this project is based on information derived from 90% CD Documents prepared by A/E Team. Estimates could vary from final bids based on design progress, final scope, associated other necessary work not identified, contract delivery method and scope packaging, contractors means and methods, phasing/sequencing, perceived risk by contractors, contract restrictions (phasing, schedule, etc.), competitive prices from subcontractors and suppliers, market conditions, nature of project (extensive selective renovations of existing), and unforeseen conditions, etc. Intent of estimate is to provide probable construction cost to complete this project based on the intended project scope. Due to the anticipated variability based on above factors, Atkins does not guarantee potential successful bids will not deviate from the independent cost estimates.

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Based on 90% Construction Documents

Basis, Qualifications & Assumptions (BQA)

April 7, 2017

Estimate Basis and Assumptions:

Estimates are based on 90% CD Progress Submittal drawings & specifications provided by A/E Team, dated December 12, 2016

Estimate incorporates comments from A/E and Owner from previous estimates. Estimate also accounts for re-assignment of scope between Basic scope and Add Alternates as well as scope changes from previous submittals to 90% CD

Estimate is based on clarifications and updates provided by design team for various items/assemblies scope of work

Intent is to establish a reasonable cost range to construct each individual project based on current scope noted in documents

Estimate assumes that all three projects may be bid separately and further packaged (estimate and bids may be impacted based on bid packaging, contract delivery method, and any contract schedule restrictions/phasing/sequencing)

Estimate assumes that the projects will be awarded competitively through the traditional design-bid-build contract delivery method (low bid) with reasonable competition from contractors, subcontractors and suppliers

Additive Alternates include all project markups (contractor markups, estimate contingency, escalation, sustainability factor and Owner's Contingency).

Pricing:

Unit prices include material, labor, equipment and sub-contractor overhead and profit

Unit prices account for low quantities, restoration/renovation type of work, other associated repairs, and lower productivity and inefficiency due to renovations work in an functioning/operating facility

Estimate includes Escalation to estimated mid-point of construction assumed to be in early-mid 2018.

Estimate includes price allowances provided by the A/E team for certain specialty items (estimate markups have been applied)

Exclusions:

Design/Engineering Fees and Construction Administration

Environmental Remediation & Mitigation, if required

Estimate excludes any lead, asbestos abatement, mold and mildew issues, and fuel oil remediation, if reqd

Owner Furnished Equipment material cost, if required

Owner's Soft Costs

Sustainability cost impact (applied 2% to project estimated cost at 90% submittal)

Relocation costs of end-users incl. any Equipment, Furnishings, etc.

Temporary Facilities and Temporary Cooling (If required)

Miami-Dade County

Three Cultural Facilities

Based on 90% Construction Documents

Joseph Caleb Auditorium

April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
BASIC SCOPE (Caleb)					
2 EXISTING CONDITIONS					
	Gut Existing Rms (Incl. Doors, Windows, Millwork, Fixtures, Assoc. MEP, Finishes, etc.)	174	SF	\$15.00	\$2,610
	Remove Existing Single Doors	4	EA	\$80.00	\$320
	Remove Existing Drywall	367	SF	\$2.00	\$734
	Remove Existing Windows	20	SF	\$20.00	\$400
	Remove Existing Lavatory	1	EA	\$250.00	\$250
	Remove Existing Watercloset	1	EA	\$250.00	\$250
	Remove Existing Metal Roof Deck	1,250	SF	\$2.50	\$3,125
	Demo Existing Loading Block (Incl Stairs) and railing	175	SF	\$25.00	\$4,375
	Remove Existing OH Door	1	EA	\$350.00	\$350
	Remove millwork (Allowance)	1	LS	\$1,000.00	\$1,000
	Sawcut and Remove Existing Exterior Wall (BOH)	42	SF	\$12.00	\$504
	Shoring (Allowance)	1	LS	\$6,500.00	\$6,500
	Remove Existing Handrails (Auditorium)	31	LF	\$20.00	\$620
	Remove Existing Metal Flashing	310	LF	\$4.00	\$1,240
	Demolish Existing Fence and Gate	112	LF	\$6.00	\$672
	Demolish Existing Curb	560	LF	\$2.00	\$1,120
	Demolish Existing Driveway	955	SY	\$6.00	\$5,732
	Demolish Existing Sod	2,136	SF	\$0.30	\$641
	Remove existing trees (Allowance)	1	LS	\$1,200.00	\$1,200
	Demolish Portion of Existing Canopy Incl. Light Fixtures, etc.	615	SF	\$8.00	\$4,920
	Protection & Migration of Debris (Allowance)	1	LS	\$4,000.00	\$4,000
	Misc. Demolition, Repairs, Restoration (Allowance)	1	LS	\$8,000.00	\$8,000
			Subtotal Div. 2		\$48,563
3 CONCRETE					
	Column Footings	9	CY	\$320.00	\$2,880
	Wall Footings	23	CY	\$280.00	\$6,461
	Thickened Edges	1.1	CY	\$300.00	\$344
	4" Slab on Grade	53	CY	\$240.00	\$12,737
	4" Slab on Grade (Ramp)	4	CY	\$280.00	\$1,013
	Concrete Stairs	40	LF of Nose	\$150.00	\$6,000
	Columns	5	CY	\$1,100.00	\$5,081
	Tie Columns	8	CY	\$1,000.00	\$7,741
	Beams	31	CY	\$900.00	\$28,333
	4" Elevated Slab (Roof)	53	CY	\$500.00	\$26,730
	4" Elevated Slab (Stair Landing)	0.8	CY	\$400.00	\$308
	4" Elevated Slab (Loading Dock)	3.4	CY	\$500.00	\$1,699
	8" Precast Joists System	300	SF	\$15.00	\$4,500
	16" Precast Joists System	3,985	SF	\$12.00	\$47,820
	Precast Parapet Cap	219	LF	\$28.00	\$6,132
	Misc. Concrete + Install of Misc. Plates, Embeds, etc. (Allowance)	1	LS	\$8,000.00	\$8,000
			Subtotal Div. 3		\$165,778
4 MASONRY					
	Interior CMU Infill Walls - 8" Incl. Core Fill & Vertical/Horizontal Reinforcing	271	SF	\$10.00	\$2,710
	Exterior CMU Walls - 8" Incl. Core Fill & Vertical/Horizontal Reinforcing	4,204	SF	\$12.00	\$50,448
	Parapet CMU Walls - 8" Incl. Core Fill & Vertical/Horizontal Reinforcing	1,023	SF	\$12.00	\$12,276
	Misc. Masonry Accessories (Allowance)	1	LS	\$8,000.00	\$8,000
			Subtotal Div. 4		\$73,434
5 METALS					
	Steel Angle (L4" x 4" 1/4")	1,129	LBS	\$4.00	\$4,514
	Beams (W8 x 15) (minimal quantity)	1	LS	\$1,500.00	\$1,500

Miami-Dade County

Three Cultural Facilities

Based on 90% Construction Documents

Joseph Caleb Auditorium

April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Chorus Dressing: Elevated Metal Wire Shelving	140	LF	\$75.00	\$10,500
	Modify Existing Spiral Stair (Specialty Engineer) (Allowance)	1	LS	\$6,000.00	\$6,000
	New 34" H Aisle Railing (Auditorium)	85	LF	\$90.00	\$7,650
	Misc. Metals - Plates, Anchors, Bolts, etc. (Allowance)	1	LS	\$5,000.00	\$5,000
				Subtotal Div. 5	\$35,164
6	WOOD, PLASTICS AND COMPOSITES				
	Break Room: P_Lam Base Cabinet 2' Deep	5	LF	\$220.00	\$1,100
	Break Room: P_Lam Upper Cabinet 1' Deep	7	LF	\$220.00	\$1,540
	Green Room: P_Lam Base Cabinet 2' Deep	8	LF	\$220.00	\$1,760
	Green Room: P_Lam Upper Cabinet 1' Deep	10	LF	\$220.00	\$2,200
	Chorus Dressing: P_Lam Counters 1'-2" Deep	140	LF	\$150.00	\$21,000
	Rough Carpentry (Allowance)	1	LS	\$7,500.00	\$7,500
				Subtotal Div. 6	\$35,100
7	THERMAL & MOISTURE PROTECTION				
	Vapor Barrier	6,000	SF		Incl'd in SOG
	Single-Ply Roof System (50 mil FiberTite-XT)	6,289	SF	\$10.00	\$62,890
	Roof Walkway Pads	48	SF	\$6.00	\$288
	Architectural Caulking and Sealants (Allowance)	1	LS	\$6,000.00	\$6,000
	Seal Penetrations (Proscenium Opening - 2 Hr Fire Resistance Rating)	2,085	SF	\$1.50	\$3,128
	5/8" Plywood on top of existing Deck	1,099	SF	\$1.20	\$1,319
	Overflow Scuppers	7	EA	\$220.00	\$1,540
	Roof Drains	6	EA	\$400.00	\$2,400
	Roof Ladder, galvanized (Allowance)	1	EA	\$1,200.00	\$1,200
	Roof Hatches 3' x 3'-6"	1	EA	\$1,600.00	\$1,600
	Misc. Thermal & Moisture Protection (Allowance)	1	LS	\$5,000.00	\$5,000
				Subtotal Div. 7	\$85,364
8	OPENINGS				
	Interior Doors				
	HM Frame and Flush Single Door 3' x 7'	12	EA	\$600.00	\$7,200
	HM Frame and Wood Single Door 3' x 7'	3	EA	\$720.00	\$2,160
	HM Frame and Flush Double Door 6' x 7'	3	EA	\$1,200.00	\$3,600
	HM Frame and Flush Double Door w/ Vision Panel 6' x 7'	1	EA	\$1,350.00	\$1,350
	HM Frame and Louvered Metal Bi-Fold Double Door 5' x 7'	1	EA	\$1,300.00	\$1,300
	HM Double Door Insulated & Acoustical Seal 10' x 10' - STC 45 Fire & Sound Rated (Allowance)	1	EA	\$30,000.00	\$30,000
	Exterior Doors				
	Overhead Door Insulated & Acoustical Seal 12' x 12'	1	EA	\$2,800.00	\$2,800
	HM Frame and Flush Single Door 3' x 7'	2	EA	\$900.00	\$1,800
	Hardware for Addition Doors (Allowance)	1	LS	\$19,200.00	\$19,200
	Exterior Glazing (Allowance) - Chorus, Office Windows	224	SF	\$65.00	\$14,560
				Subtotal Div. 8	\$83,970
9	FINISHES				
	Partition Walls (Incl'd. Wall Finishes)				
	Type 2A - 3/4" Stucco on one side	824	SF	\$2.50	\$2,060
	Type 6 - 3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on both sides	146	SF	\$7.50	\$1,095
	Type 7B - 1-5/8" Mtl Furring, 5/8" Gypsum Board one side	824	SF	\$5.50	\$4,532
	Type 8 - 3" Sound Insulation, 3-5/8" Metal Stud @ 24" O.C., 5/8" Gypsum Board on both sides	2,741	SF	\$7.00	\$19,187
	Type 8B - 3" Batt Insulation, 3-5/8" Metal Stud @ 24" O.C., 5/8" Gypsum Board on both sides	2,476	SF	\$6.55	\$16,218
	Type 10 - 3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on one side & 5/8" Cement Board on other	699	SF	\$7.50	\$5,243
	Type 11 - 3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Cement Board on both sides	303	SF	\$8.00	\$2,424

Miami-Dade County

Three Cultural Facilities

Based on 90% Construction Documents

Joseph Caleb Auditorium

April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Type 13A - Chase Wall (3" Sound Insulation, (2) 3-5/8" Metal Stud @ 24" O.C., 5/8" Gypsum Board on one side & 5/8" Cement Board on other)	165	SF	\$8.50	\$1,403
	Type 13B - Chase Wall (3" Sound Insulation, (2) 3-5/8" Metal Stud @ 24" O.C., 5/8" Cement Board on Both sides)	112	SF	\$8.75	\$980
	Interior Paint	11,097	SF	\$0.80	\$8,878
	Ceramic Tile Walls	838	SF	\$11.00	\$9,218
	2" Acoustical Absorption Panels	655	SF	\$25.00	\$16,375
	1" Acoustical Absorption Panels	1,035	SF	\$15.00	\$15,525
	Sound Diffuser Panels (Auditorium)	313	SF	\$35.00	\$10,967
	Floor Finishes				
	Ceramic Tile	270	SF	\$10.00	\$2,700
	Sealed Concrete	1,996	SF	\$1.20	\$2,395
	VCT	2,012	SF	\$3.00	\$6,036
	Carpet Tile	31	SY	\$45.00	\$1,395
	Floor Base				
	Ceramic Tile	150	LF	\$11.75	\$1,763
	Rubber Base	1,062	LF	\$2.50	\$2,655
	Ceilings				
	Exp. Structure Painted	1,051	SF	\$1.10	\$1,156
	K-13 Ceiling Treatment (Cellulose Based Spray-On) (Allowance)	1,163	SF	\$4.75	\$5,524
	2 x 2 Acoustical Ceiling Tile	2,223	SF	\$3.50	\$7,781
	Gypsum Veneer Plaster (Moisture Resistance)	283	SF	\$6.25	\$1,769
	Exterior				
	Stucco Finish (Painted)	467	SY	\$30.00	\$14,013
			Subtotal Div. 9		\$161,290
10 SPECIALTIES					
	Restroom Accessories				
	36" Grab Bars	3	EA	\$65.00	\$195
	48" Grab Bars	3	EA	\$85.00	\$255
	Shower Grab Bar	2	EA	\$205.00	\$410
	Recessed Mounted Liquid Soap Dispenser	3	EA	\$475.00	\$1,425
	Recessed Toilet Seat Cover/Tissue Dispenser	3	EA	\$870.00	\$2,610
	Recessed Paper Towel Dispenser/ Waste Receptacle	3	EA	\$525.00	\$1,575
	Surface Mounted Door Hook	5	EA	\$40.00	\$200
	Chorus Dressing: Continuous Frameless Mirror	140	LF	\$20.00	\$2,800
	Framed Mirror	3	EA	\$125.00	\$375
	Reversible Folding Shower Seat	2	EA	\$670.00	\$1,340
	Shower Curtain Rod	2	EA	\$75.00	\$150
	Shower Curtain Hook (2 Sets of 12)	2	EA	\$40.00	\$80
	Recessed Mounted Soap Dish	2	EA	\$85.00	\$170
	Lockers - 2 Tier	12	EA	\$250.00	\$3,000
	Fire Extinguisher	3	EA	\$375.00	\$1,125
	Wayfinding and Signage (Allowance)	1	LS	\$8,000.00	\$8,000
			Subtotal Div. 10		\$23,710
11 EQUIPMENT					
	Refrigerator	2	EA	\$1,500.00	\$3,000
	Dishwasher	1	EA	\$800.00	\$800
	Washer and Dryer	1	EA	\$2,600.00	\$2,600
			Subtotal Div. 11		\$6,400
21 FIRE SUPPRESSION					
	Remove Existing Fire Department Connection	1	EA	\$500.00	\$500
	Remove Fire Sprinkler Riser (Allowance)	1	EA	\$1,500.00	\$1,500
	Connect New 6" Fire Line to Existing Sprinkler Line	1	LOC	\$250.00	\$250
	Connect to Existing Underground Fire Line	1	LOC	\$350.00	\$350
	Upright Sprinkler Head	19	EA	\$80.00	\$1,520

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Recessed Pendent Sprinkler Head	36	EA	\$100.00	\$3,600
	Fire Sprinkler Piping (Allowance)	4,536	GSF	\$1.50	\$6,804
	Siamese Stand Fire Department Connection, 2-1/2x2-1/2	1	EA	\$3,500.00	\$3,500
	Estimate assumes existing fire service has sufficient capacity and no upgrade is required				
	GC to test and repair fire pump to good operating condition (Allowance)	1	LS	\$1,200.00	\$1,200
			Subtotal Div. 21		\$19,224
22 PLUMBING					
	SELECTIVE DEMOLITION:				
	Remove existing 4" Sanitary Pipe to existing Building	83	LF	\$12.00	\$996
	Remove existing Water Heater (Incl. Assoc. Piping)	1	EA	\$100.00	\$100
	Cap Existing Water and Sewer Pipes	2	EA	\$250.00	\$500
	Rain Water Leader 4", Above Ceiling	3	LF	\$25.00	\$75
	Rain Water Leader 6", Above Ceiling	189	LF	\$15.00	\$2,835
	New Addition:				
	WC-1A (Watercloset, ADA)	3	EA	\$1,400.00	\$4,200
	LAV-1A (Lavatory, Wall Hung, ADA)	3	EA	\$1,200.00	\$3,600
	SH-1 (Shower System)	2	EA	\$3,500.00	\$7,000
	EWG (Dual Hight ADA)	1	EA	\$2,800.00	\$2,800
	SK-1 (Stainless Steel, Single Bowl)	2	EA	\$900.00	\$1,800
	Hose Bibb	1	EA	\$300.00	\$300
	RD-1 Roof Drain, 4", Cast Iron	5	EA	\$400.00	\$2,000
	RD-1 Roof Drain, 5", Cast Iron	1	EA	\$450.00	\$450
	EW-1 (Electric Water Heater - 50 Gal., 480V/3 Phase/60HZ)	1	EA	\$1,200.00	\$1,200
	ET-1 (Expansion Tank - 50 Gal. EWH)	1	EA	\$150.00	\$150
	HWR Pump -1 (Hot Water Circulator, 1 GPM, 1/40HP, 115V/1Phase/60HZ)	1	EA	\$350.00	\$350
	A/C Drain, 1-1/2", from new AHU to Drywell	1	LS	\$500.00	\$500
	Water & Sanitary Sewer Piping for new addition (Allowance)	5,486	GSF	\$2.50	\$13,715
	Connection to Existing Sanitary Sewer System	1	LOC	\$350.00	\$350
			Subtotal Div. 22		\$42,921
23 HEATING, VENTILATING AND AIR CONDITIONING					
	SELECTIVE DEMOLITION:				
	Existing fan to be removed	1	EA	\$200.00	\$200
	Remove existing Air Distribution Devices	2	EA	\$100.00	\$200
	Remove existing Ductwork (Supply, Exhaust, Transfer Air Ducts) (Allow.)	9	LOC	\$300.00	\$2,700
	NEW CONSTRUCTION:				
	Air Cooled Split A/C Unit & Variable Volume Boxes (Material, Controls & Taxes as per quote, Installation Included)	1	LS	\$91,125.00	\$91,125
	Air Cooled Split A/C Unit				
	AHU-1/CU-1 (5,000 CFM, 174,200 BTUH)	1	EA		Incl. Above
	Vibration Isolation (Allowance)	1	LS	\$3,000.00	\$3,000
	Variable Volume Boxes				
	V-1, 5 & 8 (400 CFM, 277V/1/60)	3	EA		Incl. Above
	V-2 (600 CFM, 277V/1/60)	1	EA		Incl. Above
	V-3 & 7 (900 CFM, 277V/1/60)	2	EA		Incl. Above
	V-4 & 6 (300 CFM, 277V/1/60)	2	EA		Incl. Above
	V-9 (350 CFM, 277V/1/60)	1	EA		Incl. Above
	V-10 (1,050 CFM, 277V/1/60)	1	EA		Incl. Above
	Ventilation Fans				
	EF-1 (300 CFM, Direct Drive, Centrifugal, Roof)	1	EA	\$1,100.00	\$1,100
	EF-2, (225 CFM, Direct Drive, Centrifugal, Roof)	1	EA	\$1,700.00	\$1,700
	EF-3 (375 CFM, Direct Drive, Centrifugal, Roof)	1	EA	\$1,400.00	\$1,400
	Vibration Isolation (Allowance)	1	LS	\$2,000.00	\$2,000

Miami-Dade County
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Joseph Caleb Auditorium

April 7, 2017

DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Air Distribution				
	Type A (Supply Diffuser, 24 x 24, Lay-In)	13	EA	\$355.00	\$4,615
	Type B (Return Ceiling Grille, 24 x 24, Lay-In)	8	EA	\$115.00	\$920
	Type C (Supply Double Deflection Sidewall Grille, 8 x 16)	1	EA	\$60.00	\$60
	Type C (Supply Double Deflection Sidewall Grille, 12 x 12)	1	EA	\$60.00	\$60
	Type C (Supply Double Deflection Sidewall Grille, 14 x 10)	1	EA	\$60.00	\$60
	Type D (Return Sidewall Grille, 16 x 10)	1	EA	\$65.00	\$65
	Type E (Return/Exhaust Ceiling Grille, 6 x 6)	7	EA	\$50.00	\$350
	Type E (Return/Exhaust Ceiling Grille, 14 x 14)	2	EA	\$70.00	\$140
	Type F (Supply Ceiling Diffuser, 6 x 6)	6	EA	\$220.00	\$1,320
	Type F (Supply Ceiling Diffuser, 9 x 9)	3	EA	\$240.00	\$720
	Type F (Supply Ceiling Diffuser, 12 x 12)	2	EA	\$255.00	\$510
	Volume Dampers				
	6" Dia.	6	EA	\$50.00	\$300
	8" Dia.	3	EA	\$60.00	\$180
	10" Dia.	5	EA	\$65.00	\$325
	8 x 6	1	EA	\$55.00	\$55
	10 x 8	1	EA	\$60.00	\$60
	10 x 10	1	EA	\$65.00	\$65
	12 x 6	1	EA	\$65.00	\$65
	16 x 8	3	EA	\$68.00	\$204
	Fire Dampers				
	10 x 10	1	EA	\$60.00	\$60
	16 x 8	3	EA	\$75.00	\$225
	Intake/Relief Wall Louver, Birdscreen	1	EA	\$800.00	\$800
	Thermostat	9	EA	\$250.00	\$2,250
	Ductwork	3,266	LBS	\$11.50	\$37,559
	Flexible Duct 6"	25	LF	\$10.55	\$264
	Flexible Duct 8"	19	LF	\$14.00	\$266
	Flexible Duct 10"	38	LF	\$20.00	\$760
	Insulation for Ductwork	2,825	SF	\$4.50	\$12,712
	Connections to existing ductwork	3	LOC	\$350.00	\$1,050
	Refrigerant Piping - New Addition (Allowance)	5,486	GSF	\$2.50	\$13,715
	Controls (Allowance) - New Addition	1	LS	\$18,000.00	\$18,000
	Testing and Balancing (Allowance)	1	LS	\$7,000.00	\$7,000
			Subtotal Div. 23		\$208,160
26 ELECTRICAL					
	SELECTIVE DEMOLITION:				
	Remove exist. ceiling mounted luminaires. Replace w/ new after ceiling work	1	LS	\$1,800.00	\$1,800
	Remove all power elements for roof top HVAC equipment being removed	1	LS	\$1,500.00	\$1,500
	NEW CONSTRUCTION:				
	Extend all Electrical Systems from new Elec room to existing Main Elec Rm	150	LF	\$40.00	\$6,000
	Existing company Bull Switch to be relocated, Extend all conduits etc.	1	EA	\$800.00	\$800
	Existing Panel C1B to be relocated. Extend all conduits and wiring	1	EA	\$1,800.00	\$1,800
	Existing Panel C1D to be relocated. Extend all conduits and wiring	1	EA	\$1,800.00	\$1,800
	Existing Stage Console to be relocated. Extend all conduits and wiring	1	EA	\$1,800.00	\$1,800
	Relocate any devices that interfere with the renovations as required	1	LS	\$5,000.00	\$5,000
	New Building Lighting				
	Type AE (6" LED Downlight, Emergency)	3	EA	\$450.00	\$1,350
	Type H (LED Troffer, 2 x 4)	14	EA	\$475.00	\$6,650

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Type H (LED Troffer, 2 x 4, Emergency)	11	EA	\$693.00	\$7,623
	Type K (LED, Lensed, 1 x 4)	7	EA	\$231.00	\$1,617
	Type KE (LED, Lensed, 1 x 4, Emergency)	12	EA	\$449.00	\$5,388
	Type S (6" LED Downlight, Weatherproof)	4	EA	\$550.00	\$2,200
	Type E (Exterior, LED, Circular, Wall Mounted)	4	EA	\$405.00	\$1,620
	Type E1 (Exterior, LED, Circular, Wall Mounted, Emergency)	4	EA	\$623.00	\$2,492
	Exit Light, Single Faced	3	EA	\$355.00	\$1,065
	Exit Light, Double Faced	2	EA	\$375.00	\$750
	Exterior LED Circular Downlight, Ceiling Mounted (Allowance)	1	EA	\$500.00	\$500
	Lighting Fixtures, Surface Mounted - Vanity Lights (Allowance)	1	LS	\$5,000.00	\$5,000
	Pilot Light	4	EA	\$250.00	\$1,000
	Toggle Switch	62	EA	\$75.00	\$4,650
	Toggle Switch (3 Pole)	2	EA	\$115.00	\$230
	Junction Box	1	EA	\$50.00	\$50
	Junction Box w/ Motor Rated Switch	15	EA	\$300.00	\$4,500
	Occupancy Sensors	7	EA	\$185.00	\$1,295
	Contact, 120V Central Coil, 6 Poles, 20A, above ceiling (Allowance)	4	EA	\$250.00	\$1,000
	LED Lighting Controls (Allowance)	1	LS	\$8,000.00	\$8,000
	Conduit & Wiring (Allowance)	1	LS	\$17,000.00	\$17,000
	POWER				
	Single Receptacle	2	EA	\$65.00	\$130
	New Duplex Receptacles	64	EA	\$90.00	\$5,760
	New Duplex Receptacle (WP)	7	EA	\$100.00	\$700
	Duplex Receptacle (WP, GFI, Above Counter)	7	EA	\$120.00	\$840
	Disconnect Switch (3Pole, 60Amps, Non-Fuse)	1	EA	\$470.00	\$470
	Remove & Replace Panel DC2A (MCB, 800A, 480V, 4W)	1	EA	\$9,500.00	\$9,500
	Panel C1F (MCB, 100A, 208V, 4W)	1	EA	\$1,800.00	\$1,800
	Panel DC2D (MCB, 200A, 480V, 4W)	1	EA	\$2,300.00	\$2,300
	Conduit & Wiring (Allowance)	1	LS	\$9,000.00	\$9,000
	Transformers				
	TX 45 KVA	1	EA	\$8,150.00	\$8,150
	Vibration Isolation - Transformer (Allowance)	1	LS	\$1,000.00	\$1,000
	Conduit & Wiring (Allowance)	1	LS	\$1,000.00	\$1,000
	Lightning Protection - New Addition (Allowance)	4,536	GSF	\$0.90	\$4,082
				Subtotal Div. 26	\$139,212
27 COMMUNICATION					
	Relocate existing Audio Visual Equipment (Allowance)	1	LS	\$10,000.00	\$10,000
	Voice/Data Outlet	7	EA	\$150.00	\$1,050
	Speaker	6	EA	\$220.00	\$1,320
				Subtotal Div. 27	\$12,370
28 ELECTRONIC SAFETY AND SECURITY					
	Fire Alarm Manual Pull Station	2	EA	\$180.00	\$360
	Fire Alarm Horn/Strobe	6	EA	\$300.00	\$1,800
	Fire Alarm Speaker	5	EA	\$220.00	\$1,100
	Fire Alarm Strobe	12	EA	\$220.00	\$2,640
	FA Smoke Detector	4	EA	\$180.00	\$720
	Connection to existing fire alarm system (Allowance)	1	LS	\$1,500.00	\$1,500
				Subtotal Div. 28	\$8,120
31 EARTHWORK					
	Stabilized Base for new addition	644	SY	\$8.00	\$5,156
				Subtotal Div. 31	\$5,156
32 EXTERIOR IMPROVEMENTS (Within Building Limits)					
	4" Concrete Slab	5	CY	\$250.00	\$1,137

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Three Cultural Facilities

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Joseph Caleb Auditorium

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Thickened Edges	1.3	CY	\$300.00	\$389
	Asphalt Modifications	539	SY	\$15.00	\$8,078
	On-Street Parking Modifications (Allowance)	1	LS	\$15,000.00	\$15,000
	Concrete Paving	140	SY	\$100.00	\$14,000
	Concrete Curb	314	LF	\$20.00	\$6,280
	Aluminum Bi-Parting Gate	1	EA	\$2,800.00	\$2,800
	New Sod Restoration (As Needed)	56	SY	\$5.00	\$280
	New Sod	466	SY	\$4.00	\$1,865
	Tree removal and/or relocation (Allowance)	3	EA	\$2,500.00	\$7,500
	Irrigation modifications/repair etc (Allowance)	1	LS	\$8,000.00	\$8,000
	Misc. other site work (Allowance)	1	LS	\$2,730.00	\$2,730
			Subtotal Div. 32		\$68,059
33 UTILITIES					
	Construction Silt Fence (Allowance)	450	LF	\$2.00	\$900
	Fence Infill at existing gate location (Allowance)	26	LF	\$35.00	\$910
	Exfiltration Trench	25	LF	\$240.00	\$6,000
	15" Dia. Solid HDPE Pipe	12	LF	\$100.00	\$1,200
	New Catch Basin (Type P)	2	EA	\$3,500.00	\$7,000
	Connection to existing Slab Covered Trench	1	LOC	\$350.00	\$350
	Type SA Light (Head Only, LED 450 Watts) (Allowance)	2	EA	\$3,500.00	\$7,000
	Type SB Light (Pole Mounted, LED 225 Watts) (Allowance)	1	EA	\$3,200.00	\$3,200
	Coordinate with existing utilities and for new addition (allowance)	1	LS	\$4,800.00	\$4,800
			Subtotal Div. 33		\$31,360
Joseph Caleb Auditorium		Subtotal Direct Costs			\$1,253,356
		Gen. Conditions	10%		\$125,336
		Subtotal			\$1,378,691
		Bonds and Insur.	2.5%		\$34,467
		Subtotal			\$1,413,159
		OH & P	6.5%		\$91,855
		Subtotal			\$1,505,014
		Sustainability	2.0%		\$30,100
		SUBTOTAL			\$1,535,114
	Estimate contingency is due to renovations nature of project	Estimate Cont.	5%		\$76,756
		Total Estimate			\$1,611,870
		Escalation	3%		\$48,356
		Total Estimate (escalated)			\$1,660,226
		Owner's Cont.	8%		\$132,818.07
		Total Project Cost			\$1,793,044
BASIC SCOPE (Caleb)		TOTAL EST. (Rounded)			\$1,794,000

Basic Scope

Miami-Dade County

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Joseph Caleb Auditorium

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
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ADD ALTERNATES - A & B

ADD ALTERNATE A					
DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Demolition				
	Gut Existing Concessions Area	296	SF	\$25.00	\$7,400
	Remove Existing Single Door	1	EA	\$180.00	\$180
	Remove Existing Single Door	2	EA	\$180.00	\$360
	Remove Existing Aluminum Storefront (Incl. 4 Double Doors)	495	SF	\$7.00	\$3,465
	Remove Existing Sliding Windows	54	SF	\$10.00	\$540
	Remove Existing Countertop (Including 4 Sinks)	13	LF	\$18.00	\$234
	Gut Existing Female & Male Restrooms	697	SF	\$20.00	\$13,940
	Remove Existing Toilet Partitions	8	EA		Included above
	Remove Existing Urinals	3	EA		Included above
	Remove Existing Waterclosets	8	EA		Included above
	Remove Existing Lavatories	10	EA		Included above
	Remove Existing Transaction Windows (To be Replaced)	2	EA	\$200.00	\$400
	Remove Existing Drywall	315	SF	\$4.00	\$1,260
	Remove Portion of Existing Drywall (New Transaction Window)	10	SF	\$20.00	\$200
	Remove Existing Carpet Flooring	3,181	SF	\$0.50	\$1,591
	Remove Existing Acoustical Ceiling	2,970	SF	\$1.00	\$2,970
	Remove Existing Wall Mounted Telephone	1	EA	\$200.00	\$200
	Protection & Migration of Debris (Allowance)	1	LS	\$2,000.00	\$2,000
	Misc. Demolition, Repairs, Restoration (Allowance)	1	LS	\$4,000.00	\$4,000
	Concrete				
	New 4" Concrete Slab w/ Vapor Barrier on Structural Fill Over Existing Concrete Slab	8.4	CY	\$500.00	\$4,204
	Woods, Plastics & Composites				
	Box Office: P Lam Base Cabinet 2' Deep	16	LF	\$220.00	\$3,520
	Stainless Steel Clad Base Cab/Counter 13'-9" L x 2' W x 3'-6" H (Allow.)	1	LS	\$4,500.00	\$4,500
	Stainless Steel Clad Base Cab/Counter 13'-9" L x 3' W x 3'-6" H (Allow.)	1	LS	\$5,550.00	\$5,550
	Restroom Vanity w/ 3 Lavatory Openings	10	LF	\$100.00	\$1,033
	Restroom Vanity w/ 3 Lavatory Openings	8	LF	\$100.00	\$833
	Restroom Vanity 2 (6')	12	LF	\$100.00	\$1,200
	Interior Doors & Windows				
	Replaced existing Single Doors	2	EA	\$225.00	\$450
	HM Frame and Flush Single Door 3' x 7'	2	EA	\$600.00	\$1,200
	Alum Frame, Wood Flush Double Dr 6' x 7' w/ Acou Gasket w HW (Allow.)	4	EA	\$3,660.00	\$14,640
	HM Frame & Single Door 3' x 6'-8" w/ Stainless Stl Cladding w HW	2	EA	\$1,500.00	\$3,000
	Install Acoustical Gasket at Existing Auditorium Double Doors	4	EA	\$660.00	\$2,640
	Interior Door Hardware - Acoustical Gasket Single Doors	6	EA	\$400.00	\$2,400
	Replaced Transaction Windows w/ Chain-Operated Roll-up Door (Allow.)	2	EA	\$4,000.00	\$8,000
	New Transaction/Bi-Pass Window (Allowance)	1	EA	\$3,000.00	\$3,000
	Partition Walls (Incl. Wall Finishes)				
	7/8" Metal Furring w/ 5/8" Gypsum Board on one side (Existing Lobby)	1,061	SF	\$6.00	\$6,366
	3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on both sides (Box Office)	294	SF	\$12.00	\$3,528
	Type 3 (Unknown - Exterior CMU Wall - Male Restroom)	156	SF	\$20.00	\$3,120
	Type 2A (3/4" Stucco to receive tile on one side)	660	SF	\$7.00	\$4,620
	Type 2B (3/4" Stucco on both sides)	40	SF	\$9.00	\$360
	3" Sound Insulation, 3-5/8" Metal Stud @ 24" O.C., 5/8" Gypsum Board (Vestibules)	823	SF	\$9.00	\$7,407

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	Type 11 (3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on both sides, 5/8" Cement Board on both sides) Tile on Both sides	56	SF	\$12.00	\$672
	Type 5 (3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board & 5/8" Cement Board on one side (Tile on one side)	201	SF	\$7.00	\$1,407
	Type 5A (3" Sound Insulation, 6" Metal Stud @ 16" O.C., 5/8" Gypsum Board & 5/8" Cement Board on one side (Tile on one side)	473	SF	\$9.00	\$4,257
	Type 10 (3" Sound Insulation, 3-5/8" Metal Stud @ 16" O.C., 5/8" Gypsum Board on both sides, 5/8" Cement Board on one side (Tile on one side)	421	SF	\$10.00	\$4,210
	Interior Paint	1,649	SF	\$0.80	\$1,319
	Ceramic Tile	1,907	SF	\$11.00	\$20,977
	Stainless Steel Cladding (Concessions)	157	SF	\$14.00	\$2,198
	2" Fabric Wrapped Acoustical Panels (Vestibules)	234	SF	\$25.00	\$5,850
	Floor Finishes				
	Polished Concrete	2,791	SF	\$4.00	\$11,164
	Ceramic Tile	755	SF	\$10.00	\$7,550
	Carpet Tile	31	SY	\$45.00	\$1,395
	Sealed Concrete	722	SF	\$0.90	\$650
	Floor Base				
	Rubber Base	110	LF	\$2.50	\$276
	Ceramic Tile	271	LF	\$11.75	\$3,184
	Ceilings				
	Acoustical Ceiling Panel	649	SF	\$3.50	\$2,272
	Acoustical Plaster Ceiling (Incl. 2 Layers of Drywall)	2,825	SF	\$62.00	\$175,150
	2 x 2 Acoustical Ceiling Tile	102	SF	\$3.50	\$357
	Gypsum Veneer Plaster (Moisture Resistance)	138	SF	\$6.25	\$863
	Exp. Structure Painted (Allowance)	669	SF	\$0.90	\$602
	Specialties				
	36" Grab Bars	2	EA	\$50.00	\$100
	42" Grab Bars	4	EA	\$55.00	\$220
	Recessed Mounted Liquid Soap Dispenser	8	EA	\$90.00	\$720
	Surface Mtd Toilet Seat Cover/Tissue Dispenser & Napkin Disposal	8	EA	\$400.00	\$3,200
	Toilet Partitions - Standard	8	EA	\$1,000.00	\$8,000
	Toilet Partitions - ADA	3	EA	\$1,300.00	\$3,900
	Mop/Broom Holder	1	EA	\$150.00	\$150
	Baby Changing Tables	2	EA	\$400.00	\$800
	Frameless Mirror	8	EA	\$125.00	\$1,000
	Urinal Screen	2	EA	\$350.00	\$700
	Furnishings (Allowance)	1	LS	\$6,000.00	\$6,000
	Equipment				
	Concession Area Equipment (Allowance)	1	LS	\$15,000.00	\$15,000
	Fire Suppression				
	Sprinkler Heads relocation incl piping extensions	29	EA	\$260.00	\$7,540
	New Sprinkler Heads incl piping extensions (Allowance)	12	EA	\$350.00	\$4,200
	Plumbing				
	Renovate existing Restrooms (Women's and Men's) incl prep, rough-ins				
	WC-1A (Watercloset ADA)	2	EA	\$1,800.00	\$3,600
	WC-1 (Watercloset Standard)	9	EA	\$1,600.00	\$14,400
	LAV-1A (Lavatory ADA)	2	EA	\$1,500.00	\$3,000

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DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL BASE COST EST.
	LAV-1 (Lavatory Standard)	6	EA	\$1,350.00	\$8,100
	UR-1 (Urinal)	2	EA	\$950.00	\$1,900
	New Service Sink to replace existing	1	EA	\$600.00	\$600
	Relocate, replace, extend, connect to existing piping/service lines	1	LS	\$8,000.00	\$8,000
	Slab saw cuts, hand excavation, coord w existing under slab utilities	1	LS	\$9,000.00	\$9,000
	Estimate assumes bldg service lines do not need upgrades				
	Misc. Plumbing Accessories - Valves, Tees, etc. (Allowance)	1	LS	\$5,000.00	\$5,000
	Concessions Plumbing Fixtures & Piping (Allowance)	1	LS	\$8,000.00	\$8,000
	3-Compartment Sink	1	EA		Incl. Above
	2" Vent	1	EA		Incl. Above
	Water & Sanitary Piping	1	LS		Incl. Above
	Instantaneous Electric Water Heater	1	EA		Incl. Above
	HVAC				
	SELECTIVE DEMOLITION:				
	Existing side grilles to be removed	5	EA	\$80.00	\$400
	Existing ceiling diffuser to be removed	4	EA	\$60.00	\$240
	Existing supply air duct to be removed	5	LOC	\$250.00	\$1,250
	Existing fan to be removed and replaced	1	EA	\$1,200.00	\$1,200
	Existing toilet exhaust duct to be removed	3	EA	\$200.00	\$600
	NEW CONSTRUCTION				
	Air Distribution				
	Type A - Supply Ceiling Diffuser 24 x 24	2	EA	\$355.00	\$710
	Type C - Supply Double Deflection Sidewall Grille, 10 x 6	2	EA	\$50.00	\$100
	Type E - Return/Exhaust Ceiling Grille, 6 x 6	1	EA	\$50.00	\$50
	Type E - Return/Exhaust Ceiling Grille 8 x 8	3	EA	\$55.00	\$165
	Type E - Return/Exhaust Ceiling Grille, 10 x 10	2	EA	\$60.00	\$120
	Type E - Return/Exhaust Ceiling Grille, 14 x 14	1	EA	\$70.00	\$70
	Type F - Supply Diffuser 6 x 6	2	EA	\$220.00	\$440
	Type H - Supply Sidewall Linear Diffuser 4' L	2	EA	\$210.00	\$420
	Type H - Supply Sidewall Linear Diffuser 8' L	8	EA	\$420.00	\$3,360
	Ductwork	841	LBS	\$9.50	\$7,990
	Flexible Duct 12"	3	LF	\$25.00	\$75
	Insulation for Ductwork	728	SF	\$4.50	\$3,275
	Ventilation Fans				
	EF-3 (A) (Roof Fan, 600 CFM, Direct Drive, Centrifugal)	1	EA	\$1,100.00	\$1,100
	EF-4 (Ceiling, Inline, 450 CFM, Direct Drive, Centrifugal)	1	EA	\$800.00	\$800
	EF-5 (Ceiling, Inline, 600 CFM, Direct Drive, Centrifugal)	1	EA	\$1,100.00	\$1,100
	Vibration Isolation (Allowance)	1	LS	\$2,000.00	\$2,000
	Controls (Allowance)	1	LS	\$10,000.00	\$10,000
	Testing and Balancing (Allowance)	1	LS	\$3,000.00	\$3,000
	Electrical				
	SELECTIVE DEMOLITION:				
	Remove existing lobby lights (to be replaced with LED lights)	65	EA	\$120.00	\$7,800
	Remove existing lighting & power in Restrooms	1	LS	\$2,500.00	\$2,500
	NEW CONSTRUCTION				
	LIGHTING				
	New Lights in Concession Area	2	EA	\$400.00	\$800
	New LED Pendant Lights in Lobby area (connect to existing circuits)	16	EA	\$800.00	\$12,800
	New Restroom Lights (M & W, connect to existing circuits)	6	EA	\$500.00	\$3,000
	New Occupancy Sensors in restrooms	4	EA	\$350.00	\$1,400
	New surface mounted LED lights with battery backup	4	EA	\$950.00	\$3,800

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	New Day Light Sensor	2	EA	\$350.00	\$700
	New Exit Light Fixtures - Single Faced (Allowance)	6	EA	\$425.00	\$2,550
	New Toggle Switch	2	EA	\$75.00	\$150
	New Switches - 3 Pole (In Concessions Area)	2	EA	\$120.00	\$240
	LED Lighting Controls (Allowance)	1	LS	\$8,000.00	\$8,000
	Conduit & Wiring (Allowance)	1	LS	\$6,000.00	\$6,000
	POWER				
	Existing duplex power receptacle to be replaced with new quad, reconnect	8	EA	\$250.00	\$2,000
	COMMUNICATIONS				
	New Communication Outlets	8	EA	\$75.00	\$600
	Conduit & Wiring (Allowance)	1	LS	\$1,000.00	\$1,000
	Electronic Safety & Security				
	Relocate existing FA Strobe	1	EA	\$150.00	\$150
	New FA Strobe	2	EA	\$220.00	\$440
	New FA Smoke Detector	1	EA	\$250.00	\$250
	Conduit & Wiring (Allowance)	1	LS	\$1,000.00	\$1,000
	Earthwork				
	Structural Fill for new Interior Concrete Slab (Allowance)	74	SY	\$25.00	\$1,858
				SUBTOTAL DIRECT COST	\$573,296
				Estimate Markups	\$246,858
	ADD ALTERNATE A			Total Estimate (Rounded)	\$821,000

ADD ALTERNATE B					
DIV.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
	Demolition				
	Demolish Existing Pool	2,117	SF	\$7.00	\$14,819
	Demolish Existing Pool Walls	950	SF	\$4.00	\$3,800
	Demolish Existing Slab on Grade Between Pool & Walkway	81	SF	\$5.00	\$405
	Demolish Existing Bridge Incl. Light Fixtures, etc.	650	SF	\$20.00	\$13,000
	Demolish Existing Canopy (Incl. Supports) Incl. Light Fixtures, etc.	460	SF	\$10.00	\$4,600
	Demolish Existing Metal Railings, Posts & Chains adjacent to Pools	270	LF	\$10.00	\$2,700
	Remove Existing Pool Equipment	1	LS	\$5,000.00	\$5,000
	Existing Pump Motors and assoc. elec from Fountain Sym to be removed	1	LS	\$2,000.00	\$2,000
	Fill and patch any openings at Pump Room (Allowance)	1	LS	\$2,500.00	\$2,500
	Earthwork				
	Fill at pool/fountain area	444	CY	\$15.00	\$6,667
	Exterior Improvements				
	4" Slab on Grade (To Match Existing)	40	CY	\$320.00	\$12,742
	4" Dia. PVC Storm Drain Pipe	36	LF	\$32.00	\$1,152
	In-line Storm Drain	36	LF	\$40.00	\$1,440
	New Stucco Finish (To Match New Addition)	64	SY	\$40.00	\$2,560
	New Alum. Canopy at Transaction Window (Allowance)	26	SF	\$90.00	\$2,340
	New Concrete Slab & Footing (Glass Canopy)	7	CY	\$300.00	\$2,170
	New Alum. Glass Structural Canopy (21.5 x 18.5) - per Arch AE	398	SF	\$250.00	\$99,438
	Misc. Electrical Modifications (Allowance)	1	LS	\$5,000.00	\$5,000
				SUBTOTAL DIRECT COST	\$182,332
				Estimate Markups	\$78,511
	ADD ALTERNATE B			Total Estimate (Rounded)	\$261,000